



FRANKLIN TOWN COUNCIL

November 19, 2014

7:00 PM

A. ELECTION OF OFFICERS

B. APPROVAL OF MINUTES – *July 30, 2014*

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

D. PROCLAMATIONS/RECOGNITIONS

E. CITIZEN COMMENTS

F. APPOINTMENTS

G. HEARINGS - *Tax Classification Hearing – 7:10 PM*

H. LICENSE TRANSACTIONS - *Let's Eat (Franklin), LLC d/b/a Three: Change of Manager*

I. PRESENTATIONS/DISCUSSIONS - *Chairman of HS Building Committee*

J. SUBCOMMITTEE REPORTS

K. LEGISLATION FOR ACTION

Resolution 14-77: Classification Tax Allocation – Residential Factor

Resolution 14-78: Classification Tax Allocation – Open Space Exemption

Resolution 14-79: Classification Tax Allocation – Small Business Exemption

Resolution 14-80: Classification Tax Allocation – Residential Property Exemption

Resolution 14-66: Authorization to Grant Utility (Sewer) Easement

Resolution 14-76: Acceptance of Private Road Covenant With Developer of Unnamed Street Off Upper Union Street (Mount View Farms Subdivision)

Resolution 14-81: Refunding Bond Order

Resolution 14-82: Appropriation – Sewer Retained Earnings

Resolution 14-83: Acceptance of Gift – Council on Aging

L. TOWN ADMINISTRATOR'S REPORT

M. OLD BUSINESS

N. NEW BUSINESS

O. COUNCIL COMMENTS

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

Q. ADJOURN

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
July 30, 2014**

A meeting of the Town council was held on Wednesday July 30, 2014 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present: Andrew Bissanti, Brett Feldman, Glenn Jones (arrived 7:21), Matt Kelly (by Remote Participation), Tom Mercer, Peter Padula, Judith Pond Pfeffer, Robert Vallee, Steve Williams. Administrative personnel in attendance: Jeffrey Nutting, Town Administrator; Maxine Kinhart, Assistant to the Town Administrator; Mark Cerel, Town Attorney

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

APPROVAL OF MINUTES – July 9, 2014 **MOTION** by Councilor Pfeffer to approve the minutes, **SECOND** by Councilor Williams. **VOTE** – approve. Councilor Mercer Abstained.

ANNOUNCEMENTS - This meeting is being recorded by Franklin TV and available for viewing on Comcast Channel 11 and Verizon Channel 29 and may be recorded by Franklin Matters.

PROCLAMATIONS/RECOGNATIONS: None

CITIZEN COMMENTS: None

HEARINGS: None

APPOINTMENTS: Franklin Housing Authority – Peter Brunelli- Motion by Councilor Pfeffer to ratify the appointment of Peter Brunelli to serve on the Board of Commissioners of the Franklin Housing Authority. **SECOND** by Councilor Mercer. **ROLL CALL:** Andy Bissanti – Yes, Brett Feldman – Yes, Tom Mercer – Yes, Peter Padula – Yes, Judy Pfeffer – Yes, Bob Vallee – Yes, Steve Williams – Yes, Matt Kelly – Yes (by Remote) **VOTE: YES – 9, NO – 0, ABSENT - 0 ABSTAIN – 0**

Town Administrator indicated that Since Matt Kelly is participating by remote that all votes must be by Roll Call. Must Re-vote acceptance of Minutes.

RE-VOTE of Minutes: Bissanti–Yes, Feldman – Yes, Tom Mercer – Yes, Peter Padula – Yes, Judy Pfeffer – Yes, Bob Vallee – Yes, Steve Williams – Yes, Matt Kelly – Yes (By Remote). **VOTE: YES – 8, NO – 0, ABSENT– 0, ABSTAIN 1**

APPOINTMENTS: Minessa Konecky – Historical Commission: Motion by Councilor Pfeffer to ratify the appointment of Minessa Konecky to serve as a full member of the commission. **SECOND** by Councilor Mercer. Bissanti–Yes, Feldman – Yes, Tom Mercer – Yes, Peter Padula – Yes, Judy Pfeffer – Yes, Bob Vallee – Yes, Steve Williams – Yes, Matt Kelly – Yes (By Remote). **VOTE: YES – 9, NO – 0, ABSENT – 0 ABSTAIN – 0**

LICENSE TRANSACTIONS – NONE

PRESENTATIONS/DISCUSSIONS - NONE

SUBCOMMITTEE REPORTS - NONE

LEGISLATION FOR ACTION

Resolution 14-49 – DESIGNATION OF “SPECIAL MUNICIPAL EMPLOYEE” UNDER STATE ETHICS LAW.

RESOLUTION 14-49 makes the Franklin Advisory Committee, formerly the Citizens Committee Special Municipal town employees under G.L. Chapter 268A Section1(n). **MOVE** Resolution 14-49 by Councilor Mercer. **SECOND** by Councilor Padula. No discussion. ROLL CALL VOTE: Williams: yes, Padula – Y, Pfeffer – Y, Mercer – y, Kelly (Remote) – Y, Feldman – y, Bissanti – y, Vallee – y. **VOTE: YES – 9, NO – 0, ABSENT – 0**

Bylaw Amendment 14-738: Amendment to Chapter § 179-9.1 Water System Map. 2nd Reading 2/3

Vote Councilor Pfeffer read the Bylaw to amend the Code of the Town of Franklin at Chapter § 179-9.1. **MOVE** Bylaw Amendment 14-738 by Councilor Jones. **SECOND** by Councilor Williams. Bylaw amends the Water System Map by adding an eligible location extending the water system from Washington Street approximately 650 feet to service a new 3 lot subdivision called Bogan’s Way. Discussion Nutting stated that Petitioner is going to donate to the Water Conservation Fund. Need these water map extensions because you can’t have wells and septic on the same site. Pfeffer asked how many houses could he build, he stated 3. She asked if he could build those houses if he did not have the water extensions? He stated that he could not. **VOTE: ROLL CALL:** Bissanti – yes, Feldman – y, Kelly(Remote), Y, Mercer – y, Pfeffer – y, Padula – y, Williams – y, Vallee- y,. **VOTE: YES – 9, NO – 0, ABSENT – 0, ABSTAIN – 0**

Councilor Jones arrives at 7:20 PM

Bylaw Amendment 14-739 Amendment to Chapter §179.9.1 Water System Map. 2nd Reading 2/3 Vote.

Councilor Pfeffer read the Bylaw to amend the Code of the Town of Franklin At Chapter §179-9.1. Water Map. **MOVE** Bylaw Amendment 14-739 by Councilor Jones. **SECOND** by Councilor Williams. Discussion: Installing 8” ductile iron water main from Jordan Road to Wrentham town line to service 55 single family homes. This line will not service Country Club except for sprinkler system. **ROLL CALL VOTE:** Feldman – Y, Jones – Y, Kelly(Remote) – y, Pfeffer - y, Williams – y, Vallee – y. **VOTE: YES – 6, NO – 0, ABSENT – 0, ABSTAIN - 3**

Bylaw Amendment 14-740 Amendment to Chapter 139-14, Sewer System Map. 2nd Reading 2/3 Vote.

Councilor Pfeffer Read the Bylaw to amend the code of the Town of Franklin Chapter 179-9.1. **MOVE** Bylaw Amendment 14-740 – Councilor Jones. **SECOND** by Councilor Williams. Bylaw will add a sewer connection to existing sewer system on Red Gate Lane and extend across town property to the site to service 55 single family homes. Petitioner will contribute \$100,000 towards Force Main, **ROLL CALL VOTE:** WILLIAMS – Y, PFEFFER – Y, KELLY(Remote) – Y, JONES- Y, FELDMAN – Y, VALLEE – Y Abstain: Mercer, Padula, Bissanti **VOTE: YES – 6, NO – 0, ABSENT – 0, ABSTAIN - 3**

TOWN ADMINISTRATOR’S REPORT Lincoln Street project is underway and hopefully will be done by the end of the construction season. Main Street project will be starting. Sidewalk on Panther Way is coming along and should be done in nest couple weeks.

NEW BUSINESS

Historic building/Church on Washington Street. Historic Commission has control over the building. Trust approached by Housing authority about putting two apartments in there for seniors while keeping the facade. Council needs to be involved as it is town property. Received building by deed in 1972. No heat, no lights, bathrooms do not meet ADA standards. Building has lots of issues. It will be a long time before anything happens there.

COMMENTS

Councilor Feldman is going to hold a meeting on Solar panels on August 13.

Counselor update on New High School: 30 days before school opening. Will be opening on schedule.

Demolition early next week.

ADJOURN: MOTION by Councilor Mercer to adjourn. **SECOND** by Councilor Jones.
VOTE to Approve: YES – 9, NO – 0, Absent – 0. Meeting adjourned at 7:35 PM.

Respectfully Submitted,

Maxine Kinhart

HEARING – 7:10 PM

1. TAX CLASSIFICATION HEARING

FY 2015 PROPERTY TAX CLASSIFICATION HEARING

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Town of Franklin
Town Administrator's Office
(508) 520-4949

Milford Daily News

Attention: LEGAL NOTICES DEPT.
November 3, 2014

**FRANKLIN TAX HEARING
NOTICE OF PUBLIC HEARING
PROPERTY TAX CLASSIFICATION**

The Franklin Town Council will hold a Public Hearing in the Council Chambers in the Municipal Office Building, 355 East Central Street, Franklin, MA on Wednesday evening, November 19, 2014 at 7:10 P.M. on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2015. The hearing will provide an open forum for the discussion of local property tax policy. Interested taxpayers may present oral or written information on their views.

Prior to the setting of the tax rate, the Town Council must adopt a Residential Factor following which the Council selects the percentage of the levy to be borne by Commercial and Industrial and Personal Property.

The hearing location is accessible to persons with physical disabilities. If you have any questions, please call the Town Administrator's Office at (508) 520-4949.

Submitted by,
Maxine D. Kinhart
Assistant to the Town Administrator

Send Bill and 2 tear sheets Maxine Kinhart

Administrator's Office
355 East Central Street
Franklin, MA 02038
(508) 520-4949

FY 2015 MARKET ADJUSTMENTS SUMMARY

FY 2014 AVERAGE SINGLE FAMILY	\$364,000	
FY 2015 AVERAGE SINGLE FAMILY	\$381,200	
CHANGE (approx. %)	+ \$17,200	+ 4 ¾ %

<u>Real Estate Property Class Groups</u>	<u>Approx. Overall Percent Change</u>
SINGLE FAMILY	+ 4 ½ %
RESIDENTIAL CONDOS	+ 6 %
2 & 3 FAMILY HOMES	+ 6 %
4 or more APARTMENTS	+ 2 %
VACANT RESIDENTIAL LAND	+ 8 %
OTHER RESIDENTIAL (i.e. mixed use)	+ 5 %
RESIDENTIAL OVERALL	+ 4 ½ %
COMMERCIAL	+ ½ %
INDUSTRIAL	0 %

FY 2015 TAX CLASS TOTALS		VALUE PORTION OF TOTAL	PROPERTY TYPE	ACCT/ PARCEL COUNT	CLASS 1 Residential Assessed Value	CLASS 2 Open Space Assessed Value	CLASS 3 Commercial Assessed Value	CLASS 4 Industrial Assessed Value	CLASS 5 Personal Property Assessed Value
SINGLE FAMILY	0.65838	101	7,656	2,918,642,300					
RESIDENTIAL CONDO	0.08219	102	1,694	364,375,600					
2 RES BLDGS / ONE LOT	0.00396	Misc 103,109	42	17,535,500					
TWO FAMILY	0.01362	104	231	60,373,400					
THREE FAMILY	0.00544	105	73	24,118,700					
APARTMENTS	0.02271	111-125	60	100,674,200					
RESIDENTIAL LAND	0.00863	130-132, 106	491	38,256,100					
OTHERWISE NOT CLASSIFIED	0.00000	200-231	0	0					
COMMERCIAL	0.06913	300-393	232			306,451,700			
INDUSTRIAL	0.09290	400-452	200				411,844,700		
CLASSIFIED FOREST	0.00000	CH 61 Land	2			0	3,120		
CLASSIFIED AGRICULTURAL	0.00004	CH 61A Land	36			0	185,341		
CLASSIFIED RECREATIONAL	0.00017	CH 61B Land	17			0	766,052		
RES/COM/IND MIXED USE	0.01129	012-043	85	28,530,515		0	21,468,335	53,450	
PERSONAL PROP - INDIVIDUAL	0.00512	501	233					22,686,110	
PERSONAL PROP - CORPORATION	0.01071	502	423					47,490,570	
PERSONAL PROP - MFG CORP	0.00000	503	0					0	
PERSONAL PROP - TRANSMISSION	0.01077	504,550-552	6					47,724,850	
PERSONAL PROP - TELEPHONE	0.00368	505	5					16,313,600	
PERSONAL PROP - PIPELINES	0.00086	506	1					3,796,500	
PERSONAL PROP - WIRELESS	0.00040	508	5					1,793,520	
TOTALS	1.00000		11,492	3,552,506,315	0	0	328,874,548	411,898,150	139,805,150
REAL AND PERSONAL PROPERTY TOTAL VALUE									4,433,084,163
EXEMPT VALUE									381,195,000

FY15 CLASS	CLASS VALUE	KEY GROUPS	VALUE OF GROUP	GROUP % OF CLASS
COMMERCIAL	328,874,548	MALL & OFFICE BLDG.	51,845,100	15.76%
INDUSTRIAL	411,898,150	CONSTITUTION & FORGE	269,725,400	65.48%
SUB-TOTAL	740,772,698	SUB-TOTAL	321,570,500	43.41%
PERSONAL PROP.	139,805,150	PERSONAL PROP.	139,805,150	100.00%
GRAND TOTAL	880,577,848	GRAND TOTAL	461,375,650	52.39%
				of total CIP

