

FRANKLIN TOWN COUNCIL

Agenda & Meeting Packet

February 13, 2019

Municipal Building
Council Chambers
355 East Central Street
2nd Floor
7:00 PM

1. ANNOUNCEMENTS

- a. *This meeting is being recorded by Franklin TV and show on Comcast channel 11 and Verizon Channel 29. This meeting may be recorded by others.*

2. CITIZEN COMMENTS

- a. *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.*

3. APPROVAL OF MINUTES- None

4. PROCLAMATIONS/RECOGNITIONS- None

5. APPOINTMENTS

- a. Franklin Cultural District, Pandora Carlucci

6. HEARINGS- 7:10 PM

- a. Zoning Bylaw Amendment 19-829: District Enumerated-Creation of Mixed Business Innovation Zoning District
- b. Zoning Bylaw Amendment 19-830: Use Regulations- Mixed Business Innovation Zoning District
- c. Zoning Bylaw Amendment 19-831: Mixed Business Innovation Zone Dimensional Regulations
- d. Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs, Mixed Business Innovation Zoning District
- e. Zoning Bylaw Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation on Area on or near Fisher and Hayward Streets
- f. Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

7. LICENSE TRANSACTIONS- None

8. PRESENTATIONS/DISCUSSIONS

- a. Police Department

9. SUBCOMMITTEE REPORTS

- a. Capital Budget Subcommittee
- b. Budget Subcommittee
- c. Economic Development Subcommittee

10. LEGISLATION FOR ACTION

- a. Resolution 19-20: Adoption of Fiscal Policies (**Motion to Approve Resolution 19-20 Majority Vote (5)**)
- b. Zoning Bylaw Amendment 19-829: District Enumerated-Creation of Mixed Business Innovation Zoning District-**1st Reading (Motion to Move Zoning Bylaw Amendment 19-829 to a 2nd Reading- Majority Vote (5))**
- c. Zoning Bylaw Amendment 19-830: Use Regulations- Mixed Business Innovation Zoning District-**1st Reading (Motion to Move Zoning Bylaw Amendment 19-830 to a 2nd Reading- Majority Vote (5))**
- d. Zoning Bylaw Amendment 19-831: Mixed Business Innovation Zone Dimensional Regulations-**1st Reading (Motion to Move Zoning Bylaw Amendment 19-831 to a 2nd Reading- Majority Vote (5))**
- e. Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs, Mixed Business Innovation Zoning District- **1st Reading (Motion to Move Zoning Bylaw Amendment 19-832 to a 2nd Reading- Majority Vote (5))**
- f. Zoning Bylaw Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation on Area on or near Fisher and Hayward Streets -**1st Reading (Motion to Move Zoning Bylaw Amendment 19-833 to a 2nd Reading- Majority Vote (5))**
- g. Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District -**1st Reading (Motion to Move Zoning Bylaw Amendment 19-834 to a 2nd Reading- Majority Vote (5))**
- h. Bylaw Amendment 19-836: Amendment to the Town Code to Add New Chapter 108 Library Board of Directors- **1st Reading (Motion to Move Bylaw Amendment 19-836 to a 2nd Reading- Majority Vote (5))**

11. TOWN ADMINISTRATOR'S REPORT

12. FUTURE AGENDA ITEMS

13. COUNCIL COMMENTS

14. EXECUTIVE SESSION - *None Scheduled*

15. ADJOURN

APPOINTMENTS



Franklin Cultural District

Pandora Carlucci
1 Toni Lane

The Franklin Cultural District has recommended the appointment of Pandora Carlucci to serve as a member of the Franklin Cultural District with an expiration of June 30, 2019.

MOTION to ratify the appointment by the Town Administrator of Pandora Carlucci to serve as a member of the Franklin Cultural District.

DATED: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

RECUSED _____

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 7, 2017

Name: Pandora P. Carlucci

Home Address: 1 Toni Lane
FRANKLIN, MA 02038

Mailing Address: 1 Toni Lane
FRANKLIN, MA 02038

Phone Number(s):

Email Address:

Current Occupation/Employer: Town of Franklin (retiring 8/18/2017)

Narrative: I have sufficient time available to volunteer my service to the Town of Franklin in the capacity of a Committee Member for the Franklin Cultural District Committee. I have a Master of Urban and Regional Planning degree with a specialization in Historic Preservation Planning and a doctorate in Higher Education Administration (dissertation focus on socialization of faculty (culture, values, norms, beliefs). I have served for three years on the Cultural District Festival Steering Committee, and will continue in this role. This experience will help to inform my thinking as a member of the Cultural Committee. I appreciate your consideration of my application. Thank you.

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

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

TO: FRANKLIN TOWN COUNCIL
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: MIXED BUSINESS INNOVATION ZONING DISTRICT
FISHER AND HAYWARD STREETS
CC: JEFFREY D. NUTTING, TOWN ADMINISTRATOR; JAMIE HELLEN, DEPUTY TOWN
ADMINISTRATOR; MARK CEREL, TOWN ATTORNEY; AMY LOVE, PLANNER
DATE: FEBRUARY 6, 2019

Before Town Council on February 13th are six Zoning Bylaw Amendments, 19-829 through 19-834. The first four Amendments (19-829 - 19-832) establish zoning regulation for a new Mixed Business Innovation (MBI) Zoning District; the last two (19-833 and 19-834) rezone seven parcels on Hayward and Fisher Streets from Industrial (I) to the proposed Mixed Business Innovation (MBI) Zoning District.

The neighborhood proposed for rezoning includes the former Clark Cutler & McDermott property, and several adjacent industrially-zoned parcels that are either in need of redevelopment or are currently being utilized for non-Industrial uses. Rezoning the seven parcels to the new MBI Zoning District will increase the likelihood these properties will be redeveloped. The zoning regulations would permit continued medium and light manufacturing and warehouse/distribution uses, while allowing a much greater number of additional commercial uses.

Below is a quick summary of the six Zoning Bylaw Amendments.

Zoning Bylaw Amendment 19-829: Districts Enumerated. Creation of Mixed Business Innovation Zoning District. The Amendment creates the Mixed Business Innovation (MBI) Zoning District by adding its name and a description of intent to §185-4 of the Zoning Bylaw.

Zoning Bylaw Amendment 19-830: Mixed Business Innovation Zone Use Regulations. The Amendment adds the MBI Zoning District to the Use Regulations Schedule in Attachments 2 through 8 of the Zoning Bylaw. Heavy industrial uses and residential uses will not be permitted. In addition to adding a column for the MBI district to the Use Regulations Schedule, the Amendment adds three uses to the Use Regulations Schedule, and adds two notes, one related to stand-alone retail and restaurants, and the other prohibits certain hazardous materials.

Zoning Bylaw Amendment 19-831: Mixed Business Innovation Zone Dimensional Regulations. The Amendment adds the MBI Zoning District to the Schedule of Lot, Area, Frontage, Yard and Height Requirements in Attachment 9. Dimensional regulations for the proposed MBI Zoning District are the same as the current Industrial Zoning District with one exception. The MBI Zoning District would have a maximum building height of 50 feet by

Planning Board special permit, which is the same as allowed in the Business, Commercial I, and Commercial II Zoning Districts.

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs, Mixed Business Innovation Zoning District. The Amendment adds the new Mixed Business Innovation Zoning District to the Commercial and Business Corridor (CBC) Sign District.

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets. The Amendment changes seven parcels along Fisher and Hayward Streets from the Industrial Zoning District to the new MBI Zoning District.

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District. The Amendment updates the Sign District Overlay Map to reflect the Zoning Map changes in Zoning Map Amendment 19-833 above.

Town of Franklin

Town Administrator
Tel: (508) 520-4949



Fax: (508) 520-4903

355 East Central Street
Franklin, Massachusetts 02038-1352

Date: December 13, 2018

To: Town Council

From: Jamie Hellen

A handwritten signature in black ink, appearing to read "Jamie Hellen", is written over the "From:" line.

Re: Clark, Cutler, McDermott property and neighborhood Rezone

The following zoning bylaw amendment is to rezone the Clark, Culter, McDermott property and some adjacent properties from Industrial to a new zone called "Mixed Business Innovation District". The action requested of the Council tonight is to refer the zoning amendments to the Planning Board for a public hearing. The EDC voted 3-1 to refer this proposal to the full Council.

The Mixed Business Innovation District definition would expand the amount of uses substantially. The Mixed Business Innovation District (MBI) is intended primarily for a mix of light Industrial and Commercial uses in an older industrial neighborhood. A strong emphasis is placed on encouraging reuse and redevelopment of older manufacturing and warehouse buildings, providing for a wide range of light industrial, commercial, cultural, institutional, or entertainment uses, including business incubator, co-working space, studio space, artisanal or craft maker space, art galleries, public art, performance venues, restaurants, cafes and retail that create and support a diverse economically and culturally rich environment. Residential uses and heavy manufacturing uses are not allowed.

The district would constrict the current Industrial uses by taking out heavy manufacturing and hazmat and chemical related uses to reduce heavy traffic, noise and dangerous chemicals from any potential reuse on that site.

Given the great residential neighborhoods around downtown, and the new units on Dean Ave and throughout the Alpine neighborhood, we see a need for additional commercial activity for amenities in downtown. The Planning Department has spoken to all of the property owners affected (except one) and they support this concept. Also, the Downtown Partnership supports this zoning concept.

The Clark, Cutler, McDermott property is currently in bankruptcy court. As of this date, there are potential buyers who have made offers and are working through the court proceedings and with General Motors on the final price. The Trustees of the property are aware of this zoning proposal and are very much in favor of the concept, and "it's the right thing to do".

See attached planning department memo for specifics. Please feel free to call with any questions.

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-829
CREATION OF MIXED BUSINESS INNOVATION ZONING DISTRICT
A ZONING BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT
CHAPTER 185, SECTION 4, DISTRICTS ENUMERATED**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by **adding** text at §185-4. Districts Enumerated as follows:

Add to the end of §185-4.A a line stating:

Mixed Business Innovation (MBI)

Add to the end of §185-4.C a paragraph stating:

(15) The Mixed Business Innovation District (MBI) is intended primarily for a mix of light industrial and commercial uses in an older industrial neighborhood. A strong emphasis is placed on encouraging reuse and redevelopment of older manufacturing and warehouse buildings, providing for a wide range of light industrial, commercial, cultural, institutional, or entertainment uses, including business incubator, co-working space, studio space, artisanal or craft maker space, art galleries, public art, performance venues, restaurants, cafes and retail that create and support a diverse economically and culturally rich environment. Residential uses and heavy manufacturing uses are not allowed.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

**Teresa M. Burr
Town Clerk**

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

The following notice will be published in the Milford Daily Newspaper on
Monday, January 21, 2019 and again on Monday, January 28, 2019

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on February 4, 2019 at 6:00PM and the Town Council will hold a Public Hearing on February 13, 2019 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending the Code of the Town of Franklin as follows:

TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments:

Zoning Bylaw Amendment 19-829: Changes to §185-4 Districts Enumerated. Creation of Mixed Business Innovation Zoning District

Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

Zoning Bylaw Amendment 19-831: Changes to §185 Attachments 9. Mixed Business Innovation Zone Dimensional Regulations

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-830
MIXED BUSINESS INNOVATION ZONE USE REGULATIONS
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, USE REGULATION SCHEDULE PART I THROUGH PART VII

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **~~deletions~~** to §185, Attachment 2 through Attachment 8 Use Regulations Schedule Part I through Part VII:

185 Attachment 2
 USE REGULATION SCHEDULE
 PART I

Symbols in the Use Regulations Schedule shall mean the following:

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

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

NOTES:

- 1 For sale of produce raised or grown on the premises by the owner or lessee thereof.
- 2 Provided that any building or structure is at least 100 feet from the nearest street or property line.

185 Attachment 3
USE REGULATION SCHEDULE
PART II

Symbols in the Use Regulations Schedule shall mean the following:

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

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
2. Commercial															
2.1 Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	N ²	N	N	<u>N</u>
2.2 Animal kennel, hospital	BA	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA	<u>N</u>
2.21 Animal day care, training	BA	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA	<u>N</u>
2.22 Animal grooming	BA	BA	BA	BA	BA	BA	N	Y	BA	Y	BA	BA	BA	BA	<u>N</u>
2.3 Office, excluding office parks:															
a. Bank or credit union	N	N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	<u>N</u>
b. Medical or dental	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	<u>P/SP</u>
c. Professional	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	<u>P/SP</u>
d. Clerical, or administrative	N	N	N	PB	PB	N	Y ⁶	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
2.4 Funeral home, undertaking	N	N	N	N	N	P/SP	N	P/SP	P/SP	P/SP	P/SP	N	N	N	<u>N</u>
2.5 Hotel, motel	N	N	N	N	N	N	N	PB	PB	Y	PB	PB	PB	PB	<u>N</u>
2.6 Motor vehicle, boat, farm implement sales; rental and leasing:															
a. With repair service	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	<u>N</u>
b. Without repair service	N	N	N	N	N	N	N	N	PB	N	PB	N	N	N	<u>N</u>
c. Other	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	<u>N</u>
2.7 Motor vehicle service, repair:															
a. Auto body, painting, soldering, welding	N	N	N	N	N	N	N	N	PB	N	N	PB	N	N	<u>N</u>
b. Filling or service station	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	<u>N</u>
c. Other	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	<u>N</u>
2.8 Parking															
a. Parking facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
b. Off-street parking	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	<u>N</u>
2.9 Restaurant, bar	N	N	N	N	N	<u>N</u>	N	P/SP ³	P/SP	P/SP ³	P/SP	PB	N ⁴	PB	<u>Y⁸</u>

