



FRANKLIN TOWN COUNCIL

December 8, 2015

5:30 PM

- A. APPROVAL OF MINUTES** – *November 12, 2015, November 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 also being recorded by Franklin Matters.*
- C. PROCLAMATIONS/RECOGNITIONS**
- D. CITIZEN COMMENTS**
- E. APPOINTMENTS** –
- *Appointment of Vice-Chair of the Town Council*
 - *Appointment of Town Council Sub Committees*
 - *Joint Appointment of Alternate Planning Board Member*
- F. HEARINGS** -
1. *FY 2016 EPA Brownfields Clean-up Grant Application – 5:30 PM*
 2. *Tax Classification Hearing – 5:40 PM*
- G. LICENSE TRANSACTIONS**
- H. PRESENTATIONS/DISCUSSIONS**
- I. SUBCOMMITTEE REPORTS**
- J. LEGISLATION FOR ACTION**
1. *Resolution 15-76: Classification Tax Allocation – Residential Factor*
 2. *Resolution 15-77: Classification Tax Allocation – Open Space Exemption*
 3. *Resolution 15-78: Classification Tax Allocation – Small Business Exemption*
 4. *Resolution 15-79: Classification Tax Allocation – Residential Property Exemption*
 5. *Resolution 15-80: 2015 Town Council Schedule*
 6. *Resolution 15-81: Legal Notices*
 7. *Resolution 15-82: Acceptance of Gift – Franklin Fire Dept.*
 8. *Resolution 15-83: Authorizing Application to EPA Brownfields Cleanup Grant Application for 87 Grove Street, Map 276, Lot 22*
- 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 OF MEETING
November 12, 2015**

A meeting of the Town Council was held on Thursday, November 12, 2015 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present: Andrew Bissanti, Robert Dellorco, Glenn Jones, Matthew Kelly, Thomas Mercer (by Remote Participation), Peter Padula, Judith Pond Pfeffer, Robert Vallee. Councilors not in attendance: Deborah Pellegrini. 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.

SWEARING IN: Deborah Pellegrini stated there may be a recount of the November 3, 2015 election results. Therefore, she will not be in attendance as a new council member for this meeting and possibly the next meeting as she is still working as the Town Clerk. She will, however, be in audience attendance. She then conducted the swearing in of the council members in her capacity as Town Clerk.

ELECTION OF OFFICERS: Nominations were accepted for Town Council Chairman. **Nomination of Kelly by Pfeffer. SECOND by Dellorco. Motion to Close nominations by Dellorco. SECOND by Bissanti. VOTE (roll call not taken): Yes-8, No-0, Absent-1. ►ROLL CALL VOTE to elect Kelly as Chairman:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-8, No-0, Absent-1.**

Nominations were accepted for Town Council Vice Chairman. **Nomination of Mercer by Jones. SECOND by Dellorco. Nomination of Vallee by Bissanti. SECOND by Padula. Motion to Close nominations by Bissanti. SECOND by Padula. ►ROLL CALL VOTE to close nominations:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-8, No-0, Absent-1. ►ROLL CALL VOTE to elect Vice Chairman:** Bissanti-VALLEE; Dellorco-MERCER; Jones-MERCER; Kelly-MERCER; Mercer-MERCER (by remote); Padula-VALLEE; Pfeffer-VALLEE; Vallee-VALLEE. **VOTE: Mercer-4, Vallee-4. Tie. Motion to Move vote for Vice Chairman until a full council is seated by Pfeffer. SECOND by Jones. ►ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-8, No-0, Absent-1.**

Nominations were accepted for Town Council Clerk. **Nomination of Pfeffer by Bissanti. SECOND by Jones. Motion to Close nominations by Bissanti. SECOND by Dellorco. ►ROLL CALL VOTE to close nominations:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-8, No-0, Absent-1. ►ROLL CALL VOTE to elect Pfeffer as Clerk:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-8, No-0, Absent-1.**

APPROVAL OF MINUTES: October 7, 2015, October 21, 2015. Motion to Approve the October 7, 2015 meeting minutes by Dellorco. SECOND by Bissanti. ►ROLL CALL VOTE: Bissanti-YES; Dellorco-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-7, No-0, Absent-1, Abstain-1.** (Mr. Jones abstained as he was not present at the October 7, 2015 meeting.)

Motion to Approve the October 21, 2015 meeting minutes by **Dellorco**. **SECOND** by **Pfeffer**. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-7, No-0, Absent-1, Abstain-1.** (Mr. Jones abstained as he was not present at the October 21, 2015 meeting.)

ANNOUNCEMENTS: ► Chairman Kelly 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. ► The Town Council December 2, 2015 meeting will be moved to December 9, 2015. This will also be the 2016 Fiscal Tax Hearing meeting. ► There is an alternate position on the Planning Board open. Anyone interested in being an alternate on the Planning Board should contact the Town Administrator's office via email or phone no later than November 25, 2015. ► There will be a public hearing on Saturday, November 14, 2015 at 9:30 AM regarding the 2008 Open Space and Recreation Plan update and related public input process. This meeting will be held at the Franklin Public Library.

Mark Cerel stated that as there is a vacancy of Vice Chairman on the Town Council, and the Vice Chairman's principal role is to fill in during the event of an absence by the Chairman, going forward the Chairman must address his schedule for if the Chairman is not present at future meetings, there will be no one to preside.

Mr. Padula stated he has a conflict for the December 9, 2015 meeting and will not be able to attend.

Chairman Kelly stated the date of the rescheduled meeting will be discussed during New Business.

PROCLAMATIONS/RECOGNITIONS: None.

CITIZEN COMMENTS: ► Helen Chalk, resident, spoke about her concern regarding the Spectra pipeline. They seem to be moving ahead and doing things beneath the radar and she would like to have a public hearing on this. ► James Hill, 5 Gloucester Drive, congratulated all Council members for winning their positions. He stated he had met with Jeff Nutting. All Council members should have received packet with 120 petition signatures and information about fracked natural gas. He read a statement representing a group of Franklin residents who have organized to oppose the Spectra pipeline that would run through the Town. The concerns include property values, homeowner safety, and increased pressure on the existent 52-year-old pipe causing potential for leaks and explosion, increased utility bill tariffs, impact on environment, increased greenhouse gases, and pollution from hydro-fracking. He would like to have a one-hour meeting with Council at a future date. ► Karen Lavery, 128 Union Street, stated it is imperative that more information be disseminated to residents of Franklin as many people are not aware this Spectra pipeline project is being planned. She stated the importance of having people come to a public meeting and state their opinions. There are many more people in Franklin than the ones in attendance at this meeting that are concerned about this. There is an online petition with 119 signatures from people who do not want pipeline going through Franklin. ► Gail Chirdon, 14B Hawthorne Village, congratulated all Council members. She wanted to speak about the pipeline and asked about the process to get a separate meeting with the Council preferably before Christmas. ► Donald Parsley, 5 Charlotte Court, stated he believes the Spectra pipeline is not in the best interest of Franklin or Massachusetts. He would like the focus to be on renewable energy. ► Paul Sackley, 109 Union Street, stated he has the same concerns as others that have spoken. He has yet to hear any benefits of this pipeline to Franklin residents, and he also requested a public hearing.

APPOINTMENTS: ► *Finance Committee.* Ms. Pfeffer read the recommendation of the Finance Committee to appoint David Moses to serve as a member of the Finance Committee. **Motion to Ratify** the appointment of David Moses to serve as a member of the Finance Committee, term to expire November, 2017 by **Pfeffer. SECOND** by **Dellorco. Discussion:** Mr. Moses addressed the Council and provided background information. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-8, No-0, Absent-1.**

► *Franklin Community Cable Access Committee.* Ms. Pfeffer read the recommendation of the Franklin Community Cable Access Committee to appoint Kenneth Norman and Rose Turco to serve as members of the Franklin Community Cable Access Committee. **Motion to Ratify** the appointments of Kenneth Norman and Rose Turco to serve as members of the Franklin Community Cable Access Committee, term to expire November, 2018 by **Pfeffer. SECOND** by **Dellorco. Discussion:** Mr. Nutting stated they were going to be present, but it is their annual meeting. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-8, No-0, Absent-1.**

HEARINGS: None.

LICENSE TRANSACTIONS: None.

PRESENTATIONS/DISCUSSIONS: None.

SUBCOMMITTEE REPORTS: None.

LEGISLATION FOR ACTION:

- 1. Resolution 15-72: Establishment of a School Store Revolving Account for Fiscal Year 2016.* Ms. Pfeffer read the resolution. **MOTION to Move** Resolution 15-72 for the establishment of a School Store revolving account for Fiscal Year 2016 to not exceed \$40,000 by **Pfeffer. SECOND** by **Dellorco. Discussion:** ► Mr. Nutting stated there is a revolving account for the Senior Center for their store. The school also has a store, so they are doing the same thing. This is a routine matter to keep all accounting in order. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-8, No-0, Absent-1.**

TOWN ADMINISTRATOR'S REPORT: ► Mr. Nutting stated he has been in contact with people from the pipeline and asked them to a meeting in January. They said they would attend. A specific date is not available, but he will work that out with the Council Chairman and let everyone know the date. Wants to get facts on the table and hear everything out. ► Downtown project is wrapping up for the rest of the calendar year. More hot top to be put down, cleanup, period lighting and then contractors will be back in April to do the bridge and Main Street. ► Reminded people there are a few temporary stop signs at the end of Emmons Street where West Central Street comes in. The Dean College crosswalk has moved to that intersection. So, at end of Emmons Street, stop and take a look. Ultimately, the stop light will be activated with a push to walk signal, but in the meantime, use caution. ► At next week's Town Council meeting Dan Sherman will make presentation regarding OPEB obligation; he has been doing this since 2007. His report has been distributed to all Council members, along with some general information on pension obligations. ► November 29 is the holiday event on the Common with the tree lighting at 4:00 PM.

