



FRANKLIN TOWN COUNCIL

September 25, 2013

7:00 PM

A. APPROVAL OF MINUTES – *July 17, 2013; August 7, 2013 Executive Session*

B. ANNOUNCEMENTS – *This meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon channel 29. This meeting may be recorded by Franklin Matters.*

C. PROCLAMATIONS/RECOGNITIONS

D. CITIZEN COMMENTS

E. APPOINTMENTS - *Finance Committee*
Disability Commission

F. HEARINGS –

- *Zoning Bylaw Amendment 13-719: Changes to Chapter 185. Attachment 9. Schedule of Lot, Area, Frontage, Yard and Height Requirements- 7:10 PM*
- *Zoning Bylaw Amendment 13-720: Changes to Chapter 185-4. Districts Enumerated – 7:10 PM*
- *Zoning Bylaw Amendment 13-721: Changes to Chapter 185-5. Zoning Map- 7:10 PM*
- *Zoning Bylaw Amendment 13-722: Changes to Chapter 185-50. Residential VII Zoning District – 7:10 PM*
- *Zoning Bylaw Amendment 13-723: Changes to Chapter 185. Use Regulations Schedule, Parts I through Parts VII – 7:10 PM*

G. LICENSE TRANSACTIONS - *New All Alcoholic Beverages Restaurant License:*
Artistry Franklin

H. PRESENTATIONS/DISCUSSIONS - *Master Plan*

I. SUBCOMMITTEE REPORTS

J. LEGISLATION FOR ACTION

1. *Resolution 13-69: Authorization for Intermunicipal Agreement with Town of Bellingham for Shared In-Home Respite Services*
2. *Zoning Bylaw Amendment 13-719: Changes to Chapter 185. Attachment 9. Schedule of Lot, Area, Frontage, Yard and Height Requirements – 1st Reading*
3. *Zoning Bylaw Amendment 13-720: Changes to Chapter 185-4. Districts Enumerated – 1st Reading*
4. *Zoning Bylaw Amendment 13-721: Changes to Chapter 185-5. Zoning Map – 1st Reading*
5. *Zoning Bylaw Amendment 13-722: Changes to Chapter 185-50. Residential VII Zoning District – 1st Reading*
6. *Zoning Bylaw Amendment 13-723: Changes to Chapter 185. Use Regulations Schedule, Parts I through Parts VII – 1st Reading*
7. *Zoning Bylaw Amendment 13-718: Changes to Chapter 185-7. Compliance Required – 2nd Reading*

K. TOWN ADMINISTRATOR'S REPORT

L. OLD BUSINESS

M. NEW BUSINESS

N. COUNCIL COMMENTS

O. EXECUTIVE SESSION – *Negotiations, Litigation, Real Property, as May Be Required*

P. ADJOURN

FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
July 17, 2013

A meeting of the Town Council was held on Wednesday, July 17, 2013 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present; Andrew Bissanti, Glenn Jones, Matt Kelly, Thomas Mercer (Remote Participation), Judith Pfeffer, Tina Powderly, Jeff Roy, Robert Vallee. Councilors absent; Robert Dellorco. Administrative personnel in attendance: Jeffrey Nutting; Town Administrator, Mark Cerel; Town Attorney and Maxine Kinhart; Assistant to the Town Administrator. Other officials present: Mike D'Angelo; Director of Public Facilities, Richard Gaskin; Manager of Public Facilities.

CALL TO ORDER: Chairman Vallee called the meeting to order at 7:00PM with a moment of silence and the Pledge of Allegiance. Chairman Vallee announced Councilor Mercer would be joining the meeting by Remote Participation.

APPROVAL OF MINUTES: NONE.

ANNOUNCEMENTS: Chairman Vallee announced the meeting would be recorded by Franklin TV and available for viewing on Comcast Channel 11 and Verizon Channel 29. Franklin Matters may have also recorded the meeting.

PROCLAMATIONS/RECOGNITIONS: NONE.

CITIZEN COMMENTS: NONE. **APPOINTMENTS:** NONE.

HEARINGS: *Zoning Bylaw Amendment 13-718: Changes to Chapter 185, Section 7 – Compliance Required:* **MOTION** by Councilor Powderly to Open the Hearing **SECONDED** by Councilor Jones. **ROLL CALL:** Bissanti-Yes, Jones-Yes, Kelly-Yes, Mercer-Yes, Pfeffer-Yes, Powderly-Yes, Roy-Yes, Vallee-Yes. **VOTE to Approve: 8 – 0 – 1.** **MOTION** by Councilor Jones to postpone the hearing for Zoning Bylaw Amendment 13-718 until the August 7, 2013 Council Meeting **SECONDED** by Councilor Bissanti. **ROLL CALL:** Bissanti-Yes, , Jones-Yes, Kelly-Yes, Mercer-Yes, Pfeffer-Yes, Powderly-Yes, Roy-Yes, Vallee-Yes. **VOTE to Approve: 8 – 0 – 1.**

LICENSE TRANSACTIONS: *Change of Manager, New Officers & Director – Shaw's Supermarkets, Inc.* – Councilor Pfeffer read the request by Shaw's Supermarkets, Inc. for the Change of Manager to Zulmira T. Comeau and for the change of officers and directors: Patrick Shane Sampson, President/Director; Thomas Patrick Vesey, VP Operations; Michael Douglas Bessent, VP Treasurer Secretary; Barbra Ann Nunziato, Asst. Secretary. **MOTION** by Councilor Pfeffer to approve the Change of Manager, New Officers & Director **SECONDED** by Councilor Jones. **ROLL CALL:** Bissanti-Yes, Jones-Yes, Kelly-Yes, Mercer-Yes, Pfeffer-Yes, Powderly-Yes, Roy-Yes, Vallee-Yes. **VOTE to Approve: 8 – 0 – 1.**

PRESENTATIONS/DISCUSSIONS: *Mike D'Angelo; Director of Public Facilities* – Richard Gaskin; Manager of Public Facilities gave a brief presentation on the Work Order process for all Town owned buildings. Work Orders are generally approved within 1-2 days from submittal with priority given to Work Orders involving safety or emergency issues. Outstanding Work Orders are reviewed during bi-weekly meetings with tradespeople. Mr. Gaskin said he would like to improve the accuracy of the Work Order logs by making sure all Work Orders are listed, and the close out dates of each work order are correct. ► Councilor Pfeffer inquired whether all schools now had ladders as required. Mr. Gaskin said all schools had ladders, but some ladders were being switched for higher-grade ladders. Mr. D'Angelo confirmed the DPW Garage roof was repaired and no longer leaking. Councilor Pfeffer asked why there are so many leaks in all of the Town owned buildings. Mr. D'Angelo said the roofs are constructed of a single ply roofing system, which are prone to leaks. Councilor

Pfeffer said a better system should be used to be more efficient and less reliant on roofers. ► Councilor Kelly asked about time frames for emergency repairs, Mr. Gaskin said emergency repairs are handled immediately. ► Councilor Jones inquired how frequently the Fire Department reviews the safety of schools and asked about poor exit signs at Davis Thayer Elementary School. Mr. D'Angelo said the Fire Department does safety inspections each year, Sprinkler System inspections every six months and Fire Alarm inspections each quarter. Mr. D'Angelo agreed to look into the exit signs at Davis Thayer. Mr. Gaskins commended the trade and custodians for the difficult task of completing a summer's worth of work in less time due to the school year ending late last June, and beginning earlier than usual this fall. The Councilors thanked Mr. D'Angelo and Mr. Gaskin for the presentation.

Master Plan Committee: *Jeff Roy; Master Plan Committee Chair* introduced committee members and presented an overview of the Committee's history, the reasons why an updated Master Plan was necessary and the process of how all of the elements came together. The Committee formed four sub-committees: Land Use & Economic Development, Circulation & Housing, Community Services & Facilities, and Open Space/Recreation & Natural/Cultural & Historic Resources. Representatives from each sub-committee spoke briefly about their sub-committee's goals. Mr. Roy said the 289 page Draft Master Plan included existing conditions, goals, vision and recommendations on how to move forward. Elements of the Draft Master Plan include: Land Use, Natural/Cultural/Historic Resources, Open Space/Recreation, Circulation, Housing, Economic Development, Community Services/Facilities. Mr. Roy said there was still time to provide the Committee with feedback and gave several options for contacting the Committee. Mr. Roy reviewed a timeline of important dates, concluding with the adoption of the Final Master Plan on September 18, 2013. Mr. Roy said the Committee recommends the appointment of an Implementation Committee to oversee the implementation of the Master Plan. Mr. Roy envisioned the Implementation Committee would meet quarterly and report to the Council on an annual basis. Mr. Roy thanked everyone involved with creating the Master Plan and providing a roadmap to the future. The Councilors thanked everyone as well for their hard work and effort. Mr. Nutting thanked the staff who did so much behind the scenes work.

RECESS: Chairman Vallee called a two-minute recess at 8:00PM.

SUBCOMMITTEE REPORTS: NONE.

REMOTE PARTICIPATION: Councilor Mercer's Remote Participation was disconnected during the following presentation for Resolution 13-56 and did not resume.

LEGISLATION FOR ACTION:

Resolution 13-56: The Woodlands – Approval of Amendment to Regulatory Agreement and Transfer of Ownership: **MOTION** by Councilor Kelly to waive the reading **SECONDED** by Councilor Mercer. **VOTE to Approve: Yes-7, No-0, Absent-2.** **MOTION** by Councilor Jones to move Resolution 13-56 **SECONDED** by Councilor Powderly. **DISCUSSION:** Mr. Cerel and Mr. Nutting explained the history of the development and why it is important to the Town for this project to be completed. Fifteen years ago, the original developer, Pentad planned to develop a total of sixteen housing units on the site, with mixed affordable and market rate housing on property that was "land locked" and could only be accessed through Maple Street in Bellingham. Pentad completed construction on the four affordable housing units under Chapter 40B, and four market rate housing units before it declared bankruptcy – leaving eight market rate housing units to be constructed. The issue is the development's roads, shared septic and drainage system are the responsibility of the development's Homeowners Association. If the additional housing units are not built, the Homeowners Association will not be able to collect the fees from the additional eight housing units and may not have the necessary funds to maintain the roads, shared septic and drainage system – thereby becoming the responsibility of the Town. The Town would like to avoid the additional costs associated with providing these services to the development. The mortgage holder is having difficulty finding a developer willing to complete the project because of limitations in profits when involved with a 40B (affordable housing) project, and how to split the profit between the original developer and the developer completing the project. A representative of the mortgage holder, Scituate

Federal Savings Bank said the Town's assistance in amending the Regulatory Agreement to define the developer's maximum permissible profit calculation is necessary so another developer can complete construction of the development. **VOTE to Approve: Yes-7, No-0, Absent-2.**

Zoning Bylaw Amendment 13-718: Chapter 185, Section 7 – Compliance Required – 1st Reading: Mr. Nutting requested this zoning bylaw amendment be continued until August 7, 2013. **MOTION** by Councilor Powderly to continue the 1st Reading of Zoning Bylaw Amendment 13-718 until August 7, 2013 **SECONDED** by Councilor Kelly. **VOTE to Approve: Yes-7, No-0, Absent-2.**

TOWN ADMINISTRATOR'S REPORT: ► Mr. Nutting said there would be staff walking around town spraying weeds with chemicals approved by the Commonwealth and the project would be completed by the end of the following week. ► Mr. Nutting said the Water Line Project materials for Lincoln Street should be delivered by the end of the week. ► Mr. Nutting invited folks to take a look at the progress on the DelCorte property. The playground equipment is on order, and the DPW will begin doing the site work for the playground. ► Mr. Nutting thanked State Representative and Councilor Jeff Roy for his assistance in getting the Regional Dispatch Bill to the Governor's desk. Mr. Nutting said he was hopeful the Bill would be signed within the next week, so the Town can proceed with an Interim Agreement. ► Mr. Nutting announced the Planning Board Workshop to discuss potential rezoning is scheduled for July 31st at 7PM. ► Mr. Nutting said the Conservation Commission would meet the following night regarding the construction of a sidewalk on Panther Way. The Council had already approved funding for the project. Mr. Nutting said he would like to have the sidewalk in place prior to the opening of the New High School. ► The MBTA will have the roof of the Dean College Station completed during the first half of August. ► Mr. Nutting said he and Representative Roy met with a CSX representative and are waiting to hear back from the representative. ► Mr. Nutting thanked the 4th of July Committee for a great job. ► The DPW is scheduled to come before the Council in August to do a presentation on the Town's roads. ► The Street Plan for the downtown area is 100% complete and will hopefully go out to bid this fall, with construction to begin next year. ► On behalf of the School Building Committee and Councilor Mercer, Mr. Nutting invited the Councilors and citizens to attend the August 19th School Committee Meeting to hear the architect's presentation regarding the available options for the Davis Thayer Elementary School.

OLD BUSINESS: ► Chairman Vallee inquired about the timeframe for the removal of the portables at Davis Thayer Elementary School. Mr. Nutting said the portables are scheduled to be removed from Davis Thayer next July. ► Chairman Vallee requested an update on the CSX property located on the corner of Union and Cottage Streets. Representative Roy said he met with a CSX representative and offered the representative two options - to clean up the property, or sell the property to the Town. The CSX representative was to discuss the two proposals with CSX management and get back to the Town. Mr. Nutting said a number of years ago the Town offered to buy the land from CSX at market rate, but CSX said they were not interested. ► Chairman Vallee inquired about the grant to hire four paramedics. Mr. Nutting said he is waiting for the "official" word, and said he anticipated having difficulty hiring the four paramedics because while the grant covers both salary and benefits, the grant only lasts for two years. Which means these four paramedics would be out of a job at the end of the grant. Mr. Nutting said the additional staff would help reduce the amount of overtime used by the Fire Department.

NEW BUSINESS: ► Councilor Pfeffer asked if the Council could have access to school repair records. Mr. Nutting said those records would not be available. Mr. Nutting supported the job the Facilities Director has done to date and said he would schedule the Facilities Director to prepare quarterly presentations to the Council if that is what they wanted. Councilor Pfeffer reiterated her displeasure with the state of the school's roofing systems – particularly that they all leak and a more efficient system should be put in place.

COUNCILOR COMMENTS: ► Councilor Roy announced the Regional Dispatch Bill passed both the House and Senate and was enacted on Monday. Councilor Roy thanked Senators Spilka and Ross for their help in

getting the Bill through the Senate. ► Councilor Bissanti sent out his condolences to the Colace family for the recent passing of Gail Colace. ► Councilor Jones said the Economic Development Committee is working on getting answers to the questions posed by the Council and the community regarding the Anaerobic Digester Project on Pond Street. Councilor Jones said the Governor continues to push to have institutional food waste no longer go to landfills and anticipates an aggression with other kinds of green energy that food waste can go into. ► Councilor Powderly inquired about traffic delays on Lincoln Street during construction. Mr. Nutting said one lane of traffic will be open during the project, and the goal is to have the portion of Lincoln Street from Brook Street to past the Keller/Sullivan School Complex completed prior to the beginning of the school year. Road construction will continue down Lincoln Street and onto Daniels Street for the rest of the “construction year”. The project will be completed next year. Councilor Powderly thanked the Milford Daily News for the new policy of no longer allowing people to blog anonymously. ► Councilor Kelly thanked the 4th of July Committee for the great job – as always.

ADJOURN: MOTION by Councilor Powderly to adjourn **SECONDED** by Councilor Kelly. **VOTE to Approve: Yes-7, No-0, Absent-2.** Meeting adjourned at 8:27PM.

Respectfully Submitted,

Jan Brecht, Recording Secretary

FRANKLIN TOWN COUNCIL

Minutes of the Executive Session of the Franklin Town Council, August 7, 2013

Meeting called to order at 8:10 by Vice Chair, Tina Powderly.

Members present: Andrew Bissanti; Robert Dellorco; Robert Vallee; Glenn Jones; Jeffrey Roy; Judith Pfeffer; Matt Kelly; Tom Mercer

Subject: Town Administrator Contract

Discussion on the proposed as adoption to changes to the Town Administrators contract. It was noted that the appointed Budget Subcommittee conducted the contract review and negotiation of terms.

Motion: to recommend a contract period of five (5) years, during which time the “vacation bank” will be drawn down yearly so that at the end of the stated five year period there will no longer exist any stored “vacation bank” of days. **ROLL CALL: Bissanti-Yes, Dellorco-Yes, Jones-Yes, Kelly-Yes, Mercer-Yes, Pfeffer-Yes, Powderly-yes, Roy-Yes, Vallee-Yes. VOTE 9-0-0 Unanimous**

Motion: Increase wage by three (3%) percent to an amount of \$165,000.00. It was noted that this was a reasonable stipend and less than what other Town Administrators are now being paid. **ROLL CALL: Bissanti-Yes, Dellorco-Yes, Jones-Yes, Kelly-Yes, Mercer-Yes, Pfeffer-Yes, Powderly-yes, Roy-Yes, Vallee-Yes. VOTE 9-0-0 Unanimous**

MOTION to ADJOURN ROLL CALL: Bissanti-Yes, Dellorco-Yes, Jones-Yes, Kelly-Yes, Mercer-Yes, Pfeffer-Yes, Powderly-Yes, Roy-Yes, Vallee-Yes.

VOTE to Approve: 9 – 0 – 0 Unanimous.

Meeting adjourned at 8:25pm.

APPOINTMENTS



Finance Committee

William Dowd
65 Pine Ridge Drive

MOTION to appoint William Dowd to serve as a member of the Finance Committee,
term to expire June 2016.

DATED: _____, 2013

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Deborah L. Pellegri
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

WILLIAM C. DOWD
65 Pine Ridge Drive
Franklin, MA 02038
Evenings - (508) 528-7293
Days - (617) 918-1923

OBJECTIVE

To attain a position that utilizes my outstanding analytical, organizational and communications skills.

QUALIFICATIONS

Progressive experience in analyzing and solving problems, effectively communicating with all levels of employees and clients, strong computer, planning and organizational skills and a demonstrated record of achievement.

EXPERIENCE AND RESULTS

U.S. ENVIRONMENTAL PROTECTION AGENCY

Senior Regional Budget Officer

10/2005-Present

Senior Budget Analyst

4/1990-9/2005

! Successfully guided Budget Team in complying 100% with new and more stringent Congressional budgeting and reprogramming rules for seven successive years since the new guidance was issued.

! Prepares and submits annual operating plan of \$ 500 million including work years (FTE), payroll, travel and expense allowances, and contracts and grants allocations. Oversees the tracking and utilization of same to ensure compliance with funds control policies and appropriations statutes.

! Analyzes and forecasts regional payroll costs. Successful oversight of \$ 80 million payroll has allowed the regional office to consistently maximize allocated operating funds.

! Advises management on work year utilization and other staffing issues.

Coordinates, reviews and adjusts staffing plans for a workforce of over 600 employees

! Produces timely and accurate reports on the financial status of all regional appropriations and accounts.

! Significantly enhanced regional payroll and work year projections by co-developing a region wide automated projection and tracking system.

! Recommendations for improving systems, methodologies and procedures have been implemented on both a local and national level.

! Produces high quality memoranda and has been called upon to brief a wide range of audiences on various budget issues.

! Has been a contributing member of numerous national work groups on budget policies, procedures and management reporting systems.

FIDELITY INVESTMENTS

Account Manager

1/1989-4/1990

- ! Was responsible for the administration and financial reporting of corporate 401 (k) retirement plans.
- ! Consistently exceeded corporate goals for distribution of financial reports and participants' statements.
- ! Assisted in the transition to, and provided training for a new regional office.
- ! Initiated the use of Lotus 1-2-3 to develop customized reports and forms for clients.
- ! Provided marketing and sales support.

THE NEW ENGLAND

Marketing Information Specialist

3/1985-12/1988

- ! Advised senior management on sales performance and retention of business.
- ! Resolved and monitored field compensation issues.
- ! Coordinated all Group Life and Health sales.
- ! Automated all reporting functions. Developed uniform sales reporting requirements necessitated by the integration of two major product lines.

Senior Rate Analyst

9/1982-3/1985

- ! Rated Group Life and Health policies.

OLD COLONY PLANNING COUNCIL

Planning Technician

12/1980-9/1982

- ! Analyzed and reported on transportation issues.

BOSTON CITY HOSPITAL

Personnel Assistant

1/1980-12/1980

- ! Processed payroll and personnel information

EDUCATION

Curry College, Milton, MA
B.A., Political and Historical Studies
Magna cum laude; Dean's List (all semesters)

Massasoit Community College, Brockton, MA
Associates Degree in Science with honors

MILITARY

U.S. Naval Reserve (1987-1995)
Commissioned Officer with responsibilities in intelligence analysis and ADP production. Received honorable discharge.



APPOINTMENTS

Franklin Disability Commission

Mark R Thompson
15 Oak Street Ext.

The Franklin Disability Commission has recommended Mark R. Thompson to serve as a member of the Commission, term to expire June 2016.

MOTION to ratify the appointment by the Town Administrator of Mark Thompson to serve as a member of the Franklin Disability Commission.

DATED: _____, 2013

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Deborah L. Pellegrini
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

Request For Committee Appointment

Citizens Activity Record

If you are interested in serving the Town in any capacity, please fill out this form and submit to the Town Clerk's Office, 355 East Central Street, Franklin, MA 02038.

Information received will be available to all Town boards and officials, although the filling out of this form in no way assures appointment.

