

**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 18-802**

**ZONING MAP CHANGES FROM COMMERCIAL II, OR RURAL RESIDENTIAL II & SINGLE FAMILY RESIDENTIAL IV, TO RURAL RESIDENTIAL II OR SINGLE FAMILY RESIDENTIAL IV, AN AREA ON OR NEAR EDWARDS, RAYMOND AND BEAVER STREETS**

**A ZONING BY-LAW AMENDMENT 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:

That the Zoning Map of the Town of Franklin be amended by changing from Commercial II to Rural Residential II an area containing **0.995± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

|                    |                    |
|--------------------|--------------------|
| <b>269-044-000</b> | <b>269-044-000</b> |
|--------------------|--------------------|

And the Zoning Map of the Town of Franklin be amended by changing from Commercial II to Single Family Residential IV an area containing **4.814± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

|                    |                    |                    |
|--------------------|--------------------|--------------------|
| <b>269-046-000</b> | <b>269-047-000</b> | <b>269-049-000</b> |
| <b>269-050-000</b> | <b>269-051-000</b> | <b>269-052-000</b> |
| <b>269-053-000</b> | <b>269-054-000</b> | <b>269-055-000</b> |
| <b>269-056-000</b> | <b>269-058-000</b> |                    |

And the Zoning Map of the Town of Franklin be amended by changing from Commercial II and Single Family Residential IV to Single Family Residential IV parcel number **269-059-000** containing **0.291± acres** 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, Rural Residential II, and Single Family Residential IV to Rural Residential II parcel number **269-065-000** containing **11.217± acres** 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 Rural Residential II and Single Family Residential IV to Rural Residential II parcel number **269-066-000** containing **11.303± acres** as shown on the Town of Franklin's Assessor's Maps.

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Edwards, Raymond and Beaver Streets").

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:** \_\_\_\_\_, 2018

**VOTED:**

**UNANIMOUS** \_\_\_\_\_

**A True Record Attest:**

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

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

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

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

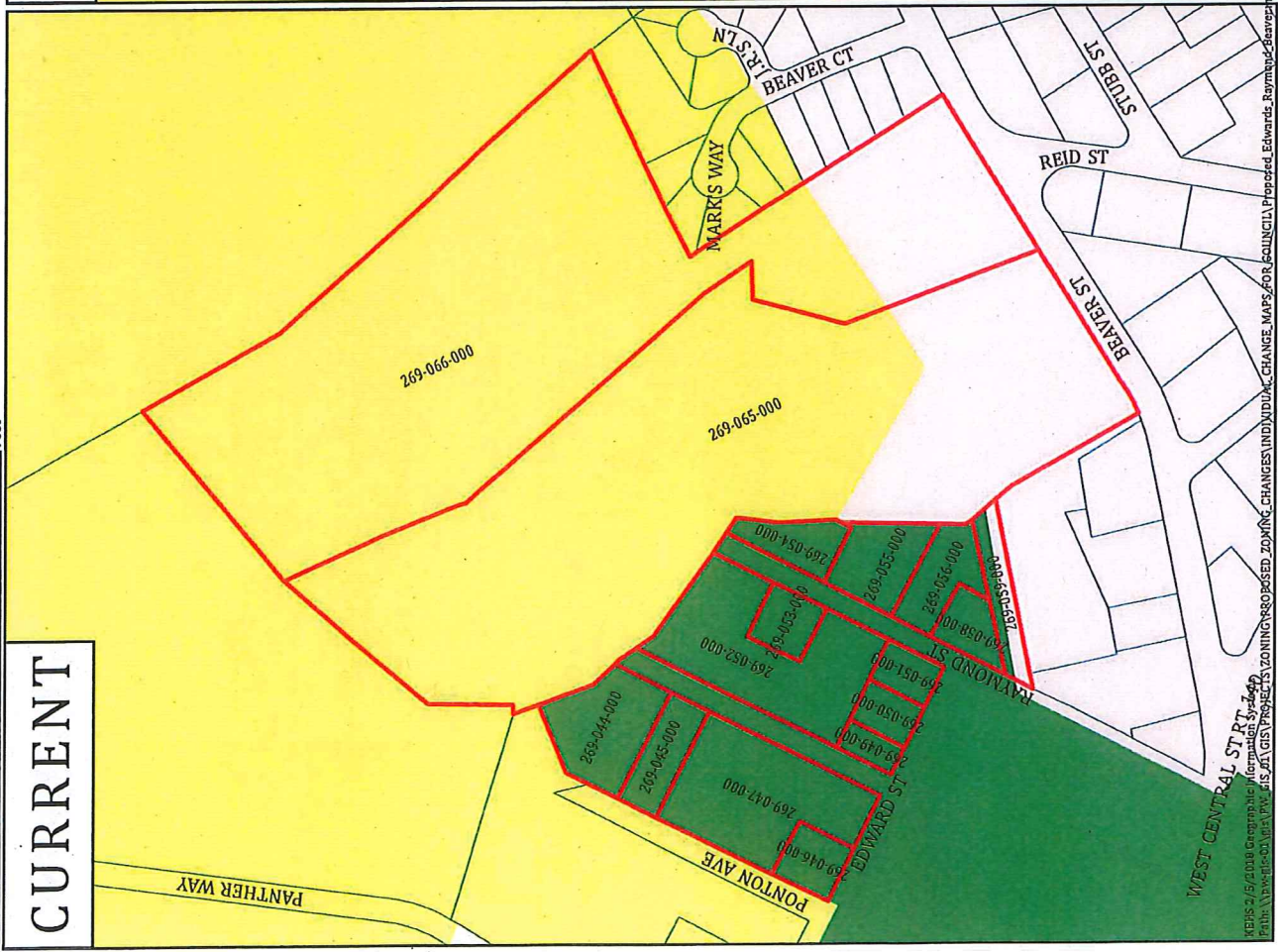
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**Glenn Jones, Clerk**

