



FRANKLIN TOWN COUNCIL

November 29, 2017

7:00 PM

A. APPROVAL OF MINUTES – *October 11, 2017, October 25, 2017*

B. ANNOUNCEMENTS –

1. *This meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon channel 29. This meeting may also be recorded by others.*

C. PROCLAMATIONS/RECOGNITIONS

D. CITIZEN COMMENTS – *Citizens are welcome to express their views for up to five minutes on a matter that is not on the Agenda. The Council will not engage in a dialogue or comment on a matter raised during Citizen Comments. The Town Council will give remarks appropriate consideration and may ask the Town Administrator to review the matter.*

E. APPOINTMENTS - *Cultural District Committee*

F. HEARINGS - Public Hearing – 7:10 PM

1. *Tax Classification Hearing*

G. LICENSE TRANSACTIONS

H. PRESENTATIONS/DISCUSSIONS *Snow & Ice Presentation – Brutus Cantoreggi*

I. SUBCOMMITTEE REPORTS

J. LEGISLATION FOR ACTION

1. *Resolution 17-70: Classification Tax Allocation – Residential Factor*
2. *Resolution 17-71: Classification Tax Allocation – Open Space Exemption*
3. *Resolution 17-72: Classification Tax Allocation – Small Business Exemption*
4. *Resolution 17-73: Classification Tax Allocation – Residential Property Exemption*

K. TOWN ADMINISTRATOR'S REPORT

L. FUTURE AGENDA ITEMS

M. COUNCIL COMMENTS

N. EXECUTIVE SESSION - *None*

O. ADJOURN

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
October 11, 2017**

A meeting of the Town Council was held on Wednesday, October 11, 2017 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present: Andrew Bissanti, Robert Dellorco, Glenn Jones, Matthew Kelly, Thomas Mercer, Peter Padula, Deborah Pellegrini, Judith Pond Pfeffer, Robert Vallee. Councilors absent: None. Administrative personnel in attendance: Jeffrey Nutting, Town Administrator; Jamie Hellen, Deputy Town Administrator; Mark Cerel, Town Attorney.

CALL TO ORDER: ► Chairman Kelly called the meeting to order at 7:00 PM with a moment of silence and the Pledge of Allegiance.

APPROVAL OF MINUTES: *September 13, 2017.* ► **MOTION** to **Approve** the September 13, 2017 meeting minutes by **Mercer**. **SECOND** by **Dellorco**. **No Discussion.** ► **VOTE: Yes-8, No-0, Absent-0, Abstain-1** (Ms. Pfeffer abstained).

ANNOUNCEMENTS: Chairman Kelly announced the meeting is being recorded by *Franklin TV* and available for viewing on Comcast Channel 11 and Verizon Channel 29. This meeting may also be recorded by others.

PROCLAMATIONS/RECOGNITIONS: *None.*

CITIZEN COMMENTS: *None.*

APPOINTMENTS: *None.*

HEARINGS: *None.*

LICENSE TRANSACTIONS: ► *Shaw's – Change of Manager and New Officer.* ► Ms. Pfeffer read the license transaction. ► **MOTION** to **Approve** the Change of Manager to William M. Nasif and Change of Officer to Gary R. Morton on the Shaw's Supermarkets, Inc. Wine and Malt Beverages Package Store License by **Pfeffer**. **SECOND** by **Mercer**. **Discussion:** ► Mr. Nasif, new store manager of Shaw's in Franklin, introduced himself and shared his background. In response to Council member's question, he stated he has taken the online course and is scheduled to take a classroom course on TIPS training in November. He explained the procedure to check IDs at the cash register; it is done manually. ► Mr. Bissanti confirmed that Mr. Nasif is currently the store manager and he has not yet taken the classroom course for TIPS training. ► Mr. Dellorco noted the time period is six months. ► Chairman Kelly stated that when Mr. Nasif completes the training, he will provide the Town Council with his certificate. In the meantime, Mr. Cerel will check to confirm the six-month time period is correct. ► **VOTE: Yes-9, No-0, Absent-0.**

PRESENTATIONS/DISCUSSIONS: *None.*

SUBCOMMITTEE REPORTS: *None.*

LEGISLATION FOR ACTION:

1. **Resolution 17-62: Acceptance of Gift – Franklin Fire Department (Motion to Move Resolution 17-62 – Majority vote (5)).** ► Ms. Pfeffer read the resolution. ► **MOTION** to **Move** Resolution 17-62: Acceptance of Gift – Franklin Fire Department, from Digital Federal Credit Union for \$3,500 by

Mercer. SECOND by Padula. Discussion: ► Mr. Nutting stated this generosity to the Police and Fire Departments is every year. We will send them a thank you. ► **VOTE: Yes-9, No-0, Absent-0.**

2. **Resolution 17-63: Acceptance of Gift – Franklin Police Department (Motion to Move Resolution 17-63 – Majority vote (5)).** ► Ms. Pfeffer read the resolution. ► **MOTION to Move Resolution 17-63: Acceptance of Gift – Franklin Police Department, from Digital Federal Credit Union for \$3,500 by Mercer. SECOND by Dellorco. Discussion:** ► Mr. Nutting stated that he had the same comment. He confirmed thank you notes are sent out. ► Mr. Padula thanked Digital Federal Credit Union and hoped other businesses would follow. ► **VOTE: Yes-9, No-0, Absent-0.**

3. **Resolution 17-64: Request to Town of Norfolk Zoning Board of Appeals to Request a Traffic Study of the Intersection of Mill Street and Chestnut Street in Franklin (Motion to Move Resolution 17-64 – Majority vote (5)).** ► Ms. Pfeffer read the resolution. ► **MOTION to Move Resolution 17-64: Request to Town of Norfolk Zoning Board of Appeals to Request a Traffic Study of the Intersection of Mill Street and Chestnut Street in Franklin by Mercer. SECOND by Padula. Discussion:** ► Mr. Nutting stated that there are a few hundred living spaces, apartments/condominiums, planned in Norfolk at the end of Mill Street in Franklin; he is very concerned about the traffic impact. When he reviewed the traffic study done by Norfolk, it did not include any of Franklin and this development is very close to the town border. Therefore, he would like to know the impact of traffic on the Franklin side of Norfolk and the impact of construction vehicles. He thought this was a respectful way to ask the Zoning Board in Norfolk to look at this. ► Ms. Pfeffer confirmed part of this is a 40B for Norfolk. She asked what Norfolk is going to do about water; she hopes that Franklin will not be selling or giving water to this development in Norfolk. She noted concern about the bridge near the proposed development that was built in 1915. Can it hold many construction trucks? As well, the other bridge that goes over the railroad tracks is wooden. ► Mr. Bissanti stated that in addition to the bridges, they will be looking for alternate routes, probably through Franklin. He stated that he was told the amount of material that must be removed from that site will take about 10 years at about 50 trucks per day. Therefore, this needs to be given careful consideration going forward. ► Mr. Dellorco asked what are the Town's options? ► Mr. Nutting stated the street cannot be blocked off, but maybe improvements can be made and spread the burden of the trucks. Expressing concern about this and having them do a traffic study is first step. ► Ms. Pellegrini asked if this was a scenic road which would provide certain provisions. ► Mr. Nutting stated that it was not. ► Chairman Kelly stated he met with some of the residents on Mill Street. The bridge was built in 1915 and there is a \$10 million grant they are trying to get to repair and replace it. His concern is the 50 trucks per day to start. His other concern is that the Buckley and Mann site is contaminated, which means they will be bringing contaminated goods through the Town of Franklin to the highway. As a Town Council, he would like to put a stop to that. He noted that Amazon was looking at a site in Bellingham; that would be 50 trucks an hour. In addition to this development, that together is too many trucks using Franklin roads and Franklin does not get a penny for this. We must start looking at ways to fix this. Our roads already cannot handle the traffic. We must tell these people to use their own roads. ► Mr. Richard Ciccone, 185 Chestnut Street, stated he was glad someone was being proactive on this. It needs to be looked at long term as to how it will affect everyone. He asked if Mr. Nutting could speak at Norfolk's public hearing. He is not anti-growth, but must let other towns around know Franklin is looking out for Franklin. He asked if Franklin could ask for mitigation when they use our roads. He asked for the weight limit on any wooden bridges. ► Mr. Nutting stated the best way is if the Zoning Board of Appeals in Norfolk in their decision puts in a truck route; that is why we are sending a letter to them. He is looking at both the construction phase and the ongoing phase after buildout. ► Chairman Kelly would like to have a conversation with Norfolk officials about this. ► Ms. Sally Gustin, 117 Mill Street, representing the folks that are on the Norfolk line, said thank you to the Town Council as they were feeling left out in all of this. ► Mr. Padula stated this is a great idea of the Town Administrator to have Norfolk put this

language in. ► Mr. Bissanti stated that it is not uncommon for a development of this size to give back to the community and make improvements. ► **VOTE: Yes-9, No-0, Absent-0.**

4. **Bylaw Amendment 17-796: Chapter 63, Buildings, Numbering of – 2nd Reading. (Motion to Move Bylaw Amendment 17-796 – Majority Roll Call vote (5)).** ► Ms. Pfeffer read the bylaw amendment. ► **MOTION to Move** Bylaw Amendment 17-796: Chapter 63, Buildings, Numbering of by **Mercer. SECOND** by **Dellorco. Discussion:** ► Mr. Hellen stated that one month ago the Town Council voted to approve all the various sections and requirements to apply to be designated as a green community. This is the second required vote to adopt the Stretch Code into Town Bylaw; then we will be eligible for \$200,000 at the beginning of the year. ► Mr. Padula stated he would vote in favor as it is good for the community. People should realize that there is an extra cost to builders for this; it is not inexpensive. ► Mr. Nutting stated the town engineer does the numbering on new homes. ► Mr. Richard Ciccone, 185 Chestnut Street, asked that the extra cost to builders that was mentioned be explained. ► Chairman Kelly stated that in a green community it costs a builder about 10 percent more in building costs as they must build the house tighter. ► Mr. Bissanti stated that it does cost the builder more, but it is a good thing to build green. ► Mr. Mercer stated there are many good things about this, just look at the new high school in going green. ► Mr. Jones said that in the long run, money will be saved in energy savings. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegrini-YES; Pfeffer-YES; Vallee-YES. ► **VOTE: Yes-9, No-0, Absent-0.**

5. **Zoning Bylaw Amendment 17-797: Setbacks for Accessory Buildings and Structures – 2nd Reading (Motion to Move Zoning Bylaw Amendment 17-797 – 2/3 Majority Roll Call vote (6.)).** ► Ms. Pfeffer read the zoning bylaw amendment. ► **MOTION to Move** Zoning Bylaw Amendment 17-797: Setbacks for Accessory Buildings and Structures by **Mercer. SECOND** by **Padula. Discussion:** ► Mr. Nutting stated this just takes the inconsistency out of the current bylaw where some places it says 10 ft. for setback and some places it says 15 ft. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegrini-YES; Pfeffer-YES; Vallee-YES. ► **VOTE: Yes-9, No-0, Absent-0.**

TOWN ADMINISTRATOR’S REPORT: ► Mr. Nutting urged everyone to go to the Harvest Festival; it will be the biggest ever.

FUTURE AGENDA ITEMS: *None.*

COUNCIL COMMENTS: ► Ms. Pellegrini reminded all that Flu Shots will be on Tuesday, free to the public. She asked Mr. Nutting what happens if they run out. ► Mr. Nutting stated that flu shots are available at other locations, as well. ► Mr. Nasif, Shaw’s Manager, stated that Shaw’s offers flu shots for free with insurance. ► Ms. Pellegrini asked if they were looking into the lights for the trees uptown; last year the lights could not be put on some of the trees. ► Mr. Nutting stated he would check with Brutus Cantoreggi. ► Mr. Mercer wished his wife a Happy 50th Anniversary. ► Mr. Jones stated that this will be the largest Harvest Festival in years; it is great. The Franklin Fire Department is offering a CPR course on October 18, 2017 at the Fire Station. ► Mr. Dellorco noted that NARCAN training will also be offered on October 18, 2017; it is free training. He gave condolences to the Pecci family. Ms. Julia Pecci would have been 100 years old on December 1; she will be missed. ► Mr. Bissanti applauded his fellow Elks brothers and sisters; they had a motorcycle run for the veterans and raised \$6,500 for the charity; they did a great job. ► Ms. Pfeffer acknowledged the passing of Mr. Robert Fahey; he was the former Veteran’s Officer for Franklin and a very nice man. The American Legion Post 75 had veterans as honor guards for him. ► Chairman Kelly also acknowledged Mr. Robert Fahey. He congratulated Mr. Larry Bederian on his VFW awards.

EXECUTIVE SESSION: *None.*

ADJOURN: MOTION to Adjourn by Mercer. SECOND by Dellorco. No Discussion. ► VOTE: Yes-9, No-0, Absent-0. Meeting adjourned at 7:47 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
October 25, 2017**

A meeting of the Town Council was held on Wednesday, October 25, 2017 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present: Andrew Bissanti, Robert Dellorco, Glenn Jones, Matthew Kelly, Thomas Mercer (via remote), Peter Padula, Deborah Pellegri, Judith Pond Pfeffer, Robert Vallee. Councilors absent: None. Administrative personnel in attendance: Jeffrey Nutting, Town Administrator; Jamie Hellen, Deputy Town Administrator; Mark Cerel, Town Attorney.

CALL TO ORDER: ► Chairman Kelly called the meeting to order at 7:00 PM with a moment of silence and the Pledge of Allegiance. He stated that Commander Bederian and Pack 92 will lead the Pledge to the Flag.

APPROVAL OF MINUTES: *None.*

ANNOUNCEMENTS: Chairman Kelly announced the meeting is being recorded by *Franklin TV* and available for viewing on Comcast Channel 11 and Verizon Channel 29. This meeting may also be recorded by others. He stated that Mr. Mercer would be attending the meeting via remote participation.

PROCLAMATIONS/RECOGNITIONS: ► Chairman Kelly announced a special proclamation for Mr. Robert Vallee. He presented Mr. Vallee with a Lifetime Service Award in recognition of his more than 30 years of dedication and commitment to the public as a member of the Franklin Town Council. Chairman Kelly gave remarks on his and Mr. Vallee's time together on the Town Council. ► Town Council members provided heartfelt remarks on Mr. Vallee's life, his contributions to the Town Council, and how much he will be missed. ► Chairman Kelly announced that on behalf of the Town Council, a chair with the Town emblem was purchased for Mr. Vallee. ► Mr. Vallee thanked everyone for the wonderful presentation. ► Rep. Jeffrey Roy congratulated Mr. Vallee and presented him with a Citation from the House of Representatives in recognition of his over 30 years of dedicated service to the Town of Franklin.

CITIZEN COMMENTS: *None.*

APPOINTMENTS: ► *Franklin Cultural Council (2).* ► Ms. Pfeffer read the first appointment.