185 Attachment 3
USE REGULATION SCHEDULE
PART II (Continued)

Principal Uses	District														
	RRI RV I	RRII RV II	SFR III	SFR IV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
2.10 Shopping center	N	N	N	N	N	N	N	PB	PB	N	PB	N	N	N	<u>N</u>
2.11 Storage facility	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	<u>N</u>
2.12 Tattoo parlor/body-piercing studio	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	<u>N</u>
2.13 Tourist home	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	N	P/SP	N	N	N	N	<u>N</u>
2.14 Office park	N	N	N	N	PB	N	PB	PB	N	PB	PB	PB	N	Y	<u>PB</u>
2.15 Other retail sales, services															
a. General	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	<u>Y⁸</u>
b. Personal	N	N	N	N	N	P/SP ⁵	N ⁴	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	<u>Y⁸</u>
c. Other	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	<u>Y⁸</u>
2.16 Vehicular service establishment	N	N	N	N	N	N	N	PB	PB	PB	PB	N	N	N	<u>N</u>
2.17 Trade center	N	N	N	N	N	N	N	N	N	N	N	N	P/SP	PB	<u>N</u>
2.18 Catering	PB	PB	PB	PB	PB	PB	N	PB	PB	PB	PB	Y	Y	N	<u>N⁴</u>
2.19 Function Hall	PB	N	PB	PB	PB	PB	N	PB	PB	PB	PB	Y	Y	N	<u>N⁴</u>
2.20 Psychic services/fortune-telling	N	N	N	N	PB	N	N	N	N	N	N	PB	N	N	<u>N</u>
2.21 Bed-and-breakfast	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	N	<u>N</u>
2.22 Country Store	N	N	N	N	Y	PB	Y	Y	N	Y	N	N	N	N	<u>N</u>
2.23 Non-Medical Marijuana Facility	N	N	N	N	N	N	N	N	N	N	N	PB ⁷	N	N	<u>N</u>
<u>2.24 Business Incubator and Co-working Space</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>PB</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>2.25 Artisanal and Craft Maker Space</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>PB</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>2.26 Art Gallery</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>

NOTES:

1. If any part of a principal use is considered a VSE (see § 185-3, Definitions), the requirements for VSE must be met.
2. Except as permitted by a special permit within the Adult Use Overlay District as described in § 185-47.
3. Except BA if involving live or mechanical entertainment.
4. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
5. Establishments are limited to a maximum gross building footprint of 2,800 square feet.
6. Not allowed on sidewalk level in multilevel development.
7. Non-Medical Marijuana Facilities may be permitted by Planning Board special permit in portions of the Industrial Zone which are in the Marijuana Use Overlay District, see §185-49.
- 8. Allowed as part of a commercial mixed-use development. Stand alone restaurants and retail establishments are not allowed.**

185 Attachment 4
USE REGULATION SCHEDULE
PART III

Symbols in the Use Regulations Schedule shall mean the following:

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

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
3. Industrial, utility															
3.1 Bus, railroad station	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	<u>N</u>
3.2 Contractor's yard															
a. Landscape materials storage and distribution	N	N	N	N	N	N	N ⁷	N	N	N	N ⁷	P/SP	N	N	<u>N</u>
b. Other	N	N	N	N	N	N	N	N	N	N	N ⁷	P/SP	N	N	<u>N</u>
3.3 Earth removal															
a. Earth removal, commercial ^{3,5,6}	N	N	N	N	N	N	N	BA	BA	N	BA	BA	N	BA	<u>N</u>
b. Earth removal, other ^{3,4}	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	<u>N</u>
c. Rock quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
d. Washing, sorting and/or crushing or processing of materials	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
e. Production of concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
f. Production of bituminous concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
3.4 Lumberyard	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	<u>N</u>
3.5 Manufacturing and Processing:															
a. Biotechnology ¹	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	<u>N</u>
b. Light	N	N	N	N	N	N	N	PB	PB	PB	PB	P/SP	N	PB	<u>Y⁸</u>
c. Medium	N	N	N	N	N	N	N	N	N	N	N	P/SP	N	N	<u>Y⁸</u>
d. Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
3.6 Printing, publishing:															
a. Under 5,000 square feet	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	<u>N</u>
b. Over 5,000 square feet	N	N	N	N	N	N	N	N	N	N	P/SP	P/SP	N	PB	<u>N</u>

185 Attachment 4
USE REGULATION SCHEDULE
PART III (Continued)

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
3.7 Public utility	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	<u>N</u>
a. Electric power plant	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	<u>N</u>
3.8 Research and development:															
a. Biotechnology ¹	N	N	N	N	N	N	N	N	N	N	N	PB ²	N	PB ²	<u>N</u>
b. Others	N	N	N	N	N	N	N	N	N	N	P/SP	P/SP	N	P/SP	<u>P/SP</u>
3.9 Solid waste facility	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	<u>N</u>
3.10 Warehouse, distribution facility	N	N	N	N	N	N	N	N	N	N	PB	Y	N	N ⁷	<u>Y</u>
3.11 Wholesale office, salesroom:															
a. With storage	N	N	N	N	N	N	N	N	P/SP	N	P/SP	P/SP	N	N ⁷	<u>Y</u>
b. Without storage	N	N	N	N	N	N	N	<u>P/SP Y</u>	<u>P/SP Y</u>	<u>P/SP Y</u>	<u>P/SP Y</u>	Y	N ⁷	N ⁷	<u>Y</u>
3.12 Conference center	N	N	N	N	N	N	N	N	PB	N	PB	PB	P/SP	PB	<u>P/SP</u>
3.13 Brewery, distillery, or winery production with tasting room	N	N	N	N	N	N	N	PB	PB	PB	PB	PB	PB	N	<u>PB</u>

NOTES:

1. Subject to § 185-42.
2. Biotechnology uses are permitted in the portions of the Industrial District and Office District which are in the Biotechnology Uses Overlay District.
3. See § 185-23, specifically, § 185-23A, Exemptions.
4. See § 185-44, "Administration and enforcement," for general special permit filing information, and § 185-23, Earth removal regulations, for specific filing information.
5. Any commercial earth removal is not permitted within a Water Resource District.
6. See § 185-3 for "commercial earth removal" definition.
7. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
- 8. All forms, solid, liquid and gas, of the following classes of hazardous materials shall be prohibited from the zone: Corrosives; Organic Peroxides; Oxidizers Pyrophoric; Toxic and Highly toxic; Unstable; and Water Reactive.**

185 Attachment 5
USE REGULATION SCHEDULE
PART IV

Symbols in the Use Regulations Schedule shall mean the following:

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

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
4. Institutional															
4.1 Cemetery	Y		Y	Y	N	N	N	N	N	N	N	N	N	N	<u>N</u>
4.2 Hospital	N		N	N	N	N	N	N	PB	N	PB	PB	N	N	<u>N</u>
a. Medical Marijuana Treatment Facility	N		N	N	N	N	N	N	N	N	N	PB ⁴ PB ³	N	N	<u>N</u>
b. Medical Marijuana Testing Facility	N		N	N	N	N	N	N	N	N	N	PB ⁴ PB ³	N	N	<u>N</u>
4.3 Charitable institution	N		N	N	PB	PB	N	Y	Y	PB	N	N	N	N	<u>Y</u>
4.4 Correctional facility	N		N	N	N	N	N	N	N	N	N	BA	N	N	<u>N</u>
4.5 Library, museum, art gallery	N		Y	Y	Y	N	N	Y	Y	Y	Y	N	N	N	<u>Y</u>
4.6 Lodge, social nonprofit ¹	N		N	N	N	N	N	Y	Y	Y	Y	N	N	N	<u>Y</u>
4.7 Public use	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	N ³ <u>Y</u>	N <u>Y</u>	N ³ <u>Y</u>	<u>Y</u>
 a. Municipal public safety	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
4.8 Religious or educational use:															
a. Exempt from zoning prohibition ²	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
b. Dormitories	N		Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	<u>N</u>

NOTES:

1. But not including any use, the principal activity of which is one customarily conducted as a business.
2. See MGL c. 40A, § 3.

~~3. Except for municipal public safety-~~

~~4. 3.~~ Medical Marijuana Treatment Facilities and Testing Facilities may be permitted by Planning Board special permit in portions of the Industrial Zone which are in the Marijuana Use Overlay District, see §185-49.

185 Attachment 6
USE REGULATION SCHEDULE
PART V

Symbols in the Use Regulations Schedule shall mean the following:

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

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
5. Recreational															
5.1 Indoor commercial amusement, recreation, assembly [†]															
a. General	N	PB	PB	PB	PB	N	Y	Y	PB	Y	N	N	N	N	PB
b. Concentrated ¹	N	N	N	N	N	N	PB	Y	PB	Y	N	N	N	N	<u>N</u>
5.2 Golf course and/or club, public or private	PB	PB	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
5.3 Movie theater	N	N	N	N	N	N	Y	PB	Y	PB	N	N	N	N	PB
5.4 Outdoor commercial amusement, recreation															
a. Light	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N	N	<u>N</u>
b. General	PB	PB	PB	PB	N	N	Y	Y	N	Y	Y	N	N	N	<u>N</u>
c. Concentrated	N	N	N	N	N	N	N	PB	N	PB	N	N	N	N	<u>N</u>
5.5 Equestrian center	BA	BA	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
5.6 Public recreation	Y	Y	Y	Y	N	N	Y	Y	Y	Y	N	N	N	N	<u>N</u>
5.7 Automatic amusement device arcades	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	<u>N</u>
5.8 Health club	N	N	N	N	N	N	Y	Y	Y	Y	Y	N ²	Y	Y	<u>Y</u>

NOTES:

1. Provided that the building is so insulated and maintained as to confine noise to the premises and the structure is located not less than 100 feet from a residential district boundary.
2. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule Part VII, Accessory Uses.

185 Attachment 7
USE REGULATION SCHEDULE
PART VI

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

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

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

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

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
6. Residential															
6.1 Multifamily or apartment	N ¹	N	N	N	PB ³	PB ⁴	N	PB ³	N	Y ^{5,6}	N	N	N	PB ^{7,8}	<u>N</u>
6.2 Single-family	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	<u>N</u>
6.3 Two-family															
a. New	N	N	Y ²	Y ²	Y ²	N	Y	Y	Y	N	N	N	N	N	<u>N</u>
b. By conversion	BA	BA	BA	BA	Y	Y	N	BA	Y	BA	N	N	N	N	<u>N</u>

NOTES:

1. Except PB in RVI District. (See § 185-38.)
2. Lot area must be at least 25% greater than that required for a single-family dwelling.
3. No more than one dwelling unit per 1,000 square feet of lot area may be permitted.
4. No more than one dwelling unit per 3,000 square feet of lot area may be permitted.
5. All dwelling units shall be located on floors above the street level floor.
6. No more than one dwelling unit per 2,000 square feet of lot area will be permitted; additional dwelling units may be allowed by Special Permit from the Planning Board.
7. All multi-family residential developments require a minimum of 5-acres.
8. No more than one dwelling unit per 3,000 square feet of lot area will be permitted.

185 Attachment 8
USE REGULATION SCHEDULE
PART VII

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

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

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

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

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

NOTES:

1. But N if occupying more than 50% of the floor area occupied by the principal use and not more than five persons employed on the premises in the DC District and CI District and not more than 10 persons in the CII District and O District.
2. Provided that no more than 25% of the total floor space is used for display or retailing.
3. Such uses shall be restricted to seasonal operations only.
4. Accessory retail sales within a Country Store, as defined in §185-3, shall not exceed 50% of the establishment's floor area open to the public.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

The following notice will be published in the Milford Daily Newspaper on
Monday, January 21, 2019 and again on Monday, January 28, 2019

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on February 4, 2019 at 6:00PM and the Town Council will hold a Public Hearing on February 13, 2019 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending the Code of the Town of Franklin as follows:

TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments:

Zoning Bylaw Amendment 19-829: Changes to §185-4 Districts Enumerated. Creation of Mixed Business Innovation Zoning District

Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

Zoning Bylaw Amendment 19-831: Changes to §185 Attachments 9. Mixed Business Innovation Zone Dimensional Regulations

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

Sponsor: *Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-831
MIXED BUSINESS INNOVATION ZONE DIMENSIONAL REGULATIONS
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SCHEDULE OF LOT, AREA, FRONTAGE, YARD
AND HEIGHT REQUIREMENTS**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** to §185, Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements:

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

District	Minimum Lot Dimensions				Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upland	
	Area (square feet)	Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving ³
Rural Residential I	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VI	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VII ¹¹	40,000	200	200	180 ⁴	40	40	40	3	35	20 ¹²	25 ¹²
Rural Residential II	30,000	150	200	135 ⁴	40	35	35	3	35	20	25
Single Family Residential III	20,000	125	160	112.5	40	25	30	3	35	25	35
Single Family Residential IV	15,000	100	100	90	30	20	20	3	35	30	35
General Residential V	10,000	100	100	90	20	15	20	3	40	30	35
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Rural Business ¹³	40,000	200	200	180	40	30	40	1.5	30	10	30
Downtown Commercial	5,000	50	50	45	5 ¹⁰	0 ²	15	3 ⁹	40 ⁹	80	90
Commercial I ⁷	5,000	50	50	45	20 ¹	10 ¹⁴	15	3 ¹⁵	40 ¹⁵	80	90
Commercial II	40,000	175	200	157.5	40	30	30	3 ¹⁵	40 ¹⁵	70	80
Business	20,000	125	160	112.5	40	20	30	3 ¹⁵	40 ¹⁵	70	80
Mixed Business Innovation	40,000	175	200	157.5	40	30⁵	30⁵	3¹⁵	40¹⁵	70	80
Industrial	40,000	175	200	157.5	40	30 ⁵	30 ⁵	3 ⁶	-	70	80
Limited Industrial	40,000	175	200	157.5	40	30 ⁸	30 ⁸	3 ⁶	40 ⁶	70	80
Office	40,000	100	100	90	20	30 ⁵	30 ⁵	3 ⁶	40 ⁶	70	80

Setbacks: No structure or pole carrying overhead wires shall be put up within 60 feet nor shall a billboard be erected within 100 feet of right-of-way which is 75 feet or more.