Name: Mark R. Thompson

Address: 15 Oak St Ext Franklin

Evening Telephone: 508-440-5052

Day Telephone: 774-278-8752

Amount of Time Available: Interested In Following Town Committees:

Nights

Afternoons (while children in school)

Franklin Disabilities Commission

Franklin Cultural Council

Present Business Affiliation and Work:

Retired - Barnstable County Sheriff's Office

Government Experience:

Municipal employee for 27 years - Retired

Education or Special Training:

Corrections, Counseling, Auditing

Positions Previously Held In Town Government (Committee Name and Dates):

Mason

Shriners

Remarks:

I am retired and interested in becoming more involved in local government. I am disabled and am very interested in making sure our community is ADA compliant and that all public buildings are accessible to those with disabilities.

I am also interested in making sure our community is rich with diverse arts, sciences and humanities.

I have two children in the Franklin School System

Hearings

- *Zoning Bylaw Amendment 13-719: Changes to §185. Attachment 9. Schedule of Lot, Area, Frontage, Yard and Height Requirements – 7:10 PM*
- *Zoning Bylaw Amendment 13-720: Changes to Chapter 185-4. Districts Enumerated – 7:10 PM*
- *Zoning Bylaw Amendment 13-721: Changes to Chapter 185-5. Zoning Map – 7:10 PM*
- *Zoning Bylaw Amendment 13-722: Changes to Chapter 185-50. Residential VII Zoning District – 7:10 PM*
- *Zoning Bylaw Amendment 13-723: Changes to Chapter 185. Use Regulations Schedule, Parts I through Parts VII – 7:10 PM*

Town of Franklin



Planning Board

PUBLIC HEARING NOTICE

The following notice will be published in the Milford Daily Newspaper September 9, 2013 and again on September 16, 2013.

2013 SEP -4 PM12:35
RECEIVED

*** THIS IS A RE-SCHEDULED PUBLIC HEARING*** 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 September 23, 2013 at 7:30 PM and the Town Council will hold a Public Hearing on September 25, 2013 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending Chapter 185, Attachment 9, Chapter 185, Use Regulation Schedule, Chapter 185, Sections 4 and 5 and to add Section 50 to Chapter 185 of the Code of the Town of Franklin, Zoning By-Law as follows:

ZONING BY-LAWS PROPOSED BY THE FRANKLIN TOWN COUNCIL TO AMEND CHAPTER 185, ATTACHMENT 9, CHAPTER 185, USE REGULATION SCHEDULE, CHAPTER 185, SECTIONS 4 AND 5 AND TO ADD SECTION 50 TO CHAPTER 185 OF THE CODE OF THE TOWN OF FRANKLIN

Bylaw Amendment 13-719: Changes to §185, Attachment 9, Schedule of Lot, Area, Frontage Yard and Height Requirements. Chapter 185 of the Code of the Town of Franklin will be amended by adding Residential VII Zoning District to Attachment 9, Schedule of Lot, Area, Frontage and Height Requirements with dimensional requirements, as noted.

Bylaw Amendment 13-720: Changes to §185-4, Districts Enumerated. Chapter 185 of the Code of the Town of Franklin will be amended by adding Residential VII Zoning District as intended primarily for single-family residential uses, however, multiple, single-family dwelling units may be permitted, requirements for the Zoning District are further defined in §185-50. Residential VII. Corrections to description of Residential VI Zoning District are also made.

Bylaw Amendment 13-721: Changes to §185-5, Zoning Map. Chapter 185 of the Code of the Town of Franklin will be amended by adding the Residential VII Zoning District, and area containing 21.7 +/- acres comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

284-028-000	284-026-000	300-002-000 (portion, as
284-027-000	299-001-000	shown on attached map)
284-025-000		300-003-000

Bylaw Amendment 13-722: Changes to §185, Addition of Section 50, Residential VII Zoning District. Chapter 185 of the Code of the Town of Franklin will be amended to add Section 50, Residential VII (RVII) Zoning District which will allow for planned residential developments. Uses allowed will be single-family dwelling units by right; multiple, single-family dwelling units by special permit from the Planning Board and all other uses as permitted in RVII as defined in the proposed Zoning Bylaw. Requirements for special permits for multiple, single-family dwelling units are defined and included but are not limited to the following: minimum lot size shall be at least 5-acres of upland with the maximum number of dwelling units permitted to not exceed 4-units per acre of upland. The Bylaw also defines requirements for roadway construction, utilities and defines the requirements for ensuring developments remain private.

Bylaw Amendment 13-723: Changes to Changes to §185, Use Regulation Schedule, Parts I through Parts VII. Chapter 185 of the Code of the Town of Franklin will be amended to add Residential VII Zoning District to the first column of the Use regulation Schedule, Parts I through Parts VII.

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

The full text of the proposed zoning bylaw amendments and proposed zoning map 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 PM).

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

Robert Vallec, Chairman
Franklin Town Council

LICENSE TRANSACTIONS:

Request for a New License for Artistry Kitchen Franklin, LLC located at 12-20 East Central Street, Franklin

Artistry Kitchen Franklin, LLC is seeking a license for a new Restaurant at 12-20 East Central Street. A front entrance with an exit at rear, a kitchen, bar, and seating for 80 +/- including an outdoor patio with seating for 24 in the rear.

The Police Department and Treasurer and Town Clerk's Office have signed off on the application.

As this is new construction, the Board of Health, Inspection, and Fire Depts. will sign off after the restaurant is complete.

MOTION to approve the application by Artistry Franklin, LLC for a new All Alcoholic Beverages Restaurant license at 12-20 East Central Street, Franklin and the appointing of the manager to be Martha Sullivan Collins. License to be held by Administrator's office until all approvals have been received.

DATED: _____, 2013

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Deborah L. Pellegri
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

☐ For Reconsideration

FORM 43
MUST BE SIGNED BY LOCAL LICENSING AUTHORITY

ABCC License Number

City/Town

Local Approval Date

TRANSACTION TYPE (Please check all relevant transactions):

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> New Officer/Director | <input type="checkbox"/> Pledge of License | <input type="checkbox"/> Change Corporate Name |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Pledge of Stock | <input type="checkbox"/> Seasonal to Annual |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Transfer of Stock | <input type="checkbox"/> Change of License Type |
| <input type="checkbox"/> Cordials/Liqueurs Permit | <input type="checkbox"/> Issuance of Stock | <input type="checkbox"/> New Stockholder | <input type="checkbox"/> Other <input type="text"/> |
| <input type="checkbox"/> 6-Day to 7-Day License | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Wine & Malt to All Alcohol | |

Name of Licensee	<input type="text" value="Artistry Kitchen Franklin, LLC"/>	EIN of Licensee	<input type="text" value="46-2667534"/>				
D/B/A	<input type="text"/>	Manager	<input type="text" value="Martha Sullivan Collins"/>				
ADDRESS:	<input type="text" value="12-20 East Central Street"/>	CITY/TOWN:	<input type="text" value="Franklin"/>	STATE	<input type="text" value="MA"/>	ZIP CODE	<input type="text" value="02038"/>
<input type="text" value="Annual"/>	<input type="text" value="All Alcohol"/>	<input type="text" value="Restaurant"/>					
Annual or Seasonal	Category: (All Alcohol- Wine & Malt Wine, Malt & Cordials)	Type: (Restaurant, Club, Package Store, General On Premises, Etc.)					

Complete Description of Licensed Premises:

Approximately 3650 Square feet on first floor level of building, entrance in front, exit at rear, kitchen, bar, restrooms with enclosed outdoor patio with seating for 24.

Application Filed:	<input type="text" value="July 31"/>	Advertised:	<input type="text" value="Milford Daily News Aug 12, 2013"/>	Abutters Notified:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Date & Time		Date & Attach Publication		

Contact Person for Transaction	<input type="text" value="Trish Farnsworth, Esq. Lawson & Weitzen LL"/>	Phone:	<input type="text" value="617-439-4990"/>				
ADDRESS:	<input type="text" value="88 Black Falcon Avenue Suite 345"/>	CITY/TOWN:	<input type="text" value="Boston"/>	STATE	<input type="text" value="MA"/>	ZIP CODE	<input type="text" value="02210"/>

Remarks:

The Local Licensing Authorities
By:

Judith Pond Pfeffer
Clerk, Franklin Town

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

ABCC Remarks:

APPLICATION FOR RETAIL ALCOHOLIC BEVERAGE LICENSE

City/Town

Franklin

1. LICENSEE INFORMATION:

A. Legal Name/Entity of Applicant:(Corporation, LLC or Individual) Artistry Kitchen Franklin, LLC

B. Business Name (if different) : C. Manager of Record: Martha Sullivan Collins

D. ABCC License Number (for existing licenses only) : n/a

E. Address of Licensed Premises: 12-20 East Central Street City/Town: Franklin State: MA Zip: 02038

F. Business Phone: G. Cell Phone: (508) 561-0401

H. Email: marthascollins@gmail.com I. Website: www.artistrykitchen.com

J. Mailing address (If different from E.): City/Town: State: Zip:

2. TRANSACTION:

- ☒ New License ☐ New Officer/Director ☐ Transfer of Stock ☐ Issuance of Stock ☐ Pledge of Stock
☐ Transfer of License ☐ New Stockholder ☐ Management/Operating Agreement ☐ Pledge of License

The following transactions must be processed as new licenses:

- ☐ Seasonal to Annual ☐ (6) Day to (7)-Day License ☐ Wine & Malt to All Alcohol

IMPORTANT ATTACHMENTS (1): The applicant must attach a vote of the entity authorizing all requested transactions, including the appointment of a Manager of Record or principal representative.

3. TYPE OF LICENSE:

- ☒ \$12 Restaurant ☐ \$12 Hotel ☐ \$12 Club ☐ \$12 Veterans Club
☐ \$12 General On-Premises ☐ \$12 Tavern (No Sundays) ☐ \$15 Package Store

4. LICENSE CATEGORY:

- ☒ All Alcoholic Beverages ☐ Wine & Malt Beverages Only ☐ Wine or Malt Only
☐ Wine & Malt Beverages with Cordials/Liqueurs Permit

5. LICENSE CLASS:

- ☒ Annual ☐ Seasonal

6. CONTACT PERSON CONCERNING THIS APPLICATION (ATTORNEY IF APPLICABLE)

NAME: Trish Farnsworth, Esq.

ADDRESS: Lawson & Weitzen LLP 88 Black Falcon Avenue Suite 345

CITY/TOWN: Boston STATE: MA ZIP CODE: 02210

CONTACT PHONE NUMBER: (617) 439-4990 FAX NUMBER: (617) 439-3987

EMAIL: tfarnsworth@lawson-weitzen.com

7. DESCRIPTION OF PREMISES:

Please provide a complete description of the premises to be licensed. Please note that this must be identical to the description on the Form 43.

approximately 3650 square feet on first floor level of building, entrance in front, exit at rear, kitchen, bar, restrooms and outdoor patio with seating for 24.

Total Square Footage: 3650 Number of Entrances: 1 Number of Exits: 1

Occupancy Number: Seating Capacity: 80

IMPORTANT ATTACHMENTS (2): The applicant must attach a floor plan with dimensions and square footage for each floor & room.

8. OCCUPANCY OF PREMISES:

By what right does the applicant have possession and/or legal occupancy of the premises? Final Lease

IMPORTANT ATTACHMENTS (3): The applicant must submit a copy of the final lease or documents evidencing a legal right to occupy the premises.

Other:

Landlord is a(n): LLC Other:

Name: 12-36 East Central Street, LLC Phone:

Address: 535 Boylston Street City/Town: Boston State: MA Zip: 02445

Initial Lease Term: Beginning Date April 1, 2013 Ending Date March 31, 2018

Renewal Term: Options/Extensions at: 2/5years each Years Each

Rent: \$29,199.00 Per Year Rent: \$2,433.00 Per Month

Do the terms of the lease or other arrangement require payments to the Landlord based on a percentage of the alcohol sales?

Yes ☐ No ☒

IMPORTANT ATTACHMENTS(4):

1. If yes, the Landlord is deemed a person or entity with a financial or beneficial interest in this license. Each individual with an ownership interest with the Landlord must be disclosed in §10 and must submit a completed Personal Information Form attached to this application.
2. Entity formation documents for the Landlord entity must accompany the application to confirm the individuals disclosed.
3. If the principals of the applicant corporation or LLC have created a separate corporation or LLC to hold the real estate, the applicant must still provide a lease between the two entities.

9. LICENSE STRUCTURE:

The Applicant is a(n):

LLC

Other :

If the applicant is a Corporation or LLC, complete the following:

Date of Incorporation/Organization:

2/20/2013

State of Incorporation/Organization: Massachusetts

Is the Corporation publicly traded? Yes ☐ No ☒**10. INTERESTS IN THIS LICENSE:**

List all individuals involved in the entity (e.g. corporate stockholders, directors, officers and LLC members and managers) and any person or entity with a direct or indirect, beneficial or financial interest in this license (e.g. landlord with a percentage rent based on alcohol sales).

IMPORTANT ATTACHMENTS (5):A. All individuals or entities listed below are required to complete a [Personal Information Form](#).B. All shareholders, LLC members or other individuals with any ownership in this license must complete a [CORI Release Form](#).

Name	All Titles and Positions	Specific # of Stock or % Owned	Other Beneficial Interest
Trisha Perez Kennealy	Managing Member	100%	n/a
Martha S. Collins	License Manager	0	none

*If additional space is needed, please use last page.

11. EXISTING INTEREST IN OTHER LICENSES:

Does any individual listed in §10 have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes ☐ No ☒ If yes, list said interest below:

Name	License Type	Licensee Name & Address
See attached response	Please Select	
	Please Select	
	Please Select	
	Please Select	
	Please Select	
	Please Select	
	Please Select	

*If additional space is needed, please use last page.

12. PREVIOUSLY HELD INTERESTS IN OTHER LICENSES:

Has any individual listed in §10 who has a direct or indirect beneficial interest in this license ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes ☐ No ☒ If yes, list said interest below:

Name	Licensee Name & Address	Date	Reason Terminated
			Please Select
			Please Select
			Please Select

13. DISCLOSURE OF LICENSE DISCIPLINARY ACTION:

Have any of the disclosed licenses to sell alcoholic beverages listed in §11 and/or §12 ever been suspended, revoked or cancelled? Yes ☐ No ☒ If yes, list said interest below:

Date	License	Reason of Suspension, Revocation or Cancellation

14. CITIZENSHIP AND RESIDENCY REQUIREMENTS FOR A (§15) PACKAGE STORE LICENSE ONLY :**A.) For Individual(s):**

1. Are you a U.S. Citizen? Yes ☐ No ☐
2. Are you a Massachusetts Residents? Yes ☐ No ☐

B.) For Corporation(s) and LLC(s) :

1. Are all Directors/LLC Managers U.S. Citizens? Yes ☐ No ☐
2. Are a majority of Directors/LLC Managers Massachusetts Residents? Yes ☐ No ☐
3. Is the License Manager or Principal Representative a U.S. Citizen?

C.) Shareholder(s), Member(s), Director(s) and Officer(s):

- 1.. Are all Shareholders, Members, Directors, LLC Managers and Officers involved at least twenty-one (21) years old? Yes ☐ No ☐

15. CITIZENSHIP AND RESIDENCY REQUIREMENTS FOR (§12) RESTAURANT, HOTEL, CLUB, GENERAL ON PREMISE, TAVERN, VETERANS CLUB LICENSE ONLY:**A.) For Individual(s):**

1. Are you a U.S. Citizen? Yes ☐ No ☐

B.) For Corporation(s) and LLC(s) :

1. Are a majority of Directors/LLC Managers **NOT** U.S. Citizen(s)? Yes ☐ No ☒
2. Is the License Manager or Principal Representative a U.S. Citizen? Yes ☒ No ☐

C.) Shareholder(s), Member(s), Director(s) and Officer(s):

- 1.. Are all Shareholders, Members, Directors, LLC Managers and Officers involved at least twenty-one (21) years old? Yes ☒ No ☐

16. COSTS ASSOCIATED WITH LICENSE TRANSACTION:

A. Purchase Price for Real Property:	
B. Purchase Price for Business Assets:	
C. Costs of Renovations/Construction:	\$550,000.00
D. Initial Start-Up Costs:	\$50,000.00
E. Purchase Price for Inventory:	\$70,000.00
F. Other: (Specify) FFE	\$123,000.00
G: TOTAL COST	\$793,000.00
H. TOTAL CASH	\$793,000.00
I. TOTAL AMOUNT FINANCED	

IMPORTANT ATTACHMENTS (6): Submit any and all records, documents and affidavits including loan agreements that explain the source(s) of money for this transaction. Sources of cash must include a minimum of three (3) months of bank statements.

The amounts listed in subsections (H) and (I) must total the amount reflected in (G).

17. PROVIDE A DETAILED EXPLANATION OF THE FORM(S) AND SOURCE(S) OF FUNDING FOR THE COSTS IDENTIFIED ABOVE (INCLUDE LOANS, MORTGAGES, LINES OF CREDIT, NOTES, PERSONAL FUNDS, GIFTS):

Cash funds provided from personal funds of owner Trisha Perez Kennealy to affiliate AB Holdings LLC.

*If additional space is needed, please use last page.

18. LIST EACH LENDER AND LOAN AMOUNT(S) FROM WHICH "TOTAL AMOUNT FINANCED" NOTED IN SUB-SECTIONS 16(I) WILL DERIVE:

A.		
Name	Dollar Amount	Type of Financing
N/A		

*If additional space is needed, please use last page.

B. Does any individual or entity listed in §19 as a source of financing have a direct or indirect, beneficial or financial interest in this license or any other license(s) granted under Chapter 138? Yes ☐ No ☒

If yes, please describe:

Please see attached response.

19. PLEDGE: (i.e. COLLATERAL FOR A LOAN)

A.) Is the applicant seeking approval to pledge the license?

☐ Yes ☒ No

1. If yes, to whom:

2. Amount of Loan:

3. Interest Rate:

4. Length of Note:

5. Terms of Loan :

B.) If a corporation, is the applicant seeking approval to pledge any of the corporate stock?

☐ Yes ☒ No

1. If yes, to whom:

2. Number of Shares:

C.) Is the applicant pledging the inventory?

☐ Yes ☒ No

If yes, to whom:

IMPORTANT ATTACHMENTS (7): If you are applying for a pledge, submit the pledge agreement, the promissory note and a vote of the Corporation/LLC approving the pledge.

20. CONSTRUCTION OF PREMISES:

Are the premises being remodeled, redecorated or constructed in any way? If YES, please provide a description of the work being performed on the premises: ☒ Yes ☐ No

Complete gut and remodel of entire restaurant space, kitchen and restrooms.

21. ANTICIPATED OPENING DATE: August 15, 2013

IF ALL OF THE INFORMATION AND
ATTACHMENTS ARE NOT COMPLETE
THE APPLICATION WILL BE
RETURNED

Additional Space

Please note which question you are using this space for.

Question 11 and 18B of Application

Trisha Perez Kennealy, via other entities owned and controlled by her, will be seeking in the future a Section 12 restaurant all alcoholic beverages license in the Town of Lexington and a Caterer 12C License from the ABCC



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

MANAGER APPLICATION

All proposed managers are required to complete a Personal Information Form,
and attach a copy of the corporate vote authorizing this action and appointing a manager.

1. LICENSEE INFORMATION:

Legal Name of Licensee:	<input type="text" value="Artistry Kitchen Franklin, LLC"/>	Business Name (dba):	<input type="text"/>
Address:	<input type="text" value="12-20 East Central Street"/>		
City/Town:	<input type="text" value="Franklin"/>	State:	<input type="text" value="MA"/>
		Zip Code:	<input type="text" value="02038"/>
ABCC License Number: (If existing licensee)	<input type="text" value="n/a"/>	Phone Number of Premise:	<input type="text"/>

2. MANAGER INFORMATION:

A. Name:	<input type="text" value="Martha Sullivan Collins"/>	B. Cell Phone Number:	<input type="text" value="(508) 561-0401"/>
C. List the number of hours per week you will spend on the licensed premises:	<input type="text" value="60"/>		

3. CITIZENSHIP INFORMATION:

A. Are you a U.S. Citizen:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	B. Date of Naturalization:	<input type="text"/>	C. Court of Naturalization:	<input type="text"/>
----------------------------	---	----------------------------	----------------------	-----------------------------	----------------------

(Submit proof of citizenship and/or naturalization such as US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers)

4. BACKGROUND INFORMATION:

A. Do you now, or have you ever, held any direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please describe: <input type="text"/>	
B. Have you ever been the Manager of Record of a license to sell alcoholic beverages that has been suspended, revoked or cancelled?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please describe: <input type="text"/>	
C. Have you ever been the Manager of Record of a license that was issued by this Commission?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please describe: <input type="text"/>	
D. Please list your employment for the past ten years (Dates, Position, Employer, Address and Telephone):	
<input type="text" value="2010-present: Artistry Boston; 10/2009-10/2010 and 11/2008-12/2008 Tommy Hilfiger; 2003-2009 stay at home mom and volunteer"/>	

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature

Date



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

PERSONAL INFORMATION FORM

Each individual listed in Section 10 of this application must complete this form.

