

# **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

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

## **MEMORANDUM**

**TO:** JAMIE HELLEN, TOWN ADMINISTRATOR  
**FROM:** BRYAN W. TABERNER, AICP, DIRECTOR  
**RE:** ZONING BY-LAW AMENDMENT 20-8XX: CHANGES TO GROUND-MOUNTED SOLAR ENERGY SYSTEM USE REGULATIONS, AND USE REGULATIONS SCHEDULE UPDATES  
**CC:** FRANKLIN PLANNING BOARD; MARK CEREL, TOWN ATTORNEY;  
GUS BROWN, ZONING ENFORCEMENT; AMY LOVE, TOWN PLANNER;  
CHRISSEY WHELTON, ASSISTANT TO THE TOWN ADMINISTRATOR  
**DATE:** DECEMBER 20, 2019

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As requested the Department of Planning and Community Development (DPCD) has developed a zoning bylaw amendment intended to limit the number of large Ground-mounted Solar Energy Systems within the Town's residential areas. Several small changes are being proposed related to where in Town ground-mounted solar energy systems may be allowed. In addition, the proposed zoning bylaw amendment revises/updates the Use Regulation Schedule in several places. A summary of the proposed changes are below.

### **Ground-mounted Solar-related Changes Proposed**

The Zoning Bylaw Amendment will change the "Large-scale Ground-mounted Solar Energy System use from allowed by Planning Board special permit (PB) to not allowed (N) in three zoning district categories (3 columns in Use Regulation Schedule Part III (Attachment 4). If these changes are approved the Large-Scale Solar use would only be allowed in the Industrial zoning district.

The above mentioned changes would substantially limit the areas in Town that can be developed by Large-Scale Solar projects, but there would still be a chance that adjacent residential properties or Scenic Roadways could be negatively impacted by Large-Scale Solar projects. For that reason DPCD recommends additional regulation by adding the following note to Use Regulation Schedule Part III:

10. No Medium-scale or Large-scale Ground-mounted Solar Energy Systems on parcels within or adjacent to residential Zoning Districts shall be located nearer to the lot lines than seventy-five (75) feet.

### **Additional Updates Proposed**

There are currently several small revisions/updates needed to Parts I, III and VII of the Use Regulations Schedule. These changes are "housekeeping" issues, and do not change the Zoning Bylaw's use regulations.

During the 2018 and 2019 fiscal years, several Zoning Bylaw Amendments were approved at roughly the same time. Some took several months to get through the amendment process,

some were quickly developed and approved, and the Mixed Business Innovation Zoning District (MBI) amendments were drafted in 2017, put on hold for roughly a year, and finally approved in March 2019. The list below provides a description of where the updates are needed:

1. The MBI use regulations amendment (18-830) was approved without adding into the Use Regulations Schedule the uses that had already been added (or amended) when Amendments 18-810, 18-811 and 18-812 (ground mounted solar) and 18-816 (Poultry) were approved. So there are a few blank cells in the use tables in the MBI column.
2. Amendments 18-812 and 18-816 each added an A19 use to Attachment 8.
  - a. Amendment 18-816's A19 use should have been A20.
3. Amendments 18-812 and 18-816 each added a Note 5 to Attachment 8.
  - a. Amendment 18-816's note should have been Note 7.
4. Amendments 18-812 and 18-830 each added a Note 8 to Attachment 4.
  - a. Amendment 18-830's note should have been Note 9.

Zoning Bylaw Amendment 20-8XX is attached. Proposed changes to the Use Regulations Schedule are color coded to clarify the reason for each change:

- Changes to ground-mounted solar use regulations are highlighted in green.
- Other changes to the Use Regulations Schedule are highlighted in yellow.
- Renumbering of notes are shown in red.

As you know the Economic Development Subcommittee will discuss the proposed zoning changes at their next meeting. If the Subcommittee supports the proposed changes I request it vote to send the zoning bylaw amendment to the full Council for consideration. Please let me know if you have questions or require additional information.

**Sponsor:** *Administration*

**TOWN OF FRANKLIN**

**ZONING BY-LAW AMENDMENT 18-8XX: CHANGES TO  
GROUND-MOUNTED SOLAR ENERGY SYSTEM USE REGULATIONS,  
AND USE REGULATIONS SCHEDULE UPDATES**

**CHANGES TO CHAPTER 185, USE REGULATIONS SCHEDULE  
PARTS I, III, AND VII**

**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 Use Regulations Schedule Part I, Part III and Part VII, Attachment 2, Attachment 4 and Attachment 8:

185 Attachment 2  
USE REGULATION SCHEDULE  
PART I

Symbols in the Use Regulations Schedule shall mean the following:

- Y = A permitted use.
- N = An excluded or prohibited use.
- BA = A use authorized under special permit from the Board of Appeals.
- PB = A use authorized under special permit from the Planning Board.
- P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District															
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI	
1. Agriculture, horticulture and floriculture																
1.1 Nursery, greenhouse	Y		Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	N	N
1.2 Produce stand <sup>1</sup>	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N
1.3 Other, parcel of 5 or more acres	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1.4 Other, parcel under 5 acres:																
a. With swine or fur-bearing animals for commercial use	N		N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. With other livestock	Y <sup>2</sup>		Y <sup>2</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N
c. With no livestock	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N
d. With poultry	Y <sup>3</sup>		Y <sup>3</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N
1.5 Garden Center, Retail or Wholesale	PB		PB	PB	PB	PB	PB	PB	Y	N	Y	PB	PB	PB	PB	PB

NOTES:

- 1 For sale of produce raised or grown on the premises by the owner or lessee thereof.
- 2 Provided that any building or structure is at least 100 feet from the nearest street or property line.
- 3 Any related structure shall be to the rear of the property's primary building, and at least 25 feet from side and rear property lines.



