



## FRANKLIN TOWN COUNCIL

January 22, 2014

7:00 PM

**A. APPROVAL OF MINUTES** – *December 11, 2014*

**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** – *Library Board of Directors*

**F. HEARINGS**

**G. LICENSE TRANSACTIONS**

**H. PRESENTATIONS/DISCUSSIONS**

- *Franklin Cultural Council, Claire Griffin*
- *Municipal Affordable Housing Trust, Christopher Vericker*

**I. SUBCOMMITTEE REPORTS**

**J. LEGISLATION FOR ACTION**

1. *Resolution 14-05: Appropriation: Fire Detail Account*
2. *Zoning Bylaw Amendment 13-726: Amendment to §185, Attachment 9. Schedule of Lot, Area, Frontage, Yard, and Height Requirements – 2nd Reading- Requires 2/3 Vote*
3. *Zoning Bylaw Amendment 14-728: Changes to §185-5 Zoning Map- Referral to Planning Board*

**K. TOWN ADMINISTRATOR'S REPORT**

**L. OLD BUSINESS**

**M. NEW BUSINESS**

**N. COUNCIL COMMENTS**

**O. EXECUTIVE SESSION** – *Collective Bargaining – Fire Union*

**P. ADJOURN**

**FRANKLIN TOWN COUNCIL  
MINUTES OF MEETING  
December 11, 2013**

A meeting of the Town Council was held on Wednesday, December 11, 2013 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present; Andrew Bissanti, Brett Feldman, Glenn Jones, Matt Kelly, Thomas Mercer, Peter Padula, Judith Pond Pfeffer, Robert Vallee, Steve Williams. Administrative personnel in attendance: Jeffrey Nutting; Town Administrator, Mark Cerel; Town Attorney and Maxine Kinhart; Assistant to the Town Administrator. Other officials present: Kevin W. Doyle; Director of Assessing.

**CALL TO ORDER:** Chairman Vallee called the meeting to order at 7:00PM with a moment of silence and the Pledge of Allegiance.

**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 also have recorded the meeting. Chairman Vallee announced the Council Meeting of December 18<sup>th</sup> was cancelled; there is no Agenda and the next Council Meeting is scheduled for January 15<sup>th</sup>.

**PROCLAMATIONS/RECOGNITIONS:** NONE.

**CITIZEN COMMENTS:** Mark Ellis; Franklin Elks Chairman of Veterans Committee spoke in support of continuing the tradition or raising the flags on Main Street when a Veteran passes away as a way of recognizing their military service. Mr. Ellis said the Elks were willing to take over the responsibility of the flag program from the Town. The Elks would coordinate with the funeral directors, would post the flags for the wake/funeral, remove the flags and store the flags at the Elks Lodge. In addition, the Elks would post the flags whenever the Town wanted the flags posted – such as on Memorial Day, Labor Day and Veteran’s Day. Chairman Vallee said the Council would respond to this request under ‘New Business’.

**APPOINTMENTS:** NONE.

**RECESS:** Chairman Vallee called a three-minute recess at 7:07PM.

**HEARINGS: *Tax Classification Hearing – 7:10PM.*** Ken Norman; Chairman of the Board of Assessors introduced Board of Assessor members John Neas and Chris Feeley, as well as Kevin Doyle; Director of Assessing. Mr. Norman said the packet each Councilor was given was similar to the previous year’s packet, but with updated figures. Data was included for both ‘single-rate’ and ‘split-rate’ tax rates. The proposed ‘single-rate’ tax rate would be increased by \$.11 to \$14.45. Mr. Norman and Mr. Nutting explained what ‘single-rate’ and ‘split-rate’ tax rates mean. Mr. Nutting, Councilor Bissanti and Mr. Feeley supported a ‘single-rate’ tax rate. Mr. Nutting said the Town does not have enough commercial/industrial business to support a ‘split-rate’ tax rate; the businesses would have too great a burden to offset any tax decrease given to residential taxpayers. Per Councilor Feldman’s inquiry, the average increase in taxes per homeowner for the high school override will be \$50. Chairman Vallee invited public comment, but there were no comments. **MOTION** by Councilor Jones to close the Hearing **SECONDED** by Councilor Mercer. **VOTE to Approve: Yes-9, No-0, Absent-0.**

