



FRANKLIN TOWN COUNCIL

January 7, 2015

6:00 PM

- A. EXECUTIVE SESSION** – *Collective Bargaining with Fire Fighters Union*
- B. APPROVAL OF MINUTES** - *December 17, 2014*
- C. 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.*
- D. PROCLAMATIONS/RECOGNITIONS**
- E. CITIZEN COMMENTS**
- F. APPOINTMENTS** - *Historical Commission*
- G. HEARINGS** - *Zoning Bylaw Amendment 15-745: Amendment to Chapter 185, Attachment 7, Part VI, Use Regulation Schedule, Residential Uses, Office Zoning District – 7:10 PM*
- G. LICENSE TRANSACTIONS** - *Artistry Kitchen – Change of Manager*
- H. PRESENTATIONS/DISCUSSIONS** –
- *Community Opportunity Group – Community Development Block Grant*
 - *150 Emmons Street*
 - *Town Administrator’s Annual Update, Five Year Fiscal Forecast, Master Plan Update*
- I. SUBCOMMITTEE REPORTS**
- J. LEGISLATION FOR ACTION**
1. *Resolution 15-01: Acceptance of Gift – Council on Aging*
 2. *Zoning Bylaw Amendment 15-745: Amendment to Chapter 185, Attachment 7, Part VI, Use Regulation Schedule, Residential Uses, Office Zoning District – 1ST Reading*
- K. TOWN ADMINISTRATOR’S REPORT**
- L. OLD BUSINESS**
- M. NEW BUSINESS**
- N. COUNCIL COMMENTS**
- O. ADJOURN**

EXECUTIVE

SESSION

6:00 PM

COLLECTIVE BARGAINING WITH FIRE FIGHTERS UNION

OPEN MEETING LAW

Executive Session – Collective Bargaining

Chairman:

The Town Council needs to meet in executive session for the purpose to discuss strategy with respect to collective bargaining with fire fighters' Union; I declare that an open meeting may have a detrimental effect on the bargaining position of the public body.

The open session will reconvene at the conclusion of the executive session.

Clerk:

I move that the Franklin Town Council go into executive session for the purpose to discuss strategy with respect to collective bargaining with fire fighters' union, if an open meeting may have a detrimental effect on the bargaining position of the public body and the Chair so declares, and that the open session, reconvene at the conclusion of the executive session.

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
December 17, 2014**

A meeting of the Town Council was held on Wednesday, December 17, 2014 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present: Andrew Bissanti, Robert Dellorco, Matt Kelly, 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; 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.

SWEARING IN OF TOWN COUNCILOR: Deborah Pellegrini, Town Clerk, administered oath of office to newly elected Town Council member, Robert Dellorco. Mr. Dellorco took the oath and affirmation of office as a Town Councilor and pledged to take charge and perform duties as Town Councilor in accordance with laws of the Town and of the Commonwealth.

APPROVAL OF MINUTES: *August 6, 2014, December 3, 2014.* **MOTION** by Mercer to Approve. **SECOND** by Kelly. **No Discussion.** **VOTE to Approve: Yes-8, No-0, Absent-1.**

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: *Del Arnold - Historical Commission.* Chairman Vallee presented Certificate of Recognition to Del Arnold as a valued member of the Historical Commission and acknowledged his true citizenship and offered sincere thanks for his contribution. ► *Marlene Oliver – Historical Commission.* Chairman Vallee presented Certificate of Recognition to Marlene Oliver for her work interviewing some of Franklin’s long-time citizens and documenting their past as it relates to the Franklin Community. Chairman Vallee gave recognition and thanked her for her contribution. Deborah Pellegrini, Town Clerk, signed Proclamations.

CITIZEN COMMENTS: *Richard Griffin, Franklin, MA.* Mr. Griffin noted that he has lived in Franklin for his entire life and also worked for the Town of Franklin for 29 years. He wanted to bring up that during the last ice storm the Town of Franklin called the trucks in at 5AM which was too late. It was very icy in Franklin; possibly the highway superintendent did not understand the problem. Mr. Griffin was concerned about all the school children waiting for buses. He stated that when there is ice something is going to happen. Mr. Griffin said that there is no way the children can be safe if there are only five truck routes. Mr. Griffin stated that he has driven

sand trucks and that each group takes at least three hours to complete the route. Citizens may see some sand and salt, but it will be three hours later before the truck gets to the end of the route, at which time there could be ice back at the beginning of the route. Mr. Griffin indicated that there must be better communication between the Town and the schools.

Chairman Vallee stated that this issue would be further discussed at this meeting during “New Business.”

LEGISLATION FOR ACTION: *Resolution 14-89: Creation of a Library Building Committee.* Ms. Pfeffer read the resolution to create a Library Building Committee. **MOTION** by Padula to **Approve** the Resolution of the Creation of a Library Building Committee 14-89. **SECOND** by Kelly. **VOTE to Approve:** Yes-8, No-0, Absent-1.

APPOINTMENTS: *Appointment of Library Building Committee.* Ms. Pfeffer read the names of the individuals for appointment as members of the Library Building Committee. **MOTION** by Mercer to **Appoint** the individuals listed as members of the Library Building Committee. **SECOND** by Padula. **VOTE to Approve:** Yes-8, No-0, Absent-1.

HEARINGS: None.

LICENSE TRANSACTIONS: *2015 Annual Alcohol License Renewals.* Ms. Pfeffer read the list of all 2015 Annual Alcohol License Renewals. Incontro and MapleGate Country Club alcohol license renewals are currently on hold through no fault of the operators. Franklin Café & Grill is on hold due to license being transferred, and Guru is on hold due to outstanding personal property. **No discussion.**

Mr. Padula recused himself.

MOTION to Approve 2015 Annual Alcohol License Renewals as listed with the holds as noted. **VOTE to Approve: Yes-7, No-0, Absent-1.**

PRESENTATIONS/DISCUSSIONS: *Bill McKenna, Vice President, and Manny Cunard, Executive Director, of Old Colony Habitat for Humanity.* Mr. McKenna stated that Old Colony Habitat for Humanity works with twelve (12) communities of which Franklin is one. They are launching a new program designed to help people maintain homes and help with repairs, such as general maintenance, weatherization and accessibility. They provide volunteers to do work as well as provide materials and no interest loans to help pay. Mr. McKenna mentioned the income requirements for the program. All information and applications are available on their website: <http://www.oldcolonyhabitat.org/>. Mr. McKenna stated that he has brochures and wants to make the Council aware of the program and answer any questions.

Mr. Nutting passed out brochures to the Council members and requested that he would like a few hundred brochures to put in the Library, Senior Center, Town Hall and Food Pantry. He would

like the residents to be aware of the availability of the interest free loans to get homes fixed-up, and is hoping to get the brochures spread around town.

Mr. Kelly asked Mr. Nutting if this information could be put on the TV as well. Mr. Kelly also reported that he was part of a Habitat for Humanity build in Medway and would like to see a Habitat house in Franklin. He wished the Habitat for Humanity group much luck.

Mr. Padula asked about the application process and if it was available online. Mr. Cunard responded that the application is available online as well as available to be mailed. The application requires some family and personal information about the family members and the number of people in the family, as well as income. When families are selected to participate, Habitat expects the families to participate with sweat equity, if able.

Mr. Cunard remarked that the original mission for Habitat for Humanity is to build affordable homes for people in need, and this is the first time they have modified their mission as they are now offering to help with maintenance and home repair.

Mr. Padula reiterated the website information. Mr. Nutting will spread the brochures throughout Town. Chairman Vallee commented that Habitat for Humanity it is a wonderful organization. Mr. Dellorco asked if all people working with Habitat are volunteers. The presenters responded that Habitat will solicit volunteers from the communities, and they also have licensed contractors. Chairman Vallee thanked Habitat for Humanity for their presentation.

SUBCOMMITTEE REPORTS: Councilor Bissanti reported that the Economic Development Committee voted to move forward with Pond Street to bring it to Planning Board for discussion and then to Town Council for further discussion. Also voted to move forward the Emmons Street RFP for further Council discussion. Chairman Vallee indicated this will be at the Town Council's first meeting in January 2015.

LEGISLATION FOR ACTION:

1. Zoning Bylaw Amendment 14-742: Changes to Chapter 185-§4. Districts Enumerated - 2nd Reading Requires 2/3 Vote. Ms. Pfeffer read the Zoning Bylaw Amendment 14-742.

MOTION by Padula to **MOVE** Zoning Bylaw Amendment. **SECOND** by Mercer.

DISCUSSION: Mr. Nutting explained that these are for technical/ typographical corrections in the bylaws, as is for the next two amendments, as well. Ms. Pfeffer asked why the bylaws are made, then a few months later the Council gets changes and the revisions have to be made. Why are they not correct from the start? Ms. Wierling, Town Planner, noted that these changes were requested after a review was done by the Town Clerk's office. A code reviewer was used and corrections were made to align terminology. For example, ten years ago the word "lodge" may have been used instead of "gathering place." Terminology has changed over the years and just was not caught. Mr. Kelly agreed and said he was surprised that they did not see more of such corrections due to changes in terminology. Mr. Bissanti said that

regardless of the corrections, nothing horrible happened. **ROLL CALL: Kelly: yes, Mercer: yes, Padula: yes, Vallee: yes, Pfeffer: yes, Bissanti: yes, Dellorco: yes, Williams: yes.**
VOTE: Yes: 8, No: 0, Absent: 1.

2. **Zoning Bylaw Amendment 14-743: Changes to Chapter 185-§20. Signs - 2nd Reading Requires 2/3 Vote.** Ms. Pfeffer read the Zoning Bylaw Amendment 14-743. **MOTION** by Mercer to **MOVE** Zoning Bylaw Amendment 14-743. **SECOND** by Padula. **DISCUSSION:** Mr. Kelly said that he just went through the process of getting a sign in the Town. He followed the rules and procedures and it was a smooth process. **ROLL CALL: Kelly: yes, Mercer: yes, Padula: yes, Vallee: yes, Pfeffer: yes, Bissanti: yes, Dellorco: yes, Williams: yes.** **VOTE: Yes: 8, No: 0, Absent: 1.**

3. **Zoning Bylaw Amendment 14-744: Changes to Chapter 185-§31. Site Plan and Design Review - 2nd Reading Requires 2/3 Vote.** **MOTION** by Mercer to **WAIVE** reading. **SECOND:** Kelly. **MOTION** by Mercer to **MOVE** Zoning Bylaw Amendment 14-744. **SECOND:** Kelly. **No Discussion.** **ROLL CALL: Kelly: yes, Mercer: yes, Padula: yes, Vallee: yes, Pfeffer: yes, Bissanti: yes, Dellorco: yes, Williams: yes.** **VOTE: Yes: 8, No: 0, Absent: 1.**

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.** Ms. Pfeffer stated the Town Clerk recommended this Amendment should be numbered 15-745, not 14-745. Mr. Nutting verified this as it will not be adopted until the next calendar year. **MOTION** by Mercer to **WAIVE** reading. **SECOND:** Padula. **MOTION** by Kelly to **MOVE** Zoning Bylaw Amendment 14-745 to the Planning Board. **SECOND:** Padula. **DISCUSSION:** Mr. Nutting stated that this proposal asks the Planning Board and then the Town Council to consider whether they want to change the zoning on the Pond Street property that is owned by the Town to Residential which will allow for the potential of residential and multi-family development. The Town has been trying to dispose of this property for a very long time. There was an extensive RFP and only received one proposal back. It did not meet zoning requirements and it was late. At this time it may be worth exploring a mixed use. If this moves forward and comes back to the Council and an RFP is issued, then a Residential component could be included. This allows the Council to have a discussion and debate about how to market the land. Ms. Pfeffer questioned previous talk about R6 Zoning allowing condos. Mr. Nutting indicated that there are no R6s on the map. Mr. Nutting also answered that there could be condos or apartments, depending on what the Council wanted to allow or approve on the RFP. Mr. Nutting pointed out that they cannot have the discussion without changing the zoning. Mr. Bissanti pointed out for clarity that they want to include a multi-family residential component so when it goes back out

again for RFP it can be bid within those parameters. Mr. Nutting reiterated that this zoning change would come before the RFP. **VOTE to Approve: Yes-8, No-0, Absent-1.**

5. **Resolution 14-87: 2015 Town Council Meeting Schedule.** **MOTION** by Mercer to **MOVE** the 2015 Town Council Meeting Schedule. **SECOND** by Williams. **DISCUSSION:** Mr. Kelly asked that the February 18, 2015 meeting date be changed as it falls into a school vacation week. Mr. Nutting requested February 11, 2015. **MOTION** to **AMEND** the 2015 Town Council Meeting Schedule to change the February 18, 2015 meeting date to February 11, 2015. **SECOND** by Bissanti. **VOTE to Approve: Yes-8, No-0, Absent-1.** **VOTE to Approve** the Amended 2015 Town Council Meeting Schedule: **Yes-8, No-0, Absent-1.**
6. **Resolution 14-88: Legal Notices.** Ms. Pfeffer read Resolution 14-88: Legal Notices. **MOTION** by Mercer to **MOVE** Resolution 14-87. **SECOND** by Padula. **VOTE to Approve: Yes-8, No-0, Absent-1.**
7. **Resolution 14-89: Creation of a Library Building Committee**—Resolution **Approved** at beginning of Town Council Meeting on this date. Noted above.

TOWN ADMINISTRATOR’S REPORT: ► Mr. Nutting said congratulations to Mr. Dellorco and welcomed him back to the Town Council. ► Thanked all Town employees for doing a fantastic job and wished all a happy and healthy holiday season. ► Gave the Department of Public Works thanks for fixing the sewer problem on the railroad tracks. They completed the work quickly and did it for about half of the price originally estimated. It was great news that it was completed for about \$125,000. ► Reminded everyone that the Franklin Fire Department has a home visit program about smoke detectors. ► Reminded everyone about the great work of the Habitat for Humanity program. Information is on the Web and he will spread around the brochures. ► Downtown improvements continue. ► There will be posting of no parking signs on north side of Main Street. The narrowing of road due to the new sidewalks on Main Street will mean parking on only one side of the street. ► Chairman Vallee commented that on Main Street there cannot be parking on both sides of the street anymore as there would be no room for cars to travel in both car lanes. He asked if the no parking will be enforced. ► Mr. Nutting responded that this will be enforced. ► Chairman Vallee noted a similar situation on Cottage Street regarding no parking that is not enforced by the Police Department. ► Mr. Nutting stated that the parking meters in the middle of Town are covered for the Holiday period, but that the two (2) hour limit on parking is still enforced and cannot park in one space all day or will be ticketed. ► Mr. Nutting extended Happy Holidays to everyone.

OLD BUSINESS: ► Chairman Vallee mentioned that an email was received stating that the Railroad company wants \$365 per year to plant grass at Cottage Street/Union Street. Mr. Nutting stated that the company put a “For Sale” sign up as they said they would. They would lease the Town the property on a month-to-month basis. Chairman Vallee responded that he would not be in favor of that. Chairman Vallee also stated he would like something nice to go

there that would enhance the corner. Mr. Bissanti asked the price. Mr. Nutting replied that the price to the Town was \$600,000 but he is not aware of the price in the market place. It comprises about 1.4 acres, but part of it goes behind the Agway store. Therefore, there is about 1.0 acre of buildable land, and then it goes into a point. Chairman Vallee asked if this is a high price in real estate. Responses indicated this was a high price. It is zoned as a C1. They would like to sell it for Commercial use. Mr. Bissanti referenced another property near Alpine that was in the \$400K.