OLD BUSINESS: ► Mr. Padula stated the cans at the Recycling Center have been painted. He thanked Daddario Hardware and Sherwin-Williams for donating paint and Main Street Café for donating funds.

NEW BUSINESS: ► Mr. Padula stated he has a conflict with the timing of the next meeting and asked if there was any way to meet on a different date. ► Councilors discussed alternate dates. ► Mr. Nutting stated he will check dates and let everyone know tomorrow. ► After discussion Chairman Kelly agreed the next meeting would be held on December 10, which will also be the 2016 Fiscal Tax Hearing. ► Mr. Vallee stated there are two potential health hazards facing Franklin: the expansion of the power plant in Medway due to prevailing winds, and the proposed gas line going through the Town. He stated he is going to make a motion at the next meeting to hire an environmental attorney to look at the potential hazards for the Town of Franklin. ► Mr. Nutting stated he has reached out to one attorney, but has not heard back. The money would have to be appropriated by the Council. He noted this has been a concern expressed by Councilors Kelly and Vallee in the past and he is hoping to get information. ► Mr. Jones stated as soon as information is received back from Spectra he would like to get the hearing date in scheduled, possibly the first meeting in January. ► Mr. Dellorco expressed agreement with both a meeting and hiring an environmental lawyer. ► Mr. Bissanti commented on the Wachusett Street lot that was being developed for extra parking for the Fletcher Field, and asked why only half the lot was going to be opened for parking. ► Mr. Nutting stated the construction is not complete and there is still much to do. ► Mr. Bissanti asked if the Council would be hearing more from the 350-Massachusetts group that spoke during Citizens Comments. He requested they be added to a future agenda. ► Ms. Pfeffer stated there has been interest in having the children of Franklin more involved with what the Council does. As a member of the Advisory Committee she was charged with trying to find ways to use the Old Church on South Washington Street. To get children involved, she would like to consider a contest with a cash award from a donation open to all school children to come up with ideas on how to use that church for public purpose. ► Mr. Nutting stated the Town cannot give a cash award. He stated he will reach out to the school folks to inquire about this and he will provide an update next week.

COUNCIL COMMENTS: ► Mr. Jones thanked all voters that came out last Tuesday and thanked everyone for all their support. ► Mr. Dellorco thanked all the voters and his family. ► Mr. Bissanti thanked everyone for their support and noted how social media was involved. He also thanked the veterans. ► Ms. Pfeffer thanked voters and her family. She acknowledged and thanked Steven Lombardi for his great service--he worked for the Town of Franklin for 36 years and has just retired. ► Mr. Padula thanked all voters and his family and is looking forward to another two years on the Council. ► Mr. Mercer thanked his family and constituents for supporting him. ► Mr. Nutting stated that even though a new Town Clerk was elected, Ms. Pellegrini cannot hold the position of a Town Council member because under the charter, a person cannot hold two positions. She needs to carry on her work as Town Clerk until the recount is done; she can be on the Council after that point. It is a legal matter. ► Chairman Kelly thanked the 20 percent of voters that came out on Election Day. He was glad to see everyone. He thanked fellow Council members for asking him to be their Chairman. He thanked his family for their support.

EXECUTIVE SESSION: None.

ADJOURN: MOTION to Adjourn by Vallee. SECOND by Padula. ► ROLL CALL VOTE: Bissanti-YES; Dellorco-YES; Jones-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-8, No-0, Absent-1. Meeting adjourned at 7:42 PM.**

Respectfully submitted,

Judith Lizardi
Recording Secretary

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
November 18, 2015**

A meeting of the Town Council was held on Wednesday, November 18, 2015 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present: Andrew Bissanti, Robert Dellorco, Matthew Kelly, Thomas Mercer (by Remote Participation), Peter Padula, Judith Pond Pfeffer, Robert Vallee. Councilors not in attendance: Glenn Jones, Deborah Pellegrini. Administrative personnel in attendance: Jeffrey Nutting, Town Administrator; Mark Cerel, Town Attorney.

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

APPROVAL OF MINUTES: None.

ANNOUNCEMENTS: Chairman Kelly 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: None.

APPOINTMENTS: ► *Finance Community Cable Access, Inc. – Board of Directors.* ■ Mr. Nutting stated this had been voted on last week by the Council, but instead of Committee they were supposed to be called Directors of the Corporation, so there needs to be a new vote to make it official. ■ Ms. Pfeffer read the appointments for Franklin Community Cable Access, Inc., two Directors of the Corporation, each for a three (3) year term, of William K. (Ken) Norman and Rose M. Turco. **Motion to Ratify** the appointments of Kenneth Norman and Rose Turco to serve as two Directors of the Corporation, each for a three (3) year term by **Padula. SECOND by Dellorco. No Discussion.** ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-7, No-0, Absent-2.**

► *Liaisons – SAFE Board, Communications.* ■ Chairman Kelly stated he would like to appoint Mr. Dellorco to the SAFE Community Coalition as the liaison for the Council. Mr. Dellorco should coordinate with the police, fire and schools and let Council and Town know what can be done to contribute to the issues that go along with this coalition. ■ Chairman Kelly stated he would like to appoint Glenn Jones as a communications liaison for the Town Council working one-on-one with the Town Administrator and staff to discover more ways Council can have better communication with the public which was an important item suggested by people in the last Town election. Mr. Jones should report back to the Council often on this.

HEARINGS: None.

LICENSE TRANSACTIONS: None.

PRESENTATIONS/DISCUSSIONS: *OPEB, Dan Sherman.* ► Mr. Nutting stated Mr. Sherman has been the Town actuarial consultant since 2007 regarding OPEB obligations. The Town contracts with him every few years for an update. He thought it would be good for this update to be given to the Council and community to provide an overview of the OPEB obligation, available options, and information about what is going on across the Commonwealth on this issue. ► Mr. Sherman addressed the Town Council with an explanation and review of OPEB. He stated page three is the most important page of the entire

document that the councilors received. He explained the reason for OPEB. Up until recently towns were paying their benefits when they came due. Town would pay the premiums and retirees paid their portion of the premium. Budget only had the pay-as-you-go costs for post-retirement medical benefits which is the dominant cost. Life insurance and dental are also included. Government Accounting Standards Board said that towns do not really know how much they had promised based on the obligation. Accountants said a town needed to measure liability and include it on their financial statements so readers of the financial statements would know how big of a promise was made. Mr. Sherman explained the various rules and various ways to calculate that obligation. He explained how the Trust works to pay the benefits. Need to put money away today to pay for this. If town is not putting money away, how is the town going pay. If paying from General Account the interest must be determined. Town of Franklin is in middle column, the partial prefunding (see page three), which is at 4.5 percent. This is a blended rate, for accounting. Have to put this information on financial statements. The Town of Franklin's unfunded liability is \$92.5 million which becomes an entry on the financial statements and will become an entry on the balance sheet in two years. After calculations, Town is 1.5 percent funded. Some money has been put aside, not a lot, but it has been started. This will keep Town rating good if can show putting money aside. This liability is 161 percent of the payroll. This percent can be used to compare against other communities. This unfunded liability is lower than most peer communities. It is a good place to be. Right now the Town is paying about \$2 million for retiree life insurance and medical. In addition, Town is putting aside about \$600,000.00. Need about an additional \$1.9 million. Most communities are in the same position. Rating agencies say it is good when a town is putting some money aside. The fact that the Town is not getting all the way there is ok. He reviewed different strategies on how to deal with funding this obligation, and keep rating agencies happy with the Town. It takes years to close the gap. Keep putting more and more money aside. There is a big advantage to fully or partially prefunding. The investments are paying for some of the liabilities. Some towns are now fully prefunding. He suggested Town of Franklin just keep setting aside extra funds each year to build up funding. ► Council members participated in question and answer session. ► Mr. Nutting summarized that Town is approximately \$2 million deficit to fully fund obligation. So the gap between fully funding and partial funding is \$2 million. Town has started to add additional money each year. Mr. Nutting stated health insurance plans are reviewed and Town has very inexpensive plan. ► Mr. Padula wanted to make a motion that Council recommend to State Representative and State Senator to consider filing a bill to change legislation to allow that all towns are able to take advantage of a 50/50 type plan to allow change in benefits plan for new people versus current retirees. ► Chairman Kelly stated this would be put on a future agenda. ► Mr. Sherman explained highlights of the forecast going forward on page ten. This is a guide to show how much should be set aside to prefund. He noted the numbers shown were as the Town was on June 30, 2015. As of July 1, 2015 these predictions could be changed. That is why it is important this be measured every few years.