185 Attachment 4  
USE REGULATION SCHEDULE  
PART III

Symbols in the Use Regulations Schedule shall mean the following:

- Y = A permitted use.
- N = An excluded or prohibited use.
- BA = A use authorized under special permit from the Board of Appeals.
- PB = A use authorized under special permit from the Planning Board.
- P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Principal Uses	District														
	RR I	RR II	SFR III	SFR IV	GRV	NC	RB	CI	CI I	DC	B	I	LI	O	MBI
3. Industrial, utility															
3.1. Bus, railroad station	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N
3.2. Contractor's yard															
a. Landscape materials storage and distribution	N	N	N	N	N	N	N <sup>7</sup>	N	N	N	N <sup>7</sup>	P/SP	N	N	N
b. Other	N	N	N	N	N	N	N	N	N	N	N <sup>7</sup>	P/SP	N	N	N
3.3. Earth removal															
a. Earth removal, commercial <sup>3,5,6</sup>	N	N	N	N	N	N	N	BA	BA	N	BA	BA	N	BA	N
b. Earth removal, other <sup>3,4</sup>	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	N
c. Rock quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
d. Washing, sorting and/or crushing or processing of materials	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
e. Production of concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
f. Production of bituminous concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.4. Lumberyard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.5. Manufacturing and Processing:															
a. Biotechnology <sup>1</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
b. Light	N	N	N	N	N	N	N	PB	PB	PB	PB	P/SP	N	PB	<del>X<sup>8</sup> Y<sup>9</sup></del>
c. Medium	N	N	N	N	N	N	N	N	N	N	N	P/SP	N	N	<del>X<sup>8</sup> Y<sup>9</sup></del>
d. Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.6. Printing, publishing:															
a. Under 5,000 square feet	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	N
b. Over 5,000 square feet	N	N	N	N	N	N	N	N	N	N	N	P/SP	N	PB	N

185 Attachment 4  
USE REGULATION SCHEDULE  
PART III (Continued)

Principal Uses	District													MBI			
	RR RV	RRII RVII	SFR SFRV	CI	DC	LI	O	MBI									
3.7 Public utility	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	N
a. Electric power plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.8 Research and development:																	
a. Biotechnology <sup>1</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. Others	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.9 Solid waste facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.10 Warehouse, distribution facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.11 Wholesale office, salesroom:																	
a. With storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. Without storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.12 Conference center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.13 Brewery, distillery, or winery production with tasting room	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3.14 Ground-mounted Solar Energy System																	
a. Small-scale	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Medium-scale <sup>(6)(10)</sup>	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
c. Large-scale <sup>(6)(10)</sup>	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB

- NOTES:
- Subject to § 185-42.
  - Biotechnology uses are permitted in the portions of the Industrial District and Office District which are in the Biotechnology Uses Overlay District.
  - See § 185-23, specifically, § 185-23A, Exemptions.
  - See § 185-44, "Administration and enforcement," for general special permit filing information, and § 185-23, Earth removal regulations, for specific filing information.
  - Any commercial earth removal is not permitted within a Water Resource District.
  - See § 185-3 for "commercial earth removal" definition.
  - Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
  - Planning Board Site Plan Review is required of all Medium-scale and Large-scale Ground-mounted Solar Energy Systems.
  - All forms, solid, liquid and gas, of the following classes of hazardous materials shall be prohibited from the zone: Corrosives; Organic Peroxides; Oxidizers Pyrophoric; Toxic and Highly toxic; Unstable; and Water Reactive.
  - No Medium-scale or Large-scale Ground-mounted Solar Energy Systems on parcels within or adjacent to residential Zoning Districts shall be located nearer to the lot lines than seventy-five (75) feet.

185 Attachment 8  
USE REGULATION SCHEDULE  
PART VII

Symbols in the Use Regulations Schedule shall mean the following:

Y = A, permitted use.

N = An excluded or prohibited use.

BA = A use authorized under special permit from the Board of Appeals.

PB = A use authorized under special permit from the Planning Board.