NEW BUSINESS: ► The Council discussed the comments Mr. Griffin made about the sanding situation of the last ice storm in Franklin. Chairman Vallee stated that it must be realized that no meteorologist forecasted the freezing that night. The Police have the responsibility to notify Department of Public Works if there is a hazardous condition. He questioned as to what the responsibility of the DPW is and why they were not notified in time.

Mr. Griffin said there are thirteen sand trucks in Franklin, and that somebody should be able to make a decision to say that it is not safe. Mr. Griffin remarked that he is not placing blame, but that the DPW cannot call people in at 5AM, get them in, load the trucks, and sand the roads in time.

Mr. Nutting stated that the DPW does a great job and the weather in New England is unpredictable. Every storm is different and a judgment call is made. He stated that citizens should not send children to school if they feel it is unsafe. He also mentioned that the DPW tries to get out in a timely basis and 99% of the time all works well. Mr. Nutting also stated that when a freeze happens at 4:30AM it is much more difficult than if the icy conditions occur at 10PM.

Mr. Williams stated that the freeze-over can happen quickly. It may take three hours to do a route and by the time the three hour route is completed, the roads have iced again. Chairman Vallee commented that this was a bad storm.

Mr. Padula asked about the protocol that is in place for ice conditions. Mr. Williams stated that at the first sign of any ice, the Police call the DPW. Mr. Padula said that protocol was followed. And, when the Police are on the roads and see that it is icy, they should make the call to the DPW.

Mr. Nutting said that usually during bad conditions the DPW will hit major roads using six vehicles, and then as a storm progresses more vehicles will go out. Mr. Bissanti reiterated that the conditions were bad in the school parking lots and everywhere. Mr. Dellorco questioned why the school superintendent did not call for a school opening delay; it seemed like a lack of communication. Mr. Kelly reminded everyone that the weather was very treacherous, but the School Superintendent is the one that makes the call for any school delay, not the Town Council. Mr. Bissanti wanted to know what the order of sanding was regarding school parking lots. Mr. Nutting responded that they were on the top of the list, but that the main roads were first in order to get to the schools.

Mr. Griffin said he understood, but there seems to be a lack of communication between Town and schools. He hopes there will be better communication.

Mr. Bissanti stated that he is glad that citizens come in and provide feedback such as this. Mr. Dellorco said that at Massport if there is an idea that an ice or snowstorm may occur, they keep a skeleton crew on all night.

COUNCIL COMMENTS: ► Mr. Kelly said Happy Holidays. ► Mr. Mercer said Happy Holidays to everyone. ► Chairman Vallee said the Town Common is looking very good. ► Mr. Nutting said the Town Council members a few years back wanted to make the Town Common decorations better and now they are.

EXECUTIVE SESSION: None.

ADJOURN: MOTION by Padula to **Adjourn. SECOND** by Kelly. **VOTE to Approve: Yes-8, No-0, Absent-1.** Meeting adjourned at 7:52PM.

Respectfully submitted,

Judith Lizardi



APPOINTMENT:

Historical Commission

Phyllis Messere Malcom
37 Uncas Ave

The members of the Historical Commission voted to recommend the appointment of Phyllis Messere Malcom as a full member to the Commission.

MOTION to ratify the appointment of Phyllis Messere Malcom by the Town Administrator to serve as a full member of the Historical Commission.

DATED: _____, 2015

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

Deborah L. Pellegrini
Town Clerk


ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

From:

Jeff Nutting
Debbie Pellegrini

Wednesday, December 24, 2014 10:13:07 AM 

Subject:

Fwd: Appointment of Member

To:

Dianne Blanchard

----- Original Message -----

Hi Jeff,

At our last Historical Commission meeting it was voted to present Phyllis Messere Malcolm as a full member to the Commission. You will recall, Phyllis was a valued member of the Finance Committee for many years. We are very pleased that she has taken an interest to be a member especially since she was raised here in Franklin for all of her life and certainly knows the Town. Thank You.

Deborah L. Pellegrini CMC

Town Clerk/Election Administrator

Office Hours: Monday, Tuesday and Thursday 8:00am to 4:00pm

Wednesday, 8:00am to 6:00pm & Friday 8:00am to 1:00pm

508-520-4900



TOWN OF FRANKLIN
BOARD/COMMITTEE VOLUNTEER FORM

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

Name: Phyllis (MESSERE) MALCOLM

Address: 37 Uncas Ave Franklin MA

Day Telephone: 508-344-9347

Evening Telephone: 508-528-0024

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

Historical Committee

Present Business Affiliation and work: CHACE BUILDING SUPPLY FOXBORO MA
Accounts Payable/PAYROLL MANAGER

Government Experience:

Education of Special Training: BS in Business - Suffolk University

Positions previously held in town government:

FINANCE COMMITTEE 6 YRS

How much time would you be willing to donate:

20 hours a week

What days of the week and hours would you be available: Mon-Sunday most nights
& some weekends

Comment on why you are interested in serving a particular committee and what you think

you could contribute: I have lived in Franklin my entire life and
very interested in keeping the history of Franklin
alive.

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

HEARING

*Zoning Bylaw Amendment 15-745: Amendment to Chapter 185,
Attachment 7, Part VI, Use Regulation Schedule, Residential Uses, Office
Zoning District – 7:10 PM*



PUBLIC HEARING NOTICE

The following notice will be published in the Milford Daily Newspaper on December 22, 2014 and again on December 29, 2014.

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, notice is hereby given that the Planning Board will hold a Public Hearing on January 5, 2015 at 7:15 PM and the Town Council will hold a Public Hearing on January 7, 2015 at 7:10 PM in the Town Council Chambers of the Municipal Building, 355 East Central Street, to consider amending Chapter 185, Attachment 7, Part VI, Use Regulation Schedule: Residential Uses of the Code of the Town of Franklin, Zoning By-Law as follows:

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

Bylaw Amendment 14-745: Changes to §185, Attachment 7. Part VI, Use Regulation Schedule: Residential Uses. Chapter 185 of the Code of the Town of Franklin will be amended at Attachment 7, Part VI, Use Regulation Schedule, Residential Uses to allow by Special Permit as authorized by the Franklin Planning Board in the Office Zoning District, multi-family or apartment uses on a minimum of 5-acres. No more than one dwelling unit per 2,000 s.f. of lot area will be permitted.

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

The full text of the proposed zoning bylaw amendments may be reviewed in the Department of Planning and Community Development during normal business hours (Monday, Tuesday and Thursday - 8:00 AM to 4:00 PM, Wednesday - 8:00 AM to 6:00 PM, and Friday - 8:00 AM to 1:00 PM).

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired or for persons with language barriers.

Anthony Padula, Chairman
Franklin Planning Board

Robert Vallee, Chairman
Franklin Town Council

LICENSE TRANSACTIONS:

Artistry Kitchen Franklin, LLC located at 12-20 East Central Street - Change of Manager

Artistry Kitchen Franklin, LLC is seeking permission for a Change of Manager on the all alcoholic beverages license at the Restaurant at 12-20 East Central Street. The new manager is to be Spencer James Waite of 2371 West Street, Wrentham.

All Departments have signed off on this transaction.

MOTION to approve the application by Artistry Franklin, LLC for a Change of Manager on the all Alcoholic Beverages Restaurant license at 12-20 East Central Street, with the new manager to be Spencer James Waite.

DATED: _____, 2015

VOTED:

UNANIMOUS _____

A True Record Attest:

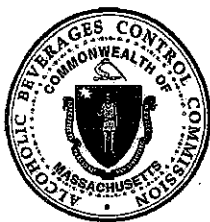
YES _____ **NO** _____

ABSTAIN _____

Deborah L. Pellegri
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council



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

For Reconsideration

FORM 43
MUST BE SIGNED BY LOCAL LICENSING AUTHORITY

043000076

Franklin

January 7, 2015

ABCC License Number

City/Town

Local Approval Date

TRANSACTION TYPE (Please check all relevant transactions):

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

Name of Licensee

EIN of Licensee

D/B/A

Manager

ADDRESS:

CITY/TOWN:

STATE

ZIP CODE

Annual or Seasonal

Category: (All Alcohol- Wine & Malt Wine, Malt & Cordials)

Type: (Restaurant, Club, Package Store, General On Premises, Etc.)

Complete Description of Licensed Premises:

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

Application Filed:

Date & Time

Advertised:

Date & Attach Publication

Abutters Notified: Yes No

Contact Person for Transaction

Phone:

ADDRESS:

CITY/TOWN:

STATE

ZIP CODE

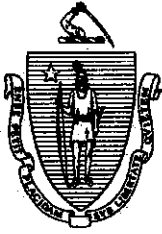
Remarks:

The Local Licensing Authorities
 By:

 Judith Pond Pfeffer
 Clerk, Franklin Town

Alcoholic Beverages Control Commission
 Ralph Sacramone
 Executive Director

ABCC Remarks: _____



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

PERSONAL INFORMATION FORM

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

1. LICENSEE INFORMATION:

A. Legal Name of Licensee	Artistry Kitchen Franklin, LLC	B. Business Name (dba)	
C. Address	12-20 East Central Street	D. ABCC License Number (If existing licensee)	
E. City/Town	Franklin	State	MA
		Zip Code	02038
F. Phone Number of Premise	(508) 530-7440	G. EIN of License	46-2667534

2. PERSONAL INFORMATION:

A. Individual Name	Spencer James Waite	B. Home Phone Number	n/a cell 5082943489
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	Artistry Franklin		

3. BACKGROUND INFORMATION:

Have you ever been convicted of a state, federal or military crime? Yes No

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

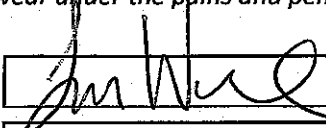
4. FINANCIAL INTEREST:

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

None.

IMPORTANT ATTACHMENTS (8): For all cash contributions, attach last (3) months of bank statements for the source(s) of this cash.
 *If additional space is needed, please use the last page

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

Signature  Date

Title (If Corporation/LLC Representative)



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: Business Name (dba):

Address:

City/Town: State: Zip Code:

ABCC License Number: (If existing licensee) Phone Number of Premise:

2. MANAGER INFORMATION:

A. Name: B. Cell Phone Number:

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

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):

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

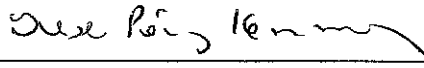
Signature Date

ARTISTRY KITCHEN FRANKLIN, LLC
CERTIFICATE OF MANAGER

The undersigned, Trisha Pérez Kennealy, hereby certifies:

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

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 28 day of November, 2014.



Trisha Pérez Kennealy, Manager

Spencer J. Waite
2371 West Street - Wrentham, MA 02093
(508) 294-3489 - spencerwaite@gmail.com

Highlights of Qualifications

- ServSafe Manager Certified 2016
- Extensive American and Italian wine knowledge
- Skillful in Microsoft Office, Positouch, Micros, OpenTable 10x, Locu, Constant Contact, Clearsky and Barkeep Software for Beverage Control and Inventory

Experience

08/13-Present **Artistry Kitchen** Franklin, MA
General Manager

- Managed both front of house and back of house staff of approximately 45
- Administered front and back of house payroll and scheduling
- Produced wine list and seasonal cocktail lists
- Controlled all beverage purchasing
- Managed seasonal food menu transitions; selection, testing, and costing
- Responsible for all social media and review sites
- Coordinated all PR stories with local papers and TV stations
- Assisted in the opening of the restaurant starting six months prior to opening
- Maintained high staff retention rate for front and back of house employees

02/12-08/13 **Camille's Restaurant** Providence, RI
Assistant General Manager / Wine Buyer

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

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

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

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

- Responsible for inventory, training, hiring, and managing 35 associates
- Assisted in the opening of the hotel and restaurant: Part of the 2009 pre-opening team
- Coordinated and managed small to medium sized banquets and events

Education	Johnson & Wales University	Providence, RI
	Bachelor of Science, Food Service Management	Degree, 05/09
	Associate in Science, Restaurant Management	Degree, 05/07

PRESENTATIONS

AND

DISCUSSIONS

- COMMUNITY OPPORTUNITY GROUP –
COMMUNITY DEVELOPMENT BLOCK
GRANT APPLICATION
- 150 EMMONS STREET
- TOWN ADMINISTRATOR'S ANNUAL
UPDATE, FIVE YEAR FISCAL FORECAST,
MASTER PLAN UPDATE

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: December 31, 2014
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
RE: Franklin, Bellingham and Hopedale Application for a Housing Grant

On the agenda is a brief explanation and hearing on the Town's joint application for a Community Development Block Grant (CDGB) for housing rehabilitation. A regional application is seen as having a better chance of funding, so we have decided to join forces with the hope of getting some funding to help our residents with paying for needed repairs of their homes.

We successfully applied many years ago and were able to help out many families. If the funds are awarded, the program would be overseen by Community Opportunities Group. This is the same firm that assisted us in the past.

They will be attending the meeting to provide an explanation, answer any questions, and seek input into the application.

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: December 31, 2014
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
RE: Discussion of the Sale of 150 Emmons Street

As the Council is aware, we discussed an RFP for the sale of 150 Emmons Street with a minimum bid of \$475,000. We did receive one bid for \$500,000. The proposal submitted does not identify any specific use for the property.

The Council has several options including:

1. Sell the land for \$500,000 and allow the developer to construct anything on the property allowed by zoning.
2. Sell the land for \$500,000, but restrict the use. (The discussion at the Economic Development Committee was whether to allow for VSEs (Vehicle Service Establishments) for any use or not allow VSEs for fast food/coffee uses?)
3. Sign a Land Disposition agreement and allow the developer 180 days to find a tenant (s) acceptable to the Council.
4. Take no action at this time.

If the Town Council chooses to sell the property, we will need until July 1, 2015 to relocate the Recreation Department.

TOWN OF FRANKLIN

PROPOSAL

DISPOSITION OF REAL PROPERTY

Date: November 28, 2014

Name and address of Individual, Corporation or other Entity submitting this proposal:

Roger V. Calarese

34 Russet Hill Road

Franklin, MA 02038

The following information shall be provided on this form or on such additional sheets as shall be required.

1. The Individual, Corporation or other entity submitting this proposal operates on a for-profit not-for-profit basis. Evidence of not-for-profit status is attached to this proposal form. Yes No N/A
2. Provide a brief history of the entity submitting this proposal, including length of time in existence, name and address of officers or trustees, current location, description of current operations, including number of employees etc.

I have been in the development business for over 30 years. I have developed two other projects in Town of Franklin (the DCU building located at 500 West Central Street and the Franklin Village Mall). Additional information is attached.

3. The Prospective Developer agrees to execute a Land Disposition Agreement in substantially the form included in the Request for Proposals within thirty (30) days of delivery of such Agreement by the Town. Yes No. Proposed modifications attached.
4. Proposed price to purchase the Emmons Street Site: Five Hundred Thousand Dollars (\$500,000).

By:  _____

Roger V. Calarese
34 Russet Hill Road
Franklin, Mass. 02038
508-528-3700
rvc@caldevel.com

Re: Emmons Street Property Development Proposal.