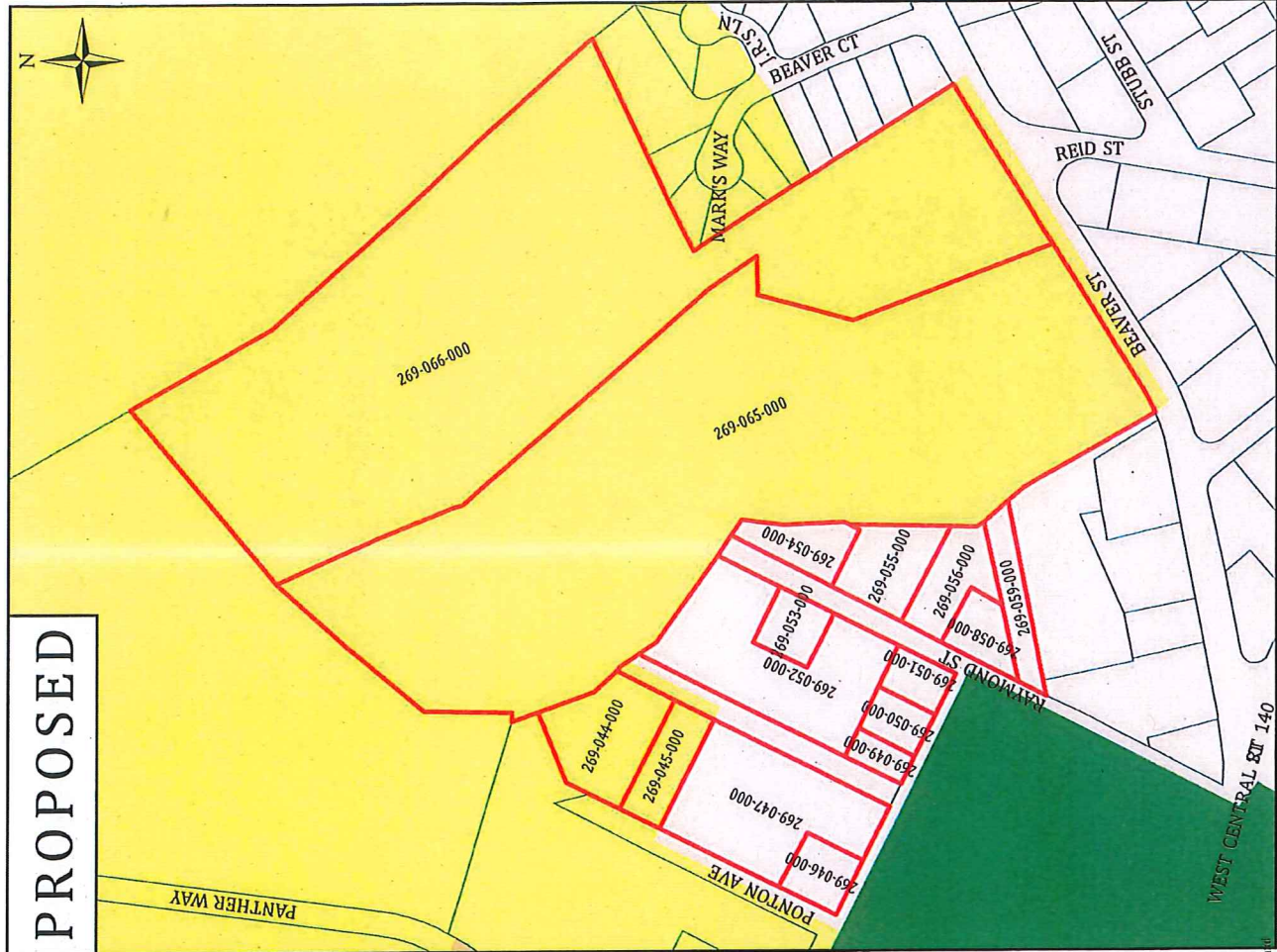
Proposed Zoning Map Changes, An Area On Or Near  
 Edwards, Raymond and Beaver Streets  
 Commercial II, or Rural Residential II & Single Family Residential IV  
 to Rural Residential II or Single Family Residential IV



