



FRANKLIN TOWN COUNCIL

January 21, 2015

7:00 PM

A. APPROVAL OF MINUTES *September 17, 2014, June 18, 2014*

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

C. PROCLAMATIONS/RECOGNITIONS

D. CITIZEN COMMENTS

E. APPOINTMENTS

F. HEARINGS

G. LICENSE TRANSACTIONS

H. PRESENTATIONS/DISCUSSIONS

I. SUBCOMMITTEE REPORTS

J. LEGISLATION FOR ACTION

1. *Resolution 15-02: Authorization to join Bellingham for the FY 2015 CDBG Program Application*
2. *Resolution 15-03: Declaration of Town-Owned Land at 150 Emmons Street (Old Municipal Bldg. Property) as Surplus and Available for Disposition*
3. *Resolution 15-04: Authorization for Disposition (Sale) of Town Owned Land @ 150 Emmons Street (Old Municipal Bldg. Property)*
4. *Resolution 15-05: Appropriation: Town Administration: Legal Expenses*
5. *Zoning Bylaw Amendment 15-745: Amendment to Chapter 185, Attachment 7, Part VI, Use Regulation Schedule, Residential Uses, Office Zoning District – 2ND Reading*

K. TOWN ADMINISTRATOR'S REPORT

L. OLD BUSINESS

M. NEW BUSINESS

N. COUNCIL COMMENTS

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

P. ADJOURN

FRANKLIN TOWN COUNCIL

Minutes

September 17, 2014

A. APPROVAL OF MINUTES - *There were no minutes to approve.*

B. ANNOUNCEMENTS – *The meeting was recorded by Franklin TV and shown on Comcast channel 11 and Verizon channel 29. This meeting was recorded by Franklin Matters.*

C. PROCLAMATIONS/RECOGNITIONS - *None*

D. CITIZEN COMMENTS – ► *Lisa Piana, Executive Director of the Down Town Franklin Partnership showed the new brochure the Partnership had printed; it is a map, it highlights the Sculpture Park, library, museum, downtown and is a business listing.*

► *New resident Timothy Cate talked about the train whistle and our Chapter 125 Peace and Good Order bylaw restricting noise between the hours of 9pm and 7 am and the states own regulations that allow for establishing a quiet zone ½ mile out. He has reached out to Norfolk for their point man for establishing a quiet zone as Norfolk has a quiet zone. Chairman Vallee told Mr. Cate that his issue would be addressed at the end of the meeting under New Business.*

► **MOTION** to move to Legislation for Action before Appointments – Jones. **SECOND** by Mercer. **VOTE:** Unanimous.

APPOINTMENTS – *Franklin Advisory Committee: MOTION by Mercer to appoint the named individuals to serve as Associate members of the Franklin Advisory Committee. Deborah L. Pellegrini, 181 Pleasant Street, Joseph F. Halligan Jr., 1 Newell Drive, Paul R. Compton, 221 Pond Street, Richard Ciccone, 185 Chestnut Street. SECOND Jones. VOTE: UNANIMOUS*

E. HEARINGS - *None*

G. LICENSE TRANSACTIONS - *None*

H. PRESENTATIONS/DISCUSSIONS – ► *Ron Roux – Design Build, LLC*

► *Larry Benedetto of the Franklin Advisory Committee introduced Ron Roux, developer of a large project off of Route 140 near the Wrentham line. Mr. Roux explained that he wants to use Franklin builders, developers, construction workers to the extent possible on his project. He is here tonight to get the word out and hopes that the newspapers will print the story. He is hopeful to have a meeting the first of October with all the potential workers so he is trying to get the word out there.*

► *David McKearney, Board of Health*

► *Health Director for ten years. Responsible for food inspections. Franklin has 109 restaurants and 30 retail establishments; that's 300+ inspections a year not including call backs and complaints. In the summer there are temporary food events that require inspections and permits, 4th of July, St. Rocco, Strawberry Stroll, Harvest Festival, Farmers' Market. Summer also means inspections and permits for camp pools, campers, Coris, vaccinations, health records, pools, spas, Health clubs. ■ Title V. Franklin has one of the best turn around rates. Perc Tests are time consuming. We're doing larger systems now-state not doing. ■ Also get housing complaints. Heat, hot water, infestation. We see most within 24 hours. ■ Public nuisance complaints falls under Board of Health i.e. inground pool neglected with mosquitoes all around is a public*

nuisance. Leaves and grass clippings dumped at the edge of yard is not. Animals such as chickens falls under the Board of Health, they tend to create odor and attract rodents. The Agent will inspect their pens for land and building space. ▪Manicure, Pedicure, and Tanning are Board of Health permits. ▪The Director is most proud of the response to the 2009-2010 H1N1 outbreak. The schools, residential, Physicians all came together to get the citizens the flu shot. We received accolades from the state for our response to that. ▪E-cigarettes tobacco & nicotine deliverance systems, blunt rap and candy are all banned. ▪Regulating installation of septic systems, not allowed in Jan, Feb, Mar. ▪Director is happy to report that he is comfortable with staffing level for first time. Have hired a part time inspector that can do perc testing, review of Septic Plans, and field inspections. We now have two full time Agents, one part time agent, and one part time administrative person. ▪Councilor question about Blackstone home. Yes, that would fall under the Board of Health. Those types of things are difficult. Health Agent can't just go in there. Has to have permission or under some authority. Can take time to work through that situation. ▪What about Ebola? Would not be as bad here as we have the infrastructure here to prevent it from spreading.

