



FRANKLIN TOWN COUNCIL

September 9, 2015

7:00 PM

- A. APPROVAL OF MINUTES** – *August 5, 2015, Executive Session June 24, 2015*
- B. ANNOUNCEMENTS** – *This meeting is being recorded by Franklin TV and shown on Comcast channel 11 and Verizon channel 29. This meeting may be recorded by others.*
- C. PROCLAMATIONS/RECOGNITIONS**
- D. CITIZEN COMMENTS**
- E. APPOINTMENTS** – *Conservation Commission*
- F. HEARINGS**
- G. LICENSE TRANSACTIONS** – *Transfer of Hotel/Innholder License – Residence Inn*
- H. PRESENTATIONS/DISCUSSIONS**
- I. SUBCOMMITTEE REPORTS**
- J. LEGISLATION FOR ACTION**
 - 1. Resolution 15-52: Order of Layout, Acceptance & Taking of a portion of Lewis Street, Currently a private way – Referral to Planning Board*
 - 2. Resolution 15-53: Funding Horace Mann Statue*
 - 3. Resolution 15-55: Ratification of the Franklin Public Library Staff Association Contract*
 - 4. Resolution 15-56: 2015 Amended Schedule of Town Council Meetings*
 - 5. Zoning Bylaw Amendment 15-750: Zoning Map Changes from Industrial to General Residential V District in an Area on or Near Dean Ave – 2nd Reading – 2/3 Vote*
 - 6. Bylaw Amendment 15-751: Changes to Chapter 181, Wetlands Protection – 2nd Reading*
 - 7. Zoning Bylaw Amendment 15-752: Nonconforming Buildings, Structures, and Uses – Referral to Planning Board*
- K. TOWN ADMINISTRATOR'S REPORT**
- L. OLD BUSINESS**
- M. NEW BUSINESS**
- N. COUNCIL COMMENTS**
- O. EXECUTIVE SESSION**
- P. ADJOURN**

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
August 5, 2015**

A meeting of the Town Council was held on Wednesday, August 5, 2015 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present: Andrew Bissanti, Robert Dellorco, Brett Feldman, Matt Kelly, Thomas Mercer, Peter Padula, Judith Pond Pfeffer, Robert Vallee. Councilors absent: Steve Williams. Administrative personnel in attendance: Jeffrey Nutting, Town Administrator; Mark Cerel, Town Attorney.

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

APPROVAL OF MINUTES: July 8, 2015. Motion to Approve the July 8, 2015 meeting minutes by **Padula. SECOND** by **Kelly. VOTE: 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. This meeting may also be recorded by others.

PROCLAMATIONS/RECOGNITIONS: None.

CITIZEN COMMENTS: ► *Ken Norman, Board of Directors for Franklin TV.* Mr. Norman stated the Franklin TV studio will be open for candidates that qualify for the ballot this fall. They will be welcome to come in to sit down in front of the camera to talk about why they are running. Franklin TV envisions packaging three segments into one-half hour segment. These broadcasts will then run throughout the election season. Any candidate qualified for the ballot can come down to the studio at 23 Hutchinson Street and can call for an appointment at 508-541-4118. ► *Gail Irwin, 56 Hilltop Road,* stated she understood three RFPs for the Pond Street parcel were received and the Town Council collectively was not happy with what was received in the RFPs in terms of revenue that would be generated. She noted there has been some talk about doing another RFP and soliciting for a hotel. She would like to reiterate displeasure with having a hotel and displeasure with the Town Council for not looking at traffic and issues that exist on Pond Street. She had believed there were some assurances by Town Council and is concerned that these assurances are not going to continue to be in place because of the disappointment with the current RFPs. It seems that the Town Council wants to continue to pursue their own agenda and they are not listening to the constituents in Franklin. As well, the few constituents that show up to the meetings are made to feel inferior for speaking their minds and being referenced as “squeaky wheels” is inappropriate. ► *Sandra Verhaegen, 24 Hilltop Road,* wanted to add to the Pond Street parcel concerns. She addressed a point made at the last EDC meeting to return to another RFP as this is ideal commercial land. She stated she understands that from a perspective of money, and money only, that the proximity to Route 495 may seem like a good parcel, but that is where it stops being ideal. It is made up of a residential area with many residents who have repeatedly at many meetings for the past year said that they do not want a hotel or commercial space there. The major intersection that would be travelled to the hotel or commercial land has been identified by the State as a Grade F. Many times residents have come before the Town Council and stated that the intersection is a problem and it seems to get dismissed. After hearing from all the concerned citizens a study was paid to be done and the information received was exactly what the residents have been telling the Town Council for over a year. This makes clear that the residents know what they are talking about and should be listened to. Also, this is not an ideal spot as forest land will be destroyed and the proximity will impact the wetlands. To think that this is an ideal commercial land is shortsighted, senseless and shows lack of due diligence, not to mention complete disregard for constituents who have spoken out against this. She stated that three RFPs were received and although many in the community would like the solar panels, they understand that the solar panels are not

ideal for revenue. An RFP was received for condos; although it is not what the citizens would love there, the citizens do feel it is something that would be less impactful to the community, bring in revenue to the Town, and although not a win-win, it would give both sides a compromise. She stated she hopes the Town Council will think about this in a new direction. We do not want the Town to just grow for the sake of growth, we want the Town to grow with a vision and the potential to become better than it already is. ► **Stephanie Pazniokas, 4 Hilltop Road**, would like to state the following information for the record for this meeting and all future meetings regarding Pond Street as she cannot attend all meetings. She expressed concern with a previous comment and impression that she received that if citizens do not attend every meeting, then anything they said at a prior meeting no longer matters. She stated for this meeting, EDC meetings, and any other meetings regarding Pond Street that she agrees with her neighbors that this is not ideal for commercial property for a hotel. She has read all three current proposals and the only one viable is the condos. She has never been favorable to commercial, but did agree to the residential rezoning and felt this was a compromise. She has spoken with many people in the community with flyers and through Facebook groups and although they cannot all get to the meetings, they have not changed their minds. They are all trying to work toward the common good for Franklin. This is a residential area and it would be a detriment to this area to put any kind of commercial or hotel there. She asked that the Town move forward with considering the proposal for the eighty condos that has been received as a viable compromise. ► **John Pazniokas, 4 Hilltop Road**, stated he wanted to discuss traffic and that those in our community feel that we are not being heard. In every meeting there is discussion of traffic in the Pond Street area; however, during the EDC meeting to discuss the three received RFPs he heard it mentioned that the issue of traffic had not been raised before. He stated this is of great concern because the traffic issue has been consistently brought up and talked about. The primary item the residents are concerned about is traffic and the moment that residents were not at a meeting to bring it up, the traffic issue was ignored. It is being made to seem that residents must attend every meeting to voice repeated concerns, but this is not practical. Residents would like to get some dialogue going between community members, Town Council, and Economic Development Committee. He also stated that the residents and community members are being condescended by both the Council and Committee. He requested to go on record that just because he is not able to attend every meeting, this does not mean he is agreeing with what is discussed at each meeting. Each resident that attends the meetings does not just represent one person, they represent several community members.

HEARINGS: Zoning Bylaw Amendment 15-750: Zoning Map Change from Industrial to General Residential V District in an Area on or Near Dean Avenue. Ms. Pfeffer read information regarding the zoning bylaw amendment for the six (6) parcels for approximately 26 acres to be changed from Industrial to General Residential V District in an area on or near Dean Avenue. **Discussion:** ► Mr. Nutting stated that the Planning Board held a public hearing and recommended approval with a vote of 3-Yes/0-No. This action is a result of the work on the 2013 Master Plan recommendation for potential rezoning in the Downtown area that should be considered by the Town Council. This includes the basic area of Thomson Press Building and Franklin Lumber. If this zoning were changed it would allow for multifamily housing: condos or apartments. The thought seems to be that the people that may choose to live there would take the train to commute to Boston. ► Steve Sherlock, Franklin Matters, stated it seemed like if this were to be rezoned to Residential V rather than remain Industrial, there would be a revenue loss as the rate is the same but the valuation of the property would be less for Residential. He asked for information on the studies. ► Mr. Nutting stated that the assessors can explain in more detail, but there would be no revenue loss because of the way the tax base works in Massachusetts. If a building goes up and then disappears, the Town still collects the taxes because it is imbedded in the tax base. So if property goes from commercial to residential, it does not mean that the money goes away. Also, the value of the new development could outweigh the value of the old development which would allow for the collection of more taxes from the new growth. Commercial property is based on income and therefore the old buildings are probably not getting much value per square foot. ► Mr. Feldman stated there is much contention over the Pond Street area, but this is an example of a clear win as it is an area that is currently

underutilized and can look at this rezoning as a smart growth opportunity for more residences and multifamily near the train. This shows an example of how things can work.