► **MOTION to Ratify** the appointment by the Town Administrator of Olivier Edouard to serve as a member of the Franklin Cultural Council, with an expiration of June 30, 2020 by **Pfeffer. SECOND** by **Jones. Discussion:** ► Mr. Edouard provided information on his background and interest in the Cultural Council. ► Mr. Bissanti thanked Mr. Edouard for his future service. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegri-YES; Pfeffer-YES; Vallee-YES. ► **VOTE: Yes-9, No-0, Absent-0.**

► Ms. Pfeffer read the second appointment. ► **MOTION to Ratify** the appointment by the Town Administrator of Jose Trevino to serve as a member of the Franklin Cultural Council, with an expiration of June 30, 2020 by **Pfeffer. SECOND** by **Padula. Discussion:** ► Mr. Nutting provided information on Mr. Trevino's background and interest in becoming involved in the Franklin community. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegri-YES; Pfeffer-YES; Vallee-YES. ► **VOTE: Yes-9, No-0, Absent-0.**

HEARINGS: *None.*

LICENSE TRANSACTIONS: *None.*

PRESENTATIONS/DISCUSSIONS: ► *Veterans Service Officer, Dale Kurtz.* ► Mr. Dale Kurtz gave a proclamation commending Franklin VFW Post 3402. He asked Post Commander Larry Bederian and Quartermaster Carruthers to join him as he read the proclamation on behalf of the Town Council recognizing VFW Post 3402 for outstanding contributions made by the membership and attained 120 percent of membership retained and recruitment of new members for the 2016-2017 membership year. As well, VFW Post 3402 achieved All State and All American status for 2016-2017 membership year. Mr. Kurtz then read a proclamation on behalf of the Town Council commending Mr. Ernest Carruthers, Quartermaster VFW Post 3402 and the Post's CFO, as recognized by the state and nationally for exemplary execution of his duties. Mr. Kurtz then read a proclamation on behalf of the Town Council commending and congratulating Mr. Lawrence Bederian, Commander of VFW Post 3402, as responsible for ensuring that his Post completed all required programs at the state and national levels. Commander Bederian was also recognized as being presented an award of Member of the 2016-2017 All American Team of Post Commanders by the VFW of the United States. ► Chairman Kelly thanked them for all they do for the Town of Franklin and for the Franklin VFW. ► Mr. Kurtz noted that the county of Franklin, District 5, earned the high honors of All American District for the first time since being formed in 1949. District 5 was one of 15 districts nationally recognized; Post 3402 was part of the integral success of District 5. Mr. Kurtz stated that on November 10, the observance of Veteran's Day this year, the Franklin Veterans will hold a luncheon at the Franklin Elks at 11:00am. He encouraged all veterans and those who support the veterans to join them. Please call the Franklin Senior Center to register to attend. As well, Mr. Kurtz proposed to the Town Council a way to honor and recognize veterans who gave their lives during the nation's conflicts and those brave men of the armed forces by creating a Veteran's Walkway on the Town Common near the current War Memorial. He described the proposed Franklin War Memorial and how the funds from the sale of memorial bricks would be used. He also provided a visual presentation of the proposed memorial. The cost would be under \$90,000. They look to offset a good portion of the cost with the sale of the bricks and through some town donations. ► Mr. Nutting stated that under the town bylaws, only the Town Council can approve a permanent change to anything at the Town Common; a resolution and vote would be needed. Mr. Nutting stated he is in full support of this. ► Mr. Jones stated he is in full support of this tremendous idea to honor the soldiers. ► Mr. Dellorco gave his support and asked about brick purchasing. ► Mr. Kurtz stated they invite anyone who would like to purchase a brick for a veteran to do so; the veteran does not have to live in Franklin. ► Mr. Bissanti stated he endorses this project. ► Ms. Pfeffer asked if donations could be given to the VFW for this effort. ► Ms. Pellegrini stated this is a wonderful project. ► Chairman Kelly thanked everyone who worked so hard on this. ► Mr. Mercer congratulated the efforts of the committee; they are doing a great job. He fully supports the project. ► Mr. Kurtz noted that the American Legion and Franklin Elks are part of the committee.

SUBCOMMITTEE REPORTS: *None.*

LEGISLATION FOR ACTION:

- 1. Resolution 17-58: Transfer From Water Enterprise and Rescind Borrowing Authority (Resolutions No. 14-16, 15-27, and 17-14 Appropriation Funding Sources) (Motion to Move Resolution 17-58 – Majority vote (5)).** ► Ms. Pfeffer read the resolution. ► **MOTION to Move Resolution 17-58:** Transfer From Water Enterprise and Rescind Borrowing Authority (Resolutions No. 14-16, 15-27, and 17-14 Appropriation Funding Sources) by **Jones. SECOND** by **Dellorco. Discussion:** ► Mr. Nutting stated that the Town Council originally authorized \$7.5 million for water system improvements with the plan that only \$5 million would be borrowed for 15 years; \$2.5 million would be paid back in cash. This resolution brings the original \$7.5 million authorization down to the goal. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegrini-YES; Pfeffer-YES; Vallee-YES. ► **VOTE: Yes-9, No-0, Absent-0.**
- 2. Resolution 17-65: Acceptance of Deed to Two Unimproved Parcels of Land On Grove Street, Pursuant to G.L. Chapter 60, Section 77C (Motion to Move Resolution 17-65 – Majority vote (5)).**

► Ms. Pfeffer read the resolution. ► **MOTION to Move Resolution 17-65: Acceptance of Deed to Two Unimproved Parcels of Land On Grove Street, Pursuant to G.L. Chapter 60, Section 77C by Dellorco. SECOND by Padula. Discussion:** ► Mr. Nutting stated there are two parcels of land on Grove Street before the railroad tracks. It is mostly a dirt area. In lieu of going through foreclosure and legal proceedings, the Town just accepts these two parcels of land. The Town does own all the land behind it. And, there is another piece of property there that will ultimately come to the Town at some point. ► Mr. Bissanti confirmed this is a clean piece of land and asked what could be done with it. ► Mr. Nutting stated at least they can spruce up the area. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegri-YES; Pfeffer-YES; Vallee-YES. ► **VOTE: Yes-9, No-0, Absent-0.**

3. **Resolution 17-66: Assent to Grant of Utility Easement On Former Town-Owned Land On Pond Street (Motion to Move Resolution 17-66 – 2/3 Majority vote (6)).** ► Ms. Pfeffer read the resolution. ► **MOTION to Move Resolution 17-66: Assent to Grant of Utility Easement On Former Town-Owned Land On Pond Street by Jones. SECOND by Dellorco. Discussion:** ► Mr. Nutting stated that when the Town sold the land on Pond Street, they retained a lot of easements for water, sewer, drainage, etc. The electric company wants to pass over one of those, so they need the Town's permission; it is very basic. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegri-YES; Pfeffer-YES; Vallee-YES. ► **VOTE: Yes-9, No-0, Absent-0.**

TOWN ADMINISTRATOR'S REPORT: ► Mr. Nutting recognized that this Friday is Mr. Jim Dacey's last day as Treasurer after 18 outstanding years. He modernized the department and the town has the highest bond rating ever. He thanked him and wished him well. He also thanked and wished well Mr. Vallee for all the years of his service on the Town Council and moving the community forward. ► Mr. Hellen congratulated Mr. Vallee on his over 30 years of service; he had an incredible impact on Franklin.

FUTURE AGENDA ITEMS: *None.*

COUNCIL COMMENTS: ► Mr. Jones thanked Mr. Vallee for his years of service. He thanked Mr. Dacey for his years of service, as well. ► Mr. Dellorco thanked Mr. Vallee and Mr. Dacey for their service. ► Mr. Bissanti stated that he and other Town Council members attended Mr. Dacey's retirement party; he will be missed. ► Ms. Pfeffer congratulated Mr. Vallee on his retirement; best of luck. ► Ms. Pellegri stated Mr. Vallee will be missed. She reminded everyone to vote on November 7. She noted absentee ballots are available. ► Mr. Padula stated his appreciation for Mr. Vallee. ► Mr. Vallee thanked his fellow Town Council members and Rep. Jeff Roy for their kind words. He feels comfortable leaving with Mr. Nutting at the helm. ► Mr. Mercer gave congratulations to Mr. Vallee; he will be missed. ► Chairman Kelly congratulated Mr. Dacey on his retirement. He stated it will be tough without Mr. Vallee on the Town Council. He thanked Pack 17; they took a tour of the Town Hall last night. He gave condolences to the Stivaletta family for the passing of Susan Stivaletta.

EXECUTIVE SESSION: *None.*

ADJOURN: MOTION to Adjourn by Vallee. SECOND by Padula. No Discussion. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES; Padula-YES; Pellegri-YES; Pfeffer-YES; Vallee-YES. ► **VOTE: Yes-9, No-0, Absent-0. Meeting adjourned at 7:55 PM.**

Respectfully submitted,

Judith Lizardi
Recording Secretary

Town of Franklin

Town Administrator
Tel: (508) 520-4949



Fax: (508) 520-4903

355 East Central Street
Franklin, Massachusetts 02038-1352

November 23, 2017

To: Town Council
From: Jeffrey D. Nutting, Jamie Hellen

Re: Cultural District Committee Appointments Ratification

We are requesting the Town Council ratify the following individuals to be members of the newly formed Cultural District Committee:

1. Christopher Brady for a three-year term to expire on June 30, 2020.
2. Stacey David for a three-year term to expire on June 30, 2020.
3. Robert DeRobertis for a two-year term to expire on June 30, 2019.
4. John LoPresti for a two-year to expire on June 30, 2019.
5. Philip Regan for a one-year term to expire on June 30, 2018.
6. Nancy Schoen for a one-year term to expire on June 30, 2018.
7. Tyler Warren for a one-year term to expire on June 30, 2018.

Please note all seats are three-year terms. These are the initial terms to introduce the staggered years of the committee for initial appointments. It's anticipated the one-year termed candidates will be considered for reappointment in June 2018.

In June 2017, the Council approved Resolution 17-44 authorizing the creation of a Cultural District Committee (resolution, map and memo attached). Over the summer, the Town held an open application period for anyone in the community to apply. We received almost two dozen applications. Through the fall, Jeff and I met with each candidate in person. Suffice to say, choosing seven folks out of the group was very difficult given the passion, creativity and interest from all applicants.

Given the work the Committee will be doing moving forward, it was important to get a diverse set of skills and interests. Our recommendation includes backgrounds in arts and culture, media, marketing, public relations, downtown economic development and more.

As always, we are happy to answer any questions you may have.



APPOINTMENT:

Cultural District Committee

Christopher Brady
36 Kimberlee Avenue
Term to expire on June 30, 2020

Nancy Schoen
13 Jackson Circle
Term to expire on June 30, 2018

Stacey David
11 Norumbega Circle
Term to expire on June 30, 2020

Tyler Warren
30 Southgate Road
Term to expire on June 30, 2018

Robert DeRobertis
7 Ashbury Drive
Term to expire on June 30, 2019

John LoPresti
109 Jefferson Road
Term to expire on June 30, 2019

Philip Regan
698 Pond Street
Term to expire on June 30, 2018

MOTION to ratify the appointment by the Town Administrator of the above named individuals to serve as members of the Cultural District Committee.

DATED: _____, 2017

A True Record Attest:

Teresa M. Burr
Town Clerk

UNANIMOUS _____
YES _____ **NO** _____
ABSTAIN _____

ABSENT _____

Glenn Jones, Clerk
Franklin Town Council



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You

Date Submitted: August 4, 2017

Name: Christopher (Kit) Brady

Home Address: 36 Kimberlee Avenue
Franklin, MA 02038

Mailing Address: 36 Kimberlee Avenue
Franklin, MA 02038

Phone Number(s):

Email Address:

Current Occupation/Employer: Neuropsychologist/ VA Boston Healthcare System

Narrative: I am a member of the Franklin Education Foundation (FEF), having served as Board member, 2009-, Grants Committee Chair 2011-, President, 2013-2016. I bring an established commitment to the Franklin community and its education and arts. My availability will vary per my FEF commitments, with generally less availability in the Fall but more in the Winter/Spring/Summer.

Board(s) / Committee(s): CULTURAL DISTRICT COMMITTEE



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You

Date Submitted: October 12, 2017

Name: Stacey L David

Home Address: 11 Norumbega Circle
Franklin, MA 02038

Mailing Address: 11 Norumbega Circle
Franklin, MA 02038

Phone Number(s):

Email Address:

Current Occupation/Employer:

Narrative: I am an artist myself, and a current member and former president of the Franklin Art Association. I am currently chair of the Franklin Cultural Council, and I'm very focused on creating a vibrant arts community in Franklin. I am a former business consultant, a marketing professional, and I own my own marketing and graphic design business. I am a strong event planner, and believe it's important for local businesses and arts and cultural organizations to create partner events for a synergistic and robust creative culture that will drive economic development and tourism.

Board(s)/ Committee(s): CULTURAL DISTRICT COMMITTEE



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You

Date Submitted: August 1, 2017

Name: Robert DeRobertis

Home Address: 7 Ashbury Drive
FRANKLIN, MA 02038

Mailing Address: 7 Ashbury Drive
FRANKLIN, MA 02038

Phone Number(s):

Email Address:

Current Occupation/Employer: Director of Corporate Marketing - Vicor Corporation

Narrative: Hello,

I am currently the president of the Stony Brook Camera Club located in Franklin. We moved from Wrentham a year and a half ago. We meet Thursdays at the Anglican Church.

Our club has 160 members with various ranges of creative capabilities.

I am an engineer, amateur photographer and lover of art. I've been in Franklin for almost 20 years. My Son and Daughter are graduates from the Franklin school system. My daughter starts at Dean college this Fall. I support the annual art festival downtown and have had a booth a couple of times there.

I think I could provide resources and knowhow from my experiences to support this committee's activities.

Please consider my application.

Thanks

Robert DeRobertis

Board(s) / Committee(s): CULTURAL DISTRICT COMMITTEE



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You

Date Submitted: August 4, 2017

Name: John T LoPresti

Home Address: 109 Jefferson Road
Franklin

Mailing Address: 109 Jefferson Road
Franklin

Phone Number(s):

Email Address:

Current Occupation/Employer: Fidelity Investments

Narrative: I'm a seasoned marketing/communication with 25 years in the financial services industry. I work from home two - three days a week and usually home on the weekends. I'm interested in helping to serve the town and help making a positive impact.

Board(s) / Committee(s): CULTURAL DISTRICT COMMITTEE



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You

Date Submitted: August 9, 2017

Name: Philip M Regan

Home Address: 698 Pond Street
FRANKLIN, MA 02038

Mailing Address: 698 Pond Street
FRANKLIN, MA 02038

Phone Number(s):

Email Address:

Current Occupation/Employer: Director of Content Technology, Ascend Learning

Narrative: I can be available 10-20 hours/week if need be. My career has provided me substantial project management, change management, and communication experience, ensuring all efforts are aligned with business requirements and goals to promote growth. I have moved across multiple disciplines over the years from design to operations to multiple areas in IT. Perhaps most of all, I have a strong interest in seeing Franklin flourish.

Board(s) / Committee(s): CULTURAL DISTRICT COMMITTEE



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You

Date Submitted: August 4, 2017

Name: Nancy T Schoen

Home Address: 13 Jackson Circle
FRANKLIN, MA 02038

Mailing Address: 13 Jackson Circle
FRANKLIN, MA 02038

Phone Number(s):

Email Address:

Current Occupation/Employer: Part time teacher for the FPS Lifelong Learning Department

Narrative: As a former K-12 Music Director and teacher I am a passionate advocate for the arts. In 2005 I was chosen as the Massachusetts Teacher of the Year. In this role I had the opportunity to travel around the state to speak to and learn about the arts in many different communities. As a thirty year resident of Franklin I have enjoyed watching our community grow. It is my hope that as a community we will be able to continue to embrace and support the arts. Currently I am working a few hours a week so I will have time to devote to this committee.

Board(s) / Committee(s): CULTURAL DISTRICT COMMITTEE



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You

Date Submitted: July 11, 2017

Name: Tyler S Warren

Home Address: 30 Southgate Rd
02038

Mailing Address: 30 Southgate Rd
02038

Phone Number(s):

Email Address:

Current Occupation/Employer: UMass Memorial Medical Center

Narrative: I am a new resident to Franklin in the last year, having lived previously in Nashville, TN and Cambridge, MA and having grown up on Cape Cod. I presently live with my wife and 2 year old daughter in town. I work as a Nurse Practitioner at UMass Memorial Medical Center in Worcester. Having lived in locations that feature a robust cultural experience, I have seen and experienced firsthand what that can do the vitality of a community. We moved to Franklin to establish roots given the community's proximity to our jobs and reputable school system. One of the first things that struck my wife and I was the lack of high-quality locally focused businesses that have a stake in Franklin itself. Especially as this pertains to restaurants that take advantage of local farming, other businesses that capitalize on locally sourced products, unique and thoughtful children's activities, and underuse some of the town's former industrial buildings. I believe that this exists in greater supply in other communities, and is one of the primary reasons why relocating individuals and families may choose one town over another.

My job entails working various day, night, and weekend shifts and from what I may not be able to provide in week to week consistent availability, I can make up for in weekday and evening availability.

I do not have any experience in local government or cultural development, however I am someone who has sought out, lived in, and experienced locales that feature what Franklin is looking to develop. As such, I would be able to provide a unique perspective that other's who have lived here for large periods of their life might not be able to do.

Board(s) / Committee(s): CULTURAL DISTRICT COMMITTEE

Town of Franklin

Town Administrator
Tel: (508) 520-4949



Fax: (508) 520-4903

355 East Central Street
Franklin, Massachusetts 02038-1352

MEMORANDUM

To: Town Council

From: Jamie Hellen

Re: Cultural District Committee & State Designation

We are requesting the Town Council approve two resolutions that will:

1. Establish a town committee of no more than seven members to coordinate the big picture marketing and public relations strategy of the Franklin Downtown Cultural District; and
2. Approve of the town staff forwarding our application to the state for approval.

