

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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FRANKLIN, MA 02038-1352
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MEMORANDUM

TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
**RE: ZONING BYLAW AMENDMENT 18-821. ZONING MAP CHANGES ON OR NEAR
PLAIN STREET, POND STREET AND PALOMINO DRIVE**
**CC: JAMIE HELLEN, DEPUTY TOWN ADMINISTRATOR;
AMY LOVE, PLANNER; MAXINE KINHART**
DATE: OCTOBER 16, 2018

The Department of Planning and Community Development (DPCD) and other 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. To clean up the map further two parcels currently within the RRI are proposed to be rezoned to RRII.

If Town Council supports the proposed zoning map amendment, DPCD recommends they refer Zoning By-law Amendment 18-821 to the Planning Board for a Public Hearing.

Attached are the following:

- A list of parcels proposed for rezoning;
- Zoning By-law Amendment 18-821: Zoning Map Changes From Rural Residential I, or Rural Residential I & Rural Residential II, or Rural Residential I & Single Family Residential III, To Rural Residential II or Single Family Residential III, An Area On Or Near Plain Street, Pond Street and Palomino Drive;
- 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

Purpose: Better define Zoning District boundaries by following parcel lines.

**From Rural Residential I, or Rural Residential I & Rural Residential II, or Rural Residential I & Single Family Residential III,
To Rural Residential II or Single Family Residential III, An Area On Or Near Plain Street, Pond Street and Palomino Drive
18-821**

Parcel	Location	Size (acres)	Owners	From	To
211-021-000-000	72 Palomino Drive	0.31800	A.L. Malchodi & K.R. Farrahar	RRI & RRII	RRII
211-022-000-000	74 Palomino Drive	0.17700	N. and A. Balakrishan	RRI & RRII	RRII
211-037-000-000	213 Plain Street	1.28200	J.V. Follen & K.E. Monroe	RRI & RRII	RRII
211-048-000-000	25 Plain Street	2.40900	Bagdasarian Property Holdings	RRI & RRII	RRII
211-049-000-000	27 Plain Street	0.68900	S. and K. Falcone	RRI & RRII	RRII
211-050-000-000	35 Plain Street	2.95400	V. and J.M. Wasnewsky	RRI & RRII	RRII
211-051-000-000	Plain Street	13.42000	E.A. and B.A. Wasnewsky, and V. Wasnewsky	RRI & RRII	RRII
211-053-000-000	127 Plain Street	1.91500	C.R. Josie	RRI & RRII	RRII
211-056-000-000	10 Palomino Drive	1.51000	J.H. and D.B. Neas	RRI & RRII	RRII
211-148-000-000	Plain Street	0.41410	M. Rumski c/o V.P. Wasnewsky	RRI	RRII
212-017-000-000	1100 Pond Street	3.76000	B.P and M.R. Batchelder	RRI	RRII
212-024-002-000	21 Plain Street	1.29800	Franklin Housing Authority	RRI & RRII	RRII
212-028-000-000	1109 Pond Street	7.15000	W.J. and K.A. Pruyt	RRI & SFRIII	SFRIII

RRI = Rural Residential I
 RRII = Rural Residential II
 SFRIII = Single Family Residential III

37.29610

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 18-821**

**ZONING MAP CHANGES FROM RURAL RESIDENTIAL I, OR
RURAL RESIDENTIAL I & RURAL RESIDENTIAL II,
OR RURAL RESIDENTIAL I & SINGLE FAMILY RESIDENTIAL III,
TO RURAL RESIDENTIAL II OR SINGLE FAMILY RESIDENTIAL III, AN AREA
ON OR NEAR PLAIN STREET, POND STREET AND PALOMINO DRIVE**

**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 Rural Residential I and Rural Residential II to Rural Residential II an area containing **25.972± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

211-021-000	211-022-000	211-037-000
211-048-000	211-049-000	211-050-000
211-051-000	211-053-000	211-056-000
212-024-002		

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I to Rural Residential II an area containing **4.174± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Numbers

211-148-000	212-017-000
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And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential I and Single Family Residential III to Single Family Residential III an area containing **7.150± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

212-028-000

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Plain Street, Pond Street and Palomino Drive").