MOTION to Close public hearing for Zoning Bylaw Amendment 15-750 by **Mercer**. **SECOND** by **Kelly**. **VOTE: Yes-8, No-0, Absent-1.**

PRESENTATIONS/DISCUSSIONS: ► **Town Clerk Deborah Pellegrini--Election Process.** This is the time of year for getting ready for elections. There have already been a few calls from people about the procedure. She reviewed the process for taking out nomination papers which have been available since Monday and eleven people have already taken out papers. Forms are available until September 14, 2015. The last day to submit nomination papers for certification is September 16, 2015. She suggested applicants get papers in as soon as possible as must have signatures verified by September 16th in order to get on the ballot. For Town Council position 100 signatures are needed while all other positions need 50 signatures. All signatures can come from all over the Town; signatures do not need to be by precinct. A person can provide a signature for as many people as they would like. Signatures must be from registered voters as name is not certifiable if not registered to vote. Last date to withdraw is October 1, 2015. After that date, the name is on the ballot. Last date to register to vote is Wednesday, October 14, 2015, and can also register to vote online. Many positions in the Town are available this year. As well, the Presidential primary is on March 1, 2016 and Presidential election on November 8, 2016. People can put up signs for the elections any time, but must stay within rules of the size of the sign or it will be taken down. The sign regulations are noted on the nomination papers.

LICENSE TRANSACTIONS: (Note: this item was an addendum to the meeting agenda.)

Bridge Restaurant Group d/b/a Incontro Restaurant & Lounge – Change of Manager. Ms. Pfeffer read the motion. **MOTION to Approve** the change of manager on their alcoholic beverages license from John A. Greco to James J. Clarke by **Mercer**. **SECOND** by **Padula**. **Discussion:** Mr. Nutting stated this is a routine matter. **VOTE: Yes-8, No-0, Absent-1.**

PRESENTATIONS/DISCUSSIONS (continued): Community Opportunities Group—Housing Grant.

► **Mr. Nutting** stated that the Town applied with Bellingham and Hopedale for a Housing Rehabilitation Program Grant and were awarded grant for approximately \$894,000. Grant funds will provide assistance to eligible residential property owners primarily in the South Bellingham, North Hopedale and Franklin Center Community Development Target Areas to make needed repairs and accessibility improvements.

► **Paula Stewart, Community Opportunities Group**, worked with the three towns to write the grant application. Only two awards state-wide were awarded in this category. There are two parts of this program: housing rehab program and supplemental fuel assistance program. There will be a lottery for the housing rehab program. Applications will be available and date will be announced.

SUBCOMMITTEE REPORTS: ► Mr. Bissanti spoke about the Economic Development Committee. He indicated three Pond Street RFPs were submitted: two for solar, one for mixed used residential. The mixed use residential was asked to do a new conceptual to take out the office building and keep it all residential. The two solar developments were submitted with fee structures far less than anticipated. Thanked Pond Street residents for being involved in the process. He stated he understands that not all people can attend all meetings and he realizes that even with few residents in the meeting room, he understands what they are saying. The Committee still represents the people and the neighborhood. He hopes for a happy ending on this.

LEGISLATION FOR ACTION:

1. Resolution 15-48: Voter Approval – Farm Equipment, Farm Animals. Ms. Pfeffer read the resolution. **MOTION to Move** Resolution 15-48 by **Mercer**. **SECOND** by **Kelly**. **Discussion:**

► Mr. Nutting stated this is a time to vote “yes” because do not want taxes. For many years Town has

not been collecting this and would like to have voters approve Franklin opting out. Used to have to pay taxes on how many horses, pigs or chickens owned. Want to encourage local agriculture. ► Mr. Padula verified that it would cost more to collect this tax than the amount of tax anticipated to be collected. He discussed the Community Supported Agriculture (CSA) program where people can pay at the beginning of the growing season and receive fresh vegetables and produce throughout the season. ► Mr. Dellorco stated that farmers do not have a long season to make money and does not want to see additional tax on them. ► Mr. Cerel stated feedback was received on the stilted way this resolution is written, but this is how the statute is written. **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Feldman-YES; Kelly-YES; Mercer-YES; Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: YES-8, NO-0. Passes.**

2. **Resolution 15-49: Confirmatory Order of Taking – Land at 275 Beaver Street.** Ms. Pfeffer began reading the resolution. **MOTION to Waive** the Reading of Resolution 15-49 by **Kelly**. **SECOND** by **Mercer**. **MOTION to Move** Resolution 15-49 by **Mercer**. **SECOND** by **Kelly**. **Discussion:** ► Mr. Nutting stated the Town purchased the property from Mr. Colella for about \$719,000; the property is not being taken. This is an action performed on all land purchased by the Town to make sure the title is free and clear. ► Mr. Dellorco stated there are many great recreational plans and it is a great spot. **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Feldman-YES; Kelly-YES; Mercer-YES; Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: YES-8, NO-0. Passes.**
3. **Zoning Bylaw Amendment 15-750: Zoning Map Change from Industrial to General Residential V District in an Area on or Near Dean Avenue—1st Reading.** Ms. Pfeffer read the zoning bylaw. **MOTION to Move** Zoning Bylaw Amendment 15-750 to a second reading by **Padula**. **SECOND** by **Kelly**. **Discussion:** ► Mr. Nutting stated this is for the zoning bylaw amendment that would allow multifamily housing in an area on or near Dean Avenue currently zoned for industrial uses. There will be two public hearings on this with the second in September. **VOTE: Yes-8, No-0, Absent-1.**
4. **Bylaw Amendment 15-751: Changes to Chapter 181, Wetlands Protection – 1st Reading.** Ms. Pfeffer read the bylaw amendment. **MOTION to Move** Bylaw Amendment 15-751 to a second reading by **Mercer**. **SECOND** by **Kelly**. **Discussion:** ► Mr. Nutting stated this is a request by the Conservation Commission to streamline the process and make it easier and less expensive by reducing unnecessary paperwork for applicants. **VOTE: Yes-8, No-0, Absent-1.**
5. **Resolution 15-50: Ratification Franklin Police Association Contract.** Ms. Pfeffer read the resolution. **MOTION to Ratify** Resolution 15-50 by **Mercer**. **SECOND** by **Padula**. **Discussion:** ► Mr. Nutting stated due to a typographical error there has been a substitution/correction made on Page 25, Article 23, Section B—instead of three (\$3 less) it should correctly indicate two (\$2 less). **MOTION to Move** Resolution 15-50 as amended by **Mercer**. **SECOND** by **Padula**. ► Mr. Nutting stated all collective bargaining agreements expired on June 30, and now in the process of negotiating new contracts with the nine municipal unions. The Franklin Police Association agreed to a three-year contract. The essential basis of this is a two percent cost of living increase for each of three years with other changes throughout contract. **VOTE: Yes-8, No-0, Absent-1.**
6. **Resolution 15-51: Ratification Franklin Police Sergeants Association Contract.** Ms. Pfeffer read the resolution. **MOTION to Move** Resolution 15-51 **with amended** Page 18, Article 23, Section B—instead of three (\$3 less) it should correctly indicate two (\$2 less) due to a typographical error, by **Mercer**. **SECOND** by **Padula**. **Discussion:** ► Mr. Nutting stated there was brief negotiation and it was settled with a three-year contract. **VOTE: Yes-8, No-0, Absent-1.**

TOWN ADMINISTRATOR’S REPORT: ► Mr. Nutting stated they meet every other Tuesday for an update on Downtown. They are doing work on upper Main Street including sidewalk work. He sent

email requesting to be a little better informed on street closures and detours and hopes communication will improve. During the month of August they will be paving Main Street north of Emmons Street and working on Emmons Street, as well. Still need to get permit from T to do work on bridge. May get to East Central Street later in the fall, but not yet determined. Some light poles are being relocated. Working with State to ensure minimum of 48 inches of clear passage for handicapped access; ADA requires 36 inches, but due to winter weather, Town asked for more. Met with district engineer and there was no problem making adjustments. ► Chairman Vallee mentioned that the entrance to the Town should have new granite and be done right; the old granite should be used on other streets such as High Street. ► Mr. Nutting stated the Town needs to be out of the old municipal building by September 15. The recreation offices must be moved and gas main must be disconnected in order to pave street. ► The demolition of portables at Davis Thayer is done, and now working to correct the water washing materials onto the sidewalk with new drainage. ► School will be open soon, please drive slow. As well, there is lots of construction going on. Be safe.