**CURRENT**



**PROPOSED**



- Commercial II
- Rural Residential II
- Single-Family IV
- Area of Proposed Change
- Parcel Line

**18-802**



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# FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120  
FRANKLIN, MA 02038-1352  
TELEPHONE: 508-520-4907  
FAX: 508-520-4906

## MEMORANDUM

**TO:** JEFFREY D. NUTTING, TOWN ADMINISTRATOR  
**FROM:** BRYAN W. TABERNER, AICP, DIRECTOR  
**RE:** ZONING BY-LAW AMENDMENT 18-802. ZONING MAP CHANGES,  
ON OR NEAR EDWARDS, RAYMOND AND BEAVER STREETS  
**CC:** JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR  
AMY LOVE, PLANNER  
**DATE:** APRIL 23, 2018

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The Department of Planning and Community Development (DPCD) and other Town staff are working to amend the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code) in an area on and near Edwards, Raymond, and Beaver Streets. The reasons for the proposed Zoning Map changes are twofold:

- Several residential properties on Edwards and Raymond Streets are within the Commercial II Zoning District; the subject Zoning Map Amendment will rezone these parcels to the Single Family Residential IV Zoning District.
- Town staff are undergoing a project to better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts the subject Zoning Map Amendment will move the Zoning District line so each parcel is only in one zoning district, in most cases based on the current land use.

The Economic Development Committee discussed the proposed zoning map changes at their April 11, 2018 meeting, and voted to send the zoning map amendment to Town Council for further consideration. If Town Council supports the proposed zoning map amendment, DPCD recommends they refer Zoning By-law Amendment 18-802 to the Planning Board for a Public Hearing.

Attached are the following:

- A list of parcels proposed for rezoning;
- Zoning By-law Amendment 18-802: Zoning Map Changes from Commercial II or Rural Residential II and Single Family Residential IV, to Rural Residential II or Single Family Residential IV, in an area on or near Edwards, Raymond and Beaver Streets; and
- A diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

Please let me know if you have questions or require additional information.

