

HEARINGS – 7:10 PM

1. ZONING BYLAW AMENDMENT 17-795R:
ZONING MAP CHANGES FROM BUSINESS AND
COMMERCIAL II TO SINGLE FAMILY
RESIDENTIAL IV AND COMMERCIAL I, IN AN
AREA ON OR NEAR UNION, COTTAGE, AND
SAXON STREETS – 7:10 PM



SPONSOR: Administration

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 17-795R

**ZONING MAP CHANGES FROM BUSINESS AND COMMERCIAL II
TO SINGLE FAMILY RESIDENTIAL IV AND COMMERCIAL I,
IN AN AREA ON OR NEAR UNION, COTTAGE AND SAXON STREETS**

**CHANGES TO THE CODE OF THE TOWN OF FRANKLIN AT
CHAPTER 185 SECTION 5, ZONING MAP**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

The Code of the Town of Franklin is hereby amended by making the following amendments to §185-5, Zoning Map:

The Zoning Map of the Town of Franklin be amended by changing from Industrial and Business to Business an area containing 5.369± acres, comprised of Parcel 287-074-000 as shown on the Town of Franklin's Assessor's Maps;

And, the Zoning Map of the Town of Franklin be amended by changing from Industrial and Business to Industrial an area containing 2.907± acres, comprised of Parcel 287-067-000 as shown on the Town of Franklin's Assessor's Maps;

And the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential IV and Commercial II to Single Family Residential IV an area containing 2.3± acres, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

296-167-006
296-174-000
296-179-000

And the Zoning Map of the Town of Franklin be amended by changing from Commercial II to Single Family Residential IV an area containing 1.92± acres, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

296-180-000
296-181-000
296-168-000
296-168-001
296-169-000
296-170-000
296-171-000

And, the Zoning Map of the Town of Franklin be amended by changing from Business and Commercial II to Commercial I an area containing 0.49± acres, comprised of Parcel 287-071-000 as shown on the Town of Franklin's Assessor's Maps;

And, the Zoning Map of the Town of Franklin be amended by changing from Business to Commercial I an area containing 0.63± acres, comprised of Parcel 287-072-000 as shown on the Town of Franklin's Assessor's Maps;

And the Zoning Map of the Town of Franklin be amended by changing from Commercial II to Commercial I an area containing 3.18± acres, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps

296-172-000

287-068-000

287-069-000

296-173-000

296-182-000

296-183-000

296-184-000

296-185-000

296-206-000

And the Zoning Map of the Town of Franklin be amended by changing from Commercial II and Commercial I to Commercial I an area containing 0.75± acres, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

296-207-000

287-065-000

And the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential IV and Commercial I to Commercial I an area containing 1.66± acres, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

287-054-000

287-055-000

287-059-000

And the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential IV to Commercial I an area containing 0.735 +/- acres, comprising the following parcel of land as shown on the Town of Franklin's Assessor's Maps:

287-053-000.

The area to be rezoned is shown on the attached zoning map.