I. SUBCOMMITTEE REPORTS - None

J. LEGISLATION FOR ACTION

1. **Resolution 14-56: Franklin Advisory Committee. MOTION** by Jones: Be It Resolved That the Town Council of the Town of Franklin hereby approves the request by the Franklin Advisory Committee to add four Associate member positions to be appointed by the Town Council. **SECOND** by Kelly. **VOTE: UNANIMOUS.**
2. **Resolution 14-57: Support for House Bill 1840, Seniors and Retired Volunteers Act of 2013. MOVE** Resolution 14-57 – Jones. **SECOND** by Williams. No Discussion. **VOTE: UNANIMOUS**
3. **Resolution 14-58: Authorization to Issue Request for Proposals – Emmons Street Property.** Matt Kelly Recused himself from discussion on this Resolution. **MOTION** to **MOVE** Resolution 14-58 by Jones, **SECOND** by Williams. **VOTE: Unanimous.** Discussion. RFP Minimum \$475,000, 20% greenspace, 5,000 at the Apex (corner). Council has the ultimate authority to sell or not. Economic Development Committee approved of this rfp. Lisa Piana/DTP Why is VSE not included in RFP? Don't want to limit. Statue \$80,000 or \$90,000, there is state grant for that.

K. TOWN ADMINISTRATOR'S REPORT ► Water conservation measures are still in effect. Lincoln and Daniels will be completed soon.

L. OLD BUSINESS ► Jones wanted resident to know that under the water ban you can water your flower and vegetable garden. ► Vallee wants a report on Union St. Cemetery. ► Kelly wants a copy of the Maintenance Plan for the new High School.

M. NEW BUSINESS ► Vallee wants Jeff to look into the federal train whistle policy. Jeff stated you have to have a very expensive engineering study done for each crossing, then you have to buy the equipment. We've looked at it before. Will look into it.

N. COUNCIL COMMENTS► New High School Open House this Week End

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

P. ADJOURN ► **MOVE** to Adjourn, Kelly. **SECOND** Jones. **VOTE: Unanimous.** 8:00 pm
Submitted by,

Maxine Kinhart

FRANKLIN TOWN COUNCIL

June 18, 2014

Minutes

There was a moment of silence and a pledge of allegiance.

A. APPROVAL OF MINUTES - *There were no minutes to approve.*

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

► *Jump to Presentations: Franklin School for the Performing Arts*

C. PROCLAMATIONS/RECOGNITIONS - None

D. CITIZEN COMMENTS – ► *Lesley Atlas and Husband Bob present to ask Council to change the hours of business Lincoln Street Market. Currently early morning deliveries are disturbing the Atlas's. They would like hours changed from 5:00 am to 7:00 or 8:00 am. Last weekend got ice delivery at 6:30 and oil delivery at 7:15 then one day newspaper at 3:15 and coke delivery at 7:25. Dacey's Market down the road starts at 8:15. Have been working with Gus who wrote the owner a letter in March. Chairman stated that Councilors cannot respond during Councilor Comments, but could at the end of the meeting under New Business. ► Chris Cook – Village at Cooks Farm. Appreciates efforts of Council in moving project along. However it has been two years. Once Town Council got a hold of project with the Citizen's Committee, things began to happen. Planning Dept. wrote zoning for this project. Had to go to ZBA. Monday, Planning wrote a letter that has the family concerned. Mr. Cerel suggested that Planning Board has 100 days to approve this project and they should take their time. The family was not happy to hear that.*

E. APPOINTMENTS – *Annual Committee Reappointments*

MOTION by Jones to Ratify the Annual Reappointments to the following boards and commissions. *SECOND* by Williams. Judy Pfeffer read the appointments.

Board of Registrars -3-year term, Ann Woodring, 147 Highwood Drive, Charles River Pollution Control -3-year term, William Good, 28 Opal Circle, Citizen Committee, Lawrence Benedetto, 213 Chestnut Street, Robert Avakian, 8 Applewood Lane, Paul Cheli, 6 Pearly Lane, Robert Ficco, 43 Highland Street, Andrew Bissanti, 148 Brook Street, Judith Pond Pfeffer, 37 Arlington Street, Community Garden Committee - 1-year term, Amy Acevedo, 64 Maple Street, Chris Clay, 5 Paulene Drive, Kiernan Reed, 24 MacKintosh Street, Richard Clauser, 64 BayBerry Common, Bonnie Kaiden, 14 Clarendon Common, Conservation Commission -3-year term, Ravi Pendkar, 12 Longobardi Drive, Council on Aging -3-year term, Barbara Deely, 77 Lincoln Street, Carolyn O'Brien, 31 Daniels Street, Robert Crowley, 6 Shady Lane, Design Review Commission -3-year term, Anna Moses, 32 Stewart Street, Claudine Silverman, 59 Skyline Drive, Doug Newton Associate Member 1-year term, Finance Committee -3-year term, Christopher Quinn, 3 Cohasset Way, Susan Dewsnap, 10 Garden Street, Michael Dufour, 10 Symphony Drive, Franklin Disability Commission -3-year term, Deborah Bean, 78 Hillside Road, Lucy Negrone, 9 Reagan Ave., Historical Commission -3-year term, Mary Olsson, 149 West Central Street, Delwyn Arnold, 13 MacKintosh Street, Marlene Oliver, 81 Partridge Street, Kai Olsson, Associate Member, Housing Authority -5-year term, Chris Feeley, 5 Taft Road, Library Board of Directors -3-

year term, Kathy Gerwatowski, 12 Greensfield Road, Municipal Affordable Housing Trust Fund Committee - 1-year term, Jeffrey Nutting, Municipal Building, Maxine Kinhart, Municipal Building, Judy Pfeffer, 37 Arlington Street, Mary Anne Bertone, 17 Grey Wolf Drive, Christopher Vericker, 63 Dean Avenue, Robert Gagnon, 5 Francesco Ave., Eric Buliung, 12 Lenox Drive, Norfolk County Advisory Board - 1-year term, Peter Padula, 14 Fort Apache Drive, Zoning Board of Appeal -3-year term, Robert Acevedo, 64 Maple Street.
VOTE: Unanimous