Town of Franklin MA
Attn. John Bugbee, Purchasing Officer
Franklin Purchasing Department
355 East Central Street Room 206
Franklin, Mass. 02038
508-553-4866
jbugbee@franklin.ma.us

Enclosed you will find my proposal in response to the RFP for the former Town Hall parcel consisting of the land and building located at 150 Emmons Street in Franklin. The parcel is currently non-revenue generating, but has great potential as a retail development. In addition the concept of having a statue of Horace Mann on the property helps to set the tone of what will be the "Gateway to the Downtown".

Description of the Purchaser and Developer:

I am submitting this proposal as an individual. My name, address, and telephone number appear on the letterhead of this proposal. If my proposal is accepted, it is my current intent to take title to and develop the parcel in either (a) a limited liability company or corporation to be formed for the sole purpose of developing the parcel or (b) in Calarese Properties, Inc. In either case, I will be the sole beneficial owner of the entity acquiring the property and will have no partners or additional shareholders.

I have been developing retail and office real estate for 34 years. I have continued to own and manage each project that I have developed after completion. Based upon my experience, I fully expect to deliver a first class retail building to the center of Franklin. My reputation is very important to me, and I pride myself in maintaining my properties in a first class manner. I have a Bachelors degree in Accounting from Bentley University. I also have a CCIM designation awarded by the CCIM Institute, which is the highest designation awarded for the investment of commercial real estate. I have a real passion for ensuring that this project is completed professionally and is maintained properly going forward. As a resident of Franklin for more than 20 years, I will make sure that when I drive by I can be proud of this property along with the other properties that I own in the area.

I have no legal actions pending against me personally or in any other legal entity which I control. All taxes payable by me or any entity which I control are current and have been paid in full.

The consultants and contractors that I will work with on this project are as follows:

Landry Architects Portsmouth New Hampshire

Guerriere and Halnon Civil Engineers Milford MA

GZA Geo Technics Engineers Woburn MA

VHB Traffic Engineers Watertown MA

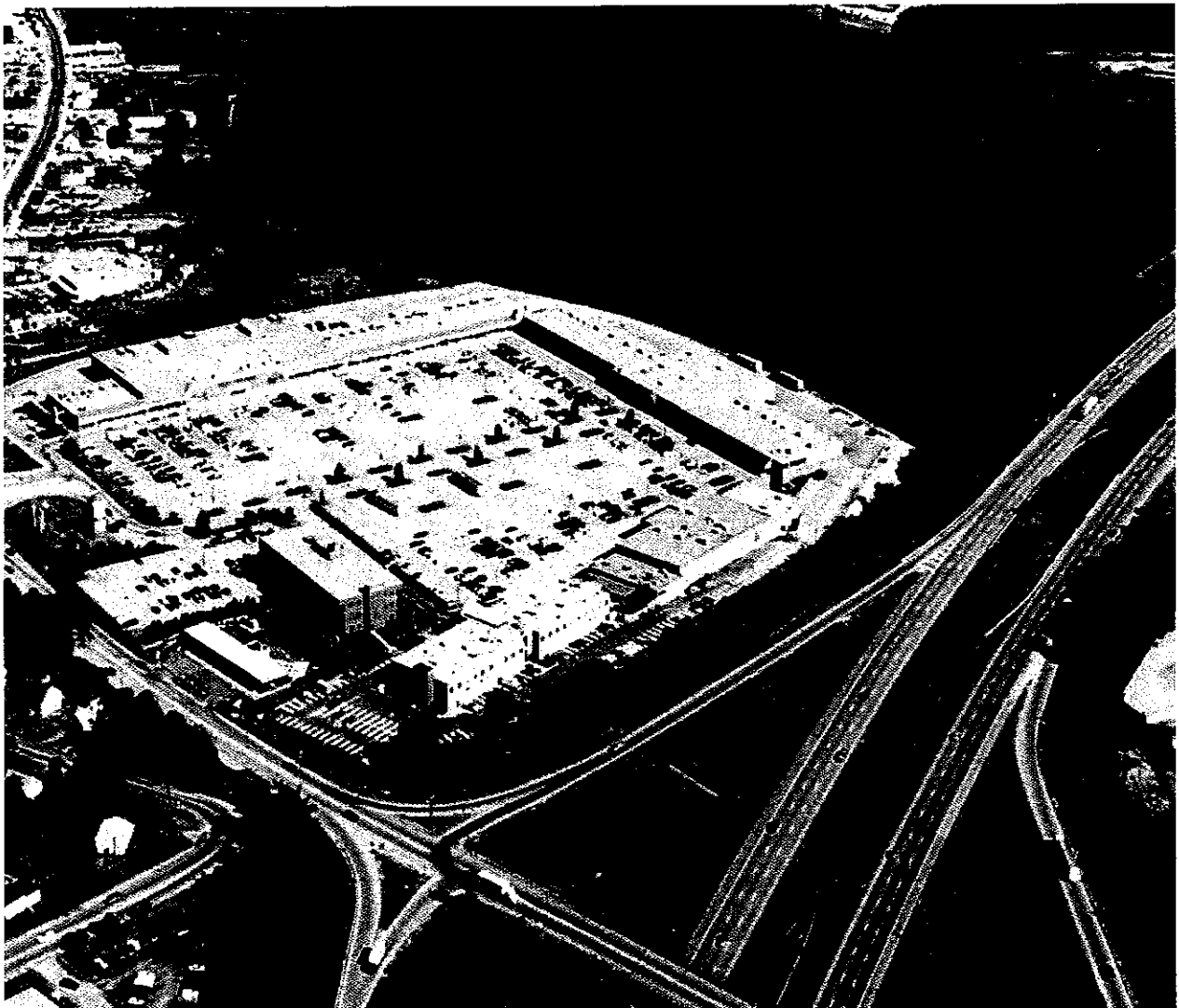
Old New England Construction Bellingham MA

American Commercial Real Estate Leasing Agent Bellingham MA

I have worked extensively with all of those parties in the past.

Prior and Current Projects:

Franklin Village Shopping Center, 331,000 square foot shopping center and office space.



**Digital Federal Credit building 500 West Central Street route 140 Franklin Mass.,
6,400 square feet.**



**Charles River Bank and retail space at the corner of route 140 and Maple Street
Bellingham Mass 7,000 square feet.**



Other Projects:

Uxbridge Shopping Center, Uxbridge, Mass. 74,000 square foot shopping center.

Medical Building Hopedale Street Hopedale, Mass. 14,000 square feet.

Milford Square Shopping Center 48,000 square feet, Route 140 Milford, Mass.

Former WT Grants building Main Street Milford, Mass 30,000 square feet.

Quarry Square Shopping Center (Lowes) Milford Mass 221,000 square feet (developed for landowner).

Offer to Purchase and Bid Deposit:

I hereby offer to purchase 150 Emmons Street for the total price of \$500,000. I have enclosed a check in the amount of \$50,000 as a deposit. No additional grant to the Town is contemplated. This offer shall remain open for one hundred twenty days.

Project Description:

I am enclosing a rendering of the proposed building and site plan for your review. The rendering shows a single story building of colonial design which will blend with the surrounding buildings in the town and with Dean College. The existing structure will be torn down. The proposed building is 5,300 square feet. The exterior is mostly brick, has architectural grade asphalt shingles and has a cupola at the top. The landscaping will be extensive with an in ground sprinkler system (drip irrigation wherever possible), private well, period lighting, and landscape lighting.

The use of the property will be for banking, retail, restaurant or office. There are over 67,000 people within a 5 mile radius, providing ample population for the development. Parking for 22 automobiles is included in the site plan. It is imperative that the curb cuts for this project are done simultaneously with the town's redevelopment project so that town work that is completed in the street need not be torn up for new curb cuts.

The site plan shows three drive thru lanes, and a special permit will be required for the drive thru. Parking lot coverage would meet current zoning. Because of the extensive landscaping, period lighting, seating area, and landscape lighting, the site will be a true asset to the town. I have allocated an extremely generous

landscape budget to the project to ensure that this development will truly enhance the location. In designing the landscaping, I will employ a licensed landscape architect. I will make sure that the photo metric lighting plan is properly prepared by an electrical engineer and that building materials will blend with the surrounding buildings. The project will blend with the streetscape plan being implemented by the town for the downtown project.

There is no way of predicting the specific tenants of the building. I am currently speaking with a bank as a possible tenant. The building could also be used by small retail tenants such as dry cleaning, Italian food, or yogurt store.

Compliance of Zoning Bylaws and Necessary Boards for Approval:

The current zoning for the parcel is Downtown Commercial. Bank, credit union, restaurant, retail sales, retail services, and office are allowed by right. A special permit will be required for the drive thru. Planning Board, Conservation Commission, Design Review Committee, and Mass Highway, will be the boards and state authority from which permits and approvals will be required along with those additional authorities set forth in Attachment C of the Request for Proposal.

Site Development Plans:

The proposed site plan will have 22 car parking. There will be period lighting and a photo metric lighting plan for the overall parking lot lighting. The parking lot will incorporate a surface water recharge system. The green space will be approximately 23%, well above the 20% green space requirement. New gas, water, cable and electric services will be brought into the site. Site work will be done on the newly created lot of 34,795 square feet. There will be a landscape easement for the park area which will have a statue of Horace Mann. Landscape screening will be provided where necessary.

Development Timetable and Phasing:

The project will be completed all at once. There will not be any phasing. Execution of a Land Disposition Agreement will occur within thirty days following

Town Council Action, hopefully in January, 2015. Engineering will commence promptly after execution of the Agreement and will be complete within sixty days.. Permits and approvals will be applied for promptly upon completion of engineering and should be obtainable within four months of application (hopefully July, 2015). The closing will occur within thirty days of receipt of permits and approvals with appeal periods having expired. Construction financing will be arranged during this same time period. Construction will start within thirty days of closing. Completion of construction should occur within six months of commencement and occupancy should follow within two months. The Land Disposition Agreement should incorporate the proposed timetable.

Additional Items:

I am fully prepared to maintain the easement area for the contemplated Horace Mann statue, but assume that the town will be responsible for the cleaning and repair of the statue itself. Also, the easement area needs to be reviewed. An area in the neighborhood of 1,000 square feet appears to be sufficient.

While I am fully prepared to agree to the use and development restrictions contained in this proposal, it will not be possible to grant to the town a mortgage on the parcel to secure such agreement as contemplated in Section 21 of Attachment C of the RFP. That would make the ability to secure construction and permanent financing for the property virtually impossible. Moreover, if the covenants were violated, the town could seek specific performance to enforce (to which I would agree) which should be a sufficient remedy.

The emergency access lane language in in Section 21 (f) of Attachment C of the RFP should be removed. I don't believe that the parcel adjoins any land owned by the Town.

Financial Plan:

The acquisition of the building will be paid for by me personally, by funds that are currently available. Once construction starts, a construction loan will be in place for the construction period and that will be taken out by a permanent loan.

I have more than enough resources to obtain the financing for this project. I have two buildings in the immediate area that supply cash flow that would help in the financing of this project, not to mention many other investments in stocks, bonds, and cash. Financing for the project will be available after approvals have been obtained and tenants secured.

Fiscal Impact Assessments:

Area properties will only be helped by the construction of the newly proposed building and the extensive landscaping that will be added to the site. No additional costs should be incurred by the town because of the development. I hope that this project will inspire other property owners to invest in their own property. Other than water and sewer, which will be paid for by the tenants, the property will be self-sufficient. Trash, snow plowing, and parking lot repairs will be done by the property owner. No children will be added to the school system. Taxes should be \$20,000-\$25,000 per year. (This tax estimate is based upon the DCU building at 500 West Central Street.) The purchase price and annual taxes should result in a net benefit to the Town of Franklin of between \$700,000 and \$750,000 over a ten year period. There would be additional jobs created but is difficult to determine how many. Perhaps 10-15 employees will be added.

Building Rendering of Renovated 150 Emmons Street:



I look forward to working with the Town of Franklin on this development. My goal is to make the project something the town and surrounding property owners will be proud of.

Sincerely

A handwritten signature in cursive script that reads "Roger V. Calarese".

Roger V. Calarese CCIM

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: December 31, 2014
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
RE: Annual Update

A handwritten signature in black ink, appearing to be "J. Nutting", is positioned to the right of the memorandum text.

Please find attached the annual update from November of 2013 with a status report on each item. I also have a potential list of issues that I see for 2015 and beyond. Further, there may be other issues that arise or the Council wishes to address beyond this initial list.

I am happy to answer any questions you may have.

A look ahead

November 2013

1. Balancing annual budget will be a continuing struggle – **Things should be ok for FY 16. FY 17 and beyond will be more difficult.**
2. OPEB - Develop Fiscal policy on Post-Retirement Health Benefits (OPEB) Updated Study underway- **Council adopted Trust in December of 2014**
3. Collective Bargaining – All contracts (except Fire) expire 6/30/15
FF arbitration still not settled
4. Continued funding of annual capital budget
 - a. Library Repairs/addition – Presentation in early 2014 - Estimated cost \$6 million +/- Study to be complete by January - **Council funded \$1 million for design. Committee appointed**
 - b. Home for the Recreation department – **looking to lease space**
 - c. Second floor of senior center – putting funds away for 2015
Project to start in 2015
 - d. Replace Turf fields – **putting funds away for 2016 and beyond**
 - e. Roads – **Override failed at ballot – new plan being developed**
 - f. Continue Water/Sewer Improvements – Will request funding for continued improvements - **Council voted \$7.5 million for water system improvements**
 - g. Sidewalks – should consider funding - **Proposal coming in 2015**
5. Storm Water regulations – Awaiting regulations **2015 or 2016**
6. Zoning issues from the Master Plan – Suggest Workshop in January
Workshop held and several changes made. Need additional workshop(s)
7. Downtown parking – Would like to discuss proposed changes in 2014
Discussed at Council meeting in August of 2014, formal changes to follow.
8. Future of Pond Street Land – for discussion in 2014 **RFP September 2014. Council considering changing zoning to allow for Multi- family**

9. Future of Old Municipal Building - meeting in January with Downtown partnership and other stakeholders to discuss idea (workshop January

RFP Sept 2014 proposal accepted Dec 2014. Council discussion in January 2015.

Items to keep in mind

- a. Davis Thayer School – **School Department currently reviewing enrollment. Portables to be removed in summer of 2015**
- b. Consider purchasing Land/house on Wachusetts Street next to Fletcher Field, if available. **Complete**
- c. Regional Dispatch 24 months? **FY17**
- d. SNETT Bike Trail near Prospect Street. Town is working with regional committee to solve crossing Prospect Street. **Ongoing**

A look ahead to 2015

December, 2014

1. Annual Capital Plan
2. Annual Operating Budget
3. 150 Emmons Street (old municipal building)
4. Pond Street Land
5. Strategy as it relates to Collective Bargaining for municipal unions.
6. Continued work on the recommendations in the Master Plan.
 - a. Discussions/workshops of zoning - C1, R5, Accessory Dwellings, Multi-family, Neighborhood, etc
7. Consider a sidewalk plan for Pleasant/Chestnut Streets/Washington/Beaver
8. Fund the Library Building improvements
9. Downtown Project
10. Finalize new parking plan for downtown
11. Review Architects report on old museum on Washington Street
12. Relocate Recreation Department
13. Complete NU- style project and dispose of land

Other issues

- Finish the DPW cold storage garage and demo the old one
- Removal of portables at Davis Thayer
- Complete the Senior Center addition
- Close out the High School project
- Continue working on Regional Dispatch (an architect has been hired)
- Monitor elementary school enrollment
- Monitor charter school potential relocation
- Storm Water Regulations
- Add a few more lights on the Common
- Construct a gravel parking lot at Fletcher Field on Wachusetts Street
- Continue supporting SNETT trail development
- Land auction for land of "low value" by Treasurer
- Review of Chapter 170 Streets and Chapter 82 Fees
- Continue to accept Public Ways
- Update Council on open space/recreation recommendations in the Master plan

Beyond 2015

Annual budget and capital plans

OPEB Options

Continue to invest in Energy saving (LED lighting, etc.)

