



FRANKLIN TOWN COUNCIL

December 17, 2014

7:00 PM

- A. APPROVAL OF MINUTES** - *August 6, 2014, December 3, 2014*
- B. ANNOUNCEMENTS** – *This meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon channel 29. This meeting is being recorded by Franklin Matters.*
- C. PROCLAMATIONS/RECOGNITIONS** –*Del Arnold, Marlene Oliver*
- D. CITIZEN COMMENTS**
- E. APPOINTMENTS** – *Library Building Committee – Vote Resolution 14-89 First*
- F. HEARINGS**
- G. LICENSE TRANSACTIONS** - *2015 Annual Alcoholic Beverages Licenses Renewals*
- H. PRESENTATIONS/DISCUSSIONS** –
 - *Habitat for Humanity*
- I. SUBCOMMITTEE REPORTS**
- J. LEGISLATION FOR ACTION**
 - 1. *Zoning Bylaw Amendment 14-742: Changes to Chapter 185-§4. Districts Enumerated - 2nd Reading Requires 2/3 Vote*
 - 2. *Zoning Bylaw Amendment 14-743: Changes to Chapter 185-§20. Signs - 2nd Reading Requires 2/3 Vote*
 - 3. *Zoning Bylaw Amendment 14-744: Changes to Chapter 185-§31. Site Plan and Design Review - 2nd Reading Requires 2/3 Vote*
 - 4. *Zoning Bylaw Amendment 14-745: Amendment to Chapter 185, Attachment 7, Part VI, Use Regulation Schedule, Residential Uses, Office Zoning District - Referral to Planning Board*
 - 5. *Resolution 14-87: 2015 Town Council Meeting Schedule*
 - 6. *Resolution 14-88: Legal Notices*
 - 7. *Resolution 14-89: Creation of a Library Building Committee*
- K. TOWN ADMINISTRATOR'S REPORT**
- L. OLD BUSINESS**
- M. NEW BUSINESS**
- N. COUNCIL COMMENTS**
- O. EXECUTIVE SESSION** – *Negotiations, Litigation, Real Property, as May Be Required*
- P. ADJOURN**



FRANKLIN TOWN COUNCIL

August 6, 2014

7:00 PM

A meeting of the Town Council was held on Wednesday August 6, 2014 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present; Andrew Bissanti, Brett Feldman, Glenn Jones, Matt Kelly, Tom Mercer, Judith Pond Pfeffer, Robert Vallee, Steve Williams, Peter Padula. Administrative personnel in attendance: Jeffrey Nutting, Town Administrator; Maxine Kinhart, Assistant to the Town Administrator; and 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: *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. The meeting will also be available on the blog Franklin Matters.*

PROCLAMATIONS/RECOGNITIONS: *NONE*

CITIZEN COMMENTS: *NONE*

APPOINTMENTS: *Councilor Pfeffer read the **MOTION** to ratify the appointment by the Town Administrator of the 2014 – 2015 **Election Workers** as presented by the Town Clerk. **SECOND** by Jones. **VOTE: Unanimous.** ► Councilor Pfeffer read the **MOTION** to ratify the appointment by the Town Administrator of Scott D. McLean to serve on the **Conservation Commission**. **SECOND** by Jones. **VOTE: Unanimous.***

HEARINGS: *NONE*

LICENSE TRANSACTIONS ► *Petition for Change of d/b/a- Soco Rose – Soco Rose Bar & Grille has requested a change in d/b/a to The GBU. No other changes. All sign offs have been obtained. **MOTION** to approve the change of d/b/a/ to The GBU. **SECOND** by Jones. **VOTE: Unanimous.***

► *Petition for Change in Beneficial Interest and Removal of an LLC Director and Concept President – 99 Restaurant of Boston LLC. Pursuant to instructions by the ABCC, **MOTION** by Pfeffer to **MOVE** to authorize the Clerk of the Council to sign Form 43 on the requested transaction for a change in beneficial interest and the removal of an LLC Director and Concept President for the 99 Restaurant of Boston. **SECOND** by Jones. **VOTE: Unanimous***

PRESENTATIONS/DISCUSSIONS ► *Gateway Committee: Jim Kupfer , 5 Carroll Drive, Gateway Committee meets re 150 Emmons Street and redevelopment with their overarching priority to preserve the quintessential New England character and charm the down town Franklin provides by including conditions in the future RFPs that will define how the gateway to down town will be*

developed . We have a handful of recommendations and conditions we would hope that the Council would take into consideration when developing this RFP and when the recommendations from the Economic development committee come forth. Recommendation: That 20% or 8,000 sf of the parcel be retained specifically the SW parcel of land as green space in perpetuity. This parcel should have a welcoming impression to visitors of the down town area. A statue of Horace Mann is definitely needed. No drive thru should be at this location at all. ► **Collection Containers:** This is before you as a discussion item. It is an attempt to regulate clothing collection containers. Religious and Charitable uses are exempt, limited to two boxes on your own property. Other boxes will be allowed in the industrial zone. It is the intent of this to come back as a bylaw. ► **Parking Discussion:** Down Town most of our parking is 2 hour, 8 – 12pm m-f with merchant parking we would eliminate meters m-f 8-2 pm business handicapped spot in Ferrara parking lot. Still have flags. Still have parking clerk. Enhance the business environment still get about \$50,000 in permit fees. Kelly likes idea won't stop if he doesn't have quarter in his pocket. Vallee thinks meters work Mercer likes the concept. Pfeffer why put in new parking plan in place in middle of construction 16,000 - 17,000 from meters would be lost. Move forward to get the concept in so we are not waiting. Wait on the fees.

SUBCOMMITTEE REPORTS: Economic Development Subcommittee - Expression of Interest. Expired on 7/31. Did receive 3 letters. One from Calarese properties that was an actual Expression of Interest, One from Dean College expressing their views of what should go there, and one from The Gateway committee also expressing what they feel should go there. The Subcommittee will meet on 8/20 5:30-PM to have a discussion and attempt to put together RFP.

LEGISLATION FOR ACTION: NONE

TOWN ADMINISTRATOR'S REPORT: Thanked Representative Roy and Senator Spilka for their hard work in securing a \$60,000 grant for safety signs at the schools.

OLD BUSINESS: Councilor Vallee asked Jeff the status of the corner lot and Union Street. Jeff said he has been trying to have a conversation with them for two years. It is very difficult. If we could get the land, they will not allow a residential or recreation use. He will continue to pursue this. Also what is status of Train station have you contacted our State Senator. Send the pictures. The platform needs to be fixed. Working on this item.