F. HEARINGS - None

G. LICENSE TRANSACTIONS – None

PRESENTATIONS/DISCUSSIONS – ► *Franklin School for the Performing Arts, Raye Lynn Mercer, Director, Introduced the troupe who performed two songs. The troupe will begin a European tour starting tomorrow including 4th of July at Aviano AFB.*
► **Back to Citizen Comments.**

► **Citizens' Committee**

Lawrence Benedetto, Will be back in front of Council in July. Committee has housekeeping to do. They would like 15 – 20 minutes. They would like to change the name of their committee. The current name implies that their mission involves all of the citizens of Franklin where their actual mission is narrower encompassing quality development, aesthetically pleasing projects, economically beneficial projects. They are frequently asked to get involved in things beyond their purview. They are thinking if they should remain a committee of the Council or be a stand alone committee. They would like to add Associate Members to compensate for traveling members.

► **Bryan Taberner, Director Planning**

2014 Update. Intern Program: 21 interns, 97 full time weeks at no cost to the town. DPCD gives support to the Planning Board and the Conservation Commission, the Economic Development committee, Technical Review, Design Review. Updated the Master Plan to the 2013 Master Plan – wrote it in house looking to implement. Wrote 12 Zoning Bylaws approved by Town Council. DPCD works with other Departments as with the DelCarte Project, and other organizations such as with the SNETT. DPCD reviews town-owned parcels to determine where they are best suited, such as ConCom land, DPW land, Housing, surplus. Tech Review is where professionals come together to review projects with staff and review proposed zoning amendments. Part of what DPCD does is Marketing outreach, trying to bring business here. Currently Solarize Franklin is trying to get property owners to install solar panels. Using one contractor brings the cost down. 150 Emmons has and REI out. Appraisal done on Pond Street. Work regularly with State Agency and Real Estate Agencies as contacts. Downtown is a priority. Work with the Downtown Partnership. Councilor Pfeffer asked Taberner if he thought our permitting process was streamlined. He answered yes.

H. SUBCOMMITTEE REPORTS – There will be an Economic Development Meeting on July 9, 2014 at 5:30 PM

I. LEGISLATION FOR ACTION

1. **Resolution 14-43: Public Land Use Committee** – *A Resolution Dissolving the Land Use Committee. MOVE Resolution 14-43, Jones. SECOND, Kelly. Now, Therefore, Be It Resolved by the Town Council of the Town of Franklin that the Public Land Use Committee is hereby dissolved effective immediately. Discussion: Committee formed many*

years ago has one or two members left not needed since Master Plan is done. **VOTE: Unanimous**

2. **Resolution 14-46: Confirmatory Order of Taking-Land at 92 Wachusett Street** – 2/3 Vote Councilor Padula will recuse himself from discussion. **MOTION** to Waive the Reading, Jones. **SECOND**, Kelly. **VOTE: 8-0-1** Whereas, the taking by eminent domain of said parcel at 92 Wachusett Street, Franklin, Massachusetts, for municipal purposes is in the best interests of the Town of Franklin. **Discussion:** This is a confirmatory taking, and is standard practice. **VOTE: 8 – 0 - 1**
3. **Bylaw Amendment 14-736: Amendment to Chapter 82, Appendix A, List of Service Fee Rates** – ^{2nd Reading}. Chapter 82 of the Code of the Town of Franklin, Appendix A, “List of Service Fee Rates” is hereby amended as set forth in the attached excerpted page(s) by: Deleting text where indicated by ~~strikethrough~~. And Adding text where indicated by underline. **MOVE** Bylaw Amendment 14-736, Jones. **SECOND**, Mercer. **Discussion:** These are Board of Health fees to fund the new Part Time Health Inspector. They are all either lower or the same as the surrounding towns. Roll Call **VOTE:** Bissanti – Yes, Dellorco – Yes, Feldman – Yes, Kelly – Yes, Mercer – Yes, Padula – Yes, Pfeiffer – Yes, Vallee – Yes, Williams - Yes **9 – 0 – 0 Unanimous Passes**
4. **Bylaw Amendment 14-738: Amendment to Chapter 179-9.1, Exhibit A, Water System Map** - ^{1st Reading}. Be it enacted by the Town Council of the Town of Franklin that Chapter 179 § 179-9.1. Water System Map Exhibit A (Map) be amended by adding as an eligible location the following: §179-9.1 Water System Map. Exhibit A: Extending water system from Washington Street approximately 650 feet to service a new 3 lot subdivision “Bogan Way”. **MOVE** Bylaw Amendment 14-738 to a 2nd Reading, Jones. **SECOND**, Williams. **Discussion:** None. **VOTE: 9 – 0 - 0**

J. TOWN ADMINISTRATOR’S REPORT - Talked to EPA on the Nustyle Building. Having initial talks re the construction of Main Street.