Future of Davis Thayer School

Future use of "old Museum"

Roads/Sidewalks

Capital investment in facilities maintenance

Purchase of land as available

Develop more recreation areas

Continue water line replacement plan

Upgrades to Recycling Center

Monitor Demographic shifts

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: January, 2015
TO: Town Council, School Committee, and Finance Committee
FROM: Jeffrey D. Nutting, Town Administrator
RE: Five Year Fiscal Forecast FY 16 - FY 20

Please find attached the five year fiscal forecast. I would like to remind everyone this is a “forecast”. It uses information from the past and present to predict the future. Similar to a weather forecast, there are many factors that will affect what will actually happen and the farther out the forecast the less reliable it is. In the end each annual budget must be balanced so the necessary steps will be taken to meet that requirement.

The take away message from the report is that Franklin is in generally good financial shape but in the long run we will continue to struggle to maintain high quality school and municipal services given the fiscal constraints that we operate under. I believe we can continue a “level service” budget in fiscal years FY 16. Starting in FY 17 the forecast suggests we may face will face difficult choices. Since each budget affects the future we will continue to be prudent in our fiscal approach and decisions. The next report will begin to bring a greater focus on FY 17 and beyond.

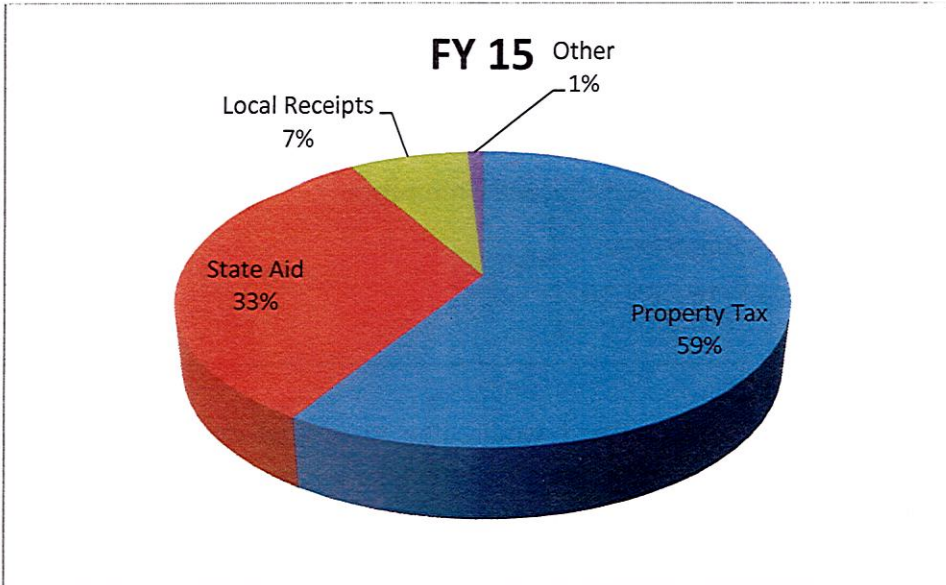
Some of the solutions are very complex and would include changes to federal and state laws and regulations that drive up the cost of doing business and a change in the tax structure that reduces the over reliance on property taxes, especially for those on limited incomes.

We will continue to do are very best on behalf of all the citizens of Franklin to maintain a high quality of life while trying to control costs to the Taxpayers.

The Budget

The town budget has many moving parts but when you get to the bottom line it is pretty simple. We collect a certain amount of revenue and we can only spend what we collect. This includes borrowing money to pay for long term debt.

We have three major sources of revenues. Property Taxes, State Aid and Local Receipts (fees for Service)



Property Taxes - FY 15- \$61,855,626

Property taxes are allowed to grow by 2.5% per year plus tax revenue from new construction or renovation of existing buildings (New Growth). Over time this has been a consistent revenue source. The only variable has been during a weak economy folks do not build or renovate buildings at the same rate as a "normal economy" The fiscal forecast shows that property tax revenue will increase and that new growth from construction/renovation will be relatively consistent over the next five years.

State Aid – FY 15 -\$30,469,332

All the funds provided by state aid are formula driven. These funds are provided by the State and are subject to the annual state budget process and vote of the legislature and Governor. The four major categories of revenue are Chapter 70, Charter School, Unrestricted Aid and All Other. Total state aid revenues from FY 09 to FY15 dropped by (\$2,600,000)

Education Aide (Chapter 70)

The Town of Franklin was the recipient of large increases in Education Aid, Chapter 70 from the mid 1990's until 2009 when as a result of the economy it was reduced by \$3.2 million dollars. The increases in Chapter 70 were the result of large increases in student population growth, from a

little over 3,300 students to over 6,000 students, and the formula that favored both student population growth and Franklin's fiscal status when the law was passed. The legislature has since changed the formula. Further, our school enrollment is on a decline at the elementary level. The combination of those two factors suggests that our Chapter 70 funds will grow but at a very low level compared to the past. Further, it is generally acknowledged that state aid increases more in an election year, than in a non-election year. The forecast "smooth's" that tread to an average increase every year.

School Enrollment

The good news is that the overall school enrollment has generally declined at the elementary and middle school levels while increasing at the High School. Since 2008 the K-8 enrollment has dropped from 4,478 to 3792, a reduction of 686 students while the high school has increased from 1,574 to 1,706, an increase of 182 students. This reduction in elementary/middle school enrollment has help the schools balance their budget and reduce class size with minimal increases to their annual operating budget. We will continue to review enrollment projections as they will play a major role in fiscal decisions.

Charter School – Since Franklin hosts a charter school, the state provides some funding to the town, which has declined from \$679,000 in FY 08 to \$507,000 in FY 15. In the meanwhile, the charges against the town for the Charter School have risen from \$3,200,000 to over \$4,255,000. The total net change is over a \$1.2 million dollars since FY 08.

All Other State Aid - FY 15 - \$2,198,705

These funds are from the lottery and an assortment of other programs the state supports. This revenue source was (\$2,089,973) in FY 11 and has had small increases in the last few fiscal years.

Local Receipts - FY 15 - \$ 7,830,000

This revenue is a result of fees, excise tax, licenses etc. collected by the town. They are generally consistent, but subject to the overall economy. When new car sales are down, we collect less excise tax, if building construction slows, there are fewer permits. Over the long run the local receipts tend to rise, but given they are less than 7% of revenue, they do not have a dramatic effect on our overall revenues. Estimated receipts are slowly rising due to motor vehicle sales.

Charges to the Town by the State -

You should also note along with revenue from the State, we receive an assessment for several services including School Choice, State Assessment, County Assessment and Charter School. We also are required by law to set aside funds every year for abatements and exemptions of property taxes by the Department of Revenue. With the exception of the Charter School these charges have not changed very much over the past five years.

Overall revenues have increased mostly as a result increased property taxes.

Property Tax - FY 10	\$50,991,490	FY 15 - \$61,855,626	Difference	\$10,864,136
State Aid	\$31,401,068	30,469,332	(931,736)
Local receipts	<u>\$ 6,999,305</u>	<u>7,830,000</u>		<u>830,695</u>
Total	\$ 89,391,863	\$100,154,958		\$ 10,763,095

Property taxes are “insolated” from the economy. They can rise every year by 2.5% plus new growth no matter if the economy is doing greater or poorly. State Aid and local receipts are more reflective of economic conditions. You will note the ‘average increase in revenue per year over the last five year was about \$2,150,000 and all of that was from property taxes. Looking forward I believe the annual revenue increase will be closer to \$2,600,000 per year and property taxes will provide about 90% of that total.

The town does not have any taxing authority above what is allowed by state law. This means generally the only way to increase revenues by any substantial amount beyond what we “normally” collect is a decision by the voters to see if they support paying higher taxes. This option comes in a several forms but the two most common are a debt exclusion override to pay for a capital project, for example the new high school, or an override to support ongoing cost of providing education and municipal services. Franklin voters have supported several Debt Exclusions from the construction of school buildings and one override in Fiscal Year (FY) 2007 for support of the operation budget. The reason a debt exclusion or override may be consider from time to time is that our revenues are constrained by law while are expenses are subject to the “market”, (the cost of goods and services, inflation, etc.), legal and statutory requirements or desire to maintain a certain level of services to our citizens and history and tradition.

We continue to look at ways to push back against the “market”, fight unfunded mandates and other laws that drive up the cost of government while maintaining service levels we believe the citizens of Franklin desire. Sometimes despite our efforts the citizens are left with two choices, reduce services or pay higher taxes. The good news is that it is the citizen’s choice.

Salaries (wages and benefits)

Personnel costs have been constrained by reducing the workforce, providing little or no wage increases during the difficult financial times, and when appropriate using part time employees (19 hours of less per week) to avoid health insurance and pension obligations. This has led to a smaller staff, increase sharing of health insurance cost with employees and a small increase in overall wages. This has help us weather the last several years.

All municipal collective bargaining contracts expire at the end of FY 15, and the School Departments at the end of FY 16. We offer fair wages and benefits and must maintain those levels in order to attract and maintain a qualified workforce. Accordingly, there will be upward pressure on wages when we negotiate new contracts.

Pension System

The Town belongs to the Norfolk County Retirement System. Municipal employees that work 20 hours per week are required to belong to the system and teachers belong to the state teacher's retirement system. If you are a member of the retirement system you do not pay into social security. Employees pay between 7% and 11% of their pay into to county system and can retire at different ages depending on which position you hold. The retirement system and almost everyone of over 100 public retirement systems in the Commonwealth are underfunded due to a lot of factors but the biggest reasons is that communities didn't pay sufficient funds from the 1930's until about 1988 when each system was required to be fully funded by 2028 (now changed to 2040). Norfolk County's system is scheduled to be fully funded by 2031. However that is subject to change. Once the pension is fully funded the town will have a dramatic reduction in pension costs and overall pensions will be less than 4% of payroll.

The Norfolk County Retirement Board announced that all communities should expect a 10% increase in pension costs each year for the next five years. When the bill for next fiscal year arrived, Franklin's annual assessment actually declined slightly. This was a result of Franklin's over wages increasing less than the other towns.

Unfortunately in the short run pensions costs will rise and put additional pressure on the annual operating budget for the foreseeable future. Changes to the pension system are solely under the control of the state, accordingly I see no relief in sight on rising pension costs.

Health Insurance

The town, working in cooperation from our employees has done an excellent job constraining the relentless upward pressure on health insurance costs. Our health insurance costs are equal to the Commonwealth's of Massachusetts's most popular plan and we continue to look at ways to fairly share the cost. Unfortunately health care continues generally to rise, our employee average age continues to rise, and as baby boomers retire our retiree health insurance is now a huge problem that needs to be addressed. Our Other Post Retirement Benefits (OPEB) is the cost for retiree Health insurance. Currently if we were able to properly fund our \$47,000,000 unfunded OPEB obligation we need to pay over \$2,300,000 per year toward the obligation. Since our new revenues

are about \$2.6 million per year it is impossible to properly fund OPEB without major deductions in current services. I believe we need to consider changing retiree health benefits in order to maintain the levels of service that the citizens desire.

Expenses

We will continue to look at all available options to streamline operations. Please note that almost 72% of the budget is personnel costs (see chart) with expenses making up about 28%. There is very little savings to be had on the expense side of the ledger.

We constantly look to save funds in all areas of the expense budgets, as we have for a years. We review energy efficiency, cost of materials, solicit bids for almost everything we purchase, use state wide bid list as well as group purchasing collaborates. The only to further reduce substantial costs would be to eliminate a current service.

Where Are We Headed

The forecast shows that we should be able to maintain service levels for FY 16 (July 1, 2015). FY 17 has the potential of being challenging as our “normal” revenue increase do not keep pace with “normal” expense increases. It is difficult to look beyond FY 17 given the uncertainty of so many factors.

Sample of potential increases for illustration only

We project revenue increases of \$2.5 - \$2.7 million dollars annually. By way of example if the following took place in a given fiscal year costs would exceed revenues

Anticipated Increases

School budget 1% equals \$550,000	\$1,500,000
Pension increase in FY 16	\$ 370,000
OPEB increase per year	\$ 100,000
Town “wage increases” 2.0%	\$ 330,000
Health Insurance increase per year	\$ 175,000
Retiree Health Insurance	\$ 125,000
Other	\$ 150,000
Total	\$ 2,750,000

This does not include increases in School SPED cost, transportation, mandates, future contract obligations, maintaining appropriate class size, providing sufficient police, fire, and other municipal services, debt, etc. Further the problem arises is that these costs get built into the base of the budget so the following year are revenues stay the same while costs increase on a larger base.

Summary

The only short term way to reduce costs is to further reduce staffing levels. This will directly affect the quality of education and public services currently provided by the Town. I would argue that we should be adding positions in selective areas on the municipal and school system to adequately maintain services. Finally the budget will be balanced and we will do the best we can with the revenues that are available.

Executive Summary Five year fiscal forecast FY 16 - FY 20

1. We will have a balanced budget every year.
2. There are numerous uncertainties. This makes the forecast inaccurate the farther you project into the future. Population, Demographic and school enrollment trends need to be watched closely over the next several years as well as list of other factors.
3. Maintain Reserves. Once they are gone, they are very difficult to restore
4. Continue funding the annual Capital budget. Once you stop it is very difficult to restore
5. Wages, Health Insurance, Pension and Retiree health Insurance (OPEB) are the biggest costs drivers and will continue to put pressure on the annual budgets.
6. By FY 17 the forecast strongly suggests we could be in a position to use some reserves, reduce the current level of services, and consider a tax increase or some combination of the above to balance the budget.
7. The road/sidewalk and infrastructure dedicated override for \$1.5 million per year failed at the ballot. According we will do the best we can with funds available to make improvements to the growing road and sidewalk problem.

Potential Long-Term Solutions

1. Consider changing retiree health insurance from 68/32 to 50/50% over some period of time
2. Continue to hire part time employees where appropriate
3. Continue to lobby against unfunded mandates
4. Continue to look to shared services when available
5. Continue to consider technology as a way to maximize efficient operation.
6. Continued with commercial/industrial development where appropriate to increase property tax revenues.
7. Encourage hotels (room tax) and restaurants (meals tax) to do business in Franklin
8. Continue to lobby to change outmode and expensive laws.