These resolutions are required by the state.

Now that the downtown infrastructure is complete, the next phase of the downtown revitalization is to help foster a creative economic development atmosphere. Already we have seen new private investment with the Horace Mann plaza and other new small businesses, including Teddy Gallagher's Pub, the Little Shop of Olive Oils, Dharani Grill and more. Additionally, the many cultural events have been seeing increased participation and this district will help to promote and market these events to a wider audience. Finally, with the library renovation and expansion project opening in the Fall, we believe there are additional opportunities to offer new attractions, such as the Benjamin Franklin exhibits, to a wider audience where people can also eat and shop in Franklin. This is the right time to have some additional public relations for the downtown.

Setting up this Cultural District will:

- Help promote and market the Downtown attractions to a wider audience;
- Receive free marketing and promotion from the state;
- Give the town a \$5,000 seed grant for local marketing and public relations activities for downtown Franklin (we spend the money at our discretion);
- Coordinate big picture marketing policy for the district and downtown;
- Help foster additional investment in the arts and culture communities in town.



SPONSOR: *Administration*

**TOWN OF FRANKLIN
RESOLUTION 17-44**

CREATION OF CULTURAL DISTRICT COMMITTEE

WHEREAS, MGL Chapter 10 Section 58A allows cities and towns to create state-sponsored cultural districts to stimulate new arts and cultural activity and attract creative businesses; and

WHEREAS, the Town has identified a walkable and widely accessible area with a concentration of cultural facilities and assets within the Downtown Franklin area; and

WHEREAS, a strong Partnership of organizations and businesses has formed in support of creating a state-designated cultural district in the Downtown area; and

WHEREAS, the Town Council wishes to establish a state-designated cultural district in the Downtown Franklin area; and

WHEREAS, the Town Council wishes to create a committee responsible for oversight and management of the Franklin Cultural District.

NOW THEREFORE, BE IT ENACTED by Franklin Town Council that a Cultural District Committee be established. Said committee shall consist of 7 members to be appointed by the Town Administrator and ratified by the Town Council in accordance with the Franklin Town Charter. Said committee shall hold regular meetings, provide oversight and management of the district, work to implement the Franklin Cultural District goals, and assure the Town meets requirements for continued cultural district status.

This Resolution shall become effective according to the rules and regulations of the Town of Franklin Home Rule Charter.

DATED: _____, 2017

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Teresa M. Burr
Town Clerk

ABSENT _____

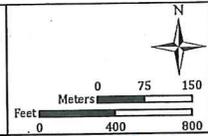
Judith Pond Pfeffer, Clerk
Franklin Town Council

FRANKLIN Cultural District

- Cultural District
- Town Common & Dean College Historic Districts
- Fire Station
- Police Station
- Town Hall
- Public Parking

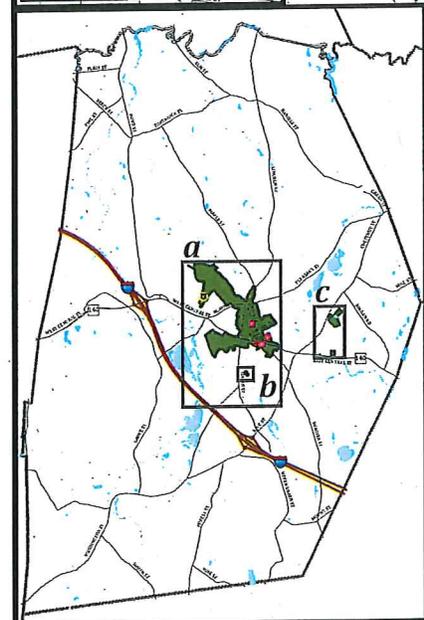
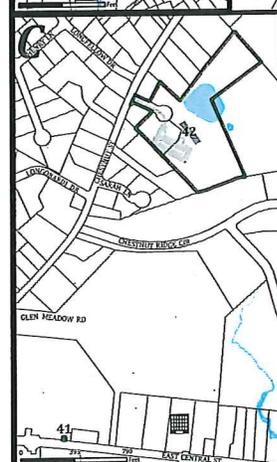
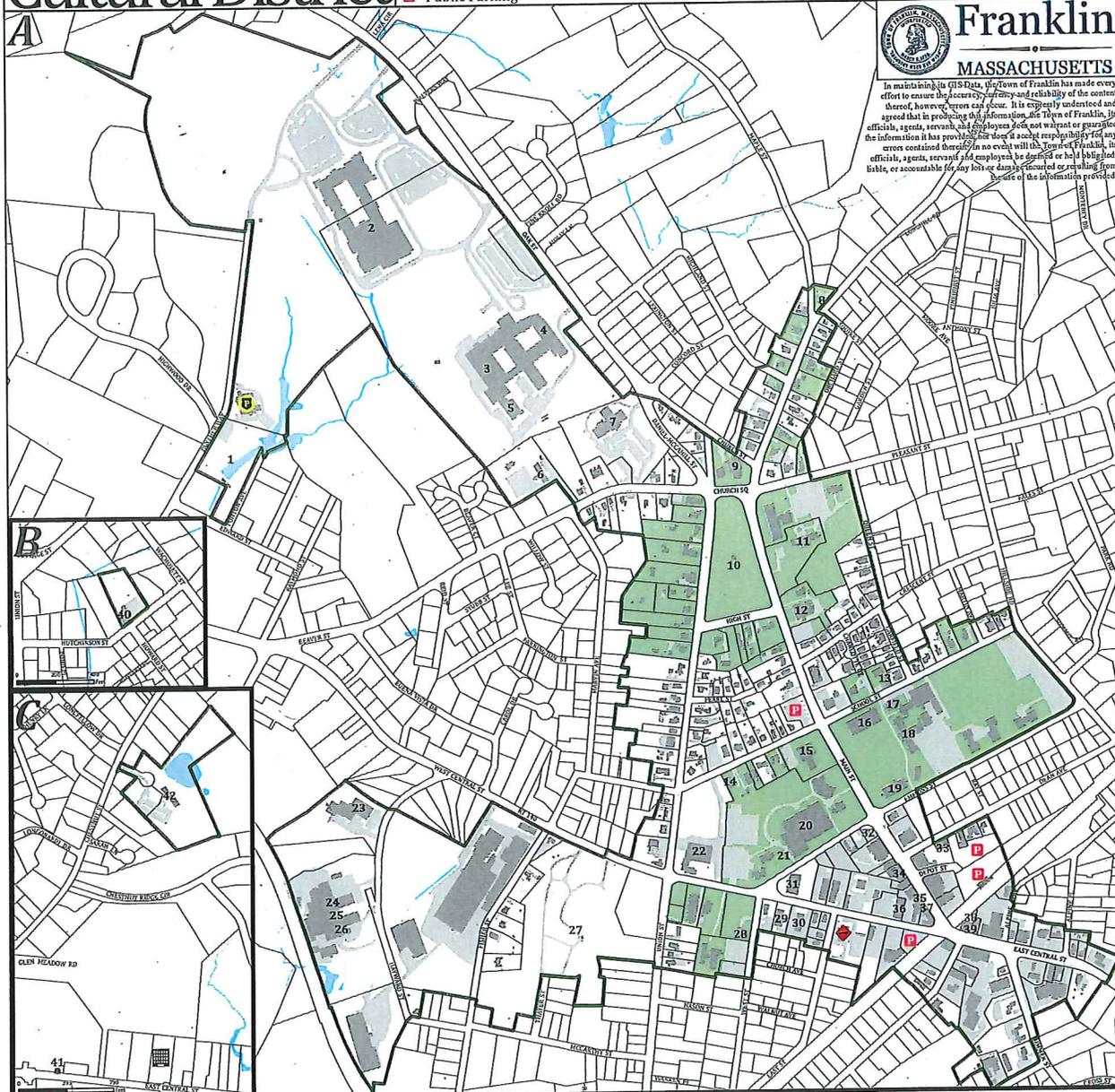
- Structure
- Parking Lot or Driveway
- Parcel Line
- Water

May 2017



Franklin
MASSACHUSETTS

In maintaining its GIS Data, the Town of Franklin has made every effort to ensure the accuracy, currency, and reliability of the content thereof, however, errors can occur. It is expressly understood and agreed that in providing this information, the Town of Franklin, its officials, agents, servants, and employees does not warrant or guarantee the information it has provided, nor does it accept responsibility for any errors contained therein. In no event will the Town of Franklin, its officials, agents, servants, and employees be deemed to be liable, liable, or accountable for any loss or damage incurred or resulting from reliance on the information provided.



- 38. Franklin Downtown Partnership
- 35. Emma's Quilt Cupboard
- 39. Janes Frames
- 37. Norfolk/Franklin Music Together
- 23. Patti Eisenhower Dance Theater
- 33. Sara Montani Photography
- 32. Vallee's Jewelers
- 24. Vicario Studio
- 40. Franklin Community Cable Access: Franklin All Access TV; Franklin Pride TV; Franklin Town Hall TV; Franklin Public Radio 102.9 FM; Recording Studios
- 30. Franklin Historic Museum: Franklin Historic Commission; Sculpture
- Franklin Interfaith Council
- 25. Anglican Church - The Redeemer
- 42. First Universalist Society: Circle of Friends Coffeehouse; LiveArts; Universal Singers
- 12. Franklin Federated Church
- 29. Franklin United Methodist Church
- 6. Grace Baptist Church
- 9. Saint Mary's Church
- Franklin School Department
- 2. Franklin High School: Franklin Arts Academy; Lifelong Learning Institute; Main Auditorium; Black Box Studio; Media Center; Radio Station
- 3. Horace Mann Middle School
- 4. Oak Street Elementary School
- 5. O'Reagan Early Childhood
- 22. Davis Thayer School
- 8. Red Brick School House
- 11. Ben Franklin Charter School
- 26. Sunrise Montessori School

- 36. The Black Box: Franklin Performing Arts Company
- 15. Franklin Public Library; Ben Franklin Statue
- 34. Franklin School for the Performing Arts: Electric Youth; Little Music School
- 7. Franklin Senior Center: Council on Aging; Franklin Art Association; Silverstone Senior Chorus; Art and Dance Programs
- 31. Horace Mann Park; Horace Mann Statue
- 1. Sculpture Park
- 10. Town Common: Gazebo; War Memorial
- 27. Union Street Cemetery
- 41. Horace Mann Memorial
- Dean College
- 17. Alumni Memorial Hall
- 20. Campus Center: The Main Stage; Rehearsal Room; Set & Costume Shops; Campanella Board Room; Guidrey Center; Golder Room
- 14. Children's Center
- 18. Dean Hall: Marvin Chapel; Telecommunications Center; WGAO FM 88.3 "Power 88" Radio; Digital Media Arts Center
- 16. Green Family Library Learning Commons
- 21. Thayer House: Dean School of Arts; Palladino School of Dance
- 19. Peirce Center for Technology & Science: Alden Center
- 13. Performing Arts Studio
- 28. Thayer Barn: Dance Studio

Note: Cultural assets in bold are partners.

HEARING – 7:10 PM

1. TAX CLASSIFICATION HEARING

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: November 22, 2017
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
Jamie Hellen, Deputy Town Administrator
RE: FY 18 Tax Rate Hearing

Please find attached the information from the Assessors related to the annual Tax Rate Hearing. The hearing is required by law and is intended for the Council to determine whether the FY 18 Tax rate (July 1, 2017-June 30, 2018) will be a single or a dual tax rate.

A single tax rate means that all property classes (commercial, industrial, personal, residential) are taxed at the same tax rate. A dual tax rate means the commercial/Industrial/personal taxes are increased while the residential rate is decrease. In other words the tax burden is shifted towards commercial/industrial properties.

PLEASE NOTE THAT A DUAL TAX RATE DOES NOT PRODUCE MORE TAX REVENUE IT SIMPLY SHIFTS THE BURDEN.

Currently the single tax rate for FY 17 is \$14.58 and the proposed tax rate for FY 18 rate is \$14.65. The average single family assessment value increased from \$411,800 to \$421,800 or \$10,000. The average single family tax bill (if your home is assessed at \$421,800) will increase by \$175 a year. Individual homes may increase or decrease depending on many other factors.

Approximately 80% of property tax valuation therefore income is from residential taxes and 20% from commercial/industrial/personal taxes. If the council voted for a dual tax rate then then the shift from residential to commercial/industrial would be on a 4 to 1 basis. For example if the residential tax rate was lowered by \$1per thousand dollars of valuation the commercial/industrial tax rate would need to increase by \$4 to offset the reduction in taxes collected by residential properties.

Franklin has always had a single tax rate I am happy to answer any questions that you may have

Special Note: We send out quarterly tax bills. The first two (July and October) are estimates based on last year's bills. The final two tax bills in January and April are based on the actual tax rate and assessment of each property. Accordingly the four bills are not equal generally. The first two are lower and the last two are higher.

Simple Example – Your last year's tax bill was \$6,000 and this year it goes up \$200 for a total of \$6,200. You first two bills would be \$1,500 for a Total of \$3,000. The last two tax bills will be \$1,600 for a total of \$3,200 and the total tax bill of the year will be \$6,200.

Many folks multiply their third quarterly \$1,600 times four and think their bill will be \$6,400. They need to look at the annual tax bill not just the first quarter. Further your individual value could change so that the increase would change as well and be reflected in the third and fourth quarter bill

FY 2018 PROPERTY TAX CLASSIFICATION HEARING

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LEVY BY MAJOR CLASS GROUPS & % CHANGE FROM PRIOR YEAR	24
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ASSESSORS FY 2017 FINANCIALS INCLUDING EXEMPTIONS	26



**COMMUNITY
NEWSPAPER
COMPANY**

GateHouse Media New England

Community Newspaper Co. – Legal Advertising Proof

254 Second Ave, Needham, MA 02494 | 800-624-7355 phone | 781-433-7951 fax

Order Number: CN13629622

Salesperson: Mary Joyce Waite

Maxine KINHART
Franklin Town Administrator
355 East Central Street
Franklin, MA 02038

Title:	Milford Daily News	Class:	Legals
Start date:	11/10/2017	Stop date:	11/10/2017
Insertions:	1	#Lines:	67 ag
Price:	\$95.51		

Payment Information

Receipt#
Pmt. Type:
OC. Number: CC. Exp.:
Invoice Total: \$95.51
FRANKLIN/TAX/LEVY

**LEGAL NOTICE
FRANKLIN TAX HEARING
NOTICE OF PUBLIC HEARING
PROPERTY TAX
CLASSIFICATION**

The Franklin Town Council will hold a Public Hearing in the Council Chambers in the Municipal Office Building, 355 East Central Street, Franklin, MA on Wednesday evening, November 29, 2017 at 7:10 P.M. on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2018. The hearing will provide an open forum for the discussion of local property tax policy. Interested taxpayers may present oral or written information on their views.

Prior to the setting of the tax rate, the Town Council must adopt a Residential Factor following which the Council selects the percentage of the levy to be borne by Commercial and Industrial and Personal Property.

The hearing location is accessible to persons with physical disabilities. If you have any questions, please call the Town Administrator's Office at (508) 520-4949.