OLD BUSINESS: ► Mr. Feldman asked for an update on the DelCarte playground. Mr. Nutting stated the company was supposed to start last week, but will begin the week of August 17th as they were delayed by weather in other parts of the country. Everyone will be notified when a date is received. Mr. Padula reiterated that the playground is not able to be used and asked if there is any pressure that can be applied to the company. Mr. Nutting stated both the Town attorney and Gus Brown, Building Commissioner, have spoken to them. ► Mr. Padula asked about stocking the pond with fish. Mr. Nutting stated an RFP was done under the Conservation Commission for an aquatics study to make sure of the condition of the pond regarding the stocking. Need an outside expert review in order to determine what it will take to make the stocking a success. This should be done in the next few weeks, although the study may not be complete until the end of the calendar year; therefore, a definite date on when study will be complete cannot be provided. ► Chairman Vallee asked about Town fireworks. Mr. Nutting stated the fire marshal came out and said that there would be sufficient area once the school was completed and would need to see the actual plan regarding how large the fireworks would be as well as the exact planned location. Also, the school committee would have to look at this, but the opportunity is there. After speaking with five other towns in the area, Mr. Nutting stated he learned that the towns do not put on the fireworks, which cost approximately \$20,000-\$25,000. Rather, money is raised by the community or committee that runs the Fourth of July. In years past Garelick Farms paid for the Franklin fireworks, but they have been bought out by Dean Foods and they declined to pay for it. Chairman Vallee stated strong favor for fireworks in the Town for the next Fourth of July.

NEW BUSINESS: ► Mr. Bissanti thanked the Pond Street residents for attending tonight's meeting and mentioned that this is still an ongoing process. Still reviewing options and will make sure notices get out to residents as to dates of meetings. ► Ms. Pfeffer indicated the Town Council has not seen the Pond Street RFPs as they are still in the hands of the EDC; the EDC should bring them forward to the Town Council.

COUNCIL COMMENTS: ► Ms. Pfeffer read a letter from Bob Fahey, former Veteran's Agent, who thanked the Council members for their visit and remembrance of Bob's years of service. In addition, Ms. Pfeffer commended those that put up the flags and take care of the bridge on Route 140 going to Bellingham—it looks fantastic. ► Mr. Mercer congratulated the DPW for their great job in taking down the portables at Davis Thayer. He also thanked the Franklin Cultural Festival Committee who put on the first annual cultural festival last weekend. Great things were going on at great locations such as the high school, Town Common, and the Black Box. It was a great five days and looks forward to this event again. ► Mr. Feldman stated the Cultural Festival was excellent. Also thanked Town Administrator, State Representative, and everyone else that participated in the Mass Challenge. Solar challenge update: reach tier five which is the top pricing and guaranteed to get the best pricing if sign up now; this offer ends in September. Over thirty residents have signed up already. ► Mr. Dellorco stated the next Coalition

meeting is next Wednesday, August 12, at 7:00 PM. Some support groups have already started and Coalition is going well. In addition, he sends condolences to the family of former Fire Chief Lawrence Howell.

EXECUTIVE SESSION: None.

**ADJOURN: MOTION by Padula to Adjourn. SECOND by Mercer. VOTE: Yes-8, No-0, Absent-1.
Meeting adjourned at 8:08 PM.**

Respectfully submitted,

Judith Lizardi
Recording Secretary

FRANKLIN TOWN COUNCIL

Executive Session Minutes of Meeting June 24, 2015 6:00 PM

Councilors present: Andrew Bissanti, Robert Dellorco, Brett Feldman, Matt Kelly, Tom Mercer, Peter Padula, Judy Pfeffer, Bob Vallee, Steve Williams, Administration present: Maxine Kinhart, Assistant to the Town Administrator, Mark Cerel, Town Counsel

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

To discuss strategy with respect to litigation with Firefighters Union; I declare that an open meeting may have a detrimental effect on the litigating position of the public body

The open session will convene at 7:00 PM following the conclusion of the executive session.

Clerk of the Council, Pfeffer made the **MOTION** that the Franklin Town Council go into executive session for the purpose to discuss strategy with respect to collective bargaining with firefighters' union, if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares. To discuss with respect to litigation with firefighters Union, if an open meeting may have a detrimental effect on the litigating position of the public body and the Chair so declares. And that the open session convenes at 7:00 PM following the conclusion of the executive session. **SECOND** by Mercer. **Roll Call: Bissanti-Yes, Dellorco - Yes, Feldman-Yes, Kelly-Yes, Mercer-Yes, Padula-Yes, Pfeffer-Yes, Vallee-Yes, Williams-Yes.**
VOTE to Approve 9-0-0 Unanimous.

Attorney Cerel stated that he was present, as Town Attorney, not Labor Counsel, to advise Council as to their options and to answer any questions. Legislative body is the voting authority.

If you vote no – you have to articulate. Goes back to arbitration –Padula asked why he just can't say No? Some kind of valued financial basis. Don't agree with basis of arbitrator award. No appellate case law to guide us. Nothing well-reasoned and thought out. No other questions or comments from other Councilors. No motions, no votes

MOTION to adjourn from executive session by Vallee. **SECOND** by Kelly. **ROLL CALL: Bissanti-Yes, Dellorco - Yes, Feldman-Yes, Kelly-Yes, Mercer-Yes, Padula-Yes, Pfeffer-Yes, Vallee-Yes, Williams-Yes. VOTE to Approve 9-0-0 Unanimous.**

Adjourned 6:10 PM.

Submitted by,

Maxine Kinhart



APPOINTMENTS

Conservation Commission

Tara Henrichon
1279 Pond Street

The Conservation Commission has recommended the appointment of Tara Henrichon to serve as a member of the Conservation Commission.

MOTION to ratify the appointment by the Town Administrator of Tara Henrichon to serve as a member of the Conservation Commission.

DATED: _____, 2015

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Deborah L. Pellegri
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

Tara Henrichon

1279 Pond Street, Franklin, MA 02038 • 508-380-7495 • tarahenrichon@gmail.com

Nonprofit executive and management skills include: public relations, building strategic partnerships, successful project management - delivering on time and on budget, fundraising and donor cultivation, grant writing and reporting, event planning and implementation, staff management and motivation, budget management, program development

EXPERIENCE:

March 2014 - present *Area Officer, Management Science*
Massachusetts Institute of Technology, Sloan School of Management, Cambridge, MA

- Manage the area's personnel, administrative, and financial functions
- Develop and communicate administrative policies
- Recruit, onboard, train and manage area's 12 support staff
- Responsible for developing, managing and reporting on 2M area operating budget
- Work with Dean's Office and support staff to manage faculty searches and onboarding
- Work closely with Sloan departments (Educational Services, Technology Services, Human Resources, and Finance) to facilitate smooth operations and work experience for faculty and students
- Responsible for space planning for academic areas
- Conduct needs assessment for management science courses including teaching assistant allocations
- Mentor support staff
- Academic Areas representative on Sloan's Performance Development Redesign Team
- Sloan representative on MIT's Administrative Advisory Council II

July 2013 - February 2014 *Interim Regional Director*
Mass Audubon, Southeast, Cape, and the Islands

- Provided management and oversight of three additional management units during six month leadership transition.

2009 - February 2014 *Sanctuary Director*
Mass Audubon, Oak Knoll and Attleboro Springs, Attleboro, MA

- Prepared and managed \$150,000 annual operating budget.
- Increased school and public program revenue by 400% over past three years.
- Responsible for fundraising and donor cultivation and solicitation. Annually secured grant funding for capacity building (\$75,000) and bird and butterfly garden for educational opportunities and sanctuary improvement (\$26,000).
- Built strategic partnerships with city and state representatives, corporate and nonprofit partners.
- Served as Project Manager for special projects including the permitting and installation of 4kw photovoltaic array, installation and opening of IMLS accessible trail for visually and mobility impaired visitors, garden design and installation.
- Coordinated events, including annual special event for 300 people and donor cultivation event for 100 people.
- Staffed sanctuary advisory committee and provided technical assistance and consulting to Attleboro Land Trust Board.
- Represented sanctuary directors on key internal working groups including Rebuild of Mass Audubon's Website, Diversity Committee, Program Values and Pricing and the Planning and Budgeting committee.
- Supervised education, administrative, and property management staff and seasonal ecological management interns
- Created and implemented successful internship program. Supervised and mentored eight to ten interns annually.