NEW BUSINESS: Peter Padula and Judith Pond Pfeffer are putting together a workshop on Stroke Awareness. It will be in October.

COUNCIL COMMENTS: Mercer countered rumors about items being thrown away by saying: anything that could be used or re-used is. If it is damaged beyond repair then it is thrown out. The building will be 90-95% recyclable. There will be 7 custodians taking care of the building. This is 1 more than the old High School. This High School is actually 10,000 sf smaller.

EXECUTIVE SESSION: NONE

ADJOURN: MOTION by Councilor Mercer to adjourn. **SECOND** by Councilor Padula. **VOTE to Approve: Yes-9, No-0, Absent-0.** Meeting adjourned at 8:05PM.

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
December 3, 2014**

A meeting of the Town Council was held on Wednesday, December 3, 2014 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present: Andrew Bissanti, Judith Pond Pfeffer, Tom Mercer, Robert Vallee, Steve Williams. Administrative personnel in attendance: Jeffrey Nutting, Town Administrator; Maxine Kinhart, Assistant to the Town Administrator; Mark Cerel, Town Attorney; Judith Lizardi, Recording Secretary.

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: *October 1, 2014; October 15, 2014; November 5, 2014; November 19, 2014.* **MOTION** by Mercer to **Approve**. **SECOND** by Bissanti. **No Discussion.**
Vote to Approve: Yes-5, No-0, Absent-3.

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

PROCLAMATIONS/RECOGNITIONS: None.

CITIZEN COMMENTS: None.

APPOINTMENTS: *David M. Cargill - Council on Aging.* **MOTION** by Mercer to **Approve** the appointment of David M. Cargill to serve on the Council of Aging. **SECOND** by Williams.
VOTE to Approve: Yes-5, No-0, Absent-3.

Lester Quan - Council on Aging. **MOTION** by Mercer to **Approve** the appointment of Lester Quan to serve on the Council on Aging. **SECOND** by Williams. **VOTE to Approve: Yes-5, No-0, Absent-3.**

HEARINGS: None.

LICENSE TRANSACTIONS: *Back Bay Restaurant Group TR, LLC dba Joe's American Bar and Grill – Change of Manager.* **MOTION** by Mercer to **Approve** the request by Back Bay Restaurant Group, TR, LLC dba Joe's American Bar and Grill for a Change of Manager to Kimberly Mary Orso. This is a routine matter. **SECOND** by Williams. **VOTE to Approve: Yes-5, No-0, Absent-3.**

PRESENTATIONS/DISCUSSIONS: *Ken Norman, President and Peter Fasciano, Executive Director of Franklin Community Cable Access, Inc.* Mr. Norman thanked the Council for the

opportunity to present information about Franklin TV. He stated that Matt Kelly had asked for an update. He also stated that three of Franklin TV's current board members were present at this meeting. Chairman Vallee noted he was very impressed during his visit to the Franklin TV studio, and Councilor Pfeffer noted that it was fantastic. As well, Mr. Nutting toured the studio this morning. Mr. Norman indicated they are considering an open house for the community as the renovations of the facility are almost finished. Mr. Norman stated that Franklin TV is a nonprofit organization operating under an agreement with the Town of Franklin. He pointed out that their funding comes through Comcast and Verizon through the 4.8% fee on each cable bill, and there is no Town funding. Mr. Norman stated that due to the leaving of former Chairman Bob Dean, Peter Fasciano was hired as the Executive Director. It was determined that the original downtown location was not large enough, so the new location on Hutchinson Street was purchased and renovations began. Mr. Fasciano recognized Gus Brown as helpful with input. Mr. Fasciano provided a slide-show documenting the remodeling of the facility which includes new studios and equipment, and stated the capital expenditures to date of \$1.27M. Their goal was to be architecturally appealing and functional, as well as to be inviting to the community as a gathering place and resource. Mr. Fasciano also mentioned his participation in the development of the new high school studio. He reported that in 2011 there were 197 locally produced programs; currently there are 423 such programs. They are proud of their contribution and want to produce quality programming for the Town. In addition, there has been a great increase in the number of public access messages and community bulletins on Franklin TV. They acknowledged that they would like to be a backbone for the community and get the word out to promote local events and establish good relationships with other nonprofits in the Town. In their quest to continue expansion, they plan to upgrade the Town Chamber facility to HDTV, upgrade Earth Channel streaming service, add fiber connection to the high school studio, and complete lighting and tech installation to their studios. Also, Franklin TV and the Town of Franklin were awarded an FM broadcast license and will construct and operate an FM radio station, WFPR, FM 102.9, with a 10-mile radius from the downtown area. More information can be found on their website: www.franklin.tv.com.

Mr. Nutting asked them about their work on a video about the Town of Franklin. Mr. Fasciano indicated the scene footage has been completed and they are moving to the edit phase. It should be complete in less than three months. Mr. Nutting also mentioned that the Town's Verizon cable ten-year license will be up for renewal in one year. He asked the Franklin TV members for their support during the Town and Verizon's future negotiation process. Chairman Vallee asked about the tower location. Mr. Fasciano indicated that if they have a site and the tower is erect next summer, then it should be operational by fall or this time next year. The radio station will be run 24/7. Although largely automated, it will require programming and they plan to build that into their staffing needs. They will provide coverage on sports, town meetings, interviews, town events, newscasts and music, although there is an obligation to provide a minimum of eight hours per day of local programming. Councilor Pfeffer asked if the money funded by Comcast and Verizon is sufficient to run and staff the station. Mr. Norman explained what would happen

if people begin leaving Verizon and Comcast due to cord cutting with cable providers. It was noted that if fewer people are consumers of Verizon and Comcast, then less revenue will be provided by the 4.8% fee.

Councilor Mercer thanked Franklin TV for their contribution to the high school studio and their guidance on how to put it all together. He asked what can be accomplished in the new studio that was not able to be completed in the old location. Mr. Fasciano responded that the current two studios allow for more programming flexibility and more than one production can be worked on at a time. In addition, two Franklin residents want to create cooking programs which will hopefully be started before year end. Also they are looking to possibly work with other organizations that have grant funding. For instance, Mass. General Hospital Legacy Grant would like to produce programming about people having been through the cancer treatment experience. Councilor Bissanti complimented the beautiful studio and stated that it looked very modernistic. Mr. Nutting commented that with the radio station up and running, it will provide another emergency broadcast vehicle. Mr. Norman stated the new facility has a large generator to support an emergency situation and the Franklin radio component will be helpful to provide services to relay emergency information. Chairman Vallee thanked Franklin TV for their presentation and for doing an outstanding job.