Submitted by,
Maxine D. KINHART
Town of Franklin

AD#13629622
MDN 11/10/17

FY 2018 MARKET ADJUSTMENTS SUMMARY

FY 2017 AVERAGE SINGLE FAMILY	\$411,800	
FY 2018 AVERAGE SINGLE FAMILY	\$421,800	
CHANGE (approx. %)	+\$10,000	+ 2 ½ %

<u>Real Estate Property Class Groups</u>	<u>Approx. Overall Percent Change</u>
SINGLE FAMILY	+ 2 %
RESIDENTIAL CONDOS	+ 5 ½ %
2 & 3 FAMILY HOMES	+ 0 ½ %
4 or more APARTMENTS	+ 22 %
VACANT RESIDENTIAL LAND	+ 8 ½ %
OTHER RESIDENTIAL (i.e. mixed use)	+ 2 ½ %
RESIDENTIAL OVERALL	+ 3 %
COMMERCIAL	+ 0 %
INDUSTRIAL	+ 4 %

FY18 CLASS	CLASS VALUE	KEY GROUPS	VALUE OF GROUP	GROUP % OF CLASS
COMMERCIAL	358,798,507	MALL & OFFICE BLDG.	57,000,000	15.89%
INDUSTRIAL	466,888,250	CONSTITUTION & FORGE	317,492,800	68.00%
SUB-TOTAL	825,686,757	SUB-TOTAL	374,492,800	45.36%
PERSONAL PROP.	169,074,130	PERSONAL PROP.	169,074,130	100.00%
GRAND TOTAL	994,760,887	GRAND TOTAL	543,566,930	54.64%
				of total CIP

PARCEL ID	LUC	IMPR	TYPE	OWNER - C&I - IMPROVED ONLY - NO VACANT LAND	LOCATION	FY 2018 VALUE	MEDIAN/MEAN
270-014-000-000	323	77		CEDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	5 245 FRANKLIN VILLAGE DR	51,297,400	
319-015-000-000	403	73		EMC CORPORATION / C/O EMC CORP - REAL ESTATE DEP	50 CONSTITUTION BLVD	45,205,800	
285-107-000-000	323	76		FRANKLIN SHOPPERS FAIR / C/O JOHN ALEZOS	285 303 EAST CENTRAL ST	18,309,300	
330-028-000-000	401	43		REEP IND FREEDOM MA LLC / C/O NY LINCOLN PROPERTY CO	20 FREEDOM WAY	17,840,500	
329-001-000-000	401	43		TEACHERS INSURANCE ANNUITY / C/O CUSHMAN & WAKEFIELD INC	109 CONSTITUTION BLVD	17,747,400	
313-059-000-000	340	A1		EMC CORPORATION	35 CONSTITUTION BLVD	16,591,900	
295-004-000-000	401	43		KEY BOSTON INC	126 GROVE ST	13,648,000	
275-023-000-000	400	32		BERNON LAND TRUST LLC	1153 WEST CENTRAL ST	12,920,300	
312-020-000-000	404	73		FRANKLIN PROPERTY OWNER, LLC	100 FINANCIAL PK	12,771,500	
275-003-000-000	401	43		THE REALTY ASSOCIATES FUND X / C/O LINCOLN PROPERTY COMPANY	12 FORGE PKY	12,357,000	
272-071-000-000	322	01		NINTH AVENUE EQUITIES CO INC	100 CORPORATE DR	11,445,800	
319-013-000-000	401	43		KNICKERBOCKER PROPERTIES INC / C/O MARVIN F POER & COMPANY	135 CONSTITUTION BLVD	10,344,900	
330-029-000-000	401	43		FREEDOM DC, LLC	15 FREEDOM WAY	10,197,400	
				parcel percent of all accounts, and value percent of total improved C&I valuation	13 parcels valued at	250,677,200	32.82%
275-007-000-000	400	34		BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	20 FORGE PKY	9,578,600	
290-005-000-000	400	34		NL VENTURES IX NATIONAL LLC / C/O TAX DEPT	24 NATIONAL DR	8,855,100	
274-009-000-000	401	43		ONE HUNDRED FORTY LLC	1376 WEST CENTRAL ST	8,797,500	
295-003-000-000	340	A1		FRANKLIN EQUITY PARTNERS, LLC / C/O AEGEAN CAPITAL LLC	124 GROVE ST	8,568,900	
278-016-000-000	400	71		CCMCD PROPERTY LLC	5 FISHER ST	8,444,000	
272-004-000-000	300	90		NEP FRANKLIN MA OWNER LLC / C/O NORTHSTAR REALTY FINANCE	4 FORGE PKY	8,199,500	
275-013-000-000	402	73		27 FORGE PARKWAY LLC	20 FORGE PKY	8,117,900	
275-002-000-000	404	73		BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	10 FORGE PKY	8,075,900	
290-007-000-000	401	43		PIERCE REALTY LLC	34 FORGE PKY	7,767,000	
295-002-000-000	340	A1		BEAULIEU DEBRA A TR / AL-JE-BEAU REALTY TRUST	122 GROVE ST	7,500,100	
275-005-000-000	400	43		REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	16 FORGE PKY	7,408,400	
319-014-000-000	401	43		FRANKLIN CAPITAL LLC T/C INFIDYNE LLC T/C C/O W J CONNELL CO	125 CONSTITUTION BLVD	7,324,900	
275-001-000-000	404	73		BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	8 FORGE PKY	7,189,100	
290-008-000-000	401	43		KNICKERBOCKER PROPERTIES INC / C/O MARVIN F POER & COMPANY	32 FORGE PKY	7,085,500	
295-007-000-000	401	43		ASTRO INVESTMENT LLC / C/O KSI TRADING CORP	10 KENWOOD CIR	6,910,100	
276-018-000-000	401	43		FRANKLIN LIMITED PARTNERSHIP / C/O IRON MOUNTAIN	1 OLD FORGE HILL RD	6,832,800	
311-001-000-000	401	43		BMIP II LLC / C/O INVESTCORP INTL REALY INC	176 GROVE ST	6,691,900	
290-006-000-000	401	43		BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	22 NATIONAL DR	6,581,000	
285-008-000-000	324	79		HALLIGAN JOSEPH TR / C/O BIG Y FOODS INC	348 EAST CENTRAL ST	6,561,800	
295-009-000-000	401	43		LMF FRANKLIN CORP	40 KENWOOD CIR	6,490,500	
275-019-000-000	400	33		DADDARIO, JAMES F, TR PATALANO, CURTIS TR / C/O NEW ENGAND TREATMNT ACCESS	5 FORGE PKY	6,381,600	
311-002-000-000	400	40		CG GROVE ST LLC / C/O GROSSMAN COMPANIES INC	210 GROVE ST	6,107,700	
314-015-000-000	300	90		CLAREMONT FRANKLIN INN, LLC	735 UPPER UNION ST	6,036,500	
314-023-000-000	300	90		GIRL FRANKLIN LLC	20 LIBERTY WAY	5,747,100	
320-002-000-000	401	43		STANNAH PROPERTY LLC / C/O LINCOLN PROPERTY COMPANY	17 NATIONAL DR	5,741,000	
290-002-000-000	401	43		SCG 17 FORGE PARKWAY LLC	140 CONSTITUTION BLVD	5,736,400	
319-021-000-000	400	34		CONSTITUTION CORP / C/O JACO INC	1000 FRANKLIN VILLAGE DR	5,702,600	
271-001-001-000	340	A1		CEDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	9 FORGE PKY	5,558,800	
275-017-000-000	400	33		BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	38 FORGE PKY	5,551,000	
275-009-000-000	400	33		REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	101 CONSTITUTION BLVD	5,426,400	
320-005-000-000	404	73		101 CONSTITUTION BLVD LLC / C/O KEYPOINT PARTNERS LLC	15 LIBERTY WAY	5,423,900	
320-004-000-000	401	34		15 LIBERTY WAY LLC	351 369 WEST CENTRAL ST	5,302,400	
277-015-000-000	323	76		WILLET KAREN L TR / C & K REALTY TRUST	38 POND ST	5,267,300	
271-035-000-000	340	A1		FINO MATTHEW J & LENA M TRS / C/O JOHN M FINO REALTY TRUST II	77 CONSTITUTION BLVD	5,191,200	
320-006-000-000	401	43		IRON MOUNTAIN INFO MANAGEMENT	165 GROVE ST	5,135,500	
306-040-000-000	401	43		GRE GROVE STREET ONE LLC / C/O HALL INVESTMENT HOLDINGS	15 FORGE PKY	5,082,500	
275-006-000-000	400	33		BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	37 parcels valued at	248,324,900	12.59%
				parcel percent of all accounts, and value percent of total improved C&I valuation			
319-018-000-000	401	34		MORGAN GRAINGER LP	20 DISCOVERY WAY	4,954,200	
295-011-000-000	401	43		LMF FRANKLIN CORP	25 KENWOOD CIR	4,740,800	
277-001-000-000	401	43		290 BEAVER ST LLC	290 BEAVER ST	4,627,500	
308-042-000-000	401	43		161 GROVE LLC	161 GROVE ST	4,586,300	
308-043-000-000	401	43		GRE GROVE STREET TWO LLC / C/O HALL INVESTMENT HOLDINGS	157 GROVE ST	4,414,600	
271-005-000-000	401	43		191 III CUBE MA SUB LLC PTA-CS# 6807	14 GROVE ST	4,343,600	

330-030-000-000	400	34	SCHWARZKOPF TECHNOLOGIES LLC / C/O PLANSEE	115	CONSTITUTION BLVD	4,031,400
319-020-000-000	400	33	AM CONSTITUTION LLC / C/O SANFORD BOKOR	130	CONSTITUTION BLVD	3,876,500
286-024-000-000	325	78	MLG HOLDING 180 E CENTRAL ST / C/O WALGREEN CO	160	EAST CENTRAL ST	3,867,600
248-080-000-000	375	88	SRA REALTY GROUP LLC	800	CHESTNUT ST	3,839,300
290-003-000-000	401	43	FORGE COMMERCIAL LLC	19	NATIONAL DR	3,481,100
279-028-000-000	341	45	ROCKLAND TRUST COMPANY	58	MAIN ST	3,305,400
319-012-000-000	401	43	TALON REALTY LLC	145	CONSTITUTION BLVD	3,059,000
272-006-000-000	342	72	HAMILTON STORAGE TECHNOLOGIES	3	FORGE PKY	2,963,000
278-024-000-000	400	35	MOSELEY REALTY LLC	31	HAYWARD ST	2,925,100
278-170-000-000	341	45	DEAN COOPERATIVE BANK	21	MAIN ST	2,710,300
320-001-000-000	400	43	CANTOR WILLIAM M, TR / LIBERTY REALTY TRUST	10	LIBERTY WAY	2,671,900
280-076-000-000	304	54	130 CHESTNUT ST LLC	130	CHESTNUT ST	2,646,900
271-025-000-002	343	63	ABL REALTY LLC	835	WEST CENTRAL ST U-2	2,625,400
270-032-000-000	330	24	VENDETTI JOSEPH J, JR	411	WEST CENTRAL ST	2,593,200
287-087-000-000	400	30	FRANKLIN PAINT CO	259	COTTAGE ST	2,573,800
319-017-000-000	401	34	AERIE REALTY LLC	10	DISCOVERY WAY	2,472,500
306-005-000-000	374	88	CORE REAL ESTATE HOLDINGS, LLC	166	GROVE ST	2,468,900
284-087-000-000	342	72	OXFORD REALTY & TRUST LLC	440	EAST CENTRAL ST	2,394,400
275-014-000-000	402	A1	COVALENCE SPECIALTY ADHESIVES	25	FORGE PKY	2,381,400
285-007-000-000	330	24	THE UNDEALERSHIP LLC	400	EAST CENTRAL ST	2,306,300
295-013-000-000	400	34	ONE KENWOOD LLC	13	KENWOOD CIR	2,251,300
270-037-000-000	325	78	NEW MOON LLC / C/O CVS #01873 STORE ACCOUNTING	435	WEST CENTRAL ST	2,245,600
287-126-000-000	401	34	CCMcD PROPERTY, LLC	42	HAYWARD ST	2,192,800
285-003-000-000	325	76	JOMIN LLC	391	EAST CENTRAL ST	2,152,600
287-074-000-000	400	35	MURRAY LEO J COMPANY	305	UNION ST	2,136,100
279-036-000-000	340	72	OXFORD BOSTON REALTY LLC	150	A-F EMMONS ST	2,114,900
314-005-000-000	374	88	750 UNION ST LLC	750	UNION ST	2,068,700
290-004-000-000	400	33	MCDONALD, JOHN S, TR / MCDONALD FAMILY TRUST	23	NATIONAL DR	2,060,800
285-011-000-000	325	78	FRASER, ROBERT B TR CURRIER, DIANE L TR / C/O CVS# 00929 STORE ACCOUNTING	272	EAST CENTRAL ST	2,039,400
285-012-000-000	323	76	NAJ REALTY LLC	248	260 EAST CENTRAL ST	2,003,600
270-010-000-000	341	45	NAPLES NORTH LLC / C/O CALARESE PROPERTIES	500	WEST CENTRAL ST	2,001,500
271-031-000-000	325	78	FRANKLIN GOLDFIELD PROPERTIES / C/O KEY POINT PARTNERS	648	OLD WEST CENTRAL ST	1,999,200
271-019-000-000	326	74	FRENCH LEONARD TR / BROOKDALE MILL TRUST	860	WEST CENTRAL ST	1,978,800
319-016-000-000	400	34	KNIGHT MICHAEL L & RONNA B, TRS / RAVAN REALTY TRUST	120	CONSTITUTION BLVD	1,967,600
285-112-000-000	326	67	MCDONALDS CORP / C/O HOGAN COMPANY	345	EAST CENTRAL ST	1,932,200
270-034-000-000	326	74	CORCORAN, STEPHEN T TR CORCORAN, NANCY L S TR / SNC (FRANKLIN) REALTY TRUST	461	WEST CENTRAL ST	1,921,600
285-090-000-000	330	24	FRANKLIN FORD LLC	175	EAST CENTRAL ST	1,798,200
286-039-000-000	325	78	G & K SIMON INC	8	SUMMER ST	1,788,700
284-007-000-000	330	24	CADILLAC PROPERTIES LLC	511	EAST CENTRAL ST	1,772,700
285-009-000-000	330	24	EPK PROPERTIES LLC	340	EAST CENTRAL ST	1,754,900
285-010-000-000	370	61	FICCOS BOWLADROME INC	300	EAST CENTRAL ST	1,749,600
272-002-000-000	342	72	TWO FORGE PARK LLC	2	FORGE PKY	1,660,400
271-026-000-000	352	02	MAYNARD JAMES, TR / W CENTRAL REALTY TRUST	831	WEST CENTRAL ST	1,659,600
268-236-000-000	340	71	HAYWOOD MANOR LLC	195	MAIN ST	1,645,900
248-075-000-000	401	34	MALOOF ROBERT S TR / ELMO REALTY TRUST	50	EARLS WAY	1,616,600
275-008-000-000	340	A1	DONOVAN HOLDINGS LLC	28	FORGE PKY	1,594,500
303-104-000-000	342	72	ROSE AND JOE LLC	435	KING ST	1,575,900
270-012-000-000	325	78	RENAISSANCE DEVELOPMENT CORP	528	WEST CENTRAL ST	1,561,100
295-010-000-000	400	35	KENWOOD PARTNERS LTD PARTNERSH / C/O STRATEGIC MATERIALS INC	45	KENWOOD CIR	1,495,900
279-152-000-000	400	35	MEDWAY AUTO LEASING INC	115	DEAN AV	1,491,900
278-025-000-000	401	33	CFS REALTY CORPORATION	90	HAYWARD ST	1,473,300
303-048-000-000	326	74	HOTEL BUILDING CORPORATION / ATTN: TAGE	466	KING ST	1,470,700
268-145-000-000	313	78	SIERRA HEIGHTS LLC /	129	DEAN AV	1,421,500
285-005-000-000	342	72	CENTRAL EAST LLC /	397	EAST CENTRAL ST	1,407,000
271-024-001-000	326	74	VENDETTI EDMUND C JR TR / VENDO REALTY TRUST	847	WEST CENTRAL ST	1,399,600
295-012-000-000	401	43	RCG KENWOOD LLC / C/O REGENCY WAREHOUSE	5	KENWOOD CIR	1,396,400
279-151-000-000	316	35	HALLIGAN PROPERTIES LLC	119	DEAN AV	1,375,900
270-004-000-000	323	76	BURNHAM TAVALONE LLC	452	WEST CENTRAL ST	1,370,400
303-049-000-000	325	78	FRENCH LEONARD S, TR / SILVER MAPLE TRUST	470	490 KING ST	1,339,600
270-013-000-000	326	74	RENAISSANCE DEVELOPMENT CORP	530	WEST CENTRAL ST	1,330,400
247-002-000-000	316	43	JKG WAREHOUSING LLC	80	EARLS WAY	1,320,700
271-025-000-001	320	64	XINGFU REALTY LLC	837	WEST CENTRAL ST U-1	1,316,100
274-001-000-000	401	43	BEAUJEU RICHARD J TR / COLEBROOK REALTY TRUST FABIANO, MICHAEL P TR	1256	WEST CENTRAL ST	1,315,400