NOTES:

- ¹ But no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment.
- ² Increase to 20 feet when abutting a residential district.
- ³ See definition of Upland §185-3, §185-36. Impervious Surfaces and §185-40. Water Resource District.
- ⁴ Within open space developments (see § 185-43), the lot width must be met for individual lots shall be no less than 1/2 those required within the underlying district.
- ⁵ Increase by the common building height of the structure, when abutting a residential use.
- ⁶ Buildings up to 60 feet in height may be permitted by a special permit from the Planning Board.
- ⁷ Permitted residential uses must observe requirements of General Residential V District for residential use building only. Mixed use buildings are exempt from this requirement.
- ⁸ Increase by 1.5 the common building height of a structure, when abutting a residential district or use.
- ⁹ Buildings up to 50 feet in height may be permitted by a special permit from the Planning Board provided the structure is set back at least 15 feet from frontage.
- ¹⁰ Minimum 5' setback required on first floor, street level; upper floors can overhang required first floor set back.
- ¹¹ See §185-50.
- ¹² Total impervious surface in the upland shall be no more than 50% if a special permit for multiple, single-family dwelling units is granted in RVII.
- ¹³ Maximum gross building footprint of non-residential primary use structures is 3,500 square feet.
- ¹⁴ The 10 feet side setback is only required on one side of lot; if lot abuts a residential district, a twenty feet setback is required on the abutting side.
- ¹⁵ Buildings up to 50 feet in height, regardless of the number of stories, may be permitted by a special permit from the Planning Board.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Teresa M. Burr
Town Clerk

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

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Monday, January 21, 2019 and again on Monday, January 28, 2019

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TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments:

Zoning Bylaw Amendment 19-829: Changes to §185-4 Districts Enumerated. Creation of Mixed Business Innovation Zoning District

Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

Zoning Bylaw Amendment 19-831: Changes to §185 Attachments 9. Mixed Business Innovation Zone Dimensional Regulations

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

TOWN OF FRANKLIN
ZONING BYLAW AMENDMENT 19-832
CHANGES TO §185-20. SIGNS,
MIXED BUSINESS INNOVATION ZONING DISTRICT
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE
AT CHAPTER 185, SECTION 20. SIGNS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** to §185-20 Signs:

§ 185-20 Signs.

B. Applicability

- (3) This bylaw establishes four separate sign districts with different regulations within each district (See Attachment 10, Schedule of Permitted Signs per Sign District). These districts are delineated on the map entitled Town of Franklin Sign Districts and created under 185-4, Districts enumerated.
 - (a) The Downtown Commercial District (hereafter DCD) consists of parcels within the Downtown Commercial and Rural Business Zoning Districts.
 - (b) The Commercial and Business Corridor District (hereafter CBCD) consists of parcels within the Commercial I, Commercial II, Business, **Mixed Business Innovation**, and Limited Industrial Zoning Districts.
 - (c) The Industrial and Office Park District (hereafter IOPD) consists of parcels within the Industrial and Office Zoning Districts.
 - (d) The Residential District (hereafter RD) consists of parcels within all residential zoning districts.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

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Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-833**

**ZONING MAP CHANGES FROM INDUSTRIAL TO
MIXED BUSINESS INNOVATION AN AREA
ON OR NEAR FISHER AND HAYWARD STREETS**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF
FRANKLIN AT CHAPTER 185 SECTION 5, ZONING MAP**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments to §185-5, Zoning Map:

That the Zoning Map of the Town of Franklin be amended by changing from Industrial to Mixed Use Innovation an area containing **35.529± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

278-016-000	278-025-000	287-116-000
278-024-000	287-115-000	287-126-000
278-024-001		

The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, An Area On Or Near Fisher and Hayward Streets”).

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:
UNANIMOUS _____
YES _____ **NO** _____
ABSTAIN _____
ABSENT _____

A True Record Attest:

Teresa M. Burr
Town Clerk

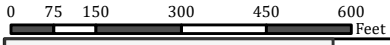
Glenn Jones, Clerk

Proposed Zoning Map Changes

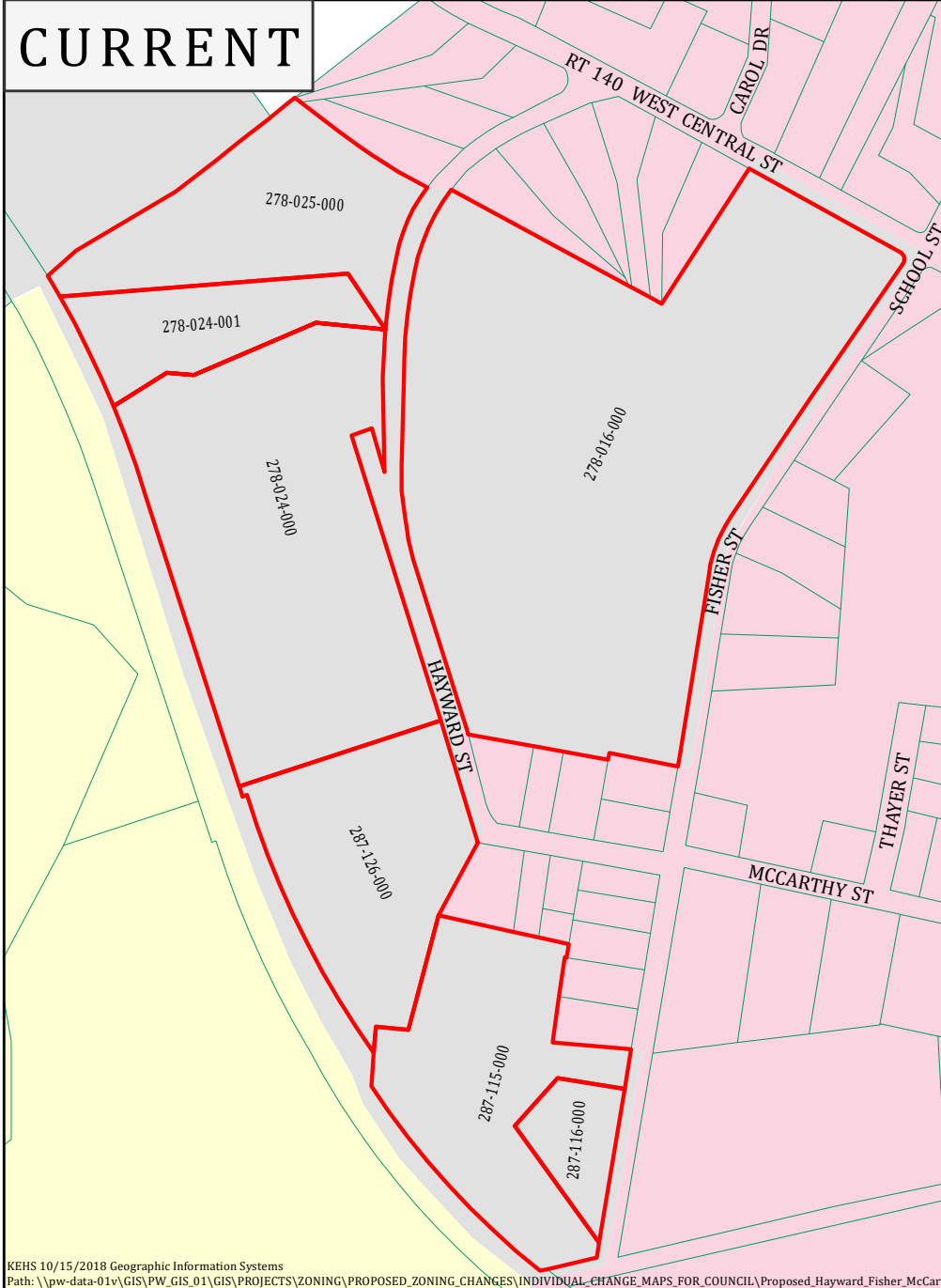
Industrial to Mixed Business Innovation, An Area On Or Near Fisher and Hayward Streets

- General Residential V
- Rural Residential I
- Industrial
- Single-Family IV
- Mixed Business Innovation
- Area of Proposed Change
- Parcel Line

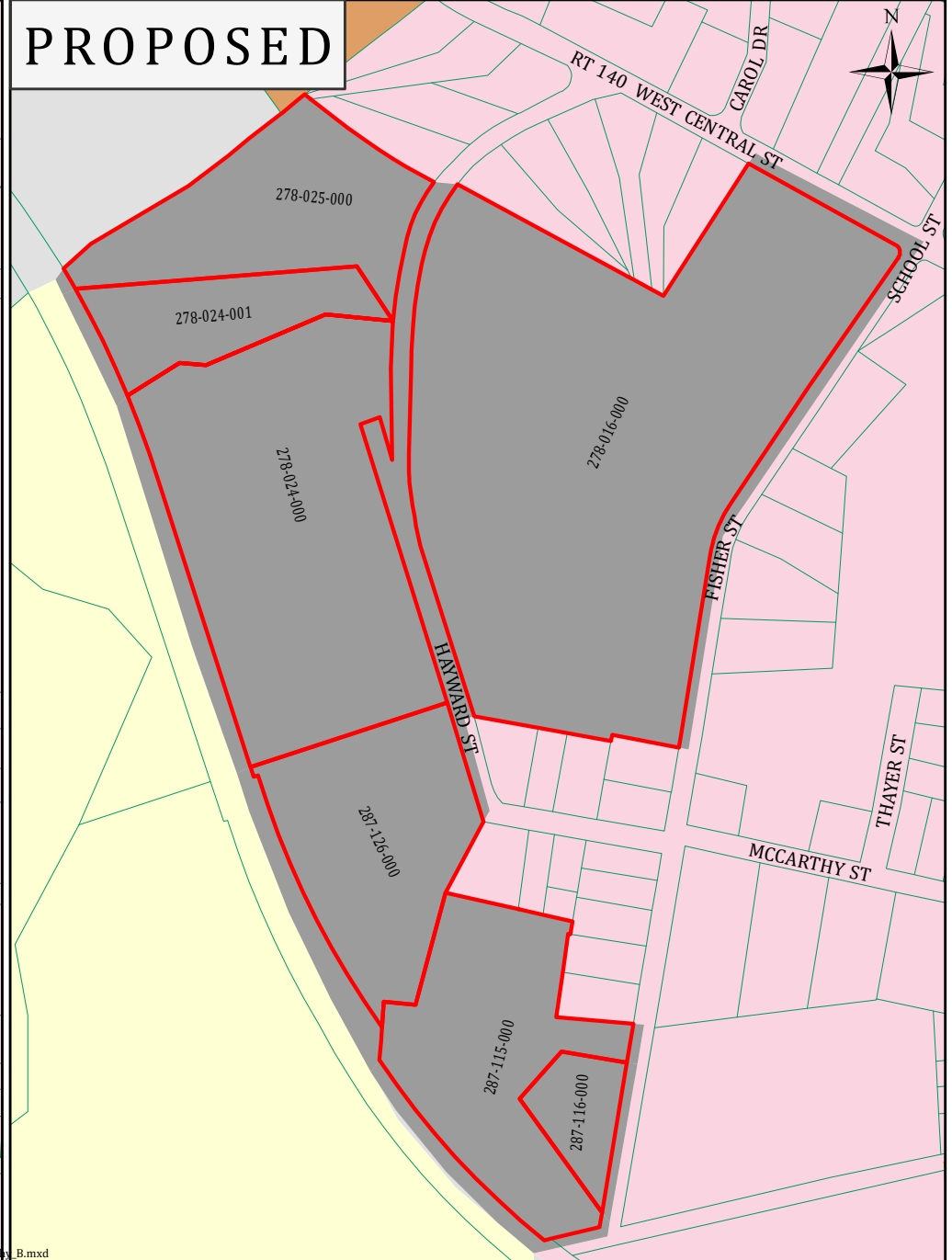
19-833



CURRENT



PROPOSED



Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

The following notice will be published in the Milford Daily Newspaper on
Monday, January 21, 2019 and again on Monday, January 28, 2019

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on February 4, 2019 at 6:00PM and the Town Council will hold a Public Hearing on February 13, 2019 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending the Code of the Town of Franklin as follows:

TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments:

Zoning Bylaw Amendment 19-829: Changes to §185-4 Districts Enumerated. Creation of Mixed Business Innovation Zoning District

Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

Zoning Bylaw Amendment 19-831: Changes to §185 Attachments 9. Mixed Business Innovation Zone Dimensional Regulations

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-834
CHANGES TO SIGN DISTRICT OVERLAY MAP,
MIXED BUSINESS INNOVATION ZONING DISTRICT
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SECTION 4 DISTRICTS ENUMERATED

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by deleting the current Sign District Map created by adoption of Zoning Bylaw Amendment 12-671, and replacing with the following:

