

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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MEMORANDUM

TO: TOWN COUNCIL
FROM: GLENN JONES, CHAIRMAN, ECONOMIC DEVELOPMENT COMMITTEE
RE: ECONOMIC DEVELOPMENT RELATED ZONING BYLAW AMENDMENTS
CC: JEFF NUTTING, TOWN ADMINISTRATOR, ECONOMIC DEVELOPMENT COMMITTEE,
PLANNING BOARD, DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
DATE: MARCH 20, 2013

The Economic Development Committee is pleased to provide you with a summary of topics the Committee has been working on with the assistance of the Department of Planning and Community Development and other staff members.

At their March 13, 2013 meeting, the Economic Development Committee voted to support three changes to the Town's Zoning Bylaw, and I believe these changes are in the best interest of the Town. The proposed changes allow more flexible use of parcels during the development review process, while maintaining sufficient regulations to assure protection of the Town's water supply.

The Economic Development Committee voted to recommend changes to Zoning Bylaws §185-36 Impervious Surfaces and §185-40 Water Resources District Bylaw.

Attached are the following zoning bylaw amendments for review and consideration:

- 13-701: §185-3. Definitions
- 13-702: §185-36. Impervious Surfaces
- 13-703: §185-40. Water Resource District
- 13-704: §185. Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements

The Economic Development Committee discussed the rezoning of six parcels along Old West Central Street. Committee members unanimously agreed in order to continue to encourage economic development the parcels should be rezoned from Single Family III to Business.

The six parcels along Old West Central Street are:

- 620 West Central Street
- Vacant Lot (Town owned)
- 648 Old West Central Street
- 652 Old West Central Street
- 656 Old West Central Street
- 664 Old West Central Street

Attached are the following zoning bylaw amendments for review and consideration:

- 13-705: §185-5. Zoning Map - Single Family III to Business Zoning District
- Proposed Zoning Map Change

Members also discussed and supported the creation of a Medical Marijuana Overlay District. A Zoning Bylaw amendment has been drafted by the DPCD in response to approval of Question 3 on the November 6, 2012 State Referendum by the voters of the Town of Franklin. The proposed bylaw amendment will be presented to the Council at their April 3, 2013 meeting.