PARCEL ID	LUC	IMPR. TYPE	OWNER - C&I - IMPROVED ONLY - NO VACANT LAND	LOCATION	FY 2015 VALUE
270-014-000-000	323	77	CDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	5 245 FRANKLIN VILLAGE DR	46,661,900
319-015-000-000	404	73	EMC CORPORATION / C/O EMC CORP - REAL ESTATE DEP	50 CONSTITUTION BLVD	37,076,900
285-107-000-000	323	76	FRANKLIN SHOPPERS FAIR / C/O JOHN ALEZIOS	265 303 EAST CENTRAL ST	16,382,500
275-023-000-000	400	32	BERNON LAND TRUST LLC	1153 WEST CENTRAL ST	15,592,900
329-001-000-000	401	43	TEACHERS INSURANCE ANNUITY / C/O CUSHMAN & WAKEFIELD INC	109 CONSTITUTION BLVD	14,997,000
330-028-000-000	401	43	REEP-IND FREEDOM MA LLC / C/O NY LIFE INVEST MANAGEMENT	20 FREEDOM WAY	14,633,400
313-059-000-000	340	A1	EMC CORPORATION	55 CONSTITUTION BLVD	14,536,900
312-020-000-000	404	73	CALIFORNIA STATE TEACHERS / C/O NTRG	100 FINANCIAL PK	14,439,100
295-004-000-000	401	43	KEY BOSTON INC	126 GROVE ST	11,485,600
275-003-000-000	401	43	KN FRANKLIN LLC	12 FORGE PKY	10,970,800
295-003-000-000	340	A1	FRANKLIN EQUITY PARTNERS, LLC / C/O AEGEAN CAPITAL LLC	124 GROVE ST	10,384,000
330-028-000-000	401	43	FREEDOM DC, LLC	15 FREEDOM WAY	10,272,900
272-071-000-000	322	01	NINTH AVENUE EQUITIES CO INC	100 CORPORATE DR	10,174,100
			parcel percent of all accounts, and value percent of total improved C&I valuation	13 parcels valued at	227,607,700
					4.36%
319-013-000-000	401	43	KNICKERBOCKER PROPERTIES INC / C/O MARVIN F POER & COMPANY	135 CONSTITUTION BLVD	9,600,400
275-013-000-000	402	73	27 FORGE PARKWAY LLC	27 FORGE PKY	8,011,800
275-007-000-000	400	34	EXETER 20 FORGE PARK LLC	20 FORGE PKY	7,843,000
272-004-000-000	300	90	TURNBERRY INN GROUP LLC	4 FORGE PKY	7,760,300
274-009-000-000	401	43	ONE HUNDRED FORTY LLC	1376 WEST CENTRAL ST	7,661,200
275-005-000-000	400	33	REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	16 FORGE PKY	7,647,600
290-005-000-000	400	34	NL VENTURES IX NATIONAL LLC / C/O TAX DEPT	24 NATIONAL DR	7,559,000
278-016-000-000	400	71	CCMCD PROPERTY LLC	5 FISHER ST	7,358,900
295-002-000-000	340	A1	BEAULIEU DEBRA A TR / AL-JE-BEAU REALTY TRUST	122 GROVE ST	6,817,000
285-008-000-000	324	79	HALLIGAN JOSEPH TR / C/O BIG Y FOODS INC	348 EAST CENTRAL ST	6,727,400
290-007-000-000	401	43	PIERCE REALTY LLC	34 FORGE PKY	6,563,300
275-002-000-000	404	73	EXETER 10 FORGE PARK LLC	10 FORGE PKY	6,255,700
314-023-000-000	300	90	HLPL FRANKLIN ASSOCIATES, LLC	835 UPPER UNION ST	6,195,400
319-014-000-000	401	43	FRANKLIN CAPITAL LLC T/C INFIDYNE LLC T/C / C/O ATLANTIC POWER	125 CONSTITUTION BLVD	6,189,700
290-008-000-000	401	43	KNICKERBOCKER PROPERTIES INC / C/O MARVIN F POER & COMPANY	32 FORGE PKY	5,995,900
275-001-000-000	404	73	EXETER 8 FORGE PARK LLC	8 FORGE PKY	5,951,100
295-007-000-000	401	43	ASTRO INVESTMENT LLC / C/O KSI TRADING CORP	10 KENWOOD CIR	5,839,200
276-018-000-000	401	43	FRANKLIN LIMITED PARTNERSHIP / C/O AD VALOREM TAX INC	1 OLD FORGE HILL RD	5,773,900
311-001-000-000	401	43	NV FRANKLIN LLC / C/O EASTPORT REAL ESTATE SVCS	176 GROVE ST	5,654,900
290-006-000-000	401	43	EXETER 22 FORGE PARK LLC	22 NATIONAL DR	5,561,100
295-009-000-000	401	43	LMF FRANKLIN CORP	40 KENWOOD CIR	5,509,900
275-009-000-000	400	33	REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	38 FORGE PKY	5,492,000
314-015-000-000	300	90	CLAREMONT FRANKLIN INN, LLC	735 UNION ST	5,486,700
275-017-000-000	400	33	EXETER 9 FORGE PARK LLC	9 FORGE PKY	5,385,600
271-001-001-000	340	A1	CDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	1000 FRANKLIN VILLAGE DR	5,183,200
306-040-000-000	401	43	GRE GROVE STREET ONE LLC / C/O HALL ROYCE LLC	165 GROVE ST	5,100,700
311-002-000-000	400	34	CG GROVE ST LLC / C/O GROSSMAN COMPANIES INC	210 GROVE ST	5,033,700
			parcel percent of all accounts, and value percent of total improved C&I valuation	27 parcels valued at	174,158,600
					9.06%
290-002-000-000	401	43	CRP-3 17 FORGE LLC / C/O LINCOLN PROPERTY COMPANY	17 NATIONAL DR	4,890,800
320-002-000-000	401	43	LIBERTY PROPERTY LIMITED PARTN	20 LIBERTY WAY	4,856,500
319-021-000-000	400	34	CONSTITUTION CORP / C/O JACO INC	140 CONSTITUTION BLVD	4,847,400
271-035-000-000	340	A1	FINO MATTHEW J & LENA M TRS / C/O JOHN M FINO FINO REALTY TRUST II	38 POND ST	4,787,600
277-015-000-000	323	76	WILLETT KAREN L TR / C & K REALTY TRUST	351 369 WEST CENTRAL ST	4,710,700
320-004-000-000	401	34	15 LIBERTY WAY LLC	15 LIBERTY WAY	4,583,400
306-043-000-000	401	43	GRE GROVE STREET TWO LLC / C/O HALL ROYCE LLC	157 GROVE ST	4,318,600
319-018-000-000	401	34	MORGAN GRAINGER LP	20 DISCOVERY WAY	4,186,500
295-011-000-000	401	43	LMF FRANKLIN CORP	25 KENWOOD CIR	4,136,400
275-006-000-000	400	33	EXETER 19 FORGE PARK LLC	15 FORGE PKY	3,927,600
277-001-000-000	401	43	290 BEAVER ST LLC	290 BEAVER ST	3,910,400
306-042-000-000	401	43	161 GROVE LLC	161 GROVE ST	3,883,700
320-005-000-000	404	73	LIBERTY PROPERTY LIMITED PARTN	101 CONSTITUTION BLVD	3,755,000
271-005-000-000	401	43	STORAGE PROS FRANKLIN LLC	14 GROVE ST	3,670,400
248-080-000-000	375	88	SRA REALTY GROUP LLC	800 CHESTNUT ST	3,658,100
320-006-000-000	401	43	IRON MOUNTAIN INFO MANAGEMENT	77 CONSTITUTION BLVD	3,502,400
330-030-000-000	400	34	SCHWARZKOPF TECHNOLOGIES LLC / C/O PLANSEE	115 CONSTITUTION BLVD	3,406,700
286-024-000-000	325	78	MLG HOLDING 160 E CENTRAL ST / C/O WALGREEN CO	160 EAST CENTRAL ST	3,200,800
319-020-000-000	400	33	NV FRANKLIN LLC	130 CONSTITUTION BLVD	3,137,900
275-019-000-000	400	33	DADDARIO, JAMES F, TR PATALANO, CURTIS TR / C/O NEW ENGAND TREATMNT ACCESS	5 FORGE PKY	3,055,300

279-028-000-000	341	45	ROCKLAND TRUST COMPANY	58 MAIN ST	3,008,300
314-005-000-000	374	88	DMP FRANKLIN LLC / C/O TOWN SPORTS INTERNATIONAL	750 UNION ST	2,973,800
290-003-000-000	401	43	TMC HOLDINGS & DEVELOPMENT LLC	19 NATIONAL DR	2,941,600
278-024-000-000	401	35	MOSELEY REALTY LLC	31 HAYWARD ST	2,863,900
319-012-000-000	401	43	TALON REALTY LLC	145 CONSTITUTION BLVD	2,584,900
306-005-000-000	374	88	CORE REAL ESTATE HOLDINGS, LLC	166 GROVE ST	2,531,300
279-170-000-000	341	45	DEAN COOPERATIVE BANK	21 MAIN ST	2,409,200
287-067-000-000	401	30	FRANKLIN PAINT CO	259 COTTAGE ST	2,354,400
271-025-000-002	343	63	ABL REALTY LLC	835 WEST CENTRAL ST	2,333,700
320-001-000-000	400	43	CANTOR WILLIAM M, TR / LIBERTY REALTY TRUST	10 LIBERTY WAY	2,257,800
280-076-000-000	304	54	VENTAS REALTY LP / C/O NATIONAL TAX SEARCH	130 CHESTNUT ST	2,211,200
271-019-000-000	326	74	FRENCH LEONARD TR / BROOKDALE MILL TRUST	860 WEST CENTRAL ST	2,196,400
270-052-000-000	330	30	VENDETTI JOSEPH L JR	411 WEST CENTRAL ST	2,140,400
284-087-000-000	342	72	OXFORD REALTY & TRUST LLC	440 EAST CENTRAL ST	2,139,100
287-074-000-000	400	40	MURRAY LEO J COMPANY	305 UNION ST	2,130,100
319-017-000-000	401	34	AERIE REALTY LLC	10 DISCOVERY WAY	2,089,300
285-007-000-000	330	24	THE UNDEALERSHIP LLC	400 EAST CENTRAL ST	2,050,000
275-014-000-000	402	A1	COVALENCE SPECIALTY ADHESIVES	25 FORGE PKY	2,028,300
285-003-000-000	325	76	391 EAST CENTRAL LLC	391 EAST CENTRAL ST	1,980,900
287-126-000-000	401	34	CCMGD PROPERTY LLC	42 HAYWARD ST	1,853,000
285-112-000-000	326	74	MCDONALDS CORP / C/O LOUIS PROVENZANO	345 EAST CENTRAL ST	1,837,100
290-004-000-000	400	33	MCDONALD JOHN S, TR / MCDONALD FAMILY TRUST	23 NATIONAL DR	1,785,700
285-012-000-000	323	76	CHAFFEE JOHN M TRUSTEE / JAJ REALTY TRUST	248 260 EAST CENTRAL ST	1,781,100
270-010-000-000	341	45	NAPLES NORTH LLC / C/O CALARESE PROPERTIES	500 WEST CENTRAL ST	1,779,100
270-037-000-000	325	78	NEW MOON LLC / C/O SC&H STATE & LOCAL TAX CVS CAREMARK CORPORATION	435 WEST CENTRAL ST	1,744,800
295-013-000-000	400	34	ONE KENWOOD LLC	1 3 KENWOOD CIR	1,741,300
272-006-000-000	342	72	HAMILTON STORAGE TECHNOLOGIES	3 FORGE PKY	1,737,900
295-012-000-000	401	43	ROG KENWOOD LLC / C/O REGENCY WAREHOUSE	5 KENWOOD CIR	1,733,300
285-011-000-000	325	78	FRASER, ROBERT B TR CURRIER, DIANE L TR / C/O SC&H STATE & LOCAL TAX CVS CAREMARK CORPORATION	272 EAST CENTRAL ST	1,724,300
270-034-000-000	326	74	CORCORAN, STEPHEN T TR CORCORAN, NANCY L S TR / SNC (FRANKLIN) REALTY TRUST	461 WEST CENTRAL ST	1,708,100
319-016-000-000	400	34	KNIGHT MICHAEL L & RONA B, TRS / RAVAN REALTY TRUST	120 CONSTITUTION BLVD	1,671,500
286-039-000-000	325	78	G & K SIMON INC	8 SUMMER ST	1,625,800
285-090-000-000	330	24	FRANKLIN FORD LLC	175 EAST CENTRAL ST	1,598,400
284-007-000-000	330	24	CADILLAC PROPERTIES LLC	511 EAST CENTRAL ST	1,591,200
285-009-000-000	330	24	KEIGAN PAUL K & EVELYN L TRS / KEIGAN FAMILY TRUST	340 EAST CENTRAL ST	1,560,000
285-010-000-000	370	61	FICCOS BOWLADROME INC	300 EAST CENTRAL ST	1,555,200
272-002-000-000	342	72	TWO FORGE PARK LLC	2 FORGE PKY	1,509,200
268-236-000-000	340	71	HAYWOOD MANOR LLC	195 MAIN ST	1,496,000
270-012-000-000	325	78	RENAISSANCE DEVELOPMENT CORP	528 WEST CENTRAL ST	1,481,800
271-026-000-000	352	02	MAYNARD JAMES, TR / W CENTRAL REALTY TRUST	831 WEST CENTRAL ST	1,475,200
279-152-000-000	400	35	MEDWAY AUTO LEASING INC	115 DEAN AV	1,461,700
303-104-000-000	342	72	ROSE AND JOE LLC	435 KING ST	1,432,300
275-008-000-000	340	A1	DONOVAN HOLDINGS LLC	28 FORGE PKY	1,410,700
279-151-000-000	316	35	HALLIGAN PROPERTIES LLC	119 DEAN AV	1,409,200
248-075-000-000	401	34	MALOOF ROBERT S, TR / ELMO REALTY TRUST	50 EARLS WAY	1,366,100
303-048-000-000	326	74	HOTEL BUILDING CORPORATION / ATTN: TAGE	466 KING ST	1,307,300
285-005-000-000	342	72	CENTRAL EAST LLC /	397 EAST CENTRAL ST	1,278,800
295-010-000-000	400	34	KENWOOD PARTNERS LTD PARTNERSH / C/O STRATEGIC MATERIALS INC	45 KENWOOD CIR	1,264,100
270-004-000-000	323	76	BURNHAM TAVALONE LLC	452 WEST CENTRAL ST	1,257,700
278-025-000-000	401	33	CFS REALTY CORPORATION	90 HAYWARD ST	1,251,300
271-024-001-000	326	74	VENDETTI EDMUND C JR TR / VENDO REALTY TRUST	847 WEST CENTRAL ST	1,244,000
268-145-000-000	313	78	SIERRA HEIGHTS LLC /	129 DEAN AV	1,222,300
303-049-000-000	325	78	FRENCH LEONARD S, TR / SILVER MAPLE TRUST	470 490 KING ST	1,217,600
289-006-000-000	401	43	TRUGREEN LIMITED PARTNERSHIP	21 FORGE PKY	1,216,600
270-013-000-000	326	74	RENAISSANCE DEVELOPMENT CORP	530 WEST CENTRAL ST	1,182,600
271-025-000-001	320	64	XINGFU REALTY LLC	837 WEST CENTRAL ST	1,169,900
279-172-000-000	325	71	FOURZOL LLC	13 MAIN ST	1,129,000
270-029-003-000	326	67	J&J WEST CENTRAL REALTY LLC	505 WEST CENTRAL ST	1,121,500
306-006-000-000	325	78	YERGATAN VERNON C / V & A REALTY TRUST AVEDISIAN, ANTHONY L TRS	168 GROVE ST	1,118,300
247-002-000-000	316	43	JKG WAREHOUSING LLC	80 EARLS WAY	1,116,100
274-001-000-000	401	43	BEAULIEU RICHARD J / COLEBROOK REALTY TRUST FABIANO, MICHAEL P	1256 WEST CENTRAL ST	1,111,500
271-024-000-000	342	72	OXFORD REALTY & TRUST LLC	855 WEST CENTRAL ST	1,102,900
314-020-000-000	401	43	BEAULIEU RICHARD J TR / DPJ REALTY TRUST	842 UPPER UNION ST	1,074,700
286-089-000-065	343	63	9 SUMMER STREET LLC	9 SUMMER ST	1,063,000
286-089-000-064	343	63	9 SUMMER STREET LLC	9 SUMMER ST	1,044,000
275-018-000-000	401	43	JU&K ENTERPRISES LLC / C/O HAPPY TAILS DOGGY DAYCARE	7 FORGE PKY	1,001,100
					86 parcels valued at
					192,215,100