Five Year Forecast

Town of Franklin

Estimated Revenues

AVAILABLE RESOURCES:

TAX LEVY

	FY 16 Estimated	FY 17 Estimate	FY 18 Estimate	FY 19 Estimate	FY 20 Estimate
Prior Year Levy Limit plus 2 1/2%	63,402,017	65,704,567	68,064,681	70,483,798	72,963,393
New Growth	700,000	700,000	700,000	700,000	700,000
Unused Levy					
Subtotal, Levy Limit	64,102,017	66,404,567	68,764,681	71,183,798	73,663,393

Debt Exclusions:

- Remi/Jeff Bond (Net of SBA)
- Horace Mann (\$2,000,000)
- Keller/Sullivan Bond
- HM - Bond
- High School

Subtotal, Debt Exclusions	4,208,478	3,867,760	3,833,135	3,804,885	3,774,810
Total, Tax Levy	68,310,495	70,272,327	72,597,816	74,988,683	77,438,203

STATE REVENUE (Net of Offsets)

Chapter 70 School Aid (Net)	27,560,915	27,698,720	27,837,213	27,976,399	28,116,281
School - Charter School	537,727	537,727	528,105	528,105	528,105
Unrestricted aid	2,198,705	2,198,705	2,198,705	2,198,705	2,198,705
All Other	323,650	323,650	323,650	323,650	323,650
Prior Year Overestimates					
Total, State Revenue	30,620,997	30,758,802	30,887,673	31,026,859	31,166,741

School Building Ass't Remi/Jeff

	825,934				
Total State Ass't	31,446,931	30,758,802	30,887,673	31,026,859	31,166,741

OTHER REVENUES

Local Receipts - General Fund	8,100,000	8,400,000	8,600,000	8,800,000	9,000,000
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hotel tax not included in calculations

Total, Local Receipts	8,100,000	8,400,000	8,600,000	8,800,000	9,000,000
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OTHER AVAILABLE FUNDS

Excluded debt					
Affordable gift					
Parking Meter Receipts Reserved	38,000	40,000	41,000	42,000	43,000
Overlay					
Stabilization					
Solid waste Indirects					
Enterprise Indirects	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
other funds / stabilization					
Total, Other Revenues	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000

Total Available Revenues

	108,857,426	110,431,129	113,085,489	115,815,542	118,604,944
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Five Year Forecast
Town of Franklin
Estimated Revenues

	FY 16 Estimated	FY 17 Estimate	FY 18 Estimate	FY 19 Estimate	FY 20 Estimate
Estimated Charges					
School Choice (Est.) - Ded from CH 70	150,000	182,097	182,097	182,097	182,097
State Assessments (Est.)	392,511	402,324	412,382	422,692	433,259
State Prior Underestimates (Est.) or deficit					
County Assessment (Est.)	225,483	231,130	236,908	242,831	248,902
Charter School Assessment	4,300,000	4,400,000	4,500,000	4,600,000	4,700,000
CRCPD Assessment					
Abatelements & Exemptions (Overlay)	700,000	720,000	740,000	760,000	780,000
Prior year funds to be raised					
	5,768,004	5,935,551	6,071,388	6,207,620	6,344,258
Amounts to be Raised					
Net revenues	103,089,421	104,495,577	107,014,102	109,607,922	112,260,686
Budget recommendation	103,328,809	106,619,974	111,465,728	115,390,882	119,100,865
Excess/shortfall	(239,388)	(2,124,397)	(4,451,626)	(5,782,959)	(6,840,178)

<u>FY 15 Proposed Budget and Forecast</u> Department	Projected FY16		Projected FY17		Projected FY18		Projected FY19		Projected FY20	
	Total		Total		Total		Total		Total	
Town Council	4,000		4,080		4,162		4,245		4,330	
Town Administration	400,000		430,625		441,263		452,163		463,334	
Finance Committee	1,500		1,530		1,561		1,592		1,624	
Comptroller	474,486		486,045		497,887		510,019		522,448	
Assessors	325,569		333,334		341,285		349,427		357,765	
Treasurer	443,014		453,631		464,504		475,640		487,045	
Legal	148,950		152,424		155,980		159,619		163,344	
Human Resources	155,410		159,189		163,059		167,025		171,087	
Data Processing	134,436		137,125		139,867		142,665		145,518	
Town Clerk	166,009		170,075		174,241		178,510		182,884	
Elections & Registration	51,337		52,527		53,744		54,990		56,266	
Appeals Board	4,000		4,080		4,162		4,245		4,330	
Planning & Growth Manage	292,301		299,447		306,769		314,270		321,955	
Public Property & Buildings	6,488,119		6,629,735		6,774,480		6,922,424		7,073,638	
Central Service	112,339		114,585		116,877		119,215		121,599	
Subtotal, Gen Govern	9,201,470		9,428,432		9,522,964		9,856,049		10,077,166	
Police	4,904,358		5,100,546		5,226,610		5,355,797		5,488,184	
Fire	5,234,112		5,362,794		5,494,650		5,629,758		5,768,199	
Regional Dispatch	75,000		100,000		75,000		75,000		75,000	
Inspection	370,367		379,501		388,861		398,452		408,280	
Animal Control	68,702		70,419		71,828		73,264		74,729	
Parking	2,000		2,000		2,040		2,081		2,122	
Subtotal, Public Safety	10,654,539		11,015,261		11,258,989		11,534,352		11,816,514	
Town Schools	57,100,000		58,813,000		60,871,455		63,001,956		65,207,024	
Regional School	2,249,987		2,317,486		2,375,423		2,434,809		2,495,679	
Norfolk Aggie	32,000		36,000		36,000		36,000		36,000	
Subtotal, Education	59,349,987		61,130,486		63,282,878		65,472,765		67,738,704	
DPW - Hwy -Admin-Engineer	4,183,486		4,399,469		4,494,955		4,592,538		4,694,506	
Roads/sidewalks/drainage	300,000		400,000		500,000		600,000		700,000	
Street Lighting	155,000		160,000		163,200		166,464		169,793	
Subtotal, Public Works	4,638,486		4,959,469		5,158,155		5,359,002		5,562,057	
Health	186,275		190,904		195,649		200,511		205,495	
Public Health Services	20,000		20,000		20,000		20,000		20,000	
Council on Aging	175,257		179,619		184,089		188,670		193,366	
Veterans Services	241,175		246,229		251,389		256,659		262,040	
Veterans Assistance										

FY 15 Proposed Budget and Forecast Department	Projected FY16		Projected FY17		Projected FY18		Projected FY19		Projected FY20	
	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Subtotal, Human Services	622,707	636,752	651,127	665,841	680,901					
Library	704,858	722,479	739,346	756,610	774,281					
Recreation/Human Services	579,177	592,281	605,686	619,398	633,423					
Cultural Council	3,000	3,000	3,000	3,000	3,000					
Historical Commission	4,000	4,000	5,000	5,000	5,000					
Memorial Day	1,400	1,400	1,600	1,600	1,600					
C.A.T.V. Committee										
Subtotal, Cult & Rec	1,292,435	1,323,161	1,354,632	1,385,607	1,417,305					
Future Debt	300,000	200,000	800,000	800,000	800,000					
Non Excluded Debt	2,017,000	2,008,000	2,008,000	1,995,000	1,687,000					
Non Excluded Interest	725,852	653,612	569,582	486,412	422,337					
Subtotal debt	3,042,852	2,861,612	3,377,582	3,281,412	2,909,337					
Excluded Debt	2,087,250	1,835,000	1,880,000	1,925,000	1,970,000					
Excluded Interest	2,121,228	2,032,760	1,953,135	1,879,885	1,804,810					
Subtotal, Debt Service	7,251,330	6,729,372	7,210,717	7,086,297	6,684,147					
Retirement & Pension	4,027,855	4,430,640	4,873,704	5,361,074	5,897,182					
Workers' Compensation	504,000	519,120	545,076	572,330	600,946					
Unemployment Comp	150,000	150,000	185,000	185,000	185,000					
Retired Teachers HI Trust	950,000	950,000	1,000,000	1,000,000	1,000,000					
Retired School employees	705,700	855,700	1,005,700	1,155,700	1,330,700					
Employee Health Insurance	2,709,300	2,898,951	3,101,878	3,319,009	3,551,340					
OPEB	500,000	600,000	700,000	800,000	900,000					
Medicare Insurance	247,200	254,616	262,254	270,122	278,226					
Wage/Salary	50,000	50,000	50,000	50,000	50,000					
Subtotal, Ins & Other	9,844,055	10,709,027	11,723,612	12,713,235	13,793,394					
Insurance	473,800	488,014	502,654	517,734	530,677					
TOTAL ALL BUDGETS	103,328,809	106,619,974	111,465,728	115,390,882	119,100,865					
Revenues	103,089,421	104,495,577	107,014,102	109,607,922	-6,840,178					
Surplus/(Shortfall)	(239,388)	(2,124,397)	(4,451,626)	(5,782,959)	(125,941,043)					

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: December 31, 2014
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
RE: Update of Master Plan

A handwritten signature in black ink, appearing to be "J. Nutting", is written over the "FROM:" line of the memorandum.

Please find attached an update to the 2013 Master Plan. As you can see, we have accomplished several things on the list and are working on several more. In 2015, I will request the Town Council continue to review zoning issues, consider a sidewalk plan, as well as other items in the Plan.

I am happy to answer any questions that 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

MEMORANDUM

TO: JEFFREY D. NUTTING, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: MASTER PLAN IMPLEMENTATION
CC: BETH WIERLING, TOWN PLANNER
DATE: DECEMBER 29, 2014

Since Town Council's adoption of the 2013 Master Plan the Town has made good progress towards implementation. A recent review of the Plan's Implementation Element has been completed and is attached for review and distribution as needed.

For the coming year the Department of Planning and Community Development (DPCD) suggests continuing to discuss zoning related Objectives and Actions, including those related to the following issues:

- Commercial I Zoning District;
- Neighborhood Commercial Zoning District;
- Multifamily housing allowed within Commercial I, General Residential V, and other areas;
- Accessory Dwelling Units;
- Zoning map amendments, if any related to the above issues.

DPCD recommends holding a workshop (or two) to discuss the above zoning related issues.

Land Use (LU)	STATUS	SCHEDULE	NOTES
Goal LU1: Encourage development of workforce housing in areas of Town where property is underutilized or needs redevelopment, and where public transit is available.			
LU Objective 1.1: Identify areas where development of workforce housing would be appropriate.			
LU1.1a. Rezone properties currently zoned Commercial I along Alpine Way to the General Residential V Zoning District.	Complete	June 2014	CI parcels rezoned to DC. Zoning Bylaw Amendment 14-733
LU1.1b. Rezone properties along Josephine Street currently zoned Industrial to General Residential V.	Complete	June 2014	Zoning Bylaw Amendment 14-734
Objective LU1.2: Create a new zoning district where workforce housing would be allowed by-right.		2015	DPCD currently researching. Future possibility
LU1.2a. Create a "Compact Neighborhood" Zoning District to allow by-right development of workforce housing.		2015	DPCD currently researching. Future possibility
LU1.2b. Rezone properties currently zoned Industrial along Dean Ave. and north of the railroad tracks to the Compact Neighborhood Zoning District.	Current	2015	DPCD currently researching. Future possibility
Goal LU2: Promote mixed-use development in appropriate areas.			
Objective LU2.1: Identify areas where mixed-use development would be appropriate.			
LU2.1a. Rezone properties along Alpine Row currently zoned Commercial I to the Downtown Commercial Zoning District.	Complete	June 2014	Zoning Bylaw Amendment 14-733
Goal LU3: Encourage expansion and retention of current businesses and attraction of new businesses in appropriate locations.			
Objective LU3.1: Identify areas where new businesses, business expansion and business retention would be appropriate.			
LU3.1a. Rezone properties along Cottage Street and Union Street currently zoned Industrial and Business to Commercial I and or Commercial II.	Ongoing	2015	
LU3.1b. Rezone properties along Alpine Row currently zoned Commercial I to the Downtown Commercial Zoning District.	Complete	June 2014	Zoning Bylaw Amendment 14-733
Objective LU3.2: Amend the dimensional requirements within the Commercial I zoning district to encourage green space, use of outdoor seating areas, and assemblage of properties to encourage new business, business expansion and business retention, in the Commercial I zoning district.		2015	Schedule Workshop
LU3.2a. Hold public workshops to determine appropriate dimensional requirements for Commercial I in the Town's Zoning By-law's Schedule of Lot, Area, Frontage, Yard and Height Requirements.			
LU3.2b. Amend the dimensional requirements for Commercial I in the Town's Zoning By-law's Schedule of Lot, Area, Frontage, Yard and Height Requirements as based on public input.			
Objective LU3.3: Amend the Town's Zoning Bylaw to require sufficient parking in the Commercial I zoning district.		2015	Schedule Workshop
LU3.3a. Amend Section 185-21.B to include 1.5 parking spaces per dwelling unit and 3.5 spaces per 1,000 square feet of gross floor area for nonresidential uses in the Commercial I zoning district to allow for adequate parking.			

<p>Objective LU3.4: Amend the dimensional requirements within the Neighborhood Commercial Zoning District to promote development of small, village-style businesses.</p> <p>LU3.4a: Amend the dimensional requirements for Neighborhood Commercial in the Town's Zoning By-laws for requirements such as: Schedule of Lot, Area, Frontage, Yard and Height Requirements as follows</p> <ol style="list-style-type: none"> 1) Change the minimum lot size from 18,000 square feet to 10,000 square feet. 2) Change the maximum lot coverage from 35 percent to 25 percent (structures plus paving); and 3) Maximum height of building from 3 stories to 2 stories. <p>LU3.4b: Amend the Neighborhood Commercial Zoning District to limit the maximum Building footprint to 2,500 square feet.</p> <p>Objective LU3.5: Amend the Town's Zoning Bylaw to allow parking facilities in the Downtown Commercial Zoning District.</p> <p>LU3.5a: Amend Section 185 of the Town's Zoning Bylaw, Attachment 3, Use Regulation, Schedule 2.8 Parking Facility in the Downtown Commercial Zoning District to allow parking facilities.</p>	<p>In progress</p>	<p>2015</p>	<p>Schedule Workshop</p>
<p>Objective LU3.5: Amend the Town's Zoning Bylaw to allow parking facilities in the Downtown Commercial Zoning District.</p> <p>LU3.5a: Amend Section 185 of the Town's Zoning Bylaw, Attachment 3, Use Regulation, Schedule 2.8 Parking Facility in the Downtown Commercial Zoning District to allow parking facilities.</p>	<p>In progress</p>	<p>2015</p>	<p>Schedule Workshop</p>
<p>Objective LU3.5: Amend the Town's Zoning Bylaw to allow parking facilities in the Downtown Commercial Zoning District.</p> <p>LU3.5a: Amend Section 185 of the Town's Zoning Bylaw, Attachment 3, Use Regulation, Schedule 2.8 Parking Facility in the Downtown Commercial Zoning District to allow parking facilities.</p>	<p>Complete</p>	<p>July 2013</p>	<p>Zoning Bylaw Amendment 13-718. Bylaw amended to allow surface lots as primary use.</p>
<p>Goal LU4: Create Transitional Use Zones to buffer residential buildings from non-residential uses.</p> <p>Objective LU4.1: Consider rezoning of areas where redevelopment of residential properties or conversion of existing residential buildings to non-residential uses such as professional offices will create a transitional use zone buffer between more intense commercial uses and residential uses.</p> <p>LU4.1a: Rezone properties along the south side of West Central Street from Beaver Street east (approximately .15 miles) to General Residential V.</p>	<p>Complete</p>		<p>Reviewed issue; zoning changes not required.</p>
<p>Goal LU5: Preserve and enhance existing unprotected natural and open space resources in Franklin.</p>			<p>See Goal OSR2</p>
<p>Goal LU6: Make Franklin a Green Community.</p> <p>Objective LU6.1: Encourage environmental awareness when adopting policies that will impact Franklin's environment.</p>	<p>Ongoing</p>		

