

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

September 1, 2023

To: Town Council

From: Jamie Hellen, Town Administrator
Amy Frigulietti, Deputy Town Administrator

Re: **Zoning Bylaw Amendment 23-901:** A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Section 5, Zoning Map

We are asking the Town Council to refer Zoning Bylaw Amendment 23-901 to the Planning Board. If approved, this amendment to the Zoning Map will change two parcels of land from the Single Family Residential II zoning district to the Business zoning district, which will allow development for a variety of business commercial uses.

Included in the packet is the proposed bylaw amendment as well as a memo from Bryan Taberner with more detailed information, including potential commercial uses both by right and by special permit.

The Economic Development subcommittee (EDC) held a meeting two weeks ago and unanimously approved the bylaw to move to the Town Council. The proposal seeks to maximize the value of the property, recognizing that the one undeveloped parcel is located next to a Fire Station, EMC/Dell and an assisted living complex (Atria). The property will have more value, hence enhancing New Growth and tax value to the town, by having this as a Business Zone (which is also located across the street) and is consistent with zoning in that area next to I-495.

The staff request the Council send this to the Planning Board to host a public hearing to get public feedback.

Please let us know if you have any questions.

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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FRANKLIN, MA 02038-1352
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MEMORANDUM

TO: JAMIE HELLEN, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: PROPOSED ZONING MAP AMENDMENT 23-901, AN AREA ON AND NEAR KING STREET
CC: AMY LOVE, TOWN PLANNER
DATE: AUGUST 17, 2023

As you know the Town has been asked to consider rezoning to Business two residentially zoned parcels of land adjacent to the Fire Station on King Street. The Department of Planning & Community Development has developed Zoning Map Amendment 23-901 for the Town Council's Economic Development Subcommittee's consideration.

If approved by Town Council, Zoning Map Amendment 23-901 would amend the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code) by changing the following parcels from the Single Family Residential III zoning district to the Business zoning district.

Parcel	Location	Size (acres)	Owner
313-061-000	634 King Street	0.9798	Cumberland Farms, Inc.
313-062-000	648 King Street	<u>0.3401</u>	Thomas P. Nasuti
	Total Area	1.3198	

This small zoning map change would allow development of the two parcels for a variety of commercial uses. Uses allowed by right include: nursery, greenhouse or garden center; restaurant; other retail sales and services; office uses including banks/credit unions, medical/dental, and other professional or administrative uses; business incubator or co-working space; artisanal and craft maker space; art gallery.

Uses that may be allowed by Planning Board special permit include: motor vehicle, boat, farm implement sales (without repair service); filling or service station; vehicular service establishment; function hall or catering; hotel or motel; brewery, distillery, or winery production with tasting room.

Uses that may be allowed by Zoning Board of Appeals special permit include: animal hospital, kennel, day care, training, or grooming.

Attachments 2 through 8 (Use Regulations Schedules Parts I through 7) of the Town's Zoning Bylaw (Chapter 185 of Franklin Town Code) contain a complete list of uses that are allowed by right or may be allowed by Zoning Board of Appeals or Planning Board special permit in the Business Zoning District.

Attached are the following:

- Bylaw Zoning Amendment 23-901; and
- A diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

If the Economic Development Subcommittee supports the proposed zoning map amendment, the issue should be scheduled for a Town Council meeting in the near future for further consideration. Please let me know if you have questions or require additional information.



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 23-901**

**ZONING MAP CHANGES FROM SINGLE FAMILY RESIDENTIAL III
TO BUSINESS AN AREA ON OR NEAR KING STREET**

**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 Single Family Residential III to Business an area containing **1.32± acres**, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Numbers **313-061-000** and **313-062-000**.

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

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: _____, 2023

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Proposed Zoning Map Changes

An Area On Or Near King Street From Single Family Residential III to Business

23-901

- Business
- Industrial
- Single-Family III
- Area of Proposed Change
- Parcel Line

0 125 250 500 Feet