	parcel percent of all accounts, and value percent of total improved C&I valuation	28.86%	28.24%	
284-066-000-000	318	STOBART WAYNE F TR / 444 E CENTRAL RLY TRUST	444 EAST CENTRAL ST	999,700
270-015-000-000	342	PINTO ANTONIO L	620 WEST CENTRAL ST	980,900
319-019-000-000	338	RIBAKOFF CHARLES II TR / E J R REAL ESTATE TRUST	25 DISCOVERY WAY	976,500
245-107-000-000	342	WEITZMAN, ANDREW M TR BUGBEE, MARTHA E TR / TWENTY EARL'S WAY REALTY TRUST	20 EARLS WAY	967,700
296-173-000-000	316	JSB PROPERTY HOLDINGS LLC	238 258 COTTAGE ST	961,400
286-089-000-063	320	9 SUMMER STREET LLC	9 SUMMER ST	960,600
288-044-000-000	340	OXFORD GROUP INC	693 EAST CENTRAL ST	960,500
303-044-000-000	333	DECOY INC	400 KING ST	959,700
287-108-000-000	401	MUSTO CARLO TR / FISHER STREET REALTY TRUST	260 FISHER ST	928,200
288-004-000-000	340	BEALUIE DEBRA A TR / MEL-DINA REALTY TRUST	120 GROVE ST	920,600
270-002-000-000	326	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	438 WEST CENTRAL ST	907,600
319-003-000-000	332	VENDETTI EDMUND C JR, TR / VENDO REALTY TRUST	852 UPPER UNION ST	905,700
303-043-000-000	326	MARGUERITE MARGARET, TR / C/O BEAU GRASSIA- KING ST CAFE	390 KING ST	887,000
277-005-000-000	401	MANN LAURA TR / BEAVER STREET RLY TRUST	2 MASTER DR	878,700
279-018-000-000	340	TAYLOR BRUCE A TR / E.S.T. REALTY TRUST	55 WEST CENTRAL ST	870,800
306-007-000-000	400	170 GROVE STREET LLC	170 GROVE ST	861,700
248-077-000-000	401	COCUZZO MARY BETH TR / KINGSTON REALTY	950 CHESTNUT ST	852,500
245-007-000-000	352	SURESHINE LLC	650 PLEASANT ST	852,300
278-075-000-000	342	786 W CENTRAL LLC	233 WEST CENTRAL ST	842,100
248-074-000-000	401	PALUMBO ALDO & SHAWQI TRS / REVOLI REALTY TRUST	90 EARLS WAY	839,700
270-008-000-000	342	BFMW REALTY L.L.C.	480 WEST CENTRAL ST	838,300
279-015-000-000	323	KINCH, VALENTINA TR DEGAETANO, GIANNINA TR / FERRARA FAMILY RLY TR GIORGIO, MARIA, ET ALS	20 WEST CENTRAL ST	834,900
277-004-000-000	314	DEDONICK LINDA L TR / C/O TRAFFIC MARKINGS INC	4 MASTER DR	828,000
270-027-000-000	333	FRENCH LEONARD & P COSTELLO TR / C/O TEDESCHI FOOD SHOPS INC	533 WEST CENTRAL ST	823,800
285-113-000-000	335	FRENCH LEONARD S ETALS, TRS / C/O MARC WINTERS	349 EAST CENTRAL ST	822,500
284-068-000-000	342	CASTILLO DANIEL / FRANKLIN VETERINARY CLINIC	430 EAST CENTRAL ST	821,900
288-005-000-000	316	PCI PROPERTIES, LLC	72 GROVE ST	817,400
319-023-000-000	400	MULTI-FASTENERS INC	857 UPPER UNION ST	791,700
269-062-000-000	325	BRACHOLD RICHARD E TR / VILLAGE SKI REALTY TRUST	345 WEST CENTRAL ST	791,300
279-019-000-000	340	HRRP REALTY CORP	51 WEST CENTRAL ST	775,800
285-109-000-000	340	LENZI JOSEPH / LENZI RACHEL	333 EAST CENTRAL ST	768,700
275-015-000-000	311	L P GAS EQUIPMENT INC / C/O EASTERN PROPANE GAS	11 FORGE PKY	755,200
247-001-000-000	400	DIPLACIDO THOMAS W SR / DIPLACIDO ANNAMARIE	60 EARLS WAY	739,500
286-091-000-000	325	NASUTI DAVID TR / GREAT OAKS REALTY TRUST	18 COTTAGE ST	720,500
245-108-000-000	400	LITTLE TULLY DEVELOPMENT LLC	40 EARLS WAY	717,800
288-006-000-000	332	NICE ENTERPRISES INC	76 GROVE ST	711,600
287-055-000-000	323	CROSSING REALTY CORP	326 UNION ST	700,900
285-106-000-000	333	HESS RETAIL STORES LLC / C/O HESS CORPORATION	251 EAST CENTRAL ST	692,700
274-004-000-000	401	ACME JAZZ LLC	1312 WEST CENTRAL ST	691,000
279-017-000-000	326	COLACE JAMES A TR / ABBRUZZI REALTY TRUST	4 EAST CENTRAL ST	670,700
270-026-000-000	326	SIXTH REALTY LLC	541 WEST CENTRAL ST	669,500
270-009-000-000	332	JABE PARTNERS LLC	490 WEST CENTRAL ST	666,900
278-043-000-000	325	EDWIN'S GIFTS TOO INC	341 WEST CENTRAL ST	665,100
271-001-000-000	333	GLOBAL COMPANIES LLC / C/O ALLIANCE ENERGY LLC	660 WEST CENTRAL ST	664,000
289-001-000-000	332	WEEDY LLC	79 GROVE ST	654,600
215-025-000-000	340	BOURNE RONALD R & RANDI L TRS / BOURNE REALTY TRUST	3 BENT ST	647,200
319-024-000-000	332	UPPER UNION LLC	843 UPPER UNION ST	641,400
284-010-000-000	332	HUNCHARD BRUCE J /	543 EAST CENTRAL ST	637,200
279-026-000-000	325	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	36 38 MAIN ST	621,700
279-173-000-000	340	FOURZOL LLC	9 MAIN ST	615,300
285-104-000-000	341	BENLIN PROPERTIES, LLC	231 EAST CENTRAL ST	614,000
208-076-000-000	316	LYON REALTY LLC	250 BENT ST	607,300
287-065-000-000	332	ROSSI STEPHEN C / ROSSI TERESA	341 UNION ST	603,900
284-003-000-000	342	IPACS JOSEPH J / IPACS CAROL P	421 EAST CENTRAL ST	600,000
287-071-000-000	400	BAGLIONI PETER TR / BAGLIONI REALTY TRUST	231 COTTAGE ST	591,300
306-003-000-000	314	DOERING DONALD R / DOERING BARBARA R	162 GROVE ST	588,800
285-103-000-000	326	BOWEN INVESTMENT INC / C/O HONEY DEW	213 EAST CENTRAL ST	587,900
286-036-000-000	325	SIMON A & SONS INC	54 EAST CENTRAL ST	587,100
248-076-000-000	400	WINIKER, JEFFREY TR WINIKER, SAMUEL TR / 213 REALTY TRUST	1000 CHESTNUT ST	585,100
277-003-000-000	400	LANGEVIN LEONARD E / C/O N E TRAFFIC	1 MASTER DR	584,500
313-058-000-000	352	RUSCITO BROTHERS LLC / C/O BRIGHT HORIZONS CHILD CTR	2 CONSTITUTION BLVD	577,300
274-008-000-000	316	ACME JAZZ LLC	275 BEAVER ST	575,700
287-072-000-000	325	FINKELSTEIN COREY / C/O MARC MANN TR MC UNION STREET TRUST	1342 WEST CENTRAL ST	574,600
270-053-000-000	326	WILLETT KAREN L TR / C/O C & K REALTY TRUST	317 UNION ST	574,500
	67		405 WEST CENTRAL ST	555,700

271-036-000-000	352	MARGO POLO, INC / C/O KINDERCARE LEARNING CENTER TAX DEPT.	42	POND ST	555,700
270-033-000-000	340	DEAN JOHN R TR ETALS / CENTRAL WEST REALTY TRUST	471	WEST CENTRAL ST	554,700
323-028-000-000	318	DEPOTO RICHARD J & SANDRA M, TRS / THE DEPOTO FAMILY REALTY TRUST	823	WASHINGTON ST	552,700
279-020-000-000	325	ROCKLAND TRUST COMPANY	45	WEST CENTRAL ST	545,800
286-037-000-000	333	BETHONEY, RAE L, TR RAYMOND P BROWN REVOC TR / C/O ZZ MGMT., LLC	52	EAST CENTRAL ST	544,600
279-175-000-000	325	7-13 EAST CENTRAL STREET LLC	7	EAST CENTRAL ST	539,900
279-126-000-000	341	NORFOLK COUNTY TRUST CO / C/O BANK OF AMERICA NC-1-001-03-81	49	MAIN ST	533,000
284-013-000-000	326	HUNCHARD BRUCE J /	547	EAST CENTRAL ST	524,300
271-016-000-000	333	UNIONVILLE GS LLC / C/O NAI HANSON MANAGEMENT, LLC	828	WEST CENTRAL ST	522,100
303-041-000-000	326	MARGUERITE MARGARET, TR	370	KING ST	520,200
270-011-000-000	325	HO ROBERT P TR / HOWMARK REALTY TRUST	510	WEST CENTRAL ST	515,100
243-102-000-000	325	LINCOLN STATION LLC	465	LINCOLN ST	506,500
277-012-000-000	325	FRANKLIN GS LLC /	412	WEST CENTRAL ST	504,100
306-001-000-000	401	LEWIS ALBERT G, TR / GROVE STREET REALTY TRUST	158	GROVE ST	503,700
		parcel percent of all accounts, and value percent of total improved C&I valuation		79 parcels valued at	56,340,300
					8.29%
296-205-000-000	326	371 UNION STREET LLC	371	UNION ST	498,000
286-214-000-000	355	PASINI & FOLSOM FUNERAL HOME I	33	COTTAGE ST	487,800
285-102-000-000	326	JT BUILDING & DEVELOPMENT	209	EAST CENTRAL ST	496,500
286-026-000-000	333	BOUKOUVALAS THOMAS G TR / EAST CENTRAL ST FRANKLIN REALT	140	EAST CENTRAL ST	495,900
279-021-000-000	364	JOMI ENTERPRISES LLC	15	WEST CENTRAL ST	491,200
279-004-000-000	340	FOUR WEST STREET LLC	4	WEST ST	489,100
289-007-000-000	401	STIVALETTA BRUCE TR / 33 FORGE HILL ROAD REALTY TRST	33	FORGE HILL RD	486,100
272-070-000-000	333	NINTH FRANKLIN LLC	60	CORPORATE DR	485,300
279-073-000-000	430	NEW ENGLAND TELEPHONE / NYNEX - PROPERTY TAX DEPT	141	MAIN ST	477,800
271-022-000-000	316	WISE FREDERICK R L /	880	WEST CENTRAL ST	476,400
279-182-000-000	310	BULLUKIAN GEORGE TRUSTEE / G & D REALTY TRUST	300	BEAVER ST	476,200
277-002-000-000	401	ELLIN DAVID & IRWIN / ELLIN, MELVIN & LOIS, TRS ELLIN-3 NOMINEE TRUST	804	POND ST	474,700
225-036-000-000	325	K BROTHERS LLC	43	EAST CENTRAL ST	471,100
279-241-000-000	333	NAKHOUL REALTY LLC	28	WEST CENTRAL ST	469,800
279-014-000-000	326	CARLUCCI ROBIN M TR / FRENCH FAMILY TRUST	48	EAST CENTRAL ST	469,300
286-246-000-000	334	FRANKLIN SERVICE AUTOCARE LLC	71	EAST CENTRAL ST	453,300
278-209-000-000	340	PATALANO PROPERTIES LLC	137	SCHOOL ST	453,000
284-004-000-000	340	1776 REALTY LLC	443	EAST CENTRAL ST	453,000
270-001-000-000	326	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	418	WEST CENTRAL ST	451,000
296-210-000-000	400	BUAT LLC	300	FISHER ST	447,000
287-116-000-000	400	LAMBIASE ANTHONY J / LAMBIASE PATRICIA	131	FISHER ST	445,200
279-022-000-000	325	BISSANTI EDWARD P / BISSANTI JOYCE C	28	MAIN ST	445,100
279-176-000-000	340	KINCH VALENTINA / LE SORELLE REALTY TR DEGAETANO GIANNINA, ETALS	15	EAST CENTRAL ST	438,400
279-025-000-000	326	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	30	32 MAIN ST	431,500
276-026-000-000	401	FRANKLIN FAIRVIEW REALTY LLC	25	GROVE ST	427,700
270-003-000-000	340	VAN ROON DANNY F / VAN ROON KELLIE A	444	WEST CENTRAL ST	427,300
279-266-000-000	400	DELCALFIN LLC	37	RUGGLES ST	426,300
321-058-000-000	326	MARTELLO JOHN E, TR / JUNIOR FAMILY TRUST	553	WASHINGTON ST	421,600
284-009-000-000	340	JEANNE-BENTON LLC / C/O JEANNE M'ALDRICH	553	EAST CENTRAL ST	421,100
287-068-000-000	340	BENNY'S OIL SERVICE INC	241	COTTAGE ST	412,700
279-181-000-000	310	BULLUKIAN GEORGE TRUSTEE / G & D REALTY TRUST	40	ALPINE ROW	408,800
315-028-000-000	353	FRANKLIN ROD & GUN CLUB	49	FLORENCE ST	401,600
286-107-000-000	401	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	23	WINTER ST	399,700
287-044-000-000	325	SISKA FAMILY TRUST	157	COTTAGE ST	395,200
276-002-000-000	401	COMPTON PAUL R TR / UNGALA GROVE REALTY TRUST FINKELSTEIN, JAMES TR	20	GROVE ST	394,300
270-031-000-000	325	DEAN JOHN R TR / DEAN FRANKLIN REALTY TRUST	481	WEST CENTRAL ST	392,800
270-036-000-000	325	MARKET WEST CENTRAL LLC / C/O ANNE BRUNELLI	451	WEST CENTRAL ST	392,700
262-023-000-000	332	278 PLEASANT STREET LLC	278	PLEASANT ST	376,300
279-008-000-000	340	FIVE EAST STREET, LLC	5	EAST ST	375,300
286-090-000-000	332	CARLOW KEVIN J	10	COTTAGE ST	374,600
286-251-000-000	340	BEATON REESE / R & T REALTY TRUST MOORE, TIMOTHY T TR	111	EAST CENTRAL ST	372,900
277-010-000-000	316	NASUTI DAVID TR / GREAT OAKS REALTY TRUST	273	BEAVER ST	369,800
311-003-000-000	410	TWO HUNDRED THIRTY GROVE ST L	230	GROVE ST	362,800
285-105-000-000	325	PADULA JOHN R TR / 247 EAST CENTRAL ST REALTY TST	249	EAST CENTRAL ST	350,500
286-172-000-000	310	BENNY'S OIL SERVICE INC	245	COTTAGE ST	349,600
314-019-000-000	352	DONOVAN, PATRICIA TR SWENSON, COLLEEN TR / C/O ELEMEN-TREE HOUSE	838	UPPER UNION ST	345,600
278-065-000-000	325	MARMANIDIS KERRY	323	WEST CENTRAL ST	345,600
294-006-000-000	424	NEW ENGLAND POWER CO / PROPERTY TAX DEPT	131	GROVE ST	344,900
279-009-000-000	340	BCK HOLDINGS LLC	11	EAST ST	343,900
279-169-000-000	325	TUCCI RAYMOND ETAL TRS / RMR REALTY TRUST	19	DEAN AV	340,100