K. OLD BUSINESS – Pfeiffer looking for report from ATC on Work Orders including cost and personnel. She wants complete reports, not just trades. She also would like to know how many security alarms are working at the schools.

M. NEW BUSINESS – ► Kelly would like to look into a bylaw restricting hours of operation in Franklin. Maybe Economic Development. ► Padula made Motion to instruct the TA to do whatever is necessary to open the Recycling Center on Sundays from 9 to 3. **SECOND**, Pfeiffer. Jeff suggested put it on next Agenda. Padula wants to know how long? What is the Timeline? Council wants Jeff to know they want this.

N. COUNCIL COMMENTS

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

P. ADJOURN – **MOTION** by JONES to **ADJOURN** at 8:30 PM. **SECOND** by Williams. **VOTE: Unanimous**

Submitted,

Maxine Kinhart

LEGISLATION

FOR

ACTION



TOWN OF FRANKLIN

RESOLUTION 15-02

Authorization to join Bellingham for the FY 2015 CDBG Program Application

BE IT RESOLVED THAT THE TOWN COUNCIL hereby approves the Town of Franklin joining with the Town of Bellingham, as lead applicant, to submit an FY 2015 Massachusetts CDBG Program application. Further, the Council authorizes the Chair and the Town Administrator to sign all required documents and to take such actions as necessary relating to the grant application.

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

DATED: _____, 2015

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

**Deborah L. Pellegri
Town Clerk**

ABSTAIN _____

ABSENT _____

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

Community Development Fund II 2015

CDF II-2015-Bellingham*-00001

Joint Application Authorization: Town of Franklin

MUNICIPALITY: Town of Franklin

Contact Person:

Name Jeffrey D. Nutting
Title Town Administrator

Signature of Chief Elected Official

Printed Name of Chief Elected Official

Title of Chief Elected Official

TOWN OF FRANKLIN COMMUNITY DEVELOPMENT STRATEGY

Background

Franklin's Community Development Strategy (CDS) is derived from a number of community planning efforts conducted over the past decade. This CDS provides a current snapshot of the Town's community development goals and strategies. The CDS reflects Franklin's history, economy, housing stock and demographic trends as well as its place in the regional economy and its vision for the future.

The Town of Franklin is actually a city in terms of its statutory form of government but has chosen to retain the name "The Town of Franklin." First settled in 1660, it was incorporated in 1778 during the American Revolution and formed from the western portion of the Town of Wrentham. The Town was the first in the nation to be named for Benjamin Franklin who donated 116 books to the Town, which were ultimately used to form America's first free public lending library.

Franklin is a suburban industrial community located on the watershed between the Charles and the Blackstone Rivers. Ideally located within 30 miles of Boston, Worcester and Providence – the three largest cities in New England, it is well-served by a transportation network that is conducive to its economic vitality, including two interchanges on Route I-495, easy access to the Massachusetts Turnpike (I-90), Routes I-95, 1, 140, and 126. In addition to a well integrated roadway system, Franklin is host to two MBTA commuter rail stations connecting to South Station in Boston. The Greater Attleboro-Taunton Regional Transit Authority provides bus service with many stops around town including the Municipal Building, Senior Center, Public Library and the Franklin Village Shopping Center. This transportation infrastructure has allowed the Town to become a regional distribution center for goods, as well as a regional employment center.

Franklin is a growing community with a pro-business approach that includes a single stable tax rate, expedited permitting procedures, significant amounts of industrial land, an educated workforce, excellent municipal services and modernized infrastructure. The Town's diverse housing stock, ample employment opportunities and high-performing school system provides its residents with an excellent quality of life. The town boasts a range of businesses and industries from traditional manufacturing and distribution companies to high technology, life sciences, data storage and nanotechnology firms.

The Franklin Common Historic District encompasses the traditional village center, moving outward from the Town Common, which dates from the mid-18th Century, and moving northward along Main Street to the intersection of Lincoln Street. Here one finds the Red Brick School, one of the oldest active one-room school houses in the nation. The Town also retains the flavor of its industrial history. A number of former mill buildings have been creatively re-used. These former industrial buildings have been restored and repurposed as residential condominiums and commercial businesses – including the Franklin Mill Store, as well as an upscale shopping center and an upscale restaurant.

According to the 2010 U.S. Census, Franklin's population grew 43.18% between 1990 and 2010, to 31,835. Of 10,995 occupied housing units, 80% are owner occupied and 20% are occupied by renter households. Demographically the population is 92.8% white, 3.8% Asian or Pacific Islander, 1.4% African American, 0.15% Native American, 0.29% from other races and 1.4% of multiple races. A total of 2% of the population, of any race, were Hispanic or Latino. The average household size was 2.8 persons.

A Comprehensive Planning Process – Community Outreach and Participation

Franklin has engaged in a comprehensive community planning process over the past ten years (and earlier) that has involved extensive public participation by local officials, residents, and representatives of the business, non-profit, cultural, environmental, social service and public service sectors, as well as regional and statewide partners. A number of planning documents were completed during this period. These include: the Open Space and Recreation

Action Plan (2008); Downtown Parking Study (2008); and Affordable Housing Strategy and Development Action Plan (2011). These documents were ultimately reflected in a comprehensive update of the Franklin Master Plan completed in 2013, from which the goals and priorities contained in this Community Development Strategy are derived.