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

Proposed Zoning Map Changes

Rural Residential I or Rural Residential I & II, or Rural Residential I & Single Family Residential III, to Rural Residential II or Single Family Residential III, An Area On Or Near Plain Street, Pond Street and Palomino Drive

-  Residential VI
-  Rural Residential I
-  Rural Residential II
-  Single-Family III

 Area of Proposed Change

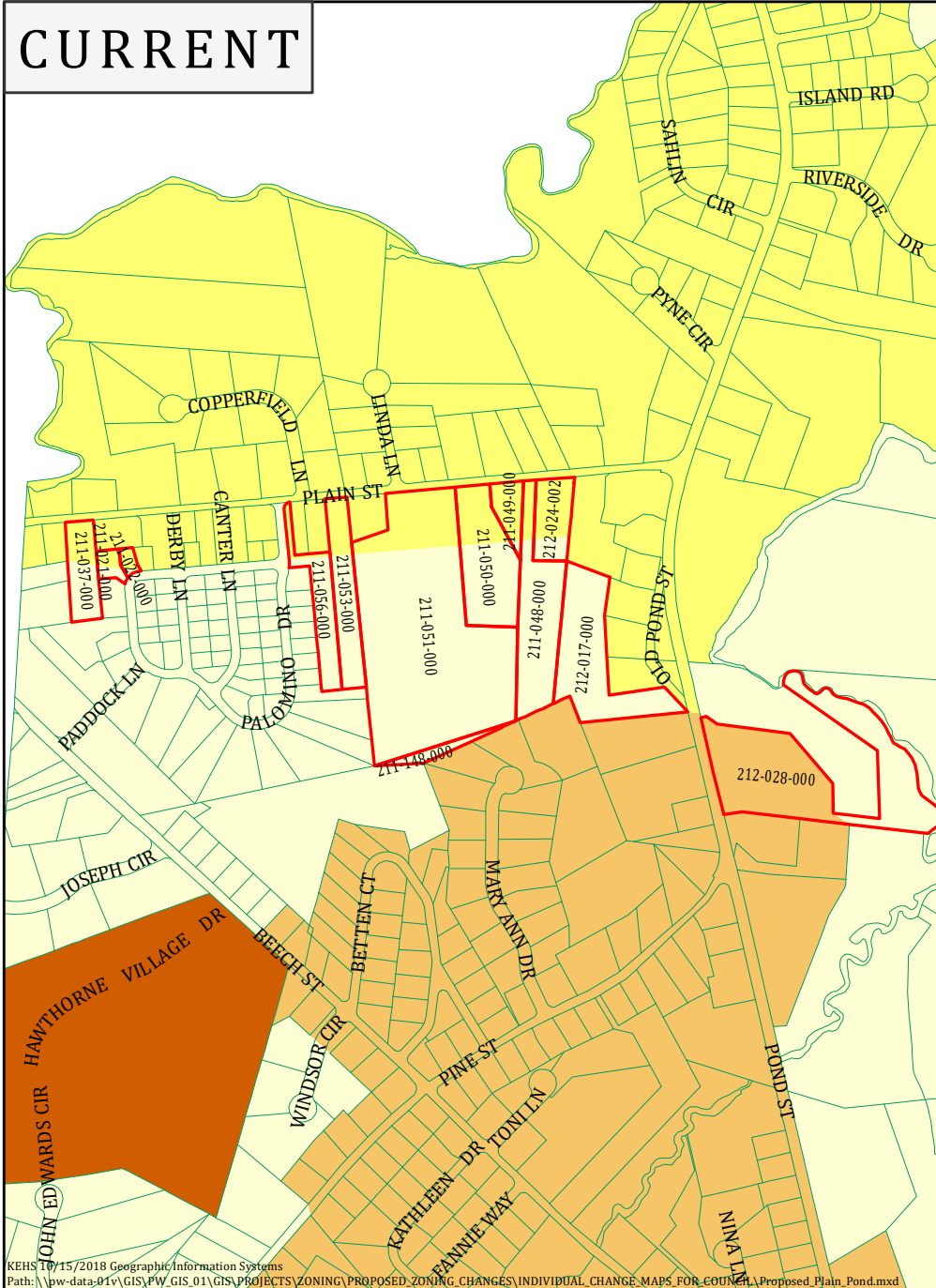
 Parcel Line

18-821

0 150 300 600 900 1,200
Feet



CURRENT



PROPOSED