SUBCOMMITTEE REPORTS: Councilor Bissanti reported that he met today regarding the *Pond Street RFP* submittal. It did come in late, but it will be looked at. He stated he had nothing further to report at this time.

LEGISLATION FOR ACTION:

Resolution 14-84: Approval of Amendment to Solid Waste Disposal Contract: Councilor Pfeffer read the resolution of amendment to solid waste disposal contract. **MOTION** by Mercer to **MOVE** Amendment of Solid Waste Disposal Contract Resolution 14-84. **SECOND** by Williams. **DISCUSSION:** Mr. Nutting noted that the Town signed a 20-year contract in 2007 and either party would be able to get out of contract at year ten (2017) with notice of such by 2015. About 8 or 9 communities negotiated on behalf of the other twenty communities involved and were able to get a tip fee reduction from \$75 ton to \$64 ton beginning January 1, 2015. That would save Franklin on an annual basis about \$70,000 (7,000 tons) resulting in \$1.1M saved over the lifetime. Mr. Nutting stated that with this trash fees will not need to be raised in the foreseeable future. This would be a win-win situation. Two-thirds of the communities need to agree. The City of Worcester is the big community that needs to agree. Every town voting so far has voted in favor. It is a good way to save money. Councilor Pfeffer questioned that if the facility will be sold, how can they lower the price? Mr. Nutting responded that the market for tip fees is lower than it was 8 years ago. So, essentially, if they want to make the Town a good deal then the Town will stay with them. This involves about 26-28 communities. Wheelabrator Millbury will get less money, but it is in their interest. The Town is taking advantage of timing. **VOTE to Approve: Yes-5, No-0, Absent-3.**

Resolution 14-85: Acceptance of Gift – Council on Aging: Councilor Pfeffer read the resolution for the acceptance of a gift for the Council on Aging. **MOTION to MOVE** by Mercer. **SECOND** by Williams. **DISCUSSION:** Mr. Nutting thanked Mr. Hertzberg for his generosity and is grateful for his continued support. **VOTE to Approve: Yes-5, No-0, Absent-3.**

Resolution 14-86: Approval and Adoption of OPEB Trust Agreement: Councilor Pfeffer read the resolution for an OPEB Trust Agreement. **MOTION to MOVE** Mercer. **SECOND** by Williams. **DISCUSSION:** Mr. Nutting stated that a Trust was started for OPEB (other post-employment benefits) such as retiree health insurance. Franklin has an unfunded liability of about \$89 million in unfunded retiree health insurance as do many communities across the commonwealth and the country. Mr. Nutting stated that the Treasurer is able to invest that in the stabilization account at about 2% plus or minus, whereas with a Trust the Town has a broader range of investment opportunities. If Council votes in favor, then it would be necessary to come back to ask to transfer the funds into the Trust. The Trust would be made up of Mr. Nutting, Controller, School Business Manager and two Citizens appointed by the Council. The Treasurer would be the Treasurer of the Trust and would do the investments. This is in the financial interest of the taxpayers of Franklin. Councilor Pfeffer indicated that so far only the Town of Wellesley has funded this. All the other towns owe many millions of dollars. The State is aware that most towns, other than Wellesley and Weston, most likely cannot afford this. Councilor Pfeffer stated concern that in the future the State may indicate that they are going to take care of this problem in another way. Therefore, the State may take the money in the Trust fund. There is too much money owed by too many towns and cities that they cannot fund. Mr. Nutting said he is looking at this like the pension systems in 1980, and none were funded correctly. The State said in 1989 that every pension system had to be fully funded in 30 years. This is slowly getting on target and the State has never stepped in. Mr. Nutting said he looks at this situation similarly. Legislature must change law as it relates to retiree health insurance for future employees. For instance, if there is a 25 year old employee who has 30 more years to work, why should the town be obligated to take care of this retirees' health insurance for life? No one else in America has that benefit. The legislature needs to change this as it is unsustainable. People live longer, health insurance costs rise and are getting worse. This is a benefit that will have to be faded into history without hurting people that have the benefit at this time. The average retiree benefit for this is approximately \$1,400 per year in Franklin. In Franklin there are 800 employees that are going to retire; therefore, this is a necessary step. **VOTE to Approve: Yes-5, No-0, Absent-3.**

TOWN ADMINISTRATOR'S REPORT: ► Mr. Nutting introduced Judith Lizardi as the new recording secretary. ► Reminded everyone about the Holiday Stroll Downtown at 4PM on December 4th. ► Thanked Chairman Vallee and the DPW for the great job with the lights on the Common. Another four or five trees were added and will try to do a little more every year within budget. Any feedback on this would be appreciated to beautify the Town of Franklin. ► Thanked the Franklin Police Department as they will be serving dinners to the seniors on

Friday at the Senior Center as an annual event. ► As another great example of the wonderful employees in the Town, the Fire Department built a ramp for a resident a few weeks ago. Our employees continue to go above and beyond the call of duty. It is much appreciated. ► The All-Call for the Missing Persons was a success. The woman was found walking up Rt. 495. If it was not for the All-Call it might have not ended well. It was a good use of public funds to buy the system and maintain it. ► Department heads will start doing budgets over the next month.

OLD BUSINESS: None.

NEW BUSINESS: None.

COUNCIL COMMENTS: Councilor Mercer stated that the lights on the Town Common are fantastic and hopes to add to it next year.

EXECUTIVE SESSION: None.

ADJOURN: MOTION by Mercer to **Adjourn. SECOND** by Williams. **VOTE to Approve: Yes-5, No-0, Absent-3.** Meeting adjourned at 8:51PM.

Respectfully submitted,

Judith Lizardi

APPOINTMENTS

APPOINTMENTS:

Library Building Committee

Nancy J. Rappa - 25 Queen Street

Matthew T. Kelley-75 Crescent Street

Judith Pond Pfeffer-37 Arlington Street

Thomas D. Mercer-14 Mercer Lane

Christopher K. Feeley-5 Taft Drive

Felicia Oti-Library Director

Monique Doyle, 3 Greenfield Road

Sandra Brandfonbrener, 8 Beech Street

James M. Roche, 152 Daniels Street

MOTION to appoint the individuals listed above as members of the Library Building Committee.

SECOND: _____.