SIGN Districts

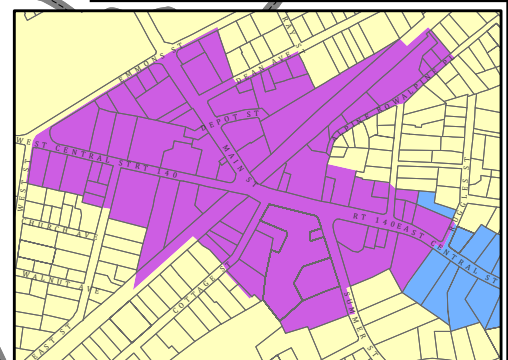
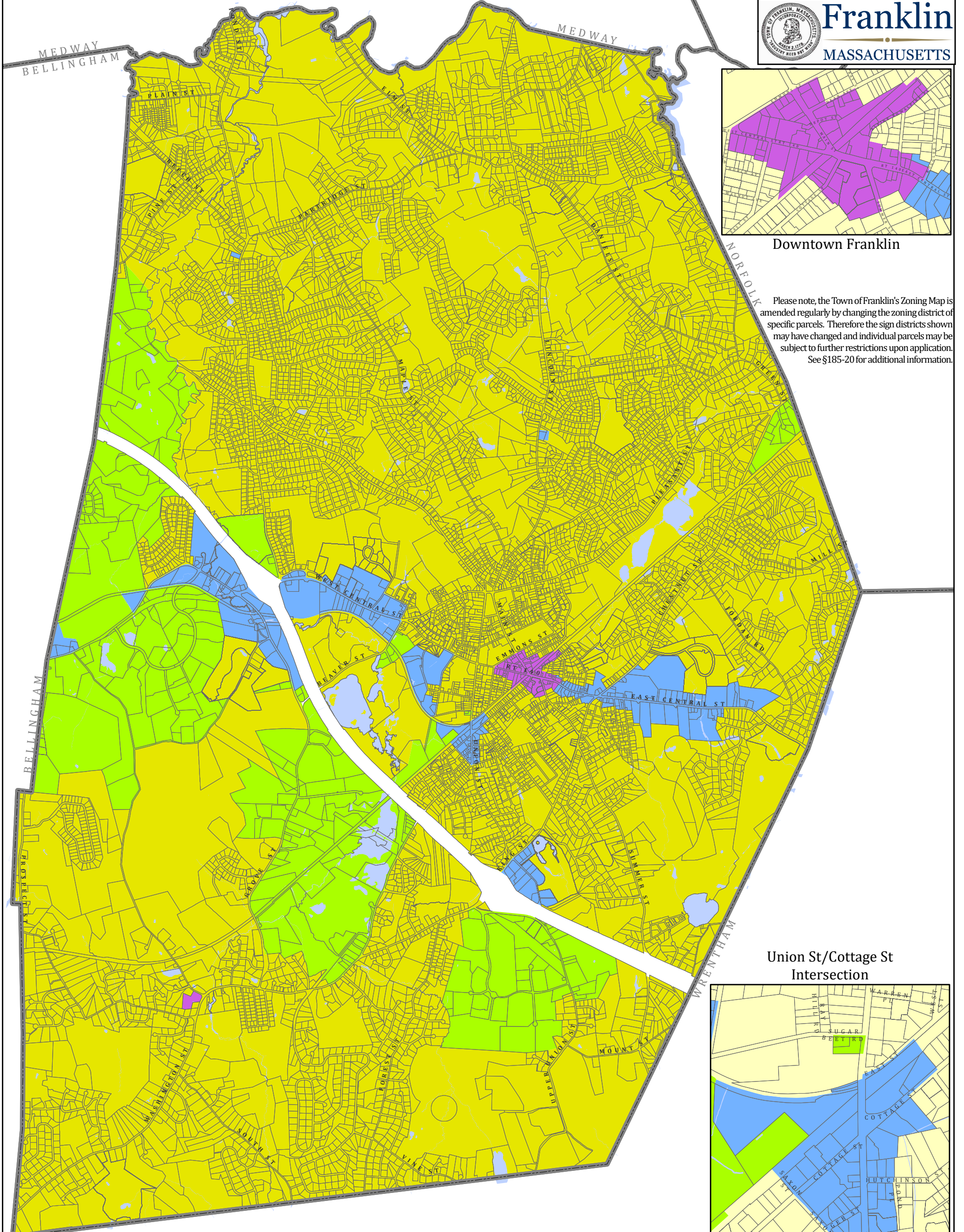
- + Commercial and Business Corridor District
- + Downtown Commercial District
- + Industrial & Office Park District
- + Residential District
- Parcel Line
- + Water
- Municipal Boundary

19-834

0 0.275 0.55
Kilometers

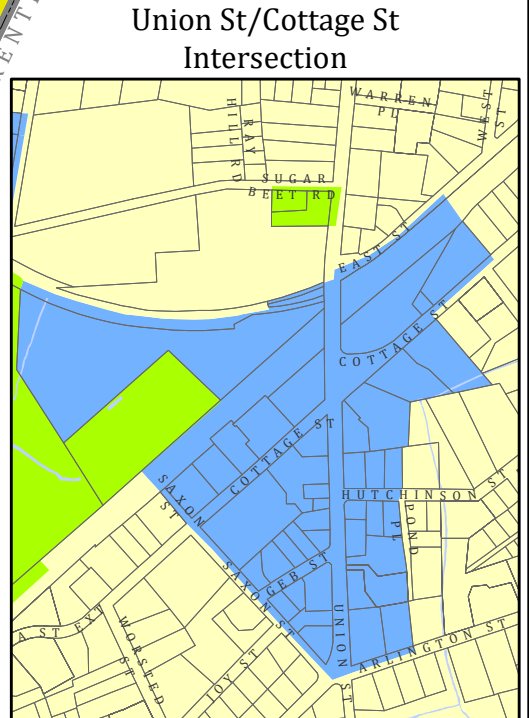
0 0.3 0.6
Miles

N



Downtown Franklin

Please note, the Town of Franklin's Zoning Map is amended regularly by changing the zoning district of specific parcels. Therefore the sign districts shown may have changed and individual parcels may be subject to further restrictions upon application. See §185-20 for additional information.



Union St/Cottage St Intersection

Sign District Overlay Map Adopted March 21, 2012 by Zoning Bylaw Amendment 12-671

Amended through January ____, 2019 by Zoning Bylaw Amendment 19-8X6

- Amendment 18-824: 12-xx-2018
- Amendment 19-834: 1-xx-2019

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 producing 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 or held obligated, liable, or accountable for any loss or damage incurred or resulting from the use of the information provided.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

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Monday, January 21, 2019 and again on Monday, January 28, 2019

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TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

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Zoning Bylaw Amendment 19-829: Changes to §185-4 Districts Enumerated. Creation of Mixed Business Innovation Zoning District

Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

Zoning Bylaw Amendment 19-831: Changes to §185 Attachments 9. Mixed Business Innovation Zone Dimensional Regulations

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

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The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council



Franklin Police Department

Town Council Presentation February 2019

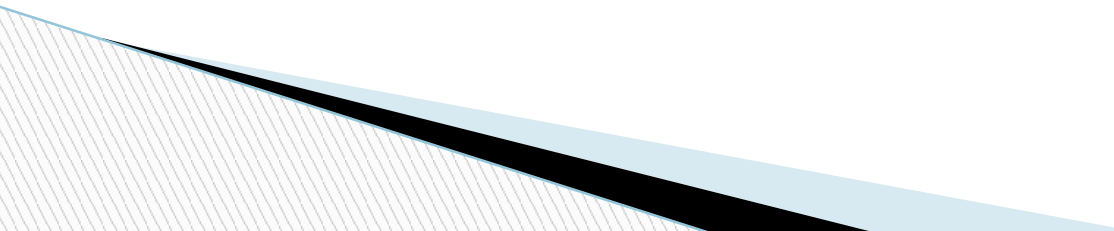
Statistics



Overview

	FY16	FY17	FY18	FY19 (7months)	Projected FY19
Arrests	257	254	217	144	246
Criminal Complaints	293	277	272	201	344
Total MVAs	820	845	799	454	778
MVA w/ Injury	87	99	78	47	81
MVA without Injury	733	746	721	407	698
MV Violations / Traffic Stops	6091	4187	4273	3720	6377
Domestic Violence Incidents	102	138	113	64	104

Proactive Measures

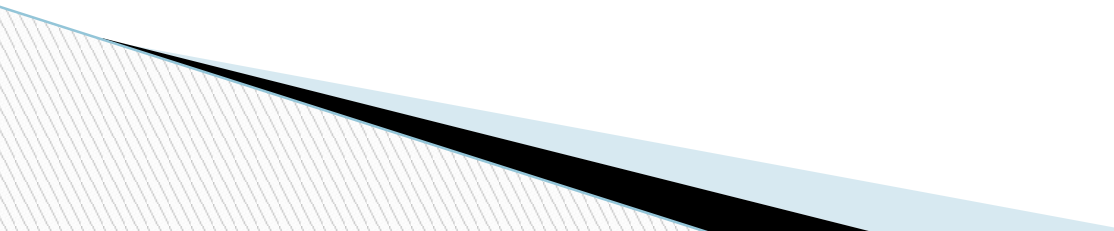
- ▶ Anticipated increase in impaired motor vehicle operation due to the legalization of marijuana:
 - Advanced Roadside Impaired Driving Enforcement (ARIDE)
 - Drug Recognition Expert (DRE)
 - ▶ New Radar / Sign Board
 - Traffic counts
 - Speed detection & data collection
 - ▶ Increased traffic enforcement
 - ▶ Created Domestic Violence Unit
- 

Overdose Incidents

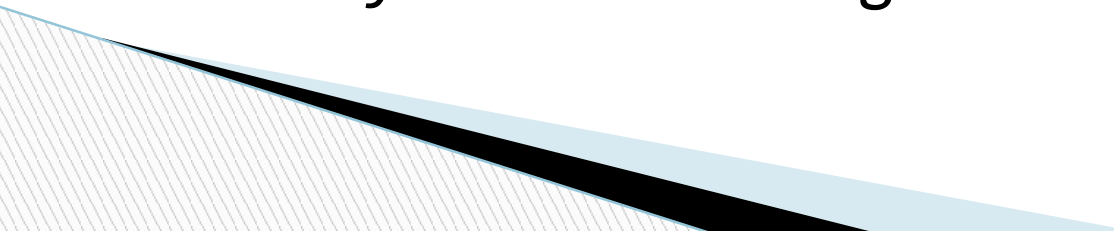
	2014	2015	2016	2017	2018	2019 Current
Total ODs	39	42	58	50	41	5
Fatal ODs	3	4	9	4	7	1
Narcan Administered	0 *	7	13	17	11	1

1. * Not Available to Officers in 2014
2. Narcan now available to general public and family members

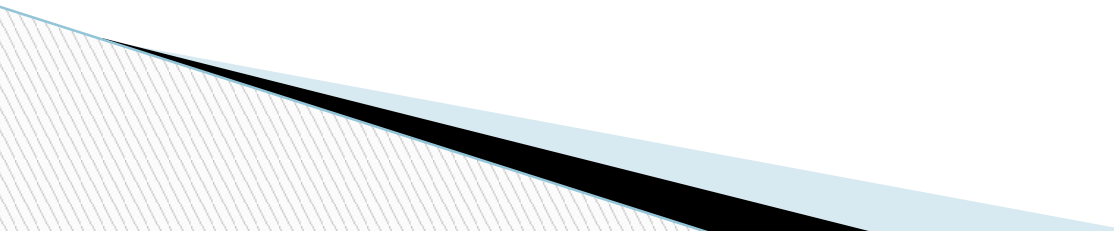
Proactive Measures – Opioids

- ▶ SAFE Coalition Partnership
 - ▶ Norfolk County Outreach Program
 - Officer follow-ups after overdose
 - ▶ Jail Diversion Program (JDP)
 - Social worker
- 

Mental Health Issues

- ▶ IACP One Mind Campaign
 - Crisis Intervention training and mental health first aid for all officers
 - ▶ Clinician on staff / JDP (Kallie Montagano)
 - ▶ Therapy Dog
 - ▶ New School Resource Officer (SRO) position at Tri County and Franklin High School.
- 

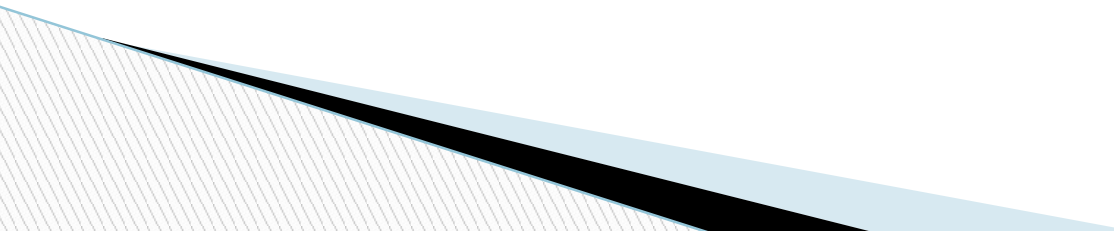
**Public Relations
Customer Service
Community Policing**

- ▶ Media and public relations campaign
 - ▶ Web site (Daily log and statistics)
 - ▶ Social Media (Facebook, Twitter, etc.)
 - ▶ Local Media / Boston Area Media Relations
 - ▶ Streamlined application online for firearms, car seat installation, solicitors, etc.
 - ▶ Installed secure internet exchange in front parking lot
 - ▶ Citizens Police Academy
 - ▶ Rape Aggression Defense (RAD)
- 

Current Major Projects

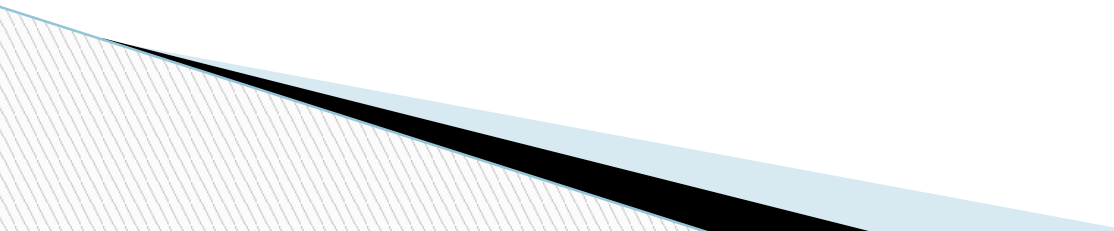


Massachusetts Accreditation / Certification

- ▶ Currently in self assessment stage
 - ▶ Implemented many new policies.
 - ▶ Old policies reviewed and amended to meet current standards.
 - ▶ Department is close to meeting the 159 standards necessary to secure certification.
 - ▶ Accreditation is an additional 98 mandatory and 73 optional standards.
- 

Regional Dispatch Overview

Metacomet Emergency Communications Center (MECC)

- ▶ MECC to open first week of April 2019.
 - ▶ Will provide emergency 911 / two way radio dispatch / business call routing.
 - ▶ 4 towns / 8 public safety agencies
- 

Regional Dispatch Logistical Issues

- ▶ “Outside the box” solutions:
 - New Operations / Patrol Division Schedule;
 - 4 on / 4 off – 10 hour compressed schedule;
 - Maintain current level of service;
 - Officer assigned to front desk;
 - Front desk will be staffed 20 hours per day.
 - Increases number of officers on patrol;
 - Increases sworn officers from 46 to 52 (including new SRO position)
 - Approx. 12% increase.
 - No increase in budget

Thank you Communications Staff!

Future Issues & Concerns



Future Issues / Concerns

- ▶ Population growth
 - 850 – 1000 new dwelling units
- ▶ 35,000 to 37,000 residents
- ▶ Personnel
- ▶ Comparable Population Community Study
- ▶ New Police Station
 - Currently at full capacity;
 - No additional office space or storage available;
 - Male officer locker room beyond full capacity;
 - Parking Issues.

