

# OFFICE OF THE TOWN ADMINISTRATOR

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## MEMORANDUM

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

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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.



SPONSOR: Administration

**TOWN OF FRANKLIN**

**ZONING BY-LAW AMENDMENT 17-795**

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

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                      296-173-000                      296-183-000                      296-185-000  
287-068-000                      296-182-000                      296-184-000                      296-206-000  
287-069-000

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

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.

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**DATED:** \_\_\_\_\_, 2017

**VOTED:**  
**UNANIMOUS** \_\_\_\_\_

**A True Record Attest:**

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

**ABSTAIN** \_\_\_\_\_

**Teresa M. Burr**  
**Town Clerk**

**ABSENT** \_\_\_\_\_

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**Judith Pond Pfeffer, Clerk**  
**Franklin Town Council**

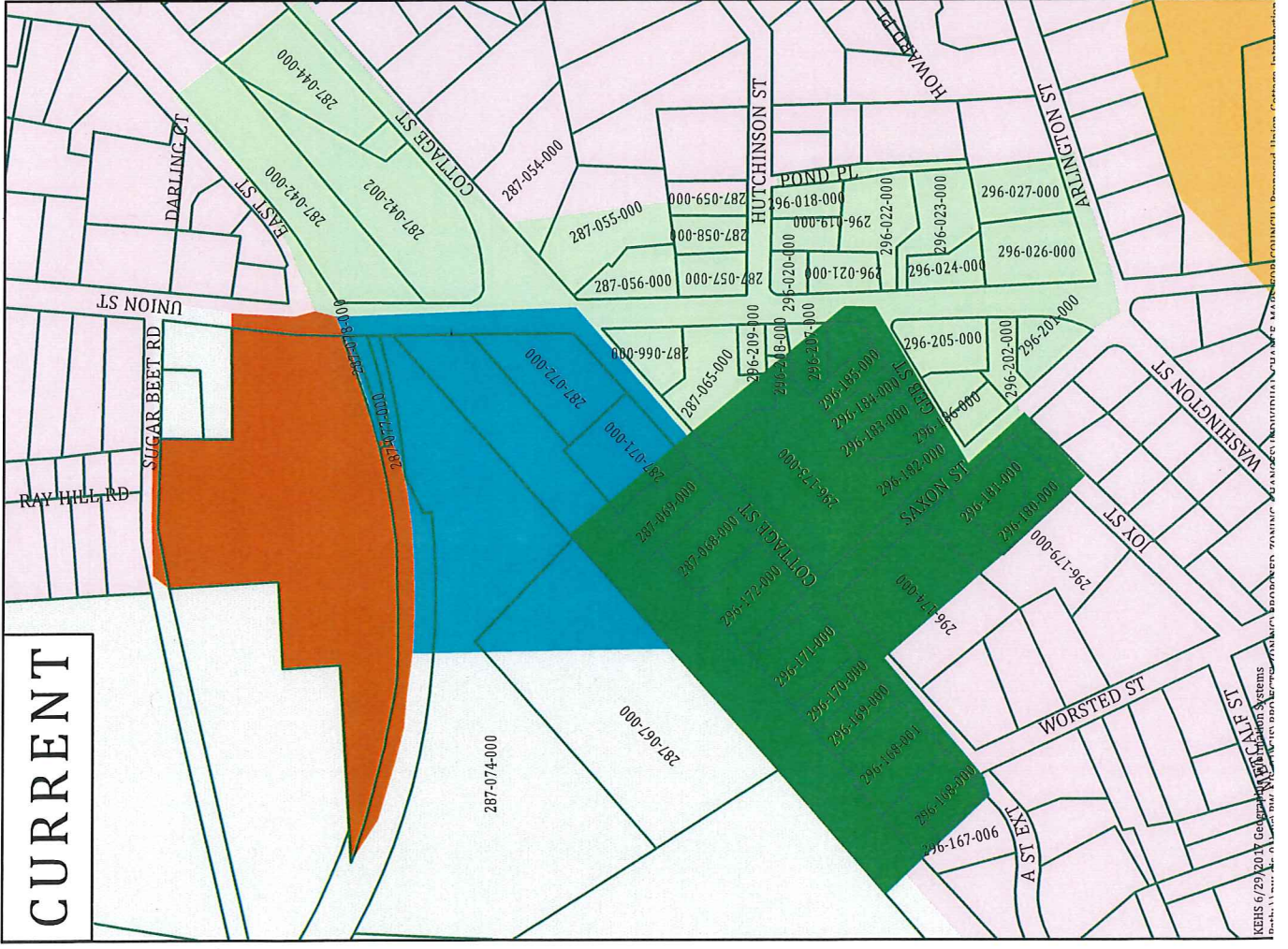
# Proposed Zoning Map Changes

Business & Commercial II to Single Family Residential IV & Commercial I

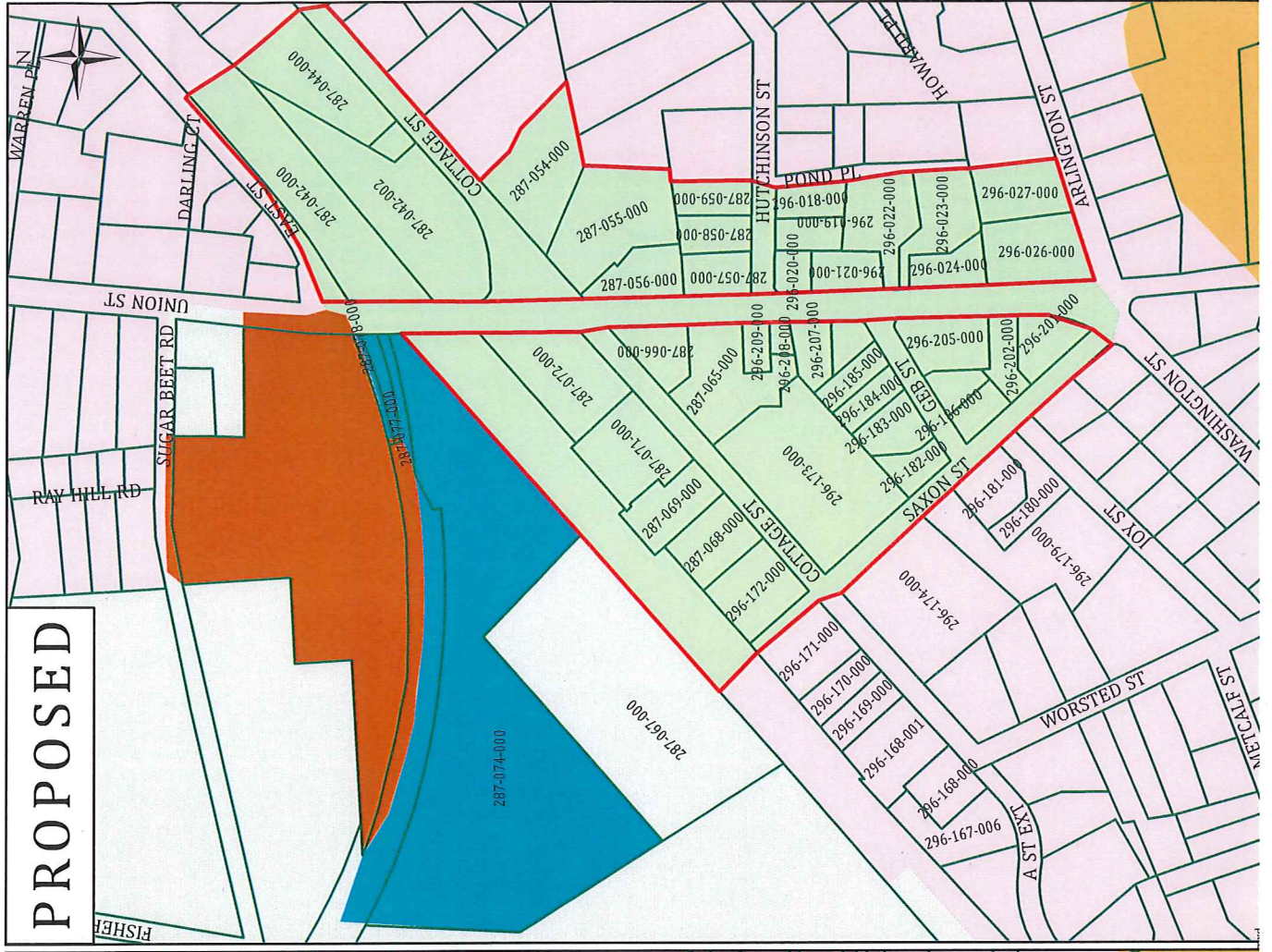
July 6, 2017



**CURRENT**



**PROPOSED**



Parcel Line

Business

Commercial I

Commercial II

Industrial

Residential VI

Single-Family III

Single-Family IV

Zoning To Be Determined