SUBCOMMITTEE REPORTS: Chairman Kelly stated he is looking for members that are interested in the Council subcommittees—capital, budget, and economic development. If interested in being on any of these subcommittees, please let Chairman Kelly know before the December meeting so he can fill them in and get them going.

LEGISLATION FOR ACTION:

- 1. Resolution 15-36R: (Revised) Salary Schedule Full-Time Elected Officials.** Ms. Pfeffer read the resolution. **MOTION to Move Resolution 15-36R (Revised) Salary Schedule Full-Time Elected Official by Vallee. SECOND by Bissanti. Discussion:** ► Mr. Nutting stated this resolution was passed in the annual budget process assuming the incumbent Town Clerk would be finished seven days after the election. With the election recall, that is not happening. To continue to be able to pay the Town Clerk until the election is resolved, need to change the language and appropriate the money

for the extra time. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-7, No-0, Absent-2.**

2. **Resolution 15-71: Acceptance of Deed of Land Off Daniels Street (parcels B and C in Tanglewood Estates Subdivision) for Conservation Purposes.** Ms. Pfeffer read the resolution. **MOTION to Move** Resolution 15-71 for the acceptance of Deed of Land off Daniels Street (parcels B and C in Tanglewood Estates Subdivision) for conservation purposes by **Dellorco**. **SECOND** by **Padula**. **Discussion:** ► Mr. Nutting stated Tanglewood was an open space subdivision. Some of the land was left to the Town. It will become conservation land. Mr. Cerel stated the additional parcels were agreed to be given to the Town though negotiations with Conservation Commission during the course of the permitting process. ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-7, No-0, Absent-2.**
3. **Resolution 15-73: Acceptance of Easement on Property at 0 Greystone Road.** Ms. Pfeffer read the resolution. **MOTION to Move** Resolution 15-73 acceptance of easement on property at 0 Greystone Road by **Bissanti**. **SECOND** by **Vallee**. **Discussion:** ► Mr. Cerel stated this is a single lot subdivision. Town has been plowing up to the property line. Through Planning Board negotiations with owner/developer, Town got an agreement for area to be dedicated to push the snow when they plow into Greystone road extension. This is the easement. It was noted the word “Franklin” was missing from the document. **MOTION to Amend** the document to indicate “Franklin” (Mr. Cerel stated word should be handwritten in before signing document) by **Pfeffer**. **SECOND** by **Bissanti**. ► **ROLL CALL VOTE for the amendment:** Bissanti-YES; Dellorco-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-7, No-0, Absent-2.** ► **ROLL CALL VOTE for resolution as amended:** Bissanti-YES; Dellorco-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-7, No-0, Absent-2.**
4. **Resolution 15-74: Adoption of Town Council Procedures Manual.** Ms. Pfeffer read the resolution. **MOTION to Move** Resolution 15-74 for the adoption of Town Council Procedures Manual by **Vallee**. **SECOND** by **Dellorco**. **Discussion:** ► Mr. Nutting stated it has been about the same for the past 15 years except that remote participation was added in 2012. **No Discussion.** ► **ROLL CALL VOTE:** Bissanti-YES; Dellorco-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-7, No-0, Absent-2.**

TOWN ADMINISTRATOR’S REPORT: ► Mr. Nutting stated hoping weather hold to get Oak Street paved in the next few weeks. There are many raised castings and trying to push contractor to finish before winter. ► Downtown is wrapping up—one more meeting this year. Will get map on webpage regarding the circulation. It will begin sometime next summer, but want to give folks a heads up. ► Winter is coming. Please drive slower in snow as children are walking to schools. Schools have policy that if sidewalks are not plowed, bus will pick up students. ► Tree lighting is on Sunday, November 29th. ► Mr. Nutting stated he will defer remaining announcements to the Chairman. ► Chairman Kelly stated proposed Town Council meeting schedule for 2016 has been given to Council members—please review for vote next meeting. ► The Holiday Stroll is Thursday, December 3rd. ► Tax Hearing Meeting is now scheduled for Tuesday, December 8, at 5:30 PM in the Council chambers. ► January 6th meeting scheduled with the citizens’ group for discussion of the proposed pipeline with Access Northeast. ► Town Council Goal Workshop is on Tuesday, January 12, at 7:00 PM. ► Inviting all citizens that have concern about Pond Street to come for discussion with Town Council on January 20th. ► By end of week there will be a Downtown traffic pattern plan on the Town website for people to see which direction they will be driving in the future.

OLD BUSINESS: ► Mr. Bissanti asked about the insurance audit and if the person had called Mr. Nutting yet. ► Mr. Nutting said he had not received a call, but if he does, he would be happy to speak to the person. ► Mr. Bissanti stated he heard the lot was getting widened on Wachusett Street. ► Mr. Nutting confirmed. ► Mr. Dellorco said he drove by today and saw the lot was expanded. ► Mr. Nutting said by the next meeting the lot will be completed. ► Mr. Vallee asked for the time frame on the expansion of the power plant. ► Mr. Nutting stated he has reached out to environmental attorneys, but has not received information yet.

NEW BUSINESS: ► Mr. Bissanti stated he wanted to introduce the group STOP—Service Training On Premises—to speak to the Town Council. The program enlightens local establishments on what they are doing right and wrong regarding alcohol awareness behind the bar and in the barroom.

COUNCIL COMMENTS: ► Mr. Dellorco stated next Coalition meeting is December 8, at 7:00 PM. There was a meeting last night and things are moving along. Still have some problems, but getting there. He expressed condolences to the McDonald family reflecting that Timmy was a great supporter of the Town and Town sports. ► Mr. Bissanti sent condolences to the McDonald family. In addition, Mr. Bissanti stated the Coalition is saving lives in Franklin. He is proud of Council for initiating a response to the opiate problem, and would like to see Council take firmer stance about going after the drug dealers. Anything Council can do to support this effort would be great. He thanked Councilor Dellorco for his great work on the Coalition. ► Ms. Pfeffer asked about the drug dog discussed months ago. ► Mr. Nutting stated he will check if the dog has been trained and when the dog will be coming in. ► Chairman Kelly gave condolences to the McDonald family. ► Mr. Mercer expressed condolences to the McDonald family; Timmy will be sadly missed.

EXECUTIVE SESSION: None.

ADJOURN: MOTION to Adjourn by Dellorco. SECOND by Vallee. ► ROLL CALL VOTE: Bissanti-YES; Dellorco-YES; Kelly-YES; Mercer-YES (by remote); Padula-YES; Pfeffer-YES; Vallee-YES. **VOTE: Yes-7, No-0, Absent-2. Meeting adjourned at 8:06 PM.**

Respectfully submitted,

Judith Lizardi
Recording Secretary

TOWN OF FRANKLIN
PUBLIC HEARING NOTICE

The Franklin Town Council will hold a public hearing on Tuesday December 8, 2015 at its 5:30 p.m. meeting to discuss a proposed Federal FY2016 EPA Brownfields Clean-up Grant Application. Under this grant application, the following activities are currently being considered related to a Town of Franklin owned property (known as the former Nu-Style property) at 87 Grove Street in Franklin Massachusetts: removal of hazardous materials within the vacant 1.5 story former manufacturing facility, demolition of said manufacturing facility, and partial remediation and or disposal of contaminated soil. Any person or organization so wishing will be afforded an opportunity to be heard. The hearing will be held in the Council Chambers of the Municipal Building, 355 East Central Street.

Written comments and suggestions related to the proposed remediation project, the draft grant application, and a related draft Analysis of Brownfields Cleanup Alternatives (ABCC) may be submitted to the Town of Franklin Department of Planning and Community Development (DPCD), 355 East Central Street, Franklin, MA 02038. A copy of the draft grant proposal and related ABCA are available for review at DPCD. Deadline for comments is 1:00 p.m. Friday December 11, 2015.

The Town encourages a broad spectrum of participation by residents and other interested parties in order to better understand and serve the needs of the community. The hearing location is accessible to persons with physical disabilities. If you require a translator or accommodations for the hearing impaired, please contact the DPCD at 508.520.4907 no later than 4:00 p.m. Monday, December 7, 2015.

Matt Kelly, Chairman
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: FRANKLIN TOWN COUNCIL
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
RE: NU-STYLE BROWNFIELD PROJECT UPDATE
CC: Jeffrey D. Nutting, Town Administrator
DATE: DECEMBER 2, 2015

Since 2006 the Town of Franklin has performed substantial environmental assessment and remediation activities at the former Nu-Style manufacturing property on Grove Street. This work included demolition of the larger of the two former manufacturing buildings (Building I on Nu-Style Property I). However, there is still much work remaining, including additional groundwater assessment work and demolition of the remaining building (Building II on Nu-Style Property II).

Earlier in the year an Invitation for Bids for demolition of Building II was distributed resulting in several bids from demolition contractors. However, at that time a problem was identified with the structural integrity of the privately owned building that is connected to Building II. For that reason the Town did not go forward with demolition of Building II, but instead hired a structural engineer to assess the building's structural problems and provide a scope of work and related estimate of needed improvements.

The total cost of Building II demolition including the needed improvements and other related activities is currently estimated to be \$210,000

In addition, the Town still needs to conduct additional Phase II environmental assessment work under Building II on the back parcel (Property II), and on the larger parcel (Property I) that borders Grove Street. This work is estimated to be approximately \$85,000.