	STATUS	SCHEDULE	NOTES
Natural, Cultural & Historic Resources (NC&H)			
Goal NCH1: Protect, preserve and enhance Franklin's natural resources.			
Objective NCH1.1: Identify properties within Franklin with important natural resources (including flora, fauna, waterways and land masses).	Ongoing		Submitted MET grant proposal (Oct. 2014) for DelCante Habitat & Fisheries Study
NCH1.1a. Utilize local, state and regional reference materials to determine priority habitats, rare habitats for wildlife, and the location of rare plant species.			Information available. Status on file.
Objective NCH1.2: Identify important natural resources and prioritize protection activities on Town-owned properties.			
NCH1.2a. Identify Town-owned parcels through Town's GIS database.			On file.
NCH1.2b. Apply natural resource parcel information obtained from NCH1.1 to specific Town-owned parcels.			On file.
Objective NCH1.3: Preserve and protect existing Town open space resources.	Ongoing		See OSRP Goal 2.
Goal NCH2: Provide quality arts and cultural resources as a vital part of the creativity and growth of our community.			
Objective NCH2.1: Develop greater coordination between municipal, business, and cultural entities on all matters related to arts, culture, and the creative economy to strengthen the overall vitality of the community.			
Objective NCH2.2: Maintain and increase public and private support for the arts and cultural organizations and facilities.			
NCH2.2a. Support the Cultural Council, Franklin Arts Academy at FHS, LiveARTS, Franklin Recreation Department, Franklin Lifelong Learning, Franklin Art Association, and relevant for-profit arts and cultural entities through advocacy for their cultural and creative events.	Ongoing		Supporting formation of Cultural District. MWTVB Marketing.
Objective NCH2.3: Build on partnerships with Dean College and other non-profit organizations to increase arts and cultural opportunities, and develop and enhance resources and collaboration.			
NCH2.3a. Assist local arts organizations in an effort to establish a collaborative system for addressing issues related to the expansion of local cultural venues and activities.			
NCH2.3b. Encourage the involvement of the cultural community in local planning and decision-making related to quality design, public art, and policies affecting the cultural community.	Ongoing		Supporting formation of Cultural District
Objective NCH2.4: Expand the presence of public art in desired locations.			
NCH2.4a. Invite Dean College, other non-profit organizations, the Franklin Cultural Council and other artistic organizations to display their art in the Franklin Municipal Building and other Town facilities.	Ongoing		
NCH2.4b. Invite the businesses of Franklin to display our schools and artist's art.	Ongoing		
Objective NCH2.5: Maintain and increase arts instruction to be valued as an integral part of every child's education in the public school system.			
Objective NCH2.6: Support artists in the community by providing affordable living, office, presentation, performance, and rehearsal space for artists and cultural organizations in Franklin.			
NCH2.6a. Support development of affordable housing.			
NCH2.6b. Encourage development and construction of a performing arts and cultural center and gallery in town to provide a venue for artists and residents.	Open		See Goal H2, and Franklin's Affordable Housing Strategy & Development Action Plan
Objective NCH2.7: Create an expanded base of business and other community financial support for artists, cultural organizations, and cultural resources.	Ongoing		Franklin is part of the MetroWest Creative Economy Network
NCH2.7a. Work with the Franklin TV to advocate for financial support for arts and cultural resources in Town.	Open		
NCH2.7b. Support artists and arts organizations that advocate for the arts community and/or provide information and services to the arts community.	Ongoing		MetroWest Creative Economy Network

Goal NCH3: Preserve and protect community resources representative of the Town's natural or cultural history and community attributes imparting a New England town character to Franklin, including scenic vistas, streetscapes, historic structures, and the architectural integrity of certain town areas.	STATUS	SCHEDULE	NOTES
Objective NCH3.1: Protect, preserve and enhance Franklin's natural, cultural and historic resources.			See OSRP Goal 4
NCH3.1a. Refer to OSRP Goal 4 and subsequent objectives and action items: Protect natural, historic, and cultural resources and maintain Franklin's New England Character.			
Objective NCH3.2: Inventory community resources and other structures built before 1930 (See §71-3.B Demolition Delay. Regulated buildings, structures, and sites) by identifying their locations and other pertinent information necessary for moving forward with preserving them, and identify threats and opportunities related to their preservation.		2015-2016	Coordinate with Franklin Historical Commission on implementation of Goal NCH3.
Objective NCH3.3: Develop and maintain a comprehensive database of historic resources that includes local historic districts, National Register properties, and inventoried properties built before 1930 (See §71-3.B Demolition Delay. Regulated buildings, structures, and sites).			
NCH3.3a. Integrate the database with the town's Geographic Information System (GIS).	On hold.		
NCH3.3b. Update the historic resources database at least once every five years.		2020	
NCH3.3c. Make available online the comprehensive database of historic resources and other educational and reference materials.	On hold.		
Objective NCH3.4: Archive and Manage the Town's Historic Records.			
NCH3.4a. Ensure the continued preservation of historic artifacts, including antique books, papers, maps and historical municipal records by developing and archiving a historic records management system that can be used by the Town Clerk's office, the Franklin Public Library, and the Franklin Historical Museum and would be accessible to the public.			
NCH3.4b. Appropriate Town funding for development of a historic resources information management program to be utilized by multiple town offices.			
Objective NCH3.5: Develop Local Historic Preservation Districts where appropriate.			
NCH3.5a. Amend the Zoning By-law to authorize the designation of preservation overlay districts, including historic districts, to protect recognized community attributes and to preserve architectural integrity within a designated district.			
NCH3.5b. Require formal review and recommendation by the Historical Commission on all applications for development within a preservation overlay district.			
Objective NCH3.6: Provide incentives for adaptive reuse and restoration for historic resources.			
NCH3.6a. Amend the Zoning Bylaw to provide sufficient flexibility to encourage adaptive reuse and restoration of historic buildings for residential or other uses not permitted by the underlying zoning.			
Objective NCH3.7: Nominate the Town's significant historic resources for inclusion in the National Register of Historic Places.			
NCH3.7a. Identify eligible buildings and districts for listing on the National Register of Historic Places.			
NCH3.7b. Pursue National Register of Historic Place designation for newly identified and eligible buildings.			
Objective NCH3.8: Designate Local Scenic Roads[1] to help protect trees and stone walls within the Town's right-of-way which are shown to contribute to the Town's history and character.			
NCH3.8a. Request streets are added to the Town's Scenic Road Zoning Bylaw.	On hold.		

Goal NCH4: Advocate for the preservation and protection of Franklin's natural, cultural and historic resources.	STATUS	SCHEDULE	NOTES
Objective NCH4.1: Utilize public outreach and media resources to advocate for the preservation and protection of Franklin's natural, cultural, and historic resources.			
NCH4.1a. Partner with local schools to promote awareness and protection.			
NCH4.1b. Post articles in a Town's newspaper of general circulation to reach out to the public for support.			
NCH4.1c. Work with Franklin TV to develop and air public service announcements about the importance of natural resource protection, and the importance of the community's support in the process.			
NCH4.1d. Increase public awareness of open space and recreation opportunities in Franklin.			See OSRP Goal 1
NCH4.1e. Utilize public outreach and media resources to advocate for the appropriation of town funding for development of a historic resources information management program and other natural, cultural and historic resource priorities.			
Objective NCH4.2: Encourage and support existing citizen advocacy groups and the creation of new citizen advocacy groups responsible for the protection, acquisition and preservation of natural, cultural and historic resources within Franklin.			See Objective OSR1.2
NCH4.2a. Seek the help of Franklin's citizens and advocacy groups to raise funds and create partnerships for preserving the Town's natural, cultural and historic resources.			
Objective NCH4.3: Educate residents and organizations about best practices for protecting, preserving and enhancing the Town's natural, cultural and historic resources.			
NCH4.3a. Support and work with local boards (e.g. Planning Board, Conservation Commission, Zoning Board of Appeals, and Board of Health) and regional, federal and state agencies to coordinate the protection, preservation, and enhancement of natural, historic and cultural resources.			
NCH4.3b. Educate citizens about the benefits of utilizing Chapter 61 for preservation of land.			
Objective NCH4.4: Develop a reference guide of natural, cultural and historic resource areas in Franklin.		2015	See OSRP Objective 1.2
NCH4.4a. Create map/guide of all open spaces, parks, and conservation land and recreation areas in town.			
Goal NCH5: Implement growth management, sustainable development and low impact development techniques to preserve, protect and enhance the Town's natural, cultural and historic resources.	STATUS	SCHEDULE	NOTES
Objective NCH5.1: Create Zoning Bylaws that require low impact development (i.e. development that works with nature to manage stormwater as close to its source as possible) in sensitive natural resource areas.		2015	DPCD updating Franklin's Best Development Practices Handbook.
Objective NCH5.2: Research and implement best practices for preserving the health and longevity of the Town's natural, cultural and historic resources.			As available.
Objective NCH5.3: Seek financial assistance through donations, grants and other resources to support natural, cultural and historic resource preservation, protection and enhancement efforts.			Open Space fund already established.
NCH5.3a. Appropriate Town funding and seek State and Federal financial assistance to implement best practices for natural, cultural and historic resource protection, preservation and enhancement.			As available.
NCH5.3b. Establish a fund that is available to support the purchase of natural, cultural and historic resources as they become available for acquisition.			See OSRP Objective 4.2.
NCH5.3c. Seek state, federal, and foundation grants to acquire additional natural resource parcels.			
NCH5.3d. Advocate for the appropriation of funds in the Town budget for acquisition of natural, cultural and historic resources.			
Objective NCH5.4: Seek to adopt the Community Preservation Act.			
Goal NCH6: Continue to implement the Goals, Objectives and Action items of the "Town of Franklin 2008 Open Space and Recreation Plan."	STATUS	SCHEDULE	NOTES
			See OSRP

Open Space & Recreation (OS&R)	STATUS	SCHEDULE	Notes
<p>Goal OSR1: Document the Town's open space and recreational resources, and improve public awareness of these resources and the recreational opportunities they provide to residents through increased education, signage, publicity and events.</p> <p>Objective OSR1.1: Create and maintain an inventory of all publically and privately owned open space and recreational resources in Franklin, including, but not limited to: parks, walking/hiking trails, bike paths, water bodies, and conservation land.</p> <p>OSR1.1a. Compile a list of Open Space and Recreation areas.</p> <p>Objective OSR1.2: Increase public awareness of open space and recreational resources.</p> <p>OSR1.2a. Create a map/guide of all publically and privately owned open space, parks, conservation land, and recreation areas in Town.</p> <p>Objective OSR1.3: Create and implement a Master Sign Plan for the installation of signage identifying the Town's open space and recreation resources, and providing information related to the appropriate use of the property and its acquisition by the Town, as appropriate.</p> <p>OSR1.3a. Install signage at open space and recreation areas, including but not limited to walk/hiking trails, bike paths and bike lanes that states the name of the area and the area's allowed usage.</p> <p>Objective OSR1.4: Provide outdoor classrooms, continuing education, and volunteer opportunities for residents to learn about the environment and natural habitats in Town.</p> <p>OSR1.4a. Maintain and improve current recreation areas and provide new recreation opportunities for residents of all ages and levels of ability.</p>	<p>Update annually</p> <p>In progress</p> <p>Ongoing</p>	<p>2015</p> <p>2015</p>	<p>On file</p> <p>NOTES</p>
<p>Goal OSR2: Preserve and enhance existing unprotected natural and open space resources in Franklin. See OSRP Goal 2.</p> <p>Objective OSR2.1: Prioritize open space and recreation resources for acquisition.</p> <p>OSR2.1a. Identify unprotected open space properties and work with property owners to protect these resources from overdevelopment.</p> <p>OSR2.1b. Establish a system for evaluating and prioritizing unprotected open space parcels in Town as a means of ranking potential land acquisitions.</p> <p>OSR2.1c. Develop a plan for acquisition of the highest priority open space parcels based on this system.</p> <p>Objective OSR2.2: Protect important ecological resources in Franklin, including surface and groundwater resources, plant communities, and wildlife habitat.</p> <p>OSR2.2a. Identify properties within Franklin with important natural resources.</p> <p>OSR2.2b. Preserve natural resources for the protection of priority habitats.</p> <p>Objective OSR2.3: Implement growth management techniques to further the Town's interest in preserving natural and open space resources.</p> <p>OSR2.3a. Incorporate the Commonwealth of Massachusetts Smart Growth/Smart Energy and Sustainable Development Principles as part of Franklin's Best Development Practices.</p> <p>Objective OSR2.4: Work with owners of unprotected open space parcels to protect their land in perpetuity.</p> <p>OSR2.4a. Provide property owners with information about the potential tax benefits that are available for land that is preserved.</p> <p>OSR2.4b. Provide property owners with technical assistance and information about conservation restrictions and easements, and other land preservation techniques.</p>	<p>STATUS</p>	<p>SCHEDULE</p> <p>2015</p> <p>2015</p> <p>2015</p>	<p>NOTES</p> <p>See OSRP Objective 2.3.</p> <p>See Goal NCH1</p> <p>See OSRP Objective 4.1.</p> <p>See OSRP Objective 4.3</p> <p>DPCD updating Franklin's Best Development Practices Handbook. See OSRP Objective 4.3.</p>