**DEPARTMENT OF REVENUE
MINIMUM RESIDENTIAL FACTOR COMPUTATION
FOR FY2015**

FRANKLIN
City/Town/District

A	B	C	
Class	Full and Fair Cash Valuation	Percentage Share	
1. Residential	3,552,506,315	80.1362%	80.1362%
2. Open Space	0	0.0000%	
3. Commercial	328,874,548	7.4186%	19.8638%
4. Industrial	411,898,150	9.2915%	
5. Personal Property	139,805,150	3.1537%	
TOTALS	4,433,084,163	100.0000%	

Maximum Share of Levy for Classes Three, Four and Personal Property; 150% X $\frac{19.8638\%}{\text{Lines 3C+4C+5C}}$ $\frac{29.7957\%}{\text{Max \% Share}}$

Minimum Share of Levy for Classes One and Two: 100% -- $\frac{29.7957\%}{\text{Max \% Share}}$ $\frac{70.2043\%}{\text{Min \% Share}}$

Minimum Residential Factor (MRF)	$\frac{70.2043\%}{\text{Min \% Share}}$	$\frac{80.1362\%}{\text{Lines 1C+2C}}$	87.6062%
			Minimum Residential Factor

MINIMUM RESIDENTIAL FACTOR 87.6062%

CHAPTER 58, SECTION 1A MANDATES A MINIMUM RESIDENTIAL FACTOR OF NOT LESS THAN 65%.
LA7 (6-94)

TAX BASE LEVY GROWTH FY2015 - LA13
 Retain documentation for 5 years in the event of DOR audit

PROPERTY CLASS	[A] FY2014 VALUES BY CLASS (Committed / LA-4)	No.	[B] FY2014 REVISED & OMITTED VALUES	No.	[C] ABATEMENT VALUES	No.	[D] OTHER ADJUSTMENT VALUES	[E] FY2014 ADJ VALUE BASE
RESIDENTIAL:								
Single Family (101)	2,784,880,900	0	0	31	610,000	802	450,800	2,784,721,700
Condominium (102)	334,378,600	0	0	2	15,500	144	513,900	334,877,000
Two & Three Family (104 & 105)	80,083,300	0	0	2	47,800	31	(517,200)	79,518,300
Multi - Family (111 - 125)	93,388,200	0	0	1	80,500	7	846,800	94,154,500
Vacant Land (130 - 132 & 106)	36,161,600	0	0	4	33,600	22	(1,391,800)	34,736,200
Others (103, 109, Res mixed use)	42,542,250	0	0	1	17,200	10	1,063,800	43,588,850
TOTAL RESIDENTIAL	3,371,434,850	0	0	41	804,600	###	966,300	3,371,596,550
Open Space	0	0	0	0	0	0	0	0
Open Space - Chapter 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
Commercial	324,897,125	0	0	2	65,300	28	46,300	324,878,125
Commercial - Chapter 61, 61A, 61B	928,122	0	0	1	8,000	12	(64,566)	855,556
TOTAL COMMERCIAL	325,825,247	0	0	3	73,300	40	(18,266)	325,733,681
INDUSTRIAL	407,305,100	0	0	6	2,783,300	23	6,993,100	411,514,900
PERSONAL PROPERTY	152,029,810							
TOTAL REAL & PERSONAL	4,256,595,007							

Actual
 Pro Forma

TAX BASE LEVY GROWTH FY2015 - LA13

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] FY2015 PROPOSED VALUES	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL:							
Single Family (101)	0.04427	123,277,300	2,907,999,000	2,918,642,300	10,643,300		
Condominium (102)	0.06123	20,505,400	355,382,400	364,375,600	8,993,200		
Two & Three Family (104 & 105)	0.06179	4,913,200	84,431,500	84,492,100	60,600		
Multi - Family (111 - 125)	0.01928	1,815,500	95,970,000	100,674,200	4,704,200		
Vacant Land (130 - 132 & 106)	0.07841	2,723,800	37,460,000	38,256,100	796,100		
Others (103, 109, Res mixed use)	0.05109	2,226,765	45,815,615	46,066,015	250,400		
TOTAL RESIDENTIAL	0.04611	155,461,965	3,527,058,515	3,552,506,315	25,447,800	14.45	\$367,721
Open Space		0	0	0	0		
Open Space - Chapter 61, 61A, 61B		0	0	0	0		
TOTAL OPEN SPACE		0	0	0	0	0.00	\$0
Commercial	0.00318	1,032,710	325,910,835	327,920,035	2,009,200		
Commercial - Chapter 61, 61A, 61B	0.11566	98,957	954,513	954,513	0		
TOTAL COMMERCIAL	0.00347	1,131,667	326,865,348	328,874,548	2,009,200	14.45	\$29,033
INDUSTRIAL	0.00000	(1,950)	411,512,950	411,898,150	385,200	14.45	\$5,566
PERSONAL PROPERTY				139,805,150	21,714,620	14.45	\$313,776
TOTAL REAL & PERSONAL				4,433,084,163	49,556,820		\$716,096

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
FISCAL 2015 TAX LEVY LIMITATION FOR
FRANKLIN
FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY2014 LEVY LIMIT

A.	FY2013 Levy Limit	<u>57,171,540</u>
A1.	ADD Amended FY2013 Growth	<u>0</u>
B.	ADD (IA + IA1) X 2.5%	<u>1,429,289</u>
C.	ADD FY2014 New Growth	<u>1,047,493</u>
C1.	ADD FY2014 New Growth Adjustment	<u>0</u>
D.	ADD FY2014 Override	<u>0</u>
E.	FY2014 Subtotal	<u>59,648,322</u>
F.	FY2014 Levy Ceiling	<u>106,414,875</u>

I. \$ 59,648,322
FY2014 Levy Limit

II. TO CALCULATE THE FY2015 LEVY LIMIT

A.	FY2014 Levy Limit from I.	<u>59,648,322</u>
A1.	ADD Amended FY2014 Growth	<u>0</u>
B.	ADD (IIA + IIA1) X 2.5%	<u>1,491,208</u>
C.	ADD FY2015 New Growth	<u>716,096</u>
C1.	ADD FY2015 New Growth Adjustment	<u> </u>
D.	ADD FY2015 Override	<u> </u>
E.	FY2015 Subtotal	<u>61,855,626</u>
F.	FY2015 Levy Ceiling	<u>110,827,104</u>

II. \$ 61,855,626
FY2015 Levy Limit

III. TO CALCULATE THE FY2015
MAXIMUM ALLOWABLE LEVY

A.	FY2015 Levy Limit from II.	<u>61,855,626</u>
B.	FY2015 Debt Exclusion(s)	<u>3,964,419</u>
C.	FY2015 Capital Expenditure Exclusion(s)	<u> </u>
D.	FY2015 Stabilization Fund Override	<u> </u>
E.	FY2015 Other Adjustment	<u> </u>
F.	FY2015 Water / Sewer	<u> </u>
G.	FY2015 Maximum Allowable Levy	<u>\$ 65,820,045</u>

Town of Franklin**Board of Assessors**

To: Franklin Town Council

From: Board of Assessors & Kevin W. Doyle, Director

Date: November 13, 2014

Subject: FY 2015 Valuation & Classification Information

Consider the following valuation requirement definitions in accordance with Massachusetts General Law through the Commissioner of Revenue.

1. Ad valorem taxation is a tax applied according to value. These values are established through mass (jurisdiction-wide) appraisal standards. In Massachusetts the techniques and valuations meet or exceed the highest national standards. For the past thirty years the Department of Revenue (DOR) has overseen that its cities and towns are assessing at Full and Fair Cash Value a/k/a Market Value as of the assessment date. Great efforts are made locally to establish fair and equitable values for the next fiscal year beginning the day after the Town Council classification vote for the current fiscal year. This is a 12-month process annually. Because FY 2015 is an Interim Valuation Year, the DOR has performed the Interim Year statistical analyses on our file.
2. The basis of residential values is the market data available throughout Town for Calendar Year 2013 prior to the 1-1-2014 Assessment Date. Sales of single family and condominium properties are ample in number to perform the needed statistical studies. Multi-family property valuations are developed through an analysis of sales and the additional market data available on their leases and rents. These analyses are the basis of their investment and thus market value.
3. Commercial and industrial properties are valued using a minimum of two (2) approaches to value of the three (3) appraisal industry methods: cost, market and income. The emphasis is first on market using valid sales. Because sales data is typically more limited for commercial and industrial properties than for most residential properties, a correlated income approach is applied as well. The economic financial arrangement between the property owner (lessor) and the tenant (lessee) establishes a real property value equivalent to its market value.

All valuation and classification work is performed in accordance with MGL.

Ad valorem taxation is that applied according to value; in MA the assessed value for FY15 is the market value as the appraisal date of January 1, 2014. For these we are required to use Calendar Year 2013 market sales data.

Residential single family, condo, 2 & 3 family properties are valued by comparable sales analysis. Apartments of 4 or more units are valued through a combination of sales data and an economic (market) real estate income and expense analysis.

Commercial/Industrial properties are assigned values determined through a combination of sales and a real estate income approach based on economic (market) rents, expenses, and vacancy and investment factors.

In terms of accounting for value changes from 2012 to 2013, overall (approximately) the residential classes are being adjusted about +4.5 %, commercial about +0.5 % and industrial about 0 %. The Calendar Year 2014 sales and C & I data is now being gathered to be qualified and analyzed in preparation for next winter's assessment rolls. Those results will be reflected in the Fiscal Year 2016 Interim Year valuations.

Your focus will be on the matter of a single vs. a split tax rate, or the option to shift an additional portion of the levy from the Residential to the Commercial/Industrial sector.

An open space discount is not applicable, as the Assessors have not classified any property under the State's definition of open space. Likewise, neither the residential nor the small commercial exemptions are applicable as there's no data to support either one.

Final numbers are now available for the Tax Classification Hearing. The uniform levy shares are 80.14 % Residential / 19.86 % Com.-Ind.-Personal Property, remaining close to Franklin's historical 80 % (Res.) / 20 % (CIP) ratio.

For illustration purposes, you are provided a copy of this year's shift options chart. In 1% increments, you can see the relative Residential decreases vs. C & I increases resulting from various rate shift selections.

Attached are reports of tax class totals, a State Use Code brief description sheet, and a "What If ... Scenario Worksheet". The latter is based on the expected Levy of \$65,786,969 that results in a single uniform tax rate of \$14.84 per \$1,000. Shift options are shown on 2 pages. Note the Residential Value % of Total is 80.1362, while the Commercial/Industrial/Personal Property Value % of Total Value is 19.8638.

Based on a single rate, the change from FY 2014 to FY 2015 can be illustrated below:

Average Single Family Values and Tax

FY 2014	FY 2015
\$364,000 valuation	\$381,200 valuation (+4.75 %)
\$ 14.45 tax rate	\$ 14.84 tax rate
\$ 5,260 annual tax	\$ 5,657 annual tax

Estimated change is a \$ 397 increase, or about +7.5 %.