Given the high cost estimates, the Department of Planning & Community Development (DPCD) has researched potential sources of funding to assist the Town with the project. At this time DPCD is working on two U.S. Environmental Protection Agency (EPA) grant proposals, which if successful in obtaining would cover the majority of the needed funds:

2016 EPA Brownfields Cleanup Grant

DPCD is requesting that Franklin Town Council vote to approve Resolution 15-83, which would 1.) Authorize submission of a \$200,000 EPA Brownfields Cleanup grant application for the work required at Nu-Style Property II, and 2.) Recognize the Town's responsibility to provide an additional 20% cost share. Funds would be used for stabilization of the attached privately owned building, remediation of hazardous building materials, demolition of Building II, limited assessment of soil and groundwater under the building, and remediation or removal of contaminated soils. If awarded a \$200,000 grant the funds would be available in October 2016 for the Town's use.

2016 Brownfields Targeted Assessment Grant

During January 2016 DPCD will complete and submit an EPA Brownfields Targeted Assessment Grant for the Phase II environmental assessment work needed for Parcel I. If successful, EPA would utilize their own contractors to install three or more sets of shallow/deep groundwater wells, and perform ground water monitoring activities to determine the absence or presence and nature and extent of contaminants. Results of these groundwater monitoring activities would be provided to the Town's Licensed Site Professional who would develop the documentation required to complete Phase II reporting.

If the Town were to receive both Federal FY2016 EPA grants, the related work would be completed in approximately three years. If not successful in accessing the funding DPCD will continue to seek other funding sources.

FY 2016 PROPERTY TAX CLASSIFICATION HEARING

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Milford Daily News

Attention: LEGAL NOTICES DEPT.
November 18, 2015

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

The Franklin Town Council will hold a Public Hearing in the Council Chambers in the Municipal Office Building, 355 East Central Street, Franklin, MA on Tuesday evening, December 8, 2015 at 5:40 P.M. on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2016. The hearing will provide an open forum for the discussion of local property tax policy. Interested taxpayers may present oral or written information on their views.

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

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

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

Send Bill and 2 tear sheets Maxine Kinhart
Administrator's Office
355 East Central Street
Franklin, MA 02038
(508) 520-4949

FY 2016 MARKET ADJUSTMENTS SUMMARY

FY 2015 AVERAGE SINGLE FAMILY	\$381,200	
FY 2016 AVERAGE SINGLE FAMILY	\$398,300	
CHANGE (approx. %)	+\$17,100	+ 4 ½ %

<u>Real Estate Property Class Groups</u>	<u>Approx. Overall Percent Change</u>
SINGLE FAMILY	+ 4 ½ %
RESIDENTIAL CONDOS	+ 3 %
2 & 3 FAMILY HOMES	+ 6 ½ %
4 or more APARTMENTS	+ 0 %
VACANT RESIDENTIAL LAND	+ 7 %
OTHER RESIDENTIAL (i.e. mixed use)	+ 8 %
RESIDENTIAL OVERALL	+ 4 %
COMMERCIAL	+ 4 %
INDUSTRIAL	10 %

FY 2016 TAX CLASS TOTALS		VALUE PORTION OF TOTAL	PROPERTY TYPE	ACCT/ PARCEL COUNT	CLASS 1 Residential Assessed Value	CLASS 2 Open Space Assessed Value	CLASS 3 Commercial Assessed Value	CLASS 4 Industrial Assessed Value	CLASS 5 Personal Property Assessed Value
SINGLE FAMILY	0.65404	101	7,684	3,052,355,300					
RESIDENTIAL CONDO	0.08204	102	1,722	382,851,200					
2 RES BLDGS / ONE LOT	0.00417	Misc 103,109	44	19,472,800					
TWO FAMILY	0.01393	104	229	64,989,900					
THREE FAMILY	0.00513	105	71	23,961,100					
APARTMENTS	0.02319	111-125	61	108,228,800					
RESIDENTIAL LAND	0.00938	130-132, 106	486	43,765,500					
OTHERWISE NOT CLASSIFIED	0.00000	200-231	0		0				
COMMERCIAL	0.06811	300-393	231			317,878,200			
INDUSTRIAL	0.09756	400-452	199				455,307,200		
CLASSIFIED FOREST	0.00000	CH 61 Land	1			0	468		
CLASSIFIED AGRICULTURAL	0.00002	CH 61A Land	29			0	86,986		
CLASSIFIED RECREATIONAL	0.00027	CH 61B Land	20			0	1,278,017		
RES/COM/IND MIXED USE	0.01145	012-043	84	30,655,195		0	22,705,925	53,980	
PERSONAL PROP - INDIVIDUAL	0.00545	501	244					25,447,350	
PERSONAL PROP - CORPORATION	0.00868	502	418					40,493,490	
PERSONAL PROP - MFG CORP	0.00000	503	0					0	
PERSONAL PROP - TRANSMISSION	0.01195	504,550-552	6					55,758,650	
PERSONAL PROP - TELEPHONE	0.00339	505	6					15,827,300	
PERSONAL PROP - PIPELINES	0.00087	506	1					4,048,000	
PERSONAL PROP - WIRELESS	0.00037	508	4					1,732,540	
TOTALS	1.00000	TOTALS	11,520	3,726,279,795	0	341,949,596	455,361,180	143,307,330	4,666,897,901
					REAL AND PERSONAL PROPERTY TOTAL VALUE				
					EXEMPT VALUE				
					386,145,200				

FY16 CLASS	CLASS VALUE	KEY GROUPS	VALUE OF GROUP	GROUP % OF CLASS
COMMERCIAL	341,949,596	MALL & OFFICE BLDG.	54,823,900	16.03%
INDUSTRIAL	455,361,180	CONSTITUTION & FORGE	300,884,700	66.08%
SUB-TOTAL	797,310,776	SUB-TOTAL	355,708,600	44.61%
PERSONAL PROP.	143,307,330	PERSONAL PROP.	143,307,330	100.00%
GRAND TOTAL	940,618,106	GRAND TOTAL	499,015,930	53.05%
				of total CIP