1. LICENSEE INFORMATION:

A. Legal Name of Licensee	Artistry Kitchen Franklin, LLC	B. Business Name (dba)			
C. Address	12-20 East Central Street	D. ABCC License Number (If existing licensee)	n/a		
E. City/Town	Franklin	State	MA	Zip Code	02038
F. Phone Number of Premise		G. EIN of License	46-2667534		

2. PERSONAL INFORMATION:

A. Individual Name	Martha Sullivan Collins	B. Home Phone Number	(508) 541-7035		
C. Address	24 Dover Circle				
D. City/Town	Franklin	State	MA	Zip Code	02038
E. Social Security Number		F. Date of Birth			
G. Place of Employment	Artistry Boston				

3. BACKGROUND INFORMATION:

Have you ever been convicted of a state, federal or military crime?

Yes ☐ No ☒

If yes, as part of the application process, the individual must attach an affidavit as to any and all convictions. The affidavit must include the city and state where the charges occurred as well as the disposition of the convictions.

4. FINANCIAL INTEREST:

Provide a detailed description of your direct or indirect, beneficial or financial interest in this license.

None.

IMPORTANT ATTACHMENTS (8): For all cash contributions, attach last (3) months of bank statements for the source(s) of this cash.

*If additional space is needed, please use the last page

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature		Date	5/10/13
Title	License Manager	(If Corporation/LLC Representative)	

Certificate of Completion

This Certificate of Completion of
eTIPS On Premise 2.0
For coursework completed on June 16, 2013
provided by Health Communications, Inc.
is hereby granted to:

Martha Collins

Certification to be sent to:
Artistry, Artistry Kitchen
12-20 E Central St
Franklin MA, 02038 USA



HEALTH COMMUNICATIONS, INC.



This document is not proof of TIPS certification. It signifies only that you have completed the course. Valid certification documents will be forwarded to you.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

PERSONAL INFORMATION FORM

Each individual listed in Section 10 of this application must complete this form.

1. LICENSEE INFORMATION:

A. Legal Name of Licensee	Artistry Kitchen Franklin, LLC	B. Business Name (dba)			
C. Address	12-20 East Central Street	D. ABCC License Number (If existing licensee)	n/a		
E. City/Town	Franklin	State	MA	Zip Code	02038
F. Phone Number of Premise		G. EIN of License	46-2667534		

2. PERSONAL INFORMATION:

A. Individual Name	Trisha Perez Kennealy	B. Home Phone Number	(781) 860-7771		
C. Address	4 Brent Road				
D. City/Town	Lexington	State	MA	Zip Code	02420
E. Social Security Number		F. Date of Birth			
G. Place of Employment	Small business owner				

3. BACKGROUND INFORMATION:

Have you ever been convicted of a state, federal or military crime?

Yes ☐ No ☒

If yes, as part of the application process, the individual must attach an affidavit as to any and all convictions. The affidavit must include the city and state where the charges occurred as well as the disposition of the convictions.

4. FINANCIAL INTEREST:

Provide a detailed description of your direct or indirect, beneficial or financial interest in this license.

100% owner of Artistry Kitchen Franklin, LLC

IMPORTANT ATTACHMENTS (8): For all cash contributions, attach last (3) months of bank statements for the source(s) of this cash.

*If additional space is needed, please use the last page

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature		Date	June 12, 2013
Title	Managing Member	(If Corporation/LLC Representative)	

This is your Official TIPS® Certification Card.

Carry it with you as evidence of your skills and knowledge in the responsible sale and consumption of alcohol.

Congratulations!

By successfully completing the TIPS (Training for Intervention ProcedureS) program, you have taken your place in the forefront of a nationwide movement to reduce the tragedies resulting from the misuse of alcohol. We value your participation in the TIPS program.

You will help to provide a safer environment for your patrons, peers and/or colleagues by using the techniques you have learned and taking a positive approach towards alcohol use.

If you have any information you think would enhance the TIPS program, or if we can assist you in any way, please contact us at 703-524-1200. Thank you for your dedication to the responsible sale and consumption of alcohol.

Sincerely,



Adam F. Chafetz
President, HCI

IMPORTANT: Keep a copy of this card for your records. Your certification number because you will need it when contacting Health Communic Inc. by using the information provided on the reverse side of your card. There is a minimal charge for a replacement card if your original becomes lost, damaged or stolen.

TIPS®

Issued:

ID#:

On Premise

5/30/2013

3483588

SSN:

XXX-XX-XXXX

Expires:

5/19/2016

D.O.B.:

XX/XX/XXXX

TRISHA P KENNEALY
88 Black Falcon Ave Ste 345
Boston, MA 02210-2481

For service visit us online at www.gettips.com
Benjamin Stoller, 46030

ARTISTRY KITCHEN FRANKLIN, LLC
CERTIFICATE OF MANAGER

The undersigned, Trisha Pérez Kennealy, hereby certifies:

1. that she is the sole manager and member of ARTISTRY KITCHEN FRANKLIN, LLC, a Massachusetts limited liability company (the "Company") and is authorized to execute and deliver this Certificate on behalf of the Company; and
2. that, on behalf of the Company, that Trisha Pérez Kennealy may sign the application for An All Alcoholic Beverages Section 12 license from the Town of Franklin; and
3. that Martha Sullivan Collins of Franklin, Massachusetts is the manager and principal representative of ARTISTRY KITCHEN FRANKLIN, LLC located at 12-20 East Central Street, Franklin, MA 02038, with full authority and control of the premises described in the all-alcoholic beverages license issued to the Company ("Licensee"), and of the conduct of all business therein relative to alcoholic beverages as the Licensee itself could in any way have and exercise if it were a natural person resident in the Commonwealth of Massachusetts.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 31 day of May, 2013.



Trisha Pérez Kennealy, Manager

FILED

FEB 20 2013

ARTISTRY KITCHEN FRANKLIN, LLC

CERTIFICATE OF ORGANIZATION

SECRETARY OF THE COMMONWEALTH
CORPORATION DIVISION

Pursuant to the provisions of the Massachusetts Limited Liability Company Act (the "Act"), the undersigned hereby certifies as follows:

1. Name of the Limited Liability Company. The name of the limited liability company formed hereby (the "LLC") is ARTISTRY KITCHEN FRANKLIN, LLC.

2. Office of the Limited Liability Company. The address of the office of the LLC for purposes of Section 5 of the Act is 2027 Massachusetts Ave., Lexington, MA 02421.

3. Agent for Service of Process. The name and address of the resident agent for service of process for the LLC is Trisha Pérez Kennealy, 2027 Massachusetts Ave., Lexington, MA 02421.

I, Trisha Pérez Kennealy, resident agent of the above limited liability company, hereby consent to my appointment as resident agent.

4. Date of Dissolution. The LLC is to have no specific date of dissolution.

5. Manager. The LLC's sole Manager is Trisha Pérez Kennealy, 2027 Massachusetts Ave., Lexington, MA 02421.

6. Execution of Documents. The name and business address of the individuals who are authorized to execute on behalf of the LLC any documents to be filed with the Secretary of the Commonwealth of Massachusetts, is as follows:

<u>Individual</u>	<u>Business Address</u>
Howard L. Levin	176 Federal Street, 6 th Floor Boston, MA 02110
Trisha Pérez Kennealy	2027 Massachusetts Ave. Lexington, MA 02421

7. Business of the LLC. The general character of the business of the LLC is to engage in the general business of owning and operating a food service business, including without limitation the sale and dispensing of groceries, prepared food, alcoholic beverages and food preparation equipment, and all activities and services related thereto, and to take any other action not prohibited under the Act or other applicable law.

8. Real Estate. The name and business address of the individual who is authorized to execute on behalf of the LLC any recordable instrument purporting to affect an interest in real

property, whether to be recorded with a registry of deeds or a district office of the land court, is as follows:

Individual

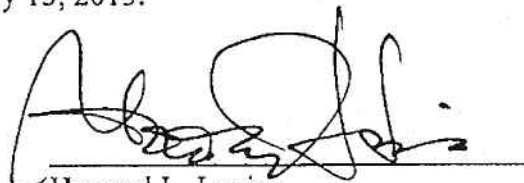
Trisha Pérez Kennealy

Business Address

2027 Massachusetts Ave.
Lexington, MA 02421

9. Effective Date. The effective date of formation of the LLC shall be upon filing.

IN WITNESS WHEREOF, the undersigned hereby affirms under the penalties of perjury that the facts stated herein are true, as of February 15, 2013.



Howard L. Levin

1192302

CHECK/VOUCHER # 73610

The Commonwealth of Massachusetts
Limited Liability Company
(General Laws, Chapter 156C)

Filed this 30th day of February, 2013



CORPORATIONS DIVISION

2013 FEB 20 PM 12:06
SECRETARY OF THE
COMMONWEALTH

William Francis Galvin
Secretary of the Commonwealth

Name Caitlin Cain

Phone 617-556-3865

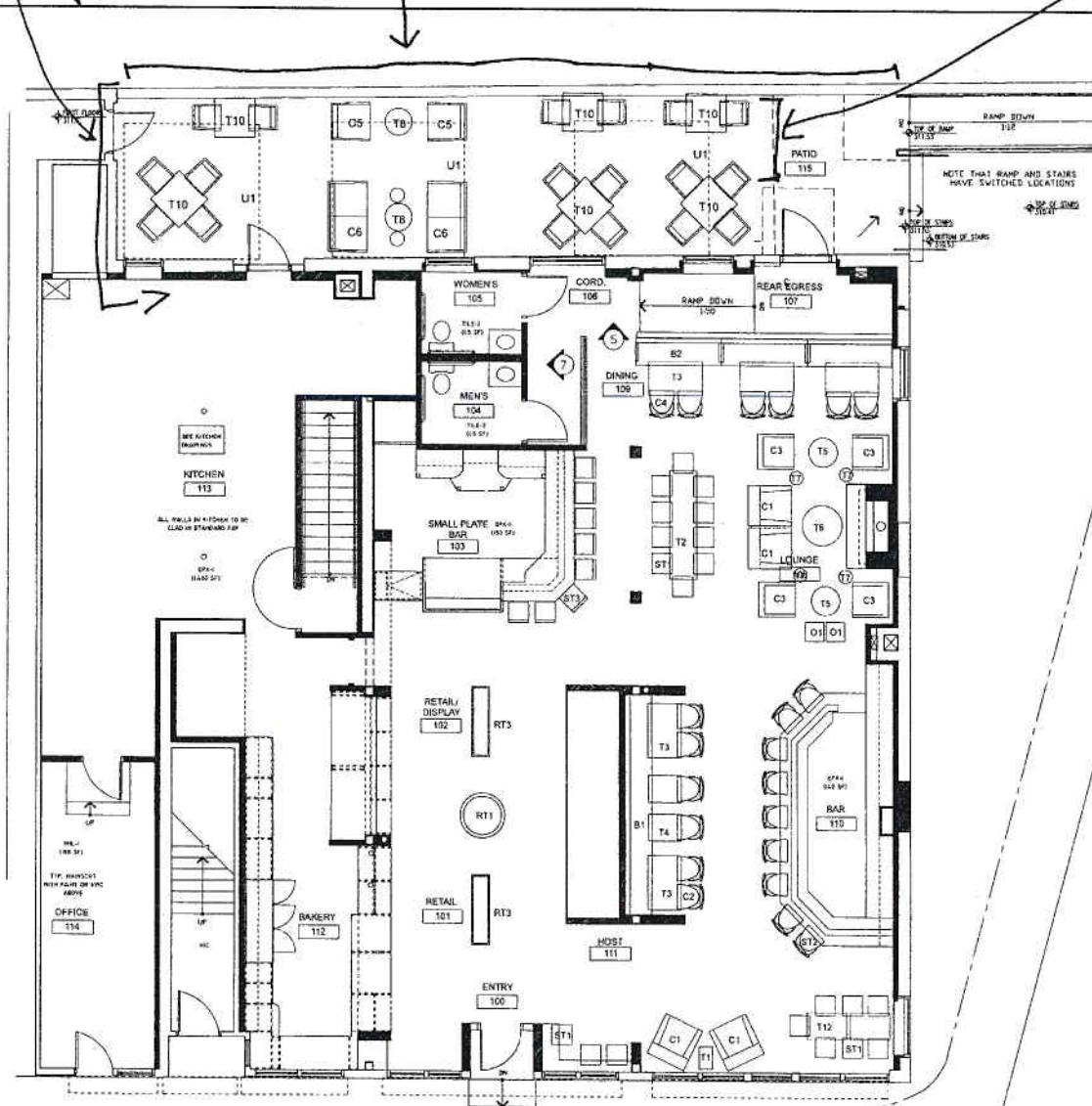
FURNITURE LEGEND				
CODE	QTY.	ROOM	TYPE	
C1	6	101/108/110	HIGH WINGBACK CHAIR	
C2	6	110	DINING CHAIR	
C3	4	108	LOUNGE CHAIR	
C4	6	109	DINING CHAIR	
C5	2	115	PATIO LOUNGE CHAIR	
C6	2	115	PATIO SOFA	
C7	18	115	PATIO DINING CHAIR	
T1	4	101/110	C-SHAPED SIDE TABLE	
T2	1	108/110	24"X36" COMMUNAL TABLE	
T3	5	109/110	30"X48" TABLE	
T4	2	110	24"X30" TABLE	
T5	2	108	26" DIA. SIDE TABLE	
T6	1	108	36" DIA. COFFEE TABLE	
T7	5	108	12" DIA. DRINK TABLES	
T8	2	115	24" DIA. PATIO SIDE TABLE	
T9	2	115	13" PATIO SIDE TABLES	
T10	6	115	36"X36" PATIO DINING TABLE	
T12	1	110	24"X60" HIGH TOP TABLE	
U1	3	115	10'X10' WALL MTD. UMBRELLA	
O1	4	108	19"X19" OTTOMAN	
B1	1	110	16'-3" LONG BANQUETTE	
B2	3	109	72"-76" W "SOFA" OR BANQUETTE	
ST1	20	100/108/110	BACKLESS STOOLS	
ST2	9	110	SWIVEL BAR STOOL	
ST3	8	103	BAR STOOL	
RT1	1	101	DISPLAY TABLE	
RT3	2	101	DISPLAY TABLE	
H1	1	111	HOST STAND	

80 +/- SEATS TOTAL

Solid wall on side and bull along rear restaurant

Rail

wall of planters



Designer:
Carroll Design Studio
nichole@carrolldesignstudio.com
857.205.3177

Owner:
Elissa Vancura
evancura@artistryboston.com
617.429.6022

GENERAL NOTES

ARTISTRY
Franklin, MA

REVISIONS

REV.	DATE	DESCRIPTION	BY

APPROVAL

<input type="checkbox"/> APPROVES AS SUBMITTED	
<input type="checkbox"/> APPROVES AS NOTED	
<input type="checkbox"/> NOT APPROVED/REVISIT	
REVIEW BY:	DATE:


SHEET TITLE:
Furniture Plan

FILE NAME:	
DATE:	8.21.13
PROJECT #:	
DRAWN BY:	NMC
CONT. REP:	
SCALE:	1/4"=1'-0"

SHEET TITLE:
A4.0



Large planks
to step
wall/boundary

From:  "Farnsworth, Trish" <TFarnsworth@lawson-weitzen.com>

9/2... 

Subject: artistry kitchen franklin

To:  **Dianne Blanchard**

Attachments:  Spencer Waite Resume.pdf / Uploaded File (93K)

Dianne,

One more item. Please see attached resume of Spencer J. Waite, who has been hired as the GM. He is not going to be on the license as manger (Martha Collins is). I am forwarding just so the Council knows that an experienced restaurateur is the GM (and I understand he grew up in Franklin).

Trish

Trish Farnsworth

Partner | Lawson & Weitzen, LLP

88 Black Falcon Avenue, Suite 345 | Boston, MA 02210

Phone: 617.439.4990 | Fax: 617.439.3987

Email: tfarnsworth@lawson-weitzen.com



THE INFORMATION CONTAINED IN THIS EMAIL IS INTENDED ONLY FOR THE PERSONAL AND CONFIDENTIAL USE OF THE DESIGNATED RECIPIENT(S) NAMED ABOVE. THIS MESSAGE MAY BE AN ATTORNEY-CLIENT COMMUNICATION AND AS SUCH IS PRIVILEGED AND CONFIDENTIAL. IF YOU ARE NOT THE INTENDED RECIPIENT(S), BE AWARE THAT ANY DISCLOSURE, COPYING AND/OR DISTRIBUTION OR USE OF THE CONTENTS OF THE EMAIL MESSAGE AND/OR ATTACHMENTS IS PROHIBITED. IF YOU HAVE RECEIVED THIS EMAIL IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY EMAIL OR TELEPHONE. THANK YOU.

Spencer J. Waite
1 Brighton Street
Providence, RI 02909
(508) 294-3489
spencerwaite@gmail.com

Highlights of Qualifications

- ServSafe Manager Certified 2016
- Extensive American and Italian wine knowledge
- Skillful in Microsoft Office, Delphi, Positouch, Micros, OpenTable 10.4, M3 Payroll Systems, Clearsky and Barkeep Software for Beverage Control and Inventory

Experience

02/12-Present **Camille's Restaurant** Providence, RI
Assistant General Manager / Wine Buyer

- Manage a staff of approximately 30 associates
- Responsible for a \$95k beverage inventory
- Produced a 2012 Wine Spectator Award winning wine list
- Responsible for all Social Media and review sites
- Created a hotel concierge program resulting in a 8% increase in business for the year following
- Annual volume of \$3 million
- Involved in marketing, including working with Cox and Lamar for TV and billboard advertising

06/10-02/12 **Hotel Providence, Aspire Restaurant**, Providence, RI
Food & Beverage Director

- Manage a staff of approximately 40 associates and 3 assistant managers
- Responsible for weekly inventory, payroll, hiring, scheduling, purchasing
- Produced 2011 and 2012 budgets for all F&B outlets
- Responsible for all Social Media and review sites
- Planned and created all wine, liquor, outlet food, wedding and event menus
- Running an average beverage cost of 21.5% (Down from 31% at start date)
- Annual volume of \$2.6 million (Banquets and Restaurant combined)
- Coordinate and manage banquets with up to 270 guests
- Maintained a AAA Four Diamond Rating

04/09-06/10 **Marriott Renaissance, Twenty8 Food and Spirits**, Foxborough, MA
PM Food and Beverage Supervisor

- Manage a staff of approximately 35 floor associates
- Responsible for inventory, training, hiring, and managing the floor
- Assisted in the opening of the hotel and restaurant: Part of the 2009 pre-opening team
- Knowledgeable in coordinating and managing small to medium sized banquets and events
- Familiar with large rushes of people due to proximity to Gillette Stadium (Patriots Football and Revolution Soccer)

Education **Johnson & Wales University**
Bachelor of Science, Food Service Management
Associate in Science, Restaurant Management

Providence, RI
Degree, 05/09
Degree, 05/07

References available upon request

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: REVIEW AND ADOPTION OF 2013 MASTER PLAN
CC: FRANKLIN PLANNING BOARD
BETH A. DAHLSTROM, TOWN PLANNER
DATE: SEPTEMBER 19, 2013

Attached for your review are copies of the Goals and Policies and Implementation Elements of the recently completed Town of Franklin 2013 Master Plan. These two documents form the heart of an *Abridged* Master Plan document that will be more easily distributed than the full Master Plan document. Both versions of the 2013 Master Plan are available online at:

http://www.town.franklin.ma.us/pages/FranklinMA_Planning/masterplandoc/doc

As you know, at the September 25, 2013 Franklin Town Council meeting Jeff Roy, the Master Plan Committee's Chair, will present the Final 2013 Master Plan for review and consideration, and ask that Town Council support adoption of the document by the Planning Board.

Once reviewed and recommended by Town Council for adoption, the Master Plan Committee will ask Franklin Planning Board to formally adopt the Final 2013 Master Plan as mandated by State law. Hopefully this will occur at their October 7, 2013 meeting.

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

GOALS AND POLICIES

Introduction

In 2010, Franklin Town Council established a Master Plan Committee (MPC), and charged it with the task of updating the Town's Master Plan. Given the tremendous amount of growth and change the Town had experienced since its last Master Plan in 1997, time had come for an updated roadmap for Franklin's future.

A Master Plan is a long-term, comprehensive document that helps the residents and governing bodies of a community understand: current conditions and issues; the direction a community wants to go; and the specific actions needed in order to get there.

Master Plans are envisioned and developed by townspeople, committees, and municipal departments. In developing Master Plans, municipalities and citizens allow themselves the time to think about the issues they are facing and how best to handle them.

According to M.G.L. Chapter 41 Section 81D, Master Plans are:

“A statement through text, maps, illustrations or other forms of communication that is designed to provide a basis for decision making regarding the long-term physical development of the municipality...”

Elements of a Master Plan include:

- Land Use;
- Natural, Cultural and Historic Resources;
- Open Space and Recreation;
- Circulation (Transportation);
- Housing;
- Economic Development; and
- Community Services and Facilities.

In addition, the Master Plan contains two additional Elements: the Goals and Policies Element, which provides broad goals for the Town; and the Implementation Element, which organizes the actions into a plan for fulfilling each element's goals.

Discussing these elements and organizing them into plans helps to produce consistent, informed, and predictable use of land and other resources. These plans also help communities preserve their appearance and character, and promote efficient and effective economic development.

Through extensive research, analysis, and interdepartmental consultations, the Master Plan Committee with the assistance of the Department of Planning & Community Development (DPCD) completed the existing conditions reports, and the goals, objectives and actions for each element in the Master Plan.