Police Personnel Comparison

	Pop	Sworn	Dispatch	Admin/Civilian	School Cross Guards	Custodian/Mech/Parking	ACO	Details
Needham	30,755	49	5	3	22	1	1	Specials
Falmouth	31,531	58	5	3	0	2	0	Officers
Natick	33,006	57	10/5PD	3	10	4	1	Officers
Lexington	33,410	49	9/5PT	2	14	1	1	Specials
Randolph	33,610	58	1	2	0	0	0	Officers
Franklin	33,621	52	0	2	0	1	0	Officers
Dartmouth	34,032	70	10	4	0	0	0	Officers
Watertown	35,025	68	10	3	26	0	0	Officers
Shrewsbury	35,608	45	8	5	0	0	0	Officers
Braintree	35,744	76	9	5	0	0	1	Specials
Average	33,634	58	6	3	7	1	0	

Volunteer / Community Outreach

- ▶ Halloween Party;
- ▶ Christmas Toy Drive;
- ▶ No Shave November & December;
- ▶ Senior Dinner;
- ▶ Flag Football Tournament for Special Olympics;
- ▶ Tip – A – Cop at British Beer Company;
- ▶ Cops for Kids with Cancer – Isabell Cowell received check for \$5000;
- ▶ Assisted cancer survivor Mason Roddy deliver gifts as part of “Toys for Tufts”;
- ▶ Pink Patch Project – Raised \$1000 for Dana Farber;
- ▶ FHS Unified Sports basketball tournament;
- ▶ Coffee with a Cop;
- ▶ Secret Santa shopping in Framingham;
- ▶ Random Smile Projects – Officers assisted building handicap ramps at local homes;
- ▶ Santa & Mrs. Claus visits FPD.

Volunteer / Community Outreach Programs



Halloween Party



Halloween Party



Zip Trip



Pink Patch Project for Dana Farber



1001
Date: November 2018
Franklin Police Sergeants Union
Pay to the Order of *Dana Farber* \$ 1,000.00
One Thousand and ⁰⁰/₁₀₀ Dollars
FPSU
Authorized Signature
:123456789 :000123456789 "1001"

Special Olympics



Tip – a – Cop (for Special Olympics)



Cops for Kids with Cancer



Santa & Mrs. Clause Visit



No Shave November / December



No Shave November / December



Senior Dinner



Senior Dinner



Community Policing



Community Policing



Community Policing



Community Policing





**THANK YOU TO THE
CITIZENS OF FRANKLIN**

STAY SAFE!

Town of Franklin

Town Administrator
Tel: (508) 520-4949

Fax: (508) 520-4903



355 East Central Street
Franklin, Massachusetts 02038-1352

Memorandum

Date: February 8, 2019

To: Town Council

From: Jeff Nutting, Jamie Hellen

Re: Financial Policies

The action before the Council tonight is to approve the latest version of financial policies for the Town. It has been a bunch of years since the last time these policies have been comprehensively reviewed and the staff did a fresh look at them recently.

The Finance Committee reviewed them in January and approved the current draft unanimously. The Budget Subcommittee will review them prior to the Town Council meeting.

It is important to note, these are only policies and guidelines, they are not bylaws or laws. But we try to develop good policies to maintain a strong bond rating, receive competitive interest rates, have successful financial audits and to make sure we are managing the Town's money well.

The text in red is the new proposed text. Everything in black is current.

If anyone has any questions, please let us know.



Sponsor: Administrator

TOWN OF FRANKLIN
RESOLUTION 19-20
ADOPTION OF FISCAL POLICIES

WHEREAS, the Town Council has reviewed the document "Fiscal Policies" as attached and wishes to formally adopt said policies to guide future financial decisions.

NOW THEREFORE, THE TOWN COUNCIL hereby adopts by resolution the document entitled "Fiscal Policies".

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2019

VOTED:
UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

RECUSED _____

Teresa M. Burr
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Town of Franklin

Fiscal Policies 2019

1. **Balanced Annual Operating Budget**

- Annual costs funded from current revenues.
- Do not defer current costs to future years.

2. **Compensation and benefits**

- Budget with current revenues.
- Compensation of employees should be based on “market” and performance.

3. **Revenues**

- Estimate annual revenues and expenses and project for the following five years.
- Maintain full and fair market value of property assessments.
- Assure fees charged cover costs in accordance with the Chapter 82 of the Town Code.

4. **Financial Reserves adequately fund and maintain reserves.**

- Short-term revenue surpluses shall fund non-recurring projects.
- Free Cash will be used to fund the capital budget and for unforeseen expenses.
- Overlay surplus will be used for capital budgets or non-reoccurring expenses.
- General Stabilization account - A Stabilization account of **\$6,000,000** or 5% of reoccurring general fund revenue (less debt exclusions and SBA reimbursement).
- Budget Stabilization Account – Used to overcome short term budget issues.
- Field Stabilization Account – Add \$150,000 each year.
- Fire Engine Stabilization Account – Add \$100,000 each year.
- Property and Projects Stabilization Account – **Starting in FY20, add \$100,000 each year from capital funds**
- Open Space – **Starting in FY20, add \$100,000 from capital funds per year up to \$2,000,000**

5. **Long Term Debt**

- Reserved for large capital projects over \$1,000,000
- Net general fund debt service (non debt excluded or funded from enterprise. revenue) should be up to 3.5% (target) of recurring general fund revenue.

6. **Capital Improvement Program**

- A five-year plan updated annually shall be maintained.
- Budget operating costs associated with CIP projects.
- Delaying maintenance on existing assets results in higher costs in future years.
- Postponing improvements to buildings/infrastructure results in higher costs.
- Free Cash, Overlay Surplus, and short-term revenues shall be used for the recurring capital items and smaller one time purchases or projects.

- Bonds will be used for large capital projects (over \$1,000,000) unless it can be paid off in under 5 years.

7. Enterprise Accounts for Water, Sewer and Refuse

- The water, sewer, and refuse budgets are supported entirely by fees. This means that any changes to these budgets do not affect the general fund budget. If there are any excess funds at the end of the fiscal year, they are automatically closed to their respective account's fund balance. Further these funds pay for indirect costs that are carried in the general fund for accounting, pensions, health insurance, etc.

8. Water fees will support a minimum of \$1,500,000 per year for infrastructure improvements

- Water fee rate will fund the annual operating budget, maintain a fund balance of approximately \$1,000,000 +/- and invest \$1,500,000 per year into water system improvements.

9. Sewer Fees will support \$400,000 per year for infrastructure improvements

- Sewer fee rate will fund the annual operating budget, maintain a fund balance of \$1,000,000 and invest at least \$400,000 per year into sewer system improvements.

10. Refuse

- Refuse fees will fund the annual operating cost. Fund balances in excess of \$100,000 will be used to smooth rate increases over time and accumulate to purchase replacement bins.

11. Snow and Ice budget

- A five year rolling average – discounting winters well above or below the normal range.

12. OPEB – Unfunded retiree Health Insurance Obligation

- Commencing in FY 19 budget \$550,000 in the annual budget and increase by \$50,000 per year and annually transfer 10% of Free Cash to the OPEB Trust Fund.

13. Hotel /Motel Tax

- The Town receives a 6% room tax from each hotel room rented. The amount of funds collected each year is directly related to the number of rooms rented. Generally the Town receives approximately \$575,000 per year in hotel tax. Special Legislation allows transferring funds into an open space and recreation account or used it for any other purpose. These funds should continue to be used for open space or capital and not used for the annual operating budget.

14. Marijuana Excise Tax Policy

- These funds are the excise tax on the sales of recreational marijuana only.
- Funds will fluctuate based on market forces each year.

- Funds from the collection of excise taxes on the sales of marijuana in the Town of Franklin shall only be used for the following purposes:
 - i. One-time capital expenditures
 - ii. Town and School buildings
 - iii. Public infrastructure, such as roads, town parking lots and engineering and design of public infrastructure
 - iv. Open space purchases and recreation investments
- Funds shall not be used for ongoing operating budget expenditures.

15. Ambulance receipts reserved

- Reserve \$135,000 annually from ambulance receipts for the replacement for Ambulances.

16. Roads/sidewalks/infrastructure

- Starting in FY 19 appropriate \$600,000 in the annual operating budget. Increase by \$50,000 per year. Further use Free Cash (\$500,000) and Hotel Tax funds (\$575,000) for roads unless there is another capital need.

17. Open Space Account Increase fund to **\$2,000,000** in preparation for potential land purchases.

Other fiscal policies

Fraud Policy – On File

Fund Balance Policy – On file

Investment policy – On File

Purchase Order Policy – On File

Risk Assessment – Complete Dec 2018

Current Balances (rounded) 12/1/18

General Stabilization Account - \$6,000,000

Budget Stabilization Account – \$377,000

Turf Fields Stabilization Account – \$158,000

Fire Engine Stabilization Account – \$105,000

Property, Projects and Facilities Stabilization Account – \$264,000

Open Space – \$1,109,000

OPEB Trust Fund- \$4,410,000 - Unfunded obligation \$75,000,000

Ambulance receipts reserved – 184,000

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

TO: FRANKLIN TOWN COUNCIL
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: MIXED BUSINESS INNOVATION ZONING DISTRICT
FISHER AND HAYWARD STREETS
CC: JEFFREY D. NUTTING, TOWN ADMINISTRATOR; JAMIE HELLEN, DEPUTY TOWN
ADMINISTRATOR; MARK CEREL, TOWN ATTORNEY; AMY LOVE, PLANNER
DATE: FEBRUARY 6, 2019

Before Town Council on February 13th are six Zoning Bylaw Amendments, 19-829 through 19-834. The first four Amendments (19-829 - 19-832) establish zoning regulation for a new Mixed Business Innovation (MBI) Zoning District; the last two (19-833 and 19-834) rezone seven parcels on Hayward and Fisher Streets from Industrial (I) to the proposed Mixed Business Innovation (MBI) Zoning District.

The neighborhood proposed for rezoning includes the former Clark Cutler & McDermott property, and several adjacent industrially-zoned parcels that are either in need of redevelopment or are currently being utilized for non-Industrial uses. Rezoning the seven parcels to the new MBI Zoning District will increase the likelihood these properties will be redeveloped. The zoning regulations would permit continued medium and light manufacturing and warehouse/distribution uses, while allowing a much greater number of additional commercial uses.

Below is a quick summary of the six Zoning Bylaw Amendments.

Zoning Bylaw Amendment 19-829: Districts Enumerated. Creation of Mixed Business Innovation Zoning District. The Amendment creates the Mixed Business Innovation (MBI) Zoning District by adding its name and a description of intent to §185-4 of the Zoning Bylaw.

Zoning Bylaw Amendment 19-830: Mixed Business Innovation Zone Use Regulations. The Amendment adds the MBI Zoning District to the Use Regulations Schedule in Attachments 2 through 8 of the Zoning Bylaw. Heavy industrial uses and residential uses will not be permitted. In addition to adding a column for the MBI district to the Use Regulations Schedule, the Amendment adds three uses to the Use Regulations Schedule, and adds two notes, one related to stand-alone retail and restaurants, and the other prohibits certain hazardous materials.

Zoning Bylaw Amendment 19-831: Mixed Business Innovation Zone Dimensional Regulations. The Amendment adds the MBI Zoning District to the Schedule of Lot, Area, Frontage, Yard and Height Requirements in Attachment 9. Dimensional regulations for the proposed MBI Zoning District are the same as the current Industrial Zoning District with one exception. The MBI Zoning District would have a maximum building height of 50 feet by

Planning Board special permit, which is the same as allowed in the Business, Commercial I, and Commercial II Zoning Districts.

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs, Mixed Business Innovation Zoning District. The Amendment adds the new Mixed Business Innovation Zoning District to the Commercial and Business Corridor (CBC) Sign District.

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets. The Amendment changes seven parcels along Fisher and Hayward Streets from the Industrial Zoning District to the new MBI Zoning District.

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District. The Amendment updates the Sign District Overlay Map to reflect the Zoning Map changes in Zoning Map Amendment 19-833 above.

Town of Franklin

Town Administrator
Tel: (508) 520-4949



Fax: (508) 520-4903

355 East Central Street
Franklin, Massachusetts 02038-1352

Date: December 13, 2018

To: Town Council

From: Jamie Hellen

Re: Clark, Cutler, McDermott property and neighborhood Rezone

The following zoning bylaw amendment is to rezone the Clark, Culter, McDermott property and some adjacent properties from Industrial to a new zone called "Mixed Business Innovation District". The action requested of the Council tonight is to refer the zoning amendments to the Planning Board for a public hearing. The EDC voted 3-1 to refer this proposal to the full Council.

The Mixed Business Innovation District definition would expand the amount of uses substantially. The Mixed Business Innovation District (MBI) is intended primarily for a mix of light Industrial and Commercial uses in an older industrial neighborhood. A strong emphasis is placed on encouraging reuse and redevelopment of older manufacturing and warehouse buildings, providing for a wide range of light industrial, commercial, cultural, institutional, or entertainment uses, including business incubator, co-working space, studio space, artisanal or craft maker space, art galleries, public art, performance venues, restaurants, cafes and retail that create and support a diverse economically and culturally rich environment. Residential uses and heavy manufacturing uses are not allowed.

The district would constrict the current Industrial uses by taking out heavy manufacturing and hazmat and chemical related uses to reduce heavy traffic, noise and dangerous chemicals from any potential reuse on that site.

Given the great residential neighborhoods around downtown, and the new units on Dean Ave and throughout the Alpine neighborhood, we see a need for additional commercial activity for amenities in downtown. The Planning Department has spoken to all of the property owners affected (except one) and they support this concept. Also, the Downtown Partnership supports this zoning concept.

The Clark, Cutler, McDermott property is currently in bankruptcy court. As of this date, there are potential buyers who have made offers and are working through the court proceedings and with General Motors on the final price. The Trustees of the property are aware of this zoning proposal and are very much in favor of the concept, and "it's the right thing to do".

See attached planning department memo for specifics. Please feel free to call with any questions.