DATED: _____, 2014

A True Record Attest:

Deborah L. Pellegrini
Town Clerk

VOTED:

UNANIMOUS _____
YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

2015
ANNUAL
ALCOHOL LICENSE
RENEWALS

2015
TOWN OF FRANKLIN
ALCOHOL LICENSES RENEWALS

License #	DBA	LOCATION	Outstanding WST, PP, RE	Passed Inspection	Recommended Approval
043000005	Rome Restaurant	4 East Central Street	None	Yes	Yes
043000012	Acapulco's	13-25 Main Street	None	Yes	Yes
043000016	Franklin Elks BPOE 2136	1077 Pond Street	None	Yes	Yes
043000020	The GBU	338 Union Street	None	Yes	Yes
043000021	Union Street Grill	371 Union Street	None	Yes	Yes
043000024	Cole's Tavern	553 Washington Street	None	Yes	Yes
043000027	Three	461 W. Central Street	None	Yes	Yes
043000028	Uptowne Pub	5-7 W. Central Street	None	Yes	Yes
043000030	Village Mall Liquors	60 Franklin Village Drive	None	Yes	Yes
043000032	Franklin Liquors	333 East Central Street	None	Yes	Yes
043000033	Shaws Supermarket	255 East Central Street	None	Yes	Yes
043000034	Union Street Wines & Liquors, Inc.	317 Union Street	None	Yes	Yes
043000035	Ouzo Corporation	660 W. Central Street	None	Yes	Yes
043000036	Tedeschi's Food Shop	664 Union Street	None	Yes	Yes
043000037	J.B.'s Liquor World	365 W. Central Street	None	Yes	Yes
043000038	Ferrara's Market	20 W. Central Street	None	Yes	Yes
043000039	Anne's Market	451 W. Central Street	None	Yes	Yes
043000044	Dacey's Market	345 Lincoln Street	None	Yes	Yes
043000046	MapleGate Country Club	160 Maple Gate, Bellingham	Outstanding WST, PP, RE	Yes	Yes-Hold
043000049	Hang Tai Restaurant	26-30 East Central St	None	Yes	Yes
043000052	Joe's American Bar & Grill	466 King Street	None	Yes	Yes

2015
TOWN OF FRANKLIN
ALCOHOL LICENSES RENEWALS

License #	DBA	LOCATION	Outstanding WST, PP, RE	Passed Inspection	Recommended Approval
043000054	Pepper Terrace Restaurant	400 Franklin Village Drive	None	Yes	Yes
043000056	Longhorn Steakhouse	250 Franklin Village Drive	None	Yes	Yes
043000057	Franklin Country Club	672 East Central Street	None	Yes	Yes
043000059	Devita's Market	198 East Central Street	None	Yes	Yes
043000060	Pour Richards Wine & Spirits	470 King Street	None	Yes	Yes
043000062	Incontro	860 West Central St	Outstanding WST, PP, RE	Yes	Yes-Hold
043000063	99 Restaurant	947A West Central St	None	Yes	Yes
043000065	Bamboo House	2 Main Street	None	Yes	Yes
04000066	King Street Café & Deli	390 King Street	None	Yes	Yes
04000067	Guru	30 Main Street	Outstanding Personal Property	NO	*see letter
043000068	The Alumni Club	391 East Central Street	None	Yes	Yes
043000069	Spruce Pond Creamery	370 King Street	None	Yes	Yes
043000070	Maguro House	2 East Central Street	None	Yes	Yes
043000071	British Beer Company	280 Franklin Village Drive	None	Yes	Yes
043000072	Franklin Café & Grill	418 Central Street	None	Yes	Yes Hold License Being Transferred
043000073	Ichigo Ichie	837 West Central Street	None	Yes	Yes
043000075	Residents Inc	4 Forge Parkway	None	Yes	Yes
043000076	Artistry Kitchen Franklin, LLC	12-20 East Central Street	None	Yes	Yes
043000077	Tastebuds Fresh Market Place	470A King Street	None	Yes	Yes

Town of Franklin

COPY

Town Administrator
Tel: (508) 520-4949

Fax: (508) 520-4903



355 East Central Street
Franklin, Massachusetts 02038-1352

November 20, 2014

Mr. Gill N Sidhu
Guru Restaurant
30 Main Street
Franklin, MA 02038

Dear Mr. Sidhu:

Thank you for returning your Alcohol Beverage Control Commission renewal form. We attempted to contact you by phone and mail to find out what your intentions were regarding the status of your alcohol license after you closed your restaurant due to the fire.

We have had no communication and request that you let us know in writing what your plans are if any for reopening. I have enclosed the annual renewal documents for you to complete and return with your correspondence if you are planning to reopen.

If you would like to discuss the status of your license, please contact me or Maxine Kinhart at 508-520-4949.

Sincerely,

Dianne M. Blanchard
Town Administrator's Office

cc: Maxine Kinhart, Licensing Agent



Town of Franklin



355 East Central Street
Franklin, Massachusetts 02038-1352

COPY

Fax: (508) 520-4903

Town Administrator
Tel: (508) 520-4949

Never responded

March 11, 2014

Mr. Gill N Sidhu
Guru Restaurant
30 Main Street
Franklin, MA 02038

Dear Mr. Sidhu:

I am sorry to hear about the unfortunate fire at your business location. We would like to know what your intentions are regarding your alcohol license. Are you planning to reopen your restaurant?

I would like to remind you that your renewed license is being held in our office pending confirmation that you have liquor liability insurance. If you do intend to reopen, you are not allowed to sell alcohol without this license.

Please contact me or Maxine Kinhart at 508-520-4949 as soon as possible to discuss the status of your license.

Sincerely,

Dianne M. Blanchard
Town Administrator's Office

cc: Maxine Kinhart, Licensing Agent





2015 Annual Alcoholic Beverages Licenses Renewal

All establishments have passed Fire and Building and Board of Health inspections.

MOTION to approve the renewal of the alcoholic beverages licenses listed on the attached Renewal List for the year 2015 with licenses where funds are owed or issues are outstanding to the Town being held in the Town Administrator's Office until outstanding fees are paid issues are cleared up.

VOTED: December 17, 2014

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

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

PRESENTATIONS
AND
DISCUSSIONS

- HABITAT FOR HUMANITY



SERVING PEOPLE.
PRESERVING HOUSES.
REVITALIZING NEIGHBORHOODS.