Mission and Vision

Early in the Master Plan rewrite process, the Master Plan Committee worked to develop general goals and a vision for the Town. One source used in the visioning process was the Town of Franklin's Mission Statement:

"It is the mission of the Town of Franklin's governmental entities to provide all of its citizens with the greatest possible spectrum of basic services, directed at publicly expressed community needs, at the least possible cost. This includes providing: the children of our community with the ability to attain a higher plane of achievement within the school system; the less fortunate with a variety of assistance and support programs; the elderly with services directed to meet their ever increasing leisure and health needs; and providing the public as a whole with a high degree of services, from infrastructure support to recreational possibilities. As a corollary strategy to providing excellent services, the adequate maintenance of existing facilities must also be accomplished on a priority basis. All this must be concluded within the scope of affordability in order to not burden our taxpayers beyond their financial capacities."

The Master Plan Committee (MPC) developed the following Master Plan Mission Statement, which it used as a guide throughout the Plan development process:

"Franklin is a community committed to high quality education and the superb delivery of public services. We strive to attract and retain businesses, both profit and non-profit, that grow our economy, create jobs, and contribute to a vibrant downtown center. We are committed to cultivating accessible open space, a sense of neighborhood, and a desire to preserve the character of our New England town. We support the safe and efficient movement of people and goods within the Town of Franklin, and across the regional transportation network, by providing a range of integrated transportation options. We are a community dedicated to effective planning, responsible land use, balanced growth, responsive government, racial, religious and economic diversity, and care and concern for its citizens and the environment. We value our arts, cultural and natural resources, heritage, and history, in order to foster a well-balanced community."

The MPC also developed a vision statement for Franklin:

"To be a vibrant community that supports the arts, non-profit organizations, higher education and businesses in an atmosphere that allows growth and prosperity while at the same time conserving our heritage, natural resources, and history. We will build on and celebrate our uniqueness as a community and maintain the quality of life that is a strength and competitive advantage."

The Master Plan Committee recommends the Town Council adopt the MPC's Mission and Vision Statements as the Town's new Mission and Vision Statements.

Finally, the MPC developed goals to further define and implement the vision:

- Act as a part of a broader region through the resources connecting us beyond our municipal borders, such as watersheds, rivers, roads, economy, culture, or common goals;

- Make Franklin a Green Community and significantly improve energy efficiency in town buildings and programs, reduce greenhouse gas emissions, and encourage conservation and use of alternative and renewable energy sources throughout the community;
- Support artists and the arts, local culture, history, and education at all levels as vital to a successful, well-balanced community;
- Recognize and foster the unique history, character and function of each residential, commercial, mixed use, and open space neighborhood;
- Recognize that a diverse and vibrant economy is integral to a successful community and supports businesses and job development that contribute to the community and the city's long-term sustainability;
- Make the city increasingly more walkable, bikeable, and transit-oriented;
- Improve citizens' lives through continuous, high quality education; and
- Operate the Town as a democratic enterprise that is responsive and responsible to the fiscal, economic, social, and environmental interests of its citizens.

Guiding Values

Master Plan Committee members were guided by several overarching values about the kind of community they wanted Franklin to be.

Public Input

The MPC's most important value was to obtain input from the Town's residents and organizations. The Master Plan must be Franklin's residents' plan for the Town's future. The MPC pursued many avenues to obtain public input, including:

- Representation of the public on the MPC;
- Multiple Public Hearings/workshops;
- Regular MPC meetings open to the public;
- Town of Franklin's Web Site – Master Plan Committee's Page;
- Franklin's Master Plan Committee's *facebook* Page;
- Request for written Public Input; and
- Public Hearing and related public Comment Period on the Draft Master Plan.

The purpose of this main value is to ensure that the Master Plan is based on a substantial amount of public input.

Sustainability

Another important value informing the Master Plan Committee's decision making process was a commitment to making Franklin an environmentally sustainable community. In light of this, the MPC agreed Franklin should seek Green Communities designation under the Massachusetts Green Communities Act, and tasked themselves with incorporating green strategies into each of the Plan's Elements. The MPC also tasked themselves with reducing the amount of paper that the Master Plan renewal process used. Members made a personal commitment to cut back on the amount of paper they used by bringing their computers with them to view materials electronically. The Committee also agreed to use "Dropbox" and email to store and share drafts of documents being reviewed.

During creation of the Economic Development related goals, objectives, and actions, the current priorities of the Franklin Downtown Partnership as well as other organizations were considered.

Franklin recognizes the value of having a strong relationship between municipalities and small businesses, which ultimately provide the most “things-to-do” in a community. A constant dedication to small businesses also continues to establish Franklin as an attractive place for young-professionals and families to live and work.

Other goals that guided the MPC were to retain the New England small-town character of Franklin, and incorporate smart growth techniques to deter unnecessary and wasteful development. The MPC agreed to accomplish these goals through supporting adoption of the Community Preservation Act, and developing strategies and actions that support sustainable development principles.

The Master Plan Committee

The Master Plan Committee was formed through the solicitation of Town Committees, Commissions and Departments to submit names for appointment as well as through a public request for volunteers to assist in the Master Plan process. The Town Administrator forwarded these nominations for appointment to the Town Council and from these nominations a 14 member committee was established. The members were sworn in by the Town Clerk at their first meeting on January 17, 2012. During the course of this meeting, the group elected Jeff Roy as Chairman, Matt Kelly as Vice Chairman, and Andy Bissanti as Secretary. The Committee's main task was to develop goals, objectives, and actions for each of the Master Plan's seven elements, using information in the existing conditions reports to inform their work. In order to streamline this process the group was divided into four sub-committees, each focusing on only one or two of the elements.

Master Plan Sub-committees:

1. Land Use and Economic Development;
2. Open Space & Recreation and Natural, Cultural & Historic Resources;
3. Community Services & Facilities; and
4. Circulation and Housing.

The sub-committees met as needed, and the MPC met at least once a month for a year and a half to see the plan through to its completion.

As the completion of a draft Master Plan was drawing near, members discussed the plan and its future implementation, deciding an Implementation Committee should carry out completion of the specific Goals, Objectives and Actions that were developed by the MPC. The MPC indicated it would be the responsibility of an Implementation Committee to assign priorities and schedules to each section's Goals, Objectives and Actions, and identify who will gain the support of Town Department Heads in order to see Actions through to their completion.

Public Hearing Process

In order to gather public input into the Master Plan process three public hearings were held. The first two gave Franklin residents an opportunity to become involved early on, and allowed suggestions on various topics to be included in the Master Plan. The first public hearing was held on Wednesday, May 9, 2012, in the Franklin Municipal Building at 7 p.m., and for those unable to attend a weeknight meeting, the second hearing was held on Saturday, May 13, 2012, in Franklin's Public Library at 10 a.m. The third public hearing was held on Saturday, August 10, 2013, in Franklin's Public Library at 10 a.m.; this hearing, held within a 30 day public comment period, was held specifically to obtain input on the draft Master Plan.

Goals and Policies

Goals & Policies

GP-4

This section of the Master Plan contains the broadest, most overreaching goals of the Master Plan, and is intended to provide a basic direction for each section.

Land-Use

The following policy statement and general goals were developed by the Land Use and Economic Development subcommittee. The focus of these goals is to establish the Town as a center for development while deterring unnecessary growth.

Policy Statement: Adopt long-term sustainability, and start-growth principles to attain fuller, more efficient development, protecting natural resources and the New England, small town character of Franklin.

General Goals:

- Designate areas for workforce housing in order to retain existing businesses and attract new industries;
- Minimize the occurrence of new development by focusing on Brownfield re-development; and
- Protect the health of our citizens and help sustain our businesses by preserving natural lands and the resources they provide.

Natural, Cultural & Historic Resources

This element's policy statement and general goals were drafted by the Open Space & Recreation and Natural, Cultural & Historic Resources subcommittee. The focus of these goals is to protect and support Franklin's history, character, and creative and cultural resources.

Policy Statement: Preserve Franklin's New England, small town character through controlled growth, preserving scenic vistas, supporting local arts and culture, and protecting historic architecture.

General Goals:

- Protect and preserve the integrity of natural resources in town;
- Provide resources for the arts, and support cultural initiatives in town to foster education and creativity;
- Maintain the Town's historic appeal by identifying and protecting trademark land and historic characteristics.

Open Space & Recreation

The Open Space & Recreation and Natural, Cultural & Historic subcommittee developed this policy statement and general goals, which acknowledge the importance of open space and recreational resources for the physical and emotional health of Franklin's residents. The policy statement and general goals aim to: increase open space and recreational availability and accessibility; maintain existing facilities and spaces for these resources; and make knowledge of these resources more abundantly available in Franklin.

Policy Statement: Open space and recreational resources are a key contributor to the quality of life in Franklin and an important aspect of the community's appeal. Open lands help protect the Town's water supply, manage flood waters, provide wildlife habitat, and provide opportunities for passive and active outdoor recreation within the Town.

General Goals:

- Document the Town's open space and recreational resources, and improve public awareness of these resources through increased education, signage, publicity, and events;
- Preserve existing unprotected natural and open space resources in Franklin;
- Provide opportunities for passive and active recreation to meet the community's evolving needs;
- Implement sustainable practices in the design, construction, operation, and maintenance of Franklin's public parks and playgrounds; and
- Investigate grant programs and other revenue sources available to provide funding for the goals and objectives of this chapter.

Circulation

The Circulation and Housing subcommittee championed this section's policy statement and general goals. This subcommittee made sure all of the Town's priorities in transportation were up-to-date and comprehensively covered. The subcommittee and DPW were also heavily involved in the development of the specific Circulation goals, objectives and actions, for moving forward.

Policy Statement: Assure the safe and efficient movement of goods and people within the Town of Franklin, and across the regional transportation network, by providing a range of integrated transportation options.

General Goals:

- Provide the necessary infrastructure to keep Franklin's citizens and businesses moving and growing in town;
- Support green, sustainable transportation initiatives by accommodating pedestrians and cyclists throughout town;
- Reduce the dependence on single passenger vehicles by improving public transportation and ridesharing options; and
- Improve access and circulation in the Downtown.

Housing

The Circulation and Housing subcommittee created this section's policy statement and general goals, ensuring the equal treatment of all of Franklin's residents, while protecting natural resources and welcoming new industry for continued growth and development within Franklin.

Policy Statement: Support in-fill housing practices and provide for all affordability options, giving Franklin's residents the opportunity to maintain a decent standard of living.

General Goals:

- Provide sufficient affordable housing;
- Encourage clustered and mixed-use housing to minimize land-clearing as well as conserve open and natural lands;
- Encourage the development of small scale housing units in and around the Downtown; and
- Welcome new industrial development by designating areas for workforce housing.

Economic Development

The Economic Development policy statement and general goals were developed by the Land Use and Economic Development subcommittee, and address the long-term financial strength and growth for the Town of Franklin. These general goals, along with the specific Goals, Objectives, and Actions outlined in the Implementation Element, are tailored to be in-line with the State's Economic Development Plan which addresses five initiatives: advancing education and workforce development for middle-skill jobs through coordination of education; economic development and workforce development programs; supporting innovation and entrepreneurship; supporting regional development through infrastructure investments and local empowerment; increasing the ease of doing business; and addressing cost competitiveness.

Policy Statement: Adopt strategies for business and workforce retention and attraction to diversify Franklin's economic foundation, and increase its property tax yields.

General Goals:

- Actively pursue the improvement of infrastructure to attract large industry, small businesses, and skilled workers;
- Further incentivize the biotechnology, medical device, and research industries to come to Franklin; and
- Advocate for the small business community, especially within and around the Downtown area.

Community Services and Facilities

The Community Services and Facilities subcommittee, with the assistance of Town Department Heads and other staff members, developed this section's policy statement and general goals. The main priorities influencing this section were to serve Franklin's residents and make sure any new services were developed sustainably.

Policy Statement: Provide adequate and appropriate facilities and infrastructure necessary to accommodate current and future community needs by maximizing use of existing resources and adding new assets in an economically prudent manner.

General Goals:

- Continue to provide quality police, fire, and emergency medical services to keep Franklin's residents safe;
- Invest in Franklin's future by increasing funding for all Town Departments;
- Increase the capacity of the Town's water and sewer supply as needed to accommodate new industrial development and strengthen Franklin's economic and social infrastructure; and
- Support the safe and timely movement of people and goods throughout town

IMPLEMENTATION

The Town of Franklin's 2013 Master Plan Implementation Element is an implementation tool that the Town's decision makers will use as a guideline over the next ten years. The Town's Goals, Objectives and Actions outlined below are ambitious and comprehensive, but also designed to be complementary to each other; they were created to address the desires, needs, and concerns of the residents of Franklin.

Franklin's 2013 Master Plan was endorsed by Town Council on September 25, 2013, and formally adopted by the Planning Board on October 7, 2013; in doing so Town Council affirmed their support for the Master Plan's Goals, Objectives and Actions, and indicated the need to assure future decisions in the community regarding development, capital improvements, and budgeting will concur with the applicable provisions of the Master Plan.

During the Master planning process the Master Plan Committee developed a mission statement and vision statement, which was used as a guide throughout the Master Plan development process. As part of the Master Plan implementation process the Master Plan Committee recommends that Franklin Town Council adopt the Master Plan Committee's mission and vision statements as the Town's new Mission and Vision Statements.

Master Plan Implementation Committee

To assure the Master Plan is implemented in a timely manner, given serious consideration while developing department budgets and planning for capital improvements, and made an ongoing part of municipal decision making, Franklin Town Council will create a Master Plan Implementation Committee (MPIC). In creating the MPIC the Town Council will specify the new committee's organizational structure and responsibilities. At a minimum, the MPIC will perform the following functions:

- Meet regularly to prioritize Master Plan Goals, Objectives and Actions;
- Identify additional Actions and strategies required to attain the Master Plan's Goals;
- Propose responsible parties and approximate timelines for each priority Objective and/or Action;
- Where possible, identify funding to implement specific priority projects;
- Prepare and issue a report to Town Council annually, which summarizes the status of the Master Plan's implementation, and recommends Master Plan priorities for the coming fiscal year; and
- Perform annual presentation to Town Council that summarizes the status of the Master Plan, and recommends Master Plan priorities for the coming fiscal year.

Implementation Element Structure

The Implementation Element includes an easy to read schedule of the Town's proposed Goals, Objectives and Actions. This schedule can be used as an *updateable implementation tool* that will assist the MPIC in: organizing and planning strategies; keeping track of who is responsible for implementing specific actions; determining what the likely timeline for specific actions are; and reviewing the implementation committee's overall progress.

Where possible, the Master Plan Committee crafted proposed Actions that are to be implemented to achieve the Goals and Objectives identified within the Master Plan. These actions, and related Goals and Objectives, are contained in the tables on the following pages.

Where actions were not identified during the Master Planning process it will be the MPIC's responsibility to develop strategies and specific Actions needed to fulfill the proposed objectives.

Implementation Plan

Plan Implementation

As the Master Plan touches on many diverse aspects of the Town, its implementation must be coordinated with many of the Town's Departments, Committees, Boards, and Commissions, as well as outside organizations both public and private. Once specific organizations are identified as responsible for implementing Objectives and Actions, the key below can be used in conjunction with the tables of Goals, Objectives and Actions, to assist in prioritizing and creating schedules for each objective and action.

Key to Agencies Responsible for Implementation:

TC = Town Council	SD = School Department
TA = Town Administration	DPCD = Department of Planning and Community Development
EDC = Economic Development Committee	MPIC = Master Plan Implementation Committee
PLUC = Public Land Use Committee	CC = Conservation Commission
DPW = Department of Public Works	RD = Recreation Department
FHC = Franklin Historical Commission	DRC = Design Review Commission
DCR = Massachusetts Department of Conservation and Recreation	
FCRTC = Franklin Citizens Rail Trail Committee	

Land Use (LU)

(LU) Goal 1: Encourage development of workforce housing in areas of Town where property is underutilized or needs redevelopment, and where public transit is available.

(LU) Objective 1.1: Identify areas where development of workforce housing would be appropriate.			
Actions		RESPONSIBILITY	SCHEDULE
1.1a	Rezone properties currently zoned Commercial I along Alpine Way to the General Residential V Zoning District.		
1.1b	Rezone properties along Josephine Street currently zoned Industrial to General Residential V.		

(LU) Objective 1.2: Create a new zoning district where workforce housing would be allowed by-right.			
Actions		RESPONSIBILITY	SCHEDULE
1.2a	Create a "Compact Neighborhood" Zoning District to allow by-right development of workforce housing.		
1.2b	Rezone properties currently zoned Industrial along Dean Ave. and north of the railroad tracks to the Compact Neighborhood Zoning District.		

(LU) Goal 2: Promote mixed-use development in appropriate areas.

(LU) Objective 2.1: Identify areas where mixed-use development would be appropriate.			
Actions		RESPONSIBILITY	SCHEDULE
2.1a	Rezone properties along Alpine Row currently zoned Commercial I to the Downtown Commercial Zoning District.		

(LU) Goal 3: Encourage expansion and retention of current businesses and attraction of new businesses in appropriate locations.

(LU) Objective 3.1: Identify areas where new businesses, business expansion and business retention would be appropriate.			
Actions		RESPONSIBILITY	SCHEDULE
3.1a	Rezone properties along Cottage Street and Union Street currently zoned Industrial and Business to Commercial I and or Commercial II.		
3.1b	Rezone properties along Alpine Row currently zoned Commercial I to the Downtown Commercial Zoning District.		

(LU) Objective 3.2: Amend the dimensional requirements within the Commercial I zoning district to encourage green space, use of outdoor seating areas, and assemblage of properties to encourage new business, business expansion and business retention, in the Commercial I zoning district.			
Actions		RESPONSIBILITY	SCHEDULE
3.2a	Hold public workshops to determine appropriate dimensional requirements for Commercial I in the Town's Zoning By-law's Schedule of Lot, Area, Frontage, Yard and Height Requirements.		
3.2b	Amend the dimensional requirements for Commercial I in the Town's Zoning By-law's Schedule of Lot, Area, Frontage, Yard and Height Requirements as based on public input.		

(LU) Objective 3.3: Amend the Town's Zoning Bylaw to require sufficient parking in the Commercial I zoning district.			
Actions		RESPONSIBILITY	SCHEDULE
3.3a	Amend Section 185-21.B to include 1.5 parking spaces per dwelling unit and 3.5 spaces per 1,000 square feet of gross floor area for nonresidential uses in the Commercial I zoning district to allow for adequate parking.		

(LU) Objective 3.4: Amend the dimensional requirements within the Neighborhood Commercial Zoning District to promote development of small, village-style businesses.			
Actions		RESPONSIBILITY	SCHEDULE
3.4a	Amend the dimensional requirements for Neighborhood Commercial in the Town's Zoning By-law's for requirements such as: Schedule of Lot, Area, Frontage, Yard and Height Requirements as follows: 1) Change the minimum lot size from 18,000 square feet to 10,000 square feet; 2) Change the maximum lot coverage from 35 percent to 25 percent (structures plus paving); and 3) Maximum height of building from 3 stories to 2 stories.		
3.4b	Amend the Neighborhood Commercial Zoning District to limit the maximum Building footprint to 2,500 square feet.		
3.4c	Investigate the Neighborhood Commercial Zoning District.		

(LU) Objective 3.5: Amend the Town's Zoning Bylaw to allow parking facilities in the Downtown Commercial Zoning District.			
Actions		RESPONSIBILITY	SCHEDULE
3.5a	Amend Section 185 of the Town's Zoning Bylaw, Attachment 3, Use Regulation, Schedule 2.8 Parking Facility in the Downtown Commercial Zoning District to allow parking facilities.		

(LU) Goal 4: Create Transitional Use Zones to buffer residential buildings from non-residential uses.

(LU) Objective 4.1: Consider rezoning of areas where redevelopment of residential properties or conversion of existing residential buildings to non-residential uses such as professional offices will create a transitional use zone buffer between more intense commercial uses and residential uses.			
Actions		RESPONSIBILITY	SCHEDULE
4.1a	Rezone properties along the south side of West Central Street from Beaver Street east (approximately .15 miles) to General Residential V.		

(LU) Goal 5: Preserve and enhance existing unprotected natural and open space resources in Franklin.

Please refer to Goal 2 and related objectives in the Open Space and Recreation section of this document.

(LU) Goal 6: Make Franklin a Green Community.

(LU) Objective 6.1: Encourage environmental awareness when adopting policies that will impact Franklin's environment.

Natural, Cultural & Historic Resources (NC&H)

(NC&H) Goal 1: Protect, preserve and enhance Franklin's natural resources.

(NC&H) Objective 1.1: Identify properties within Franklin with important natural resources (including flora, fauna, waterways and land masses).

Actions		RESPONSIBILITY	SCHEDULE
1.1a	Utilize local, state and regional reference materials to determine priority habitats, rare habitats for wildlife, and the location of rare plant species.		

(NC&H) Objective 1.2: Identify important natural resources and prioritize protection activities on Town-owned properties.

Actions		RESPONSIBILITY	SCHEDULE
1.2a	Identify Town-owned parcels through Town's GIS database.		
1.2b	Apply natural resource parcel information obtained from Objective 1.1 to specific Town-owned parcels.		

(NC&H) Objective 1.3: Preserve and protect existing Town open space resources.

ACTIONS		RESPONSIBILITY	SCHEDULE
1.3a	Refer to OSRP Goal 2 and subsequent objectives and action items: <i>Preserve, protect and enhance existing Town open space resources.</i>		

(NC&H) Goal 2: Provide quality arts and cultural resources as a vital part of the creativity and growth of our community.

(NC&H) Objective 2.1: Develop greater coordination between municipal, business, and cultural entities on all matters related to arts, culture, and the creative economy to strengthen the overall vitality of the community.