P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

Accessory Uses	District															
	RRU	RRV	RRVII	SFRJII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
A1 Boarding	N		Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N
A2 Contractor's yard	N		N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
a. Landscape materials storage and distribution	N		Y	Y	Y	Y	Y <sup>3</sup>	N	Y <sup>1</sup>	Y	Y	Y	Y	N	N	N
A3 Home occupation (See § 185-39B)	N		N	N	N	N	Y <sup>3</sup>	N	Y <sup>1</sup>	Y	Y	Y	Y	N	N	N
A4 Manufacture, assembly, packing of goods sold on premises	N		Y	Y	Y	Y	Y <sup>1</sup>	N	Y	Y <sup>1</sup>	Y <sup>1</sup>	Y	Y	N	N	N
A5 Off-street parking (See § 185-39C)	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y <sup>1</sup>	Y
A6 Professional office, studio (See § 185-39A)	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A7 Restaurant, bar	N		N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y
A8 Retail sale of nonagricultural products manufactured, warehoused or manufactured, warehoused or distributed on or from premises	N		N	N	N	N	Y	N	Y	Y	Y	Y	Y <sup>2</sup>	N	Y <sup>2</sup>	Y
A9 Scientific use in compliance with § 185-37	BA		BA	BA	BA	BA	BA	N	BA	BA	BA	Y	Y	Y	Y	Y
A10 Signs (See § 185-20)	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A11 Single-family dwelling for personnel required for safe operation	Y		Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	Y
A12 Other customary accessory uses	Y		Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N
A13 Other retail sales, services	N		N	N	N	N	Y	N <sup>4</sup>	Y	Y	Y	Y	Y	Y	Y	Y
A13.1 Animal grooming	BA		BA	BA	BA	BA	BA	N	Y	BA	Y	BA	BA	BA	BA	BA
A14 Operation of not more than 5 automatic amusement devices	N		N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y
A15 Warehouse/distribution facility	N		N	N	N	N	N	N	N	Y	N	Y	Y	N	N	Y
A16 Wholesale office, salesroom																
a. With storage	N		N	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y
b. Without storage	N		N	N	N	N	N	N	Y	Y	Y	Y	Y	Y <sup>2</sup>	Y	Y
A17 Catering	N		N	N	N	N	PB	N	Y	Y	Y	Y	Y	Y	Y	Y
A18 Function hall	N		N	N	N	N	PB	N	Y	Y	Y	Y	Y	Y	Y	Y
A19 Ground-mounted Solar Energy System <sup>5</sup>	N		N	N	N	N	PB	N	Y	Y	Y	Y	Y	Y	Y	Y
a. Small-scale	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Medium-scale <sup>6</sup>	PB		PB	PB	PB	PB	N	PB	N	PB	N	PB	Y	N	PB	N
<b>A19-20</b> Agricultural with Poultry, parcel under 5 acres	Y <sup>5</sup> Y <sup>7</sup>		Y <sup>5</sup> Y <sup>7</sup>	Y <sup>5</sup> Y <sup>7</sup>	Y <sup>5</sup> Y <sup>7</sup>	Y <sup>5</sup> Y <sup>7</sup>	Y <sup>5</sup> Y <sup>7</sup>	Y <sup>5</sup> Y <sup>7</sup>	N	N	N	N	N	N	N	N

NOTES:

1. But N if occupying more than 50% of the floor area occupied by the principal use and not more than five persons employed on the premises in the DC District and CI District and not more than 10 persons in the CII District and O District.
2. Provided that no more than 25% of the total floor space is used for display or retailing.
3. Such uses shall be restricted to seasonal operations only.
4. Accessory retail sales within a Country Store, as defined in § 185-3, shall not exceed 50% of the establishment's floor area open to the public.
5. See § 185-19, "Accessory buildings and structures".
6. Planning Board Site Plan Review is required of all Medium-scale Ground-mounted Solar Energy Systems.
7. Any related structure shall be to the rear of the property's primary building, and at least 25 feet from side and rear property lines.



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:** \_\_\_\_\_, 2020

**VOTED:**

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

**A True Record Attest:**

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

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

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

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

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**Glenn Jones, Clerk**



# FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

## MEMORANDUM

**TO:** JAMIE HELLEN, TOWN ADMINISTRATOR  
**FROM:** BRYAN W. TABERNER, AICP, DIRECTOR  
**RE:** ZONING BYLAW AMENDMENTS 20-8X3 AND 20-8X4, ZONING MAP CHANGES  
TO BETTER DEFINE THE TOWN OF FRANKLIN'S ZONING DISTRICTS  
**CC:** MARK G. CEREL, TOWN ATTORNEY; AMY LOVE, TOWN PLANNER;  
CHRISSEY WHELTON, ASSISTANT TO THE TOWN ADMINISTRATOR  
**DATE:** DECEMBER 30, 2019

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As you know the Department of Planning and Community Development (DPCD) and other Town staff are undergoing a multi-year project to better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts, the Zoning District line is moved so each parcel is only in one zoning district, in most cases based on the current land use.

Attached are two proposed Zoning Map Amendments that would change the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code), Zoning Map Amendments 20-8X3 and 20-8X4.

**Zoning Bylaw Amendment 20-8X3:** Zoning Map Changes From Rural Residential II and Single Family Residential III, Rural Residential II and Single Family Residential IV, Single Family Residential III and Single Family Residential IV, or Rural Residential II, Single Family Residential III and Single Family Residential IV, To Rural Residential II, Single Family Residential III, or Single Family Residential IV, An Area On Or Near Highland, Maple and Lincoln Streets.

**Zoning Bylaw Amendment 20-8X4:** Zoning Map Changes from Rural Residential II and Single Family Residential III to Rural Residential II or Single Family Residential III An Area On Or Near Oak Street and Dailey Drive

The two attached Zoning Map Amendments include the amendment document, a list of parcels proposed for rezoning, and a diagram with two maps: one showing the current zoning, and one showing proposed Zoning Map changes.

I recommend the Town Council's Economic Development Subcommittee discuss the proposed Zoning Map Amendments at their meeting on January 8, 2020. If the Committee supports the proposed zoning map changes, the two Zoning Map Amendments should be scheduled for a Town Council meeting in the near future for further consideration.