**PRESENTATIONS/DISCUSSIONS: *Guidelines and Criteria for Penalizing Alcoholic Beverage License Holder Violations*** – Mr. Nutting and Mr. Cerel presented the draft guideline document of how to proceed with future violations of the State’s liquor laws. Mr. Cerel said in general the Council is not constrained by the guidelines presented in the draft, but would offer the Council guidance so as to be consistent and predictable for failure of a business to pass a compliance check. The penalties for other operational violations, such incidents

or accidents where excessive drinking or underage drinking occurs would be case-by-case based on the totality of circumstances. Several Councilors spoke in support of the draft document and Mr. Nutting said the bylaw amendment would appear on the next meeting's Agenda.

**LICENSE TRANSACTIONS: 2014 Annual Alcoholic Beverages License Renewals:** MOTION by Councilor Pfeffer to renew alcoholic beverages licenses on the Renewal List for the year 2014 with the following businesses licenses held where funds are owed to the Town until outstanding fees are paid: 461 West Central Street, Maplegate Country Club located at 161 Maple Street Bellingham, Incontro Restaurant located at 861 West Central Street, Colwen Management located on Forge Parkway **SECONDED** by Councilor Mercer. **DISCUSSION:** Councilor Padula clarified as long as the four listed establishments pay their outstanding fees, they will have a liquor license for January 1<sup>st</sup>. Councilor Padula abstained from the vote, as there was a potential conflict of interest. **VOTE to Approve: Yes-8, No-0, Absent-0, Abstain-1.**

**SUBCOMMITTEE REPORTS: Economic Committee** – Councilor Jones announced there will be a workshop on January 21<sup>st</sup> regarding the Old Municipal Building located at 150 Emmons Street. A second workshop, which will address zoning issues, will take place on January 29<sup>th</sup> at 7:00PM in the Training Room.

**LEGISLATION FOR ACTION:**

**Resolution 13-85: Classification Tax Allocation – Residential Factor:** Councilor Pfeffer read the resolution to set the Residential Factor at one (1). MOTION by Councilor Pfeffer to move Resolution 13-85 **SECONDED** by Councilor Padula. **VOTE to Approve: Yes-9, No-0, Absent-0.**

**Resolution 13-86: Classification Tax Allocation – Open Space Exemption:** Councilor Pfeffer read the resolution that there not be an exemption for Open Space. MOTION by Councilor Pfeffer to move Resolution 13-86 **SECONDED** by Councilor Mercer. **VOTE to Approve: Yes-9, No-0, Absent-0.**

**Resolution 13-87: Classification Tax Allocation – Small Business Exemption:** Councilor Pfeffer read the resolution that there not be an exemption for small businesses. MOTION by Councilor Pfeffer to move Resolution 13-87 **SECONDED** by Councilor Mercer. **DISCUSSION:** Mr. Nutting explained by giving any one group a tax-exemption would shift the tax burden to all the other taxpayers. **VOTE to Approve: Yes-9, No-0, Absent-0.**

**Resolution 13-88: Classification Tax Allocation – Residential Property Exemption:** Councilor Pfeffer read the resolution that there not be an exemption for residential property. MOTION by Councilor Pfeffer to move Resolution 13-88 **SECONDED** by Councilor Mercer. **VOTE to Approve: Yes-9, No-0, Absent-0.**

**Resolution 13-89: 2014 Schedule of Town Council Meetings:** Councilor Pfeffer read the 2014 Town Council Schedule. MOTION by Councilor Jones to move Resolution 13-89 **SECONDED** by Councilor Padula. **VOTE to Approve: Yes-9, No-0, Absent-0.**