(NC&H) Objective 2.2: Maintain and increase public and private support for the arts and cultural organizations and facilities.

Actions		RESPONSIBILITY	SCHEDULE
2.2a	Support the Cultural Council, Franklin Arts Academy at FHS, LiveARTS, Franklin Recreation Department, Franklin Lifelong Learning, Franklin Art Association, and relevant for-Profit arts and cultural entities through advocacy for their cultural and creative events.		

(NC&H) Objective 2.3: Build on partnerships with Dean College and other non-profit organizations to increase arts and cultural opportunities, and develop and enhance resources and collaboration.

Actions		RESPONSIBILITY	SCHEDULE
2.3a	Assist local arts organizations in an effort to establish a collaborative system for addressing issues related to the expansion of local cultural venues and activities.		
2.3b	Encourage the involvement of the cultural community in local planning and decision-making related to quality design, public art, and policies affecting the cultural community.		

(NC&H) Objective 2.4: Expand the presence of public art in desired locations.

Actions		RESPONSIBILITY	SCHEDULE
2.4a	Invite Dean College, other non-profit organizations, the Franklin Cultural Council and our other artistic organizations to display their art in the Franklin Municipal Building and other Town		

	facilities.		
2.4b	Invite the businesses of Franklin to display our schools and artist's art.		
(NC&H) Objective 2.5: Maintain and increase arts instruction to be valued as an integral part of every child's education in the public school system.			

(NC&H) Objective 2.6: Support artists in the community by providing affordable living, office, presentation, performance, and rehearsal space for artists and cultural organizations in Franklin.			
Actions		RESPONSIBILITY	SCHEDULE
2.6a	Support development of affordable housing. Refer to Goal 2 in the Housing section of this document as well as the <i>Town of Franklin - Affordable Housing Strategy & Development Action Plan of March 2011</i> .		
2.6b	Encourage development and construction of a performing arts and cultural center and gallery in town to provide a venue for artists and residents.		

(NC&H) Objective 2.7: Create an expanded base of business and other community financial support for artists, cultural organizations, and cultural resources.			
Actions		RESPONSIBILITY	SCHEDULE
2.7a	Work with the Franklin TV to advocate for financial support for arts and cultural resources in Town.		
2.7b	Support artists and arts organizations that advocate for the arts community and/or provide information and services to the arts community.		

(NC&H) Goal 3: Preserve and protect community resources representative of the Town's natural or cultural history and community attributes imparting a New England town character to Franklin, including scenic vistas, streetscapes, historic structures, and the architectural integrity of certain town areas.

(NC&H) Objective 3.1: Protect, preserve and enhance Franklin's natural, cultural and historic resources.			
Actions		RESPONSIBILITY	SCHEDULE
3.1a	Refer to OSRP Goal 4 and subsequent objectives and action items: <i>Protect natural, historic, and cultural resources and maintain Franklin's New England Character.</i>		

(NC&H) Objective 3.2: Inventory community resources and other structures built before 1930 (See §71-3.B Demolition Delay. Regulated buildings, structures, and sites) by identifying their locations and other pertinent information necessary for moving forward with preserving them, and identify threats and opportunities related to their preservation.

(NC&H) Objective 3.3: Develop and maintain a comprehensive database of historic resources that includes local historic districts, National Register properties, and inventoried properties built before 1930 (See §71-3.B Demolition Delay. Regulated buildings, structures, and sites).			
Actions		RESPONSIBILITY	SCHEDULE
3.3a	Integrate the database with the town's Geographic Information System (GIS).		
3.3b	Update the historic resources database at least once every five years.		
3.3c	Make available online the comprehensive database of historic resources and other educational and reference materials.		

(NC&H) Objective 3.4: Archive and Manage the Towns Historic Records.			
Actions		RESPONSIBILITY	SCHEDULE
3.4a	Ensure the continued preservation of historic artifacts, including antique books, papers, maps and historical municipal records by developing and archiving a historic records management system that can be used by the Town Clerk's office, the Franklin Public		

	Library, and the Franklin Historical Museum and would be accessible to the public.		
3.4b	Appropriate Town funding for development of a historic resources information management program to be utilized by multiple town offices.		

(NC&H) Objective 3.5: Develop Local Historic Preservation Districts where appropriate.			
Actions		RESPONSIBILITY	SCHEDULE
3.5a	Amend the Zoning By-law to authorize the designation of preservation overlay districts, including historic districts, to protect recognized community attributes and to preserve architectural integrity within a designated district.		
3.5b	Require formal review and recommendation by the Historical Commission on all applications for development within a preservation overlay district.		

(NC&H) Objective 3.6: Provide incentives for adaptive reuse and restoration for historic resources.			
Actions		RESPONSIBILITY	SCHEDULE
3.6a	Amend the Zoning Bylaw to provide sufficient flexibility to encourage adaptive reuse and restoration of historic buildings for residential or other uses not permitted by the underlying zoning.		

(NC&H) Objective 3.7: Nominate the Town's significant historic resources for inclusion in the National Register of Historic Places.			
Actions		RESPONSIBILITY	SCHEDULE
3.7a	Identify eligible buildings and districts for listing on the National Register of Historic Places.		
3.7b	Pursue National Register of Historic Place designation for newly identified and eligible buildings.		

(NC&H) Objective 3.8: Designate Local Scenic Roads¹ to help protect trees and stone walls within the Town's right-of-way which are shown to contribute to the Town's history and character.			
Actions		RESPONSIBILITY	SCHEDULE
3.8a	Request streets are added to the Town's Scenic Road Zoning Bylaw.		

(NC&H) Goal 4: Advocate for the preservation and protection of Franklin's natural, cultural and historic resources.

(NC&H) Objective 4.1: Utilize public outreach and media resources to advocate for the preservation and protection of Franklin's natural, cultural and historic resources.			
Actions		RESPONSIBILITY	SCHEDULE
4.1a	Partner with local schools to promote awareness and protection.		
4.1b	Post articles in a Town's newspaper of general circulation to reach out to the public for support.		
4.1c	Work with Franklin TV to develop and air public service announcements about the importance of natural resource protection, and the importance of the community's support in the process.		
4.1d	Refer to OSRP Goal 1 and subsequent objectives and action items: <i>Increase public awareness of open space and recreation opportunities in Franklin.</i>		
4.1e	Utilize public outreach and media resources to advocate for the appropriation of town funding for development of a historic resources information management program and other natural, cultural and historic resource priorities.		

¹ Franklin's Scenic Roads can be found at:
http://www.town.franklin.ma.us/Pages/FranklinMA_BComm/planningboard/planningforms/scenicroadlist.pdf

(NC&H) Objective 4.2: Encourage and support existing citizen advocacy groups and the creation of new citizen advocacy groups responsible for the protection, acquisition and preservation of natural, cultural and historic resources within Franklin.			
Actions		RESPONSIBILITY	SCHEDULE
4.2a	Seek the help of Franklin's citizens and advocacy groups to raise funds and create partnerships for preserving the Town's natural, cultural and historic resources. (Refer to the Master Plan's Open Space and Recreation Objective 1.2).		

(NC&H) Objective 4.3: Educate residents and organizations about best practices for protecting, preserving and enhancing the Town's natural, cultural and historic resources.			
Actions		RESPONSIBILITY	SCHEDULE
4.3a	Support and work with local boards (e.g. Planning Board, Conservation Commission, Zoning Board of Appeals, and Board of Health) and regional, federal and state agencies to coordinate the protection, preservation, and enhancement of natural, historic and cultural resources.		
4.3b	Educate citizens about the benefits of utilizing Chapter 61 for preservation of land.		

(NC&H) Objective 4.4: Develop a reference guide of natural, cultural and historic resource areas in Franklin.			
Actions		RESPONSIBILITY	SCHEDULE
4.4a	Refer to OSRP Goal 1, Objective 1.2 and subsequent actions: <i>Create map/guide of all open space, parks, and conservation land and recreation areas in town.</i>		

(NC&H) Goal 5: Implement growth management, sustainable development and low impact development techniques to preserve, protect and enhance the Town's natural, cultural and historic resources.

(NC&H) Objective 5.1: Create Zoning Bylaws that require low impact development (i.e. development that works with nature to manage stormwater as close to its source as possible) in sensitive natural resource areas.			
--	--	--	--

(NC&H) Objective 5.2: Research and implement best practices for preserving the health and longevity of the Town's natural, cultural and historic resources.			
--	--	--	--

(NC&H) Objective 5.3: Seek financial assistance through donations, grants and other resources to support natural, cultural and historic resource preservation, protection and enhancement efforts.			
Actions		RESPONSIBILITY	SCHEDULE
5.3a	Appropriate Town funding and seek State and Federal financial assistance to implement best practices for natural, cultural and historic resource protection, preservation and enhancement.		
5.3b	Establish a fund that is available to support the purchase of natural, cultural and historic resources as they become available for acquisition.		
5.3c	Seek state, federal, and foundation grants to acquire additional natural resource parcels.		
5.3d	Advocate for the appropriation of funds in the Town budget for acquisition of natural, cultural and historic resources.		

(NC&H) Objective 5.4: Seek to adopt the Community Preservation Act.			
Actions		RESPONSIBILITY	SCHEDULE
5.4a	Refer to Open Space & Recreation Plan Goal 4, Objective 4.2:		

	Seek Adoption of Community Preservation Act.		
--	--	--	--

(NC&H) Goal 6: Continue to implement the Goals, Objectives and Action items of the “Town of Franklin 2008 Open Space and Recreation Plan.”

Open Space & Recreation (OS&R)

(OS&R) Goal 1: Document the Town’s open space and recreational resources, and improve public awareness of these resources and the recreational opportunities they provide to residents through increased education, signage, publicity and events.

(OS&R) Objective 1.1: Create and maintain an inventory of all publically and privately owned open space and recreational resources in Franklin, including, but not limited to: parks, walking/hiking trails, bike paths, water bodies, and conservation land.			
Actions		RESPONSIBILITY	SCHEDULE
1.1a	Compile a list of Open Space and Recreation areas.		

(OS&R) Objective 1.2: Increase public awareness of open space and recreational resources.			
Actions		RESPONSIBILITY	SCHEDULE
1.2a	Create a map/guide of all publically and privately owned open space, parks, conservation land, and recreation areas in Town.		

(OS&R) Objective 1.3: Create and implement a Master Sign Plan for the installation of signage identifying the Town’s open space and recreation resources, and providing information related to the appropriate use of the property and its acquisition by the Town, as appropriate.			
Actions		RESPONSIBILITY	SCHEDULE
1.3a	Install signage at open space and recreation areas, including but not limited to walk/hiking trails, bike paths and bike lanes that states the name of the area and the area’s allowed usage.		

(OS&R) Objective 1.4: Provide outdoor classrooms, continuing education, and volunteer opportunities for residents to learn about the environment and natural habitats in Town.			
Actions		RESPONSIBILITY	SCHEDULE
1.4a	Maintain and improve current recreation areas and provide new recreation opportunities for residents of all ages and levels of ability.		

(OS&R) Goal 2: Preserve and enhance existing unprotected natural and open space resources in Franklin.

Please refer to Goal 2 of the Town’s Open Space and Recreation Plan.

(OS&R) Objective 2.1: Prioritize open space and recreation resources for acquisition.			
Actions		RESPONSIBILITY	SCHEDULE
2.1a	Please refer to Objective 2.3 and subsequent actions of the Town’s Open Space and Recreation Plan: <i>Identify unprotected open space properties and work with property owners to protect these resources from overdevelopment.</i>		
2.1b	Establish a system for evaluating and prioritizing unprotected open space parcels in Town as a means of ranking potential land acquisitions.		
2.1c	Develop a plan for acquisition of the highest priority open space parcels based on this system.		

(OS&R) Objective 2.2: Protect important ecological resources in Franklin, including surface and groundwater resources, plant communities, and wildlife habitat.			
Actions		RESPONSIBILITY	SCHEDULE
2.2a	Please refer to Goal 1 and related objectives and actions in the		

Implementation Plan

	Natural, Cultural and Historic Resources section of this document: <i>Identify properties within Franklin with important natural resources.</i>		
2.2b	Please refer to Objective 4.1 and subsequent actions of the Town's Open Space and Recreation Plan: <i>Preserve natural resources for the protection of priority habitats.</i>		

(OS&R) Objective 2.3: Implement growth management techniques to further the Town's interest in preserving natural and open space resources.

Actions		RESPONSIBILITY	SCHEDULE
2.3a	Please refer to Objective 4.3 and subsequent actions of the Town's Open Space and Recreation Plan: <i>Incorporate the Commonwealth of Massachusetts Smart Growth/Smart Energy and Sustainable Development Principles as part of Franklin's Best Development Practices.</i>		

(OS&R) Objective 2.4: Work with owners of unprotected open space parcels to protect their land in perpetuity.

Actions		RESPONSIBILITY	SCHEDULE
2.4a	Provide property owners with information about the potential tax benefits that are available for land that is preserved.		
2.4b	Provide property owners with technical assistance and information about conservation restrictions and easements, and other land preservation techniques.		

(OS&R) Goal 3: Provide opportunities for passive and active recreation to meet the community's evolving needs.

(OS&R) Objective 3.1: Maximize existing recreation resources in Franklin and provide new recreation opportunities for residents of all ages and levels of ability.

Actions		RESPONSIBILITY	SCHEDULE
3.1a	Please refer to Objective 3.1 and subsequent actions of the Town's Open Space and Recreation Plan: <i>Look for opportunities to increase ease of access for recreation areas for persons with disabilities.</i>		

(OS&R) Objective 3.2: Regularly evaluate existing recreational resources and expand or adjust recreational offerings as appropriate to ensure that the Town's evolving needs for passive and active recreational opportunities are continually met through an inclusive, diverse, and cost-effective recreation program.

(OS&R) Objective 3.3: Improve access to and ensure the availability of sufficient off-street parking for Franklin's water resources and hiking, biking, and walking trails, including but not limited to the DelCorte Property, the SNETT Trail, and the State Forest Trail.

Actions		RESPONSIBILITY	SCHEDULE
3.3a	Please refer to Objectives 3.4 and 3.5 of the Town's Open Space and Recreation Plan: <i>Increase connectivity to and between Franklin's recreation areas, and improve and increase access to the Southern New England Trunkline Trail (SNETT).</i>		

(OS&R) Objective 3.4: Provide a public park or playground within a comfortable walking distance of every neighborhood in Franklin.

(OS&R) Objective 3.5: Increase connectivity to and between Franklin's recreation areas, conservation areas, and open space, by creating corridors for wildlife and recreational uses.

Actions		RESPONSIBILITY	SCHEDULE
3.5a	Improve existing and create additional recreation trails by encouraging the linking of public, private and semi-public open spaces together through land trusts, donations of land, and conservation easements.		

3.5b	Please refer to Objectives 3.4 and 3.5 and subsequent actions of the Town's Open Space and Recreation Plan: Construct bike lanes on major roadways and bike paths on recreation and conservation areas.		
3.5c	Pursue development of a bike path from the SNETT at Grove Street to Cottage Street.		

(OS&R) Goal 4: Implement sustainable practices in the design, construction, operation, and maintenance of Franklin's public parks and playgrounds.

(OS&R) Objective 4.1: Establish sustainability guidelines for park design, including the use of renewable energy sources, recycled materials, native/low water use plants, and permeable surfaces to improve ground water recharge, reduce erosion, and filter out pollutants before they reach a water source.

(OS&R) Objective 4.2: Incorporate shade trees in the design of parks and playgrounds and plant additional trees to meet the need for shaded areas.

(OS&R) Objective 4.3: Expand and improve recycling operations in parks and playgrounds and at special events in parks.

Actions		RESPONSIBILITY	SCHEDULE
4.3a	Obtain funding to purchase sufficient recycling receptacles.		
4.3b	Assure sufficient recycling receptacles are available during events at public parks and other Town properties.		

(OS&R) Goal 5: Implement the goals, objectives and actions outlined within the Revised 7-year Action Plan (Section 9) of the Town of Franklin's Open Space and Recreation Plan.

(OS&R) Goal 6: Work to obtain the funding and other resources necessary to implement the open space and recreation goals, objectives and actions outlined above.

(OS&R) Objective 6.1: Promote the adoption of the Community Preservation Act as a means of funding for open space acquisitions and park development.

Actions		RESPONSIBILITY	SCHEDULE
6.1a	Seek to adopt the Community Preservation Act. Please refer to Objective 5.4 of the Natural, Cultural and Historic Resources section of this document, and Objective 4.2 of the Town's Open Space and Recreation Plan.		

(OS&R) Objective 6.2: Pursue the Green Communities designation under the Massachusetts Green Communities Act.

Actions		RESPONSIBILITY	SCHEDULE
6.2a	Apply for Green Community related grants to obtain funding for the above mentioned open space and recreation goals, objectives and actions.		

(OS&R) Objective 6.3: Investigate grant programs and submit related grant proposals in support of the above mentioned open space and recreation goals, objectives and actions.

Actions		RESPONSIBILITY	SCHEDULE
6.3a	Explore funding opportunities under the Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) Program or similar grant.		

(OS&R) Objective 6.4: Investigate potential partnerships with local nonprofit and educational organizations, and businesses.

Actions		RESPONSIBILITY	SCHEDULE
6.4a	Lobby for changes to make Green Communities designation achievable.		

Circulation (C)

(C) Goal 1: Improve and maintain the Town's public roadway system to assure adequate service, maximize public safety, accommodate desirable growth, and serve existing and future land use patterns.

(C) Objective 1.1: Improve transparency of process for how roadway improvements are prioritized.			
Actions		RESPONSIBILITY	SCHEDULE
1.1a	Make information about prioritization process more readily available to the public.		

(C) Objective 1.2: Work to improve deteriorated roadway conditions throughout Franklin.			
Actions		RESPONSIBILITY	SCHEDULE
1.2a	Utilize the 2012 Roadway Condition Report (see Appendix C: Pavement Management Program) to prioritize roadway improvements.		
1.2b	Expand the comprehensiveness of the Roadway Improvement Plan to go beyond pavement conditions to include additional factors: sidewalks; bicycle accommodations; street network connectivity; and additional infrastructure needs (e.g., water, sewer, stormwater).		
1.2c	Develop criteria to use in planning improvements to roadways categorized as arterials and collectors, which are the primary roadways for circulation throughout town and need to accommodate cars, trucks, pedestrians, bicyclists, and current and potentially future public transit.		
1.2d	Reduce impervious surfaces where practical by reducing road widths, cul-de-sacs and sidewalks, and increasing green areas, in order to calm traffic and reduce roadway runoff.		
1.2e	Design and construct roadway improvements recommended in the Walk Boston 2012 Assessment (see Appendix C).		

(C) Objective 1.3: Work to improve key roadway intersections throughout Franklin.			
Actions		RESPONSIBILITY	SCHEDULE
1.3a	Work with MassDOT to investigate the need for improvements at the intersection of West Central Street (Route 140) and Pond Street, and design and construct appropriate improvements.		
1.3b	<p>Work with MassDOT to investigate the need for improvements at the intersection of West Central Street (Route 140) and Beaver Street, and design and construct appropriate improvements. Consideration should be given to the following issues:</p> <ul style="list-style-type: none"> • Development of the intersection as a “gateway” to Downtown Franklin; • Pedestrian access to the Beaver Pond Recreation Area and Franklin State Forest; and • Appropriate access to parcels on the south side of West Central Street (Please refer to Land Use Action Item 4.1.a.). 		
1.3c	Work with MassDOT to investigate the need for improvements, and consider the construction of a roundabout, at the Conlyn Avenue and West Central Street Intersection.		
1.3d	<p>Investigate best options for improvements at the Grove Street and Beaver Street intersection, and design and construct appropriate improvements (Implement the Intersection of Beaver Street and Grove Street Road Safety Audit and Intersection Improvement studies). Consideration should be given to the following issues:</p> <ul style="list-style-type: none"> • Access potential for use of a roundabout to calm traffic, or other traffic calming concepts. • Pedestrian access to the Beaver Pond Recreation Area and Franklin State Forest; and • Reduction to impervious surfaces while maintaining sufficient truck turning movements to accommodate area businesses. 		
1.3e	<p>Design and construct improvements at the following Intersections:</p> <ul style="list-style-type: none"> • Pleasant Street and Chestnut Street • Jordan Road and Chestnut Street • Miller Street and Pleasant Street • Lincoln/Daniels/Elm 		
1.3f	<p>Once intersection improvements related to the Downtown Roadway and Streetscape Improvement Project have been implemented (Refer to Circulation Action Item 5.1.a below) assess the need to install additional improvements at the following intersections:</p> <ul style="list-style-type: none"> • East Central Street and Summer Street • Main Street and Pleasant Street 		
1.3g	Design and construct intersection improvements recommended in the Walk Boston 2012 Assessment (See Circulation Action Item 1.1.f).		

(C) Objective 1.4: Work towards improving residential subdivision roadways.			
Actions		RESPONSIBILITY	SCHEDULE
1.4a	Where possible, work with local residents to explore options to connect proposed subdivision roads with existing subdivision roads, facilitating the delivery of services, improving traffic circulation, and reducing ambulatory estimated times of arrival.		
1.4b	Preserve options for future connections of cul-de-sacs in subdivisions, but at a minimum, providing easements between subdivisions to connect water and sewer utilities and allow pedestrian connections.		
1.4c	When practical, allow reduced turning radii, smaller cul-de-sacs, and reduced roadway width on private roads and in subdivisions to reduce speed of traffic and impervious area.		
1.4d	Consider T-intersections, rather than cul-de-sac to reduce impervious areas.		
1.4e	Assess and prioritize subdivision roads not yet accepted by the Town as public roadways.		
1.4f	Continue to incrementally improve Franklin's Sub-division Regulations.		