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: _____, 2017

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Teresa M. Burr
Town Clerk

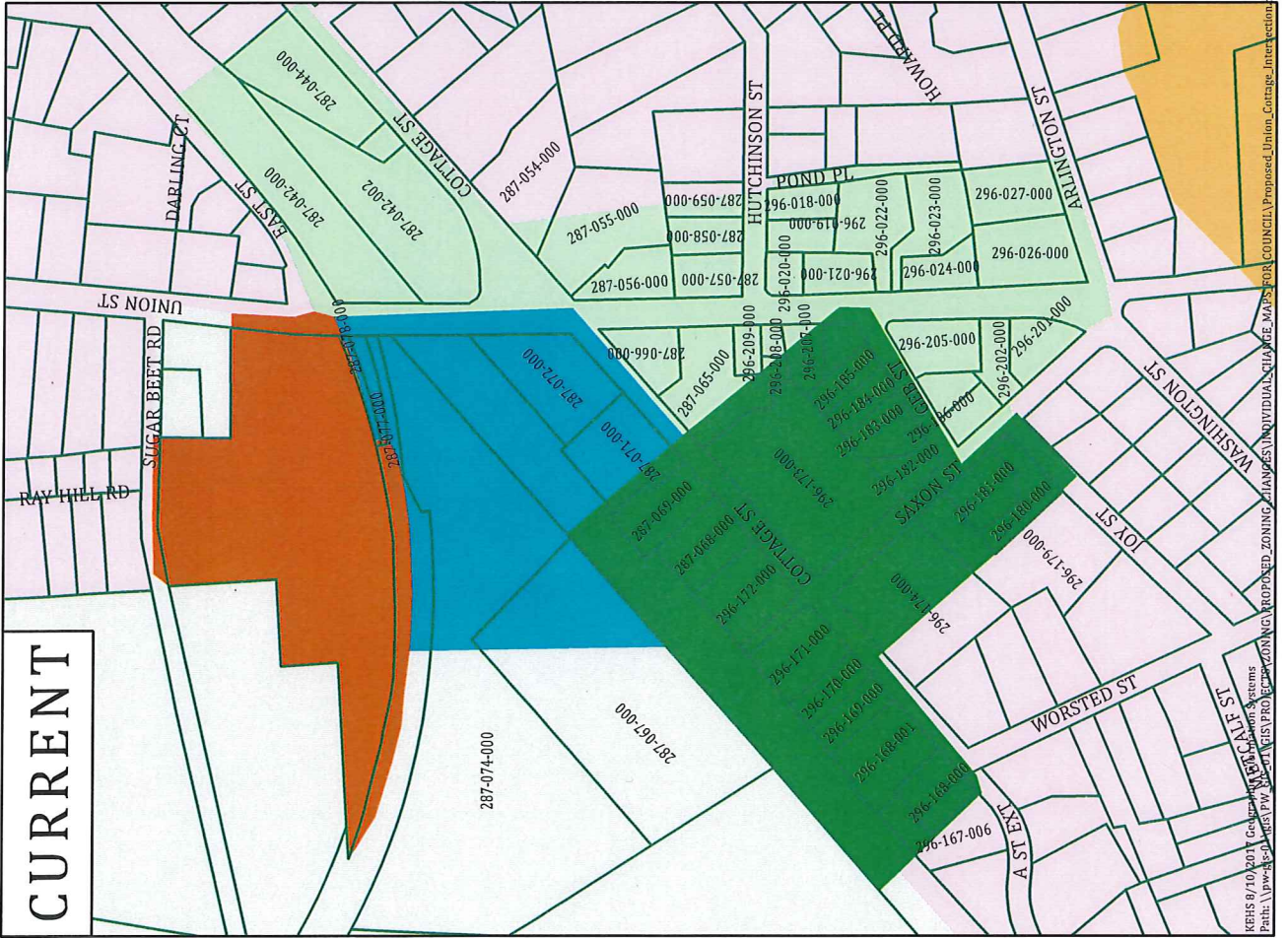
ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