Goal OSP3: Provide opportunities for passive and active recreation to meet the community's evolving needs.	STATUS	SCHEDULE	NOTES
Objective OSP3.1: Maximize existing recreation resources in Franklin and provide new recreation opportunities for residents of all ages and levels of ability.	Ongoing	Submitted 2014 RT Grant Proposal for SNETT development (Denied).	See OSRP Objective 3.1
Objective OSR3.1a: Look for opportunities to increase ease of access for recreation areas for persons with disabilities.	Ongoing	DelCarte improvements, Sculpture Park, new playground at Fletcher	Parking lots developed at DelCarte and SNETT
Objective OSR3.2: Regularly evaluate existing recreational resources and expand or adjust recreational offerings as appropriate to ensure that the Town's evolving needs for passive and active recreational opportunities is continually met through an inclusive, diverse, and cost-effective recreation program.	Ongoing	See OSRP Objectives 3.4 and 3.5	Developed playground at DelCarte, Sculpture Park and tot lot at Fletcher Field.
Objective OSR3.3: Improve access to and ensure the availability of sufficient off-street parking for Franklin's water resources and hiking, biking, and walking trails, including but not limited to the Del Carte Property, the SNETT Trail, and the State Forest Trail.	Ongoing	As opportunities become available.	As opportunities become available.
OSR3.3a: Increase connectivity to and between Franklin's recreation areas, and improve and increase access to the Southern New England Trunkline Trail (SNETT).	Ongoing	See OSRP Objectives 3.4 and 3.5	As opportunities become available.
Objective OSR3.4: Provide a public park or playground within a comfortable walking distance of every neighborhood in Franklin.	Ongoing	See OSRP Objectives 3.4 and 3.5	As opportunities become available.
Objective OSR3.5: Increase connectivity to and between Franklin's recreation areas, conservation areas, and open space, by creating corridors for wildlife and recreational uses.	Ongoing	See OSRP Objectives 3.4 and 3.5	As opportunities become available.
OSR3.5a: Improve existing and create additional recreation trails by encouraging the linking of public, private and semi-public open spaces together through land trusts, donations of land, and conservation easements.	Ongoing	See OSRP Objectives 3.4 and 3.5	As opportunities become available.
OSR3.5b: Construct bike lanes on major roadways and bike paths on recreation and conservation areas.	Ongoing	See OSRP Objectives 3.4 and 3.5	As opportunities become available.
OSR3.5c: Pursue development of a bike path from the SNETT at Grove Street to Cottage Street.	Ongoing	See OSRP Objectives 3.4 and 3.5	As opportunities become available.
Goal OSR4: Implement sustainable practices in the design, construction, operation, and maintenance of Franklin's public parks and playgrounds.	STATUS	SCHEDULE	NOTES
Objective OSR4.1: Establish sustainability guidelines for park design, including the use of renewable energy sources, recycled materials, native/low water use plants, and permeable surfaces to improve ground water recharge, reduce erosion, and filter out pollutants before they reach a water source.	Ongoing		As needed.
Objective OSR4.2: Incorporate shade trees in the design of parks and playgrounds and plant additional trees to meet the need for shaded areas.	Ongoing		
Objective OSR4.3: Expand and improve recycling operations in parks and playgrounds and at special events in parks.	Ongoing		
OSR4.3a: Obtain funding to purchase sufficient recycling receptacles.	Ongoing		
OSR4.3b: Assure sufficient recycling receptacles are available during events at public parks and other Town properties.	Ongoing		
Goal OSR5: Implement the goals, objectives and actions outlined within the Revised 7-year Action Plan (Section 9) of the Town of Franklin's Open Space and Recreation Plan.	STATUS	SCHEDULE	NOTES
Goal OSR6: Work to obtain the funding and other resources necessary to implement the open space and recreation goals, objectives and actions outlined above.	STATUS	SCHEDULE	NOTES
Objective OSR6.1: Promote the adoption of the Community Preservation Act as a means of funding for open space acquisitions and park development.	Ongoing	See Objective NCH5.4, and OSRP Objective 4.2.	
OSR6.1a: Seek to adopt the Community Preservation Act.	On hold		
Objective OSR6.2: Pursue the Green Communities designation under the Massachusetts Green Communities Act.	On hold		After Green Communities status.
OSR6.2a: Apply for Green Community related grants to obtain funding for the above mentioned open space and recreation goals, objectives and actions.	Ongoing		Submitted 2014 RT Grant Proposal for SNETT development (Denied).
Objective OSR6.3: Investigate grant programs and submit related grant proposals in support of the above mentioned open space and recreation goals, objectives and actions.	Ongoing		
OSR6.3a: Explore funding opportunities under the Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) Program or similar grant.	Ongoing		
Objective OSR6.4: Investigate potential partnerships with local nonprofit and educational organizations, and businesses.			
OSR6.4a: Lobby for changes to make Green Communities designation achievable.			

		Future						
				STATUS	SCHEDULE			NOTES
<p>Objective C1.4: Work towards improving residential subdivision roadways.</p> <p>C1.4a. Where possible, work with local residents to explore options to connect proposed subdivision roads with existing subdivision roads, facilitating the delivery of services, improving traffic circulation, and reducing ambulatory estimated times of arrival.</p> <p>C1.4b. Preserve options for future connections of cul-de-sacs in subdivisions, but at a minimum, providing easements between subdivisions to connect water and sewer utilities and allow pedestrian connections.</p> <p>C1.4c. When practical, allow reduced turning radii, smaller cul-de-sacs, and reduced roadway width on private roads and in subdivisions to reduce speed of traffic and impervious area.</p> <p>C1.4d. Consider T-intersections, rather than cul-de-sac to reduce impervious areas.</p> <p>C1.4e. Assess and prioritize subdivision roads not yet accepted by the Town as public roadways.</p> <p>C1.4f. Continue to incrementally improve Franklin's Sub-division Regulations.</p> <p>Objective C1.5: Identify and secure funding for improvement and maintenance of the Town's roadways and other circulation resources.</p> <p>C1.5a. Appropriate Town funding to increase the number of roadway and sidewalk miles reconstructed each year.</p> <p>C1.5b. Develop basic conceptual design, preliminary engineering plans for priority roadway and sidewalk construction projects, in order to work toward being "shovel ready" and take advantage of funding opportunities as they are presented.</p> <p>C1.5c. Regularly assess the Town's roadway system to identify projects that qualify for Federal and State funding and assure these projects are added to the Boston Metropolitan Planning Organization's Transportation Improvements Plan when appropriate.</p> <p>C1.5d. Request increasing funding for roadway and circulation improvements and maintenance.</p>								
<p>Goal C2: Make the Town increasingly more walk-able and bike-able by creating and maintaining safe interconnected pedestrian and bicycle routes between key destinations within Franklin, including residential areas, downtown, employment centers, commuter rail stations, schools, parks and recreation facilities, and commercial areas.</p> <p>Objective C2.1: Improve, expand and properly maintain the Town's sidewalks and other pedestrian resources.</p> <p>C2.1a. Integrate sidewalk planning into the Town's Roadway Improvement Plan to assure pedestrian circulation is an ongoing priority.</p> <p>C2.1b. Improve pedestrian safety by constructing sidewalks along heavily traveled routes; priority locations include:</p> <ul style="list-style-type: none"> Pleasant Street from Main Street to Chestnut Street, and Chestnut Street from King Street to Pleasant Street in order to complete a triangular network of sidewalks; Panther Way from the Franklin High School to West Central Street; Beaver Street from West Central Street to Grove Street; Reconstruct the Grove Street and Beaver Street intersection to create safe pedestrian access to Franklin State Forest <p>C2.1c. Over highways, bridges, and railroads as needed.</p> <p>C2.1d. Establish a program for annually extending the Town's sidewalk system.</p> <p>C2.1e. Design and construct improvements recommended in the Walk Boston 2012 Assessment, and other priority locations identified in the Circulation element.</p> <p>C2.1f. Improve accessibility accommodations for individuals with disabilities.</p> <p>C2.1g. Create pedestrian connections between residential neighborhoods and adjacent subdivisions.</p> <p>C2.1h. Improve sidewalks and off road pedestrian and bicycle paths so students can walk and bike safely between home and school</p> <p>C2.1i. Implement recommended "Safe Routes to School" improvements near Davis Thayer, Helen Keller, and Oak Street Elementary Schools that are outlined in Walking Audits performed by WalkBoston during November 2011.</p> <p>C2.1j. Pursue construction of pedestrian bridges over railroad corridors and roadways.</p> <p>C2.1k. Conduct research to determine the need for pedestrian/bicycle infrastructure to and from areas of environmental justice populations, lower-income (subsidized housing locations), or lower-mobility (senior housing locations) peoples.</p> <p>C2.1l. Provide a public park or playground within a comfortable walking distance of every neighborhood in Franklin.</p>				Ongoing				
				Ongoing				
				Ongoing				
				Complete	2014			
								See Action C1.3d.
								See C1.2e
				Ongoing				
				Ongoing				
				Ongoing				Current MassDOT project. Letter on file.
								See Objective OSR3.5

<p>Objective C2.2: Improve, expand and properly maintain the Town's bike lanes and related resources.</p> <p>C2.2a. Create safe bike lanes, or provide shared lane pavement markings ("sharrows"), on main thoroughfares wherever possible.</p> <p>C2.2b. Provide Franklin residents with education on how to ride a bicycle in mixed traffic.</p> <p>C2.2c. Provide appropriate bicycle parking at municipal buildings, schools, recreation areas, institutions, commercial areas, MBTA Stations, and along public transit routes.</p> <p>C2.2d. Work with the MBTA to install bike lockers at the Town's two commuter rail stations.</p>	<p>Ongoing</p>	<p>As opportunities arise</p> <p>Considering web based.</p>	
<p>Objective C2.3: Develop a system of recreational and alternative transportation bikeways and trails.</p> <p>C2.3a. Work towards connecting Franklin's trails to each other and regional trail systems.</p> <p>C2.3b. Work with Massachusetts Department of Conservation and Recreation and local and regional organizations to improve the SNETT (Southern New England Trunkline Trail) and connected trail systems.</p> <p>C2.3c. Where practical, utilize town-owned properties to create pedestrian and bicycle linkages.</p> <p>C2.3d. Develop pedestrian and bicycle path links outside of roadway alignments to provide "shortcut" access to high demand areas.</p> <p>C2.3e. Develop an off road pathway along unbuilt publicly-owned sections of Long Hill Road between Lincoln and Miller Streets.</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>Future</p> <p>Friends of SNETT participation</p>	
<p>Goal C3: Work to improve existing and develop new public transportation options for the Town's residents and visitors, as well as the business community and their employees.</p>	<p>STATUS</p>	<p>SCHEDULE</p>	<p>NOTES</p>
<p>Objective C3.1: Preserve, enhance and expand the existing transit service in town as needed.</p> <p>C3.1a. Work with MBTA and GATRA (Greater Attleboro Taunton Regional Transit Authority) to maintain levels of service.</p> <p>C3.1b. Work with GATRA to expand GATRA service routes as needed.</p> <p>C3.1c. Explore additional regional transit services like the I-495 corridor initiative.</p>	<p>Ongoing</p> <p>Ongoing</p>	<p>Future</p>	<p>Web related.</p>
<p>Objective C3.2: Work with public transit providers to educate potential users about current services.</p> <p>C3.2a. Educate and advertise about the GATRA (Greater Attleboro Taunton Regional Transit Authority) FAB (Franklin Area Bus) bus service.</p> <p>C3.2b. Educate and advertise about MBTA Commuter Rail service.</p>	<p>Ongoing</p> <p>On hold</p>	<p>Future</p>	<p>Web related.</p>
<p>Objective C3.3: Promote the formation of a public/private shuttle service to move commuter rail passengers to and from major places of employment.</p> <p>C3.3a. Assess potential for expansion of the Town of Bellingham's GATRA operated shuttle service to include Franklin's key employment centers.</p> <p>C3.3b. Continue to work with regional planning agencies, transit providers and other communities to improve public transit and private shuttle services.</p>	<p>Ongoing</p>	<p>Future</p>	<p>Future</p>
<p>Objective C3.4: Promote development project site designs that provide accommodation for existing and future public transit or private shuttle services.</p>	<p>Ongoing</p>	<p>Future</p>	<p>Future</p>
<p>Goal C4: Promote commuter ridesharing options for Franklin residents, and employees of Franklin employers that live outside the community.</p>	<p>STATUS</p>	<p>SCHEDULE</p>	<p>NOTES</p>
<p>Objective C4.1: Support existing rideshare efforts and privately funded shuttles.</p> <p>C4.1a. Work with Franklin's businesses that currently operate employee shuttles to assess potential for expanding service to additional users.</p> <p>C4.1b. Work to establish new rideshare and shuttle programs to accommodate the substantial number of individuals working in Franklin that live in Rhode Island, Boston, and several adjacent communities.</p> <p>C4.1c. Educate and advertise about existing and potential carpooling/vanpooling and park and ride opportunities, MassRIDES services, and GATRA's Ride Match service.</p>	<p>On hold</p>	<p>Future</p>	<p>Future</p>

Goal C5: Improve vehicle and pedestrian circulation and availability of Parking in the Downtown area.	STATUS	SCHEDULE	NOTES
Objective C5.1: Continue to implement the Town's Franklin Center Plan, including implementation of strategies and improvements in the areas of circulation, traffic calming, streetscape improvements, parking, pedestrian connections, and encouragement of mixed use development.			
C5.1a. Continue with implementation of the Federal and State funded Downtown Roadway and Streetscape Improvement Project.	Current Project	2015-2016	
C5.1b. Assure that circulation improvements resulting from the Downtown Roadway and Streetscape Improvement Project will accommodate closing of Main Street for street fairs and other special events without interrupting east/west travel on East/ West Central Streets.		2016	
Objective C5.2: Work towards increasing the number of public parking spaces in Downtown Franklin, delineating between the need for employee or long-term parking and customer or short-term parking.			
C5.2a. Assure new developments provide sufficient on-site parking especially in the Downtown area, while allowing for Planning Board parking space waivers when the need for parking is not as great as Zoning Bylaw requirements.	Ongoing		As required.
C5.2b. Annually assess publicly managed parking spaces in the Downtown area and gradually increase the number of business permit spaces and short term metered customer parking spaces.			
C5.2c. As the need arises, consider development of a parking management program to better utilize existing public parking spaces.		Future	
C5.2d. Amend the Town's Zoning Bylaw to require sufficient parking in the Commercial I zoning district.			See Objective LU3.3
C5.2e. Amend the Town's Zoning Bylaw to allow parking lots in the Downtown Commercial Zoning District.			See Objective LU3.5
C5.2f. Look at alternatives to metered parking spaces in the Downtown Commercial District.		2015	Plans developed by Administration
Objective C5.3: Promote mixed-use development in appropriate areas.			See Goal LU2
C5.3a. Implement Transit-Oriented Development best practices in planning and review of public and private development projects.		Future	
Goal C6: Support sustainable development, renewable energy and recycling initiatives, low impact development, and other "Green" activities.			
Objective C6.1: Encourage investment in green technologies as part of Town sponsored development or redevelopment projects.			See Objective CSF7.2.
Objective C6.2: Maintain a balance between competing Town priorities, including reducing impervious surfaces, increasing rain water infiltration, increasing walking/biking options, and providing efficient roadway and intersection level of service.			
Objective C6.3: Explore sustainable development improvement strategies in the areas of circulation, traffic calming, streetscape improvements, parking, pedestrian and bicycle connections, and enhanced transit.			