Old Colony
Habitat
for Humanity®

**A BRUSH WITH
KINDNESS**



Our Mission

Old Colony Habitat for Humanity engages community resources to build and repair decent affordable homes for families in need in our service area, enabling them to purchase, own and maintain their own homes





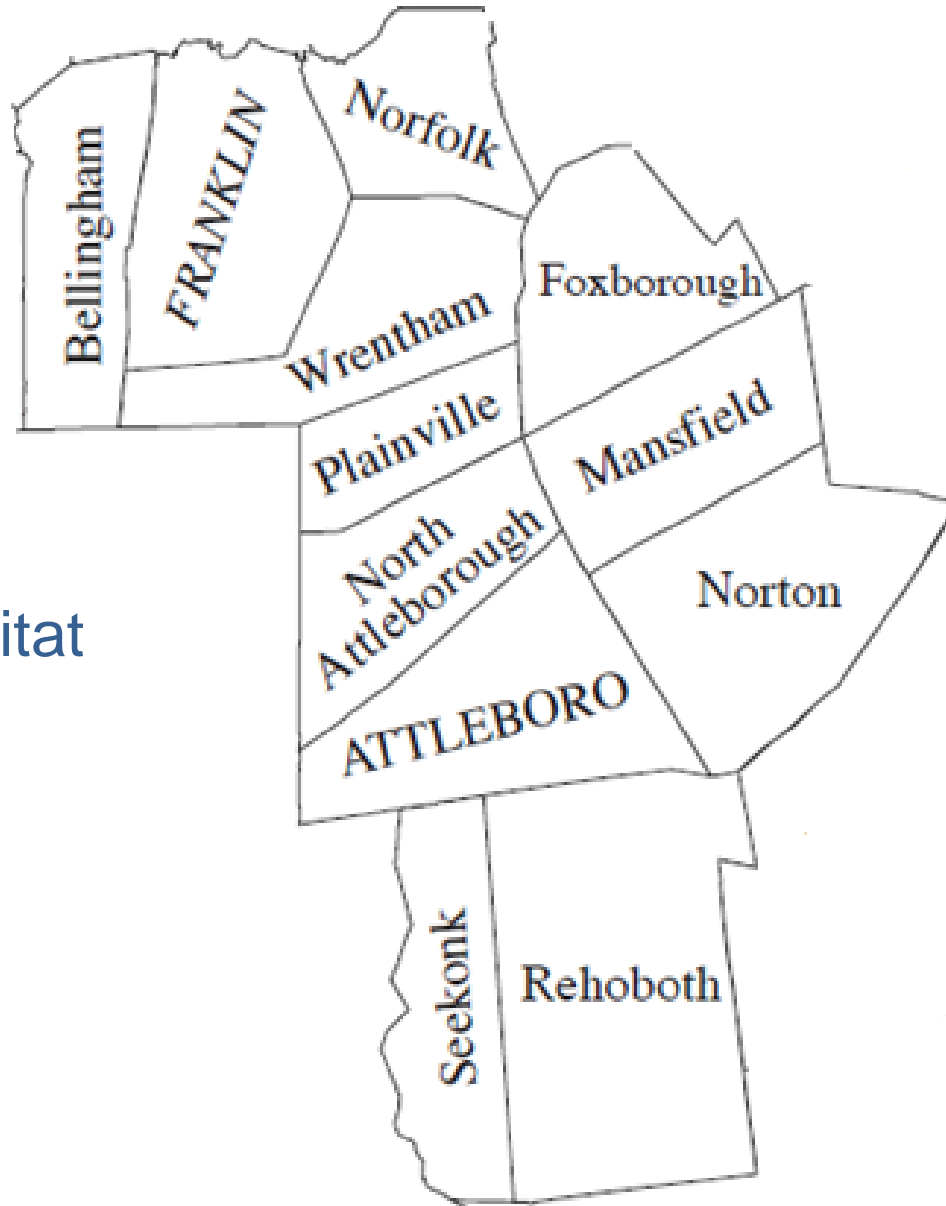
History

- Founded in 1976, Habitat for Humanity International is devoted to building "simple, decent, and affordable" housing for families in need. Our vision is a world where everyone has a decent place to live
- We are an extremely diverse organization, building for people in need regardless of race or religion, and we welcome volunteers and supporters from all backgrounds
- The organization has helped to build or repair more than 861,000 houses and serve more than 4 million people worldwide
- We are the largest non-profit home construction organization in the world and now are the 10th largest home builder (of *any kind*) in the United States





Old Colony
Habitat
for Humanity®



Old Colony Habitat
Communities





Homeownership



TOP
10

HOMEBUILDER
in the United States

1,500

U.S. AFFILIATES
in all 50 states & D.C.

Habitat builds in partnership
with people in need of
**simple, decent,
affordable housing.**



Habitat also...



Repairs low-income housing



Advocates for fair and just housing policies



Provides training and access to resources to help families improve their housing conditions



Participates in holistic neighborhood revitalization efforts



Helps neighborhoods clean up and rebuild after disasters



Accepts donations of reusable and new household materials for resale through its ReStores

- A Brush With Kindness
- Neighborhood Revitalization Initiative
- ReStores

Our Service Model

Habitat Homebuyers



QUALIFICATIONS

Applicants for a Habitat home must qualify based on need.