The two proposed Zoning Map Amendments are a small part of the larger Town-wide project. Let me know if you have questions or require additional information. And please let me know how often you'd like DPCD to submit additional zoning Map Amendments for consideration.

**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 20-8X3**

**ZONING MAP CHANGES FROM RURAL RESIDENTIAL II AND SINGLE FAMILY RESIDENTIAL III, RURAL RESIDENTIAL II AND SINGLE FAMILY RESIDENTIAL IV, SINGLE FAMILY RESIDENTIAL III AND SINGLE FAMILY RESIDENTIAL IV, OR RURAL RESIDENTIAL II, SINGLE FAMILY RESIDENTIAL III AND SINGLE FAMILY RESIDENTIAL IV, TO RURAL RESIDENTIAL II, SINGLE FAMILY RESIDENTIAL III, OR SINGLE FAMILY RESIDENTIAL IV, AN AREA ON OR NEAR HIGHLAND, MAPLE AND LINCOLN 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 Rural Residential II and Single Family Residential III to Rural Residential II an area containing **31.28± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

<u>Parcel Numbers</u>		
<b>260-055-000</b>	<b>260-059-000</b>	<b>260-064-000</b>
<b>260-058-000</b>	<b>260-060-000</b>	

That the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential III to Single Family Residential III an area containing **13.25± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

<u>Parcel Numbers</u>		
<b>260-039-000</b>	<b>261-013-000</b>	<b>261-016-000</b>
<b>260-049-000</b>	<b>261-015-000</b>	<b>261-017-000</b>
<b>261-012-000</b>		

That 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 an area containing **8.33± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

<u>Parcel Numbers</u>		
<b>261-002-000</b>	<b>261-003-000</b>	<b>268-014-000</b>

That the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential IV to Single Family Residential IV an area containing **2.72± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

<u>Parcel Numbers</u>		
<b>261-008-000</b>	<b>261-009-000</b>	<b>268-018-000</b>

That the Zoning Map of the Town of Franklin be amended by changing from Single Family Residential III and Single Family Residential IV to Single Family Residential IV an area containing **2.38± acres** comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

**269-113-000**

**269-129-000**

That the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II, Single Family Residential III and Single Family Residential IV to Rural Residential II **11.44± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

**261-011-000**

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II, Single Family Residential III and Single Family Residential IV to Single Family Residential IV **2.00± acres** comprising the following parcel of land as shown on the Town of Franklin's Assessors' Maps:

Parcel Number

**260-052-000**

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Highland, Maple and Lincoln 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:** \_\_\_\_\_, 2020

**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 Amendment 20-8X3**

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

**From Rural Residential II & Single Family Residential III, Rural Residential II & Single Family Residential IV, Single Family Residential III & Single Family Residential IV, or Rural Residential II, Single Family Residential III & Single Family Residential IV, To Rural Residential II, Single Family Residential III, or Single Family Residential IV An Area On Or Near Highland, Maple and Lincoln Streets**

Parcel	Location	Size (acres)	Owners	From	To
260-039-000	8 Pine Knoll Road	2.40600	Laura Brandon	RRII & SFRIII	SFRIII
260-049-000	9 Molly Lane	1.53100	James E and Bridget N Drewry	RRII & SFRIII	SFRIII
260-052-000	85 Highland Street	2.00000	Not Available	RRII, SFRIII & SFRIV	SFRIV
260-055-000	82 Maple Street	3.82200	Francis X and Laureen McKeown	RRII & SFRIII	RRII
260-058-000	140 Maple Street	3.16100	Richard J and Sandra F Frongillo	RRII & SFRIII	RRII
260-059-000	148 Maple Street	2.10700	Marc R and Donna M Carbone	RRII & SFRIII	RRII
260-060-000	Maple Street	5.99100	Town of Franklin	RRII & SFRIII	RRII
260-064-000	206 Maple Street	16.20100	Joanna Marguerite	RRII & SFRIII	RRII
261-002-000	Maple Street	2.92000	Jeryl M. and Mark Linne	RRII & SFRIV	RRII
261-003-000	64 Maple	3.52800	Robert Acevedo and Amy Wood	RRII & SFRIV	RRII
261-008-000	39 Maple Street	0.61270	Karen Rovani, Marc Rovani	RRII & SFRIV	SFRIV
261-009-000	42 Lincoln Street	1.42800	L. M. & W. R. Koplin TR, Koplin Family 2018 Rev TR	RRII & SFRIV	SFRIV
261-011-000	Maple Street	11.44400	Dean College	RRII, SFRIII & SFRIV	RRII
261-012-000	108 Lincoln Street	0.28630	Michael Cornell, Kelly Cornell	RRII & SFRIII	SFRIII
261-013-000	120 Lincoln Street	0.81040	Janyce E. Sarmaniote, Kristine M. Guay	RRII & SFRIII	SFRIII
261-015-000	142 Lincoln Street	2.41600	John F. Jardine, Diane M. Daddario	RRII & SFRIII	SFRIII
261-016-000	154 Lincoln Street	3.70500	Richard R. Lefebvre	RRII & SFRIII	SFRIII
261-017-000	156 Lincoln Street	2.09900	Ronald M & Tara Gurge	RRII & SFRIII	SFRIII
268-014-000	4 Maple	1.88400	Patricia M. Gallagher	RRII & SFRIV	RRII
268-018-000	28 Lincoln	0.68310	Matthew Campbell	RRII & SFRIV	SFRIV
269-113-000	129 Oak Street	0.78460	Daniel P McCarthy	SFRIII & SFRIV	SFRIV
269-129-000	99 Highland Street	1.60000	Michael G. Lang & Nichole Loulache	SFRIII & SFRIV	SFRIV
	Total Area	71.42010			