**Resolution 13-90: Legal Notices:** Councilor Pfeffer read the resolution to designate the Milford Daily News to be utilized by all boards, departments, agencies, and agents of the Town to give notice to the public of pending public hearings for the next calendar year, 2014. MOTION by Councilor Jones to move Resolution 13-90 **SECONDED** by Councilor Mercer. **VOTE to Approve: Yes-9, No-0, Absent-0.**

**Zoning Bylaw Amendment 13-726: Amendment to Chapter 185, Attachment 9, Schedule of Lot, Area, Frontage Yard and Height Requirements – Referral to Planning Board:** **RECUSED:** Councilors Bissanti, Mercer & Padula asked to be recused from Zoning Bylaw Amendment 13-726. MOTION by Councilor Jones to waive the reading **SECONDED** by Councilor Mercer. **VOTE to Approve: Yes-6, No-0, Absent-0, Recused-3.** MOTION by Councilor Jones to refer Bylaw Amendment 13-726 to the Planning Board **SECONDED** by Councilor Williams. **DISCUSSION:** Mr. Nutting explained this bylaw relates to the Zone 7 changes made a few months ago. This bylaw allows impervious coverage to be increased from 25% to 50%

with Special Permit for multiple single-family dwelling units in Zone 7. **VOTE to Approve: Yes-6, No-0, Absent-0, Recused-3.**

**TOWN ADMINISTRATOR'S REPORT:** ► Mr. Nutting thanked the Downtown Partnership and Dean College for another wonderful Holiday Stroll. ► Mr. Nutting reviewed the contents of the handout provided to the Councilors from the Budget Subcommittee. The handout included fiscal information of current and proposed fiscal policies, debt information, OPEB obligation, school information and the initial 5-Year Forecast. ► Mr. Nutting reminded people during winter weather events, priority is given to main roadways before secondary roadways are treated and to use caution. ► Mr. Nutting thanked the Assessor's Office, Jim Dacey; Treasurer/Collector and Susan Gagner; Comptroller for coordinating their efforts to create the budget. The average tax increase for homeowners will be \$270. ► Mr. Nutting wished everyone a happy holiday. ► Mr. Nutting said he would resolve the flag issue with the Elks.

**OLD BUSINESS:** Councilor Padula thanked Mr. Cerel for meeting with him and for answering his questions.

**NEW BUSINESS:** ► Councilor Jones would like to add to a future Agenda the adoption of the draft document for alcohol penalties. ► Councilor Bissanti requested the appointment of Councilor Pfeffer to the Citizens Committee be added to the next Agenda.

**COUNCILOR COMMENTS:** ► Councilor Williams wished everyone a safe holiday season. ► Councilor Jones thanked Mass Development for having an event for the Economic Development community. In addition, Councilor Jones thanked EMC for hosting the event and all those who attended. ► Councilor Pfeffer thanked whoever was responsible for the wonderful new parking meter covers for the holiday season. Councilor Pfeffer acknowledged lifelong Franklin resident Victor Pisini and wished him a happy 85<sup>th</sup> Birthday. ► Councilor Mercer wished everyone happy holidays and said he enjoyed the Holiday Stroll. Councilor Mercer also provided an update on the new high school project. The building and roof are 'tight' for the winter so inside work can continue. ► Councilor Padula wished everyone a happy and safe holiday. ► Councilor Feldman wished happy holidays to everyone and said he enjoyed the ribbon cutting at the solar array at the Abbey. ► Chairman Vallee thanked Dr. Paula Rooney for hosting a reception at her home for the Council and others.

**ADJOURN: MOTION** by Councilor Mercer to adjourn **SECONDED** by Councilor Jones. **VOTE to Approve: Yes-9, No-0, Absent-0.** Meeting adjourned at 7:50PM.