2005 –2009 **Education Coordinator, Community Outreach**
Mass Audubon, Stony Brook Wildlife Sanctuary, Norfolk MA

Developed, delivered and presented science and natural history education programs to a diverse audience, adjusting teaching techniques to accommodate visitor's abilities and learning styles. Delivered environmental and science education programs on and off geared to diverse age groups and furthered Mass Audubon's education mission through work with the community

- Served as the volunteer coordinator. Recruited, trained and managed 100+ volunteer staff
- Managed the special events coordinator. Oversaw the \$30,000 special event budget line
- Managed redesign of Sanctuary's educational space to incorporate more hands on learning experiences for visitors.
- Managed Sensory Trail project. Worked with Perkins School for the Blind and Lions Clubs to complete construction of a Sensory Trail for improved accessibility at the Sanctuary. This was the first trail within the statewide Sanctuary network that was accessible to all visitors.
- Led Mass Audubon's statewide project based team for inclusion and accessibility

2000 –2002 **Graduate Research Assistant and Teaching Assistant**
University of Maine, Orono, ME

- Applied GIS and remote sensing techniques to evaluate marsh conversion within the Savannah National Wildlife Refuge. Integrated satellite imagery, digital aerial photographs, USGS topographic maps, and ground-collected data using a variety of mapping software and production of maps and reports for the University of Florida Cooperative Fish & Wildlife Research Unit
- Assisted in laboratory instruction. Advised and assisted with design and completion of individual semester project completion, teaching course when instructors were absent. Course used ArcGIS software.

1997 – 1999 **Staff Assistant and Lab Technician**
Massachusetts Bay Community College, Wellesley, MA

- Worked with the Department of Continuing Education. Responsible for developing non-credit continuing education courses. Supported evening and weekend allied health and science faculty. Staffed evening and weekend credit and non-credit courses and developed an accelerated anatomy and physiology course that incorporated web based technology into course curriculum.
- Worked with the Department of Biology to provided support to Biology and Chemistry faculty, maintained laboratory inventory, prepared experiments and other teaching materials.

EDUCATION:

2000 - 2002 **University of Maine, Orono, ME**
Ecology and Environmental Science
Thesis: Evaluating long-term vegetation change within the Savannah National Wildlife Refuge using GIS and Remote Sensing Techniques.

1993 - 1997 **Salem State College, Salem, MA**
B. S. in Biology from the College of Liberal Arts and Sciences

RECENT VOLUNTEER POSITIONS include:

Hopkinton Running Club, Hopkinton, MA – Secretary, Board of Directors
Franklin Public Schools, Franklin, MA - School Council Parent Representative
Norfolk Energy Committee, Norfolk, MA – Board Member

Past volunteer positions also include: New England Aquarium and Museum of Science

LICENSE TRANSACTIONS

1. NEP OPS – T, LLC DBA
RESIDENCE INN BOSTON FRANKLIN-
LICENSEE IS REQUESTING A TRANSFER OF
THE ALL ALCOHOLIC BEVERAGES
HOTEL/INNHOLDER LICENSE



LICENSE TRANSACTION:

NEP OPS – T, LLC dba Residence Inn Boston Franklin is requesting a transfer of the All Alcoholic Beverages Hotel/Innholders License located at 4 Forge Parkway. The Manager is to be Susan Marie Perrothers, this is not a change in Manager.

All departments have signed off on this transaction except the Treasurer Collector due to outstanding taxes.

MOTION to approve the application by NEP OPS – T, LLC dba Residence Inn Boston Franklin for an All Alcoholic Beverages Hotel/Innholders License with the manager to be Susan Marie Perrothers and the license is to be held in the Town Administrator’s office until all taxes have been received.

DATED: _____, 2015

VOTED:

UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

Deborah L. Pellegrini
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

LEGISLATION

FOR

ACTION



Sponsor: Administration

TOWN OF FRANKLIN

RESOLUTION 15-52

ORDER OF LAYOUT, ACCEPTANCE, AND TAKING OF A PORTION OF LEWIS STREET, CURRENTLY A PRIVATE WAY

WHEREAS, by virtue of Massachusetts General Laws Chapter 82, Section 21 and 24, the Town of Franklin, acting by and through its Town Council, is authorized to lay out, accept and take by eminent domain under Massachusetts General Laws Chapter 79, or acquire by purchase or otherwise, any lands, rights of way or easements necessary for the construction, and maintenance of roadways for public use; and

WHEREAS, the Town Council has held a public hearing after having given prior written notice thereof to the owner of record of each property abutting the roads and notice by newspaper publication, and

WHEREAS, a portion of Lewis Street has been constructed and exists as a private roadway, access to which is from the public way portion of Lewis Street, said private roadway being shown on a plan of land referred-to hereinafter, and

WHEREAS, the laying out and acceptance of said private way portion of Lewis Street as a public roadway is recommended by the Planning Board, the Town Administrator, and the Director of the Franklin Department of Public Works as furthering public safety and convenience, and

WHEREAS, there are nine lots in private ownership with frontage on said private way portion of Lewis Street and all owners have each executed a "Property Owner's Waiver and Release Agreement", and

WHEREAS, the purpose of this order is to comply with statutory requirements for the Town to assume the legal obligation for maintenance and repair of the roadway and to extinguish the private rights therein; as a result of which, no land damages are being awarded to any of above-referenced abutting property owners.

NOW, THEREFORE, BE IT ORDERED THAT:

1. The Town Council of the Town of Franklin, by virtue of and in exercise of and the execution of every power and authority conferred by said statutes, hereby adjudges that public safety, necessity and convenience require the layout, acceptance, and taking by eminent domain, of the land hereinafter described, for the purposes hereinafter stated.

- The Town of Franklin, acting by and through the Town Council by virtue of and in the exercise of the power and authority conferred by said statutes and in accordance with the provisions of Massachusetts General Laws Chapter 79 and Chapter 82, Sections 21 and 24, and all and every other power and authority it does possess, DOES HEREBY LAYOUT AND ACCEPT AS A TOWN WAY AND TAKE BY EMINENT DOMAIN for roadway purposes: The following described land shown on a plan entitled: "Street Layout, Acceptance and Taking Plan for a Portion of Lewis Street-Lewis Street-Franklin, Massachusetts Prepared for Town of Franklin Massachusetts" prepared by GCG Associates, Inc. Wilmington, Massachusetts and dated August 17, 2015, to be recorded at Norfolk County Registry of Deeds herewith:

Fee Interest in Roadway

Portion of Lewis Street, currently a private way

Legal description for said roadway is contained in above-referenced plan and summarized in "Exhibit A" attached hereto.

- The Town Council awards damages sustained by persons and their property by reason of this taking as follows:

| <u>Property Owner(s)</u> | <u>Street Address</u> | <u>Title Ref.: Norfolk Registry</u> | <u>Parcel I.D. (Assessor's Map)</u> |
|-----------------------------|-----------------------|---|-------------------------------------|
| Dorothy E. Mucciarone | 100 Lewis St. | Book 3620, Pg. 043 | Map 285, Parcel 025 |
| Camillo & Ronald Pasquino | 102 Lewis St. | Book 33043, Pg. 186 | Map 285, Parcel 026 |
| Kathryn Hynes & John Binns | 104 Lewis St. | Book 32574, Pg. 254 | Map 285, Parcel 005 |
| Michael E. & Lori A. Maher | 112 Lewis St. | Book 25993, Pg. 215 | Map 285, Parcel 006 |
| Joseph E. & Diane M. McGann | 120 Lewis St. | Book 15377, Pg. 366 | Map 285, Parcel 007 |
| Lewis Street Realty, LLC | 119 Lewis St. | Book 12371, Pg. 220 | Map 285, Parcel 015 |
| Lewis Street Realty, LLC | 115 Lewis St. | Book 12000, Pg. 418 | Map 285, Parcel 016 |
| Daniel & Joan P. Griffin | 103 Lewis St. | Book 11743, Pg. 560 | Map 285, Parcel 019 |
| Jill C. & Louis Verrochi | 87 Crocker Ave. | Land Court Cert. 143657 | Map 285, Parcel 020 |

- The Town Treasurer and Town Comptroller are directed and the Town Administrator is directed and authorized to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in this Order of Taking, so that the same shall be payable within sixty (60) days after right to damages becomes vested in the person from whom the property was taken. The Town Administrator is further directed to direct the Town Attorney for and on behalf of the Town Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of Massachusetts General Laws Chapter 79, Sections 7B, 7C, 7F, 7G, 8A and 8B.