RRII = Rural Residential II Zoning District







SFRIII = Single Family Residential III Zoning District

SFRIV = Single Family Residential IV Zoning District

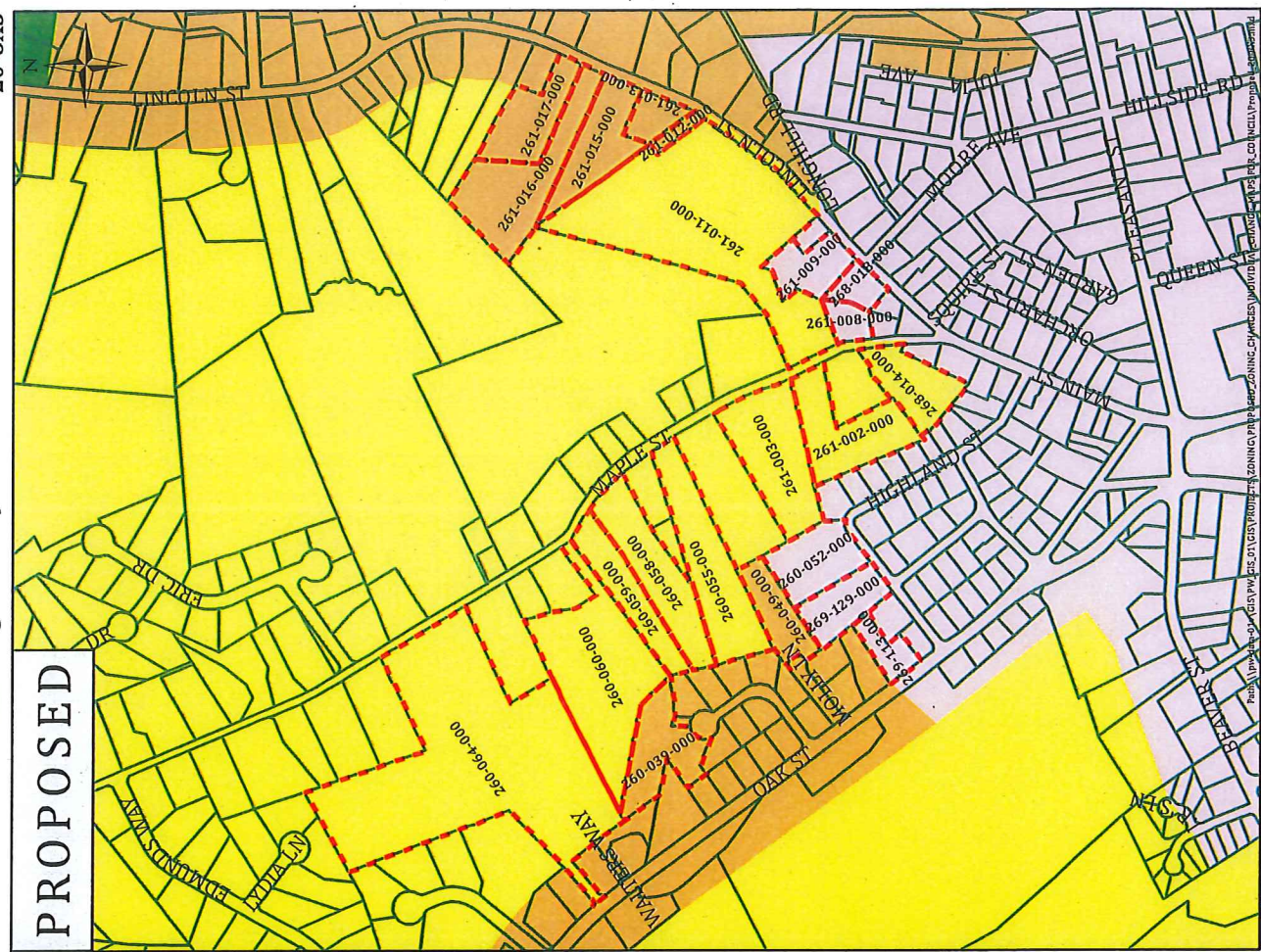
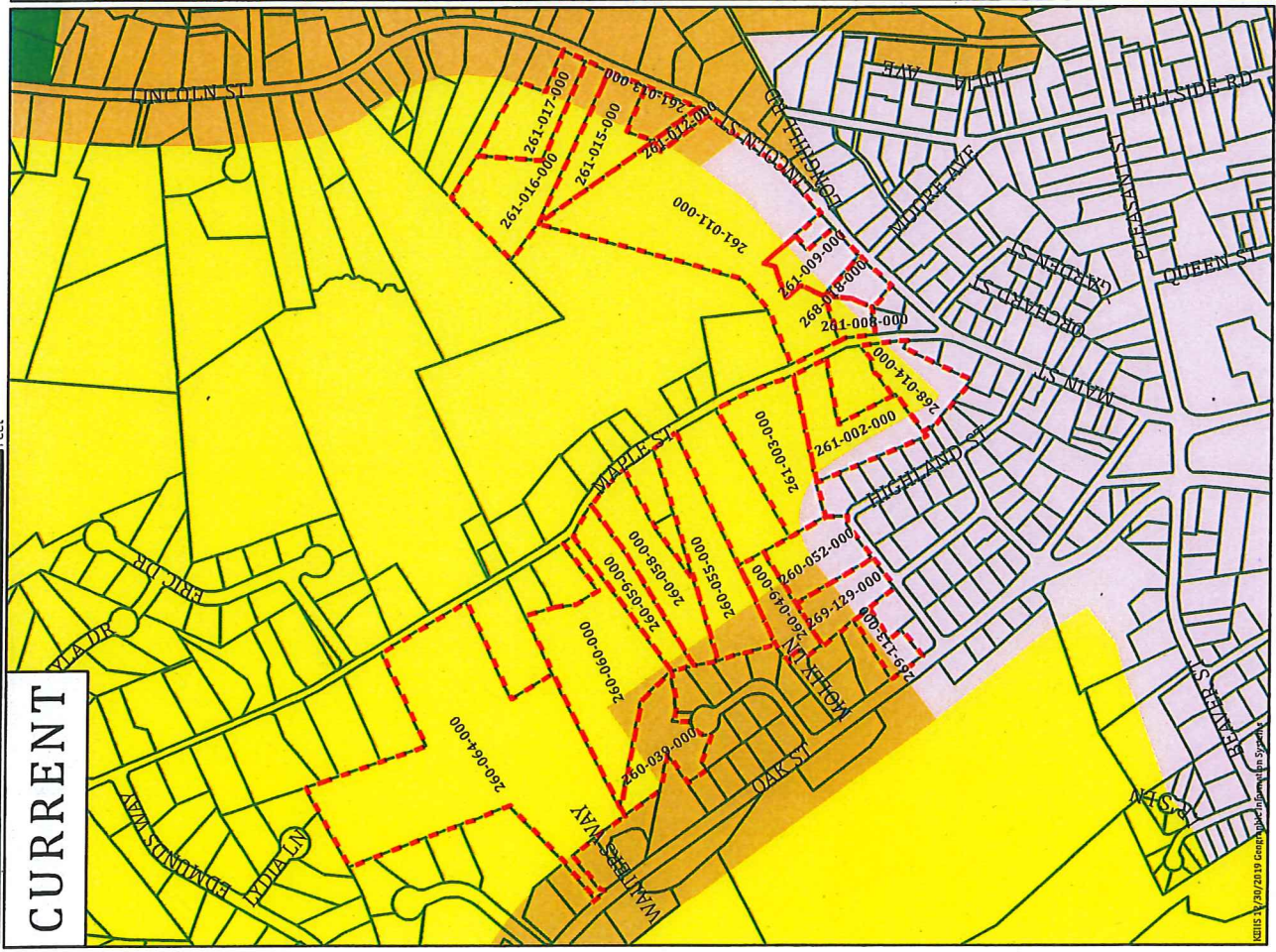