Respectfully Submitted,

Jan Brecht, Recording Secretary

# APPOINTMENTS



## APPOINTMENTS

### Library Board of Directors:

Doug Newton  
3 Stephen Way

The Board of Directors has requested the appointment of this individual.

**MOTION** to ratify the appointment by the Town Administrator of Doug Newton to serve as a member of the Library Board of Directors term to expire June 30, 2016

**DATED:** \_\_\_\_\_, 2014

**VOTED:**

**UNANIMOUS** \_\_\_\_\_

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

**ABSTAIN** \_\_\_\_\_

**ABSENT** \_\_\_\_\_

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



## TOWN OF FRANKLIN BOARD/COMMITTEE VOLUNTEER FORM

If you are interested in volunteering by serving on a Town Board/Committee, please complete this form and return it to the Town Administrator's Office located at 355 East Central Street, Franklin MA. For inquiries call 508-520-4949.

**Name:**

Doug Newton

**Address:**

3 Stephen Way, Franklin

781-771-8383 cell, 508-528-0183 evening/home

**Day Telephone:**

**Evening Telephone:**

**List the Board/Committee (s) you are interested in:**

Library Board of Directors

**Present Business Affiliation and work:**

I work at MathWorks, a software company in Natick.

**Government Experience:**

n/a

**Education or Special Training:**

MS degree in Information Systems

**Positions previously held in town government:**

Currently on the Design Review Committee

**What days of the week and hours would you be available:**

I can commit to the Monday evenings that the Board meets, plus additional time each month if necessary

**Comment on why you are interested in serving a particular committee and what you think you could contribute:**

As an avid reader and town resident, I'm interested in supporting the Library and our community's use of it. As a technology professional, I also think I can provide some input on the role of technology in the Library and how our town's library may evolve in our increasingly-digital world.

Information received will be available to the Board and Committees that you list. To find out more about a Board/Committee click on link: [Boards & Committees](#)

thanks!  
Doug

PRESENTATIONS

AND

DISCUSSIONS

1. FRANKLIN CULTURAL COUNCIL, CLAIRE GRIFFIN
2. MUNICIPAL AFFORDABLE HOUSING TRUST, CHRISTOPHER VERICKER



LEGISLATION

FOR

ACTION

**TOWN OF FRANKLIN**

**RESOLUTION NO.:** 14-05

**APPROPRIATION:** Fire Detail Account

**AMOUNT REQUESTED:** \$5,083.47

**PURPOSE:** To fund a prior year deficit in the Fire Detail Account

**FINANCE COMMITTEE ACTION**

**Meeting Date:** n/a **Vote:** n/a

**Recommended Amount:** n/a

**MOTION**

Be It Moved and Voted by the Town Council that a transfer from free cash of five thousand, eighty-three dollars and forty-seven cents (\$5,083.47) be made to clear the prior year deficit in the Fire Detail Account.

**DATED:** \_\_\_\_\_, 2014

**VOTED:**

**UNANIMOUS** \_\_\_\_\_

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

**ABSTAIN** \_\_\_\_\_

**ABSENT** \_\_\_\_\_

**A True Record Attest:**

**Deborah L. Pellegri**  
**Town Clerk**

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



PHONE: (508) 520-4925  
FAX (508) 541-5253

## Town of Franklin Comptroller's Office

355 East Central Street  
Franklin, MA 02038-1352

TO: Jeff Nutting  
FROM: Susan Gagner  
RE: Fire Details  
DATE: December 6, 2013

In response to the June 30, 2012 management letter Fire Detail finding, I did an in depth review of the Fire Detail billing process. Over the past year the Fire Department clerical staff has done a great job cleaning up some prior year balances and has been up to date on current year billing and collections. I have reconciled the fire detail account and there is a deficit balance of \$5,083.47. This balance is many years old and there is no history to go back and try to collect these funds. I would like to ask for a free cash transfer, or some other mechanism to fund the shortfall in this account.