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. Pellegrini
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

“Exhibit A”

Legal description of portion of Lewis Street subject to Order of Layout, Acceptance and Taking, according to plan of land referenced therein:

Beginning at a point on southerly side of Crocker Avenue, thence:

N 82° 00' 07" W, 40 feet, thence:

N 07° 59' 53" W, 345.00 feet, thence:

S 82° 00' 07" E, 40.00 feet, thence:

S 07° 59' 53" E, 345.00 feet, to point of beginning.



TOWN OF FRANKLIN

RESOLUTION NO.: 15-53
APPROPRIATION: Administration – Horace Mann Statue
TOTAL REQUESTED: \$ 46,000

PURPOSE: To transfer/appropriate funds from the Adelbert Thayer Trust and the Austin Fletcher Trust to fund a Horace Mann statue to be placed at the 150 Emmons Street property.

MOTION

Be It Moved and Voted by the Town Council that the sum of Twenty eight thousand Dollars (\$28,000) be transferred/appropriated from the Adelbert Thayer Trust Fund and the sum of Eighteen thousand Dollars (\$18,000) be transferred/appropriated from the Austin Fletcher Trust Fund to fund a Horace Mann statue to be placed at the 150 Emmons Street property.

DATED: _____, 2015

VOTED:
UNANIMOUS _____

YES _____ **NO** _____

A True Record Attest:

ABSTAIN _____

ABSENT _____

Deborah L. Pellegrini
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council

OFFICE OF THE TOWN ADMINISTRATOR



MEMORANDUM

DATE: August 31, 2015
TO: Town Council
FROM: Jeffrey D. Nutting, Town Administrator
RE: Funding Horace Mann Statue

The Town Council voted to sell the property at 150 Emmons Street for development while retaining an easement for open space. During the discussion of the Open space the Council and members of the Community suggested it would be an appropriate location for a statue of Horace Mann.

Representative Jeffrey Roy was able to file legislation to provide the Town \$50,000 towards the cost of the statue. The Horace Mann Committee recently finished an RRP and voted to award the contract (subject to funding) to Sky light Studio who the designed the Ben Franklin Statue at the Library.

The cost of the Horace Mann Statue totals \$96,000. The state funding is \$50,000 and I am requesting the Town Council vote to appropriate \$46,000 from two trust accounts.

The first account is the Adelbert Thayer fund which was donated to the town and has a current balance of \$28,305 the purpose of the account is “for net income there from to be expended by the Board of Selectmen for such improvements as they shall determine”.

The second account is the Austin Fletcher fund with a current balance of \$211,391. These funds were donated to the town with the purpose of: “In the permanent adornment and embellishment of the town, in planting trees, erecting memorial tablets, and drinking fountains, and establishing parks, playgrounds, etc.”

Accordingly I suggest to honor both donors the Council transfer \$28,000 from the Thayer account and \$18,000 from the Fletcher account to fund the statue. Please feel free to call me with any questions at 508-520-4949.

Paragraph 6 of the Austin B. Fletcher Will relating to Improvement
Fund for the Town of Franklin

"To the Town of Franklin, Massachusetts, I give the sum of Fifty Thousand Dollars (\$50,000), to be held in trust, however, and the income to be used as shall be determined by the Town each year at its annual Town Meeting, in the permanent adornment and embellishment of the Town, in planting tree, erecting memorial tablets and drinking fountains, and establishing parks, playgrounds, etc.

And it is my Will that the interest from this fund shall not be used for the maintenance of any purposes, for the creation of which it has been used; nor shall it be used for any of the usual or general expenses of the Town.

I direct moreover that this fund shall be deposited with the New England Trust Company, and the principal; namely fifty thousand dollars (\$50,000) shall be held intact, and the interest paid to the pro officer of the Town, as he may request, and the receipt of said officer shall be a proper release to the Trust Company.

It is my Will that the interest from this fund may be allowed to accumulate, as it may be necessary, to meet the expenditure of the creation of improvements or embellishments desired."

JUNE 30, 2015 BALANCE \$211,391

Article 35. To see if the Town will vote to raise and appropriate the sum of Eleven Thousand Dollars (\$11,000.00) to lay a water main on Pleasant Street, from Moore Avenue, in an easterly direction, a distance of twenty-two hundred feet (2,200 feet) or do anything relating thereto.

Article 36. To see if the Town will vote to appropriate the sum of Three Hundred Dollars (\$300.00) from the income of the Fletcher Fund to the Franklin Historical Society for the purpose of constructing glass cases for the display and preservation of articles of historical interest to the Town of Franklin, or do anything relating thereto.

Article 37. To see if the Town will vote to accept the bequests of Adelbert D. Thayer in the amount of Twenty-one thousand eighteen dollars and ninety-six cents (\$21,018.96) for the establishment of a permanent fund of Ten Thousand Five Hundred Nine Dollars and Forty-eight cents (\$10,509.48) net income therefrom to be expended by the School Committee of said Town, for the maintenance of public schools, and Ten Thousand Five Hundred and Nine Dollars and Forty-Eight Cents (\$10,509.48) net income therefrom to be expended by the Board of Selectmen for such improvements as they shall determine, in accordance with the bequest, or do anything relating thereto.

Article 38. To see if the Town will vote to close out and transfer to the Excess & Deficiency Account, the balances left in the following land damage appropriations: Washington Street, \$145.00; Summer Street, \$7.00; Pond Street, \$25.00; Pleasant Street, \$10.00; and Chestnut Street, \$1.00, or do anything relating thereto.

Article 39. To see if the Town will vote to close out and transfer to the Excess & Deficiency Account the sum of Five Hundred Dollars (\$500.00) appropriated in 1944 for an engineer for surveying projects for Post War Work, or do anything relating thereto.