A Sample Commercial Property

FY 2014 valuation	FY 2015 valuation (+0.5 %)
\$ 1,000,000 valuation	\$ 1,005,000 valuation
\$ 14.45 tax rate	\$ 14.84 tax rate
\$ 14,450 annual tax	\$ 14,914 annual tax

Estimated change is \$ 464 increase, or about + 3.2 %.

You will consider the following (form LA-5) on closing the Tax Classification Hearing.

1. Residential Factor. The Town Council may adopt a residential factor other than 1, which would increase the commercial, industrial and personal property (CIP) tax rate by a maximum allowable factor of 1.50. The "What If ..." spreadsheet shows the effects of adopting factors of 1.10, 1.20, 1.30, 1.40 or 1.50. Annually about 30% of Massachusetts cities and towns adopt a split rate. Note both the immediate and future negative effect that a shift would have on commercial and industrial valuations. This is due to the impact of the actual tax rate being higher than the projected effective tax rate. More simply stated, the real estate tax is an offset to the "net operating income" for the property, and thus the value as well.
2. Open Space Discount. Open space is defined as "... land which is not otherwise classified and which is not taxable under provisions of Chapters 61, 61A or 61B, or taxable under a permanent conservation restriction, and which land is not held for the production of income but is maintained in an open or natural condition and which contributes significantly to the benefit and enjoyment of the public." The Board of Assessors has not identified any property that meets the definition of Open Space in accordance with the Statute.

3. Residential Exemption. Such an exemption would only apply to owner-occupied residential properties. In an attempt to provide relief to some owner-occupied properties, the residential tax rate would actually have to increase. In FY 2014, this was adopted in Barnstable, Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Nantucket, Somerset, Somerville, Tisbury, Waltham and Watertown as these are communities with large numbers of non-owner-occupied properties that would absorb additional tax burden in order to provide relief to some owner-occupied residences.
4. Small Commercial Exemption. To qualify, each eligible business must have occupied the property as of January 1st, must have no more than ten (10) employees during the previous calendar year and the building must have a valuation of less than \$1,000,000. All businesses (occupants) of the commercial property must qualify in order for the commercial property to qualify. This exemption is borne within the commercial and industrial classes in the form of a higher tax rate, as this exemption does not change their adopted share of the tax levy. Only about 10 of 351 communities adopt this annually.
5. Item 5 shows the Levy Percentage Shares resulting from the adopted Residential Factor.
6. Item 6 is completed by the Town Clerk to substantiate the publication of the Public Hearing Legal Notice.
7. Item 7 are the Town Council's indication of conducting a Public Hearing and adopting the Levy Percentages as shown in Item 5.
8. The excess levy capacity for FY 2015 is \$ 33,076.02 which results only from the tax rate "penny rounding", as to go to a rate of \$14.85 per thousand would cause the Town to be over its levy limit, an event not allowed by MGL.

DEPARTMENT OF REVENUE
BUREAU OF ACCOUNTS
CLASSIFICATION TAX ALLOCATION

FRANKLIN
City/Town/District

Return to: Bureau of Accounts, Boston, Springfield, Worcester

1. The selected Residential Factor is ----- 1.000000

If you desire each class to maintain 100% of its full value tax share, indicate a residential factor of "1" and go to question 3.

2. In computing your residential factor, was a discount granted to Open Space?
Yes _____ No X

If Yes, what is the percentage discount? _____

3. Was a residential exemption adopted?
Yes _____ No X

If Yes, please complete the following:

Class I Total Assessed Value	=	_____	X	_____	=	_____
Class I Total Parcel Count*			Selected Res. Exemption %			Residential Exemption

* Include all parcels with a Mixed-Use Residential designation

Applicable number of parcels to receive exemption _____

4. Was a small commercial exemption adopted?
Yes _____ No X
% Selected _____

If Yes, please complete the following:

No. of parcels eligible _____
Total value of parcels _____
Total value to be exempted _____

5. The following information was derived from the LA-7. Please indicate in column D percentages (accurate to 4 digits to the right of the decimal point) which result from your selected residential factor. (If a residential factor of "1" has been selected, you may leave Column D blank.)

A	B	C	D
Class	Certified Full and Fair Cash Value	Percentage Full Value Shares of Total Tax	New Percentage Shares of Total
1. Residential	3,552,506,315	80.1362%	80.1362%
2. Open Space	0	0.0000%	0.0000%
3. Commercial	328,874,548	7.4186%	7.4186%
4. Industrial	411,898,150	9.2915%	9.2915%
5. Personal Property	139,805,150	3.1537%	3.1537%
Totals	4,433,084,163	100.0000%	100.0000%

6. I hereby attest that notice was given to taxpayers that a public hearing on the issue of adopting the tax levy percentages for fiscal year 2015 would be held on _____ (date), _____ (time), at _____ (place), by _____ (describe type of notice).

City/Town/District Clerk

7. We hereby attest that on _____ (date) _____ (time), at _____ (place) a public hearing was held on the issue of adopting the percentages for fiscal year 2015, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives at the hearing and that the percentages set forth above were duly adopted in public session on _____ (date).

8. We have been informed by the Assessors of excess levy capacity \$33,076.02

For cities: City Councilors, Aldermen, Mayor
 For towns: Board of Selectmen
 For districts: Prudential Committee or Commissioners

What If...Scenario Worksheet

CLASS	VALUE	%
Res	3,552,506,315	80.1362% R & O %
O S	0	0.0000% 80.1362%
Com	328,874,548	7.4186%
Ind	411,898,150	9.2915% C I P %
PP	139,805,150	3.1537% 19.8638%
Total	4,433,084,163	100.0000%

↓ PAGE DOWN TO COMPLETE DATA ENTRY ↓

CLASSIFICATION OPTIONS

<input type="checkbox"/>	Residential Exempt
<input type="checkbox"/>	Small Commercial Exemption
<input type="checkbox"/>	Estimated Levy
<input type="checkbox"/>	Single Tax Rate

LEVY

\$65,786,969
14.84

Note:
This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

CIP Shift	Res Factor	Share Percentages				Levy Amounts				Estimated Tax Rates				
		Res	O S	Com	Ind	Res	O S	Com	Ind	Res	O S	Com	Ind	PP
1.01	99.7521	79.9376	0.0000	7.4928	9.3844	3.1852	100.0000	52,568,516	0	4,929,303	6,173,694	14.80	14.99	14.99
1.02	99.5042	79.7389	0.0000	7.5670	9.4773	3.2168	100.0000	52,457,838	0	4,976,108	6,234,820	14.77	15.14	15.14
1.03	99.2564	79.5403	0.0000	7.6412	9.5702	3.2483	100.0000	52,327,160	0	5,026,913	6,295,946	14.73	15.29	15.29
1.04	99.0085	79.3417	0.0000	7.7154	9.6631	3.2798	100.0000	52,196,483	0	5,075,718	6,357,071	14.69	15.43	15.43
1.05	98.7606	79.1430	0.0000	7.7896	9.7560	3.3114	100.0000	52,065,805	0	5,124,523	6,418,197	14.66	15.58	15.58
1.06	98.5127	78.9444	0.0000	7.8638	9.8489	3.3429	100.0000	51,935,127	0	5,173,328	6,479,323	14.62	15.73	15.73
1.07	98.2649	78.7458	0.0000	7.9379	9.9419	3.3744	100.0000	51,804,449	0	5,222,133	6,540,448	14.58	15.88	15.88
1.08	98.0170	78.5471	0.0000	8.0121	10.0348	3.4060	100.0000	51,673,772	0	5,270,938	6,601,574	14.55	16.03	16.03
1.09	97.7691	78.3485	0.0000	8.0863	10.1277	3.4375	100.0000	51,543,094	0	5,319,743	6,662,700	14.51	16.18	16.18
1.10	97.5212	78.1498	0.0000	8.1605	10.2206	3.4690	100.0000	51,412,416	0	5,368,548	6,723,825	14.47	16.32	16.32
1.11	97.2734	77.9512	0.0000	8.2347	10.3135	3.5005	100.0000	51,281,738	0	5,417,353	6,784,951	14.44	16.47	16.47
1.12	97.0255	77.7526	0.0000	8.3089	10.4064	3.5321	100.0000	51,151,061	0	5,466,158	6,846,077	14.40	16.62	16.62
1.13	96.7776	77.5539	0.0000	8.3831	10.4993	3.5637	100.0000	51,020,383	0	5,514,963	6,907,202	14.36	16.77	16.77
1.14	96.5297	77.3553	0.0000	8.4572	10.5923	3.5952	100.0000	50,889,705	0	5,563,768	6,968,328	14.33	16.92	16.92
1.15	96.2819	77.1567	0.0000	8.5314	10.6852	3.6267	100.0000	50,759,027	0	5,612,573	7,029,454	14.29	17.07	17.07
1.16	96.0340	76.9580	0.0000	8.6056	10.7781	3.6583	100.0000	50,628,350	0	5,661,378	7,090,580	14.25	17.21	17.21
1.17	95.7861	76.7594	0.0000	8.6798	10.8710	3.6898	100.0000	50,497,672	0	5,710,183	7,151,705	14.21	17.36	17.36
1.18	95.5382	76.5607	0.0000	8.7540	10.9639	3.7213	100.0000	50,366,994	0	5,758,988	7,212,831	14.18	17.51	17.51
1.19	95.2904	76.3621	0.0000	8.8282	11.0568	3.7529	100.0000	50,236,316	0	5,807,793	7,273,957	14.14	17.66	17.66
1.20	95.0425	76.1635	0.0000	8.9024	11.1497	3.7844	100.0000	50,105,639	0	5,856,598	7,335,082	14.10	17.81	17.81
1.21	94.7946	75.9648	0.0000	8.9766	11.2427	3.8159	100.0000	49,974,961	0	5,905,403	7,396,206	14.07	17.96	17.96
1.22	94.5467	75.7662	0.0000	9.0507	11.3356	3.8475	100.0000	49,844,283	0	5,954,208	7,457,334	14.03	18.10	18.10
1.23	94.2989	75.5676	0.0000	9.1249	11.4285	3.8790	100.0000	49,713,605	0	6,003,013	7,518,459	13.99	18.25	18.25
1.24	94.0510	75.3689	0.0000	9.1991	11.5214	3.9106	100.0000	49,582,928	0	6,051,818	7,579,585	13.96	18.40	18.40
1.25	93.8031	75.1703	0.0000	9.2733	11.6143	3.9421	100.0000	49,452,250	0	6,100,623	7,640,711	13.92	18.55	18.55

What If...Scenario Worksheet

CIP Shift	Res Factor	Share Percentages				Levy Amounts				Estimated Tax Rates							
		Res	O/S	Com	Ind	Res	O/S	Com	Ind	Res	O/S	Com	Ind	PP			
1.26	93.5552	74.9716	0.0000	9.3475	11.7072	3.9736	100.0000	49,321,572	0	6,149,428	7,701,836	2,614,133	65,786,969	13.88	18.70	18.70	18.70
1.27	93.3074	74.7730	0.0000	9.4217	11.8602	4.0052	100.0000	49,190,894	0	6,198,233	7,762,962	2,634,880	65,786,969	13.85	18.85	18.85	18.85
1.28	93.0595	74.5744	0.0000	9.4959	11.8931	4.0387	100.0000	49,060,217	0	6,247,038	7,824,088	2,655,627	65,786,969	13.81	19.00	19.00	19.00
1.29	92.8116	74.3757	0.0000	9.5700	11.9860	4.0682	100.0000	48,929,539	0	6,295,843	7,885,213	2,676,374	65,786,969	13.77	19.14	19.14	19.14
1.30	92.5637	74.1771	0.0000	9.6442	12.0789	4.0998	100.0000	48,798,861	0	6,344,648	7,946,339	2,697,121	65,786,969	13.74	19.29	19.29	19.29
1.31	92.3159	73.9785	0.0000	9.7184	12.1718	4.1313	100.0000	48,668,183	0	6,393,453	8,007,465	2,717,868	65,786,969	13.70	19.44	19.44	19.44
1.32	92.0680	73.7798	0.0000	9.7926	12.2647	4.1629	100.0000	48,537,506	0	6,442,258	8,068,590	2,738,615	65,786,969	13.66	19.59	19.59	19.59
1.33	91.8201	73.5812	0.0000	9.8668	12.3576	4.1944	100.0000	48,406,828	0	6,491,063	8,129,716	2,759,362	65,786,969	13.63	19.74	19.74	19.74
1.34	91.5722	73.3825	0.0000	9.9410	12.4506	4.2259	100.0000	48,276,150	0	6,539,868	8,190,842	2,780,109	65,786,969	13.59	19.89	19.89	19.89
1.35	91.3244	73.1839	0.0000	10.0152	12.5435	4.2575	100.0000	48,145,472	0	6,588,673	8,251,968	2,800,856	65,786,969	13.55	20.03	20.03	20.03
1.36	91.0765	72.9853	0.0000	10.0894	12.6364	4.2890	100.0000	48,014,795	0	6,637,478	8,313,093	2,821,603	65,786,969	13.52	20.18	20.18	20.18
1.37	90.8286	72.7866	0.0000	10.1635	12.7293	4.3205	100.0000	47,884,117	0	6,686,283	8,374,219	2,842,351	65,786,969	13.48	20.33	20.33	20.33
1.38	90.5807	72.5880	0.0000	10.2377	12.8222	4.3521	100.0000	47,753,439	0	6,735,088	8,435,345	2,863,098	65,786,969	13.44	20.48	20.48	20.48
1.39	90.3329	72.3894	0.0000	10.3119	12.9151	4.3836	100.0000	47,622,761	0	6,783,893	8,496,470	2,883,845	65,786,969	13.41	20.63	20.63	20.63
1.40	90.0850	72.1907	0.0000	10.3861	13.0080	4.4151	100.0000	47,492,084	0	6,832,698	8,557,596	2,904,592	65,786,969	13.37	20.78	20.78	20.78
1.41	89.8371	71.9921	0.0000	10.4603	13.1010	4.4467	100.0000	47,361,406	0	6,881,503	8,618,722	2,925,339	65,786,969	13.33	20.92	20.92	20.92
1.42	89.5892	71.7934	0.0000	10.5345	13.1939	4.4782	100.0000	47,230,728	0	6,930,308	8,679,847	2,946,086	65,786,969	13.30	21.07	21.07	21.07
1.43	89.3414	71.5948	0.0000	10.6087	13.2868	4.5098	100.0000	47,100,050	0	6,979,113	8,740,973	2,966,833	65,786,969	13.26	21.22	21.22	21.22
1.44	89.0935	71.3962	0.0000	10.6828	13.3797	4.5413	100.0000	46,969,373	0	7,027,918	8,802,099	2,987,580	65,786,969	13.22	21.37	21.37	21.37
1.45	88.8456	71.1975	0.0000	10.7570	13.4726	4.5728	100.0000	46,838,695	0	7,076,723	8,863,224	3,008,327	65,786,969	13.18	21.52	21.52	21.52
1.46	88.5977	70.9989	0.0000	10.8312	13.5655	4.6044	100.0000	46,708,017	0	7,125,528	8,924,350	3,029,074	65,786,969	13.15	21.67	21.67	21.67
1.47	88.3499	70.8003	0.0000	10.9054	13.6584	4.6359	100.0000	46,577,339	0	7,174,332	8,985,476	3,049,821	65,786,969	13.11	21.81	21.81	21.81
1.48	88.1020	70.6016	0.0000	10.9796	13.7514	4.6674	100.0000	46,446,662	0	7,223,137	9,046,601	3,070,568	65,786,969	13.07	21.96	21.96	21.96
1.49	87.8541	70.4030	0.0000	11.0538	13.8443	4.6990	100.0000	46,315,984	0	7,271,942	9,107,727	3,091,316	65,786,969	13.04	22.11	22.11	22.11
1.50	87.6062	70.2043	0.0000	11.1280	13.9372	4.7305	100.0000	46,185,306	0	7,320,747	9,168,853	3,112,063	65,786,969	13.00	22.26	22.26	22.26