**Sponsor:** *Town Council*

**TOWN OF FRANKLIN**

**ZONING BY-LAW AMENDMENT 13-726**

**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 of Building		Maximum Impervious Coverage of Existing Upland	
	Area (square feet)	Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures
											Plus Paving <sup>3</sup>
Rural Residential I	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20	25
Residential VI	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20	25
Residential VII <sup>11</sup>	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20 <sup>12</sup>	25 <sup>12</sup>
Rural Residential II	30,000	150	200	135 <sup>4</sup>	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 <sup>10</sup>	0 <sup>2</sup>	15	3 <sup>9</sup>	40 <sup>9</sup>	80	90
Commercial I <sup>7</sup>	5,000	50	50	45	20 <sup>1</sup>	0 <sup>2</sup>	15	3 <sup>6</sup>	40 <sup>6</sup>	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 <sup>5</sup>	30 <sup>5</sup>	3 <sup>6</sup>	-	70	80
Limited Industrial	40,000	175	200	157.5	40	30 <sup>8</sup>	30 <sup>8</sup>	3 <sup>6</sup>	40 <sup>6</sup>	70	80
Office	40,000	100	100	90	20	30 <sup>5</sup>	30 <sup>5</sup>	3 <sup>6</sup>	40 <sup>6</sup>	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:

<sup>1</sup> But no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment.

<sup>2</sup> Increase to 20 feet when abutting a residential district.

<sup>3</sup> See definition of Upland § 185-3, § 185-36. Impervious Surfaces and § 185-40. Water Resource District.

<sup>4</sup> 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.

<sup>5</sup> Increase by the common building height of the structure, when abutting a residential use.

<sup>6</sup> Up to 5 stories and/or 60 feet, whichever is greater, may be permitted by a special permit from the Planning Board.

<sup>7</sup> Permitted residential uses must observe requirements of General Residential V District for residential use building only. Mixed use buildings are exempt from this requirement.

<sup>8</sup> Increase by 1.5 the common building height of a structure, when abutting a residential district or use.

<sup>9</sup> 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.

<sup>10</sup> Minimum 5' setback required on first floor, street level; upper floors can overhang required first floor set back.

<sup>11</sup> See § 185-50.

<sup>12</sup> Total impervious surface in the upland shall be no more than 50% if a Special Permit for multiple, single-family dwelling units is granted in RVII.

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.

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**DATED:** \_\_\_\_\_, 2014

**VOTED:**

**UNANIMOUS** \_\_\_\_\_

**A True Record Attest:**

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

**Deborah L. Pellegrini**  
**Town Clerk**

**ABSTAIN** \_\_\_\_\_

**ABSENT** \_\_\_\_\_

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**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

2014 JAN 10 AM 11:07  
TOWN OF FRANKLIN  
TOWN CLERK

January 8, 2014

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

## **CERTIFICATE OF VOTE –**

**RE: ZONING BY-LAW AMENDMENT 13-726 TO AMEND CHAPTER 185, ATTACHMENT 9, SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS, OF THE CODE OF THE TOWN OF FRANKLIN (IMPERVIOUS COVERAGE)**

Dear Mrs. Pellegrini:

On Monday, January 6, 2014 the Planning Board opened the public hearing for Zoning Bylaw Amendment 13-726, to amend Chapter 185, Attachment 9, Schedule of Lot, Area, Frontage, Yard and Height Requirements of the Town Code of the Town of Franklin and upon motion duly made and seconded, voted (5-0-0) to waive the reading.

Chairman Anthony Padula recognized Town Administrator Jeffery Nutting who gave a brief review of why the request for changes to impervious coverage are needed, indicating despite the fact that zoning bylaws creating RVII Zoning District were recently passed, there was a general oversight in regards to the need for increased impervious coverage should an applicant be granted a special permit for multi-family dwelling units in the Residential VII Zoning District.

