

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

March 8, 2024

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

Re: **Zoning Bylaw Amendment 24-905:** Zoning Map Changes From Single Family Residential III To Business, An Area On Or Near King Street.

We are asking the Town Council to refer Zoning Bylaw Amendment 24-905 to the Planning Board.

At the February 28th Town Council meeting there was a public hearing and first reading of Bylaw Amendment 24-901 (formerly 23-901). After lengthy discussion the Council voted (7-2) to take no action.

Zoning Bylaw Amendment 24-905 is identical to 24-901 (former 23-901) in every way aside from the Amendment number. If approved, Zoning Bylaw Amendment 24-905 will change two parcels of land from the Single Family Residential III zoning district to the Business zoning district, which will allow development for a variety of commercial uses.

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

Please let us know if you have any questions.

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
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MEMORANDUM

TO: JAMIE HELLEN, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: PROPOSED ZONING MAP AMENDMENT 24-905, FROM SINGLE FAMILY RESIDENTIAL III TO BUSINESS, AN AREA ON AND NEAR KING STREET
CC: AMY FRIGULIETTI, DEPUTY TOWN ADMINISTRATOR; MARK CEREL, TOWN ATTORNEY; AMY LOVE, TOWN PLANNER
DATE: MARCH 7, 2024

The Town is being asked to consider rezoning to Business two residentially zoned parcels of land adjacent to the Fire Station on King Street. Attached is Zoning Map Amendment 24-905 for consideration by Town Council at their next meeting. Other than the Amendment number, Zoning Map Amendment 24-905 is identical to Amendment 24-901 (Formerly 23-901) that was before Town Council on February 28th.

If approved by Town Council, Zoning Map Amendment 24-905 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 24-905; and
- A diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

Please let me know if you have questions or require additional information.



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 24-905**

**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: _____, 2024

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

RECUSED: _____

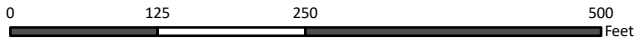
Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council

Proposed Zoning Map Changes

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

24-905



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