Massachusetts Department of Revenue								
Division of Local Services								
Municipal Databank/Local Aid Section								
FY1988 - FY2015 Average Single Family Tax Bill								
Municipality	DOR Code	FY	Assessed Value Residential Single Family	Parcels	Average Value	Tax Rate	Single Family Tax Bill	Increase over Prior FY
FRANKLIN	101	1988	586,331,400	4,476	130,995	11.63	1,523	n/a
	101	1989	613,114,500	4,589	133,605	12.38	1,654	131
	101	1990	826,464,400	4,716	175,247	9.85	1,726	72
	101	1991	868,748,600	4,877	178,132	10.11	1,801	75
	101	1992	834,542,000	5,066	164,734	11.28	1,858	57
	101	1993	830,674,100	5,252	158,163	12.34	1,952	94
	101	1994	885,344,000	5,511	160,650	12.81	2,058	106
	101	1995	949,396,000	5,832	162,791	13.44	2,188	130
	101	1996	1,084,874,600	6,182	175,489	13.71	2,406	218
	101	1997	1,175,677,500	6,550	179,493	14.21	2,551	145
	101	1998	1,302,916,600	6,812	191,268	13.80	2,639	88
	101	1999	1,368,422,600	7,017	195,015	13.92	2,715	76
	101	2000	1,544,340,100	7,128	216,658	13.11	2,840	125
	101	2001	1,672,147,900	7,202	232,178	12.82	2,977	137
	101	2002	1,985,936,800	7,276	272,943	11.57	3,158	181
	101	2003	2,209,146,500	7,352	300,482	11.07	3,326	168
	101	2004	2,257,931,800	7,392	305,456	11.04	3,372	46
	101	2005	2,849,600,500	7,435	383,268	9.17	3,515	143
	101	2006	3,091,558,600	7,453	414,807	9.02	3,742	227
	101	2007	3,274,830,500	7,493	437,052	8.86	3,872	130
	101	2008	3,091,250,900	7,512	411,508	10.23	4,210	338
	101	2009	2,906,337,200	7,553	384,792	11.17	4,298	88
	101	2010	2,793,914,300	7,577	368,736	12.03	4,436	138
	101	2011	2,744,081,800	7,599	361,111	12.95	4,676	240
	101	2012	2,682,632,300	7,607	352,653	13.73	4,842	166
	101	2013	2,651,054,200	7,618	347,999	14.34	4,990	148
	101	2014	2,784,880,900	7,651	363,989	14.45	5,260	270
	101	2015	2,918,642,300	7,656	381,223	14.84	5,657	397
							average =	153

FY	MEAN SF VALUE	SINGLE RATE	SINGLE RATE TAX	CHG FR PRIOR YR
2005	383,300	9.17	3,515	n/a
2006	414,800	9.02	3,741	227
2007	437,100	8.86	3,873	131
2008	411,500	10.23	4,210	337
2009	384,800	11.17	4,298	89
2010	368,800	12.03	4,437	138
2011	361,100	12.95	4,676	240
2012	352,700	13.73	4,843	166
2013	348,000	14.34	4,990	148
2014	364,000	14.45	5,260	269
2015	381,200	14.84	5,657	397
	MEAN = AVERAGE			

FY	MEDIAN SF VALUE	SINGLE RATE	SINGLE TAX	CHG FR PRIOR YR
2005	354,000	9.17	3,246	n/a
2006	385,000	9.02	3,473	227
2007	411,000	8.86	3,641	169
2008	383,000	10.23	3,918	277
2009	354,000	11.17	3,954	36
2010	343,000	12.03	4,126	172
2011	328,500	12.95	4,254	128
2012	321,300	13.73	4,411	157
2013	316,000	14.34	4,531	120
2014	331,700	14.45	4,793	262
2015	353,900	14.84	5,252	459
	MEDIAN = MIDDLE			

PROPERTY CLASS	FY 14 CLASS LEVY AT 14.45	FY 15 CLASS LEVY AT 14.84	% CHANGE FY 2014 TO FY 2015
RESIDENTIAL	48,717,233.58	52,719,193.71	8.215%
COMMERCIAL	4,708,174.82	4,880,498.29	3.660%
INDUSTRIAL	5,885,558.70	6,112,568.55	3.857%
PERSONAL	2,196,832.20	2,074,708.43	-5.559%
GRAND TOTALS	61,507,799.30	65,786,968.98	6.957%

<u>FISCAL YEAR & CATEGORY</u>	<u>RESIDENTIAL</u>	<u>COM/IND/PERS</u>	<u>TOTAL</u>	<u>TAX LEVY</u>	<u>TAX RATE</u>
2005 New Growth	54,964,900	25,941,830	80,906,730		
2005 Value Change	689,471,728	143,124,941	832,596,669		
2005 Assessed Value	\$ 3,451,647,265	\$ 933,194,152	\$ 4,384,841,417	\$ 40,208,996	\$ 9.17
2005 %Res/CIP	78.72	21.28			
2006 New Growth	55,579,000	27,834,990	83,413,990		
2006 Value Change	254,872,450	-8,123,836	246,748,614		
2006 Assessed Value	\$ 3,762,098,715	\$ 952,905,306	\$ 4,715,004,021	\$ 42,529,336	\$ 9.02
2006 %Res/CIP	79.79	20.21			
2007 New Growth	72,959,756	57,475,610	130,435,366		
2007 Value Change	156,788,244	-10,390,762	146,397,482		
2007 Assessed Value	\$ 3,991,846,715	\$ 999,990,154	\$ 4,991,836,869	\$ 44,227,675	\$ 8.86
2007 %Res/CIP	79.97	20.03			
2008 New Growth	30,598,604	49,914,538	80,513,142		
2008 Value Change	-254,010,970	-66,355,424	-320,366,394		
2008 Assessed Value	\$ 3,768,434,349	\$ 983,549,268	\$ 4,751,983,617	\$ 48,612,792	\$ 10.23
2008 %Res/CIP	79.30	20.70			
2009 New Growth	44,458,800	34,383,910	78,842,710		
2009 Value Change	-276,330,075	-29,840,420	-306,170,495		
2009 Assessed Value	\$ 3,536,563,074	\$ 988,092,758	\$ 4,524,655,832	\$ 50,540,406	\$ 11.17
2009 %Res/CIP	78.16	21.84			
2010 New Growth	34,003,500	27,568,890	61,572,390		
2010 Value Change	-170,986,512	-60,484,562	-231,471,074		
2010 Assessed Value	\$ 3,399,580,062	\$ 955,177,086	\$ 4,354,757,148	\$ 52,402,285	\$ 12.03
2010 %Res/CIP	78.07	21.93			
2011 New Growth	25,164,400	17,505,800	42,670,200		
2011 Value Change	-95,824,832	-109,306,272	-205,131,104		
2011 Assessed Value	\$ 3,328,919,630	\$ 863,376,614	\$ 4,192,296,244	\$ 54,290,236	\$ 12.95
2011 %Res/CIP	79.41	20.59			
2012 New Growth	33,008,600	32,976,700	65,985,300		
2012 Value Change	-106,121,780	-43,404,871	-149,526,651		
2012 Assessed Value	\$ 3,255,806,450	\$ 852,948,443	\$ 4,108,754,893	\$ 56,413,205	\$ 13.73
2012 %Res/CIP	79.24	20.76			
2013 New Growth	30,926,600	30,552,070	61,478,670		
2013 Value Change	-69,252,815	-22,184,873	-91,437,688		
2013 Assessed Value	\$ 3,217,480,235	\$ 861,315,640	\$ 4,078,795,875	\$ 58,489,933	\$ 14.34
2013 %Res/CIP	78.88	21.12			
2014 New Growth	29,032,700	44,014,280	73,046,980		
2014 Value Change	124,921,915	-20,169,663	104,752,252		
2014 Assessed Value	\$ 3,371,434,850	\$ 885,160,257	\$ 4,256,595,107	\$ 61,507,799	\$ 14.45
2014 %Res/CIP	79.20	20.80			
2015 New Growth	25,447,800	24,109,020	49,556,820		
2015 Value Change	155,623,665	-28,691,429	126,932,236		
2015 Assessed Value	\$ 3,552,506,315	\$ 880,577,848	\$ 4,433,084,163	\$ 65,786,969	\$ 14.84
2015 %Res/CIP	80.14	20.80			



TOWN OF FRANKLIN

RESOLUTION: 14-77

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 19, 2014.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded to set the Residential Factor at [1.000000].

DATED: _____, 2014

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

Deborah L. Pellegri
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION: 14-78

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 19, 2014.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded that there [~~be~~] [not be] an exemption for open space.

DATED: _____, 2014

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

Deborah L. Pellegri
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION: 14-79

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 19, 2014.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded that there [~~be~~] [not be] an exemption for small businesses.

DATED: _____, 2014

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Deborah L. Pellegri
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION: 14-80

WHEREAS, a public hearing on the Property Tax Classification was held and closed on November 19, 2014.

NOW THEREFORE be it resolved that:

A **MOTION** is made and seconded that there [~~be~~] [not be] an exemption for residential property.

DATED: _____, 2014

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

Deborah L. Pellegrini
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



License Transactions:

Let's Eat (Franklin), LLC
d/b/a/ Three
461 West Central Street

The applicant is seeking a change of Manager on their alcoholic beverages license to Ashley Waite.

MOTION to approve the request by Let's Eat (Franklin), LLC d/b/a Three for a change of Manager to Ashley Waite.

DATED: _____, 2014

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Deborah L. Pellegrini
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

FORM - 43

043000027

Franklin

November 19, 2014

License Number

City/Town

Date

Type of Transaction (Please check ALL relevant transactions)

- () New License () New Officer/Director () Pledge of License
() Transfer of License () Change of Location () Pledge of Stock
(X) Change of Manager () Alter Premises () Other
() Transfer of Stock (Specify)

Let's Eat (Franklin), LLC

20-5351381

Name of Licensee

FID of Licensee

"3" Three

Ashley Waite

DBA

Manager

461 West Central Street, Franklin

02038

Address: Number

Street

Zip Code

Type of License (Check only one)

Table with 2 columns: License Type and Selection. Rows include Restaurant (checked), Package Store, Hotel, Club, Tavern, Veteran Club, and General on Premise.

Annual

Annual or Seasonal

All Alcohol

Category: All Alcohol, Wine & Malt, Wine only, Malt only

NA

Application was filed on: _____

Advertised: _____

Date & Time

Date & Public

Abutters Notified Yes X No

Description of Licensed Premises A Two-story wood frame stucco building with 7 rooms on first floor, consisting of dining rooms, full kitchen, office, storage, lounge and recreation area, two restrooms, partial cellar. Function room located on second floor. Entrance and exit east side of building.

Person to contact regarding this transaction

Name: Ashley Waite
Address: 461 West Central Street
Phone number: (508) 528-6333

Remarks: Please reconsider; the affidavit of the licensee is enclosed.

The Local Licensing Authorities

Alcoholic Beverages Control Commission

By: Judith Pond Pfeffer
Clerk, Franklin Town Council

Executive Director



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: Let's Eat (Franklin) LLC Business Name (dba): 3 Restaurant

Address: 461 West Central Street

City/Town: Franklin State: MA Zip Code: 02038

ABCC License Number: 043000027 (If existing licensee) Phone Number of Premise: 508-528-6333

2. MANAGER INFORMATION:

A. Name: Ashley Waite B. Cell Phone Number: 401-316-7941

C. List the number of hours per week you will spend on the licensed premises: 60 hrs per week

3. CITIZENSHIP INFORMATION:

A. Are you a U.S. Citizen: Yes No B. Date of Naturalization: C. Court of Naturalization:

(Submit proof of citizenship and/or naturalization such as U.S. 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 No

If yes, please describe:

B. Have you ever been the Manager of Record of a license to sell alcoholic beverages that has been suspended, revoked or cancelled? Yes No

If yes, please describe:

C. Have you ever been the Manager of Record of a license that was issued by this Commission? Yes No

If yes, please describe:

D. Please list your employment for the past ten years (Dates, Position, Employer, Address and Telephone):

08/2013 - current, 3 Restaurant, 461 West Central Street, Franklin, MA
508-528-6333

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

Signature Ashley Waite Date 10/29/14



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	Let's Eat (Franklin) LLC	B. Business Name (dba)	3 Restaurant		
C. Address	461 West Central Street	D. ABCC License Number (If existing licensee)	043000027		
E. City/Town	Franklin	State	MA	Zip Code	02038
F. Phone Number of Premise	508-528-6333	G. EIN of License	205351381		

2. PERSONAL INFORMATION:

A. Individual Name	Ashley E. Waite	B. Home Phone Number	401-816-7941		
C. Address	2371 West Street				
D. City/Town	Wrentham	State	MA	Zip Code	02093
E. Social Security Number		F. Date of Birth			
G. Place of Employment	3 Restaurant				

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.