# Proposed Zoning Map Changes

An Area On Or Near Highland, Maple and Lincoln Streets  
 From Rural Residential II & Single Family Residential III, To Rural Residential I, Single Family Residential III, or Single Family Residential IV  
 From Rural Residential III, Rural Residential IV, Single Family Residential III & Single Family Residential IV, To Rural Residential I, Single Family Residential III, or Single Family Residential IV

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

0 500 1,000 2,000 feet



20-8X3

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SPONSOR: *Town Administration*

**TOWN OF FRANKLIN  
ZONING BY-LAW AMENDMENT 18-8X4**

**ZONING MAP CHANGES FROM RURAL RESIDENTIAL II AND  
SINGLE FAMILY RESIDENTIAL III TO RURAL RESIDENTIAL II OR  
SINGLE FAMILY RESIDENTIAL III AN AREA ON OR NEAR  
OAK STREET AND DAILEY 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 II and Single Family Residential III to Rural Residential II an area containing **12.46± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

<b>252-021-000</b>	<b>252-025-000</b>	<b>252-072-000</b>
<b>252-022-000</b>	<b>252-062-000</b>	<b>253-136-000</b>
<b>252-023-000</b>	<b>252-063-000</b>	<b>253-159-000</b>
<b>252-024-000</b>	<b>252-068-000</b>	

And the Zoning Map of the Town of Franklin be amended by changing from Rural Residential II and Single Family Residential III to Single Family Residential III an area containing **5.06± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

<b>252-012-000</b>	<b>252-015-000</b>	<b>253-120-000</b>
<b>252-013-000</b>	<b>252-016-000</b>	<b>253-121-000</b>
<b>252-014-000</b>	<b>252-017-000</b>	<b>253-154-000</b>

The area to be rezoned is shown on the attached map ("Proposed Zoning Map Changes, An Area On Or Near Oak Street and Dailey 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.