Franklin's Community Development Strategy

Two Community Development Strategy forums were held to draw public comments and support for the CDS. The first was convened at the Franklin Senior Center on December 5, 2014. The second was held as part of a Town Council Meeting on January 7, 2015 which was broadcast over local cable access television. More than 100 residents attended one or both of these presentations, and had an opportunity to ask questions, make comments and express opinions regarding the proposed target area, community goals and priorities, and the Town's participation in the Massachusetts CDBG Program, either singularly or jointly with other communities. Franklin has invested considerable time and effort to elicit the thoughts and ideas of its residents and public officials and translate them into a series of goals, objectives and priorities that are summarized in this document.

The Community Development Target Area

Franklin considered a number of factors in designating a community development target area. Among these were the age and quality of the housing stock, opportunities for redevelopment and the preservation of historic properties, and demographics -- including the areas of the town that have the highest percentage of low- and moderate-income residents. After considering all of these factors, the Town designated a target area focused around the town center. It includes the three lowest income census block groups (BGs): Census Tract 4422.02, BG 2; and Census Tract 4421.01, BGs 3 and 4) as well as a portion of a third block group (Census Tract 4422.02, BG 1), along with a number of adjacent streets. The target area includes the Franklin Center Historic District, which contains some of the oldest housing units in town.

The border of the target area begins on the south at King Street at Route I-495 to East Central Street, then from East Central to Milliken, running north and across the railroad track up to Dean Avenue, then west along Pleasant Street, north on Julia to Pinehurst, then west on Longhill to Lincoln, southwest along Lincoln to Main Street to Highland, along Highland to Oak Street then south to Daniel McCahill Street to Beaver Street, west on Beaver Street to West Central Street, turning southeast on West Central to Fisher Street, south on Fisher Street to the railroad tracks, following the curve of the rail line southeasterly back to Union Street, south on Union Street to Cottage Street, southwest on Cottage to A Street Extension, to A Street South, to Washington Street, northeast on Washington Street to Cleveland Avenue, southeast on Cleveland to Union Street, north on Union Street to Arlington Street, east to James Street, then south to its end and, finally, following the brook from the end of James Street and returning back to King Street.

Mission, Vision and Guiding Values

Community development planning in Franklin has been guided by the Town's core values and Mission Statement:

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

Goals and Objectives

Franklin has outlined its community development goals and objectives in major categories, together with an explanation of how they are consistent with the Commonwealth's Sustainable Development Principles. The goals and objectives are followed by a list of prioritized actions needed to achieve the stated objectives.

Goals and Objectives for Land Use

The land use policy and general goals focus on establishing the Town as a development center while simultaneously deterring unnecessary growth and creating a sustainable environment for businesses and residents.

Goal: Adopt long-term sustainability and smart-growth principles to attain fuller, more efficient development, protect natural resources and retain the New England, small town character of Franklin.

Objectives:

- o Designate areas for workforce housing to retain existing businesses and attract new industries;
- o Minimize the occurrence of new development by focusing on Brownfield re-development; and
- o Preserve natural lands and the resources they provide.

Goals and Objectives for Natural, Cultural & Historic Resources

The focus of the policy and goals for natural, cultural and historic resources is designed to protect and support Franklin's history, character, and creative and cultural resources.

Goal: Preserve Franklin's New England, small town character through controlled growth, preservation of scenic vistas, support for local arts and culture, and preserving historic architecture.

Objectives:

- o Protect and preserve the integrity of the town's natural resources;
- o Provide resources for the arts cultural initiatives in town to foster creativity; and
- o Maintain the Town's historic appeal by identifying and protecting historic properties.

Goals and Objectives for Open Space and Recreation

The policy statement and general goals for open space and recreation acknowledge the importance of open space and recreational resources for the physical and emotional health of Franklin residents. Open lands help protect the Town's water supply, manage flood waters, provide wildlife habitat, and provide opportunities for passive and active outdoor recreation within the Town.

Goals: Increase open space and recreational availability and accessibility; maintain existing facilities and spaces for these resources; and make knowledge of these resources.

Objectives:

- o Document and increase public awareness of open space and recreational resources;
- o Protect existing unprotected natural and open space resources;
- o Implement sustainable practices in the design, construction, and operation of parks and playgrounds; and
- o Investigate grant programs available to provide funding to support these goals and objectives.

Goals and Objectives for Transportation and Circulation

Transportation and circulation policy statements and general goals are designed to promote movement of goods and people in a safe and efficient manner and provide a range of transportation options that meet the needs of its residents and businesses.

Goal: Ensure the safe and efficient movement of goods and people within the Town of Franklin, and across the regional transportation network by providing a range of integrated transportation options;

- Objectives:**
- o Provide the necessary infrastructure to keep Franklin’s residents and businesses moving and growing in town;
 - o Support green, sustainable transportation initiatives and accommodate pedestrians and cyclists throughout the town;
 - o Reduce dependence upon single passenger vehicles by improving public transportation and ridesharing options; and
 - o Improve access and circulation in the Downtown area.

Goals and Objectives for Housing

The housing policy and general goals address Franklin’s priorities for providing sufficient high quality housing affordable to a broad spectrum of individuals and families. These goals are consistent with the State of Massachusetts Sustainable Development Principles.