PARCEL ID	LUC	IMPR. TYPE	OWNER - C&I - IMPROVED ONLY - NO VACANT LAND	LOCATION	FY 2016 VALUE
270-014-000-000	323	77	CEDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	5 245 FRANKLIN VILLAGE DR	49,406,700
319-015-000-000	404	73	EMC CORPORATION / C/O EMC CORP - REAL ESTATE DEP	50 CONSTITUTION BLVD	41,438,900
275-023-000-000	400	32	BERNON LAND TRUST LLC	1153 WEST CENTRAL ST	17,371,200
285-107-000-000	323	76	FRANKLIN SHOPPERS FAIR / C/O JOHN ALEVIZOS	285 303 EAST CENTRAL ST	17,346,200
330-028-000-000	401	43	REEP IND FREEDOM MA LLC / C/O NY LINCOLN PROPERTY CO	20 FREEDOM WAY	16,849,400
329-001-000-000	401	43	TEACHERS INSURANCE ANNUITY / C/O CUSHMAN & WAKEFIELD INC	109 CONSTITUTION BLVD	16,761,400
313-059-000-000	340	A1	EMC CORPORATION	55 CONSTITUTION BLVD	15,192,400
295-004-000-000	401	43	KEY BOSTON INC	126 GROVE ST	12,836,900
312-020-000-000	404	73	FRANKLIN PROPERTY OWNER, LLC	100 FINANCIAL PK	12,661,400
275-003-000-000	401	43	THE REALTY ASSOCIATES FUND X / C/O CUSHMAN & WAKEFIELD	12 FORGE PKY	12,261,400
330-029-000-000	401	43	FREEDOM DC, LLC	15 FREEDOM WAY	11,481,100
272-071-000-000	322	01	NINTH AVENUE EQUITIES CO INC	100 CORPORATE DR	10,772,600
319-013-000-000	401	43	KNICKERBOCKER PROPERTIES INC / C/O MARVIN F POER & COMPANY	135 CONSTITUTION BLVD	10,729,800
			parcel percent of all accounts, and value percent of total improved C&I valuation	13 parcels valued at	245,109,400
					33.25%
295-003-000-000	340	A1	FRANKLIN EQUITY PARTNERS, LLC / C/O AEGEAN CAPITAL LLC	124 GROVE ST	9,496,200
275-013-000-000	402	73	27 FORGE PARKWAY LLC	27 FORGE PKY	8,954,400
275-007-000-000	400	34	EXETER 20 FORGE PARK LLC	20 FORGE PKY	8,765,700
275-005-000-000	400	33	REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	16 FORGE PKY	8,601,800
274-009-000-000	401	43	ONE HUNDRED FORTY LLC	1376 WEST CENTRAL ST	8,562,500
290-005-000-000	400	34	NL VENTURES IX NATIONAL LLC / C/O TAX DEPT	24 NATIONAL DR	8,448,300
278-016-000-000	400	71	CCMcD PROPERTY LLC	5 FISHER ST	8,255,600
272-004-000-000	300	90	NEP FRANKLIN MA OWNER LLC / C/O NORTHSTAR REALTY FINANCE	4 FORGE PKY	8,110,200
290-007-000-000	401	43	PIERCE REALTY LLC	34 FORGE PKY	7,335,500
311-002-000-000	400	34	CG GROVE ST LLC / C/O GROSSMAN COMPANIES INC	210 GROVE ST	7,167,300
295-002-000-000	340	A1	BEAULIEU DEBRA A TR / AL-JE-BEAU REALTY TRUST	122 GROVE ST	7,124,300
275-002-000-000	404	73	EXETER 10 FORGE PARK LLC	10 FORGE PKY	6,991,600
319-014-000-000	401	43	FRANKLIN CAPITAL LLC T/C INFIDYNE LLC T/C / C/O W J CONNELL CO	125 CONSTITUTION BLVD	6,918,000
275-001-000-000	404	73	EXETER 8 FORGE PARK LLC	8 FORGE PKY	6,789,700
285-008-000-000	324	79	HALLIGAN JOSEPH TR / C/O BIG Y FOODS INC	348 EAST CENTRAL ST	6,727,400
290-008-000-000	401	43	KNICKERBOCKER PROPERTIES INC / C/O LINCOLN PROPERTY COMPANY	32 FORGE PKY	6,701,300
295-007-000-000	401	43	ASTRO INVESTMENT LLC / C/O KSI TRADING CORP	10 KENWOOD CIR	6,526,200
314-023-000-000	300	90	HPLP FRANKLIN ASSOCIATES, LLC	835 UPPER UNION ST	6,481,100
276-018-000-000	401	43	FRANKLIN LIMITED PARTNERSHIP / C/O IRON MOUNTAIN	1 OLD FORGE HILL RD	6,453,200
290-006-000-000	401	43	NV FRANKLIN LLC / C/O EASTPORT REAL ESTATE SVCS	176 GROVE ST	6,320,100
295-009-000-000	400	33	EXETER 22 FORGE PARK LLC	22 NATIONAL DR	6,215,400
275-009-000-000	401	43	REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	38 FORGE PKY	6,138,100
314-015-000-000	300	90	CLAREMONT FRANKLIN INN, LLC	40 KENWOOD CIR	6,105,700
306-040-000-000	401	43	GRE GROVE STREET ONE LLC / C/O TRANSWESTERN	735 UNION ST	5,734,100
290-002-000-000	401	43	CRP-3 17 FORGE LLC / C/O RYAN LLC (KELLOGG)	165 GROVE ST	5,700,800
320-002-000-000	401	43	STANNAH PROPERTY LLC	17 NATIONAL DR	5,466,200
319-021-000-000	400	34	CONSTITUTION CORP / C/O JACO INC	20 LIBERTY WAY	5,427,800
271-001-001-000	340	A1	CEDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	140 CONSTITUTION BLVD	5,417,700
275-017-000-000	400	33	EXETER 9 FORGE PARK LLC	1000 FRANKLIN VILLAGE DR	5,416,900
320-005-000-000	404	73	101 CONSTITUTION BLVD LLC / C/O KEYPOINT PARTNERS LLC	9 FORGE PKY	5,385,600
320-004-000-000	401	34	15 LIBERTY WAY LLC	101 CONSTITUTION BLVD	5,125,000
277-015-000-000	323	76	WILLETT KAREN L TR / C & K REALTY TRUST	15 LIBERTY WAY	5,122,600
271-035-000-000	340	A1	FINO MATTHEW J & LENA M TRS / C/O JOHN M FINO FINO REALTY TRUST II	351 369 WEST CENTRAL ST	5,031,700
			parcel percent of all accounts, and value percent of total improved C&I valuation	34 parcels valued at	228,021,400
					11.37%
320-006-000-000	401	43	IRON MOUNTAIN INFO MANAGEMENT	77 CONSTITUTION BLVD	4,902,800
306-043-000-000	401	43	GRE GROVE STREET TWO LLC / C/O TRANSWESTERN	157 GROVE ST	4,826,700
319-018-000-000	401	34	MORGAN GRAINGER LP	20 DISCOVERY WAY	4,679,000
295-011-000-000	401	43	LMF FRANKLIN CORP	25 KENWOOD CIR	4,477,400
275-006-000-000	400	33	EXETER 15 FORGE PARK LLC	15 FORGE PKY	4,389,700
277-001-000-000	401	43	290 BEAVER ST LLC	290 BEAVER ST	4,370,500
306-042-000-000	401	43	161 GROVE LLC	161 GROVE ST	4,340,500
271-005-000-000	401	43	STORAGE PROS FRANKLIN LLC	14 GROVE ST	4,102,300
248-080-000-000	375	88	SRA REALTY GROUP LLC	800 CHESTNUT ST	3,891,500
275-019-000-000	400	33	DADDARIO, JAMES F, TR PATALANO, CURTIS TR / C/O NEW ENGAND TREATMNT ACCESS	5 FORGE PKY	3,820,500
330-030-000-000	400	34	SCHWARZKOPF TECHNOLOGIES LLC / C/O PLANSEE	115 CONSTITUTION BLVD	3,807,400
319-020-000-000	400	33	NV FRANKLIN LLC	130 CONSTITUTION BLVD	3,507,100
286-024-000-000	325	78	MLG HOLDING 160 E CENTRAL ST / C/O WALGREEN CO.	160 EAST CENTRAL ST	3,389,100