General manager, paid salary

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	Ashley Waite	Date	10/29/14
Title	General Manager	(If Corporation/LLC Representative)	

Additional Space

Please note which question you are using this space for. PAST EMPLOYMENT

02/12 - 08/2013, Tavolino, 274 Patriot Place Foxboro, MA 508-543-6543
09/2011 - 05/2013, Red Stripe, 465 Angell Street, Providence, RI 401-437-6950
04/2011 - 09/2011, Aqua: Downtown Marriott, 10rms Street, Providence RI
401-272-2400
09/2009 - 04/2011, Renaissance Hotel, 28 Patriot Place, Foxboro, MA
508-543-5500

CERTIFICATE OF VOTE
of LET'S EAT (FRANKLIN), LLC

The undersigned, being the sole Manager of LET'S EAT (FRANKLIN) LLC, a Massachusetts limited liability company (the "LLC") having a usual place of business at 1369 Providence Highway, Norwood, Massachusetts 02062, does hereby certify that at a meeting of the Managers and Members of the LLC, held on October 28, 2014, it was unanimously:

VOTED: To designate Ashley Waite as the liquor license manager; and

VOTED: To submit an application for the purpose of designating Ashley Waite as the liquor license manager to the Town of Franklin and the Alcoholic Beverages Control Commission.

EXECUTED as an instrument under seal on the date set forth above.



Stephen T. Corcoran, Manager



Sponsor: Administration

TOWN OF FRANKLIN

RESOLUTION 14-76

**ACCEPTANCE OF PRIVATE ROAD COVENANT WITH
DEVELOPER OF UNNAMED STREET OFF UPPER UNION STREET
(MOUNT VIEW FARMS SUBDIVISION)**

WHEREAS, the Franklin Planning Board on August 18, 2014 voted to approve with conditions a definite subdivision modification plan for a three-lot residential development to be known as the Mount View Farms, which vote was filed with the Town Clerk on August 8, 2014; and

WHEREAS, said vote included conditions that the roadway and related drainage and utilities be and remain private and that the private property owner(s) have the exclusive obligation to maintain and repair the same, as well as to remove snow therefrom; and

WHEREAS, Mario Colace of 880B Upper Union Street, Franklin and Tawnia M. Marguerite, as Trustee of TMM Trust u/d/t dated April 3, 2014, of 880A Union Street, Franklin are the owners of the subject property and have executed a covenant incorporating the foregoing conditions, a true copy of which is attached as "Exhibit 1",

NOW, THEREFORE, BE IT ORDERED that the Town of Franklin, acting by and through its Town Council, hereby authorizes the Town Administrator to execute the covenant, a copy of which is attached hereto as Exhibit 1, on behalf of the Town of Franklin.

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

DATED: November ____, 2014

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Deborah L. Pellegrini
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION 14-81

REFUNDING BOND ORDER

NOW THEREFORE BE IT ORDERED THAT, in order to reduce interest costs, the Treasurer-Collector with the approval of the Town Administrator is authorized to issue refunding bonds pursuant to G.L. c.44, §21A or any other enabling legislation to refund all or a portion of the remaining amounts of the Town’s \$10,700,000 General Obligation Bonds dated March 15, 2006 and its \$4,295,000 General Obligation Bonds dated April 1, 2007; that the refunding bonds shall be issued in an amount not to exceed \$7,800,000, in order to pay the principal, redemption premium and interest on the bonds to be refunded, and costs of issuance of the refunding bonds; and that the Treasurer-Collector is authorized to execute such documents as may be necessary or desirable to carry out this transaction, including a refunding trust agreement or escrow agreement with a bank or trust company.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2014

VOTED: _____

UNANIMOUSLY: _____

A TRUE RECORD ATTEST:

YES: ____ **NO:** ____

ABSTAIN: ____ **ABSENT:** ____

**Deborah L. Pellegrini
Town Clerk**

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



TOWN OF FRANKLIN

RESOLUTION NO.: 14-82

APPROPRIATION: SEWER RETAINED EARNINGS

AMOUNT REQUESTED: \$ 150,000

PURPOSE: To appropriate 150,000 Sewer Retained Earnings to make emergency repairs to the culvert under the Beaver Street Sewer line.

MOTION

Be It Moved and Voted by the Town Council to transfer One hundred fifty thousand dollars (\$150,000) from the Sewer Retained Earnings Account to pay for emergency repairs to the culvert under the Beaver Street Sewer line.

DATED: _____, 2014

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

Deborah L. Pellegri
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council

NO.	DATE	ISSUED FOR	BY

COPYRIGHT: ARCADIS U.S., INC.
2012

DATE: JUNE-2014

PROJECT NO.: 04496040.0000

FILE NAME:

DESIGNED BY: KBE

DRAWN BY: SK

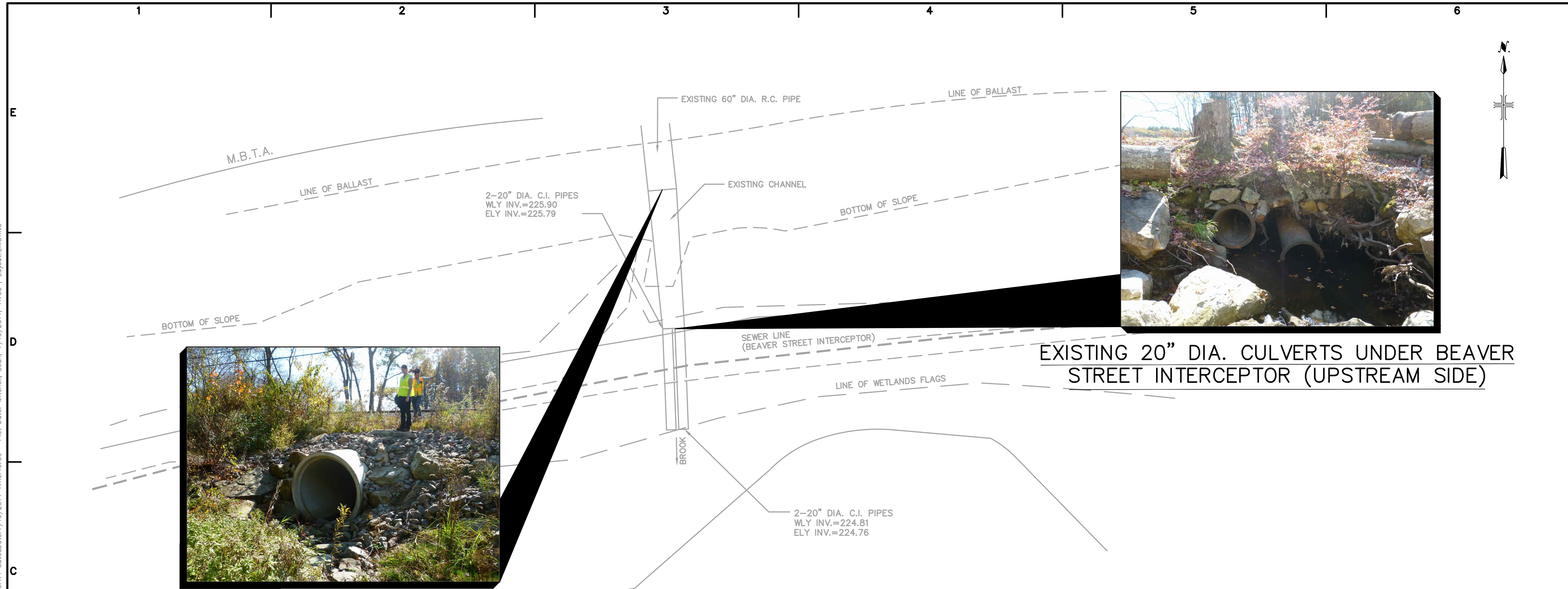
CHECKED BY: SRH

SHEET TITLE

**EXISTING CONDITIONS
PLAN AND PROFILE**

SCALE:
AS SHOWN

SHEET 1 OF 3

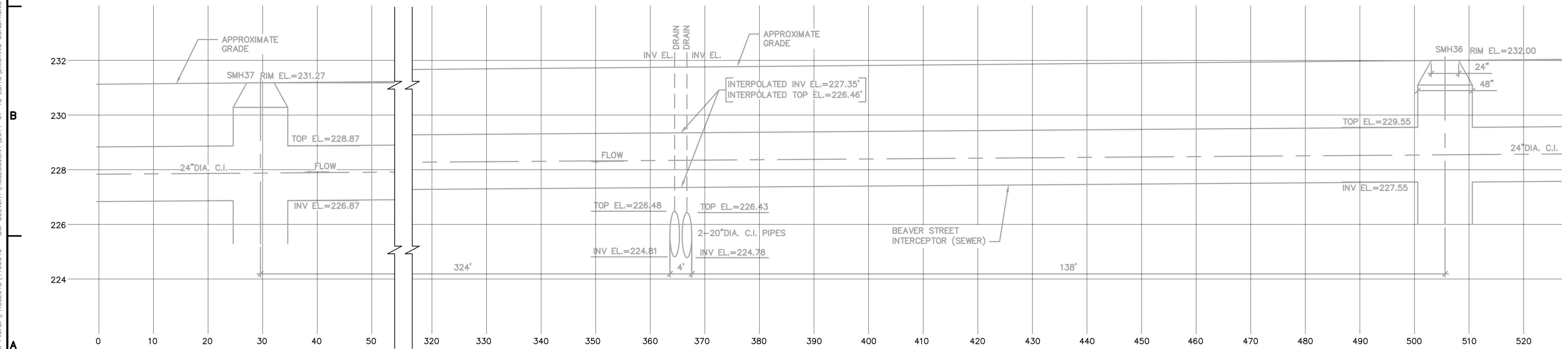


**EXISTING 60" DIA CULVERT UNDER
RAILROAD (DOWNSTREAM SIDE)**



**EXISTING 20" DIA. CULVERTS UNDER BEAVER
STREET INTERCEPTOR (UPSTREAM SIDE)**

EXISTING PLAN
SCALE: 1"=10'

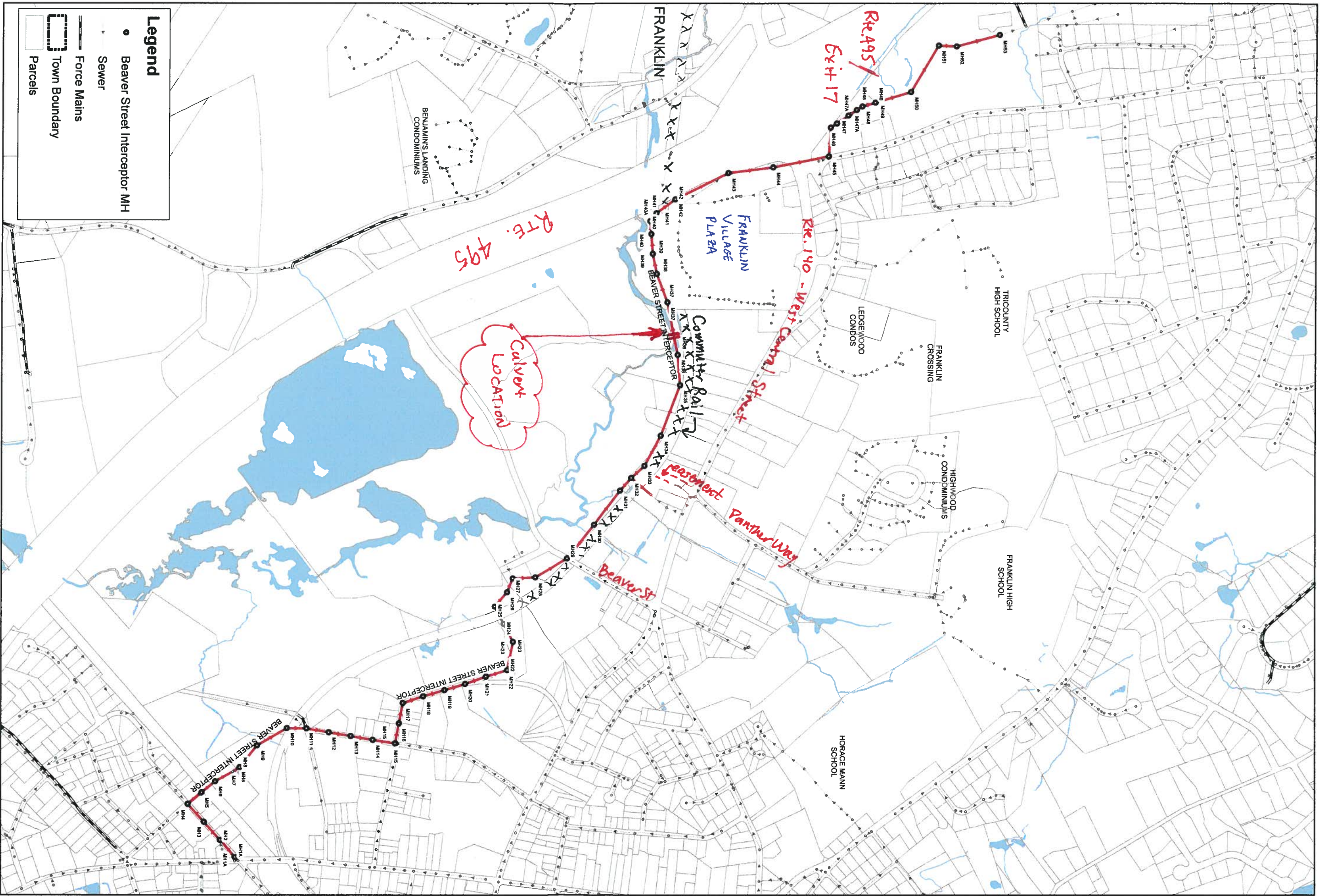


EL. BOTTOM OF BSI @ CULVERT = 227.5'
EL. TOP OF CULVERT PIPES = 226.5'
1 FT

- NOTES:
- ALL ELEVS. FROM NORFOLK COUNTY TOPOGRAPHIC SURVEY/NGVD 29.
 - ALL DISTANCE FROM NORFOLK COUNTY TOPOGRAPHIC SURVEY PLANS, JAN.2006.