Housing (H)	STATUS	SCHEDULE	NOTES
Goal H1: Provide the appropriate mix of housing alternatives that meet the needs of Franklin based employment.			
Objective H1.1: Assess current and projected employment within the Town, and propose policy and zoning changes to assure adequate workforce housing is provided.		Future	As needed.
Objective H1.2: Encourage development of a mix of rental and owner-occupied housing units that are affordable to Franklin's workforce.	Ongoing		W. Central Street, 280 units
Objective H1.3: Encourage development of workforce housing in areas of Town where property is underutilized or needs redevelopment, and where walking distance of Rail services is available.			See Goal LU1
H1.3a. Create zoning that would allow for higher density workforce housing in appropriate areas of Town.		Future	
H1.3b. Identify areas where development of workforce housing would be appropriate.		Future	
Goal H2: Support development of affordable housing opportunities for low, moderate and middle-income households. Refer to the Town of Franklin – Affordable Housing Strategy & Development Action Plan of March 2011.			
Objective H2.1: Seek adoption of Chapter 40R: Smart Growth Zoning Overlay District, in appropriate area of town.			
Goal H3: Assure residential developments requiring special permits are concentrated where adequate utilities are available and where proposed project impacts will not significantly impact roadway circulation level of service.			
Objective H3.1: Evaluate housing development plans to assure proposed projects utilize existing infrastructure in the most cost effective manner, and where capacity can be sufficiently increased in the most cost effective manner, as well as encourage 10% affordable housing in any new residential development.	Ongoing		
Goal H4: Encourage, rezone as required, and support housing appropriate for expected future demographics.			
Objective H4.1: Support the development of housing opportunities for seniors and the elderly.			
H4.1a. Encourage development of more congregate living, assisted living, and nursing care to meet the needs of a growing elderly population.		2013	King St. facility constructed; 435 E. Central facility under construction.
H4.1b. Support zoning initiatives that would allow development of congregate living, assisted living and nursing care facilities.		Future	
Objective H4.2: Change zoning to allow for the expansion of "in law" apartments in the existing single family homes.		2015	
H4.2a. Develop and implement Zoning Bylaw to allow accessory dwelling units in existing single family homes.			
Objective H4.3: Encourage the development of smaller housing units to better meet the needs of a younger generation of households.	On hold	2015	Draft zoning amendment complete.
H4.3a. Support development of smaller style rental and owner-occupied housing units to accommodate the needs of the Town's changing population.			Unsure how to accomplish.
Goal H5: Encourage future housing developments to take advantage of public transportation resources, including the MBTA commuter rail, and GATRA bus service.			
Objective H5.1: Promote mixed-use, Transit-Oriented Development in appropriate areas.			See Goal LU2
Objective H5.2: Encourage development of housing near public transportation, including the MBTA stations in Downtown Franklin and the Forge Park Station.		2015	280 unit 40 b
H5.2a. Consider pursuing changes to zoning in neighborhoods within a short walk of the Downtown Franklin and Forge Park commuter rail stations that would allow denser housing development.		2015	280 units proposed for near Forge Park station
Goal H6: Support sustainable development, renewable energy and recycling initiatives, low impact development, and other "Green" activities during all public and privately funded housing developments (Refer to OSRP Objective 4.3 and subsequent actions).			
Objective H6.1: Seek adoption of Community Preservation Act (CPA).			See OSRP, Objective 4.2

Economic Development (ED)			
Goal ED1: Adopt strategies that will promote higher levels of investment in the Town's industrial areas, and increase related property tax yields.	STATUS	SCHEDULE	NOTES
Objective ED1.1: Build upon the Town's and the region's life sciences industry cluster, including biotechnology and medical device manufacturing and research and development companies.	Ongoing		
ED1.1a. Continue to assess industrial and Office zoned parcels for inclusion in the Biotechnology Uses Overlay Zoning District.			
ED1.1b. Work towards attainment of a Massachusetts Biotechnology Council Platinum BioReady Community Rating.	Complete		
Objective ED1.2: Promote business expansion and retention within Franklin's Economic Opportunity Areas.	Ongoing		
ED1.2a. Continue to support use of Tax Increment Financing as an incentive for retaining and attracting manufacturing and research and development companies.	Ongoing		
ED1.2b. Educate property owners and commercial realtors with property within the Town's economic opportunity areas that designation as an economic opportunity area provides access to a variety of incentives, including tax increment financing and State investment tax credits.	Ongoing		
Objective ED1.3: Promote the diversity of industrial uses within the Town's industrial areas.			
ED1.3a. Market the Town's available office, warehouse and manufacturing properties to manufacturing and research and development businesses within a wide range of industry sectors, including life sciences, information Technology, clean energy, metal fabrication, robotics and nanotechnology.	Ongoing		Econ. Dev. Marketing. Communications with realtors, state agencies, developers.
Goal ED2: Adopt strategies that will support the Town of Franklin's small business community, promote higher levels of commercial investment, and increase related property tax yields.	STATUS	SCHEDULE	NOTES
Objective ED2.1: Encourage expansion and retention of current businesses and attraction of new businesses in appropriate locations.			See Goal LU3
Objective ED2.2: Create Transitional Use Zones to buffer residential buildings from non-residential uses.			See Goal LU4
Objective ED2.3: Strive to increase the industry diversity of local businesses, to sustain balanced economic growth, assure availability of goods and services, and to assure downturns in the economy do not substantially impact the community.			
ED2.3a. Work to attract successful businesses from the regional market.			
ED2.3b. Promote use of vacant commercial or industrial spaces for small business incubators and art studios.	Ongoing		
ED2.3c. Work to attract and retain a wide range of technology, retail and service related businesses.	Ongoing		
Objective ED2.4: Promote existing, and invest in additional, quality of life factors conducive to business innovation.			
ED2.4a. Promote Franklin as a business friendly community, with many important assets, including: a low single tax rate, excellent infrastructure, public services and school system, a well-educated work force, proximity to Interstates, major cities and universities, many recreational, historic and cultural resources, and a great quality of life.	Ongoing		Econ. Dev. Marketing

STATUS	SCHEDULE	NOTES
		See Goal LU2
Ongoing		DPCD Director on FDP Board
Ongoing		Two marketing projects completed.
Ongoing		
Ongoing		DPCD coordination with FDP and MWTVB.
Complete		Zoning Bylaw Amendment 13-718; parking lots allowed as primary use.

STATUS	SCHEDULE	NOTES
Ongoing		
Ongoing	2016	DPCD worked on issue during FY13. Will revisit in 2015-2016
Ongoing		
Ongoing		
Ongoing		
Ongoing		Several marketing activities implemented.
		See Objective H1.3

Goal ED3: Work to revitalize Franklin's Downtown core and adjacent neighborhoods.

Objective ED3.1: Promote mixed-use development in appropriate areas.

Objective ED3.2: Work with businesses, institutions, Franklin Downtown Partnership and other non-profit organizations to revitalize, enhance and promote Franklin's downtown area.

ED3.2a. Continue to support the Franklin Downtown Partnership, including working cooperatively with the Partnership on their current goals and efforts.

Objective ED3.3: Utilize cultural economic development concepts and resources to support Downtown Franklin's revitalization.

ED3.3a. Work with the MetroWest Tourism & Visitors Bureau and local organizations to promote Downtown Franklin as the region's cultural focus.

ED3.3b. Work to attract and retain performance based organizations and venues to Downtown Franklin.

ED3.3c. Explore locations for a Culture, Art, and Recreational Center in Downtown Franklin.

ED3.3d. Support activities that bring visitors to Downtown Franklin.

Objective ED3.4: Work to support and retain current Downtown area businesses, attract the right retail mix including new specialty/niche businesses, and promote Downtown Franklin as a commercial district.

Objective ED3.5: Work regularly to increase access to parking in Franklin's Downtown core.

ED3.5a. Amend the Town's Zoning Bylaw to allow parking lots in the Downtown Commercial Zoning District as an accessory use.

Objective ED3.6: Improve the overall image, pedestrian circulation, and streetscape quality of the Downtown area.

Goal ED4: Adopt strategies that will promote workforce development, attract skilled workers to the region, and increase employment options for the Town's current residents.

Objective ED4.1: Build partnerships between state agencies, educational resources and local businesses to promote workforce development initiatives in Franklin and the region.

ED4.1a. Educate Franklin's business community about the wide range of available State workforce training resources, which include Massachusetts One-Stop Career Centers, the Massachusetts Life Sciences Center, apprenticeship training programs, the Workforce Training Fund Program, and the Hiring Incentive Training Grant Program.

ED4.1b. Promote and support collaborative workforce development and worker training programs between local businesses, Tri-County Regional Vocational Technical High School, Franklin High School, Dean College, Mass Bay Community College, and workforce training organizations including the Massachusetts Manufacturing Extension Partnership and Associated Industries of Massachusetts.

Objective ED4.2: Increase employment options for the Town's current residents.

ED4.2a. Work on business attraction initiatives to attract entrepreneurs and emerging businesses, and increase living wage employment opportunities for Franklin's residents.

ED4.2b. Work to increase education and training opportunities for Franklin's low, moderate, and middle-income residents.

Objective ED4.3: Work to attract skilled workers to the region.

ED4.3a. Promote Franklin as an outstanding community to work and raise a family.

ED4.3b. Encourage development of high-density workforce housing in areas of Town where property is underutilized or needs redevelopment, and where walking distance of Rail service is available.

Goal ED5: Support and strengthen the Town of Franklin's business retention and attraction initiatives, activities and strategies.	STATUS	SCHEDULE	NOTES
Objective ED5.1: Work with State agencies, chambers of commerce, and other public/private organizations to coordinate economic development programs and services in support of Franklin's business community.			
ED5.1a. Educate Franklin businesses about available State technical assistance programs and financial resources.	Ongoing		
ED5.1b. Work with MassDevelopment and Massachusetts Office of Business Development on regular visits to Franklin's small to medium size research and development and manufacturing companies.	Ongoing		
ED5.1c. Perform ongoing outreach to Franklin's small business community regarding available resources and other issues of interest.	Ongoing		
ED5.1d. Encourage businesses in the manufacturing sector to cooperate and build partnerships.			
Objective ED5.2: Provide resources that support Franklin's business community.			
ED5.2a. Raise awareness of Franklin's Department of Planning and Community Development as a resource for Franklin-based businesses.	Ongoing		
ED5.2b. Develop and maintain an inventory of current businesses.	Ongoing		
ED5.2c. Develop and maintain an inventory of available commercial and industrial properties through regular communications with realtors.	Ongoing		
ED5.2d. Continue to refine the Town of Franklin's Zoning Bylaw and development permitting processes in efforts to further streamline the development processes in Franklin.	Ongoing		Zoning Bylaw amendments 13-718, 14-732, and 14-742, 743 & 744
ED5.2e. Continue to assess potential zoning map changes that would spur on appropriate levels of business development.	Ongoing		
Objective ED5.3: Attract additional businesses to Franklin.			
ED5.3a. Reach out to successful businesses outside Franklin in efforts to influence their relocation or expansion into Franklin.			
ED5.3b. Market the strengths of doing business in Franklin.			
ED5.3c. Create audio/visual web-based material that can be used to market Franklin.	Ongoing	2016	
Goal ED6: Support sustainable development, renewable energy and recycling initiatives, low impact development, and other "Green" activities.			
Objective ED6.1: Pursue the Green Communities designation under the Massachusetts Green Communities Act.		See Objective CSF7.3	
Objective ED6.2: Pursue creation of a Green Technology zoning district.			
Objective ED6.3: Encourage investment in green technologies as part of Town sponsored development or redevelopment projects.		See Objective CSF7.2	

Community Services & Facilities (CS&F)	STATUS	SCHEDULE	NOTES
Goal CSF1: Regularly utilize the Master Plan in developing annual budgets and prioritizing capital improvements, programs and services.	Ongoing	Annually	
Objective CSF1.1: Annually assess the Master Plan's goals, objectives and actions while prioritizing infrastructure and facilities expenditures for inclusion in the Town's Capital Improvements Plan.	Ongoing	Annually	
Objective CSF1.2: Annually assess the Master Plan's goals, objectives and actions, while developing departmental work programs and operating budgets.	Ongoing		
Goal CSF2: Obtain sufficient resources to implement the Master Plan's priority capital improvements, programs and services.	Ongoing		\$150,000 grant for playground
Objective CSF2.1: Regularly research alternative sources of resources needed to fund the Capital Improvements Plan.	Ongoing		
Goal CSF3: Maintain, update and expand the Town's utilities, infrastructure and facilities to satisfy the demands of the Town into the future, without infringing on previously established plans for conservation or preservation.	Ongoing		
Objective CSF3.1: Maintain and continue to update the Town's potable water facilities as appropriate to ensure high water quality standards, and to meet current and future State and Federal regulatory requirements.	Ongoing		
Objective CSF3.1a: Continue to factor water system capital improvement expenses into service costs and set rates to generate sufficient resources to fund required capital improvements.	Ongoing	2013	\$7.5 million bond
Objective CSF3.2: Fund and construct manganese treatment facilities as required.	Ongoing	Future	
Objective CSF3.2a: Continue to factor sewer-waste water system capital improvement expenses into service costs and set rates to generate sufficient resources to fund required capital improvements.	Ongoing		
Objective CSF3.3: Investigate increasing the recharge of aquifers in the Franklin area, and ensure the health of aquifers by improving the treatment of runoff water before releasing it back into the ground.	Ongoing		
Objective CSF3.4: Maintain and update the Town's storm water and roadway drainage systems to meet future State and Federal regulatory requirements.	Ongoing		Waiting EPA MS4
Objective CSF3.4a: Assess possible strategies to fund storm water and roadway drainage system improvements.	Ongoing		
Objective CSF3.4b: Evaluate low cost runoff treatment strategies.	Ongoing		
Goal CSF4: Superb delivery of public services	Ongoing		
Objective CSF4.1: Continue to improve the quality of customer service provided to the Town's residents and other customers utilizing Town services and facilities.	Ongoing		
Objective CSF4.1a: Regularly assess customer service related activities and interactions, and develop policies or procedures required to implement desired improvements.	Ongoing		
Objective CSF4.2: Utilize technology where possible to improve the quality of municipal services, cut costs, and simplify routine processes.	Ongoing		
Objective CSF4.2a: Evaluate software and related technologies that will allow for efficient on-line permitting.	Ongoing	2016	
Objective CSF4.2b: Expand upon the Town's on-line bill paying capabilities.	Ongoing	Current	
Objective CSF4.2c: Work to improve the Town's database management capabilities in order to centralize and coordinate the update and use of Town information.	Ongoing		Regular communications with GATRA
Objective CSF4.3: Regionalize services to reduce costs and improve customer services where appropriate.	Ongoing	Future	
Objective CSF4.3a: Work with adjacent communities to improve transportation to Franklin's Senior Center.	Ongoing	FY17	
Objective CSF4.3b: Continue to explore Library regionalization.	Ongoing	Future	
Objective CSF4.3c: Implement existing plans for a Regionalized Public Safety Dispatch Center.	Ongoing	Future	As required
Objective CSF4.3d: Research possible regional Fire Department services in the northern portion of town to reduce response times by partnering with Medway.	Ongoing		
Objective CSF4.3e: Conduct a study about regionalizing water services with Norfolk.	Ongoing		
Objective CSF4.3f: Add upon operations of the regional public safety dispatch center, and commence a study of regional fire service.	Ongoing		
Objective CSF4.4: Launch Commonwealth Connect App which allows residents to report quality of life problems, such as graffiti and potholes, in real time directly to Franklin government officials for resolution.	Complete	Future	

LEGISLATION

FOR

ACTION



TOWN OF FRANKLIN

RESOLUTION 15-01

Acceptance of Gift – Council on Aging

WHEREAS, Hiram and Marilyn Carpenter of the Carpenter Family Revocable Trust have generously donated \$200 to be used by the Senior Center.

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 Hiram and Marilyn Carpenter for their support.

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

DATED: _____, 2015

VOTED: _____

UNANIMOUSLY: _____

A TRUE RECORD ATTEST:

YES: ____ **NO:** ____

ABSTAIN: ____ **ABSENT:** ____

Deborah L. Pellegri
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council

Sponsor: *Town Council*

TOWN OF FRANKLIN

ZONING BY-LAW AMENDMENT 15-745

**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.

Principal Uses	District												
	RRI RVIRVII	RRII RVIRVII	SFRIII	SFRIV	GRV	NC	CI	CII	DC	B	I	LI	O
6. Residential													
6.1 Multifamily or apartment	N ¹	N	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	N	N	N	N	N
6.3 Two-family													
a. New	N	N	Y ²	Y ²	Y ²	Y	Y	Y	N	N	N	N	N
b. By conversion	BA	BA	BA	Y	Y	BA	Y	BA	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. Pellegrini
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk

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.

 Office Zoning District

 Parcel Line

 Pond St Property (town owned)

0 375 750 1,500
Feet



Town of Franklin