290-003-000-000	401	43	TMC HOLDINGS & DEVELOPMENT LLC	19	NATIONAL DR	3,287,700
279-028-000-000	341	45	ROCKLAND TRUST COMPANY	58	MAIN ST	3,185,300
278-024-000-000	400	35	MOSELEY REALTY LLC	31	HAYWARD ST	2,981,300
319-012-000-000	401	43	TALON REALTY LLC	145	CONSTITUTION BLVD	2,889,100
306-005-000-000	374	88	CORE REAL ESTATE HOLDINGS, LLC	166	GROVE ST	2,680,200
287-067-000-000	400	30	FRANKLIN PAINT CO	259	COTTAGE ST	2,610,600
320-001-000-000	341	45	DEAN COOPERATIVE BANK	21	MAIN ST	2,550,900
271-025-000-002	343	63	ABL REALTY LLC	10	LIBERTY WAY	2,523,400
314-005-000-000	374	88	DMP FRANKLIN LLC / C/O DAVIS MARCUS MANAGEMENT	835	WEST CENTRAL ST	2,470,900
319-017-000-000	401	34	AERIE REALTY LLC	750	UNION ST	2,373,900
271-019-000-000	326	74	FRENCH LEONARD TR / BROOKDALE MILL TRUST	10	DISCOVERY WAY	2,335,100
284-067-000-000	342	72	OXFORD REALTY & TRUST LLC	860	WEST CENTRAL ST	2,325,600
287-074-000-000	400	35	MURRAY LEO J COMPANY	440	EAST CENTRAL ST	2,274,500
280-076-000-000	304	34	VENTAS REALTY LP / C/O ALTUS GROUP US INC	305	UNION ST	2,217,800
285-007-000-000	330	24	THE UNDEALERSHIP LLC	130	CHESTNUT ST	2,211,200
270-052-000-000	330	24	VENDETTI JOSEPH L JR	400	EAST CENTRAL ST	2,170,700
295-013-000-000	400	34	ONE KENWOOD LLC	411	WEST CENTRAL ST	2,140,400
285-003-000-000	325	76	391 EAST CENTRAL LLC	13	KENWOOD CIR	2,126,200
287-126-000-000	401	34	CCMcD PROPERTY LLC	391	EAST CENTRAL ST	2,097,400
272-006-000-000	342	72	HAMILTON STORAGE TECHNOLOGIES	42	HAYWARD ST	2,071,000
290-004-000-000	400	33	MCDONALD JOHN S, TR / MCDONALD FAMILY TRUST	3	FORGE PKY	2,051,600
285-112-000-000	326	67	MCDONALDS CORP / C/O LOUIS PROVENZANO	23	NATIONAL DR	1,995,800
295-012-000-000	401	43	RCG KENWOOD LLC / C/O REGENCY WAREHOUSE	345	EAST CENTRAL ST	1,945,100
270-010-000-000	323	76	CHAFFEE JOHN M TRUSTEE / JAJ REALTY TRUST	5	KENWOOD CIR	1,937,200
319-016-000-000	400	34	KNIGHT MICHAEL L & ROMA B, TRS / RAVAN REALTY TRUST	248	260 EAST CENTRAL ST	1,885,800
270-037-000-000	325	78	NEW MOON LLC / C/O CVS #01873 STORE ACCOUNTING	500	WEST CENTRAL ST	1,883,900
270-034-000-000	326	74	CORCORAN, STEPHEN T TR CORCORAN, NANCY L S TR / SNC (FRANKLIN) REALTY TRUST	120	CONSTITUTION BLVD	1,868,100
285-011-000-000	325	78	FRASER, ROBERT B TR CURRIER, DIANE L TR / C/O CVS# 00929 STORE ACCOUNTING	435	WEST CENTRAL ST	1,823,500
286-039-000-000	325	78	G & K SIMON INC	272	EAST CENTRAL ST	1,802,100
285-090-000-000	330	24	FRANKLIN FORD LLC	8	SUMMER ST	1,699,200
284-007-000-000	330	24	CADILLAC PROPERTIES LLC	175	EAST CENTRAL ST	1,692,500
285-009-000-000	330	24	EPK PROPERTIES LLC	511	EAST CENTRAL ST	1,675,100
285-010-000-000	370	61	FICCOS BOWLADROME INC	340	EAST CENTRAL ST	1,651,700
272-002-000-000	342	72	TWO FORGE PARK LLC	300	EAST CENTRAL ST	1,646,700
268-236-000-000	340	71	HAYWOOD MANOR LLC	2	FORGE PKY	1,577,200
271-026-000-000	352	02	MAYNARD JAMES, TR / W CENTRAL REALTY TRUST	195	MAIN ST	1,563,500
248-075-000-000	401	34	MALOOF ROBERT S TR / ELMO REALTY TRUST	831	WEST CENTRAL ST	1,561,900
279-152-000-000	400	35	MEDWAY AUTO LEASING INC	50	EARLS WAY	1,526,800
275-014-000-000	402	A1	COVALENCE SPECIALTY ADHESIVES	115	DEAN AV	1,521,600
303-104-000-000	342	72	ROSE AND JOE LLC	25	FORGE PKY	1,507,400
270-012-000-000	325	78	RENAISSANCE DEVELOPMENT CORP	435	KING ST	1,496,900
275-008-000-000	340	A1	DONOVAN HOLDINGS LLC	528	WEST CENTRAL ST	1,481,200
279-151-000-000	316	35	HALLIGAN PROPERTIES LLC	28	FORGE PKY	1,474,300
295-010-000-000	400	34	KENWOOD PARTNERS LTD PARTNERSH / C/O STRATEGIC MATERIALS INC	119	DEAN AV	1,416,500
278-025-000-000	401	33	CFS REALTY CORPORATION	45	KENWOOD CIR	1,412,800
303-048-000-000	326	74	HOTEL BUILDING CORPORATION / ATTN: TAGE	90	HAYWARD ST	1,398,500
289-006-000-000	401	43	TRUGREEN LIMITED PARTNERSHIP	466	KING ST	1,384,200
268-145-000-000	313	78	SIERRA HEIGHTS LLC /	21	FORGE PKY	1,359,700
285-005-000-000	342	72	CENTRAL EAST LLC /	129	DEAN AV	1,344,400
271-024-001-000	326	74	VENDETTI EDMUND C JR TR / VENDO REALTY TRUST	397	EAST CENTRAL ST	1,336,500
270-004-000-000	323	76	BURNHAM TAVALONE LLC	847	WEST CENTRAL ST	1,317,200
303-049-000-000	325	78	FRENCH LEONARD S, TR / SILVER MAPLE TRUST	452	WEST CENTRAL ST	1,314,500
270-013-000-000	326	74	RENAISSANCE DEVELOPMENT CORP	470	490 KING ST	1,272,500
274-002-000-000	316	43	JKG WAREHOUSING LLC	530	WEST CENTRAL ST	1,252,200
274-001-000-000	401	43	BEAULIEU RICHARD J / COLEBROOK REALTY TRUST FABIANO, MICHAEL P	80	EARLS WAY	1,247,300
271-025-000-001	320	64	XINGFU REALTY LLC	1256	WEST CENTRAL ST	1,242,300
271-031-000-000	325	78	FRANKLIN RETAIL LLC / C/O LISCIOTTI DEVELOPMENT CORP	837	WEST CENTRAL ST	1,238,700
314-020-000-000	401	43	BEAULIEU RICHARD J TR / DPJ REALTY TRUST	648	OLD WEST CENTRAL ST	1,209,400
279-172-000-000	325	71	FOURZOL LLC	842	UPPER UNION ST	1,201,200
306-006-000-000	325	78	YERGATIAN VERNON C / V & A REALTY TRUST AVEDISIAN, ANTHONY L TRS	13	MAIN ST	1,179,900
271-024-000-000	342	72	OXFORD REALTY & TRUST LLC	168	GROVE ST	1,168,700
275-018-000-000	401	43	JJ&K ENTERPRISES LLC / C/O HAPPY TAILS DOGGY DAYCARE	855	WEST CENTRAL ST	1,152,600
296-173-000-000	316	43	JSB PROPERTY HOLDINGS LLC	7	FORGE PKY	1,118,800
270-015-000-000	342	72	PINTO ANTONIO L	238	258 COTTAGE ST	1,074,500
286-089-000-065	343	63	9 SUMMER STREET LLC	620	WEST CENTRAL ST	1,069,700
				9	SUMMER ST	1,063,000

286-089-000-064	343	63	9 SUMMER STREET LLC		9 SUMMER ST	1,044,000
287-108-000-000	401	43	MUSTO CARLO TR / FISHER STREET REALTY TRUST		260 FISHER ST	1,037,300
319-019-000-000	338	39	RIBAKOFF CHARLES II TR / E J R REAL ESTATE TRUST		25 DISCOVERY WAY	1,033,900
270-029-003-000	326	67	L&X GROUP LLC		505 WEST CENTRAL ST	1,022,100
245-107-000-000	342	82	WEITZMAN, ANDREW M TR BUGBEE, MARTHA E TR / TWENTY EARL'S WAY REALTY TRUST		20 EARLS WAY	1,011,400
			parcel percent of all accounts, and value percent of total improved C&I valuation	85 parcels valued at	179,029,100	24.28%
						28.43%
284-066-000-000	318	78	STOBART WAYNE F TR / 444 E CENTRAL RLTY TRUST		444 EAST CENTRAL ST	999,700
277-005-000-000	401	43	MANN LAURA TR / BEAVER STREET RLTY TRUST		2 MASTER DR	982,100
306-007-000-000	400	34	170 GROVE STREET LLC		170 GROVE ST	963,000
288-004-000-000	340	71	BEAULIEU DEBRA A TR / MEL-DINA REALTY TRUST		120 GROVE ST	962,100
286-089-000-063	320	64	9 SUMMER STREET LLC		9 SUMMER ST	960,600
303-044-000-000	333	65	DECOY INC		400 KING ST	959,700
319-003-000-000	332	39	UNION UP LLC		852 UPPER UNION ST	958,900
270-002-000-000	326	78	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR		438 WEST CENTRAL ST	954,600
248-077-000-000	401	43	COCUZZO MARY BETH TR / KINGSTON REALTY		950 CHESTNUT ST	952,900
283-044-000-000	340	71	OXFORD GROUP INC		693 EAST CENTRAL ST	950,700
279-018-000-000	340	72	55 W CENTRAL STREET LLC		55 WEST CENTRAL ST	949,400
303-043-000-000	326	74	MARGUERITE MARGARET, TR / C/O BEAU GRASSIA- KING ST CAFE		390 KING ST	939,200
248-074-000-000	401	43	PALUMBO ALDO & SHAWQI TRS / REVOLI REALTY TRUST		90 EARLS WAY	938,600
277-004-000-000	314	42	DEDOMINICK LINDA L TR / C/O TRAFFIC MARKINGS INC		4 MASTER DR	925,400
319-023-000-000	400	43	MULTI-FASTENERS INC		857 UPPER UNION ST	884,800
279-015-000-000	323	65	KINCH, VALENTINA TR DEGAETANO, GIANNINA TR / FERRARA FAMILY RLTY TR GIORGIO, MARIA, ET ALS		20 WEST CENTRAL ST	883,400
270-008-000-000	342	72	BFMW REALTY L.L.C.		480 WEST CENTRAL ST	876,100
288-005-000-000	316	58	SURESHINE LLC		650 PLEASANT ST	871,700
278-075-000-000	342	30	PCI PROPERTIES, LLC		72 GROVE ST	865,500
269-062-000-000	325	78	BRACHOLD RICHARD E TR / VILLAGE SKI REALTY TRUST		233 WEST CENTRAL ST	842,100
270-027-000-000	333	65	FRENCH LEONARD & P COSTELLO TR / C/O TEDESCHI FOOD SHOPS INC		345 WEST CENTRAL ST	826,900
285-113-000-000	335	25	FRENCH LEONARD S ETALS, TRS / C/O MARC WINTERS		533 WEST CENTRAL ST	823,800
279-019-000-000	340	71	HRRP REALTY CORP		349 EAST CENTRAL ST	822,500
285-109-000-000	340	71	LENZI JOSEPH / LENZI RACHEL		51 WEST CENTRAL ST	810,800
245-108-000-000	400	33	LITTLE TULLY DEVELOPMENT LLC		333 EAST CENTRAL ST	803,300
279-021-000-000	364	81	JOMI ENTERPRISES LLC		40 EARLS WAY	802,300
275-015-000-000	311	43	L P GAS EQUIPMENT INC / C/O EASTERN PROPANE GAS		15 WEST CENTRAL ST	787,300
288-091-000-000	326	74	NASUTI DAVID TR / GREAT OAKS REALTY TRUST		11 FORGE PKY	787,300
247-001-000-000	400	33	DIPALCIDO THOMAS W SR / DIPALCIDO ANNAMARIE		18 COTTAGE ST	758,000
288-006-000-000	332	30	NICE ENTERPRISES INC		60 EARLS WAY	753,700
287-055-000-000	323	78	CROSSING REALTY CORP		76 GROVE ST	753,500
289-001-000-000	332	43	WEEDY LLC		326 UNION ST	732,500
279-017-000-000	326	74	COLACE JAMES A TR / ABBRUZZI REALTY TRUST		79 GROVE ST	731,600
270-026-000-000	326	67	SIXTH REALTY LLC		4 EAST CENTRAL ST	710,200
270-009-000-000	332	39	JABE PARTNERS LLC		541 WEST CENTRAL ST	708,800
278-043-000-000	325	78	EDWIN'S GIFTS TOO INC		490 WEST CENTRAL ST	706,200
285-106-000-000	333	65	HESS RETAIL STORES LLC / C/O PROPERTY TAX DEPARTMENT		341 WEST CENTRAL ST	695,100
274-004-000-000	401	26	ACME JAZZ LLC		251 EAST CENTRAL ST	692,700
284-010-000-000	332	39	HUNCHARD BRUCE J /		1312 WEST CENTRAL ST	691,000
271-001-000-000	333	65	GLOBAL COMPANIES LLC / C/O ALLIANCE ENERGY LLC		543 EAST CENTRAL ST	674,700
287-071-000-000	400	33	BAGLIONI PETER TR / BAGLIONI REALTY TRUST		660 WEST CENTRAL ST	664,000
306-003-000-000	314	42	DOERING DONALD R / DOERING BARBARA R		231 COTTAGE ST	660,900
248-076-000-000	400	43	WINIKER, JEFFREY TR WINIKER, SAMUEL TR / 213 REALTY TRUST		162 GROVE ST	658,100
277-003-000-000	400	33	LANGVIN LEONARD E / C/O N E TRAFFIC		1000 CHESTNUT ST	654,000
285-104-000-000	341	45	BENLIN PROPERTIES, LLC		1 MASTER DR	653,200
279-026-000-000	325	78	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR		231 EAST CENTRAL ST	650,100
215-025-000-000	340	71	BOURNE RONALD R & RANDI L TRS / BOURNE REALTY TRUST		36 38 MAIN ST	649,800
277-009-000-000	316	43	TOWN OF FRANKLIN		3 BENT ST	648,700
279-173-000-000	340	71	FOURZOL LLC		275 BEAVER ST	643,300
287-072-000-000	325	33	FINKELSTEIN COREY / C/O MARC MANN TR MC UNION STREET TRUST		9 MAIN ST	643,100
319-024-000-000	332	39	UPPER UNION LLC		317 UNION ST	642,200
287-065-000-000	332	39	ROSSI STEPHEN C / ROSSI TERESA		843 UPPER UNION ST	641,400
284-003-000-000	342	72	IPACS JOSEPH J / IPACS CAROL P		341 UNION ST	639,500
285-103-000-000	326	67	BOWEN INVESTMENT INC / C/O HONEY DEW		421 EAST CENTRAL ST	627,100
286-036-000-000	325	78	SIMON A & SONS INC		213 EAST CENTRAL ST	622,500
313-058-000-000	352	02	RUSCITO BROTHERS LLC / C/O BRIGHT HORIZONS CHILD CTR		54 EAST CENTRAL ST	613,500
284-068-000-000	342	82	CASTILLO DANIEL / FRANKLIN VETERINARY CLINIC		2 CONSTITUTION BLVD	611,300
271-036-000-000	352	02	MARCO POLO, INC / C/O KINDERCARE LEARNING CENTER TAX DEPT.		430 EAST CENTRAL ST	595,300
					42 POND ST	588,400