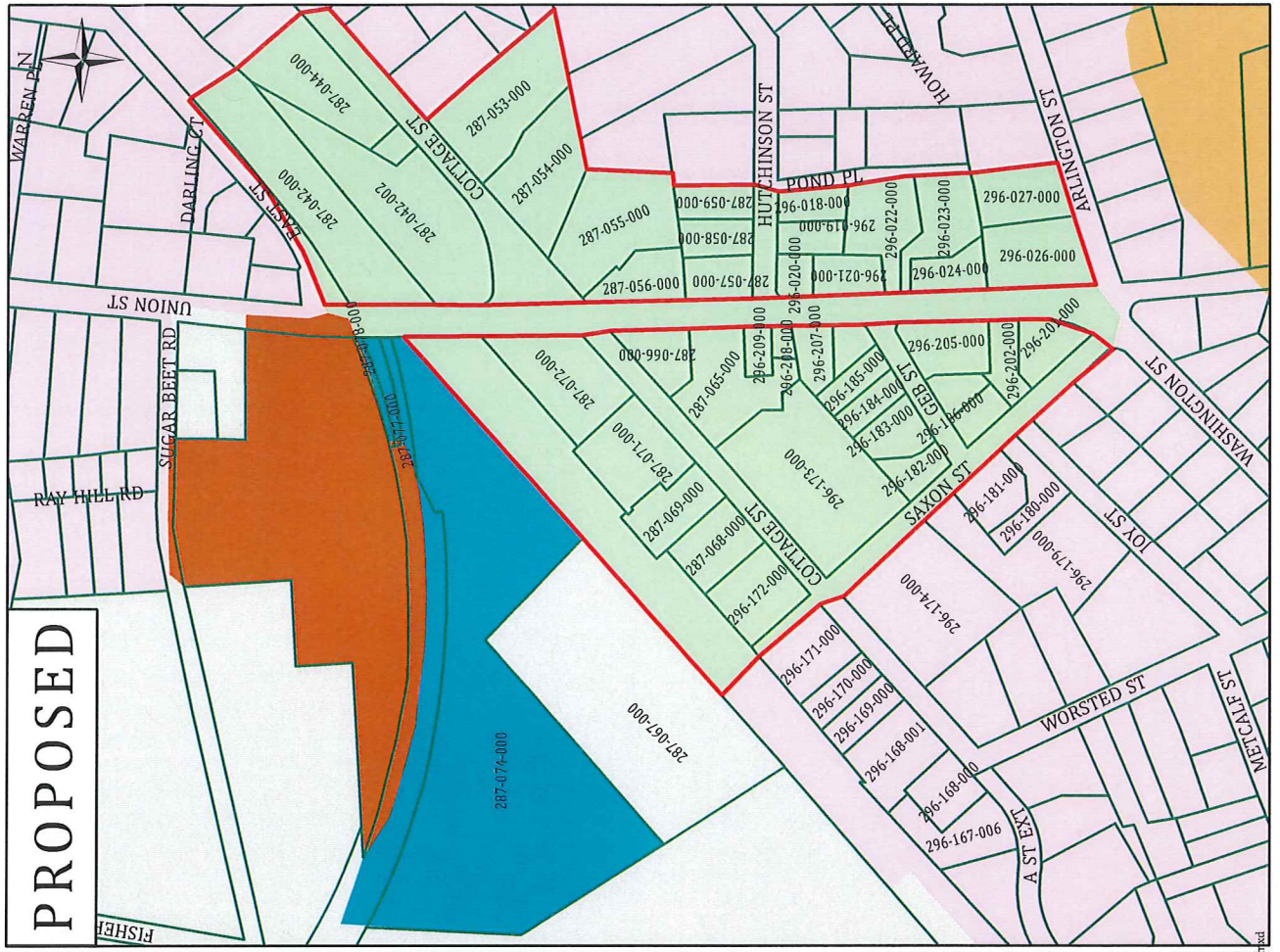
Proposed Zoning Map Changes Business & Commercial II to Single Family Residential IV & Commercial I



CURRENT



PROPOSED



- Parcel Line
- Business
- Commercial I

- Commercial II
- Industrial
- Residential VI

- Single-Family III
- Single-Family IV
- Zoning To Be Determined

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: August 3, 2017
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
RE: Zoning Map Change



We are requesting a change in zoning lines in the Cottage Street/Union Street Neighborhood. The Economic Development Committee has recommended the proposed change as presented by the staff.

Currently there are several issues in the area including:

1. Properties that have two zoning districts through one lot
2. Commercially zoned land in residential area
3. Zoning requirements that cannot be met by any land owner in the C2 zone

We has also received a request from one property owner on Cottage Street to extent the proposed C-1 district one more lot (to the right of one lot 287-054-000) on Cottage Street heading towards Wachusett Street. See attached letter.