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-829
CREATION OF MIXED BUSINESS INNOVATION ZONING DISTRICT
A ZONING BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT
CHAPTER 185, SECTION 4, DISTRICTS ENUMERATED**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by **adding** text at §185-4. Districts Enumerated as follows:

Add to the end of §185-4.A a line stating:

Mixed Business Innovation (MBI)

Add to the end of §185-4.C a paragraph stating:

(15) The Mixed Business Innovation District (MBI) is intended primarily for a mix of light industrial and commercial uses in an older industrial neighborhood. A strong emphasis is placed on encouraging reuse and redevelopment of older manufacturing and warehouse buildings, providing for a wide range of light industrial, commercial, cultural, institutional, or entertainment uses, including business incubator, co-working space, studio space, artisanal or craft maker space, art galleries, public art, performance venues, restaurants, cafes and retail that create and support a diverse economically and culturally rich environment. Residential uses and heavy manufacturing uses are not allowed.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

**Teresa M. Burr
Town Clerk**

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

The following notice will be published in the Milford Daily Newspaper on
Monday, January 21, 2019 and again on Monday, January 28, 2019

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on February 4, 2019 at 6:00PM and the Town Council will hold a Public Hearing on February 13, 2019 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending the Code of the Town of Franklin as follows:

TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments:

Zoning Bylaw Amendment 19-829: Changes to §185-4 Districts Enumerated. Creation of Mixed Business Innovation Zoning District

Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

Zoning Bylaw Amendment 19-831: Changes to §185 Attachments 9. Mixed Business Innovation Zone Dimensional Regulations

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-830
MIXED BUSINESS INNOVATION ZONE USE REGULATIONS
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, USE REGULATION SCHEDULE PART I THROUGH PART VII**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **~~deletions~~** to §185, Attachment 2 through Attachment 8 Use Regulations Schedule Part I through Part VII:

185 Attachment 2
 USE REGULATION SCHEDULE
 PART I

Symbols in the Use Regulations Schedule shall mean the following:

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

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

NOTES:

- 1 For sale of produce raised or grown on the premises by the owner or lessee thereof.
- 2 Provided that any building or structure is at least 100 feet from the nearest street or property line.

185 Attachment 3
USE REGULATION SCHEDULE
PART II

Symbols in the Use Regulations Schedule shall mean the following:

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

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
2. Commercial															
2.1 Adult entertainment establishment	N	N	N	N	N	N	N	N	N	N	N	N ²	N	N	<u>N</u>
2.2 Animal kennel, hospital	BA	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA	<u>N</u>
2.21 Animal day care, training	BA	BA	BA	BA	BA	BA	N	BA	BA	N	BA	BA	BA	BA	<u>N</u>
2.22 Animal grooming	BA	BA	BA	BA	BA	BA	N	Y	BA	Y	BA	BA	BA	BA	<u>N</u>
2.3 Office, excluding office parks:															
a. Bank or credit union	N	N	PB	PB	PB	N	Y	Y	Y	Y	Y	Y	Y	Y	<u>N</u>
b. Medical or dental	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	<u>P/SP</u>
c. Professional	PB	PB	PB	PB	PB	N	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	<u>P/SP</u>
d. Clerical, or administrative	N	N	N	PB	PB	N	Y ⁶	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
2.4 Funeral home, undertaking	N	N	N	N	N	P/SP	N	P/SP	P/SP	P/SP	P/SP	N	N	N	<u>N</u>
2.5 Hotel, motel	N	N	N	N	N	N	N	PB	PB	Y	PB	PB	PB	PB	<u>N</u>
2.6 Motor vehicle, boat, farm implement sales; rental and leasing:															
a. With repair service	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	<u>N</u>
b. Without repair service	N	N	N	N	N	N	N	N	PB	N	PB	N	N	N	<u>N</u>
c. Other	N	N	N	N	N	N	N	N	PB	N	N	N	N	N	<u>N</u>
2.7 Motor vehicle service, repair:															
a. Auto body, painting, soldering, welding	N	N	N	N	N	N	N	N	PB	N	N	PB	N	N	<u>N</u>
b. Filling or service station	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	<u>N</u>
c. Other	N	N	N	N	N	N	N	PB	PB	N	PB	PB	N	N	<u>N</u>
2.8 Parking															
a. Parking facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
b. Off-street parking	N	N	N	N	N	N	N	N	N	PB	N	N	N	N	<u>N</u>
2.9 Restaurant, bar	N	N	N	N	N	<u>N</u>	N	P/SP ³	P/SP	P/SP ³	P/SP	PB	N ⁴	PB	<u>Y⁸</u>

185 Attachment 3
USE REGULATION SCHEDULE
PART II (Continued)

Principal Uses	District														
	RRI RV I	RRII RV II	SFR III	SFR IV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
2.10 Shopping center	N	N	N	N	N	N	N	PB	PB	N	PB	N	N	N	<u>N</u>
2.11 Storage facility	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	<u>N</u>
2.12 Tattoo parlor/body-piercing studio	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	<u>N</u>
2.13 Tourist home	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	N	P/SP	N	N	N	N	<u>N</u>
2.14 Office park	N	N	N	N	PB	N	PB	PB	N	PB	PB	N	Y	<u>PB</u>	
2.15 Other retail sales, services															
a. General	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	<u>Y⁸</u>
b. Personal	N	N	N	N	N	P/SP ⁵	N ⁴	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	<u>Y⁸</u>
c. Other	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	N ⁴	N ⁴	N ⁴	<u>Y⁸</u>
2.16 Vehicular service establishment	N	N	N	N	N	N	N	PB	PB	PB	PB	N	N	N	<u>N</u>
2.17 Trade center	N	N	N	N	N	N	N	N	N	N	N	N	P/SP	PB	<u>N</u>
2.18 Catering	PB	PB	PB	PB	PB	N	N	PB	PB	PB	PB	Y	Y	N	<u>N⁴</u>
2.19 Function Hall	PB	N	PB	PB	PB	N	N	PB	PB	PB	PB	Y	Y	N	<u>N⁴</u>
2.20 Psychic services/fortune-telling	N	N	N	N	PB	N	N	N	N	N	N	PB	N	N	<u>N</u>
2.21 Bed-and-breakfast	PB	PB	P/SP	P/SP	P/SP	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	N	<u>N</u>
2.22 Country Store	N	N	N	N	Y	PB	Y	Y	N	Y	N	N	N	N	<u>N</u>
2.23 Non-Medical Marijuana Facility	N	N	N	N	N	N	N	N	N	N	N	PB ⁷	N	N	<u>N</u>
<u>2.24 Business Incubator and Co-working Space</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>PB</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>2.25 Artisanal and Craft Maker Space</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>PB</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>2.26 Art Gallery</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>

NOTES:

1. If any part of a principal use is considered a VSE (see § 185-3, Definitions), the requirements for VSE must be met.
2. Except as permitted by a special permit within the Adult Use Overlay District as described in § 185-47.
3. Except BA if involving live or mechanical entertainment.
4. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
5. Establishments are limited to a maximum gross building footprint of 2,800 square feet.
6. Not allowed on sidewalk level in multilevel development.
7. Non-Medical Marijuana Facilities may be permitted by Planning Board special permit in portions of the Industrial Zone which are in the Marijuana Use Overlay District, see §185-49.
- 8. Allowed as part of a commercial mixed-use development. Stand alone restaurants and retail establishments are not allowed.**

185 Attachment 4
USE REGULATION SCHEDULE
PART III

Symbols in the Use Regulations Schedule shall mean the following:

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

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
3. Industrial, utility															
3.1 Bus, railroad station	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	<u>N</u>
3.2 Contractor's yard															
a. Landscape materials storage and distribution	N	N	N	N	N	N	N ⁷	N	N	N	N ⁷	P/SP	N	N	<u>N</u>
b. Other	N	N	N	N	N	N	N	N	N	N	N ⁷	P/SP	N	N	<u>N</u>
3.3 Earth removal															
a. Earth removal, commercial ^{3,5,6}	N	N	N	N	N	N	N	BA	BA	N	BA	BA	N	BA	<u>N</u>
b. Earth removal, other ^{3,4}	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	N	BA	<u>N</u>
c. Rock quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
d. Washing, sorting and/or crushing or processing of materials	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
e. Production of concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
f. Production of bituminous concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
3.4 Lumberyard	N	N	N	N	N	N	N	N	N	N	N	PB	N	N	<u>N</u>
3.5 Manufacturing and Processing:															
a. Biotechnology ¹	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	<u>N</u>
b. Light	N	N	N	N	N	N	N	PB	PB	PB	PB	P/SP	N	PB	<u>Y⁸</u>
c. Medium	N	N	N	N	N	N	N	N	N	N	N	P/SP	N	N	<u>Y⁸</u>
d. Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
3.6 Printing, publishing:															
a. Under 5,000 square feet	N	N	N	N	N	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	<u>N</u>
b. Over 5,000 square feet	N	N	N	N	N	N	N	N	N	N	P/SP	P/SP	N	PB	<u>N</u>

185 Attachment 4
USE REGULATION SCHEDULE
PART III (Continued)

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
3.7 Public utility	P/SP	P/SP	P/SP	P/SP	P/SP	N	N	P/SP	P/SP	P/SP	P/SP	P/SP	N	P/SP	<u>N</u>
a. Electric power plant	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	<u>N</u>
3.8 Research and development:															
a. Biotechnology ¹	N	N	N	N	N	N	N	N	N	N	N	PB ²	N	PB ²	<u>N</u>
b. Others	N	N	N	N	N	N	N	N	N	N	P/SP	P/SP	N	P/SP	<u>P/SP</u>
3.9 Solid waste facility	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	<u>N</u>
3.10 Warehouse, distribution facility	N	N	N	N	N	N	N	N	N	N	PB	Y	N	N ⁷	<u>Y</u>
3.11 Wholesale office, salesroom:															
a. With storage	N	N	N	N	N	N	N	N	P/SP	N	P/SP	P/SP	N	N ⁷	<u>Y</u>
b. Without storage	N	N	N	N	N	N	N	<u>P/SP Y</u>	<u>P/SP Y</u>	<u>P/SP Y</u>	<u>P/SP Y</u>	Y	N ⁷	N ⁷	<u>Y</u>
3.12 Conference center	N	N	N	N	N	N	N	N	PB	N	PB	PB	P/SP	PB	<u>P/SP</u>
3.13 Brewery, distillery, or winery production with tasting room	N	N	N	N	N	N	N	PB	PB	PB	PB	PB	PB	N	<u>PB</u>

NOTES:

1. Subject to § 185-42.
2. Biotechnology uses are permitted in the portions of the Industrial District and Office District which are in the Biotechnology Uses Overlay District.
3. See § 185-23, specifically, § 185-23A, Exemptions.
4. See § 185-44, "Administration and enforcement," for general special permit filing information, and § 185-23, Earth removal regulations, for specific filing information.
5. Any commercial earth removal is not permitted within a Water Resource District.
6. See § 185-3 for "commercial earth removal" definition.
7. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule, Part VII, Accessory Uses.
- 8. All forms, solid, liquid and gas, of the following classes of hazardous materials shall be prohibited from the zone: Corrosives; Organic Peroxides; Oxidizers Pyrophoric; Toxic and Highly toxic; Unstable; and Water Reactive.**

185 Attachment 5
USE REGULATION SCHEDULE
PART IV

Symbols in the Use Regulations Schedule shall mean the following:

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

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
4. Institutional															
4.1 Cemetery	Y		Y	Y	N	N	N	N	N	N	N	N	N	N	<u>N</u>
4.2 Hospital	N		N	N	N	N	N	N	PB	N	PB	PB	N	N	<u>N</u>
a. Medical Marijuana Treatment Facility	N		N	N	N	N	N	N	N	N	N	PB ⁴ PB ³	N	N	<u>N</u>
b. Medical Marijuana Testing Facility	N		N	N	N	N	N	N	N	N	N	PB ⁴ PB ³	N	N	<u>N</u>
4.3 Charitable institution	N		N	N	PB	PB	N	Y	Y	PB	N	N	N	N	<u>Y</u>
4.4 Correctional facility	N		N	N	N	N	N	N	N	N	N	BA	N	N	<u>N</u>
4.5 Library, museum, art gallery	N		Y	Y	Y	N	N	Y	Y	Y	Y	N	N	N	<u>Y</u>
4.6 Lodge, social nonprofit ¹	N		N	N	N	N	N	Y	Y	Y	Y	N	N	N	<u>Y</u>
4.7 Public use	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	N ³ <u>Y</u>	N <u>Y</u>	N ³ <u>Y</u>	<u>Y</u>
 a. Municipal public safety	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
4.8 Religious or educational use:															
a. Exempt from zoning prohibition ²	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
b. Dormitories	N		Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	<u>N</u>

NOTES:

1. But not including any use, the principal activity of which is one customarily conducted as a business.
2. See MGL c. 40A, § 3.

~~3. Except for municipal public safety-~~

~~4. 3.~~ Medical Marijuana Treatment Facilities and Testing Facilities may be permitted by Planning Board special permit in portions of the Industrial Zone which are in the Marijuana Use Overlay District, see §185-49.

185 Attachment 6
USE REGULATION SCHEDULE
PART V

Symbols in the Use Regulations Schedule shall mean the following:

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

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
5. Recreational															
5.1 Indoor commercial amusement, recreation, assembly [†]															
a. General	N	PB	PB	PB	PB	N	Y	Y	PB	Y	N	N	N	N	PB
b. Concentrated ¹	N	N	N	N	N	N	PB	Y	PB	Y	N	N	N	N	<u>N</u>
5.2 Golf course and/or club, public or private	PB	PB	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
5.3 Movie theater	N	N	N	N	N	N	Y	PB	Y	PB	N	N	N	N	PB
5.4 Outdoor commercial amusement, recreation															
a. Light	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N	N	<u>N</u>
b. General	PB	PB	PB	PB	N	N	Y	Y	N	Y	Y	N	N	N	<u>N</u>
c. Concentrated	N	N	N	N	N	N	N	PB	N	PB	N	N	N	N	<u>N</u>
5.5 Equestrian center	BA	BA	N	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>
5.6 Public recreation	Y	Y	Y	Y	N	N	Y	Y	Y	Y	N	N	N	N	<u>N</u>
5.7 Automatic amusement device arcades	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	<u>N</u>
5.8 Health club	N	N	N	N	N	N	Y	Y	Y	Y	Y	N ²	Y	Y	<u>Y</u>

NOTES:

1. Provided that the building is so insulated and maintained as to confine noise to the premises and the structure is located not less than 100 feet from a residential district boundary.
2. Only allowed as an accessory use to an otherwise permitted use as detailed in Use Regulations Schedule Part VII, Accessory Uses.