270-053-000-000	326	67	WILLET KAREN L TR / C/O C & K REALTY TRUST	405 WEST CENTRAL ST	588,300
270-033-000-000	340	71	DEAN JOHN R TR ETALS / CENTRAL WEST REALTY TRUST	471 WEST CENTRAL ST	579,800
274-008-000-000	316	1	ACME JAZZ LLC	1342 WEST CENTRAL ST	574,600
279-020-000-000	325	78	ROCKLAND TRUST COMPANY	45 WEST CENTRAL ST	570,400
279-175-000-000	325	62	7-13 EAST CENTRAL STREET LLC	7 13 EAST CENTRAL ST	564,200
306-001-000-000	401	43	LEWIS ALBERT G TR / GROVE STREET REALTY TRUST	158 GROVE ST	562,900
284-013-000-000	326	67	HUNCHARD BRUCE J /	547 EAST CENTRAL ST	555,100
323-028-000-000	325	78	DEPOTO RICHARD J & SANDRA M TRS / THE DEPOTO FAMILY REALTY TRUST	823 WASHINGTON ST	552,400
303-041-000-000	326	74	MARGUERITE MARGARET, TR	370 KING ST	550,800
286-037-000-000	333	65	BETHONEY, RAE L, TR RAYMOND P BROWN REVOC TR / C/O ZZ MGMT., LLC	52 EAST CENTRAL ST	544,600
289-007-000-000	401	43	STVALETTA BRUCE TR / 33 FORGE HILL ROAD REALTY TRST	33 FORGE HILL RD	543,300
270-011-000-000	325	78	HO ROBERT P TR / HOMARK REALTY TRUST	510 WEST CENTRAL ST	538,200
243-102-000-000	325	65	LINCOLN STATION LLC	465 LINCOLN ST	536,300
279-126-000-000	430	44	NEW ENGLAND TELEPHONE / C/O DUFF & PHELPS	141 MAIN ST	534,000
271-022-000-000	316	43	NORFOLK COUNTY TRUST CO / C/O BANK OF AMERICA RE TAXES NC1-001-03-81	49 MAIN ST	533,000
287-116-000-000	400	40	WISE FREDERICK R L /	880 WEST CENTRAL ST	532,400
277-002-000-000	401	43	LAMBIASE ANTHONY J / LAMBIASE PATRICIA	131 FISHER ST	531,800
296-205-000-000	326	74	ELLIN DAVID & IRWIN / ELLIN, MELVIN & LOIS, TRS ELLIN-3 NOMINEE TRUST	300 BEAVER ST	530,600
285-102-000-000	326	74	371 UNION STREET LLC	371 UNION ST	527,300
271-016-000-000	333	68	JT BUILDING & DEVELOPMENT	209 EAST CENTRAL ST	525,700
286-214-000-000	355	49	UNIONVILLE GS LLC / C/O NAI HANSON MANAGEMENT, LLC	828 WEST CENTRAL ST	522,100
279-004-000-000	340	72	PASINI & FOLSOM FUNERAL HOME I	33 COTTAGE ST	520,300
277-012-000-000	325	65	FOUR WEST STREET LLC	4 WEST ST	511,200
			FRANKLIN GS LLC /	412 WEST CENTRAL ST	504,100
			parcel percent of all accounts, and value percent of total improved C&I valuation	83 parcels valued at	58,840,500
					27.76%
225-036-000-000	325	65	K BROTHERS LLC	804 POND ST	499,800
279-014-000-000	326	74	FRENCH SHIRLEY A TR / FRENCH FAMILY TRUST	28 WEST CENTRAL ST	497,400
286-026-000-000	333	65	BOUKOUVALAS THOMAS G TR / EAST CENTRAL ST FRANKLIN REALT	140 EAST CENTRAL ST	495,900
272-070-000-000	333	68	NINTH FRANKLIN LLC	60 CORPORATE DR	485,300
279-182-000-000	310	30	LANDSCAPE NETWORK LLC	ALPINE ROW	479,700
270-001-000-000	326	74	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	418 WEST CENTRAL ST	477,500
278-209-000-000	340	71	PATALANO PROPERTIES LLC	137 SCHOOL ST	473,800
284-004-000-000	340	71	1776 REALTY LLC	443 EAST CENTRAL ST	473,300
279-241-000-000	333	68	NAKHOUL REALTY LLC	43 WEST CENTRAL ST	471,100
279-022-000-000	325	62	BISSANTI EDWARD P / BISSANTI JOYCE C	2 8 MAIN ST	465,200
279-176-000-000	340	71	KINCH VALENTINA / LE SORELLE REALTY TR DEGAETANO, GIANNINA, ETALS	15 EAST CENTRAL ST	458,100
285-098-000-000	340	71	WISE SHAWN W / WISE LINDA	76 CHESTNUT ST	457,300
286-246-000-000	334	68	FRANKLIN SERVICE AUTOCARE LLC	71 EAST CENTRAL ST	453,400
279-025-000-000	326	62	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	30 32 MAIN ST	450,900
296-210-000-000	400	43	BJAT LLC	300 FISHER ST	447,000
321-058-000-000	326	74	MARTELLO JOHN E, TR / JUNIOR FAMILY TRUST	553 WASHINGTON ST	446,400
276-002-000-000	401	43	COMPTON PAUL R TR / UNGALA GROVE REALTY TRUST FINKELSTEIN, JAMES TR	20 GROVE ST	440,700
287-068-000-000	340	71	BENNY'S OIL SERVICE INC	241 COTTAGE ST	431,300
279-003-000-000	340	71	VAN ROON DANNY F / VAN ROON KELLIE A	444 WEST CENTRAL ST	427,300
286-107-000-000	401	33	DELCAFIN LLC	37 RUGGLES ST	426,300
284-009-000-000	340	71	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	23 WINTER ST	422,600
277-010-000-000	316	43	JEANNE-BENTON LLC / C/O JEANNE M ALDRICH	535 EAST CENTRAL ST	421,100
287-044-000-000	325	78	SISKA FAMILY TRUST	273 BEAVER ST	413,400
270-031-000-000	325	78	DEAN JOHN R TR / DEAN FRANKLIN REALTY TRUST	157 COTTAGE ST	413,100
270-036-000-000	325	78	MARKET WEST CENTRAL LLC / C/O ANNE BRUNELLI	481 WEST CENTRAL ST	410,500
286-090-000-000	332	69	FRANKLIN ROD & GUN CLUB	451 WEST CENTRAL ST	410,400
286-251-000-000	340	78	CARLOW KEVIN J	49 FLORENCE ST	401,600
279-181-000-000	310	72	BEATON REESE / R & T REALTY TRUST MOORE, TIMOTHY T TR	10 COTTAGE ST	391,500
262-023-000-000	332	43	LANDSCAPE NETWORK LLC	111 EAST CENTRAL ST	389,700
314-019-000-000	352	39	278 PLEASANT STREET LLC	40 ALPINE ROW	386,300
285-105-000-000	325	78	DONOVAN, PATRICIA TR SWENSON, COLLEEN TR / C/O ELEMEN-TREE HOUSE	278 PLEASANT ST	376,300
311-003-000-000	410	71	PADULA JOHN R TR / 247 EAST CENTRAL ST REALTY TST	838 UPPER UNION ST	370,000
279-009-000-000	340	72	TWO HUNDRED THIRTY GROVE ST L	249 EAST CENTRAL ST	366,300
287-056-000-000	326	74	BCK HOLDINGS LLC	230 GROVE ST	362,800
279-169-000-000	325	78	TUCCI RAYMOND ETAL TRS / RMR REALTY TRUST	11 EAST ST	359,400
287-031-000-000	325	78	DEPEDRO DENISE R TR / JOHN R PADULA REALTY TRUST	19 DEAN AV	355,500
296-172-000-000	310	30	VALLEE ROBERT R JR	338 UNION ST	352,500
278-065-000-000	325	78	BENNY'S OIL SERVICE INC	68 MAIN ST	351,900
			MARMANIDIS KERRY	245 COTTAGE ST	349,600
				323 WEST CENTRAL ST	345,600