Chairman Padula asked the Board for comments regarding the Bylaw, seeing there were none, upon motion duly made and seconded, the Planning Board voted (5-0-0) to close the public hearing.

Chairman Padula asked if there were any motions to recommend or not recommend the proposed Zoning Bylaw Amendment. Vice Chairman Halligan made a motion to recommend approval of Zoning Bylaw Amendment 13-726, to amend Chapter 185, Attachment 9, Schedule of Lot, Area, Frontage, Yard and Height Requirements of the Town Code of the Town of Franklin to Town Council as submitted. Chairman Padula indicated he would like to take a moment to deliberate prior to moving the motion forward. At this time Chairman Padula indicated he had done some research which showed the Environmental Protection Agency (EPA) was encouraging the reduction of impervious coverage in residential zoning districts to prevent flooding and protect water quality not increase it as being proposed by the proposed Zoning Bylaw; Chairman Padula did not support, for this reason, the increase of maximum impervious coverage of existing upland from 25% (structures plus paving) to 50% if a special permit is granted for multiple, single-family dwelling units.

Town Attorney Mark Cerel indicated that with increased density as allowed in the RVII Zoning District with a special permit for multiple, single-family dwelling units, comes the need for increased impervious coverage above the 25% as currently allowed.

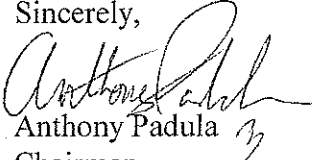
Vice Chairman Halligan asked if impervious coverage were something that could be addressed through Special Permit process. Attorney Cerel indicated that the applicant would have to be able to show all water and drainage could be contained on site even with increased impervious coverage.

Seeing that there was no additional discussion, Chairman Padula asked for the previous motion made by Vice Chairman Halligan to be restated: to recommend approval of Zoning Bylaw Amendment 13-726, Changes to Impervious Coverage in the Residential VII Zoning District to Town Council as submitted. Ballarino seconded. Halligan: Yes. Ballarino: Yes. Padula: NO. David: NO. Carroll: No.

Please be advised that at its meeting on Monday, January 6, 2013 upon motion duly made and seconded, the Planning Board voted (2-3-0) to recommend approval of Zoning Bylaw Amendment 13-726: to amend Chapter 185, Attachment 9, Schedule of Lot, Area, Frontage, Yard and Height Requirements of the Town Code of the Town of Franklin as submitted. There were three negative votes resulting in negative recommendation to approve Zoning Bylaw Amendment 13-726 to the Town Council by the Planning Board.

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

Sincerely,

  
Anthony Padula  
Chairman

cc: Town Council  
Town Administrator



**TOWN OF FRANKLIN**

**ZONING BY-LAW AMENDMENT 14-728  
INDUSTRIAL TO SINGLE-FAMILY III**

**Changes to § 185-5 Zoning Map**

**A ZONING BY-LAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN  
AT CHAPTER 185 SECTION 5, ZONING MAP, RE: CHANGE FROM  
INDUSTRIAL TO SINGLE-FAMILY III**

**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 changing from Industrial to Single-family III an area containing 10.92 ± acres, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

304-064-000	304-068-000	304-071-000
304-065-000	304-069-000	304-073-000
304-067-000	304-070-000	

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.

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**DATED:** \_\_\_\_\_, 2014

**A True Record Attest:**

**Deborah L. Pellegrini**  
Town Clerk

**VOTED:**  
**UNANIMOUS** \_\_\_\_\_

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

**ABSTAIN** \_\_\_\_\_

**ABSENT** \_\_\_\_\_

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

# Proposed Zoning Map Changes

## Industrial to Single-Family III

0 112.5 225 450 875 900 Feet

- Parcel Line
- Single-Family III
- Business
- Single-Family IV
- Industrial
- Area of Proposed Changes