SWEAT EQUITY

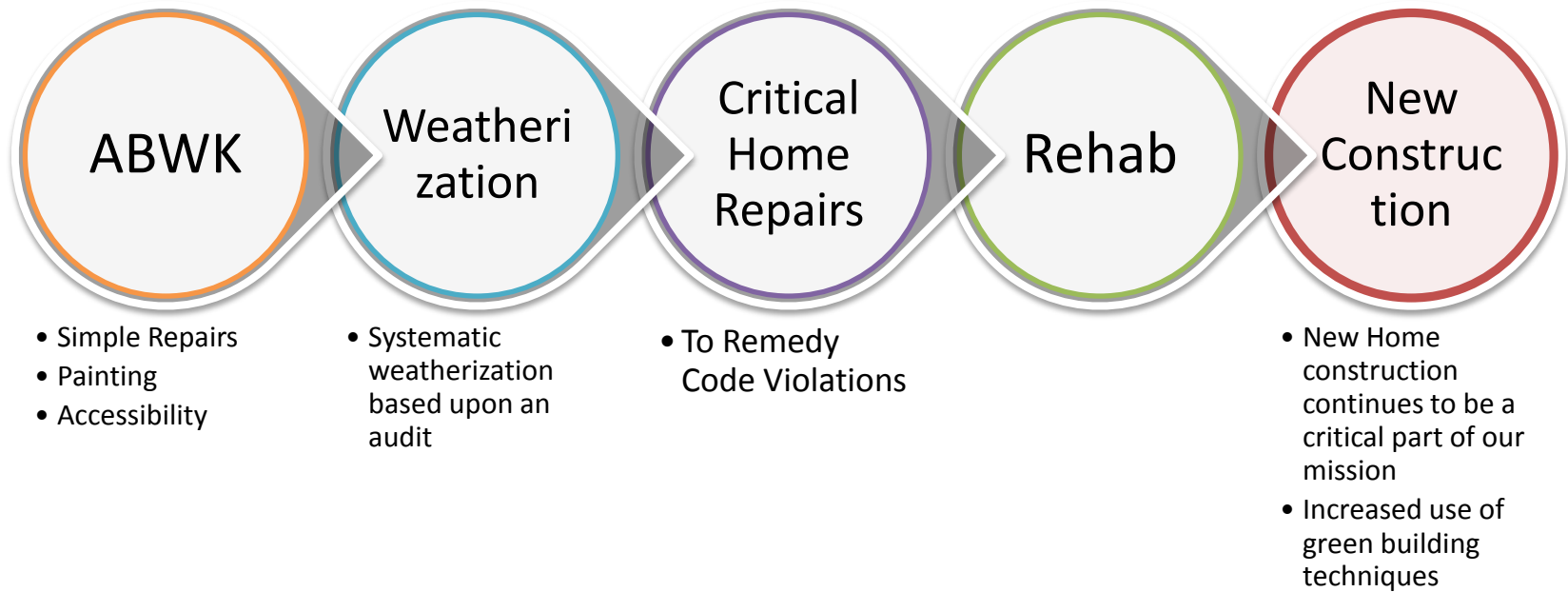
Homebuyers devote “sweat equity” hours to help build their home and others in the Habitat program.



MORTGAGE

Homebuyers pay an affordable, no-profit mortgage, which is used to build more Habitat homes.

Product Spectrum





Current Programs 1

- Home Building

- We build the house with volunteer labor & many donated materials
- Home owner pays for the home with a no-interest mortgage
- Home owner invests in the property with **sweat equity** as well
- Worldwide HFH has built over 860,000 houses
- We offer a hand-up **not** a hand-out
 - Process often begins with donated land





Current Programs 2

- A Brush With Kindness
 - Volunteer Labor
 - Donated Materials
 - Homeowner investment with ‘sweat equity’
 - Repayment for materials financed by a no-interest loan from OCHFH
 - Projects include
 - plumbing to painting to weatherization to assistance with accessibility issues





Future Programs

- ReStore

- Reviewing locations for our ReStore

- ReStores accept donations of new and gently used items and sell them to the public
 - All of the profits of the ReStore go towards Habitat's mission
 - We help prevent usable items from ending up in the landfills
 - For every \$ sold in a ReStore we prevent 1.3LBS from entering landfills
 - We are a source of lower-cost building materials and household goods
 - There are 700+ ReStores in the U.S.





Questions?

Contact:

- Old Colony Habitat for Humanity
- PO Box 100, Attleboro, MA 02703
- 508-399-1781
- dir@oldcolonyhabitat.org
- <http://www.oldcolonyhabitat.org/>



LEGISLATION

FOR

ACTION

MEMORANDUM

TO: Jeff Nutting, Town Administrator
Town Council

FROM: Beth Wierling, Town Planner

DATE: October 10, 2014

RE: Bylaw Amendments 14-742, 14-743 & 14-744: Reference Corrections

The following Zoning Bylaw Amendments are needed to correct minor reference errors within the Zoning Bylaw:

14-742: Changes to Chapter 185, Section 4. Districts Enumerated. To correct terminology utilized within the Zoning Bylaw; to create consistency throughout the Zoning Bylaw when referring to Overlay Districts.

14-743: Changes to Chapter 185, Section 20. Signs. To correct a reference to another section of the Zoning Bylaw which is currently incorrect and eliminate a reference which is not needed.

14-744: Changes to Chapter 185, 31. Site Plan and Design Review. To correct terminology utilized within Chapter 185-31 so it is consistent with the Use Table.

SPONSOR:
*Department of Planning and Community
Development*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 14-742
DISTRICTS ENUMERATED**

**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SECTION 4.**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

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

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

DATED: _____, 2014

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

**Deborah L. Pellegri
Town Clerk**

ABSENT _____

**Judith Pond Pfeffer, Clerk
Town Council**

SPONSOR:
*Department of Planning and Community
Development*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 14-743
SIGNS**

**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SECTION 20.**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by ~~deleting~~ and adding the following text at §185-20 Signs:

- H. Sign approvals.
- (1) Design Review Commission sign approvals.
 - (a) All new signs and sign modifications must be reviewed and approved by the Design Review Commission prior to issuance of a Building Permit.
 - (2) Application Submittal Requirements. Applicants must submit the following information concurrently, to be considered a complete application for review of Signs; incomplete applications may result in refusal of application.
 - (a) One (1), original, Form Q, Design Review Application with questions A-F completed.
 - (b) Nine (9), color copies of the proposed sign rendering, ~~as required in §185-31.2.F(2)-(a).~~
 - (c) Nine (9) copies of the plan showing sign as required in ~~§185-31.2.F(2).~~ §185.31.2.C.1.(c).[5]
 - (d) Picture(s) of existing sign(s) if applicable.

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

DATED: _____, 2014

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Deborah L. Pellegrini
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk
Town Council

SPONSOR:

*Department of Planning and Community
Development*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 14-744
SITE PLAN AND DESIGN REVIEW**

**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SECTION 31.**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by ~~deleting~~ and adding the following text at §185-31 Site plan and design review:

2. Design Review Commission, site plans, facades, landscape and lighting.

B. Design Review Commission review requirements.

(1) Applicants must file with the Design Review Commission for any external use of land, building, structure or project that requires site plan review or limited site plan review and/or a building permit and is at least one of the following, except for single- and two-family dwellings:

