



SPONSOR: Administration

TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 18-810
DEFINITIONS. SMALL, MEDIUM AND LARGE GROUND-MOUNTED
SOLAR ENERGY SYSTEMS, ACCESSORY USE, AND
ACCESSORY BUILDING OR STRUCTURE

A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SECTION 3.

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **deletions** and **additions** to §185-3 Definitions:

~~ACCESSORY BUILDING OR USE: A use or separate structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure~~

~~No accessory buildings or structures of any size shall be closer than 10 feet to any principal building or side or rear lot line. No accessory building or structures shall be less than a distance equal to the common building height to common grade to any rear or side lot line. No accessory building or structures shall be located within a front yard setback. Lots having frontage on any street will maintain the front yard setback from all street frontage. This bylaw will also include all open space developments.~~

~~Swimming pools. The setbacks shall meet those of the accessory structure including pool equipment, i.e., pumps, heaters, etc., in the section noted above. In the case of a corner lot, the pool and the equipment must meet the front yard setback for that zone. Swimming pools are accessory structures whether in-ground, above the ground or on the ground. To get an accurate measurement, above the ground pools should be measured from the outside of the pool including any decking; in-ground pools should be measured from the outside edge of the pool or coping including equipment for both.~~

ACCESSORY BUILDING OR STRUCTURE: A building or other structure that is incidental, subordinate and reasonably related to the principal building on the property and is physically detached from the principal building. Accessory buildings and structures must be on the same property as the building to which they are accessory.

ACCESSORY USE: A use of land found on the same parcel as the principal use, but incidental, subordinate and reasonably related to the principal use.

LARGE-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS: An Active Solar Energy System that is structurally mounted to the ground and occupies more than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 250kW DC or greater).

MEDIUM-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS: An Active Solar Energy System that is structurally mounted to the ground and occupies more than 1,750 but less than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 10 - 250 kW DC).

SMALL-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS: An Active Solar Energy System that is structurally mounted to the ground and occupies 1,750 square feet of surface area or less (equivalent to a rated nameplate capacity of about 10 kW DC or less).

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2018

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2018 JUN 11 A 9:09

RECEIVED

Planning Board

The following notice will be published in the Milford Daily Newspaper on
Monday, June 25, 2018 and Monday, July 2, 2018

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on July 9, 2018 at 7:10 PM and the Town Council will hold a Public Hearing on July 11, 2018 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending Chapter 185, Sections 3, Zoning Map of the Code of the Town of Franklin as follows:

ZONING BY-LAW AMENDMENT 18-810

DEFINITIONS. SMALL, MEDIUM AND LARGE GROUND-MOUNTED SOLAR ENERGY SYSTEMS, ACCESSORY USE, AND ACCESSORY BUILDING OR STRUCTURE

A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT CHAPTER 185, SECTION 3.

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following additions to §185-3 Definitions:

ACCESSORY BUILDING OR STRUCTURE: A building or other structure that is incidental, subordinate and reasonably related to the principal building on the property and is physically detached from the principal building. Accessory buildings and structures must be on the same property as the building to which they are accessory.

ACCESSORY USE: A use of land found on the same parcel as the principal use, but incidental, subordinate and reasonably related to the principal use.

LARGE-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS: An Active Solar Energy System that is structurally mounted to the ground and occupies more than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 250kW DC or greater).

MEDIUM-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS: An Active Solar Energy System that is structurally mounted to the ground and occupies more than 1,750 but less than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 10 - 250 kW DC).

SMALL-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEMS: An Active Solar Energy System that is structurally mounted to the ground and occupies 1,750 square feet of surface area or less (equivalent to a rated nameplate capacity of about 10 kW DC or less).

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The exact amendment may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Matt Kelly, Chairman
Franklin Town Council