KEHS 6/29/2017 City of Cambridge Planning & Zoning Department

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

July 24, 2017

To:

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

RE: Proposed Zoning Changes

Please accept this letter as a formal request.

I received a letter dated July 20, 2017 about zone changes along Cottage and Union Streets. I own Parcel #287-054-000 which is in the changes and I am all for the changes.

I also own Parcel #287-053-000 which I would also like to see included in the proposed changes, changed to Commercial 1 zoning. I feel as though this parcel should also change for the same reasons given in my February 3, 2014 letter. The two parcels together would make a great opportunity to provide new Commercial 1 development in that area.

Please note: On the map provided that Commercial 1 zoning extends well beyond this property on the opposite side of the street.

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

Thank You.

Sincerely,



Mark S. Staniscia, Trustee



## 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](mailto: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*

Mark S. Staniscia, Trustee



# Proposed Zoning Changes - 09/27/2011

RREN PL

WES



CHILL RD

SUGAR BEET RD

DARLING CT

EAST ST

Existing  
C1 zone

COTTAGE ST

178 176

Existing  
C1 zone

Franklin  
TV

WACHUSETT ST

HUTCHINSON ST

POND PL

HOWARD PL

HOWARD ST

SAXON ST

GEB ST

JOY ST

WASHINGTON ST

UNION ST

WORSTED ST













METCALF 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