**Proposed Zoning Map Amendment  
Commercial II, or Rural Residential II & Single Family Residential IV,  
to Rural Residential II or Single Family Residential IV  
An Area On Or Near Edwards, Raymond and Beaver Streets**

| Parcel          | Location             | Size (acres) | Owners                                     | From         | To    |
|-----------------|----------------------|--------------|--|--------------|-------|
| 269-044-000     | Ponton Ave           | 0.65744      | Town of Franklin                           | CII          | RRII  |
| 269-045-000     | Ponton Ave           | 0.3377       | Town of Franklin                           | CII          | RRII  |
| 269-046-000-000 | 17-19 Edwards Street | 0.22957      | Franklin Condominium IV c/o S.M. Fraser    | CII          | SFRIV |
| 269-046-000-001 | 19 Edwards Street    | 0.00000      | S.M. Fraser, D.A. Fraser                   | CII          | SFRIV |
| 269-046-000-002 | 17 Edwards Street    | 0.00000      | J.M. Xayaveth, P.J. Xayaveth               | CII          | SFRIV |
| 269-047-000-000 | 13-15 Edwards Street | 1.21600      | Franklin Condominium I c/o J. Halligan, TR | CII          | SFRIV |
| 269-047-000-001 | 13 Edwards Street    | 0.00000      | Marcus Properties LLC                      | CII          | SFRIV |
| 269-047-000-002 | 15 Edwards Street    | 0.00000      | Marcus Properties LLC                      | CII          | SFRIV |
| 269-049-000-000 | 5-7 Edwards Street   | 0.11478      | Edwards Street Condominium c/o M.W. Sawe   | CII          | SFRIV |
| 269-049-000-001 | 7 Edwards Street     | 0.00000      | R.J. Larosa                                | CII          | SFRIV |
| 269-049-000-002 | 5 Edwards Street     | 0.00000      | J.M. Marchand, L.M. Marchand               | CII          | SFRIV |
| 269-050-000     | 3 Edwards Street     | 0.17812      | R. Gillespie T. Gillespie                  | CII          | SFRIV |
| 269-051-000     | 43 Raymond Street    | 0.18019      | R. Lopez, E. Lopez                         | CII          | SFRIV |
| 269-052-000-000 | 47-49 Raymond Street | 1.359        | Franklin Condominium II c/o M.F. Landolphi | CII          | SFRIV |
| 269-052-000-001 | 49 Raymond Street    | 0.00000      | M.F. Landolphi, D.M. Johnson               | CII          | SFRIV |
| 269-052-000-002 | 47 Raymond Street    | 0.00000      | L.C. Vandervelde                           | CII          | SFRIV |
| 269-053-000-000 | 51-53 Raymond Street | 0.22957      | Franklin Condominium V c/o L. Bravo        | CII          | SFRIV |
| 269-053-000-001 | 53 Raymond Street    | 0.00000      | M.M Fratus                                 | CII          | SFRIV |
| 269-053-000-002 | 51 Raymond Street    | 0.00000      | K.C. Maguire, C. Maguire                   | CII          | SFRIV |
| 269-054-000-000 | 56-58 Raymond Street | 0.28076      | Franklin Condominium III, c/o E.E. Alger   | CII          | SFRIV |
| 269-054-000-001 | 56 Raymond Street    | 0.00000      | E.E. Alger, A. Kayas                       | CII          | SFRIV |
| 269-054-000-002 | 58 Raymond Street    | 0.00000      | A.C. Kayas                                 | CII          | SFRIV |
| 269-055-000     | 52 Raymond Street    | 0.42798      | Verolt Realty LLC                          | CII          | SFRIV |
| 269-056-000     | 46 Raymond Street    | 0.36891      | J.A. Borruso, S.J. Borruso                 | CII          | SFRIV |
| 269-058-000     | 38 Raymond Street    | 0.22862      | N. Richardson                              | CII          | SFRIV |
| 269-059-000     | Dodge Street         | 0.29075      | J.A. Dangelo c/o J. Angelo                 | CII & SFRIV  | SFRIV |
| 269-065-000     | 175 Beaver Street    | 11.217       | Roman Catholic Archbishop of Boston        | SFRIV        | RRII  |
| 269-066-000     | 175 Beaver Street    | 11.303       | Roman Catholic Archbishop of Boston        | RRII & SFRIV | RRII  |
| Total Area      |                      | 28.61939     |  |              |       |

CII = Commercial II Zoning District  
SFRIV = Single Family Residential IV Zoning District  
RRII = Rural Residential II Zoning District



And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential IV to Rural Residential II parcel number 269-066-000 containing 11.303± acres as shown on the Town of Franklin's Assessor's Maps.

The exact map of said 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