- Goals:**
- Provide housing opportunities appropriate for all household sizes and income levels;
 - Increase affordable housing opportunities with increases in production, as well as through rehabilitation of existing units, and promotion of programs and policies that support these goals;
 - Support in-fill housing practices and encourage clustered and mixed-use housing to minimize land clearing and conserve open and natural lands.

- Objectives:**
- o Pursue funding programs available for assisting with housing efforts;
 - o Provide financial incentives to encourage preservation of existing housing stock; and
 - o Support zoning incentives that encourage low, moderate, and middle-income housing.

Goals and Objectives for Economic Development

The Economic Development policy and general goals address Franklin’s long-term financial strength and growth. These goals are tailored to be in line with the Commonwealth’s Economic Development Plan, which addresses five initiatives: advancing education and workforce development for middle-skill jobs through coordination of education; economic development and workforce development programs; supporting innovation and entrepreneurship; supporting regional development through infrastructure investments and local empowerment; increasing the ease of doing business; and addressing cost competitiveness.

- Goals:**
- Adopt strategies for business and workforce retention and attraction to diversify Franklin’s economic foundation, and increase its property tax yields;
 - Provide an environment that attracts and retains both large industries and small businesses; and
 - Create and maintain business-friendly regulatory, permitting and tax policies.

- Objectives:**
- o Provide incentives to draw biotechnology, medical device, and research industries to Franklin;
 - o Improve infrastructure to attract large industry, small businesses and skilled workers;
 - o Advocate for the small business community, particularly within and around the Downtown area.

Goals and Objectives for Community Services and Facilities

The policy statement and goals regarding community services and facilities are intended to provide the highest quality services to Franklin residents and ensure that any new services that are developed will be sustainable.

- Goals:**
- Provide adequate and appropriate facilities, infrastructure and services to accommodate current and future community needs by maximizing use of existing resources and adding new assets in an economically prudent manner.

- Objectives:**
- o Continue to provide quality police, fire and emergency medical services to keep residents safe;
 - o Increase the capacity of water and sewer, as needed, to accommodate new development; and
 - o Support the safe and timely movement of people and goods throughout the Town.

Goals and Objectives for Public Social Services

The goals for public social services seek to ensure that Franklin’s elderly, disabled, and low- and moderate-income residents have the services and resources they need to meet their health and safety within the community.

Goal; Provide necessary services to low- and moderate-income, elderly, and disabled residents of the Town to improve their economic security and increase their self-sufficiency.

- Objectives:**
- o Provide services to elders and the disabled in locations that are accessible;
 - o Provide information and referral to connect residents to local and regional social services;
 - o Provide or connect residents to resources that increase economic security and self-sufficiency (job training, child care, financial literacy, etc.); and
 - o Seek funding sources to ensure that lower income, elderly and disabled residents can meet basic needs such as food, heat and shelter.

Consistency with Sustainable Development Principles

The goals and objectives listed above are consistent with the Commonwealth’s Sustainable Development Principles as shown on the chart below:

Sustainable Development Principles	COMMUNITY DEVELOPMENT STRATEGY				
	Housing	Economic Development	Land Use, Resource Protection, Open Space & Community Facilities	Transportation	Public Social Services
Concentrate Development and Mix Uses	X	X	X		
Advance Equity	X	X	X	X	X
Make Efficient Decisions	X	X	X	X	
Protect Land and Ecosystems			X		
Use Natural Resources Wisely			X		
Expand Housing Opportunities	X				
Provide Transportation Choice				X	
Increase Job and Business Opportunities	X	X		X	
Promote Clean Energy			X		
Plan Regionally	X	X	X	X	

Community Development Strategy - Priority Projects List

1. Establish a regional housing rehabilitation program or participate in regional program managed by other communities, with funds to be made available to assist low- and moderate-income (LMI) households within the target areas of the town to make repairs to their homes. (CDBG, Program Income, Housing Trust) *2015–2016*
2. Continue to make infrastructure improvements to roads, sidewalks, water and sewers in the target area using local funds and to seek additional funding through other available resources, including Chapter 90, MassWorks, and local funding. *Ongoing*
3. Review the status of the 2013 Master Plan Implementation Section and provide Franklin Town Council with an annual update to assure the Plan is implemented in a timely manner, and made an ongoing part of municipal decision making. *Ongoing Annually*
4. Continue to update Zoning Ordinance to reflect consistency with the 2013 Master Plan Objectives. *Ongoing*
5. Seek funding (CDBG, other public funds, and private contributions) and develop programs to assist low- and moderate- income, elderly and disabled residents to meet basic needs, including increased support for food pantries, fuel assistance and housing. *2015 and ongoing*
6. Develop and maintain a comprehensive inventory of historic resources including local historic districts, National Register Properties and inventoried properties built before 1930. (MHC P&S) *2015 and ongoing*
7. Identify important natural resources and prioritize protection activities on Town-owned properties. *Ongoing*
8. Work to improve key roadway intersections throughout town. (Local funds, c.90) *2016 and ongoing*
9. Identify and secure funding for improvement and maintenance of the Town's roadways and other circulation resources. (Local funds, c.90) *2014 and ongoing*
10. Make the Town increasingly more walkable and bikeable by creating and maintaining safe and inter-connected pedestrian and bicycle routes between key destinations within Franklin. *Ongoing*
11. Work toward increasing the number of public parking spaces in Downtown Franklin by delineating areas for employee and long-term parking and customer short-term parking. *Ongoing*
12. Identify areas where the adoption of Chapter 40R districts may be appropriate in areas of Town to increase available affordable housing for low-, moderate, and middle-income residents as appropriate. *2016–2017*