306-006-000-000	78	YERGATIAN VERNON C / V & A REALTY TRUST AVEDISIAN, ANTHONY L TRS	168 GROVE ST	1,314,000	
314-020-000-000	43	BEAULIEU RICHARD J TR / DPJ REALTY TRUST	842 UPPER UNION ST	1,243,900	
289-006-000-000	43	TRUGREEN LIMITED PARTNERSHIP	21 FORGE PKY	1,232,700	
271-024-000-000	72	OXFORD REALTY & TRUST LLC	855 WEST CENTRAL ST	1,213,300	
275-018-000-000	43	J&K ENTERPRISES LLC / C/O HAPPY TAILS DOGGY DAYCARE	7 FORGE PKY	1,178,800	
279-172-000-000	71	FOURZOL LLC	13 MAIN ST	1,167,900	
296-173-000-000	43	JSB PROPERTY HOLDINGS LLC	238 258 COTTAGE ST	1,137,700	
270-015-000-000	72	PINTO ANTONIO L	620 WEST CENTRAL ST	1,126,100	
279-018-000-000	72	55 W CENTRAL STREET LLC / C/O COLOMBO KELLY HOLDING INC	55 WEST CENTRAL ST	1,124,400	
287-108-000-000	43	MUSTO CARLO TR / FISHER STREET REALTY TRUST	260 FISHER ST	1,098,300	
270-029-003-000	67	L&X GROUP LLC	505 WEST CENTRAL ST	1,069,400	
245-107-000-000	82	WEITZMAN, ANDREW M TR BUGBEE, MARTHA E TR / TWENTY EARL S WAY REALTY TRUST	20 EARLS WAY	1,064,700	
303-044-000-000	85	DECOY INC	400 KING ST	1,064,200	
284-066-000-000	318	STOBBART WAYNE F TR / 444 E CENTRAL RLTY TRUST	444 EAST CENTRAL ST	1,062,900	
286-089-000-085	343	9 SUMMER STREET LLC	9 SUMMER ST 3	1,044,900	
277-005-000-000	43	BEAVER ST REALTY TRUST MANN LAURA TR / C/O JOSEPH M CHENEY JR	2 MASTER DR	1,039,800	
245-007-000-000	58	SURESHINE LLC	650 PLEASANT ST	1,032,600	
286-089-000-064	343	9 SUMMER STREET LLC	9 SUMMER ST 2	1,025,200	
306-007-000-000	400	170 GROVE STREET LLC	170 GROVE ST	1,014,600	
288-004-000-000	340	BEAULIEU DEBRA A TR / MEL-DINA REALTY TRUST	120 GROVE ST	1,012,900	
278-075-000-000	72	786 W CENTRAL LLC	233 WEST CENTRAL ST	1,009,300	
270-002-000-000	326	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	438 WEST CENTRAL ST	1,004,700	
		parcel percent of all accounts, and value percent of total improved C&I valuation	91 parcels valued at	185,312,200	
				30.95%	24.26%
319-019-000-000	338	RIBAKOFF CHARLES II TR / E J R REAL ESTATE TRUST	25 DISCOVERY WAY	999,800	
303-043-000-000	326	MARGUERITE MARGARET TR / C/O BEAU GRASSIA- KING ST CAFE	390 KING ST	997,900	
248-074-000-000	43	PALUMBO ALDO & SHAWQI TRS / REVOLI REALTY TRUST	90 EARLS WAY	993,800	
248-077-000-000	401	COCUZZO MARY BETH TR / KINGSTON REALTY	950 CHESTNUT ST	989,200	
277-004-000-000	314	DEDOMINICK LINDA L TR / C/O TRAFFIC MARKINGS INC	4 MASTER DR	979,800	
286-089-000-063	320	9 SUMMER STREET LLC	9 SUMMER ST 1	943,500	
270-027-000-000	333	FRENCH LEONARD & P COSTELLO TR / C/O TEDESCHI FOOD SHOPS INC	533 WEST CENTRAL ST	943,400	
279-015-000-000	323	KINCH, VALENTINA TR DEGAETANO, GIANNINA TR / FERRARA FAMILY RLTY TR GIORGIO, M	20 WEST CENTRAL ST	938,600	
319-023-000-000	400	MULTI-FASTENERS INC	857 UPPER UNION ST	936,900	
270-008-000-000	342	BFMW REALTY L.L.C.	480 WEST CENTRAL ST	922,400	
288-005-000-000	316	PCI PROPERTIES, LLC	72 GROVE ST	919,600	
319-003-000-000	332	UNION UP LLC	852 UPPER UNION ST	895,000	
275-015-000-000	311	L P GAS EQUIPMENT INC / C/O EASTERN PROPANE GAS	11 FORGE PKY	880,000	
285-113-000-000	335	FRENCH LEONARD S ETALS, TRS / C/O MARC WINTERS	349 EAST CENTRAL ST	871,900	
269-082-000-000	325	BRACHOLD RICHARD E TR / VILLAGE SKI REALTY TRUST	345 WEST CENTRAL ST	870,600	
287-072-000-000	325	317 UNION STREET LLC	317 UNION ST	861,100	
245-108-000-000	400	LITTLE TULLY DEVELOPMENT LLC	40 EARLS WAY	849,500	
285-109-000-000	340	LENZI JOSEPH / LENZI RACHEL	333 EAST CENTRAL ST	845,700	
279-021-000-000	364	JOMI ENTERPRISES LLC	15 WEST CENTRAL ST	833,700	
279-019-000-000	340	HRRP REALTY CORP	51 WEST CENTRAL ST	825,400	
288-005-000-000	332	NICE ENTERPRISES INC	76 GROVE ST	800,600	
285-106-000-000	333	HESS RETAIL STORES LLC / C/O PROPERTY TAX DEPARTMENT	251 EAST CENTRAL ST	788,100	
283-044-000-000	340	CONSTELLATION PEGASUS LLC	683 EAST CENTRAL ST	783,600	
286-091-000-000	325	NASUTI DAVID TR / GREAT OAKS REALTY TRUST	18 COTTAGE ST	779,100	
247-001-000-000	400	LGK LLC	60 EARLS WAY	778,300	
289-001-000-000	332	WEEDY LLC	79 GROVE ST	774,600	
270-029-001-000	332	BCDJ FRANKLIN LLC	528 WEST CENTRAL ST	767,900	
279-017-000-000	326	COLACE JAMES A TR / ABBRUZZI REALTY TRUST	4 EAST CENTRAL ST	754,600	
270-028-000-000	326	SIXTH REALTY LLC	541 WEST CENTRAL ST	753,200	
270-009-000-000	332	JABE PARTNERS LLC	490 WEST CENTRAL ST	750,300	
287-055-000-000	323	CROSSING REALTY CORP	326 UNION ST	743,900	
271-001-000-000	333	GLOBAL COMPANIES LLC / C/O ALLIANCE ENERGY LLC	660 WEST CENTRAL ST	735,300	
278-043-000-000	325	EDWIN S GIFTS TOO INC	341 WEST CENTRAL ST	724,900	
284-010-000-000	332	HUNCHARD BRUCE J /	543 EAST CENTRAL ST	716,900	
287-071-000-000	400	BAGLIONI PETER TR / BAGLIONI REALTY TRUST	231 COTTAGE ST	699,800	
279-126-000-000	341	NORFOLK COUNTY TRUST CO / C/O BANK OF AMERICA RE ASMTS NC1-001-03-81	49 MAIN ST	698,500	
306-003-000-000	314	DOERING BARBARA R	162 GROVE ST	696,800	
248-076-000-000	400	WINIKER, JEFFREY TR WINIKER, SAMUEL TR / 213 REALTY TRUST	1000 CHESTNUT ST	692,500	

277-003-000-000	400	33	LANDEVIN LEONARD E / C/O N.E. TRAFFIC	1	MASTER DR	691,700
285-104-000-000	341	45	BENLIN PROPERTIES, LLC	231	EAST CENTRAL ST	690,700
279-026-000-000	325	78	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	36 38	MAIN ST	684,000
279-173-000-000	340	71	FOURZOL LLC	9	MAIN ST	677,000
287-065-000-000	332	38	ROSSI STEPHEN C / ROSSI TERESA	341	UNION ST	671,600
279-024-000-000	332	39	UPPER UNION LLC	843	UPPER UNION ST	669,000
215-025-000-000	340	71	BOURNE RONALD R & RANDI L TRS / BOURNE REALTY TRUST	3	BENT ST	665,800
285-103-000-000	326	67	BOWEN INVESTMENT INC / C/O HONEY DEW	213	EAST CENTRAL ST	661,400
313-058-000-000	352	02	RUSCITO BROTHERS LLC / C/O BRIGHT HORIZONS CHILD CTR	2	CONSTITUTION BLVD	649,500
286-036-000-000	325	78	SIMON A & SONS INC	54	EAST CENTRAL ST	645,900
286-037-000-000	333	65	BETHONEY, RAE L, TR RAYMOND P BROWN REVOC TR / C/O ZZ MGMT., LLC	52	EAST CENTRAL ST	631,700
284-068-000-000	342	82	CASTILLO DANIEL / FRANKLIN VETERINARY CLINIC	430	EAST CENTRAL ST	626,700
271-036-000-000	352	02	MARCO POLO, INC / C/O KINDERCARE LEARNING CENTER TAX DEPT.	42	POND ST	625,200
270-053-000-000	326	67	WILLET KAREN L TR / C/O C & K REALTY TRUST	405	WEST CENTRAL ST	625,100
270-033-000-000	340	71	WEST CENTRAL PLAZA LLC	471	WEST CENTRAL ST	604,400
279-020-000-000	325	78	ROCKLAND TRUST COMPANY	45	WEST CENTRAL ST	600,500
306-001-000-000	401	43	LEWIS ALBERT G, TR / GROVE STREET REALTY TRUST	158	GROVE ST	596,000
279-175-000-000	325	62	7-13 EAST CENTRAL STREET LLC	7 13	EAST CENTRAL ST	594,000
284-013-000-000	326	67	HUNCHARD BRUCE J /	547	EAST CENTRAL ST	589,800
303-041-000-000	326	74	MARGUERITE MARGARET, TR	370	KING ST	587,400
323-028-000-000	318	78	DEPOTO RICHARD J & SANDRA M TRS / THE DEPOTO FAMILY REALTY TRUST	823	WASHINGTON ST	586,900
279-014-000-000	328	74	TOP GUN REALTY LLC	28	WEST CENTRAL ST	584,200
277-012-000-000	325	65	FRANKLIN GS LLC /	412	WEST CENTRAL ST	579,000
284-003-000-000	342	72	IPACS JOSEPH J / IPACS CAROL P	421	WEST CENTRAL ST	575,000
289-007-000-000	401	43	STVALETTA BRUCE TR / 33 FORGE HILL ROAD REALTY TRST	33	FORGE HILL RD	573,200
270-011-000-000	325	78	HO ROBERT P TR / HOMARK REALTY TRUST	510	WEST CENTRAL ST	568,900
243-102-000-000	325	65	LINCOLN STATION LLC	465	LINCOLN ST	564,700
271-016-000-000	333	68	UNIONVILLE GS LLC / C/O RETAIL BUSINESS SERVICES	828	WEST CENTRAL ST	564,200
271-022-000-000	316	43	WISE FREDERICK RL /	880	WEST CENTRAL ST	563,800
277-002-000-000	401	43	ELLIN STEVEN M	300	BEAVER ST	561,800
285-102-000-000	328	74	JT BUILDING & DEVELOPMENT	209	EAST CENTRAL ST	558,500
286-026-000-000	333	65	JENNIFER L RIDDER HOLDINGS LLC	140	EAST CENTRAL ST	552,400
296-205-000-000	326	74	371 UNION STREET LLC	371	UNION ST	551,400
270-001-000-000	326	74	FOUR WEST STREET LLC	4	WEST ST	538,200
287-116-000-000	400	35	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	418	WEST CENTRAL ST	538,000
225-036-000-000	325	65	LAMBIASE ANTHONY J / LAMBIASE PATRICIA	131	FISHER ST	531,800
286-214-000-000	355	49	K BROTHERS LLC	804	POND ST	531,000
272-070-000-000	333	68	PASINI & FOLSOM FUNERAL HOME I	33	COTTAGE ST	526,500
			NINTH FRANKLIN LLC	60	CORPORATE DR	525,000
					77 parcels valued at	55,098,600
					parcei percent of all accounts, and value percent of total improved C&I valuation	7.21%
						26.19%
278-209-000-000	340	71	PATALANO PROPERTIES LLC	137	SCHOOL ST	498,800
284-004-000-000	340	71	1776 REALTY LLC	443	EAST CENTRAL ST	498,200
279-241-000-000	333	68	NAKHOU REALTY LLC	43	EAST CENTRAL ST	487,100
279-022-000-000	325	62	BISSANTI EDWARD P / BISSANTI JOYCE C	2 8	MAIN ST	477,600
286-246-000-000	334	68	FRANKLIN SERVICE AUTOCARE LLC	71	EAST CENTRAL ST	471,400
279-176-000-000	340	71	KINCH VALENTINA / LE SORELLE REALTY TR DEGAETANO, GIANNINA, ETALS	15	EAST CENTRAL ST	469,400
321-058-000-000	326	74	MARTIELLO JOHN E, TR / JUNIOR FAMILY TRUST	553	WASHINGTON ST	463,400
287-068-000-000	340	71	BENNY'S OIL SERVICE INC	241	COTTAGE ST	462,500
285-098-000-000	340	71	WISE SHAWN W / WISE LINDA	76	CHESTNUT ST	459,600
278-002-000-000	401	43	COMPTON PAUL R TR / UNGALA GROVE REALTY TRUST FINKELSTEIN, JAMES TR	20	GROVE ST	459,400
315-028-000-000	353	69	FRANKLIN ROD & GUN CLUB	49	FLORENCE ST	458,800
279-266-000-000	400	33	DELCALFIN LLC	37	RUGGLES ST	453,800
284-009-000-000	340	71	JEANNE-BENTON LLC / C/O JEANNE M ALDRICH	595	EAST CENTRAL ST	452,900
270-003-000-000	340	71	VAN ROON DANNY F / VAN ROON KELLIE A	444	WEST CENTRAL ST	449,400
277-010-000-000	316	43	NASUTI DAVID TR / GREAT OAKS REALTY TRUST	273	BEAVER ST	437,700
287-044-000-000	325	78	FRANKLIN URBAN RE LLC	157	COTTAGE ST	434,800
286-107-000-000	401	35	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	23	WINTER ST	432,900
270-036-000-000	325	78	XHENGO MAKSIM TR / MAKKAST REALTY TRUST SERJANI, KASTRIOT TR	451	WEST CENTRAL ST	432,100
279-025-000-000	326	62	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	30 32	MAIN ST	416,100
262-023-000-000	332	39	278 PLEASANT STREET LLC	278	PLEASANT ST	411,400
278-011-000-000	340	72	JKRJ PRINCE LLC	184	WEST CENTRAL ST	400,300