(C) Objective 1.5: Identify and secure funding for improvement and maintenance of the Town's roadways and other circulation resources.			
Actions		RESPONSIBILITY	SCHEDULE
1.5a	Appropriate Town funding to increase the number of roadway and sidewalk miles reconstructed each year.		
1.5b	Develop basic conceptual design, preliminary engineering plans for priority roadway and sidewalk construction projects, in order to work toward being "shovel ready" and take advantage of funding opportunities as they are presented.		
1.5c	Regularly assess the Town's roadway system to identify projects that qualify for Federal and State funding and assure these projects are added to the Boston Metropolitan Planning Organization's Transportation Improvements Plan when appropriate.		
1.5d	Request increasing funding for roadway and circulation improvements and maintenance.		

(C) Goal 2: Make the Town increasingly more walk-able and bike-able by creating and maintaining safe interconnected pedestrian and bicycle routes between key destinations within Franklin, including residential areas, Downtown, employment centers, commuter rail stations, schools, parks and recreation facilities, and commercial areas.

(C) Objective 2.1: Improve, expand and properly maintain the Town's sidewalks and other pedestrian resources (see also Objective 1.1).			
Actions		RESPONSIBILITY	SCHEDULE
2.1a	Integrate sidewalk planning into the Town's Roadway Improvement Plan to assure pedestrian circulation is an ongoing priority.		
2.1b	Improve pedestrian safety by constructing sidewalks along heavily traveled routes; priority locations include: <ul style="list-style-type: none"> • Pleasant Street from Main Street to Chestnut Street and Chestnut Street from King Street to Pleasant Street in order to complete a triangular network of sidewalks; • Panther Way from the Franklin High School to West Central Street; Beaver Street from West Central Street to Grove Street; • Reconstruct the Grove Street and Beaver Street intersection to create safe pedestrian access to Franklin State Forest (refer to Action 1.2.c. above); and • Over highways, bridges, and railroads as needed. 		
2.1c	Establish a program for annually extending the Town's sidewalk system.		
2.1d	Design and construct improvements recommended in the Walk Boston 2012 Assessment (see Circulation Action Items 1.2.e and 1.3.g: above), and other priority locations identified in the Circulation element.		
2.1e	Improve accessibility accommodations for individuals with disabilities.		
2.1f	Create pedestrian connections between residential neighborhoods and adjacent subdivisions.		
2.1g	Improve sidewalks and off road pedestrian and bicycle paths so students can walk and bike safely between home and school.		
2.1h	Implement recommended "Safe Routes to School" improvements near Davis Thayer, Helen Keller, and Oak Street Elementary Schools that are outlined in Walking Audits performed by WalkBoston during November 2011.		
2.1i	Pursue construction of pedestrian bridges over railroad corridors and roadways.		
2.1j	Conduct research to determine the need for pedestrian/bicycle infrastructure to and from areas of environmental justice populations, lower-income (subsidized housing locations), or lower-mobility (senior housing locations) peoples.		
2.1k	Provide a public park or playground within a comfortable walking distance of every neighborhood in Franklin. Please refer to this section's Open Space and Recreation Objective 3.5.		

(C) Objective 2.2: Improve, expand and properly maintain the Town's bike lanes and related resources.			
Actions		RESPONSIBILITY	SCHEDULE
2.2a	Create safe bike lanes, or provide shared lane pavement markings ("sharrows"), on main thoroughfares wherever possible.		
2.2b	Provide Franklin residents with education on how to ride a bicycle in mixed traffic.		
2.2c	Provide appropriate bicycle parking at municipal buildings, schools, recreation areas, institutions, commercial areas, MBTA Stations, and along public transit routes.		
2.2d	Work with the MBTA to install bike lockers at the Town's two commuter rail stations.		

(C) Objective 2.3: Develop a system of recreational and alternative transportation bikeways and trails.			
Actions		RESPONSIBILITY	SCHEDULE
2.3a	Work towards connecting Franklin's trails to each other and regional trail systems.		
2.3b	Work with Massachusetts Department of Conservation and Recreation and local and regional organizations to improve the SNETT (Southern New England Trunkline Trail) and connected trail systems.		
2.3c	Where practical, utilize town-owned properties to create pedestrian and bicycle linkages.		
2.3d	Develop pedestrian and bicycle path links outside of roadway alignments to provide "shortcut" access to high demand areas.		
2.3e	Develop an off road pathway along unbuilt publicly-owned sections of Long Hill Road between Lincoln and Miller Streets.		

(C) Goal 3: Work to improve existing and develop new public transportation options for the Town's residents and visitors, as well as the business community and their employees.

(C) Objective 3.1: Preserve, enhance and expand the existing transit service in town as needed.			
Actions		RESPONSIBILITY	SCHEDULE
3.1a	Work with MBTA and GATRA (Greater Attleboro Taunton Regional Transit Authority) to maintain levels of service.		
3.1b	Work with GATRA to expand GATRA service routes as needed.		
3.1c	Explore additional regional transit services like the I-495 corridor initiative.		

(C) Objective 3.2: Work with public transit providers to educate potential users about current services.			
Actions		RESPONSIBILITY	SCHEDULE
3.2a	Educate and advertise about the GATRA (Greater Attleboro Taunton Regional Transit Authority) FAB (Franklin Area Bus) bus service.		
3.2b	Educate and advertise about MBTA Commuter Rail service.		

(C) Objective 3.3: Promote the formation of a public/private shuttle service to move commuter rail passengers to and from major places of employment.			
Actions		RESPONSIBILITY	SCHEDULE
3.3a	Assess potential for expansion of the Town of Bellingham's GATRA operated shuttle service to include Franklin's key employment centers.		
3.3b	Continue to work with regional planning agencies, transit providers and other communities to improve public transit and private shuttle services.		

(C) Objective 3.4: Promote development project site designs that provide accommodation for existing and future public transit or private shuttle services.			
---	--	--	--

(C) Goal 4: Promote commuter ridesharing options for Franklin residents, and employees of Franklin employers that live outside the community.

(C) Objective 4.1: Support existing rideshare efforts and privately funded shuttles.			
Actions		RESPONSIBILITY	SCHEDULE
4.1a	Work with Franklin's businesses that currently operate employee shuttles to assess potential for expanding service to additional users.		
4.1b	Work to establish new rideshare and shuttle programs to accommodate the substantial number of individuals working in Franklin that live in Rhode Island, Boston, and several adjacent communities.		
4.1c	Educate and advertise about existing and potential carpooling/vanpooling and park and ride opportunities, MassRIDES services, and GATRA's Ride Match service.		

(C) Goal 5: Improve vehicle and pedestrian circulation and availability of Parking in the Downtown area.

(C) Objective 5.1: Continue to implement the Town's Franklin Center Plan, including implementation of strategies and improvements in the areas of circulation, traffic calming, streetscape improvements, parking, pedestrian connections, and encouragement of mixed use development.			
Actions		RESPONSIBILITY	SCHEDULE
5.1a	Continue with implementation of the Federal and State funded Downtown Roadway and Streetscape Improvement Project.		
5.1b	Assure that circulation improvements resulting from the Downtown Roadway and Streetscape Improvement Project will accommodate closing of Main Street for street fairs and other special events without interrupting east/west travel on East/ West Central Streets.		

(C) Objective 5.2: Work towards increasing the number of public parking spaces in Downtown Franklin, delineating between the need for employee or long-term parking and customer or short-term parking.			
Actions		RESPONSIBILITY	SCHEDULE
5.2a	Assure new developments provide sufficient on-site parking especially in the Downtown area, while allowing for Planning Board parking space waivers when the need for parking is not as great as Zoning Bylaw requirements.		
5.2b	Annually assess publicly managed parking spaces in the Downtown area and gradually increase the number of business permit spaces and short term metered customer parking spaces.		
5.2c	As the need arises, consider development of a parking management program to better utilize existing public parking spaces.		
5.2d	Amend the Town's Zoning Bylaw to require sufficient parking in the Commercial I zoning district. Please refer to Objective 3.3 in the Land Use section of this document.		
5.2e	Amend the Town's Zoning Bylaw to allow parking lots in the Downtown Commercial Zoning District. Please refer to Objective 3.5 in the Land Use section of this document.		
5.2f	Look at alternatives to metered parking spaces in the Downtown Commercial District.		

(C) Objective 5.3: Promote mixed-use development in appropriate areas. Please refer to Goal 2 and related objectives in the Land Use section of this document.			
Actions		RESPONSIBILITY	SCHEDULE
5.3a	Implement Transit-Oriented Development best practices in planning and review of public and private development projects.		

(C) Goal 6: Support sustainable development, renewable energy and recycling initiatives, low impact development, and other “Green” activities.

(C) Objective 6.1: Encourage investment in green technologies as part of Town sponsored development or redevelopment projects.

Please refer to Community Services & Facilities Goal 7, Objective 7.2.

(C) Objective 6.2: Maintain a balance between competing Town priorities, including reducing impervious surfaces, increasing rain water infiltration, increasing walking/biking options, and providing efficient roadway and intersection level of service.

(C) Objective 6.3: Explore sustainable development improvement strategies in the areas of circulation, traffic calming, streetscape improvements, parking, pedestrian and bicycle connections, and enhanced transit.

Housing (H)

(H) Goal 1: Provide the appropriate mix of housing alternatives that meet the needs of Franklin based employment.

(H) Objective 1.1: Assess current and projected employment within the Town, and propose policy and zoning changes to assure adequate workforce housing is provided.

(H) Objective 1.2: Encourage development of a mix of rental and owner-occupied housing units that are affordable to Franklin’s workforce.

(H) Objective 1.3: Encourage development of workforce housing in areas of Town where property is underutilized or needs redevelopment, and where walking distance of Rail service is available.

Please refer to Goal 1 in the Land Use section of this document.

Actions		RESPONSIBILITY	SCHEDULE
1.3a	Create zoning that would allow for higher density workforce housing in appropriate areas of Town.		
1.3b	Identify areas where development of workforce housing would be appropriate.		

(H) Goal 2: Support development of affordable housing opportunities for low, moderate and middle-income households. (See Appendix H: 2011 Affordable Housing Strategy – Program Recommendations)

(H) Objective 2.1: Seek adoption of Chapter 40R: Smart Growth Zoning Overlay District, in appropriate area of town.

(H) Goal 3: Assure residential developments requiring special permits are concentrated where adequate utilities are available and where proposed project impacts will not significantly impact roadway circulation level of service.

(H) Objective 3.1: Evaluate housing development plans to assure proposed projects utilize existing infrastructure in the most cost effective manner, and where capacity can be sufficiently increased in the most cost effective manner, as well as encourage 10% affordable housing in any new residential development.

(H) Goal 4: Encourage, rezone as required, and support housing appropriate for expected future demographics.

(H) Objective 4.1: Support the development of housing opportunities for seniors and the elderly.

Actions		RESPONSIBILITY	SCHEDULE
4.1a	Encourage development of more congregate living, assisted living, and nursing care to meet the needs of a growing elderly population.		
4.1b	Support zoning initiatives that would allow development of congregate living, assisted living and nursing care facilities.		

(H) Objective 4.2: Change zoning to allow for the expansion of “in law” apartments in the existing single family homes.			
Actions		RESPONSIBILITY	SCHEDULE
4.2a	Develop and implement Zoning Bylaw to allow accessory dwelling units in existing single family homes.		

(H) Objective 4.3: Encourage the development of smaller housing units to better meet the needs of a younger generation of households.			
ACTIONS		RESPONSIBILITY	SCHEDULE
4.3a	Support development of smaller style rental and owner-occupied housing units to accommodate the needs of the Town's changing population.		

(H) Goal 5: Encourage future housing developments to take advantage of public transportation resources, including the MBTA commuter rail, and GATRA bus service.

(H) Objective 5.1: Promote mixed-use, Transit-Oriented Development in appropriate areas. Please refer to Goal 2 and related objectives in the Land Use section of this document.			
--	--	--	--

(H) Objective 5.2: Encourage development of housing near public transportation, including the MBTA stations in Downtown Franklin and the Forge Park Station.			
Actions		RESPONSIBILITY	SCHEDULE
5.2a	Consider pursuing changes to zoning in neighborhoods within a short walk of the Downtown Franklin and Forge Park commuter rail stations that would allow denser housing development.		

(H) Goal 6: Support sustainable development, renewable energy and recycling initiatives, low impact development, and other “Green” activities during all public and privately funded housing developments (Refer to Section 9 of the Open Space and Recreation Plan (OSRP), Objective 4.3 and subsequent actions).

(H) Objective 6.1: Seek adoption of Community Preservation Act (CPA) (Refer to Section 9, OSRP Objective 4.2 and subsequent actions). Please refer to Natural, Cultural & Historic Resources Objective 5.4.			
---	--	--	--

Economic Development (ED)

(ED) Goal 1: Adopt strategies that will promote higher levels of investment in the Town's industrial areas, and increase related property tax yields.

(ED) Objective 1.1: Build upon the Town's and the region's life sciences industry cluster, including biotechnology and medical device manufacturing and research and development companies.			
Actions		RESPONSIBILITY	SCHEDULE
1.1a	Continue to assess Industrial and Office zoned parcels for inclusion in the Biotechnology Uses Overlay Zoning District.		
1.1b	Work towards attainment of a Massachusetts Biotechnology Council Platinum BioReady Community Rating.		

(ED) Objective 1.2: Promote business expansion and retention within Franklin's Economic Opportunity Areas.			
Actions		RESPONSIBILITY	SCHEDULE
1.2a	Continue to support use of Tax Increment Financing as an incentive for retaining and attracting manufacturing and research and development companies.		
1.2b	Educate property owners and commercial realtors with property within the Town's economic opportunity areas that designation as an economic opportunity area provides access to a variety of incentives, including tax increment financing and State investment tax credits.		

(ED) Objective 1.3: Promote the diversity of industrial uses within the Town's industrial areas.			
Actions		RESPONSIBILITY	SCHEDULE
1.3a	Market the Town's available office, warehouse and manufacturing properties to manufacturing and research and development businesses within a wide range of industry sectors, including life sciences, information Technology, clean energy, metal fabrication, robotics and nanotechnology.		

(ED) Goal 2: Adopt strategies that will support the Town of Franklin's small business community, promote higher levels of commercial investment, and increase related property tax yields.

(ED) Objective 2.1: Encourage expansion and retention of current businesses and attraction of new businesses in appropriate locations. Please refer to Goal 3 and related objectives in the Land Use section of this document.			
--	--	--	--

(ED) Objective 2.2: Create Transitional Use Zones to buffer residential buildings from non-residential uses. Please refer to Goal 4 and related objectives in the Land Use section of this document.			
--	--	--	--

(ED) Objective 2.3: Strive to increase the industry diversity of local businesses, to sustain balanced economic growth, assure availability of goods and services, and to assure downturns in the economy do not substantially impact the community.			
Actions		RESPONSIBILITY	SCHEDULE
2.3a	Work to attract successful businesses from the regional market.		
2.3b	Promote use of vacant commercial or industrial spaces for small business incubators and art studios.		
2.3c	Work to attract and retain a wide range of technology, retail and service related businesses.		

(ED) Objective 2.4: Promote existing, and invest in additional, quality of life factors conducive to business innovation.			
Actions		RESPONSIBILITY	SCHEDULE
2.4a	Promote Franklin as a business friendly community, with many important assets, including: a low single tax rate, excellent infrastructure, public services and school system, a well-educated work force, proximity to interstates, major cities and universities, many recreational, historic and cultural resources, and a great quality of life.		

(ED) Goal 3: Work to revitalize Franklin's Downtown core and adjacent neighborhoods.

(ED) Objective 3.1: Promote mixed-use development in appropriate areas. Please refer to Goal 2 and related objectives in the Land Use section of this document.			
---	--	--	--

(ED) Objective 3.2: Work with businesses, institutions, Franklin Downtown Partnership and other non-profit organizations to revitalize, enhance and promote Franklin's downtown area.			
Actions		RESPONSIBILITY	SCHEDULE
3.2a	Continue to support the Franklin Downtown Partnership, including working cooperatively with the Partnership on their current goals and efforts.		

(ED) Objective 3.3: Utilize cultural economic development concepts and resources to support Downtown Franklin's revitalization.			
Actions		RESPONSIBILITY	SCHEDULE
3.3a	Work with the MetroWest Tourism & Visitors Bureau and local organizations to promote Downtown Franklin as the region's cultural focus.		
3.3b	Work to attract and retain performance based organizations and venues to Downtown Franklin.		
3.3c	Explore locations for a Culture, Art, and Recreational Center in Downtown Franklin.		
3.3d	Support activities that bring visitors to Downtown Franklin.		

(ED) Objective 3.4: Work to support and retain current Downtown area businesses, attract the right retail mix including new specialty/niche businesses, and promote Downtown Franklin as a commercial district.

(ED) Objective 3.5: Work regularly to increase access to parking in Franklin's Downtown core.

Actions		RESPONSIBILITY	SCHEDULE
3.5a	Amend the Town's Zoning Bylaw to allow parking lots in the Downtown Commercial Zoning District as an accessory use.		

(ED) Objective 3.6: Improve the overall image, pedestrian circulation, and streetscape quality of the Downtown area.

(ED) Goal 4: Adopt strategies that will promote workforce development, attract skilled workers to the region, and increase employment options for the Town's current residents.

(ED) Objective 4.1: Build partnerships between state agencies, educational resources and local businesses to promote workforce development initiatives in Franklin and the region.

Actions		RESPONSIBILITY	SCHEDULE
4.1a	Educate Franklin's business community about the wide range of available State workforce training resources, which include Massachusetts One-Stop Career Centers, the Massachusetts Life Sciences Center, apprentice training programs, the Workforce Training Fund Program, and the Hiring Incentive Training Grant Program.		
4.1b	Promote and support collaborative workforce development and worker training programs between local businesses, Tri-County Regional Vocational Technical High School, Franklin High School, Dean College, Mass Bay Community College, and workforce training organizations including the Massachusetts Manufacturing Extension Partnership and Associated Industries of Massachusetts.		

(ED) Objective 4.2: Increase employment options for the Town's current residents.

Actions		RESPONSIBILITY	SCHEDULE
4.2a	Work on business attraction initiatives to attract entrepreneurs and emerging businesses, and increase living wage employment opportunities for Franklin's residents.		
4.2b	Work to increase education and training opportunities for Franklin's low, moderate, and middle-income residents.		

(ED) Objective 4.3: Work to attract skilled workers to the region.

Actions		RESPONSIBILITY	SCHEDULE
4.3a	Promote Franklin as an outstanding community to work and raise a family.		
4.3b	Encourage development of high-density workforce housing in areas of Town where property is underutilized or needs redevelopment, and where walking distance of Rail service is available. Please refer to Objective 1.3 in the Housing section of this document.		

(ED) Goal 5: Support and strengthen the Town of Franklin's business retention and attraction initiatives, activities and strategies.

(ED) Objective 5.1: Work with State agencies, chambers of commerce, and other public/private organizations to coordinate economic development programs and services in support of Franklin's business community.

Actions		RESPONSIBILITY	SCHEDULE
5.1a	Educate Franklin businesses about available State technical assistance programs and financial resources.		
5.1b	Work with MassDevelopment and Massachusetts Office of Business Development on regular visits to Franklin's small to medium size research and development and manufacturing		

	companies.		
5.1c	Perform ongoing outreach to Franklin's small business community regarding available resources and other issues of interest.		
5.1d	Encourage businesses in the manufacturing sector to cooperate and build partnerships.		

(ED) Objective 5.2: Provide resources that support Franklin's business community.			
Actions		RESPONSIBILITY	SCHEDULE
5.2a	Raise awareness of Franklin's Department of Planning and Community Development as a resource for Franklin-based businesses.		
5.2b	Develop and maintain an inventory of current businesses.		
5.2c	Develop and maintain an inventory of available commercial and industrial properties through regular communications with realtors.		
5.2d	Continue to refine the Town of Franklin's Zoning Bylaw and development permitting processes in efforts to further streamline the development processes in Franklin.		
5.2e	Continue to assess potential zoning map changes that would spur on appropriate levels of business development.		

(ED) Objective 5.3: Attract additional businesses to Franklin.			
Actions		RESPONSIBILITY	SCHEDULE
5.3a	Reach out to successful businesses outside Franklin in efforts to influence their relocation or expansion into Franklin.		
5.3b	Market the strengths of doing business in Franklin.		
5.3c	Create audio/visual web-based material that can be used to market Franklin.		

(ED) Goal 6: Support sustainable development, renewable energy and recycling initiatives, low impact development, and other "Green" activities.

(ED) Objective 6.1: Pursue the Green Communities designation under the Massachusetts Green Communities Act.
Please refer to Community Services & Facilities Goal 7, Objective 7.3.

(ED) Objective 6.2: Pursue creation of a Green Technology zoning district.

(ED) Objective 6.3: Encourage investment in green technologies as part of Town sponsored development or redevelopment projects.
Please refer to Community Services & Facilities Goal 7, Objective 7.2.

Community Services & Facilities (CS&F)

(CS&F) Goal 1: Regularly utilize the Master Plan in developing annual budgets and prioritizing capital improvements, programs and services.