I am happy to answer any questions you may have.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120

FRANKLIN, MA 02038-1352

TELEPHONE: 508-520-4907

FAX: 508-520-4906

November 15, 2011

Mark S. Staniscia Trust
Olive Realty Trust
178 Cottage Street
Franklin, MA 02038

RE: Proposed Zoning Changes

Dear Property Owner:

The Town of Franklin's Department of Planning and Community Development (DPCD) is working to amend the Town's existing Zoning Map in the area around Union and Cottage Streets. You are receiving this letter because your property is currently zoned Commercial I and Single Family IV, and DPCD proposes to re-zone it to the Single Family IV zoning district.

Attached are two maps, one showing the existing zoning in the area of your property, and one showing the proposed Zoning Map changes. Franklin Town Council will schedule a public hearing in the near future to discuss the proposed Zoning Map changes.

We would like to give you the opportunity to ask questions or provide comments on this potential zoning change. Please contact me at 508-520-4907 or btaberner@franklin.ma.us if you have questions or concerns.

Sincerely,

Bryan W. Taberner, AICP, Director

Cc: Beth Dahlstrom, Franklin Town Planner

RECEIVED

JAN 29 2014

PLANNING

Mark S. Staniscia
178 Cottage Street
Franklin, Ma. 02038
508-962-6943

January 29th, 2014

Franklin Planning & Community Development
355 East Central St., Room 120

RE: Proposed Zoning Changes

Dear Planner,

On November 15, 2011 I received a letter, which is included, about zoning changes. At that time, I called and spoke to Bryan W. Taberner. We spoke about the proposed changes stated in the letter. I would prefer to see 178 and 176 Cottage Street zoned Commercial. The two properties are surrounded by Commercial and would not change the character of the area.

I understand that these changes will be discussed at a workshop meeting on Wednesday, January 29, 2014

Please accept this letter as a formal request for a change to Commercial rather than Residential. for 178 and 176 Cottage Street.

Sincerely,
Mark S. Staniscia, Trustee

Mark S. Staniscia

FEB 06 2014

TOWN ADMINISTRATOR
TOWN OF FRANKLIN

Mark S. Staniscia
178 Cottage Street
Franklin, MA. 02038

February 3, 2014

To:

Town Administrator
Town Council Members
Planning Board Members
Franklin Planning & Community Development

RECEIVED

FEB 5 2014

PLANNING

RE: Proposed Zoning Changes

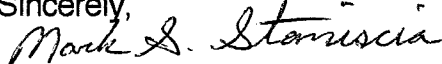
Please accept this letter as a followup request to rezone
178 & 176 Cottage Street to Commercial 1 Zoning.

I attended the zoning workshop on January 29, 2014. At that meeting there was a lot of discussion on Commercial versus Residential Zoning. It was my observation that the Administrator and Town Council preferred Commercial over Residential Zoning.

I am including copies of the letter I received on November 15, 2011, my request dated January 29, 2014 and a map showing the existing Commercial properties along Cottage Street in relation to 178 & 176 Cottage Street. Also, please note that Franklin TV on Hutchinson Street abuts the rear of 176 Cottage Street so the change to Commercial would not negatively affect the area. The properties can also meet all the new Commercial 1 parking changes that are going to take place.

I am asking for the support of this request from the Administrator, Town Council Members, Planning Board Members, and Franklin Planning & Community Development Committee.

Thank You.

Sincerely,


Mark S. Staniscia, Trustee

Proposed Zoning Changes - 09/27/2011

RREN PL

WES



HILL RD

SUGAR BEET RD

DARLING CT

EAST ST

Existing
C1 zone

COTTAGE ST

178 176

Existing
C1 zone

Franklin

WACHUSETT ST

HUTCHINSON ST

POND PL

HOWARD PL

HOWARD ST

GEB ST

SAXON ST

JOY ST

UNION ST

WORSTED ST

METCALF ST

WASHINGTON ST

LANDRY

A ST

Legend

ZONING

- Business
- Commercial I
- Commercial II
- Downtown Commercial District
- General Residential V
- Industrial
- Office
- Residential VI
- Rural Residential I
- Rural Residential II
- Single Family III
- Single Family IV