286-251-000-000	340	72	BEATON REESE / R & T REALTY TRUST MOORE, TIMOTHY T TR	111 EAST CENTRAL ST	400,300
314-019-000-000	352	74	DONOVAN, PATRICIA TR SWENSON, COLLEEN TR / C/O ELEMEN-TREE HOUSE	838 UPPER UNION ST	393,100
287-056-000-000	326	02	338 UNION ST LLC	338 UNION ST	392,400
270-031-000-000	325	78	WEST CENTRAL PLAZA LLC	481 WEST CENTRAL ST	390,500
285-105-000-000	325	78	PADULA, JOHN R TR / 247 EAST CENTRAL ST REALTY TST	249 EAST CENTRAL ST	385,600
286-090-000-000	332	78	CARLOW KEVIN J	10 COTTAGE ST	384,600
279-009-000-000	340	72	BOC HOLDINGS LLC	11 EAST ST	378,400
279-169-000-000	325	78	PELEGRI MICHAEL D TR / RMR REALTY TRUST DEGRASIA, MICHAEL D TR	19 DEAN AV	374,200
296-172-000-000	310	30	BENNY'S OIL SERVICE INC	245 COTTAGE ST	373,400
279-031-000-000	325	78	VALLEE ROBERT R JR	68 MAIN ST	370,500
276-028-000-000	400	33	NETO JOAO MARTINS	15 GROVE ST	370,400
278-065-000-000	325	78	MARMANIDIS KERRY	323 WEST CENTRAL ST	361,400
287-069-000-000	401	43	MAGS REALTY TRUST / C/O BARRY MAGERMAN, TR	235 COTTAGE ST	357,700
286-027-000-000	325	78	BRACCI CHRISTINE /	138 EAST CENTRAL ST	356,100
279-033-000-000	325	78	CAMPUS REALTY TRUST INC	122 EMMONS ST	352,900
285-004-000-000	326	74	JCMN LLC	395 EAST CENTRAL ST	335,400
233-040-000-000	316	43	DIMARTINO HARRIET C TR / DOMINIC D DIMARTINO REVOC TRST	517 LINCOLN ST	330,400
279-008-000-000	340	71	FIVE EAST STREET, LLC	5 EAST ST	330,400
276-026-000-000	401	43	FRANKLIN FAIRVIEW REALTY LLC	25 GROVE ST	318,800
288-007-000-000	316	43	191 III CUBE MA SUB LLC PTA-CS# 6807	519 BEAVER ST	316,100
279-123-000-000	342	72	VANDENBERG JOHN R / NOVAK KATHLEEN A	76 EMMONS ST	314,900
287-115-000-000	316	43	LAMBIASE ANTHONY J TR / J A G REALTY	145 FISHER ST	307,500
284-008-000-000	332	39	CADILLAC PROPERTIES LLC	515 EAST CENTRAL ST	303,700
279-182-000-000	310	30	LANDSCAPE NETWORK LLC	ALPINE ROW	300,200
279-027-000-000	325	78	ROCKLAND TRUST COMPANY	44 MAIN ST	295,500
296-087-000-000	340	71	SMYTH THOMAS TR / 12 WASHINGTON ST REALTY TRUST	12 WASHINGTON ST	291,400
286-224-000-000	340	71	SALMON CHARLES F / SALMON LYNNE	50 EAST ST	286,000
278-037-000-000	353	69	WILLIAM F. RAY LODGE 71 / C/O DAVID L LABONTE	330 WEST CENTRAL ST	280,300
279-165-000-000	340	71	41 DEAN AVENUE LLC	41 DEAN AV	278,300
279-181-000-000	316	43	LANDSCAPE NETWORK LLC	40 ALPINE ROW	239,200
314-021-000-011	405	28	MASON JAMES LLC	837 UPPER UNION ST 11	207,200
314-021-000-001	405	28	MJM LLC / C/O BOURQUE BROS IRRIGATION	837 UPPER UNION ST 1	197,500
314-021-000-010	405	28	NORWOOD CONCRETE CONSTRUCTION	837 UPPER UNION ST 10	197,500
314-021-000-020	405	28	JME ENTERPRISES LLC	837 UPPER UNION ST 20	197,200
314-021-000-013	405	28	BOULLANGER MICHAEL D	837 UPPER UNION ST 13	194,300
314-021-000-004	405	28	ET REAL ESTATE HOLDINGS LLC	837 UPPER UNION ST 4	193,000
314-021-000-003	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 3	192,900
314-021-000-005	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 5	192,900
314-021-000-016	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 16	192,900
314-021-000-017	405	28	INDEPENDENT PIPING FIRE PROTEC	837 UPPER UNION ST 17	192,900
314-021-000-019	405	28	MITCHELL, JOAN T TR / MITCHELL REALTY NOMINEE TRUST	837 UPPER UNION ST 19	192,900
287-057-000-000	330	24	DEBENEDICTIS ROBERT L	346 UNION ST	192,700
314-021-000-006	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 6	192,500
314-021-000-007	405	28	FRICKER THOMAS R	837 UPPER UNION ST 7	192,500
314-021-000-008	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 8	192,500
314-021-000-009	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 9	192,500
314-021-000-014	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 14	192,500
314-021-000-015	405	28	15C LLC	837 UPPER UNION ST 15	192,500
314-021-000-018	405	28	AFONSO CAMILO / AFONSO SUSAN	837 UPPER UNION ST 18	192,500
314-021-000-002	405	28	MARTONE THOMAS M / MARTONE JUDITH A	837 UPPER UNION ST 2	191,400
314-021-000-012	405	28	MASON JAMES LLC	837 UPPER UNION ST 12	188,200
296-184-000-000	316	30	JONES TIMOTHY	11 GEB ST	182,800
296-206-000-000	325	78	CARLUCCI GINO JR, MARY ANN HAGAN, / CARLUCCI FAMILY REVOCABLE AMENDOLA, KATI	357 UNION ST	169,000
279-237-000-000	332	39	CRANDALL JAMES M /	23 ALPINE ROW	144,900
260-067-000-000	316	43	THAYER JOEL / DURHAM WILLIAM	157 A MAPLE ST	60,400
			parcel percent of all accounts, and value percent of total improved C&I valuation:	76 parcels valued at	24,323,300
				25.85%	3.19%
				TOTAL IMPROVED (294 parcels)	\$763,736,200
					\$2,597,742 MEAN of all

MINIMUM RESIDENTIAL FACTOR COMPUTATION
Fiscal Year 2018

A Class	B Full and Fair Cash Valuation	C Percentage Share	
1. Residential	4,059,785,510	80.3195%	80.3195%
2. Open Space	0	0.0000%	
3. Commercial	358,798,507	7.0985%	19.6805%
4. Industrial	466,888,250	9.2370%	
5. Personal Property	169,074,130	3.3450%	
TOTALS	5,054,546,397	100.0000%	

Maximum Share of Levy for Classes Three, Four and Personal Property: $150\% * 19.6805\%$ (Lines 3C + 4C + 5C) = **29.5208%** (Max % Share)

Minimum Share of Levy for Classes One and Two: $100\% - 29.5208\%$ (Max % Share) = **70.4792%** (Min % Share)

Minimum Residential Factor (MRF): 70.4792% (Min % Share) / 80.3195% (Lines 1C + 2C) = **87.7486%** (Minimum Residential Factor)

MINIMUM RESIDENTIAL FACTOR LA7 (6-96): **87.7486%**

Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent.

LA13 Tax Base Levy Growth
 Retain documentation for 5 years in case of DOR audit - Fiscal Year 2018

Property Class	(A) PFY LA4 Values	Omitted and Revised No.	(B) Omitted and Revised Values	Abatement No.	(C) Abatement Values	Other Adjustment No.	(D) Other Adjustment Values	(E) Adjusted Value Base
RESIDENTIAL								
SINGLE FAMILY (101)	3,166,111,000	0	0	14	706,000	379	1,087,800	3,166,492,800
CONDOMINIUM (102)	402,307,100	0	0	5	61,700	900	1,720,100	403,965,500
TWO & THREE FAMILY (104 & 105)	90,687,600	0	0	0	0	13	-273,200	90,414,400
MULTI - FAMILY (111-125)	128,426,200	0	0	6	561,300	3	2,457,200	130,322,100
VACANT LAND (130-132 & 106)	36,622,300	0	0	1	17,400	57	-2,740,400	33,864,500
ALL OTHERS (103, 109, 012-018)	50,245,465	0	0	0	0	1	354,100	50,599,565
TOTAL RESIDENTIAL	3,874,399,665	0	0	26	1,346,400	1,353	2,605,600	3,875,658,865
OPEN SPACE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
COMMERCIAL	358,012,340	0	0	8	1,854,100	13	-709,700	355,448,540
COMMERCIAL - CHAPTER 61, 61A, 61B	1,522,359	0	0	0	0	6	-351,000	1,171,359
TOTAL COMMERCIAL	359,534,699	0	0	8	1,854,100	19	-1,060,700	356,619,899
INDUSTRIAL	456,515,020	0	0	7	4,527,600	16	-4,361,900	447,625,520
PERSONAL PROPERTY	162,606,840	0	0					
TOTAL REAL & PERSONAL	4,853,056,224	0	0					

NOTE : The information was Approved on 11/15/2017

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2018

Property Class	Reval Perct	(F) + or - Reval Adj Values	(G) Total Adjusted Value Base	(H) CFY LA4	(I) New Growth Valuation	(J) PY Tax Rate	(K) Tax Levy Growth
RESIDENTIAL							
SINGLE FAMILY (101)	0.02083	65,957,200	3,232,450,000	3,248,659,900	16,209,900		
CONDOMINIUM (102)	0.05714	23,081,000	427,046,500	440,857,900	13,811,400		
TWO & THREE FAMILY (104 & 105)	0.00670	605,500	91,019,900	91,211,800	191,900		
MULTI - FAMILY (111-125)	0.21890	28,527,800	158,849,900	188,004,100	29,154,200		
VACANT LAND (130-132 & 106)	0.08506	2,880,400	36,744,900	38,973,200	2,228,300		
ALL OTHERS (103, 109, 012-018)	0.02737	1,385,145	51,984,710	52,078,610	93,900		
TOTAL RESIDENTIAL	0.03159	122,437,045	3,998,095,910	4,059,785,510	61,689,600	14.58	899,434
OPEN SPACE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL							
COMMERCIAL - CHAPTER 61, 61A, 61B	-0.00066	-233,675	355,214,865	357,491,065	2,276,200		
TOTAL COMMERCIAL	-0.00027	-97,592	356,522,307	358,798,507	2,276,200	14.58	33,787
INDUSTRIAL							
INDUSTRIAL	0.04241	18,983,530	466,609,050	466,888,250	279,200		4,071
PERSONAL PROPERTY							
PERSONAL PROPERTY				169,074,130	37,236,620		542,910
TOTAL REAL & PERSONAL				5,054,546,397	101,481,620		1,479,602

Community Comments:

IN ADDITION TO THE PERSONAL PROPERTY AND THE RESIDENTIAL (LUC's 101, 102 & 130) GROWTH DETAILS ATTACHED BELOW, PLEASE NOTE THE NEW CONSTRUCTION ADDED TO THE APARTMENT CLASS AND TO THE COMMERCIAL CLASS RESPECTIVELY: NEAR COMPLETE NEW 280 UNIT APARTMENT COMPLEX AT WOODVIEW WAY OFF ROUTE 140 NEAR BELLINGHAM TOWN LINE CONTRIBUTING \$28,299,900 TOWARD CLASS 111-112 VALUATION GROWTH; NEW EXCELLENT PROFESSIONAL OFFICE & RETAIL-RESTAURANT STRIP MALL AT GATEWAY TO NEWLY REVIVED DOWNTOWN FRANKLIN ON SITE OF THE OLD (1979 - 2004) TOWN HALL CONTRIBUTING \$2,114,900 TOWARD COMMERCIAL CLASS GROWTH; FOR PERIOD FROM FY 2018 WHEN IT BECAME ELIGIBLE FOR TAXATION UNDER THE LEVY, PURCHASER OF THIS FORMER TOWN-OWNED PROPERTY PAID A PRO-FORMA TAX AT CLOSING THROUGH JUNE 30, 2017 AS PER MGL.

Signatures

Board of Assessors

KEVIN William DOYLE, Dir. of Assessing , Franklin , kt Doyle@franklinma.gov 508-520-4920 | 11/13/2017 2:29 PM

Comment: SUBMITTED BY DIRECTION OF THE BOARD: SIGNED ORIGINAL ON FILE.

12

NOTE : The information was Approved on 11/15/2017

**Levy Limit
 Fiscal Year 2018**

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2017 LEVY LIMIT

A. FY 2016 Levy Limit	64,222,021	
A1. ADD Amended FY 2016 Growth	0	
B. ADD (IA + IA1)*2.5%	1,605,551	
C. ADD FY 2017 New Growth	1,185,535	
C1. ADD FY 2017 New Growth Adjustment	0	
D. ADD FY 2017 Override	0	
E. FY 2017 Subtotal	<u>67,013,107</u>	
F. FY 2017 Levy Ceiling	121,326,406	I. <u>67,013,107</u>
		FY 2017 Levy Limit

II. TO CALCULATE THE FY 2018 LEVY LIMIT

A. FY 2017 Levy Limit from I	67,013,107	
A1. ADD Amended FY 2017 Growth	0	
B. ADD (IIA + IIA1)*2.5%	1,675,328	
C. ADD FY 2018 New Growth	1,479,602	
C1. ADD FY 2018 New Growth Adjustment	0	
D. ADD FY 2018 Override	0	
E. ADD FY 2018 Subtotal	<u>70,168,037</u>	
F. FY 2018 Levy Ceiling	126,363,660	II. <u>70,168,037</u>
		FY 2018 Levy Limit

III. TO CALCULATE THE FY 2018 MAXIMUM ALLOWABLE LEVY

A. FY 2018 Levy Limit from II.	70,168,037
B. FY 2018 Debt Exclusion(s)	3,888,584
C. FY 2018 Capital Expenditure Exclusion(s)	0
D. FY 2018 Stabilization Fund Override	0
E. FY 2018 Other Adjustment :	0
F. FY 2018 Water/Sewer	0
G. FY 2018 Maximum Allowable Levy	<u>74,056,621</u>

Signatures

No signatures to display.

NOTE : The Information is preliminary and is subject to change.

Town of Franklin**Board of Assessors**

To: Franklin Town Council

From: Board of Assessors & Kevin W. Doyle, Director

Date: November 29, 2017

Subject: FY 2018 Valuation & Classification Information

Consider the following valuation requirement definitions in accordance with Massachusetts General Law through the Commissioner of Revenue.

1. Ad valorem taxation is a tax applied according to value. These values are established through mass (jurisdiction-wide) appraisal standards. In Massachusetts the techniques and valuations meet or exceed the highest national standards. For the past thirty-five years the Department of Revenue (DOR) has overseen that its cities and towns are assessing at Full and Fair Cash Value a/k/a Market Value as of the assessment date. Great efforts are made locally to establish fair and equitable values for the next fiscal year beginning the day after the Town Council classification vote for the current fiscal year. This is a 12-month process annually. Because FY 2018 is an Interim Market Adjustment Year, the DOR has performed reviews and statistical analyses to grant approvals.
2. The basis of residential values is the market data available throughout Town for Calendar Year 2016 prior to the 1-1-2016 Assessment Date. Sales of single family and condominium properties are ample in number to perform the needed statistical studies. Multi-family property valuations are developed through an analysis of sales and the additional market data available on their leases and rents. These analyses are the basis of their investment and thus market value.
3. Commercial and industrial properties are valued using a minimum of two (2) approaches to value of the three (3) appraisal industry methods: cost, market and income. The emphasis is first on market using valid sales. Because sales data is typically more limited for commercial and industrial properties than for most residential properties, a correlated income approach is applied as well. The economic financial arrangement between the property owner (lessor) and the tenant (lessee) establishes a real property value equivalent to its market value.

All valuation and classification work is performed in accordance with MGL.

Ad valorem taxation is that applied according to value; in MA the assessed value for FY18 is the market value as of the appraisal date of January 1, 2017. For these we are required to use Calendar Year 2016 market sales data.

Residential single family, condo, 2 & 3 family properties are valued by comparable sales analysis. Apartments of 4 or more units are valued through a combination of sales data and an economic (market) real estate income and expense analysis.

Commercial/Industrial properties are assigned values determined through a combination of sales and a real estate income approach based on economic (market) rents, expenses, and vacancy and investment factors.

In terms of accounting for value changes from 2015 to 2016, overall (approximately) the residential classes are being adjusted about +3 %, commercial no change and industrial about +4 %. The Calendar Year 2017 sales and C & I data is now being gathered to be qualified and analyzed in preparation for next winter's assessment rolls. Those results will be reflected in the Fiscal Year 2019 Interim Year valuations.

Your focus will be on the matter of a single vs. a split tax rate, or the option to shift an additional portion of the levy from the Residential to the Commercial/Industrial sector.

An open space discount is not applicable, as the Assessors have not classified any property under the State's definition of open space. Likewise, neither the residential nor the small commercial exemptions are applicable as there's no data to support either one.

Final numbers are now available for the Tax Classification Hearing. The uniform levy shares are 80.32 % Residential / 19.68 % Com.-Ind.-Personal Property, remaining close to Franklin's historical 80 % (Res.) / 20 % (CIP) ratio.

For illustration purposes, you are provided a copy of this year's shift options chart. In 1% increments, you can see the relative Residential decreases vs. C & I increases resulting from various rate shift selections.

Attached are reports of tax class totals, a State Use Code brief description sheet, and a "What If ... Scenario Worksheet". The latter is based on the expected Levy of \$74,049,104 that results in a single uniform tax rate of \$14.65 per \$1,000. Shift options are shown on 1 page. Note the Residential Value % of Total is 80.3195, while the Commercial/Industrial/Personal Property Value % of Total Value is 19.6805.