(CS&F) Objective 1.1: Annually assess the Master Plan's goals, objectives and actions while prioritizing infrastructure and facilities expenditures for inclusion in the Town's Capital Improvements Plan.

(CS&F) Objective 1.2: Annually assess the Master Plan's goals, objectives and actions, while developing departmental work programs and operating budgets.
--

CS&F Goal 2: Obtain sufficient resources to implement the Master Plan's priority capital improvements, programs and services.

(CS&F) Objective 2.1: Regularly research alternative sources of resources needed to fund the Capital Improvements Plan.
--

(CS&F) Goal 3: Maintain, update and expand the Town's utilities, infrastructure and facilities to satisfy the demands of the Town into the future, without infringing on previously established plans for conservation or preservation.

(CS&F) Objective 3.1: Maintain and continue to update the Town's potable water facilities as appropriate to ensure high water quality standards, and to meet current and future State and Federal regulatory requirements.			
Actions		RESPONSIBILITY	SCHEDULE
3.1a	Continue to factor water system capital improvement expenses into service costs and set rates to generate sufficient resources to fund required capital improvements.		
3.1b	Fund and construct manganese treatment facilities as required.		

(CS&F) Objective 3.2: Fund and construct manganese treatment facilities as required.			
Actions		Actions	SCHEDULE
3.2a	Continue to factor sewer-waste water system capital improvement expenses into service costs and set rates to generate sufficient resources to fund required capital improvements.		

(CS&F) Objective 3.3: Investigate increasing the recharge of aquifers in the Franklin area, and ensure the health of aquifers by improving the treatment of runoff water before releasing it back into the ground.			
---	--	--	--

(CS&F) Objective 3.4: Maintain and update the Town's storm water and roadway drainage systems to meet future State and Federal regulatory requirements.			
Actions		RESPONSIBILITY	SCHEDULE
3.4a	Assess possible strategies to fund storm water and roadway drainage system improvements.		
3.4b	Evaluate low cost runoff treatment strategies.		

(CS&F) Goal 4: Superb delivery of public services.

(CS&F) Objective 4.1: Continue to improve the quality of customer service provided to the Town's residents and other customers utilizing Town services and facilities.			
Actions		RESPONSIBILITY	SCHEDULE
4.1a	Regularly assess customer service related activities and interactions, and develop policies or procedures required to implement desired improvements.		

(CS&F) Objective 4.2: Utilize technology where possible to improve the quality of municipal services, cut costs, and simplify routine processes.			
Actions		RESPONSIBILITY	SCHEDULE
4.2a	Evaluate software and related technologies that will allow for efficient on-line permitting.		
4.2b	Expand upon the Town's on-line bill paying capabilities.		
4.2c	Work to improve the Town's database management capabilities in order to centralize and coordinate the update and use of Town information.		

(CS&F) Objective 4.3: Regionalize services to reduce costs and improve customer services where appropriate.			
Actions		RESPONSIBILITY	SCHEDULE
4.3a	Work with adjacent communities to improve transportation to Franklin's Senior Center.		
4.3b	Continue to explore Library regionalization.		
4.3c	Implement existing plans for a Regionalized Public Safety Dispatch Center.		
4.3d	Research possible regional Fire Department services in the northern portion of town to reduce response times by partnering with Medway.		
4.3e	Conduct a study about regionalizing water services with Norfolk.		

4.3f	Add upon operations of the regional public safety dispatch center, and commence a study of regional fire service.		
------	---	--	--

(CS&F) Objective 4.4: Launch Commonwealth Connect App which allows residents to report quality of life problems, such as graffiti and potholes, in real time directly to Franklin government officials for resolution.

(CS&F) Goal 5: Maintain the quality of Franklin’s Municipal buildings, Public School facilities, and all other town owned properties, and utilize facilities as effectively as possible.

(CS&F) Objective 5.1: Develop and evaluate reuse alternatives for the former municipal site at 150 Emmons Street.

(CS&F) Objective 5.2: Relocate the Recreation Department out of 150 Emmons Street into a more appropriate facility.

(CS&F) Objective 5.3: Improve Fire emergency response times in the northern portion of Town, where population and development has increased.

(CS&F) Objective 5.4: Continue to work with National Grid to improve the power infrastructure in the community.

(CS&F) Objective 5.5: Implement actions from the Public Library improvement study.

(CS&F) Objective 5.6: Develop a plan to preserve the former Historic Museum’s facade.

(CS&F) Objective 5.7: Expand the parking lot and finish the 2nd floor of the Senior Center to support projected levels of service.

(CS&F) Goal 6: Implement the School Department’s Strategic Plan.

Note: The Master Plan Committee recognizes and incorporates herein the strategic planning already undertaken by the Franklin School system.

(CS&F) Objective 6.1: Provide resources to implement the District Improvement Plan, and related individual School Improvement Plans. The District Improvement Plan sets forth the following system-wide goals:

- a) Instructional Leadership. The district promotes the learning and growth of all students and the success of all staff by cultivating a shared vision that makes powerful teaching and learning the central focus of schooling.
- b) Curriculum, Planning, and Assessment. The district promotes the learning and growth of all students by providing high-quality and coherent instruction, designing and administering authentic and meaningful student assessments, analyzing student performance and growth data, using this data to improve instruction, providing students with constructive feedback on an ongoing basis, and continuously refining learning objectives.
- c) Learning Environment. The district promotes the learning and growth of all students through instructional practices that establish high expectations, create a safe and effective classroom environment, and demonstrate cultural proficiency.
- d) Family and Community Engagement. The district promotes the learning and growth of all students through effective partnerships with families, caregivers, community members, and organizations.
- e) Professional Culture: The district provides promotes the learning and growth of all students and staff through ethical, culturally proficient, skilled, and collaborative practice.

(CS&F) Objective 6.2: Study school attendance projections for upcoming years in order to plan for and utilize the Town’s Public School facilities as efficiently as possible.

(CS&F) Objective 6.3: Develop a plan to increase or improve the school space in the Davis Thayer Elementary School if school attendance projections increase.

(CS&F) Objective 6.4: Develop a plan to utilize the Davis Thayer Elementary School if school attendance projections decrease.

Actions		RESPONSIBILITY	SCHEDULE
6.4a	Consider reuse of the Davis Thayer Elementary School as a Recreation, Arts and Cultural Center.		

(CS&F) Objective 6.5: Develop a plan to utilize the Red Brick School building in case it ceases to be leased by the Benjamin Franklin Classical Charter Public School.

(CS&F) Goal 7: Support sustainable development, renewable energy, recycling, low impact development, and other “green” initiatives.

(CS&F) Objective 7.1: Investigate sustainable development improvement strategies in the areas of circulation, traffic calming, streetscape improvements, parking, pedestrian and bicycle connections, and enhanced transit (See Circulation Element).

(CS&F) Objective 7.2: Encourage investment in green technologies as part of all Town sponsored development or redevelopment projects.

(CS&F) Objective 7.3: Seek Green Communities designation by achieving as many requirements for designation as practicable.

(CS&F) Objective 7.4: Encourage use of low impact development drainage systems, including rain gardens, green roofs, rain barrels, and similar concepts.

(CS&F) Objective 7.5: Modify zoning to allow commercial alternative energy production.

Legislation

For

Action



SPONSOR: ADMINISTRATION

TOWN OF FRANKLIN

RESOLUTION 13-69

AUTHORIZATION FOR INTERMUNICIPAL AGREEMENT WITH TOWN OF BELLINGHAM FOR SHARED IN-HOME RESPITE SERVICES

WHEREAS, the Franklin Council on Aging made a joint application with the Town of Bellingham Council on Aging for a private grant from Metrowest Community Healthcare Foundation to fund an In-Home Respite Program and the two Councils on Aging have been awarded the grant, and

WHEREAS, said grant will fund a substantial portion of the cost of the In-Home Respite Program, and

WHEREAS, the purpose of the grant is to fund an In-Home Respite Program to provide temporary respite for a caregiver by providing trained Respite Companions to offer socialization and stimulation for an elderly resident of Franklin or Bellingham with a diagnosis of Alzheimer's, a related dementia, or a significant chronic medical condition, said program to be implemented with a Respite Program Supervisor and three Respite Companions to be employed or engaged by Franklin and compensated from the proceeds of the grant and fees charged to clients of the program, and

WHEREAS, the legal arrangement between Bellingham and Franklin for joint use of the grant and access to and compensation of the Respite Program Supervisor and three Respite Companions must be formalized in an agreement, and intermunicipal agreements are governed by the provisions of G.L. Chapter 40, Section 4A which requires that each municipality authorize the agreement, and

WHEREAS, Town of Bellingham has already authorized the agreement by vote of its Board of Selectmen,

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Franklin hereby authorizes the Town Administrator pursuant to G.L. Chapter 40, Section 4A to negotiate and execute an intermunicipal agreement with the Town of Bellingham on behalf of the Franklin Council on Aging to implement an In-Home Respite Program in Bellingham and Franklin consisting of home visitations by trained Respite Companions under the supervision of a Respite Program Supervisor with personnel employed or engaged by Franklin and funded with the proceeds of the grant to Bellingham and Franklin from Metrowest Community Healthcare Foundation and fees charged to clients, on such terms and conditions as the Town Administrator determines to be in the Town's best interest.

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

DATED: September _____, 2013

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

ABSTAIN _____

**Deborah L. Pellegri
Town Clerk**

ABSENT _____

**Judith Pond Pfeffer, Clerk
Franklin Town Council**

Sponsor: *Town Council*

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 13-719

**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
§185, ATTACHMENT 9. 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 adding Residential VII Zoning District to §185, Attachment 9. Schedule of Lot, Area, Frontage and Height Requirements with dimensional requirements, as noted.

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

District	Minimum Lot Dimensions				Minimum Yard Dimensions			Maximum Height		Maximum Impervious Coverage of Existing Upland	
								of Building			
	Area	Continuous	Depth (feet)	Lot Width	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures
	(square feet)	Frontage (feet)		(minimum circle diameter)							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	25
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
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	0 ²	15	3 ⁶	40 ⁶	90	100
Commercial II	40,000	175	200	157.5	40	30	30	3	40	70	80
Business	20,000	125	160	112.5	40	20	30	3	40	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 Up to 5 stories and/or 60 feet, whichever is greater, 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 Up to 4 stories and/or 50 feet, whichever is less, 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.

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: _____, 2013

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Deborah L. Pellegri
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 13-720**

DISTRICTS ENUMERATED

CHANGES TO §185, SECTION 4, DISTRICTS ENUMERATED

**A ZONING BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN
AT CHAPTER 185, SECTION 4, DISTRICTS ENUMERATED, RE: CREATION
OF RESIDENTIAL VII ZONING DISTRICT**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by ~~deleting~~ and adding the following text at §185-4. Districts Enumerated:

- A. For the purposes of this chapter, the Town of Franklin is hereby divided into the following types of districts:

Rural Residential I (RRI)

Rural Residential II (RRII)

Single-Family Residential III (SFRIII)

Single-Family Residential IV (SFRIV)

General Residential V (GRV)

Residential VI (RVI)

Residential VII (RVII)

Commercial I (CI)

Commercial II (CII)

Business (B)

Industrial (I)

Limited Industrial (LI) [Added 10-2-2002 by Bylaw Amendment 02-507]

Neighborhood Commercial (NC) [Added 6-11-2003 by Bylaw Amendment 03-511]

Office (O) [Added 7-11-2001 by Bylaw Amendment 01-467]

Downtown Commercial (DC) [Added 7-13-2011 by Bylaw Amendment 11-652]

- B. In addition, there are eight overlay districts: the Flood Hazards District as established in §185-24, the Water Resource District as established in §185-40, the Wireless Communications Services District as established in §185-44, the Biotechnology Use Overlay District as established in §185-42, the Adult Use Overlay District as established in §185-47, the Senior Village Overlay District as established in §185-48, the Sign District Map as established in §185-20 and the Medical Marijuana Use Overlay District as established in §185-49.

C. Intent of districts. The intent of the zoning districts is as follows: (Please refer to the Table of Use for specific uses as they relate to each zoning district.) [Added 7-11-2001 by Bylaw Amendment 01-467]

- (1) The Rural Residential Districts (RRI, RRII) are intended primarily for single-family residential uses in a rural and semi-rural environment. Agricultural uses are generally permitted. Generally, commercial and industrial uses are not permitted.
- (2) The Single-Family Residential Districts (SFRIII, SFRIV) are intended primarily for single-family residential uses in a semi-rural and suburban environment. Two-family residential uses may be permitted in some areas. Generally commercial and industrial uses are not permitted; however, limited commercial uses may be permitted in some areas.
- (3) The General Residential V District (GRV) is intended primarily for single-family and two-family residential uses in a suburban downtown environment. Multifamily and apartment uses may also be permitted. In addition, certain commercial uses may be permitted, but most nonresidential uses are not allowed.
- (4) The Residential VI District (RVI) is intended primarily for multifamily and apartment residential uses in a suburban environment. Limited commercial uses may be permitted. See §185-38. Multifamily and flexible development zoning bylaw for further requirements of the Residential VI District.
- (5) The Residential VII District (RVII) is intended primarily for single-family residential uses in a semi-rural environment. Multiple, single-family dwelling units may be permitted. Preservation of open space is encouraged and most nonresidential uses are not allowed. Please see §185-50. Residential VII for further requirements of the RVII District.
- ~~(5)~~ (6) The Commercial I District (CI) is intended primarily for office, retail, service, trade, restaurant, and other commercial uses in a downtown environment. Limited industrial uses may be permitted. Single-family, two-family and multifamily and apartment residential uses may also be allowed.
- ~~(6)~~ (7) The Commercial II District (CII) is intended primarily for office, retail, service, trade, restaurant, and other commercial uses and limited industrial uses in a suburban commercial environment. Single-family and two-family residential uses may also be permitted. [Amended 6-11-2003 by Bylaw Amendment 03-511]
- ~~(7)~~ (8) The Business District (B) is intended primarily for nonresidential uses such as office, retail, service, trade, restaurant, and other commercial uses with some limited industrial uses in a suburban commercial environment.
- ~~(8)~~ (9) The Office District (O) is intended primarily for office parks, business uses, limited commercial and light industrial uses. Industrial uses such as warehouse and manufacturing are not permitted except as an accessory use. Residential uses are not permitted.

- ~~(9)~~ (10) The Industrial District (I) is intended primarily for light and medium industrial uses, warehouse and distribution uses, and business uses. Some commercial uses may be permitted but residential uses are not permitted.
- ~~(40)~~ (11) The Limited Industrial District (LI) is intended primarily for light industrial service, trade and limited business uses. In addition, accessory office and retail uses may be permitted. Residential uses are not allowed. [Added 10-2-2002 by Bylaw Amendment 02-507]
- ~~(44)~~ (12) The Neighborhood Commercial District (NC) is intended primarily for low-intensity commercial uses located in or within close proximity to primarily residential neighborhoods providing retail and personal services which serve the surrounding neighborhood. Industrial uses are not allowed. The District is further classified by its neighbor- and pedestrian-friendly design concepts including low luminescent lighting fixtures, visibly obscured parking areas, densely planted property borders, nonintrusive architecture and pedestrian scaled signage with external illumination. [Added 6-11-2003 by Bylaw Amendment 03-511]
- ~~(42)~~ (13) The Downtown Commercial District (DC) is intended as a mixed use, transit-oriented commercial district which combines first floor commercial uses with upper floor office or multi-unit residential uses. An emphasis is placed on commercial uses like restaurants and retail that support an economically rich downtown environment. [Amended 7-13-2011 by Bylaw Amendment 11-652]

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: _____, 2013

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Deborah L. Pellegri
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk

SPONSOR: *Town Council*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 13-721
RESIDENTIAL VII**

CHANGES TO §185, SECTION 5: ZONING MAP

**A ZONING BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN
AT CHAPTER 185, SECTION 5, ZONING MAP, RE: ADDITION OF
RESIDENTIAL VII ZONING DISTRICT**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by making the following amendments to §185-5, of the Code of the Town of Franklin, Zoning Map:

That the Zoning Map of the Town of Franklin be amended by adding the Residential VII Zoning District an area containing 21.7 +/- acres, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

284-028-000	284-026-000	300-002-000 (portion, as
284-027-000	299-001-000	shown on attached map)
284-025-000		300-003-000

The area to be rezoned is shown on the attached zoning map.

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: _____, 2013

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Deborah L. Pellegrini
Town Clerk

ABSENT _____

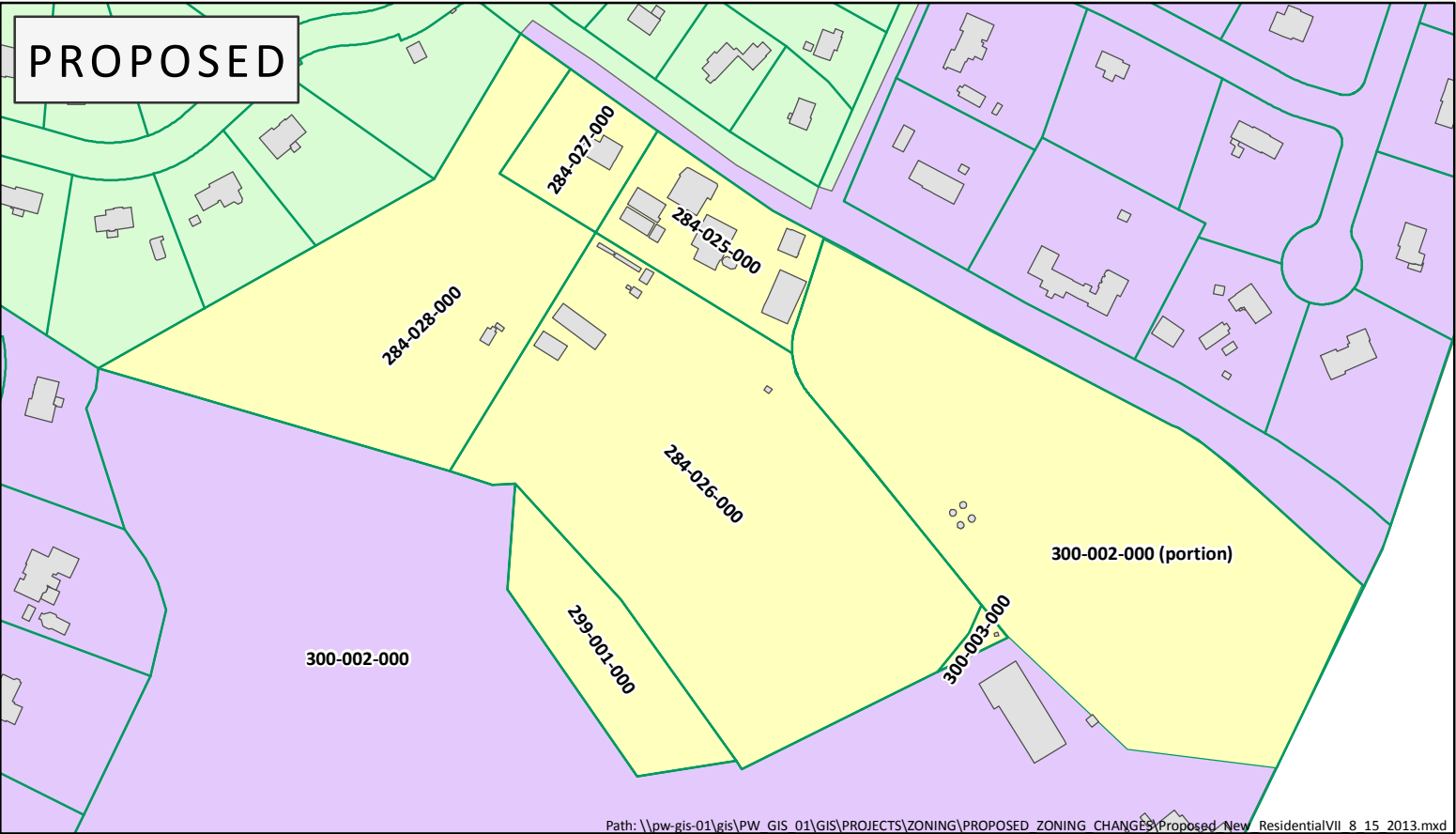
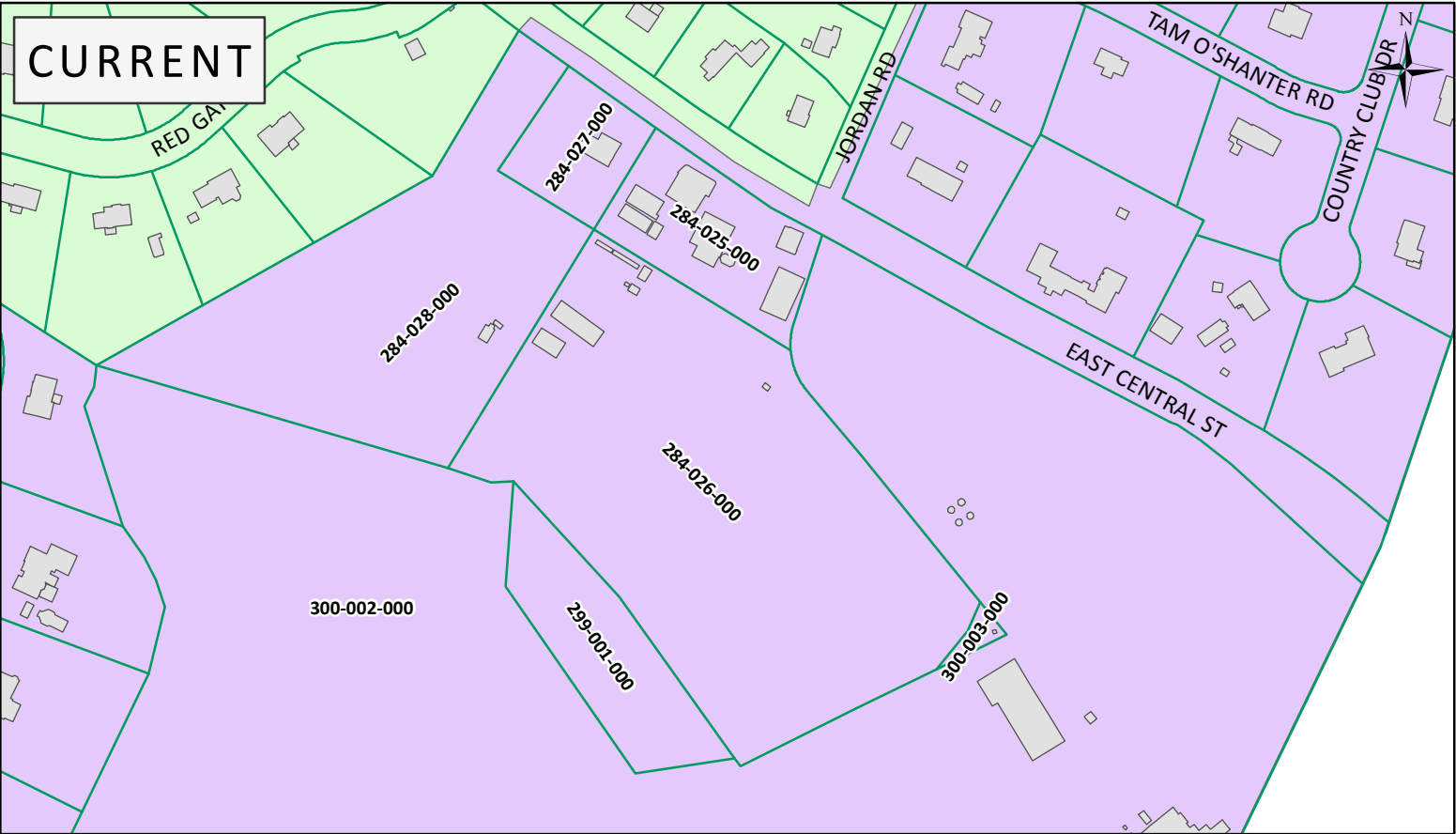
Judith Pond Pfeffer, Clerk
Franklin Town Council