Receipts taken from here

June 30 2016 Balance \$28,705

Article appropriate to year Twenty-Nine or Public

Article appropriate for Fifty-Six Fletcher a playground "Field" ground

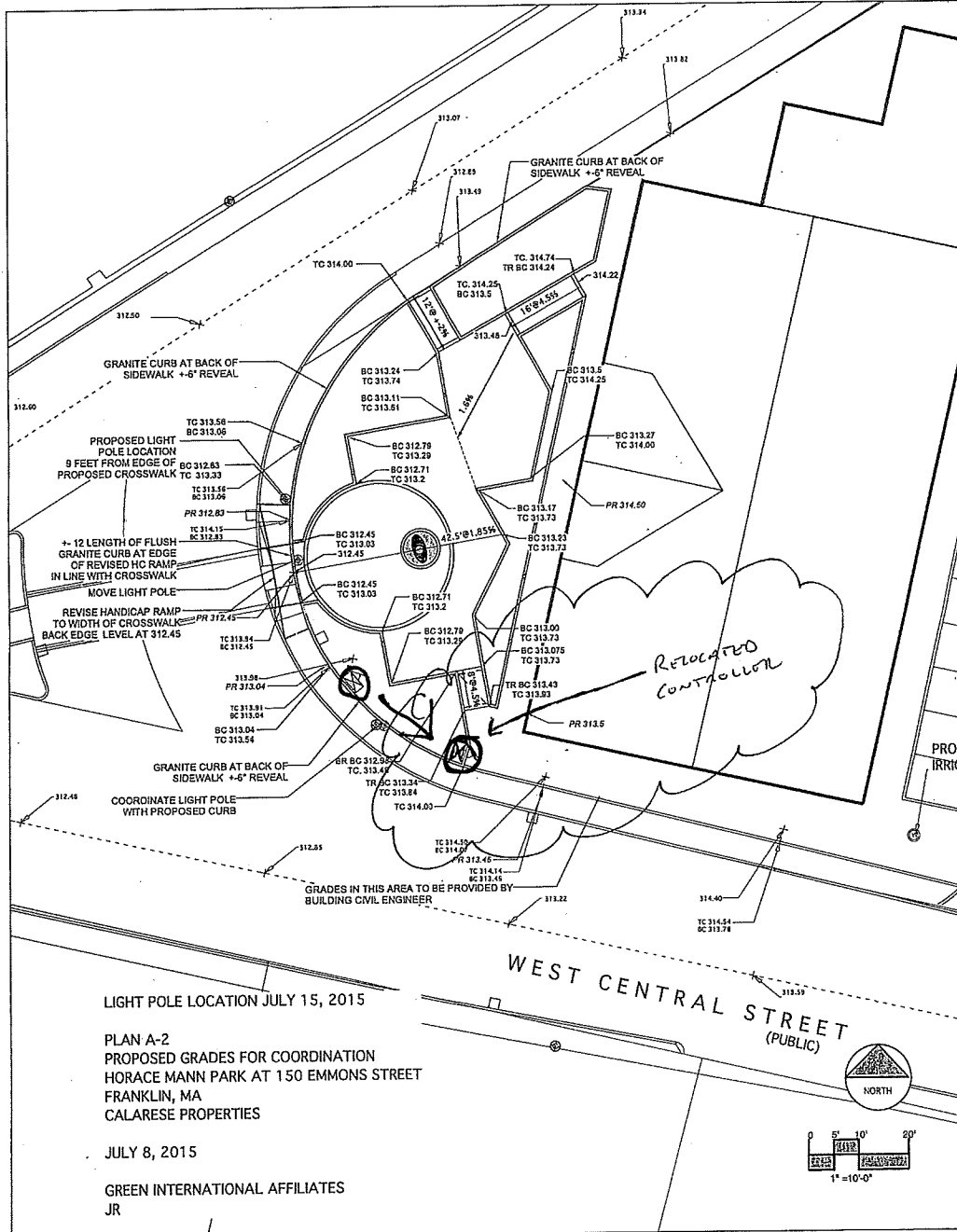
Article and appropriate (\$1500) reconstructed anything

Article and appropriate (\$500.00) including thing r

Article and appropriate (\$4000) Highway

Article and appropriate (\$1000) Oshkos anything

Article and appropriate Dollars and equi



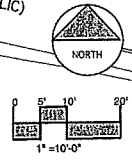
LIGHT POLE LOCATION JULY 15, 2015

PLAN A-2
 PROPOSED GRADES FOR COORDINATION
 HORACE MANN PARK AT 150 EMMONS STREET
 FRANKLIN, MA
 CALARESE PROPERTIES

JULY 8, 2015

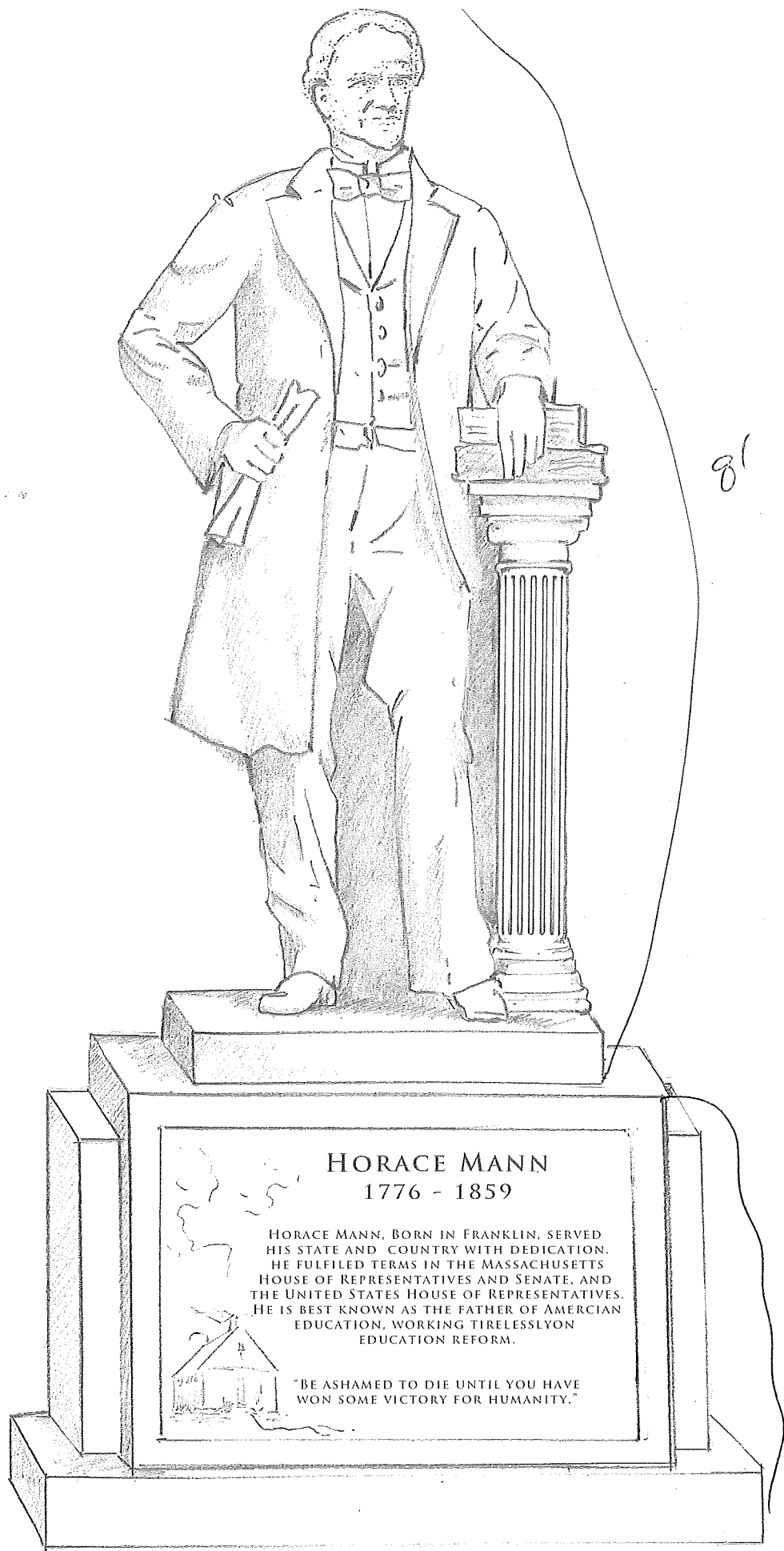
GREEN INTERNATIONAL AFFILIATES
 JR

WEST CENTRAL STREET
 (PUBLIC)



GRADES IN THIS AREA TO BE PROVIDED BY
 BUILDING CIVIL ENGINEER

*RELOCATED
 CONTROLLER*



HORACE MANN
1776 - 1859

HORACE MANN, BORN IN FRANKLIN, SERVED HIS STATE AND COUNTRY WITH DEDICATION. HE FULFILLED TERMS IN THE MASSACHUSETTS HOUSE OF REPRESENTATIVES AND SENATE, AND THE UNITED STATES HOUSE OF REPRESENTATIVES. HE IS BEST KNOWN AS THE FATHER OF AMERICAN EDUCATION, WORKING TIRELESSLY ON EDUCATION REFORM.



"BE ASHAMED TO DIE UNTIL YOU HAVE WON SOME VICTORY FOR HUMANITY."



Sponsor: Administration

**TOWN OF FRANKLIN
RESOLUTION 15-55**

Ratification of Franklin Public Library Staff Association Contract

BE IT RESOLVED THAT THE TOWN OF FRANKLIN acting by and through the Town Council:

Hereby ratifies the provisions of the Franklin Public Library Staff Association Memorandums of Agreement dated August 31, 2015 which have been ratified by the Franklin Public Library Staff Association Employees. The provisions of the Agreements shall be in effect from July 1, 2015 to June 30, 2018 and shall become part of the existing contract.

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. Pellegrini
Town Clerk

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

Memorandum of Agreement
Between
Franklin Library Association
And the Town of Franklin

The Following summary of changes reflects the results of OFF THE RECORD discussions between the Town of Franklin and the Franklin Library Association at meetings on May 5, June 2, and June 24, 2015.

Duration of this agreement is three years, from July 1, 2015 through June 30, 2018.