185 Attachment 7
 USE REGULATION SCHEDULE
 PART VI

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

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

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

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

Principal Uses	District														
	RRI RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	RB	CI	CII	DC	B	I	LI	O	MBI
6. Residential															
6.1 Multifamily or apartment	N ¹	N	N	N	PB ³	PB ⁴	N	PB ³	N	Y ^{5,6}	N	N	N	PB ^{7,8}	<u>N</u>
6.2 Single-family	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	<u>N</u>
6.3 Two-family															
a. New	N	N	Y ²	Y ²	Y ²	N	Y	Y	Y	N	N	N	N	N	<u>N</u>
b. By conversion	BA	BA	BA	BA	Y	Y	N	BA	Y	BA	N	N	N	N	<u>N</u>

NOTES:

1. Except PB in RVI District. (See § 185-38.)
2. Lot area must be at least 25% greater than that required for a single-family dwelling.
3. No more than one dwelling unit per 1,000 square feet of lot area may be permitted.
4. No more than one dwelling unit per 3,000 square feet of lot area may be permitted.
5. All dwelling units shall be located on floors above the street level floor.
6. No more than one dwelling unit per 2,000 square feet of lot area will be permitted; additional dwelling units may be allowed by Special Permit from the Planning Board.
7. All multi-family residential developments require a minimum of 5-acres.
8. No more than one dwelling unit per 3,000 square feet of lot area will be permitted.

185 Attachment 8
USE REGULATION SCHEDULE
PART VII

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

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

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

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

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

NOTES:

1. But N if occupying more than 50% of the floor area occupied by the principal use and not more than five persons employed on the premises in the DC District and CI District and not more than 10 persons in the CII District and O District.
2. Provided that no more than 25% of the total floor space is used for display or retailing.
3. Such uses shall be restricted to seasonal operations only.
4. Accessory retail sales within a Country Store, as defined in §185-3, shall not exceed 50% of the establishment's floor area open to the public.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

The following notice will be published in the Milford Daily Newspaper on
Monday, January 21, 2019 and again on Monday, January 28, 2019

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on February 4, 2019 at 6:00PM and the Town Council will hold a Public Hearing on February 13, 2019 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending the Code of the Town of Franklin as follows:

TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments:

Zoning Bylaw Amendment 19-829: Changes to §185-4 Districts Enumerated. Creation of Mixed Business Innovation Zoning District

Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

Zoning Bylaw Amendment 19-831: Changes to §185 Attachments 9. Mixed Business Innovation Zone Dimensional Regulations

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

Sponsor: *Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-831
MIXED BUSINESS INNOVATION ZONE DIMENSIONAL REGULATIONS
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SCHEDULE OF LOT, AREA, FRONTAGE, YARD
AND HEIGHT REQUIREMENTS**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** to §185, Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements:

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

District	Minimum Lot Dimensions				Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upland	
	Area (square feet)	Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving ³
Rural Residential I	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VI	40,000	200	200	180 ⁴	40	40	40	3	35	20	25
Residential VII ¹¹	40,000	200	200	180 ⁴	40	40	40	3	35	20 ¹²	25 ¹²
Rural Residential II	30,000	150	200	135 ⁴	40	35	35	3	35	20	25
Single Family Residential III	20,000	125	160	112.5	40	25	30	3	35	25	35
Single Family Residential IV	15,000	100	100	90	30	20	20	3	35	30	35
General Residential V	10,000	100	100	90	20	15	20	3	40	30	35
Neighborhood Commercial	18,000	100	100	90	20	30	40	3	35	30	35
Rural Business ¹³	40,000	200	200	180	40	30	40	1.5	30	10	30
Downtown Commercial	5,000	50	50	45	5 ¹⁰	0 ²	15	3 ⁹	40 ⁹	80	90
Commercial I ⁷	5,000	50	50	45	20 ¹	10 ¹⁴	15	3 ¹⁵	40 ¹⁵	80	90
Commercial II	40,000	175	200	157.5	40	30	30	3 ¹⁵	40 ¹⁵	70	80
Business	20,000	125	160	112.5	40	20	30	3 ¹⁵	40 ¹⁵	70	80
Mixed Business Innovation	40,000	175	200	157.5	40	30⁵	30⁵	3¹⁵	40¹⁵	70	80
Industrial	40,000	175	200	157.5	40	30 ⁵	30 ⁵	3 ⁶	-	70	80
Limited Industrial	40,000	175	200	157.5	40	30 ⁸	30 ⁸	3 ⁶	40 ⁶	70	80
Office	40,000	100	100	90	20	30 ⁵	30 ⁵	3 ⁶	40 ⁶	70	80

Setbacks: No structure or pole carrying overhead wires shall be put up within 60 feet nor shall a billboard be erected within 100 feet of right-of-way which is 75 feet or more.

NOTES:

- ¹ But no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment.
- ² Increase to 20 feet when abutting a residential district.
- ³ See definition of Upland §185-3, §185-36. Impervious Surfaces and §185-40. Water Resource District.
- ⁴ Within open space developments (see § 185-43), the lot width must be met for individual lots shall be no less than 1/2 those required within the underlying district.
- ⁵ Increase by the common building height of the structure, when abutting a residential use.
- ⁶ Buildings up to 60 feet in height may be permitted by a special permit from the Planning Board.
- ⁷ Permitted residential uses must observe requirements of General Residential V District for residential use building only. Mixed use buildings are exempt from this requirement.
- ⁸ Increase by 1.5 the common building height of a structure, when abutting a residential district or use.
- ⁹ Buildings up to 50 feet in height may be permitted by a special permit from the Planning Board provided the structure is set back at least 15 feet from frontage.
- ¹⁰ Minimum 5' setback required on first floor, street level; upper floors can overhang required first floor set back.
- ¹¹ See §185-50.
- ¹² Total impervious surface in the upland shall be no more than 50% if a special permit for multiple, single-family dwelling units is granted in RVII.
- ¹³ Maximum gross building footprint of non-residential primary use structures is 3,500 square feet.
- ¹⁴ The 10 feet side setback is only required on one side of lot; if lot abuts a residential district, a twenty feet setback is required on the abutting side.
- ¹⁵ Buildings up to 50 feet in height, regardless of the number of stories, may be permitted by a special permit from the Planning Board.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Teresa M. Burr
Town Clerk

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

The following notice will be published in the Milford Daily Newspaper on
Monday, January 21, 2019 and again on Monday, January 28, 2019

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on February 4, 2019 at 6:00PM and the Town Council will hold a Public Hearing on February 13, 2019 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending the Code of the Town of Franklin as follows:

TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments:

Zoning Bylaw Amendment 19-829: Changes to §185-4 Districts Enumerated. Creation of Mixed Business Innovation Zoning District

Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

Zoning Bylaw Amendment 19-831: Changes to §185 Attachments 9. Mixed Business Innovation Zone Dimensional Regulations

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

TOWN OF FRANKLIN
ZONING BYLAW AMENDMENT 19-832
CHANGES TO §185-20. SIGNS,
MIXED BUSINESS INNOVATION ZONING DISTRICT
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE
AT CHAPTER 185, SECTION 20. SIGNS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** to §185-20 Signs:

§ 185-20 Signs.

B. Applicability

- (3) This bylaw establishes four separate sign districts with different regulations within each district (See Attachment 10, Schedule of Permitted Signs per Sign District). These districts are delineated on the map entitled Town of Franklin Sign Districts and created under 185-4, Districts enumerated.
 - (a) The Downtown Commercial District (hereafter DCD) consists of parcels within the Downtown Commercial and Rural Business Zoning Districts.
 - (b) The Commercial and Business Corridor District (hereafter CBCD) consists of parcels within the Commercial I, Commercial II, Business, **Mixed Business Innovation**, and Limited Industrial Zoning Districts.
 - (c) The Industrial and Office Park District (hereafter IOPD) consists of parcels within the Industrial and Office Zoning Districts.
 - (d) The Residential District (hereafter RD) consists of parcels within all residential zoning districts.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

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TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

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Zoning Bylaw Amendment 19-829: Changes to §185-4 Districts Enumerated. Creation of Mixed Business Innovation Zoning District

Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

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Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-833**

**ZONING MAP CHANGES FROM INDUSTRIAL TO
MIXED BUSINESS INNOVATION AN AREA
ON OR NEAR FISHER AND HAYWARD STREETS**

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE TOWN OF
FRANKLIN AT CHAPTER 185 SECTION 5, ZONING MAP**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments to §185-5, Zoning Map:

That the Zoning Map of the Town of Franklin be amended by changing from Industrial to Mixed Use Innovation an area containing **35.529± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers

278-016-000	278-025-000	287-116-000
278-024-000	287-115-000	287-126-000
278-024-001		

The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, An Area On Or Near Fisher and Hayward Streets”).

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:
UNANIMOUS _____
YES _____ **NO** _____
ABSTAIN _____
ABSENT _____

A True Record Attest:

Teresa M. Burr
Town Clerk

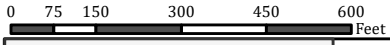
Glenn Jones, Clerk

Proposed Zoning Map Changes

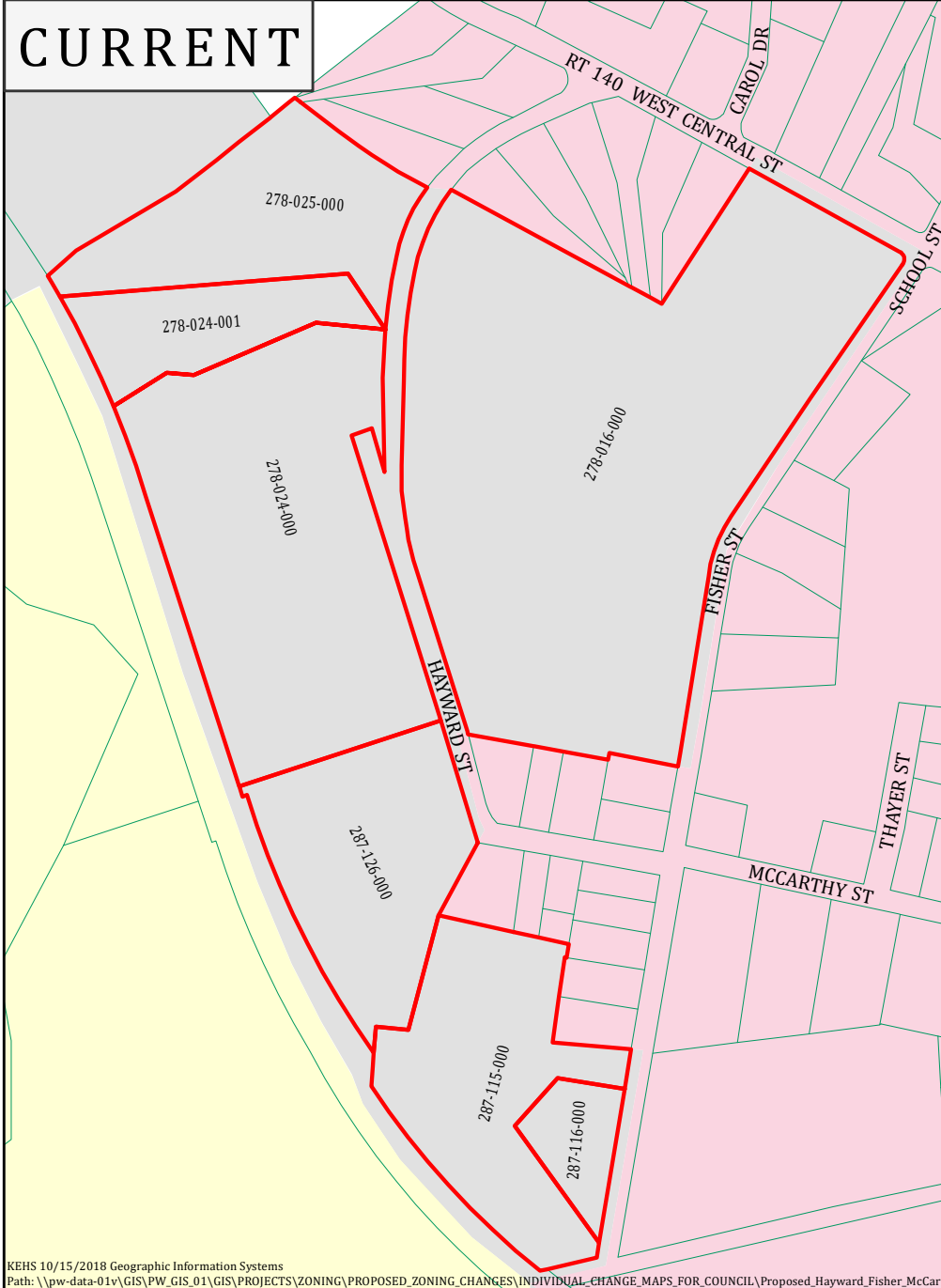
Industrial to Mixed Business Innovation, An Area On Or Near Fisher and Hayward Streets

- General Residential V
- Rural Residential I
- Industrial
- Single-Family IV
- Mixed Business Innovation
- Area of Proposed Change
- Parcel Line