- Within Commercial I, Commercial II, Business Zoning Districts, Downtown Commercial or Office.
- Listed as a principal use in the Use Regulation Schedule Part II, 2, Commercial, regardless of the underlying zoning district.
- Listed as a principal use in the Use Regulation Schedule Part V, 5, Recreational, regardless of the underlying zoning district.
- Considered one of the following additional principal uses as listed in the Use Regulation Schedule:
 - Part III, 3. Industrial, utility, 3.1: Bus, railroad station.
 - ~~Part III, 3. Industrial, utility, 3.10: Conference and training center.~~
 - Part III, 3. Industrial, utility, 3.12: Conference center
 - ~~Part IV, 4. Institutional, 4.2: Hospital, charitable institution, similar non-correctional use.~~
 - Part IV, 4. Institutional, 4.2: Hospital., 4.2.a: Medical marijuana treatment facility and 4.2.b: Medical marijuana testing facility.
 - Part IV, 4. Institutional, 4.3: Charitable Institution.
 - ~~Part IV, 4. Institutional, 4.3: Library, museum, art gallery, civic center.~~
 - Part IV, 4. Institution, 4.5: Library, museum, art gallery.
 - ~~Part IV, 4. Institutional, 4.4: Lodge, other nonprofit social or civic use.~~
 - Part IV, 4. Institutional, 4.6: Lodge, social nonprofit.
 - ~~Part IV, 4. Institutional, 4.5: Public Use and 4.5.a: Municipal public safety.~~
 - ~~Part IV, 4. Institutional, 4.7: Public use and 4.7.a: Municipal public safety.~~
 - Part VI, 6. Residential, 6.1: Multifamily or apartment.
 - Signs.

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

DATED: _____, 2014

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Deborah L. Pellegri
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Town Council

Sponsor: *Town Council*

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 14-745

**A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, ATTACHMENT 7. PART VI, USE REGULATION SCHEDULE:
RESIDENTIAL USES**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended by the following **additions** and **~~deletions~~** to §185, Attachment 7, Part VI, Use Regulation Schedule:
Residential Uses, Office Zoning District:

TOWN OF FRANKLIN

USE REGULATIONS SCHEDULE

PART VI

Symbols in the Use Regulations Schedule shall mean the following:

Y = A permitted use.

N = An excluded or prohibited use.

BA = A use authorized under special permit from the Board of Appeals.

PB = A use authorized under special permit from the Planning Board.

P/SP = Permitted as of right. A special permit from the Board of Appeals is required if the proposed project results in an increase in estimated water consumption of more than 15,000 gallons per day.

District

Principal Uses	RR I	RR II	RVI	R VII	SFR III	SFR IV	GRV	NC	CI	CII	DC	B	I	LI	O
6. Residential															
6.1 Multifamily or apartment	N ¹	N	N	PB ³				PB ⁴	PB ³	N	Y ^{5,6}	N	N	N	N PB ^{7,8}
6.2 Single-family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N
6.3 Two-family															
a. New	N	N	N	Y ²	Y ²	Y ²	Y ²	Y ²	Y	Y	N	N	N	N	N
b. By conversion	BA	BA	BA	BA	BA	Y	Y	Y	BA	Y	BA	N	N	N	N

NOTES:

1. Except PB in RVI District. (See § 185-38.)

2. Lot area must be at least 25% greater than that required for a single-family dwelling.

3. No more than one dwelling unit per 1,000 square feet of lot area may be permitted.

4. No more than one dwelling unit per 3,000 square feet of lot area may be permitted.

5. All dwelling units shall be located on floors above the street level floor.

6. No more than one dwelling unit per 2,000 square feet of lot area will be permitted; additional dwelling units may be allowed by Special Permit from the Planning Board.

7. All multi-family residential developments require a minimum of 5-acres.

8. No more than one dwelling unit per 2,000 square feet of lot area will be permitted.

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

DATED: _____, 2015

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Deborah L. Pellegri
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: December 12, 2014
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
RE: Pond Street Property

On November 19, 2014, we accepted proposals for the redevelopment of the Town owned property on Pond Street. As a result of the process, we received only one proposal which was late and did not meet the minimum requirements of the RFP. The proposal was rejected both on legal and technical grounds.

Over the years we have issued two RFP's, have done extensive research on potential use of the property, and have spent hundreds of hours of outreach without any success. While our vision has always been an office/hotel/etc. development, we have been unable to attract any willing buyers.

After taking that all into consideration the Economic Development Committee recommends that the Council consider adding a multi-family residential component to the RFP. This may attract more developers to bid on the property. An office/hotel development along with potential of some residential development (condo's or apartments), may provide more incentive for developers to submit proposals.

If you allow multi-family use in the office zone, the Council should limit the number of units in the RFP to ensure that the housing component is part of a broader proposal with other uses. In order to consider a change in the RFP to include multi-family, the Town Council would be required to rezone the current Office Zoning District.

I have attached Zoning By-law 14-475 for your consideration. The zoning change to include multi-family in the office district would require a five acre minimum and no more than one unit

per 2,000 square feet of lot area. Further, housing in the zone would require a special permit from the Planning Board.

If the Town Council approves the zoning change, you could then issue a new RFP for a mixed use development.

Please remember this would be a three step process. The first is the zoning change, second is issuing a new RFP and third is deciding if you wish to sell the land to the successful bidder (there is no requirement that the Council sell the land to any developer) . Finally, if you award a bid to a developer they must go through all other regulatory process (Planning, Conservation Commission, Design review).

I am happy to answer any questions you may have.

cc: Bryan Taberner, Director of Planning & Community Development
Beth Wierling, Town Planner

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Jeffrey Nutting, Town Administrator
From: Bryan W. Taberner, AICP, Director, DPCD
Re: Pond Street- Zone Change to Allow Multi-family Housing
Cc: Beth A. Wierling, Town Planner
Date: December 8, 2014

As you are aware the Economic Development Committee discussed the Pond Street Request for Proposals (RFP) at their last meeting. It was the consensus of the Committee to ask the full Town Council to consider adding a housing component to the Office Zoning District.

Accordingly, please find attached a proposed change to the district (see attached map) that would allow multi-family zoning in the Office Zoning District by Special Permit and restrict the number of housing units to one unit for every 2,000 square feet of lot area.

I am happy to answer any questions you may have.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

cc Town Council

December 8, 2014

Dear Property Owner,

On November 19, 2014, The Town of Franklin accepted proposals for the redevelopment of the Town-owned Pond Street Property, which was recently put out to bid through a Request for Proposals (RFP) process. As a result of this process, the Town received one proposal which did not meet the minimum requirements as defined in the RFP.

After many years of trying to sell and redevelop the Pond Street property under the currently allowed zoning, the Franklin Town Council's Economic Development Committee has proposed to rezone the Office Zoning District to allow multi-family residential uses and reissue an RFP.

The Economic Development Committee anticipates by allowing multi-family residential uses within the Office Zoning District, and re-issuing the RFP, the Town will be able to find a buyer for the Pond Street property and see this long vacant property redeveloped.

