

Town of Franklin

Town Administrator
Tel: (508) 520-4949

Fax: (508) 520-4903



355 East Central Street
Franklin, Massachusetts 02038-1352

Land Use Workshop
April 13, 2017 at 6:30 PM
355 East Central Street
Council Chambers

AGENDA

Topics for Workshop

- **COMMUNITY APPROACH TO HOUSING and Economic Development**
 1. Current Growth spurt? - see attached Memo
 2. Residential VII ?
 3. Commercial I
 4. Commercial II
 5. Height of issues in C1, C2, Downtown and R5
 6. Affordable housing-
 - Inclusionary Zoning – for affordable/or open space?
 7. Open Space Acquisition Plan?

History

Master Plan Adopted by the Town Council in 2013

Changes as a result of the Master Plan

- Change Industrial to R 5 at the end of Dean Ave (Thompson Press)
- Allow surface parking lots as primary use in Downtown
- Clean up zone lines in the Downtown
- Rural business (was Neighborhood Commercial) – Washington Street and Spring Street
- Change R4 to R5 on West Central near Beaver Street

Zoning in Master Plan not addressed to date

- C-1 issues/options/location

Recent proposed changes not included in the Master Plan

1. Residential VII East Central Street –Citizen/Developer petition -
2. Storage Facility moved from CII to industrial – In process
3. Medical Marijuana - State law passed - adopted
4. Recreation Marijuana - State law passed - adopted

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

UPDATED APRIL 3, 2017

Date: September 7, 2016
To: Town Council
From: Jeffrey D. Nutting, Town Administrator
Re: Proposed Agenda Item about Zoning Game Plan

Lately, I have been approached by landowners/developers (L/D) seeking my opinion on whether the Town will provide a zoning change so they can develop their land into Condos, Apartments and Zone 7 (which allows 4 times the density of Rural Residential zoning). All the requests require a zoning change for the L/D. While a project may offer some benefit, it is the Town Council that needs to decide on zoning and the pace of development you want for Franklin.

The Town Council adopted an updated Master Plan in 2013 as a road map to continued improvements for the citizens of Franklin. The plan covered a wide range of topics many which the Council have embraced to date, most notably zoning changes, sidewalk construction, as well as open space/recreation issues.

Currently, the economy seems to be in good shape and the demand for housing in Franklin is higher than it has been in a long time. You will recall the tremendous growth of the 1990's and the various steps Town Council took to reign in the growth. They rezoned residential land to industrial land, adopted over-55 housing, bought open space when available, adopt the water and sewer extension bylaws, a growth control bylaw, the so-called circle bylaw, etc. Further, the Council voted for an impact fee on new homes that was rejected by the Court. All the efforts to control development happened after the spike in housing production of the mid-1990's and the fast growth created problems that we are still dealing with today. Housing starts continued in the early 2000's at a slower pace and then the recession of 2008 reduced development further.

In review, dwelling units created in the last five years by the Building Commissioner reports the following dwelling units:

- 2011 - 20 units
- 2012 - 57 units
- 2013 - 48 units
- 2014 - 47 units
- 2015 - 38 units
- 2016 - 30 units, 287 unit apt, 40B and Apts Downtown
- 2017 - 4 Units

This does not count the two developments on King Street and East Central Street with a total of over 250 units for elderly citizens.

Since 2012, we are averaging about 40 units a year (does not include 280 units apt). This seems to be a reasonable and steady growth. Franklin is now at a crossroad again concerning proposed dwelling units. Currently, there are over **850** units in various stages of development.

Under Construction (Various Stages)

Weston Woods - 40B Apartments	280
Lorriane Metcalf – Subdivision	4
Cooks Farm - Condos	55
Lincoln Street – Subdivision	9
County Side Estates - Subdivision	8
Franklin Heights - Condos	7
Winter Gardens - Subdivison	5
Upper Union Street - Subdivision	7
East Central Street - Apts.	7

Approved

Uncas Ave - Subdivision	18	
Pond Street Condos	96	
Madeline Village 40B	32	Approved by ZBA

Before Planning Board

Maple Street – Subdivision	10
Apartments at the end of Dean Ave	257

In the Works

Condos on West Central Street	30 ??	Recently rezoned
Others units that are currently approved	20 +/-	or under construction

Total possible Dwelling Units 850 +/-

While not all of these units will be constructed at once, we could see well over 600 units in the next 3 years. Further, we do not know how many other “as of right” dwelling units may be proposed in the next couple of years.

The housing development speaks well to Franklin’s quality of life and all the improvements that have happen over the last 15 years under the leadership of the various Town Councils that make Franklin a desirable community to live.

Does the Town Council want to maintain the zoning plan adopted in the Master Plan or make changes to the plan? Providing a clear message to L/D’s makes a lot more sense than dealing with zoning on a case-by-case basis. It is hard to say yes to one person and no to the next if you do not have an overall game plan.

I suggest this topic be put on a Council agenda or workshop in the near future. I am happy to answer any questions.

JDN:ce

cc: Bryan Taberner, Director of Community Planning
Planning Board

Current Building Height Restrictions

185 Attachment 9

Schedule of Lot, Area, Frontage, Yard and Height Requirements

District	Minimum Lot Dimension		Maximum Height of Building		Maximum Height Possible If Planning Board Approves Special Permit	
	Area (square feet)	Continuous Frontage (feet)	Stories	Feet	Stories	Feet
Rural Residential I	40,000	200	3	35		
Rural Residential II	30,000	150	3	35		
Single Family Residential I	20,000	125	3	35		
Single Family Residential II	15,000	100	3	35		
General Residential V	10,000	100	3	40		
Residential VI	40,000	200	3	35		
Residential VII	40,000	200	3	35		
Neighborhood Commercial	18,000	100	3	35		
Rural Business	40,000	200	1.5	30		
Downtown Commercial	5,000	50	3 ⁹	40 ⁹	4	50
Commercial I ⁷	5,000	50	3 ⁶	40 ⁶	5	60
Commercial II	40,000	175	3	40		
Business	20,000	125	3	40		
Industrial	40,000	175	3 ⁶	-	5	60
Limited Industrial	40,000	175	3 ⁶	40 ⁶	5	60
Office	40,000	100	3 ⁶	40 ⁶	5	60

NOTES:

⁶ Up to 5 stories and/or 60 feet, whichever is greater, may be permitted by a special permit from the Planning Board.

⁷ Permitted residential uses must observe requirements of General Residential V District for residential use building only. Mixed use buildings are exempt from this requirement.

⁹ Up to 4 stories and/or 50 feet, whichever is less, may be permitted by a Special Permit from the Planning Board provided the structure is set back at least 15 feet from frontage.

April 4, 2017

Department of Planning & Community Development