Sponsor: Administration

TOWN OF FRANKLIN

RESOLUTION 15-03

**DECLARATION OF TOWN-OWNED LAND AT 150 EMMONS STREET
(OLD MUNICIPAL BUILDING PROPERTY) AS
SURPLUS AND AVAILABLE FOR DISPOSITION**

WHEREAS, Town owns a parcel of land containing 34,795 square feet more or less at the corner of Emmons and West Central Streets, shown on Franklin Assessors Map 279 as Parcel 36 (Title ref: Norfolk Registry Book 655, Page 411) containing the currently-vacant former Municipal Building, as shown on "Exhibit 1" attached hereto, and

WHEREAS, Town is not currently using and no longer intends to use said parcel for municipal purposes, with the exception of an area immediately abutting the intersection of Emmons and West Central Streets shown on said "Exhibit 1" which Town intends to develop as a public green space to include a statue of Horace Mann, together with appropriate plantings, and public amenities,

NOW, THEREFORE, BE IT RESOLVED that the Town of Franklin, acting by and through its Town Council, declares the parcel of Town-owned land described above and shown on "Exhibit 1" to be no longer needed for municipal purposes, except for the area of said parcel also described above, and therefore to be surplus and available for disposition, subject to a reserved easement on said parcel, of the area immediately abutting the intersection of Emmons and West Central Streets shown on "Exhibit 1" which Town intends to develop as a public green space to include a statue of Horace Mann, together with appropriate plantings, and public amenities.

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

DATED: January _____, 2015

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

ABSTAIN _____

**Deborah L. Pellegrini
Town Clerk**

ABSENT _____

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

150 Emmons St.

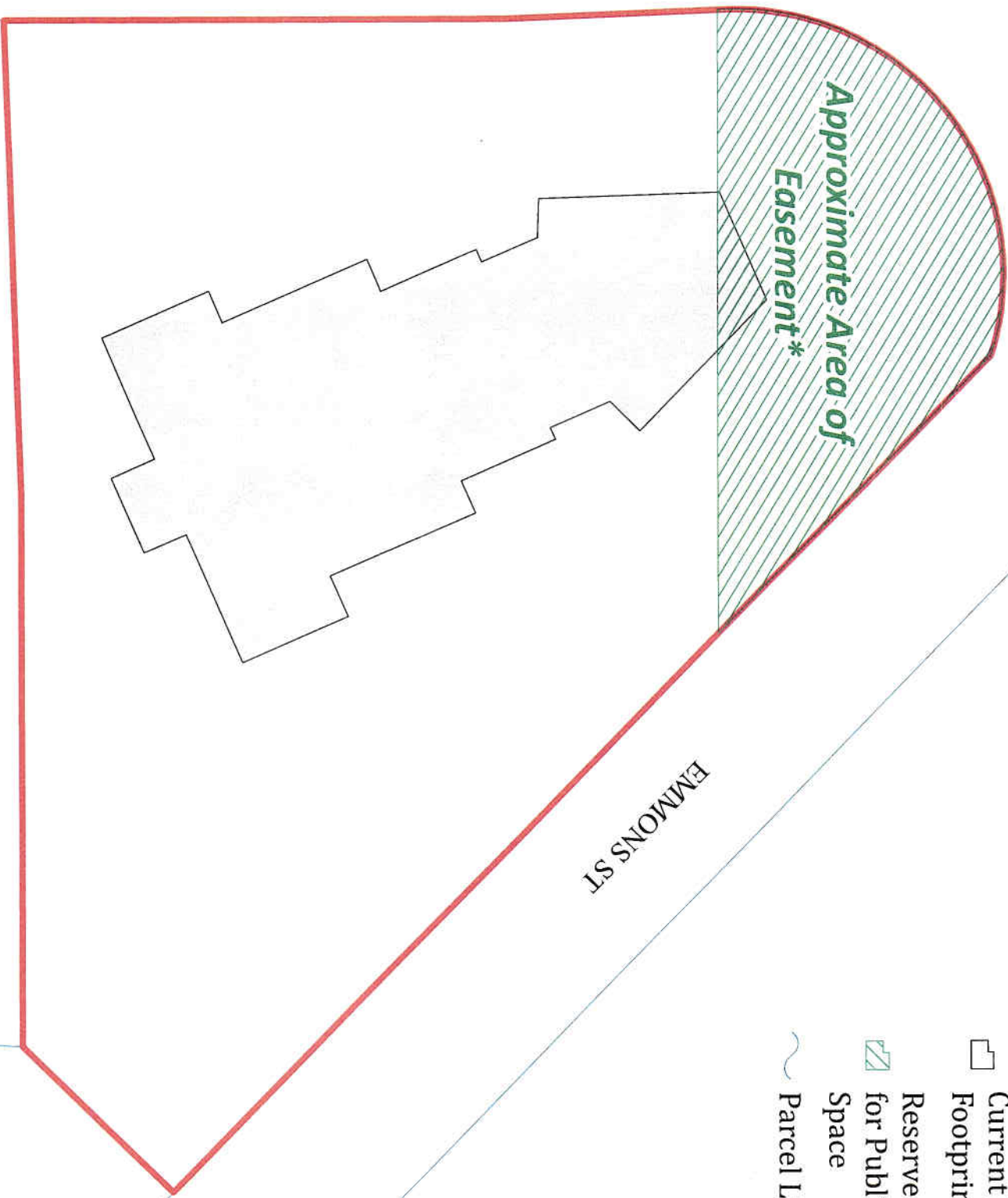


Town of Franklin

- 150 Emmons St
- Current Building Footprint
- Reserved Easement for Public Green Space
- Parcel Line

Exhibit 1
WEST CENTRAL ST

RT 140



*Not drawn to scale.