The Town Council will hold a Public Hearing on January 7, 2015 at 7:10 PM in the Town Council Chamber, 355 East Central Street, Franklin, MA 02038 to discuss the proposed zoning. Please attend the Public Hearing to discuss any questions or concerns you may have regarding the proposed zoning amendment.

Enclosed for your reference is a copy of the public hearing notice and a map of the proposed Office Zoning District, including the Town-owned Pond Street Property.

Sincerely,

Bryan W. Taberner, AICP, Director

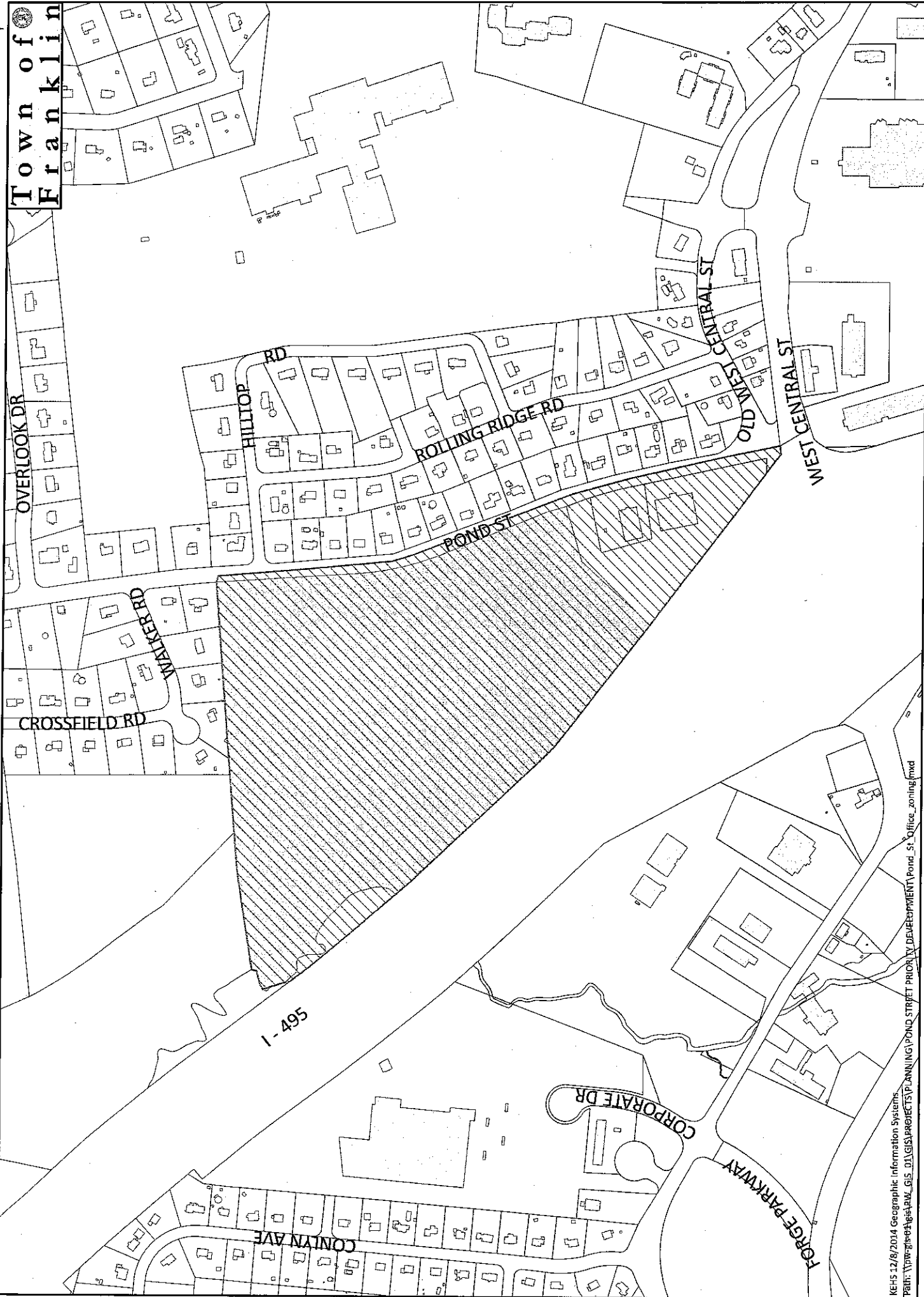
Enclosure

Cc: Town Council
Planning Board
Jeffrey Nutting, Town Administrator
Department of Planning & Community Development



Town of Franklin

Office Zoning District
Parcel Line
Pond St Property (town owned)





Sponsor: Administration

TOWN OF FRANKLIN
RESOLUTION 14-87

2015 SCHEDULE OF TOWN COUNCIL MEETINGS

January 7
January 21
February 4
February 18
March 4
March 18
April 1
April 15
May 6
May 20
June 10
June 24
July 8
August 5
September 9
September 23
October 7
October 21
November 4
November 18
December 2
December 16

DATED: _____, 2014

VOTED:
UNANIMOUSLY:
YES:___ NO:___
ABSTAIN:___ ABSENT:___

A True Record Attest:

Deborah L. Pellegrini
Town Clerk

Judith Pond Pfeffer,
Clerk, Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION 14-88

Legal Notices

BE IT RESOLVED THAT THE TOWN OF FRANKLIN, acting by and through the Town Council and pursuant to the Town Code of the Town of Franklin, Division 2, Part 1, Chapter 4. Administration of Government, Article VI, § 4-15. Public Notices, hereby designates 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, 2015.

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

DATED: _____, 2014

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Deborah L. Pellegrini
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council



**TOWN OF FRANKLIN
RESOLUTION 14-89**

CREATION OF A LIBRARY BUILDING COMMITTEE

A Resolution creating a committee to make renovations to the Franklin Library

BE IT RESOLVED by the Town Council of the Town of Franklin that a Library Building Committee be established as follows:

WHEREAS: The Town Council would like to make improvements to the exiting library located at 118 Main Street.

WHEREAS: The improvements should include repairs and a small addition.

NOW THEREFORE, BE IT RESOLVED that the Town Council of the Town of Franklin hereby establishes a nine person building committee. The term of the committee shall be until the substantial completion of the project.

Duties of the committee are as follows:

- Select an architect for the design
- Present the proposed plans to the Town Council for approval
- Oversee the project until substantial completion

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

DATED: _____, 2014

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

**Deborah L. Pellegrini
Town Clerk**

ABSENT _____

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