Based on a single rate, the change from FY 2017 to FY 2018 can be illustrated below:

Average Single Family Values and Tax

FY 2017	FY 2018
\$411,800 valuation	\$421,800 valuation (+2 ½ %)
\$ 14.58 tax rate	\$ 14.65 tax rate
\$ 6,004 annual tax	\$ 6,179 annual tax

Estimated change is a \$ 175 increase, or about +3 %.

A Sample Commercial Property

FY 2017 valuation	FY 2018 valuation
\$ 1,000,000 valuation	\$ 1,000,000 valuation
\$ 14.58 tax rate	\$ 14.65 tax rate
\$ 14,580 annual tax	\$ 14,650 annual tax

Estimated change is \$ 70 increase, or about +0 ½ %.

You will consider the following (form LA-5) on closing the Tax Classification Hearing.

1. Residential Factor. If the Town Council adopts a residential factor other than 1, this would increase the commercial, industrial and personal property (CIP) tax rate by a maximum allowable factor of 1.50. The "What If ..." spreadsheet shows the effects of adopting factors of 1.10, 1.20, 1.30, 1.40 or 1.50. Annually about 30% of Massachusetts cities and towns adopt a split rate. Note both the immediate and future negative effect that a shift would have on commercial and industrial valuations. This is due to the impact of the actual tax rate being higher than the projected effective tax rate. More simply stated, the real estate tax is an offset to the "net operating income" for the property, and thus to the value as well.
2. Open Space Discount. Open space is defined as "... land which is not otherwise classified and which is not taxable under provisions of Chapters 61, 61A or 61B, or taxable under a permanent conservation restriction, and which land is not held for the production of income but is maintained in an open or natural condition and which contributes significantly to the benefit and enjoyment of the public." The Assessors have not identified any property that they believe meet the definition of Open Space in accordance with the intention of the Statute.

3. Residential Exemption. A municipality is allowed to grant a residential exemption of a dollar amount that cannot exceed 20 percent of the average assessed value of all residential class property. The exemption reduces, by the adopted percentage, the taxable valuation of each residential parcel that is a taxpayer's principal residence. Granting the exemption raises the residential tax rate and shifts the residential tax burden from moderately valued homes to apartments, summer homes and higher valued homes. The residential tax at a higher than single rate for all must then carry the exemption benefit. In FY 2017, only 15 of 351 communities adopted a residential exemption. Most of these are larger cities or resort communities.
4. Small Commercial Exemption. A municipality has a property tax classification option to exempt up to 10 percent of the value of a Class Three, Commercial parcel. To qualify, the parcel must be occupied as of January 1, 2017, each business must have an average annual employment of no more than 10 persons, and the property valuation must be less than \$1 million. In effect, this option shifts the tax burden from qualifying parcels to those occupied by other commercial and industrial properties. This exemption is borne within the commercial and industrial classes in the form of a higher tax rate for Classes Three and Four, as this exemption does not change their adopted share of the tax levy. Only 13 of 351 communities chose this in FY 2017.
5. Item 5 shows the Levy Percentage Shares resulting from the adopted Residential Factor.
6. Item 6 is completed by the Town Clerk to substantiate the publication and posting of the Public Hearing Legal Notice.
7. Item 7 are the Town Council's indication of conducting a Public Hearing and adopting the Levy Percentages as shown in Item 5.
8. The excess levy capacity for FY 2018 is \$ 7,516.29 which results only from the tax rate "penny rounding", as to go to a rate of \$14.66 per thousand would cause the Town to be over its levy limit, an event not allowed by MGL.

CLASSIFICATION TAX ALLOCATION
 Fiscal Year 2018

1. The selected Residential Factor is 1.000000

If you desire each class to maintain 100% of its full values tax share, indicate a residential factor of "1" and go to question 3.

2. In computing your residential factor, was a discount granted to Open Space?

Yes No

If Yes, what is the percentage discount? 0

3. Was a residential exemption adopted?

Yes No

If Yes, please complete the following:

Class 1 Total Assessed Value	=	<u>4,059,785,510</u>	X	<u>0</u>	=	<u>0</u>
Class 1 Total Parcel Count *		<u>0</u>		Selected Res. Exemption %		Residential Exemption

* Include all parcels with a Mixed-Use Residential designation

Applicable number of parcels to receive exemption 0

Net value to be exempted 0

4. Was a small commercial exemption adopted?

Yes No

% Selected 0

If Yes, please complete the following:

No. of parcels eligible	<u>0</u>
Total value of parcels	<u>0</u>
Total value to be exempted	<u>0</u>

5. The following information was derived from the LA-7. Please indicate in column D percentages (accurate to 4 digits to the right of the decimal point) which result from your selected residential factor. (If a residential factor of "1" has been selected, you may leave Column D blank.)

A Class	B Certified Full and Fair Cash Value Assessments	C Percentage Full Value Shares of Total Tax Levy	D New Percentage Shares of Total Tax Levy
Residential	4,059,785,510.00	80.3195%	80.3195%
Open Space	0.00	0.0000%	0.0000%
Commercial	358,798,507.00	7.0985%	7.0985%
Industrial	466,888,250.00	9.2370%	9.2370%
Personal Property	169,074,130.00	3.3450%	3.3450%
TOTALS	5,054,546,397.00	100.0000%	100.0000%

NOTE : The information is preliminary and is subject to change.

CLASSIFICATION TAX ALLOCATION
Fiscal Year 2018

6. Notice was given to taxpayers on (date), (time), at (place), by (describe type of notice) that a public hearing on the issue of adopting the tax levy percentages for fiscal year 2018 would be held on (meeting date).

7. We hereby attest that on (date), (time), at (place) in a public hearing on the issue of adopting the percentages for fiscal year 2018, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives, and that the percentages set forth above were duly adopted in public session on (date).

8. The LA-5 excess capacity for the current fiscal year is calculated as 7,516.29

The LA-5 excess capacity for the prior fiscal year is calculated as 41,772.25

For cities : City Councilors, Aldermen, Mayor

For towns : Board of Selectmen

For districts : Prudential Committee or Commissioners

Signatures

No signatures to display.

MassDOT - Massachusetts Department of Revenue
Division of Local Services
What If Scenario Worksheet for Franklin FY 2018

CLASS	VALUE	%	Share Percentages		Levy Amounts										Tax Rates		
			Res Factor	Comm SP	Ind SP	PP SP	Total SP	Res LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	Comm ET	Ind ET	PP ET	
Residential	4,059,795,510	80.3195	80.3195	80.3195	9.2370	3.3450	100.0000	59,475,857	5,256,998	6,835,913	2,476,956	74,049,104	14.65	14.65	14.65	14.65	
Open Space	0	0.0000	0.0000	0.0000	9.3294	3.3784	100.0000	59,590,125	5,308,962	6,900,312	2,501,705	74,049,104	14.60	14.60	14.60	14.60	
Commercial	358,798,507	7.0985	7.0985	9.4217	3.4119	100.0000	59,384,392	5,361,526	6,976,711	2,526,473	74,049,104	14.54	14.54	14.54	14.54	14.54	
Industrial	466,886,250	9.2370	9.2370	9.5441	3.4453	100.0000	59,038,660	5,414,090	7,045,110	2,551,244	74,049,104	15.09	15.09	15.09	15.09	15.09	
Personal Property	169,074,150	3.3450	3.3450	10.0000	3.5122	100.0000	58,892,927	5,466,654	7,113,508	2,576,013	74,049,104	15.24	15.24	15.24	15.24	15.24	
Total	5,054,546,387	100.0000	100.0000	10.0000	3.5457	100.0000	58,747,195	5,519,218	7,181,908	2,600,783	74,049,104	15.38	15.38	15.38	15.38	15.38	
					9.7912	3.5457	100.0000	59,601,462	5,571,782	7,189,707	2,625,532	74,049,104	15.53	15.53	15.53	15.53	
					10.0688	3.6460	100.0000	58,909,937	5,624,346	7,319,106	2,675,051	74,049,104	15.68	15.68	15.68	15.68	
					10.1607	3.6795	100.0000	58,164,265	5,729,474	7,459,505	2,699,860	74,049,104	15.97	15.97	15.97	15.97	
					10.2551	3.7129	100.0000	56,018,532	5,782,098	7,523,904	2,724,890	74,049,104	16.11	16.11	16.11	16.11	
					10.3454	3.7464	100.0000	57,872,800	5,834,602	7,592,303	2,749,939	74,049,104	16.26	16.26	16.26	16.26	
					10.4378	3.7798	100.0000	57,727,068	5,887,166	7,660,702	2,774,188	74,049,104	16.41	16.41	16.41	16.41	
					10.5302	3.8133	100.0000	57,581,593	5,929,294	7,729,101	2,798,998	74,049,104	16.55	16.55	16.55	16.55	
					10.6225	3.8467	100.0000	57,435,603	5,971,501	7,797,501	2,823,233	74,049,104	16.69	16.69	16.69	16.69	
					10.7149	3.8802	100.0000	57,289,870	6,013,708	7,865,900	2,847,475	74,049,104	16.83	16.83	16.83	16.83	
					10.8073	3.9136	100.0000	57,144,138	6,055,915	7,934,299	2,871,718	74,049,104	16.97	16.97	16.97	16.97	
					10.8997	3.9471	100.0000	56,998,405	6,098,122	8,002,698	2,895,961	74,049,104	17.11	17.11	17.11	17.11	
					10.9920	3.9805	100.0000	56,852,673	6,140,329	8,071,097	2,920,204	74,049,104	17.25	17.25	17.25	17.25	
					11.0844	4.0140	100.0000	56,706,940	6,182,536	8,139,496	2,944,447	74,049,104	17.39	17.39	17.39	17.39	
					11.1768	4.0474	100.0000	56,561,208	6,224,743	8,207,895	2,968,690	74,049,104	17.53	17.53	17.53	17.53	
					11.2692	4.0809	100.0000	56,415,476	6,266,950	8,276,294	2,992,933	74,049,104	17.67	17.67	17.67	17.67	
					11.3615	4.1143	100.0000	56,269,743	6,309,157	8,344,693	3,017,176	74,049,104	17.81	17.81	17.81	17.81	
					11.4539	4.1478	100.0000	56,124,010	6,351,364	8,413,093	3,041,419	74,049,104	17.95	17.95	17.95	17.95	
					11.5462	4.1812	100.0000	55,978,278	6,393,571	8,481,492	3,065,662	74,049,104	18.09	18.09	18.09	18.09	
					11.6386	4.2147	100.0000	55,832,545	6,435,778	8,549,891	3,089,905	74,049,104	18.23	18.23	18.23	18.23	
					11.7310	4.2481	100.0000	55,686,813	6,477,985	8,618,290	3,114,148	74,049,104	18.37	18.37	18.37	18.37	
					11.8234	4.2815	100.0000	55,541,080	6,520,192	8,686,689	3,138,391	74,049,104	18.51	18.51	18.51	18.51	
					11.9157	4.3150	100.0000	55,395,348	6,562,400	8,755,088	3,162,634	74,049,104	18.65	18.65	18.65	18.65	
					12.0081	4.3485	100.0000	55,249,616	6,604,607	8,823,488	3,186,877	74,049,104	18.79	18.79	18.79	18.79	
					12.1005	4.3819	100.0000	55,103,883	6,646,814	8,891,887	3,211,120	74,049,104	18.93	18.93	18.93	18.93	
					12.1928	4.4154	100.0000	54,958,151	6,689,021	8,960,286	3,235,363	74,049,104	19.07	19.07	19.07	19.07	
					12.2852	4.4488	100.0000	54,812,418	6,731,228	9,028,685	3,259,606	74,049,104	19.21	19.21	19.21	19.21	
					12.3776	4.4823	100.0000	54,666,686	6,773,435	9,097,084	3,283,849	74,049,104	19.35	19.35	19.35	19.35	
					12.4699	4.5157	100.0000	54,520,953	6,815,642	9,165,483	3,308,092	74,049,104	19.49	19.49	19.49	19.49	
					12.5623	4.5492	100.0000	54,375,221	6,857,849	9,233,882	3,332,335	74,049,104	19.63	19.63	19.63	19.63	
					12.6547	4.5826	100.0000	54,229,488	6,900,056	9,302,281	3,356,578	74,049,104	19.77	19.77	19.77	19.77	
					12.7471	4.6161	100.0000	54,083,756	6,942,263	9,370,680	3,380,821	74,049,104	19.91	19.91	19.91	19.91	
					12.8395	4.6495	100.0000	53,938,023	6,984,470	9,439,079	3,405,064	74,049,104	20.05	20.05	20.05	20.05	
					12.9318	4.6830	100.0000	53,792,290	7,026,677	9,507,478	3,429,307	74,049,104	20.19	20.19	20.19	20.19	
					13.0242	4.7164	100.0000	53,646,558	7,068,884	9,575,877	3,453,550	74,049,104	20.33	20.33	20.33	20.33	
					13.1165	4.7499	100.0000	53,500,825	7,111,091	9,644,276	3,477,793	74,049,104	20.47	20.47	20.47	20.47	
					13.2089	4.7833	100.0000	53,355,093	7,153,298	9,712,675	3,502,036	74,049,104	20.61	20.61	20.61	20.61	
					13.3013	4.8168	100.0000	53,209,360	7,195,505	9,781,074	3,526,279	74,049,104	20.75	20.75	20.75	20.75	
					13.3937	4.8502	100.0000	53,063,628	7,237,712	9,849,473	3,550,522	74,049,104	20.89	20.89	20.89	20.89	
					13.4860	4.8837	100.0000	52,917,896	7,280,920	9,917,872	3,574,765	74,049,104	21.03	21.03	21.03	21.03	
					13.5784	4.9171	100.0000	52,772,164	7,323,127	9,986,271	3,599,008	74,049,104	21.17	21.17	21.17	21.17	
					13.6708	4.9506	100.0000	52,626,431	7,365,334	10,054,670	3,623,251	74,049,104	21.31	21.31	21.31	21.31	
					13.7632	4.9840	100.0000	52,480,699	7,407,541	10,123,071	3,647,494	74,049,104	21.45	21.45	21.45	21.45	
					13.8556	5.0175	100.0000	52,334,966	7,449,748	10,191,472	3,671,737	74,049,104	21.59	21.59	21.59	21.59	
					13.9480	5.0510	100.0000	52,189,234	7,491,955	10,259,869	3,695,980	74,049,104	21.73	21.73	21.73	21.73	

Massachusetts Department of Revenue								
Division of Local Services								
Municipal Databank/Local Aid Section								
FY1988 - FY2018 Average Single Family Tax Bill								
Municipality	DOR Code	FY	Assessed Value Residential Single Family	Parcels	Average Value	Tax Rate	Single Family Tax Bill	Increase over Prior FY
FRANKLIN	101	1988	586,331,400	4,476	130,995	11.63	1,523	n/a
	101	1989	613,114,500	4,589	133,605	12.38	1,654	131
	101	1990	826,464,400	4,716	175,247	9.85	1,726	72
	101	1991	868,748,600	4,877	178,132	10.11	1,801	75
	101	1992	834,542,000	5,066	164,734	11.28	1,858	57
	101	1993	830,674,100	5,252	158,163	12.34	1,952	94
	101	1994	885,344,000	5,511	160,650	12.81	2,058	106
	101	1995	949,396,000	5,832	162,791	13.44	2,188	130
	101	1996	1,084,874,600	6,182	175,489	13.71	2,406	218
	101	1997	1,175,677,500	6,550	179,493	14.21	2,551	145
	101	1998	1,302,916,600	6,812	191,268	13.80	2,639	88
	101	1999	1,368,422,600	7,017	195,015	13.92	2,715	76
	101	2000	1,544,340,100	7,128	216,658	13.11	2,840	125
	101	2001	1,672,147,900	7,202	232,178	12.82	2,977	137
	101	2002	1,985,936,800	7,276	272,943	11.57	3,158	181
	101	2003	2,209,146,500	7,352	300,482	11.07	3,326	168
	101	2004	2,257,931,800	7,392	305,456	11.04	3,372	46
	101	2005	2,849,600,500	7,435	383,268	9.17	3,515	143
	101	2006	3,091,558,600	7,453	414,807	9.02	3,742	227
	101	2007	3,274,830,500	7,493	437,052	8.86	3,872	130
	101	2008	3,091,250,900	7,512	411,508	10.23	4,210	338
	101	2009	2,906,337,200	7,553	384,792	11.17	4,298	88
	101	2010	2,793,914,300	7,577	368,736	12.03	4,436	138
	101	2011	2,744,081,800	7,599	361,111	12.95	4,676	240
	101	2012	2,682,632,300	7,607	352,653	13.73	4,842	166
	101	2013	2,651,054,200	7,618	347,999	14.34	4,990	148
	101	2014	2,784,880,900	7,651	363,989	14.45	5,260	270
	101	2015	2,918,642,300	7,656	381,223	14.84	5,657	397
	101	2016	3,052,355,300	7,664	398,272	14.50	5,775	118
	101	2017	3,166,111,000	7,688	411,825	14.58	6,004	229
	101	2018	3,248,659,900	7,702	421,794	14.65	6,179	175
							average =	155