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**DATED:** \_\_\_\_\_, 2020

**VOTED:**

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

**A True Record Attest:**

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

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

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

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

---

**Glenn Jones, Clerk**

**Proposed Zoning Map Amendment 20-8X4**

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

**From Rural Residential II & Single Family Residential III,  
To Rural Residential II or Single Family Residential III,  
An Area On Or Near Oak Street and Dailey Drive**

Parcel	Location	Size (acres)	Owners	From	To
252-012-000	510 Oak Street	0.4108	Lillian E Okuliczki Realty TR	RRII & SFRIII	SFRIII
252-013-000	512 Oak Street	0.4096	B & J Leblanc, 512 Oak St. Realty TR	RRII & SFRIII	SFRIII
252-014-000	514 Oak Street	0.4375	Kirsten L Braun, Justin Gagne	RRII & SFRIII	SFRIII
252-015-000	520 Oak Street	0.4510	Gordon C & June M Mullett	RRII & SFRIII	SFRIII
252-016-000	530 Oak Street	0.3957	Kurt A & Diane L Doyle	RRII & SFRIII	SFRIII
252-017-000	576 Oak Street	1.3370	Christine M Bracci	RRII & SFRIII	SFRIII
252-021-000	291 Iroquois Road	0.4598	William & Nancy J Farrell	RRII & SFRIII	RRII
252-022-000	406 Dailey Drive	0.6901	Michael E Chandler	RRII & SFRIII	RRII
252-023-000	394 Dailey Drive	0.6888	Margaret A House	RRII & SFRIII	RRII
252-024-000	382 Dailey Drive	0.6890	Robert L Sicard TR	RRII & SFRIII	RRII
252-025-000	264 Dailey Drive	0.6973	Michael F Ferullo & Sharon L Pelley-Ferullo	RRII & SFRIII	RRII
252-062-000	Oak Street	0.9770	Town of Franklin	RRII & SFRIII	RRII
252-063-000	Maple Brook Lane	4.3720	Town of Franklin	RRII & SFRIII	RRII
252-068-000	Oak Street	1.6360	Town of Franklin	RRII & SFRIII	RRII
252-072-000	4 Echo Bridge Road	0.7390	Timothy W & Katherine E Lai	RRII & SFRIII	RRII
253-120-002	610 Oak Street	0.8500	Abdul Rauf Abbasi and Uzma Khanam	RRII & SFRIII	SFRIII
253-121-000	Kathy Ave	0.2152	Town of Franklin	RRII & SFRIII	SFRIII
253-136-000	20 Flynn Road	0.8947	Philippe R & Lisa M Bergeron	RRII & SFRIII	RRII
253-154-000	442 Dailey Drive	0.5785	Brenda L Willis	RRII & SFRIII	SFRIII
253-159-000	Iroquois Road	0.6197	Town of Franklin	RRII & SFRIII	RRII
Total Area		17.5487			