Sponsor: Administration

TOWN OF FRANKLIN

RESOLUTION 15-04

AUTHORIZATION FOR DISPOSITION (SALE) TOWN-OWNED LAND AT 150 EMMONS STREET (OLD MUNICIPAL BUILDING PROPERTY)

WHEREAS, Town owns a parcel of land containing 34,795 square feet more or less at the corner of Emmons and West Central Streets, shown on Franklin Assessors Map 279 as Parcel 36 (Title ref: Norfolk Registry Book 655, Page 411) containing the currently-vacant former Municipal Building, and

WHEREAS, Town Council, by Resolution 15-03, has declared said parcel to be surplus and available for disposition subject to a reserved easement shown on "Exhibit 1" attached thereto for public green space to include a statue of Horace Mann, together with appropriate plantings and public amenities, and

WHEREAS, pursuant to G.L. Chapter 30B, Section 16, Town previously obtained an appraisal and subsequently issued several Requests for Proposals (RFP's), the latest being issued on or about September 10, 2014, which proposal contained a minimum bid price of four hundred, seventy-five thousand dollars, and

WHEREAS, one prospective developer-purchaser Roger V. Calarese submitted a responsive proposal to the latest RFP and Town Council has evaluated said proposal and heard a public presentation from the developer purchaser,

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN OF FRANKLIN ACTING BY AND THROUGH ITS TOWN COUNCIL:

1. Determines that the proposal of Roger V. Calarese (hereinafter: "Calarese") to pay the Town of Franklin the sum of Five Hundred Thousand Dollars for the subject property and to construct either a single-story retail and office building thereon, as more fully described in his proposal and, more specifically, as shown on a conceptual plan captioned "Office and Retail Concept Plan of Land for 150 Emmons Street in Franklin, Massachusetts" dated December 30, 2014, or, in alternative, to construct a single-story bank building with accessory vehicular drive-through, as more fully described in his proposal and, more specifically, as shown on a conceptual plan captioned "Concept #7 Plan of Land for 150 Emmons Street in Franklin, Massachusetts" dated August 19, 2014 is advantageous to the Town and accepts same, subject to the provisions of the following paragraphs.
2. Votes to dispose of the subject property by selling it to Calarese for the sum of Five Hundred Thousand Dollars subject to a reserved easement on a portion of said parcel to maintain the public green space, including a statue of Horace Mann, together with appropriate plantings and public amenities in accordance with

Resolution 15-03 and "Exhibit 1" thereto, conditioned upon Calarese's execution, within sixty days, of a purchase and sales agreement and/or land disposition/development agreement containing terms and language consistent with Town's RFP and otherwise satisfactory to Town, both to ensure Town's timely receipt of the full purchase price and that the property is developed consistent with Town's RFP and Calarese's proposal within a reasonable time period; without limiting the foregoing, the agreement shall provide for exhaustion of reasonable efforts to develop retail and office building on property prior to proceeding with development of bank building, and shall prohibit any vehicular drive-through, except as accessory to bank building and operation.

3. Directs the Town Administrator, with the assistance of the Town Attorney, to prepare and execute a purchase and sales agreement, land disposition/development agreement, deed and such other documents as he determines to be necessary, both to effectuate the sale of the subject property by Town to Calarese and to ensure that the subject property is developed consistent with Town's RFP and Calarese's proposal and the provisions of this resolution.

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

DATED: January _____, 2015

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

**Deborah L. Pellegrini
Town Clerk**

ABSTAIN _____

ABSENT _____

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

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: January 14, 2015
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
RE: Additional Funds for Legal Budget

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

As a result of protracted collective bargaining/arbitration with the Firefighters Union, along with a few other personnel matters, we have exhausted our legal budget. I am requesting \$50,000 be transferred from Free Cash to hopefully cover the remainder of the year.

TOWN OF FRANKLIN

RESOLUTION NO.: 15-05

APPROPRIATION: Town Administration: Legal Expenses

AMOUNT REQUESTED: \$ 50,000

PURPOSE: To appropriate from Free Cash to the FY 15 Legal Budget, Account # 01151200-524090

FINANCE COMMITTEE ACTION

Meeting Date: **Vote:**

Recommended Amount:

MOTION

Be It Moved and Voted by the Town Council that the sum of Fifty thousand dollars (\$50,000.00) be transferred from Available Funds (Free Cash) to the FY 2015 Legal Budget, Account # 01151200-524090.

DATED: _____, 2015

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

Deborah L. Pellegrini
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 RVI	RRII RVII	SFRIII	SFRIV	GRV	NC	CI	CII	DC	B	I	LI	O
6. Residential													
6.1 Multifamily or apartment	N ¹	N	N	PB ³	PB ⁴	PB ³	N	Y ^{5,6}	N	N	N	N	N PB ^{7,8}
6.2 Single-family	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
6.3 Two-family													
a. New	N	N	Y ²	Y ²	Y ²	Y	Y	N	N	N	N	N	N
b. By conversion	BA	BA	BA	Y	Y	BA	Y	BA	N	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