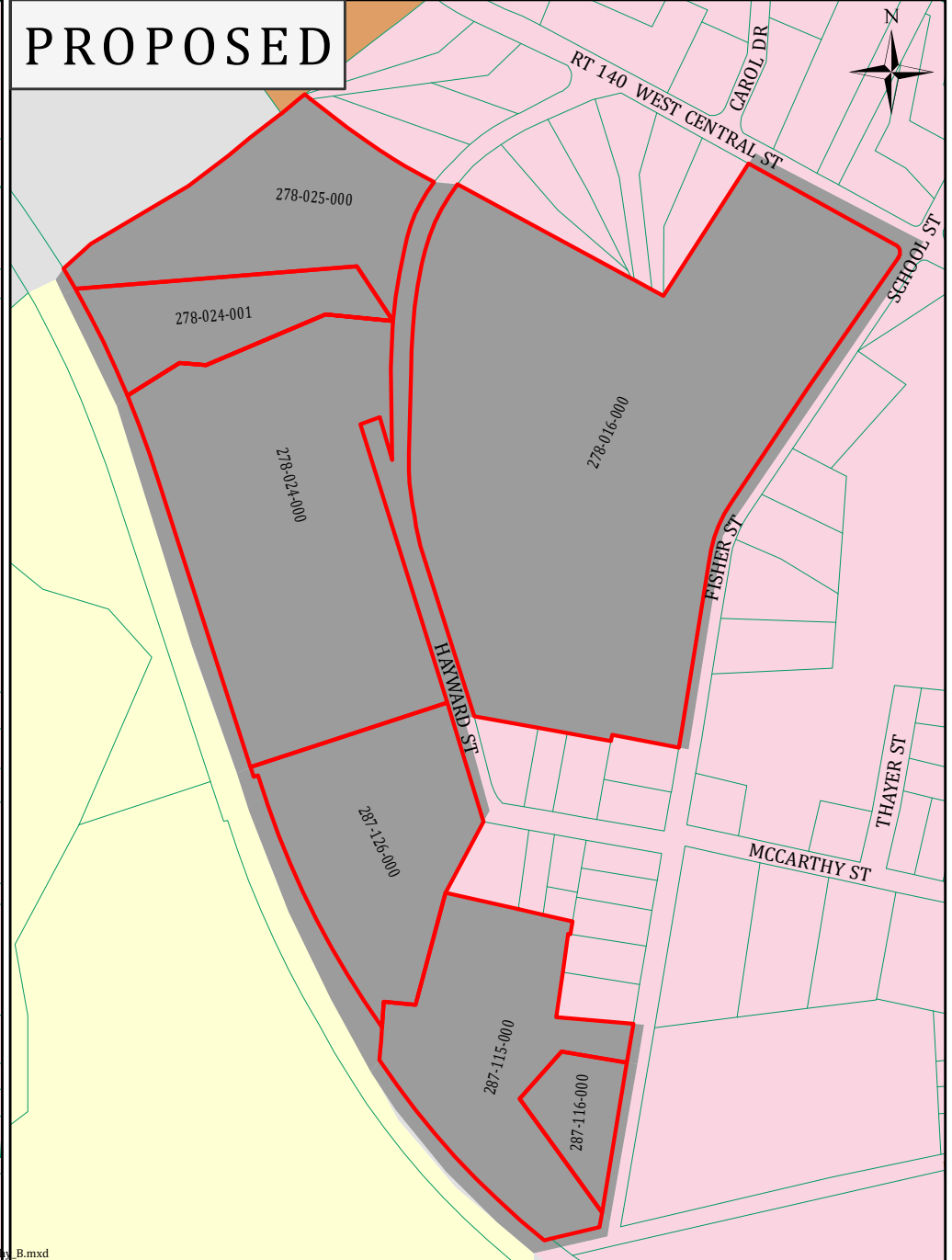
19-833



CURRENT



PROPOSED



Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

The following notice will be published in the Milford Daily Newspaper on
Monday, January 21, 2019 and again on Monday, January 28, 2019

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on February 4, 2019 at 6:00PM and the Town Council will hold a Public Hearing on February 13, 2019 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending the Code of the Town of Franklin as follows:

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Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

Zoning Bylaw Amendment 19-831: Changes to §185 Attachments 9. Mixed Business Innovation Zone Dimensional Regulations

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 19-834
CHANGES TO SIGN DISTRICT OVERLAY MAP,
MIXED BUSINESS INNOVATION ZONING DISTRICT
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SECTION 4 DISTRICTS ENUMERATED

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by deleting the current Sign District Map created by adoption of Zoning Bylaw Amendment 12-671, and replacing with the following:

SIGN Districts

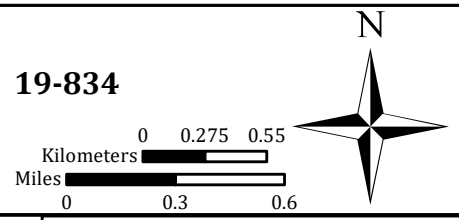
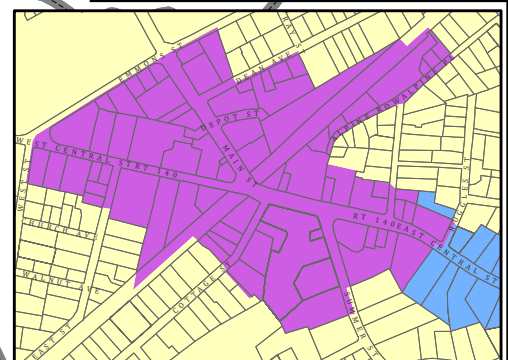
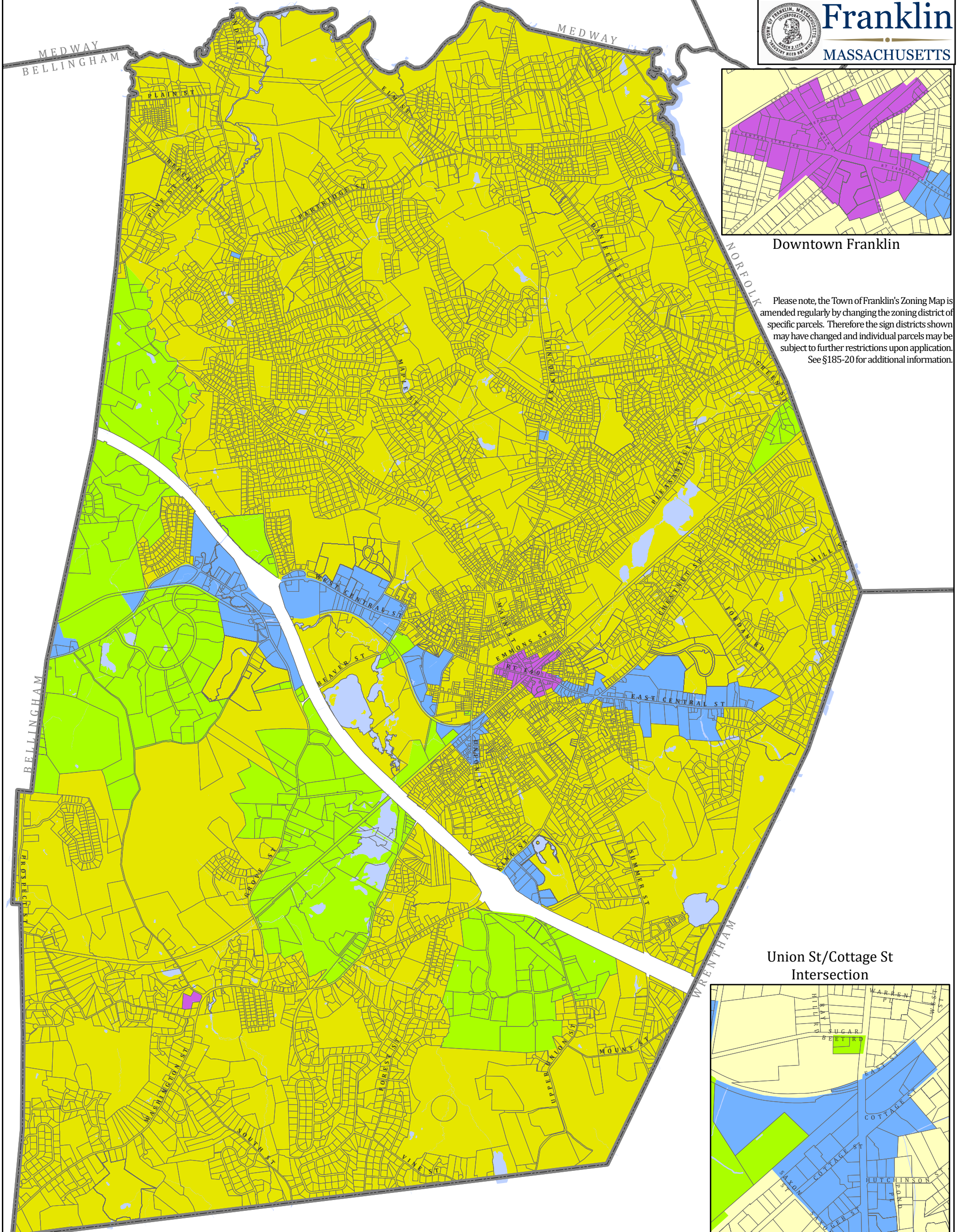
- Commercial and Business Corridor District
- Downtown Commercial District
- Industrial & Office Park District
- Residential District
- Parcel Line
- Water
- Municipal Boundary

19-834

0 0.275 0.55
Kilometers

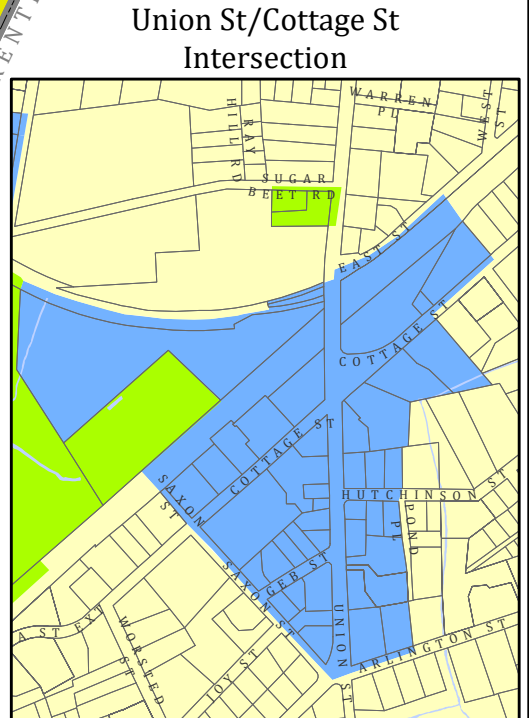
0 0.3 0.6
Miles

N

Downtown Franklin

Please note, the Town of Franklin's Zoning Map is amended regularly by changing the zoning district of specific parcels. Therefore the sign districts shown may have changed and individual parcels may be subject to further restrictions upon application. See §185-20 for additional information.



Union St/Cottage St Intersection

Sign District Overlay Map Adopted March 21, 2012 by Zoning Bylaw Amendment 12-671

Amended through January ____, 2019 by Zoning Bylaw Amendment 19-8X6

-Amendment 18-824: 12-xx-2018

-Amendment 19-834: 1-xx-2019

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 producing 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 or held obligated, liable, or accountable for any loss or damage incurred or resulting from the use of the information provided.

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

DATED: _____, 2019

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Teresa M. Burr
Town Clerk

ABSTAIN _____

ABSENT _____

Glenn Jones, Clerk

Town of Franklin



TOWN OF FRANKLIN
TOWN CLERK

2019 JAN 16 A 11:03

RECEIVED

Planning Board

The following notice will be published in the Milford Daily Newspaper on
Monday, January 21, 2019 and again on Monday, January 28, 2019

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on February 4, 2019 at 6:00PM and the Town Council will hold a Public Hearing on February 13, 2019 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending the Code of the Town of Franklin as follows:

TOWN OF FRANKLIN ZONING BY-LAW AMENDMENTS

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT: The Code of the Town of Franklin is hereby amended by making the following amendments:

Zoning Bylaw Amendment 19-829: Changes to §185-4 Districts Enumerated. Creation of Mixed Business Innovation Zoning District

Zoning Bylaw Amendment 19-830: Changes to §185 Attachments 2 through 8. Mixed Business Innovation Zone Use Regulations

Zoning Bylaw Amendment 19-831: Changes to §185 Attachments 9. Mixed Business Innovation Zone Dimensional Regulations

Zoning Bylaw Amendment 19-832: Changes to §185-20. Signs. Mixed Business Innovation Zoning District

Zoning Map Amendment 19-833: Zoning Map Changes from Industrial to Mixed Business Innovation an Area on or near Fisher and Hayward Streets

Zoning Bylaw Amendment 19-834: Changes to Sign District Overlay Map, Mixed Business Innovation Zoning District

The foregoing Zoning By-law amendment shall take effect in accordance with the Franklin Home Rule Charter and Massachusetts General Law Chapter 40A, Section 5.

The zoning changes, regulations and overlay map of said amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 P.M).

Please contact the Department of Planning & Community Development at 508-520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Thomas Mercer, Chairman
Franklin Town Council

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: February 7, 2019
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
RE: Vote on Bylaw Amendment 19-836

A handwritten signature in blue ink, appearing to be "J. Nutting", is written over the "FROM:" line of the memorandum.

This Bylaw Amendment will bring the Library Board in compliance with the Franklin Town Charter.

I am happy to answer any questions you may have.



TOWN OF FRANKLIN

Sponsor: Administrator

BYLAW AMENDMENT 19-836

A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN BY ADDING A NEW CHAPTER: CHAPTER 108 LIBRARY BOARD OF DIRECTORS

BE IT ENACTED by the Franklin Town Council that the CODE of the Town of Franklin is amended by adding Chapter 108 Library Board of Directors, as follows:

Chapter 108 Library Board of Directors

§108-1 Purpose. There is hereby created a Library board of Directors for the purpose of providing input and ideas to the Town Administrator related to Library Services provided by the Town of Franklin.

§108-2 Appointment. The Library Board of Directors shall consist of five (5) persons appointed by the Town Administrator, subject to ratification by the Town Council and serving without pay. Members must be residents of the Town of Franklin and interested in the promotion of the Town of Franklin Library. Elected officials or library employees of the Town of Franklin will not be appointed as members of the Board. The Franklin Library Director will be an ex-officio member of the Board.

§108-3 Term of Office. Term of office shall be for three years or until the appointment of a qualified successor. When first constituted, one members shall be appointed for a one year term, two members for a two year term and two members for a three year term. Thereafter the term of office shall expire after a three year term. Vacancies occurring otherwise than by expiration of a term shall be filled by the Town Administrator for the unexpired term.

§108-4 Functions - The Board, through the Town Administrator will:

1. Provide recommendations for the operation of the library services and programs.
2. Promote a coordination of efforts between agencies providing library services within and outside the Town.
3. Sponsor surveys of facilities, programs, and services within the Town for the purpose of assessing library needs, including the need for capital improvements to the, or in the library.
4. Respond to the Town Administrator's request to review and recommend the annual Capital and Operating budget to the Town Administrator.
5. Respond to the Town Administrator's request to assist in recruiting a Library Director.
6. With approval of the Town Council, solicit and receive grants, gifts and donations to be applied for library purposes.
7. Coordinate with community groups or organizations that support the mission of the Library.
8. Recommend appropriate space use in existing facilities.
9. Make policy and program recommendations to the Town Administrator.

This bylaw supercedes Town Council Resolution 90-44, which is hereby rescinded.

This bylaw amendment shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2019

VOTED:
UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

RECUSED _____

Teresa M. Burr
Town Clerk

Glenn Jones, Clerk
Franklin Town Council