FY16

2.0% across the board increase to the pay scale below effective July 12, 2015

**Hired prior to July 1,
2012**

| | Step 4 | Step 5 | Step 6 | Step 7 |
|----|--------|--------|--------|--------|
| L1 | 18.71 | 19.45 | 20.23 | 21.03 |
| L2 | 22.29 | 23.18 | 24.11 | 25.07 |
| L3 | 24.46 | 25.43 | 26.45 | 27.50 |
| L4 | 25.61 | 26.63 | 27.70 | 28.80 |

**Employees hired after June 30,
2012**

| | Step1 | Step 2 | Step 3 | Step 4 | Step 5 |
|----|-------|--------|--------|--------|--------|
| L1 | 15.75 | 16.38 | 17.03 | 17.71 | 18.42 |
| L2 | 17.32 | 18.01 | 18.73 | 19.47 | 20.25 |
| L3 | 19.05 | 19.80 | 20.59 | 21.42 | 22.27 |
| L4 | 23.71 | 24.89 | 26.13 | 27.43 | 28.80 |

Language

1. The Format of all Articles will change from Roman Numerals (I, II...) to Arabic Numbers (1, 2...).

2. Article VIII (8) Hours of Work

Add: Employees who are responsible for a program shall be provided with one (1) hour away from the Circulation Desk to prepare. That time shall be identified in the regular schedule prepared by the Library Director.

Change the last paragraph to read: The work schedule of part-time employees shall reflect a minimum of ten (10) hours per week.

3. Article XIV (14) Family Medical Leave

Add: To be eligible for FMLA, the employee must have worked 1000 or more hours in the past twelve (12) months.

4. Article XX (20) Discipline

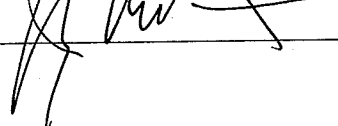
Add at beginning of second paragraph New hires are subject to a six (6) month probationary.

5. Article XXI (21) Health Insurance –Replace the existing language with: Discussions about health insurance shall be in accord with MGL.

6. Article XXIV (24) Increase each Educational Incentives for those eligible by \$200.

- | | |
|-------------------------------------|------------|
| a. Associates Degree (General) | \$ 700.00 |
| b. Bachelors Degree (General) | \$1,400.00 |
| c. Masters Degree (library Science) | \$1,500.00 |

For the Town:



8/27/15
Date

For the Union:

Wendy Floody 8-27-15
Janice Roddy 8/27/15
Date



Sponsor: Administration

TOWN OF FRANKLIN
RESOLUTION 15-56

**2015 AMENDED SCHEDULE OF TOWN COUNCIL
MEETINGS**

January 7
January 21
February 4
February 11
March 4
March 18
April 1
April 15
May 6
May 20
June 10
June 24
July 8
August 5
September 9
September 23
October 7
October 21
~~November 4~~
November 12
November 18
December 2
December 16

DATED: _____, 2015

VOTED:
UNANIMOUSLY:
YES: ____ **NO:** ____
ABSTAIN: ____ **ABSENT:** ____

A True Record Attest:

Deborah L. Pellegrini
Town Clerk

Judith Pond Pfeffer,
Clerk, Franklin Town Council

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: PROPOSED ZONING MAP CHANGES - ZONING BYLAW AMENDMENT 15-750
CC: BETH WIERLING, TOWN PLANNER
DATE: JUNE 24, 2015

At a Zoning Workshop on March 25, 2015 Franklin Town Council requested Town staff prepare a zoning bylaw amendment that would allow multifamily housing in an area on or near Dean Avenue currently zoned for industrial uses. This industrially zoned area includes six parcels totaling 26.122+/- acres.

The Department of Planning and Community Development (DPCD) developed Zoning Bylaw Amendment 15-750, which if approved by Town Council would change the 6 parcels from the Industrial Zoning District to the General Residential V Zoning District. Multifamily housing may be allowed in the General Residential V Zoning District if the property owner/developer is awarded a use Special Permit by the Planning Board.

Attached for Town Council review and consideration is the draft zoning bylaw amendment and diagrams showing the current and proposed zoning districts. DPCD requests Town Council refer Zoning Bylaw Amendment 15-750 to Franklin Planning Board for a public hearing.

SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 15-750**

**ZONING MAP CHANGES FROM INDUSTRIAL TO GENERAL RESIDENTIAL V
DISTRICT IN AN AREA ON OR NEAR DEAN AVE.**

Changes to § 185-5 Zoning Map

**A ZONING BY-LAW AMENDMENT TO THE CODE OF THE
TOWN OF FRANKLIN AT CHAPTER 185 SECTION 5, ZONING MAP**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

The Code of the Town of Franklin is hereby amended by making the following amendments to §185-5, Zoning Map:

The Zoning Map of the Town of Franklin be amended by changing from Industrial to General Residential V an area containing 26.122 ± acres, comprising the following parcels of land as shown on the Town of Franklin's Assessor's Maps:

| | |
|----------------------|-------------|
| <u>Parcel Number</u> | |
| 268-145-000 | 279-151-000 |
| 268-146-000 | 279-152-000 |
| 279-150-000 | 279-174-000 |

The area to be rezoned is shown on the attached zoning map (“Zoning Map – Dean Ave. Area”).

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** _____

ABSTAIN _____

Deborah L. Pellegrini
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

INDUSTRIAL to GENERAL RESIDENTIAL V ZONING MAP – DEAN AVE. AREA

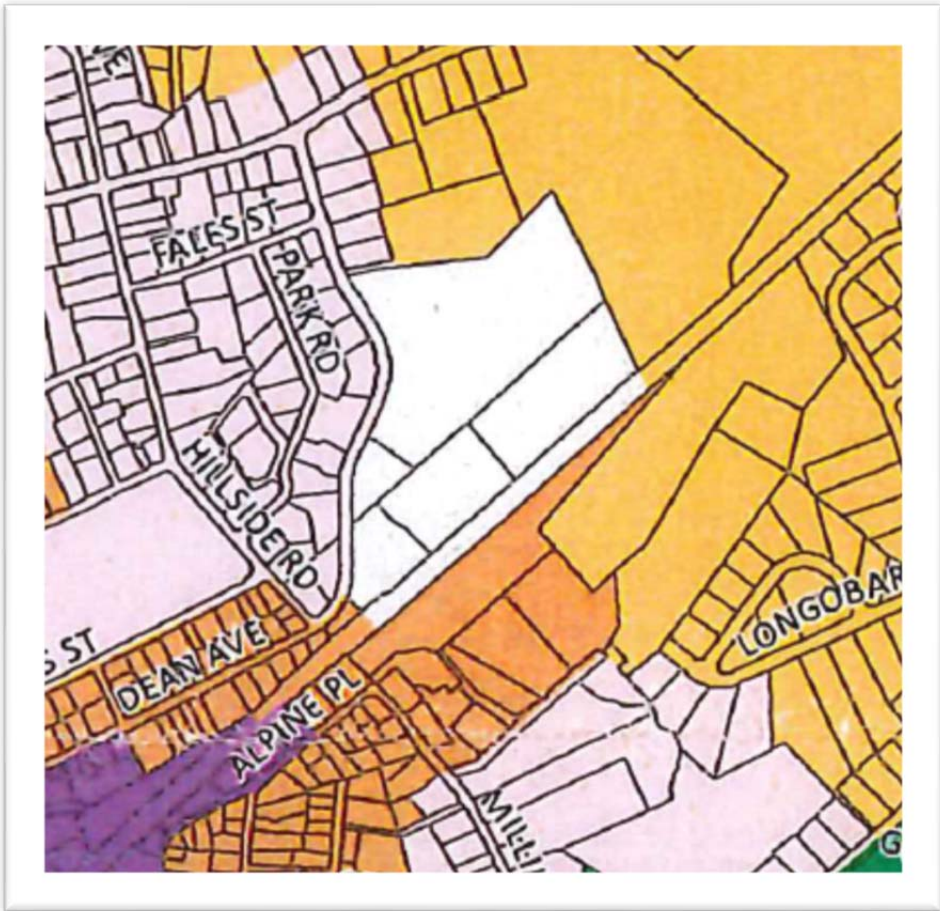




Diagram A



Diagram B

-  = Industrial (Current)
-  = General Residential V (Proposed)

Plan Implementation

As the Master Plan touches on many diverse aspects of the Town, its implementation must be coordinated with many of the Town's Departments, Committees, Boards, and Commissions, as well as outside organizations both public and private. Once specific organizations are identified as responsible for implementing Objectives and Actions, the key below can be used in conjunction with the tables of Goals, Objectives and Actions, to assist in prioritizing and creating schedules for each objective and action.