FY	MEAN SF VALUE	SINGLE RATE	SINGLE RATE TAX	CHG FR PRIOR YR
2005	383,300	9.17	3,515	n/a
2006	414,800	9.02	3,741	227
2007	437,100	8.86	3,873	131
2008	411,500	10.23	4,210	337
2009	384,800	11.17	4,298	89
2010	368,800	12.03	4,437	138
2011	361,100	12.95	4,676	240
2012	352,700	13.73	4,843	166
2013	348,000	14.34	4,990	148
2014	364,000	14.45	5,260	269
2015	381,200	14.84	5,657	397
2016	398,300	14.50	5,775	118
2017	411,800	14.58	6,004	229
2018	421,800	14.65	6,179	175
	MEAN = AVERAGE			

FY	MEDIAN SF VALUE	SINGLE RATE	SINGLE TAX	CHG FR PRIOR YR
2005	354,000	9.17	3,246	n/a
2006	385,000	9.02	3,473	227
2007	411,000	8.86	3,641	169
2008	383,000	10.23	3,918	277
2009	354,000	11.17	3,954	36
2010	343,000	12.03	4,126	172
2011	328,500	12.95	4,254	128
2012	321,300	13.73	4,411	157
2013	316,000	14.34	4,531	120
2014	331,700	14.45	4,793	262
2015	353,900	14.84	5,252	459
2016	367,100	14.50	5,323	71
2017	373,800	14.58	5,450	127
2018	389,500	14.65	5,706	256
	MEDIAN = MIDDLE			

PROPERTY CLASS	FY 17 CLASS LEVY AT 14.58	FY 18 CLASS LEVY AT 14.65	% CHANGE FY 2017 TO FY 2018
RESIDENTIAL	56,488,747.12	59,475,857.72	5.288%
COMMERCIAL	5,242,015.91	5,256,398.13	0.274%
INDUSTRIAL	6,655,988.99	6,839,912.86	2.763%
PERSONAL	2,370,807.73	2,476,936.00	4.476%
GRAND TOTALS	70,757,559.75	74,049,104.71	4.652%

<u>FISCAL YEAR & CATEGORY</u>	<u>RESIDENTIAL</u>	<u>COM/IND/PERS</u>	<u>TOTAL</u>	<u>TAX LEVY</u>	<u>TAX RATE</u>
2008 New Growth	30,598,604	49,914,538	80,513,142		
2008 Value Change	-254,010,970	-66,355,424	-320,366,394		
2008 Assessed Value	\$ 3,768,434,349	\$ 983,549,268	\$ 4,751,983,617	\$ 48,612,792	\$ 10.23
2008 %Res/CIP	79.30	20.70			
2009 New Growth	44,458,800	34,383,910	78,842,710		
2009 Value Change	-276,330,075	-29,840,420	-306,170,495		
2009 Assessed Value	\$ 3,536,563,074	\$ 988,092,758	\$ 4,524,655,832	\$ 50,540,406	\$ 11.17
2009 %Res/CIP	78.16	21.84			
2010 New Growth	34,003,500	27,568,890	61,572,390		
2010 Value Change	-170,986,512	-60,484,562	-231,471,074		
2010 Assessed Value	\$ 3,399,580,062	\$ 955,177,086	\$ 4,354,757,148	\$ 52,402,285	\$ 12.03
2010 %Res/CIP	78.07	21.93			
2011 New Growth	25,164,400	17,505,800	42,670,200		
2011 Value Change	-95,824,832	-109,306,272	-205,131,104		
2011 Assessed Value	\$ 3,328,919,630	\$ 863,376,614	\$ 4,192,296,244	\$ 54,290,236	\$ 12.95
2011 %Res/CIP	79.41	20.59			
2012 New Growth	33,008,600	32,976,700	65,985,300		
2012 Value Change	-106,121,780	-43,404,871	-149,526,651		
2012 Assessed Value	\$ 3,255,806,450	\$ 852,948,443	\$ 4,108,754,893	\$ 56,413,205	\$ 13.73
2012 %Res/CIP	79.24	20.76			
2013 New Growth	30,926,600	30,552,070	61,478,670		
2013 Value Change	-69,252,815	-22,184,873	-91,437,688		
2013 Assessed Value	\$ 3,217,480,235	\$ 861,315,640	\$ 4,078,795,875	\$ 58,489,933	\$ 14.34
2013 %Res/CIP	78.88	21.12			
2014 New Growth	29,032,700	44,014,280	73,046,980		
2014 Value Change	124,921,915	-20,169,663	104,752,252		
2014 Assessed Value	\$ 3,371,434,850	\$ 885,160,257	\$ 4,256,595,107	\$ 61,507,799	\$ 14.45
2014 %Res/CIP	79.20	20.80			
2015 New Growth	25,447,800	24,109,020	49,556,820		
2015 Value Change	155,623,665	-28,691,429	126,932,236		
2015 Assessed Value	\$ 3,552,506,315	\$ 880,577,848	\$ 4,433,084,163	\$ 65,786,969	\$ 14.84
2015 %Res/CIP	80.14	19.86			
2016 New Growth	26,311,600	28,944,730	55,256,330		
2016 Value Change	147,461,880	31,095,528	178,557,408		
2016 Assessed Value	\$ 3,726,279,795	\$ 940,618,106	\$ 4,666,897,901	\$ 67,670,020	\$ 14.50
2016 %Res/CIP	79.84	20.16			
2017 New Growth	31,101,700	50,659,390	81,761,090		
2017 Value Change	117,018,170	-12,620,937	104,397,233		
2017 Assessed Value	\$ 3,874,399,665	\$ 978,656,559	\$ 4,853,056,224	\$ 70,757,560	\$ 14.58
2017 %Res/CIP	79.83	20.17			
2018 New Growth	61,689,600	39,792,020	101,481,620		
2018 Value Change	123,696,245	-23,687,692	100,008,553		
2018 Assessed Value	\$ 4,059,785,510	\$ 994,760,887	\$ 5,054,546,397	\$ 74,049,104	\$ 14.65
2018 %Res/CIP	80.32	19.68			

**BOARD OF ASSESSORS - FISCAL YEAR 2017
TOWN FINANCIAL SUMMARY**

VALUATION	
Taxable Real Property	4,690,449,384.00
Taxable Personal Property	162,606,840.00
TOTAL TAXABLE PROPERTY VALUATION	4,853,056,224.00

AMOUNTS TO BE RAISED	
Total Real and Personal Property Tax Levy	70,757,559.75
Total Estimated Receipts & Other Revenue Sources	60,057,379.99
TOTAL AMOUNTS TO BE RAISED/RECEIPTS - ALL SOURCES	130,770,708.84

TAX RATE - \$14.58 PER \$1,000 OF TAXABLE VALUATION

TAX LEVY	
Real Property Levy	68,386,752.02
Personal Property Levy	2,370,807.73
TOTAL LEVY - ALL TAXABLE CLASSES	70,757,559.75

REAL PROPERTY EXEMPTIONS	\$ EXEMPTION TOTALS	\$ MA REIMBURSEMENT
Clause 17D Widow (54)	16,632.00	350.00
Clause 18 Hardship (1)	3,637.71	0.00
Clause 22 Veterans (114)	45,600.00	25,650.00
Clause 22F Veterans (1)	5,687.66	5,512.66
Clause 22D Veterans (8)	35,642.26	35,642.26
Clause 22E Veterans (26)	25,000.00	21,450.00
Clause 37A Blind (14)	7,000.00	1,225.00
Clause 41C Elderly (24)	24,000.00	0.00
Clause 42 Widow (police) (1)	7,190.86	0.00
Exemptions Totals (243)	171,390.49	89,829.92
Senior Work Prog. (90)	81,765.00	0.00

Franklin Department of Public Works

Snow & Ice Removal Program

Town Council Meeting November 29th, 2017

Robert Cantoreggi, Director

Carlos Rebelo, Highway and Grounds Superintendent

Snow Removal Priorities

1. Roadways
2. Public Buildings / Schools
3. Sidewalks

These priorities were established with cooperation of the School and Police Departments.

FY 2018

- * FY 2018 Approved Budget: \$953,500.00
- * \$398,200.00 for Salt

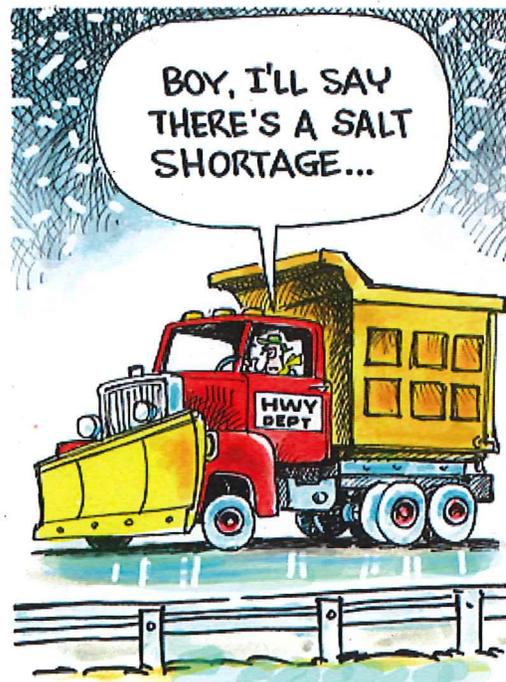
- * FY 2017 Costs
- * 19 Events. (61 Inches of snow)
- * \$1,031,928.00 Total
- * \$349,535.00 for Salt

Road Salting



Cost of Salt ???

- * 2008 = \$54.00 per ton
- * 2009 = \$70.20 per ton
- * 2010 = \$64.00 per ton
- * 2011 = \$47.50 per ton
- * 2012 = \$48.20 per ton
- * 2013 = \$47.20 per ton
- * 2014 = \$ 47.20 per ton
- * 2015 = \$ 59.98per ton
- * 2016 = \$ 65.80 per ton
- * 2017 = \$ 53.50per ton



DAVE GRANLUND © www.davegranlund.com

Mixing Rate

- 100% Salt*

*Special Circumstances



Mixing Rate Concerns:



Environmental Concerns:

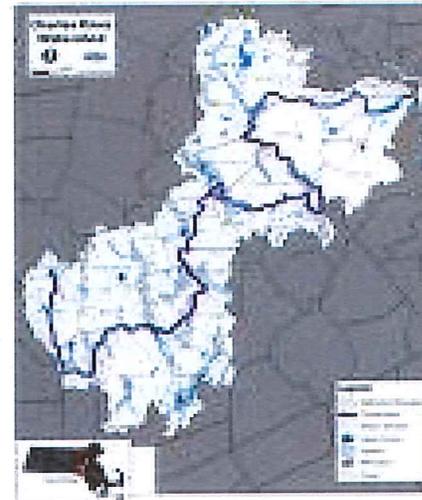
Rising Salt Levels in Water Supply

Well #3, Grove Street

D.E.P recommends < 20 ppm

- * 2000 17.4 ppm
- * 2008 43.8 ppm
- * 2012 59.7 ppm

Storm Water Run-off to Surface Water



“Five Truck Route”

VS.

“Treating the Whole Town”

Treating the Whole Town:

14 Sanders	
Twenty-one Employees	\$4620.00
400 Yards of Salt	\$25,200.00
Total:	\$ 29,820.00

“Five Truck Route“:

6 Sanders	
Seven Employees	\$1540.00
120 Yards of Salt	\$6300.00
Total:	\$ 7,840.00



Plowing



35 pieces of DPW
Equipment
“On Road” at one
time

D.P.W.
Employees Cost
\$1300.00 per
hour.



80 pieces of
hired
equipment

Contractors
Cost
\$7500.00 per
hour!



Cost Estimate of 6 Inch Storm

	<u>Cost</u>
Pre-Treat Town:	\$30K
Plow for 8 hours:	\$70K
Salting Town After:	\$30K

Total Cost:

\$130,000.00

Sidewalks



Challenges

- * Over 35 miles of sidewalks identified for snow removal operations.
 1. School walking routes
 2. Downtown areas
 3. High traffic / speed routes

- * Mother Nature
 1. Timing of storm
 2. Length of storm
 3. Type of snow
 4. Amount of snow



Time to Clear Sidewalks

- * Less than six inches of snow, snow plows are used.

1 day

- * More than six inches of snow, snow blowers are used.

3-5 days





Student walking
in street

Recently
installed &
plowed sidewalk

Picture taken 12/22/2009 @ 2:30PM on Brook St.

Goals:

- * Be Prepared!
- * Respond with the appropriate resources in a timely manner.
- * Ensure that emergency vehicles can always respond during snow / ice events.
- * Provide safe passage of vehicles during snow fall.
- * Have all roadways cleared, i.e. showing some asphalt, less than one inch of snow and ice within 4 hours of the end of the storm.

Items That Can Effect Response

- * Timing of storm (day of week, hour of day)
- * Duration of storm
- * Amount and type of precipitation
- * Temperature during storm
- * Weather pattern: warm to cold or cold to warm
- * Frost in/on ground
- * Month of storm
- * Recent storm activity

Preparing For A Storm

- * Watch the weather
- * Equipment readiness
- * Availability of DPW personnel
- * Contact with other town departments
- * Contact contractors for equipment / personnel
- * Availability of supplies (Salt)
- * Training and after-action reviews...

Getting ready for the next one!!!

Pushing Snow into Roadway

TOWN BYLAWS: PEACE AND GOOD ORDER, CHAPTER 155-12 Deposit of Snow and Ice

- * No person shall plow, push, deposit, throw or pile snow or ice into or across any public street, sidewalk or property nor direct nor cause the same to be done unless in the employ of the Town.



Winter Storm Overnight Parking Ban

TOWN BYLAWS: ARTICLE X, 170-60 : The parking of any motor vehicle within the layout or right-of-way of any public street or any roadway open to the public is prohibited between the hours of 1:00 a.m. and 5:00 a.m. while a winter storm parking ban is in effect.



No Salt Available at DPW Yard

- * Safety of employees and residents
- * DEP regulations
- * Liability issues



Clear Fire Hydrants



Mailbox Policy



Basketball Hoops

**Not allowed in public
right-of-way**

**TOWN BYLAWS: PEACE AND
GOOD ORDER, CHAPTER 125-4**
Obstructing streets and
sidewalks



Top 10 Complaints:

1. Plows keep putting snow in my driveway right after I shovel
2. My street is not down to asphalt, but others are.
3. There is more snow on my side of the road than the other
4. The roadway is too narrow, there only enough room for one car
5. The snow banks are too high, I can't see on-coming traffic
6. You hit my mailbox, I can not get to my mailbox
7. I can't dig out / find the hydrant
8. You pushed snow up on my property
9. The plow trucks are driving like 40 miles per hour!
10. When is it going to stop snowing?

Think Spring!



Think Summer!





TOWN OF FRANKLIN

RESOLUTION: 17- 70

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 29, 2017.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded to set the Residential Factor at [1.000000].

DATED: _____, 2017

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

Teresa M. Burr
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION: 17- 71

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 29, 2017.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded that there [~~be~~] [not be] an exemption for open space.

DATED: _____, 2017

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Teresa M. Burr
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION: 17-72

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 29, 2017.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded that there [~~be~~] [not be] an exemption for small businesses.

DATED: _____, 2017

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Teresa M. Burr
Town Clerk

Glenn Jones, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION: 17- 73

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 29, 2017.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded that there [~~be~~] [not be] an exemption for residential property.

DATED: _____, 2017

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

Teresa M. Burr
Town Clerk

Glenn Jones, Clerk
Franklin Town Council