RRII = Rural Residential II

SFRIII = Single Family Residential III

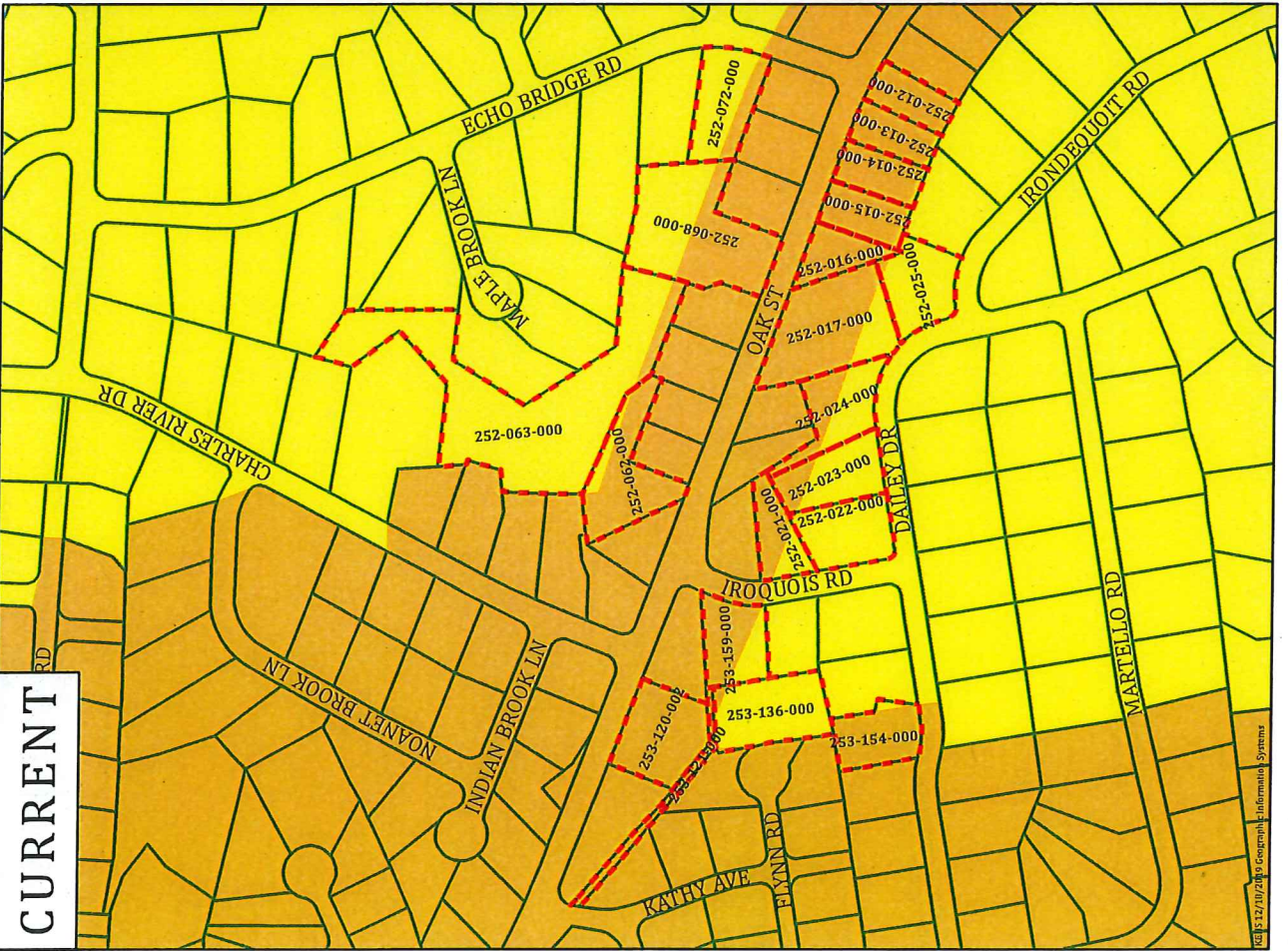
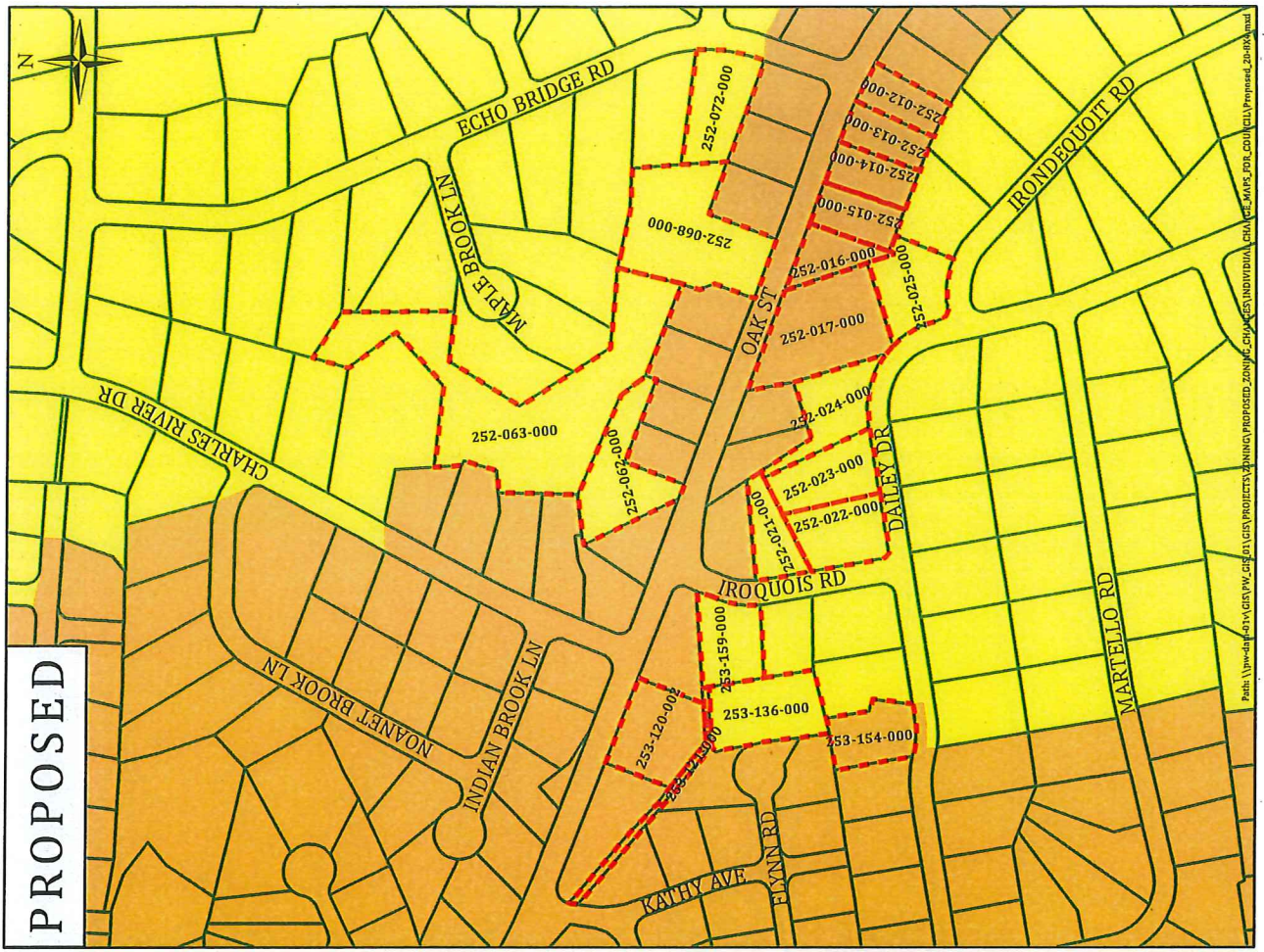


# Proposed Zoning Map Changes

An Area On Or Near Oak Street and Dailey Drive  
From Rural Residential II & Single Family Residential III, To Rural Residential II  
or Single Family Residential III

20-8X4

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



**PROPOSED**

**CURRENT**