Key to Agencies Responsible for Implementation:

TC = Town Council
 TA = Town Administration
 EDC = Economic Development Committee
 PLUC = Public Land Use Committee
 DPW = Department of Public Works
 FHC = Franklin Historical Commission
 DCR = Massachusetts Department of Conservation and Recreation
 FCRTC = Franklin Citizens Rail Trail Committee

SD = School Department
 DPCD = Department of Planning and Community Development
 MPIC = Master Plan Implementation Committee
 CC = Conservation Commission
 RD = Recreation Department
 DRC = Design Review Commission

Land Use (LU)

(LU) Goal 1: 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.

| Actions | RESPONSIBILITY | SCHEDULE |
|--|----------------|----------|
| 1.1a Rezone properties currently zoned Commercial I along Alpine Way to the General Residential V Zoning District. | Complete | |
| 1.1b Rezone properties along Josephine Street currently zoned Industrial to General Residential V. | Complete | |

(LU) Objective 1.2: Create a new zoning district where workforce housing would be allowed by-right.

| Actions | RESPONSIBILITY | SCHEDULE |
|---|----------------|----------|
| 1.2a Create a "Compact Neighborhood" Zoning District to allow by-right development of workforce housing. | | |
| 1.2b Rezone properties currently zoned Industrial along Dean Ave. and north of the railroad tracks to the Compact Neighborhood Zoning District. | For Discussion | |

(LU) Goal 2: Promote mixed-use development in appropriate areas.

(LU) Objective 2.1: Identify areas where mixed-use development would be appropriate.

| Actions | RESPONSIBILITY | SCHEDULE |
|--|----------------|----------|
| 2.1a Rezone properties along Alpine Row currently zoned Commercial I to the Downtown Commercial Zoning District. | Complete | |

(LU) Goal 3: Encourage expansion and retention of current businesses and attraction of new businesses in appropriate locations.

(LU) Objective 3.1: Identify areas where new businesses, business expansion and business retention would be appropriate.

| Actions | RESPONSIBILITY | SCHEDULE |
|--|----------------|----------|
| 3.1a Rezone properties along Cottage Street and Union Street currently zoned Industrial and Business to Commercial I and or Commercial II. | | |
| 3.1b Rezone properties along Alpine Row currently zoned Commercial I to the Downtown Commercial Zoning District. | Complete | |

Town of Franklin

Tel: (508) 520-4907

Fax: (508) 520-4906



Planning Board

355 East Central Street
Franklin, Massachusetts 02038-1352

July 28, 2015

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

RECEIVED
2015 JUL 29 AM 8:38
TOWN OF FRANKLIN
TOWN CLERK

CERTIFICATE OF VOTE

Zoning By-law Amendment #15-750

Changes to Chapter 185-5 Zoning Map, Industrial to General Residential V in an area on or near Dean Ave.

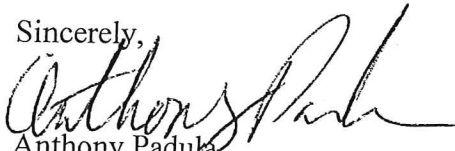
Petitioner: Town Administration

Dear Mrs. Pellegrini:

Please be advised that at its meeting on Monday, July 27, 2015 the Planning Board, upon motion duly made and seconded, voted (3-0-0) to **RECOMMEND**, *as presented*, to the Town Council the adoption of Zoning By-law Amendment #15-750, Changes to Chapter 185-5 Zoning Map, Industrial to General Residential V in an area on or near Dean Ave consisting of 26.122 ± acres.

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

Sincerely,


Anthony Padula
Chairman

cc: Town Council
Town Administrator

Attachment



Sponsor: Administration

Formatted: Top: 0.5", Bottom: 0.5"

TOWN OF FRANKLIN
BYLAW AMENDMENT 15-751
CHAPTER 181, WETLANDS PROTECTION

A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT CHAPTER 181.

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL that Chapter 181 of the Code of the Town of Franklin is amended by revising the language of Section 181-7A as follows:

§181-7 Coordination with other boards.

- A. Any person filing a permit application ~~or RFD~~ with the Commission shall provide a copy thereof at the same time ~~to the DPW Director, by certified mail (return receipt requested) or hand delivery, to the Town Council, the Town Planner, the Board of Health Agent, the DPW Director and the Building Commissioner.~~ A copy shall be provided in the same manner to the Conservation Commission of the adjoining municipality if the application ~~or RFD~~ pertains to property within 300 feet of that municipality. An affidavit of the person providing notice, with a copy of the notice mailed or delivered, shall be filed with the Franklin Conservation Commission.
- B. The Commission shall not take final action until the boards and officials have had 14 days from receipt of notice to file written comments and recommendations with the Commission, which the Commission shall take into account but which shall not be binding on the Commission. The applicant shall have the right to receive any comments and recommendations and to respond to them at a hearing of the Commission, prior to final action.

This bylaw amendment shall become effective in accordance with the provisions of the Franklin Home Rule Charter.



DATED: August ____ , 2015

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

ABSTAIN _____

Deborah L. Pellegrini
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council

Memo

To: Town Council
From: Jeffrey D. Nutting, Town Administrator

Date: July 31, 2015
Re: Bylaw Amendment 15-751

The proposed change simply reduces unnecessary paperwork when someone applies to the Conservation Commission.



TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 15-752

NONCONFORMING BUILDINGS, STRUCTURES, AND USES

A ZONING BY-LAW TO AMEND THE FRANKLIN TOWN CODE AT
CHAPTER 185, SECTION 18.

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

Chapter 185 of the Code of the Town of Franklin is hereby amended at section of §185-18. Nonconforming buildings, structures and uses by adding and ~~deleting~~ the following text:

§185-18.A.(3) Other preexisting nonconforming buildings or structures may be extended, altered, ~~or~~ changed, or demolished and reconstructed, upon the granting of a special permit from the Board of Appeals if the Board of Appeals finds that such extension, alteration, ~~or~~ change, or demolition and reconstruction will not be substantially more detrimental to the neighborhood than the existing nonconforming building or structure.

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 _____

YES _____ NO _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Deborah L. Pellegrini
Town Clerk

Judith Pond Pfeffer, Clerk

Town of Franklin

Town Administrator
Tel: (508) 520-4949


Fax: (508) 520-4903



355 East Central Street
Franklin, Massachusetts 02038-1352

MEMORANDUM

TO: Franklin Town Council

FROM: Jeffrey D. Nutting, Town Administrator 

RE: Proposed Amendment to Zoning Bylaw to Liberalize Treatment
of Pre-Existing, Non-Conforming Commercial Properties

DATE: September 2, 2015

Section 185-18 of the Franklin Zoning Bylaw addresses the legal status of pre-existing, non-conforming (with present zoning) properties. In particular, Subsection 185-18A(3) currently provides that a commercial property may be "extended, altered or changed" upon the grant of a special permit from the Zoning Board of Appeals. The Town Attorney has given his opinion that "extended, altered, or changed" does not include demolition and reconstruction"; this places a substantial burden on an owner or developer proposing to redevelop a commercial property by demolishing an existing building and building a new one, because that party cannot seek a special permit but must instead seek a variance from the Zoning Board of Appeals which requires satisfying much more stringent legal criteria. This would be the case even if the proposed demolition and reconstruction would be an improvement over the existing property. By adding "demolition and reconstruction" to Subsection 185-18A(3) of the zoning bylaw, the amendment will make it easier for an owner or developer of commercial property to redevelop and improve it. Please note: abutters and neighborhoods will still be protected because the party must still apply to the Zoning Board of Appeals for a special permit and introduce evidence at a public hearing that all criteria for a grant are satisfied; this includes not only the specific criteria set out in Section 185-45D(2) but also Section 185-18A(3)'s criteria that "the demolition and reconstruction will not be more detrimental to the neighborhood than the existing, non-conforming building or structure".

If any of you have any questions about this prior to next week's Council meeting, I am available to answer them.

MGC:ce

cc: Mark G. Cerel, Town Attorney
Bryan Taberner, Director of Community Planning
Beth Wierling, Planner