Proposed Zoning Map Change

New District: Residential VII

- Parcel Line
- Single-Family III
- Rural Residential I
- Proposed Residential VII

0 75 150 300 450 600 Feet



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: SUGGESTED CHANGES TO ZONING BYLAW AMENDMENT
13-722, RESIDENTIAL VII ZONING DISTRICT
CC: FRANKLIN PLANNING BOARD
MARK CEREL, TOWN ATTORNEY
BETH A. DAHLSTROM, TOWN PLANNER
DATE: SEPTEMBER 19, 2013

As you know Town Council will hold a public hearing on September 25, 2013 to consider the following five proposed zoning bylaw amendments:

- Zoning Bylaw Amendment 13-719 Changes to 185 Attachment 9 Schedule;
- Zoning Bylaw Amendment 13-720 Changes to 185-4 Districts Enumerated;
- Zoning Bylaw Amendment 13-721 Changes to 185-5 Zoning Map;
- Zoning Bylaw Amendment 13-722 Chapter 185-50 Residential VII Zoning District Bylaw;
- Zoning Bylaw Amendment 13-723 Changes to 185, Use Regulation Schedule.

Since the September 4, 2013 Town Council meeting when the proposed amendments were referred to the Planning Board for a public hearing, Town staff identified wording in Zoning Bylaw Amendment 13-722 that was not acceptable for condominium-owned properties. For that reason Town staff made refinements to the proposed zoning bylaw amendment, and requests Town Council vote to amend the wording of Zoning Bylaw Amendment 13-722, Residential VII Zoning District.

Suggested changes are shown below in **Bold** type and appear as additions (**xyz**) and as deletions (~~xyz~~).

2. Special Permit, for multiple, single-family.
 - D. Roadways.
 - (2) Dead-end street.
 - (a) Dead-end streets shall be no longer than 600 feet measured from the ~~center~~ **turnaround to the** sideline of the closest, connecting street.

(b) Dead-end streets shall be provided, ~~at the~~ if a closed end, with a turnaround having ~~a right-of-way radius of 60 feet and~~ a pavement radius of 45 feet; ~~all pavement will be kept within the right of way.~~

(3) Other roadway requirements.

(a) ~~Through~~ Streets. ~~Through streets~~ Streets indicated on the plan that are not fully constructed to provide through traffic shall provide for paved temporary turnarounds suitable for snowplowing purposes, to be approved by the Planning Board, before any houses on such streets shall be occupied.

Attached is a new version of Zoning Bylaw Amendment 13-722 Chapter 185-50 Residential VII Zoning District Bylaw, which includes the requested revisions that are summarized above. Please let me know if you have questions or require additional information.



FRANKLIN FIRE DEPARTMENT

TO : PLANNING BOARD

FROM: G. B. MCCARRAHER, FIRE CHIEF

DATE : 19 SEPTEMBER 2013

RE : DEAD END STREET LIMITATIONS – RESIDENTIAL VII

The purpose of this memorandum is to voice my support to maintain the 600 foot limitation on dead end streets in the proposed Residential VII Zone.

This recommendation is based upon the same theory which supports the limitation in all other residential zones, which is, to limit the population that may be entrapped within the dead end streets should there be an emergency on the dead end street itself or on the feeder road to the dead end street.

As you know, the 600 foot limit is presently the standard within all residential zones throughout the community. With the exception of General Residential V, the density allowances in the proposed Residential VII are substantially more than those found in the remaining residential zones with a 600 foot limit. Accordingly, increasing the dead end street limit within the proposed Residential VII District would indeed expose more residents to the potential perils the current limit intends to prevent. As a result, in the interest of public safety and consistency throughout the Zoning By-Law, I recommend that the dead end street be limited to 600 feet in length within the proposed Residential VII Zone.

Thank you for your attention regarding this matter. Please contact me should you have any questions or require any additional information.

CC: J. NUTTING, TOWN ADMINISTRATOR

SPONSOR: *Town Council*

TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 13-722
RESIDENTIAL VII ZONING DISTRICT
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SECTION 50

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by adding the following text at §185-50. Residential VII zoning district:

1. Purpose. To allow for planned residential developments.
 - A. Uses allowed:
 - (1) Single-family dwelling units by right;
 - (2) Multiple, single-family dwelling units by special permit from the Planning Board; and
 - (3) All other uses as permitted in Residential VII as shown in Chapter 185, Attachment 2, Town of Franklin Use Regulations Schedule.
 2. Special Permit, for multiple, single-family.
 - A. General requirements.
 - (1) Special Permits. Multiple, single-family dwelling units may be authorized by special permit from the Planning Board in the Residential VII zoning district, but only in accordance with the requirements as set out in Chapter 185-45. Administration and Enforcement, and if in accordance with the following requirements of this section, and as long as all other applicable requirements of Chapter 185 are met.
 - (2) Site plan review. The requirements of § 185-31, Site plan review, shall be complied with at the time of application for a special permit.
 - B. Other Requirements.
 - (1) Mitigation. Design and construction shall reduce, to the extent reasonably possible, the following:
 - (a) The volume of cut and fill.
 - (b) The area over which existing vegetation will be disturbed, especially on land within 200 feet of a wetland, river, pond, or stream, or having a slope of more than 15% or overlying easily eroded soils.
 - (c) The number of trees removed.
 - (d) The extent of waterways altered or relocated.
 - (e) The visual prominence of man-made elements not necessary for safety or orientation.

- (f) The removal of existing stonewalls.
- (g) The visibility of building sites from existing streets.
- (h) The alteration of groundwater or surface water elevations.
- (i) The disturbances of important wildlife habitats, outstanding botanical features and scenic or historic environs.
- (j) The soil loss or instability during and after construction.
- (2) Enhancement. Design and construction shall increase, to the extent reasonably possible, the following:
 - (a) Visual prominence of natural features of the landscape.
 - (b) Legal and physical protection of views from the public ways.
 - (c) Use of curvilinear street patterns.

C. Building design and placement.

- (1) Minimum lot size. Multiple, single-family developments shall be constructed on a parcel of land totaling at least five (5)-acres of upland.
- (2) Density. The maximum number of dwelling units permitted shall not exceed 4-units per acre of upland.
- (3) There shall be at least 20 feet between buildings or space between buildings may be reduced by 50% if all adjacent buildings are fire sprinkled. In all other respects, the requirements of the Schedule of Lot, Area, Frontage, Yard and Height Requirements must be met.
- (4) If no public water supply is available, dwelling units must be fire sprinkled.

D. Roadways.

- (1) Roadways construction. All the work and the materials used shall conform to the requirements of the MassDOTs "Standard Specifications for Highways and Bridges," including the most recent Supplemental Specifications.
 - (a) All roadways shall be designed so that, in the opinion of the Planning Board, they will provide safe vehicular and pedestrian travel.
 - (b) Width Requirements.
 - i. Roadways and alleys shall be 24 feet width of which a minimum of 20 feet shall be paved; the balance shall consist of a continuous shoulder with no obstructions, constructed in the opinion of the Fire Chief, to be capable of supporting and providing supplemental access for heavy emergency vehicles.
 - ii. Alleys may be reduced to 18 feet in width provided that the following requirements are met:
 - a. There is a primary roadway constructed consistent with the requirements of this section F. Roadways;

- b. The alley is one way; and
- c. There is no parking allowed along the alley.

(2) Dead-end street.

- (a) Dead-end streets shall be no longer than 600 feet measured the sideline of the closest, connecting street.
- (b) Dead-end streets shall be provided, if a closed end, with a turnaround having a pavement radius of 45 feet.
- (c) Approval. Approval of dead-end streets may be contingent upon provision of easements and necessary facilities to allow continuity of utility and drainage systems. Water mains shall normally be looped.

(3) Other roadway requirements.

- (a) Streets. Streets indicated on the plan that are not fully constructed to provide through traffic shall provide for paved temporary turnarounds suitable for snowplowing purposes, to be approved by the Planning Board, before any houses on such streets shall be occupied.

(4) Ownership and maintenance.

- (a) Ownership and maintenance of all roadways and related infrastructure shall remain private.
- (b) A private road covenant to ensure compliance with F.(4)(a) shall be approved by the Town Council prior to endorsement of plans by the Planning Board.

E. Other improvements.

- (1) Sidewalks. Location. Sidewalks are required on one side of the road to adequately service pedestrian traffic.
- (2) Sidewalks shall be at least five feet wide and shall extend to the paved roadway at intersections to provide convenient walk-off crossings. Sidewalks shall be ramped for handicapped to access the gutter with no curb. Handicap ramps shall be shown on the plan and shall be constructed in accordance with the latest Rules and Regulations of the Architectural Access Board.

F. Utilities.

- (1) Wiring. Electrical, telephone and television community cable conduits shall be placed underground. Size and materials of these conduits and lateral spacing between conduits shall meet the requirements of the respective utility company. The utilities shall not be located under either paved areas of roadways or the sidewalks.
 - (a) Ownership and maintenance of utilities shall remain private.
- (2) Water and Sewer. Water and Sewer services shall be constructed in compliance with Department of Public Works Standards.
 - (a) Water and sewer system shall remain private; however, DPW personnel shall have access as necessary to maintain the public systems.

- (b) The Town of Franklin, its agents and servants shall have the right but not the obligation at all times to enter an approved development for the purposes of inspecting, maintaining and or making emergency repairs including, but not limited to, private water, private sewer and/or private drainage systems. In such event, the private property owners shall be liable, jointly and severally, for the payment of all expenses incurred by the Town in connection therewith, and unpaid expenses shall constitute a lien on their property.

G. Homeowners' Association.

- (1) A homeowners' association shall be established to provide maintenance of all roadways, related infrastructure and utilities.
- (2) Legal documents creating such homeowners' association shall be submitted to the Town for review and shall be determined to be acceptable prior to plans being endorsed by 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: _____, 2013

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

ABSTAIN _____

Deborah L. Pellegrini
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk

SPONSOR: *Town Council*

TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 13-722
RESIDENTIAL VII ZONING DISTRICT
A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SECTION 50

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by adding the following text at §185-50. Residential VII zoning district:

1. Purpose. To allow for planned residential developments.
 - A. Uses allowed:
 - (1) Single-family dwelling units by right;
 - (2) Multiple, single-family dwelling units by special permit from the Planning Board; and
 - (3) All other uses as permitted in Residential VII as shown in Chapter 185, Attachment 2, Town of Franklin Use Regulations Schedule.
 2. Special Permit, for multiple, single-family.
 - A. General requirements.
 - (1) Special Permits. Multiple, single-family dwelling units may be authorized by special permit from the Planning Board in the Residential VII zoning district, but only in accordance with the requirements as set out in Chapter 185-45. Administration and Enforcement, and if in accordance with the following requirements of this section, and as long as all other applicable requirements of Chapter 185 are met.
 - (2) Site plan review. The requirements of § 185-31, Site plan review, shall be complied with at the time of application for a special permit.
 - B. Other Requirements.
 - (1) Mitigation. Design and construction shall reduce, to the extent reasonably possible, the following:
 - (a) The volume of cut and fill.
 - (b) The area over which existing vegetation will be disturbed, especially on land within 200 feet of a wetland, river, pond, or stream, or having a slope of more than 15% or overlying easily eroded soils.
 - (c) The number of trees removed.
 - (d) The extent of waterways altered or relocated.
 - (e) The visual prominence of man-made elements not necessary for safety or orientation.

- (f) The removal of existing stonewalls.
- (g) The visibility of building sites from existing streets.
- (h) The alteration of groundwater or surface water elevations.
- (i) The disturbances of important wildlife habitats, outstanding botanical features and scenic or historic environs.
- (j) The soil loss or instability during and after construction.
- (2) Enhancement. Design and construction shall increase, to the extent reasonably possible, the following:
 - (a) Visual prominence of natural features of the landscape.
 - (b) Legal and physical protection of views from the public ways.
 - (c) Use of curvilinear street patterns.

C. Building design and placement.

- (1) Minimum lot size. Multiple, single-family developments shall be constructed on a parcel of land totaling at least five (5)-acres of upland.
- (2) Density. The maximum number of dwelling units permitted shall not exceed 4-units per acre of upland.
- (3) There shall be at least 20 feet between buildings or space between buildings may be reduced by 50% if all adjacent buildings are fire sprinkled. In all other respects, the requirements of the Schedule of Lot, Area, Frontage, Yard and Height Requirements must be met.
- (4) If no public water supply is available, dwelling units must be fire sprinkled.

D. Roadways.

- (1) Roadways construction. All the work and the materials used shall conform to the requirements of the MassDOTs "Standard Specifications for Highways and Bridges," including the most recent Supplemental Specifications.
 - (a) All roadways shall be designed so that, in the opinion of the Planning Board, they will provide safe vehicular and pedestrian travel.
 - (b) Width Requirements.
 - i. Roadways and alleys shall be 24 feet width of which a minimum of 20 feet shall be paved; the balance shall consist of a continuous shoulder with no obstructions, constructed in the opinion of the Fire Chief, to be capable of supporting and providing supplemental access for heavy emergency vehicles.
 - ii. Alleys may be reduced to 18 feet in width provided that the following requirements are met:
 - a. There is a primary roadway constructed consistent with the requirements of this section F. Roadways;

- b. The alley is one way; and
- c. There is no parking allowed along the alley.

(2) Dead-end street.

- (a) Dead-end streets shall be no longer than 600 feet measured from the center turnaround to the sideline of the closest, connecting street.
- (b) Dead-end streets shall be provided at the closed end with a turnaround having a right-of-way radius of 60 feet and a pavement radius 45 feet; all pavement will be kept within the right of way.
- (c) Approval. Approval of dead-end streets may be contingent upon provision of easements and necessary facilities to allow continuity of utility and drainage systems. Water mains shall normally be looped.

(3) Other roadway requirements.

- (a) Through streets. Through streets indicated on the plan that are not fully constructed to provide through traffic shall provide for paved temporary turnarounds suitable for snowplowing purposes, to be approved by the Planning Board, before any houses on such streets shall be occupied.

(4) Ownership and maintenance.

- (a) Ownership and maintenance of all roadways and related infrastructure shall remain private.
- (b) A private road covenant to ensure compliance with F.(4)(a) shall be approved by the Town Council prior to endorsement of plans by the Planning Board.

E. Other improvements.

- (1) Sidewalks. Location. Sidewalks are required on one side of the road to adequately service pedestrian traffic.
- (2) Sidewalks shall be at least five feet wide and shall extend to the paved roadway at intersections to provide convenient walk-off crossings. Sidewalks shall be ramped for handicapped to access the gutter with no curb. Handicap ramps shall be shown on the plan and shall be constructed in accordance with the latest Rules and Regulations of the Architectural Access Board.

F. Utilities.

- (1) Wiring. Electrical, telephone and television community cable conduits shall be placed underground. Size and materials of these conduits and lateral spacing between conduits shall meet the requirements of the respective utility company. The utilities shall not be located under either paved areas of roadways or the sidewalks.
 - (a) Ownership and maintenance of utilities shall remain private.
- (2) Water and Sewer. Water and Sewer services shall be constructed in compliance with Department of Public Works Standards.

- (a) Water and sewer system shall remain private; however, DPW personnel shall have access as necessary to maintain the public systems.
- (b) The Town of Franklin, its agents and servants shall have the right but not the obligation at all times to enter an approved development for the purposes of inspecting, maintaining and or making emergency repairs including, but not limited to, private water, private sewer and/or private drainage systems. In such event, the private property owners shall be liable, jointly and severally, for the payment of all expenses incurred by the Town in connection therewith, and unpaid expenses shall constitute a lien on their property.

G. Homeowners' Association.

- (1) A homeowners' association shall be established to provide maintenance of all roadways, related infrastructure and utilities.
- (2) Legal documents creating such homeowners' association shall be submitted to the Town for review and shall be determined to be acceptable prior to plans being endorsed by 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: _____, 2013

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

ABSTAIN _____

Deborah L. Pellegri
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk

SPONSOR: *Town Council*

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 13-723

CHANGES TO §185, USE REGULATION SCHEDULE.

**A ZONING BY-LAW TO AMEND CHAPTER 185, USE REGULATION SCHEDULE OF
THE CODE OF THE TOWN OF FRANKLIN**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by adding RVII to the first column of the Town of Franklin Use Regulation Schedule, Parts I through Parts VII:

	RRI												
	RRII												
	RVI												
Principal Uses	RVII	RVII	SFRIII	SFRIV	GRV	NC	CI	CII	DC	B	I	LI	O

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: _____, 2013

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Deborah L. Pellegri
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk

TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 13-718

Changes to §185-7 Compliance required.

**A ZONING BY-LAW TO AMEND CHAPTER 185 SECTION 7 OF THE CODE OF THE
TOWN OF FRANKLIN**

Note: Within this section, changes are shown in **Bold** type and appear as additions (**xyz**) and as deletions (~~xyz~~). This is to retain the readability of the document.

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 §185-7. Compliance required:

TOWN OF FRANKLIN									
USE REGULATIONS SCHEDULE									
PART II									

11-1-2000 by Bylaw Amendment 00-442; 2-21-2000 by Bylaw Amendment 00-451; 7-11-2001 by Bylaw Amendment 01-468;

6-1-2003 by Bylaw Amendment 03-511; 12-17-2003 by Bylaw Amendment 03-532; 10-6-2004 by Bylaw Amendment 04-549]

[illegible][illegible]

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

[illegible][illegible]

Principal Uses	RVI	SERIII	SERIV	GRV	NC	CI	CII	DC	B	I	LI	O
----------------	-----	--------	-------	-----	----	----	-----	----	---	---	----	---

[illegible][illegible]

1. If any part of a principal use is considered a VSE (see § 195.3, 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

[illegible]

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.

[illegible]

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: _____, 2013

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Deborah L. Pellegri
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk

Town of Franklin

Tel: (508) 520-4907

Fax: (508) 520-4906



Planning Board

355 East Central Street
Franklin, Massachusetts 02038-1352

July 30, 2013

Deborah L. Pellegrini, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE

Bylaw Amendment #13-718:
Changes to §185-7. Compliance Required.

RE: Off-street parking

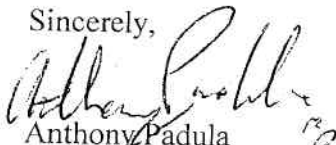
Petitioner: Town of Franklin, Department of Planning and Community Development

Dear Mrs. Pellegrini:

Please be advised that at its meeting on Monday, July 30, 2013 the Planning Board, upon motion duly made and seconded, voted (5-0-0) to **RECOMMEND**, as presented, to the Town Council the adoption of Zoning By-law Amendments #13-718: Chapter 185 Section 7, Compliance Required (off-street parking).

If you have any questions concerning this decision, please contact the planning staff or me.

Sincerely,


Anthony Padula
Chairman

cc: **Town Council**
Town Administrator

Attch.: Zoning Bylaw #13-718

RECEIVED
TOWN OF FRANKLIN
2013 JUL 31 AM 9:41