EXISTING PROFILE
SCALE (H): 1"=10'
SCALE (V): 1"=2'

XREFS:None IMAGES:\CAD\PROJ\04496040.0000-Franklin, Beaver Street Interceptor\Culvert\Ref Files\Pages from Plan and Profile Items.dwg
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 Plot Date: Mitchell, Scot; 7/16/2014; 11:00; Layout:EXISTING



Legend

- Beaver Street Interceptor MH
- Sewer
- Force Mains
- Town Boundary
- Parcels



Franklin, MA
Beaver Street Interceptor



NO.	DATE	ISSUED FOR	BY

COPYRIGHT: ARCADIS U.S., INC. 2012

DATE: JUNE-2014

PROJECT NO.: 04496040.0000

FILE NAME:

DESIGNED BY: KBE

DRAWN BY: SK

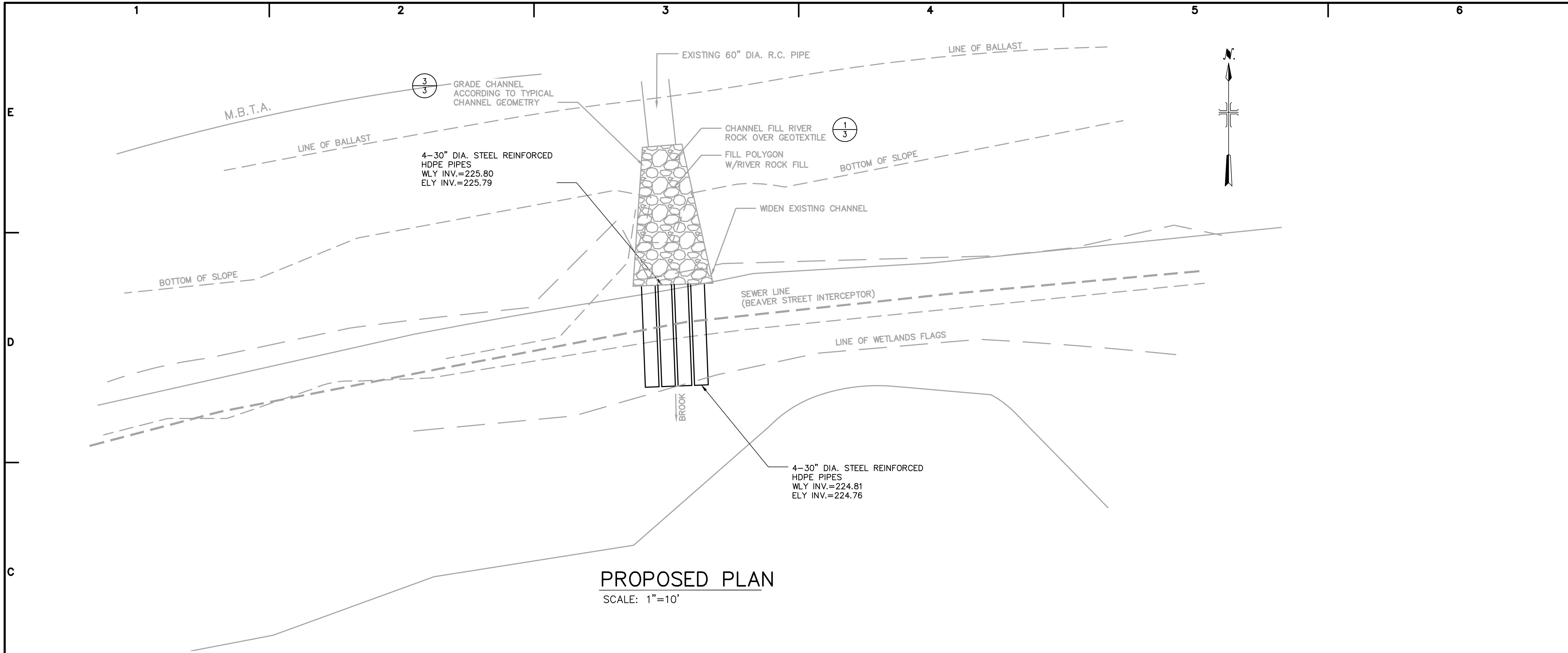
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SHEET TITLE

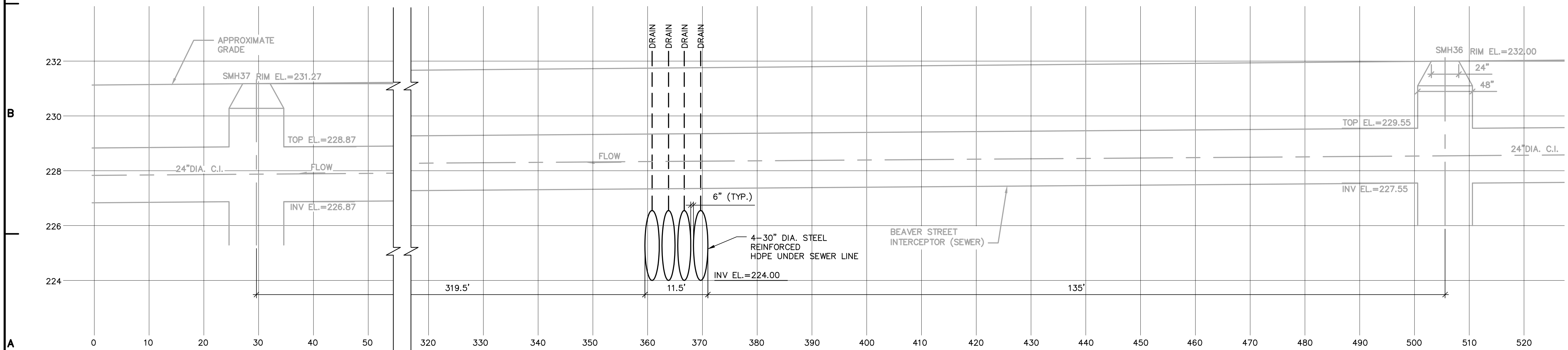
**PROPOSED CONDITIONS
PLAN AND PROFILE**

SCALE:
AS SHOWN

SHEET 2 OF 3



PROPOSED PLAN
SCALE: 1"=10'



PROPOSED PROFILE
SCALE (H): 1"=10'
SCALE (V): 1"=2'

- NOTES:
1. ALL ELEVS. FROM NORFOLK COUNTY TOPOGRAPHIC SURVEY/NGVD 29.
 2. ALL DISTANCE FROM NORFOLK COUNTY TOPOGRAPHIC SURVEY PLANS, JAN.2006.
 3. HORIZONTAL DISTANCES WILL BE VERIFIED DURING FINAL DESIGN.

User: SMITCHELL_Spec-AUS-NCSMOD File: G:\PROJECTS\4496040 - BSI_CULVERT_ASSESSMENT\2014-07-15_EDIT\PROPOSED CONDITIONS PLAN & PROFILE.DWG Scale: 1:1 Saved Date: 7/16/2014 Time: 10:30 Plot Date: Mitchell_Spec 7/16/2014 10:30 Layout: PROPOSED



2014/01/15 14:38

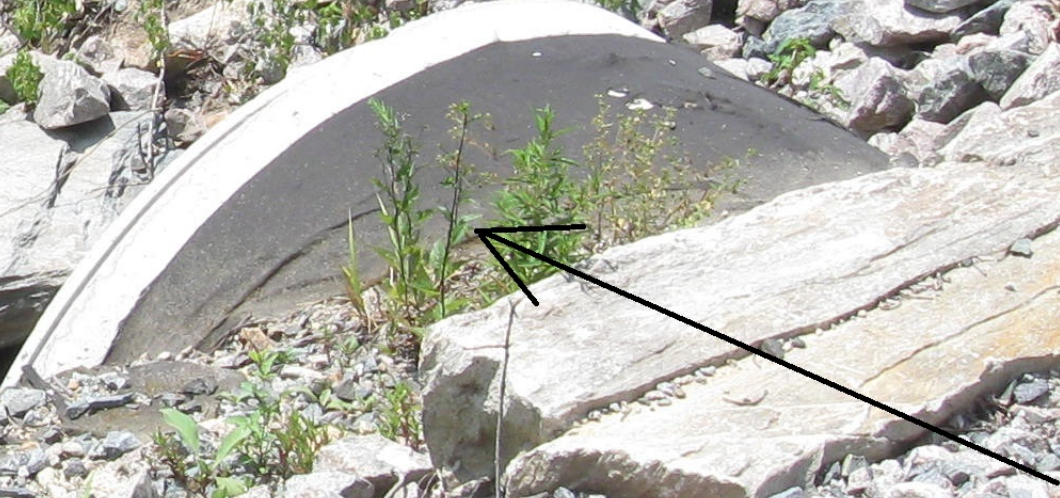


2014/01/15 14:39

Beaver St. Interceptor



5' dia culvert under RR tracks

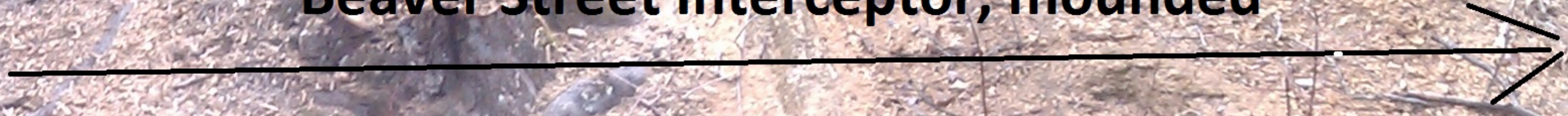




Sewer Interceptor,
mounded

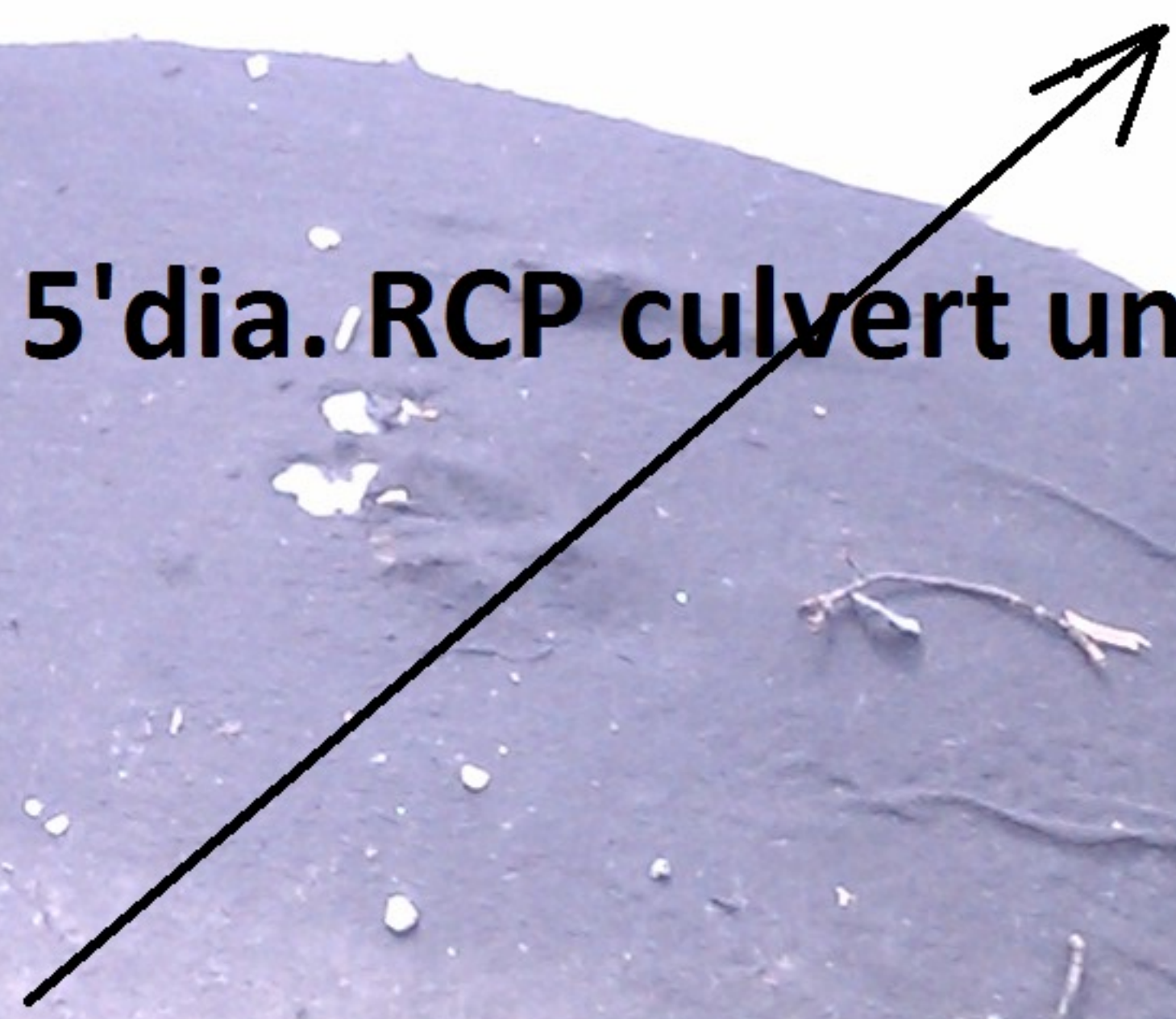
Culvert under tracks and interceptor

Beaver Street Interceptor, mounded



Failing culverts

5'dia. RCP culvert under RR tracks





TOWN OF FRANKLIN

RESOLUTION 14-83

Acceptance of Gift – Town of Franklin – Council on Aging

WHEREAS, the Fletcher Hospital Corporation has generously donated \$1,500 to be used by the Council on Aging for their charitable endeavors for the elderly of the Franklin Community.

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin on behalf of the Council on Aging gratefully accepts this generous donation and thanks the Fletcher Hospital Corporation for their continued support.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2014

VOTED: _____

UNANIMOUSLY: _____

A TRUE RECORD ATTEST:

YES: ____ **NO:** ____

ABSTAIN: ____ **ABSENT:** ____

Deborah L. Pellegri
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council