**DEPARTMENT OF REVENUE
MINIMUM RESIDENTIAL FACTOR COMPUTATION
FOR FY2016**

FRANKLIN
City/Town/District

A	B	C	
Class	Full and Fair Cash Valuation	Percentage Share	
1. Residential	3,726,279,795	79.8449%	79.8449%
2. Open Space	0	0.0000%	
3. Commercial	341,949,596	7.3271%	20.1551%
4. Industrial	455,361,180	9.7573%	
5. Personal Property	143,307,330	3.0707%	
TOTALS	4,666,897,901	100.0000%	

Maximum Share of Levy for Classes Three, Four and Personal Property; 150% X $\frac{20.1551\%}{\text{Lines 3C+4C+5C}}$ $\frac{30.2327\%}{\text{Max \% Share}}$

Minimum Share of Levy for Classes One and Two: 100% -- $\frac{30.2327\%}{\text{Max \% Share}}$ $\frac{69.7673\%}{\text{Min \% Share}}$

Minimum Residential Factor (MRF)	$\frac{69.7673\%}{\text{Min \% Share}}$		$\frac{79.8449\%}{\text{Lines 1C+2C}}$	87.3785%
				Minimum Residential Factor

MINIMUM RESIDENTIAL FACTOR 87.3785%

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

FRANKLIN

FY2016 LA4 VALUES

Residential	3,726,279,795
Open Space	0
Commercial	341,949,596
Industrial	455,361,180
Pers Prop	143,307,330
Total	4,666,897,901

FFCV PERCENTS

Res %	79.8449%
O S %	0.0000%
Com %	7.3271%
Ind %	9.7573%
P P %	3.0707%
Total %	100.0000%

MRF	87.3785%
175% Shift Ch 200	
Historic Low %	
Prior Res %	80.1362%
Lowest RF	87.3785%

INPUT OPTIONS

Estimated Levy

Resid Factor Selected

CIP Shift

Single TR

OPEN SPACE DISCOUNT

Selected O S Discount %

O S Factor

SHIFT PERCENTS

Res %	79.8449%
O S %	0.0000%
Com %	7.3271%
Ind %	9.7573%
P P %	3.0707%
Total %	100.0000%

Res TR	14.50
OS TR	
Com TR	14.50
Ind TR	14.50
PP TR	14.50

CONTINUE BELOW - PAGE DOWN



RESIDENTIAL EXEMPTION

Total Res Value / Total Res Parcel Count = Avg Res Value

Avg Res Value X Selected Res Exemption % = Residential Exemption

No. Eligible Res Parcels = Tot Res Value minus Exempt

SMALL COMMERCIAL EXEMPTION

No. Eligible Com Parcels

Selected Com Exem % X Total Value of Eligible Pcls = Total Value to be Exempt

Total C & I Value minus Exemption

TAX BASE LEVY GROWTH FY 2016 - LA13

Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	[A] FY 2015 VALUE BY CLASS (Committed/LA4) No.	[B] FY 2015 REVISED & OMITTED VALUES No.	[C] ABATEMENT VALUES No.	[D] OTHER ADJUSTMENT VALUES No.	[E] FY 2015 ADJ VALUE BASE
RESIDENTIAL					
SINGLE FAMILY (101)	2,918,642,300	0	21	269	2,916,716,500
CONDOMINIUM (102)	364,375,600	0	4	83	364,703,500
TWO & THREE FAMILY (104 & 105)	84,492,100	0	1	17	83,448,000
MULTI - FAMILY (111-125)	100,674,200	0	0	1	102,358,500
VACANT LAND (130-132 & 106)	38,256,100	0	1	38	38,391,300
ALL OTHERS (103, 109, 012-018)	46,066,015	0	0	6	46,434,715
TOTAL RESIDENTIAL	3,552,506,315	0	27	414	3,552,052,515
OPENSACE	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0
COMMERCIAL					
COMMERCIAL - CHAPTER 61, 61A, 61B	327,920,035	0	3	14	325,838,165
	954,513	0	0	21	1,345,843
TOTAL COMMERCIAL	328,874,548	0	3	35	327,184,008
INDUSTRIAL					
INDUSTRIAL	411,898,150	0	1	5	411,795,150
PERSONAL PROPERTY					
PERSONAL PROPERTY	139,805,150				
TOTAL REAL & PERSONAL	4,433,084,163				

Actual ()
 Pro Forma ()

TAX BASE LEVY GROWTH FY 2016 - LA13

Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] FY 2016 PROPOSED VALUES	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL							
SINGLE FAMILY (101)	0.04305	125,572,200	3,042,288,700	3,052,355,300	10,066,600		
CONDOMINIUM (102)	0.02911	10,617,500	375,321,000	382,851,200	7,530,200		
TWO & THREE FAMILY (104 & 105)	0.06426	5,362,300	88,810,300	88,951,000	140,700		
MULTI - FAMILY (111-125)	0.00047	48,200	102,406,700	108,228,800	5,822,100		
VACANT LAND (130-132 & 106)	0.06967	2,674,800	41,066,100	43,765,500	2,699,400		
ALL OTHERS (103, 109, 012-018)	0.07840	3,640,680	50,075,395	50,127,995	52,600		
TOTAL RESIDENTIAL	0.04164	147,915,680	3,699,968,195	3,726,279,795	26,311,600	14.84	390,464
OPENSOURCE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL	0.04032	13,138,160	338,977,325	340,584,125	1,606,800		
COMMERCIAL - CHAPTER 61, 61A, 61B	0.01458	19,628	1,365,471	1,365,471	0		
TOTAL COMMERCIAL	0.04022	13,158,788	340,342,796	341,949,596	1,606,800	14.84	23,845
INDUSTRIAL	0.10055	41,407,430	453,202,580	455,361,180	2,158,600	14.84	32,034
PERSONAL PROPERTY				143,307,330	25,179,330	14.84	373,661
TOTAL REAL & PERSONAL				4,666,897,901	55,256,330		820,004

Actual ()
 Pro Forma ()

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
FISCAL 2016 TAX LEVY LIMITATION FOR
FRANKLIN
FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY2015 LEVY LIMIT

A. FY2014 Levy Limit	<u>59,648,322</u>
A1. ADD Amended FY2014 Growth	<u>0</u>
B. ADD (IA + IA1) X 2.5%	<u>1,491,208</u>
C. ADD FY2015 New Growth	<u>716,096</u>
C1. ADD FY2015 New Growth Adjustment	<u>0</u>
D. ADD FY2015 Override	<u>0</u>
E. FY2015 Subtotal	<u>61,855,626</u>
F. FY2015 Levy Ceiling	<u>110,827,104</u>

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

II. TO CALCULATE THE FY2016 LEVY LIMIT

A. FY2015 Levy Limit from I.	<u>61,855,626</u>
A1. ADD Amended FY2015 Growth	<u>0</u>
B. ADD (IIA + IIA1) X 2.5%	<u>1,546,391</u>
C. ADD FY2016 New Growth	<u>820,004</u>
C1. ADD FY2016 New Growth Adjustment	<u> </u>
D. ADD FY2016 Override	<u> </u>
E. FY2016 Subtotal	<u>64,222,021</u>
F. FY2016 Levy Ceiling	<u>116,672,448</u>

II. \$ 64,222,021
 FY2016 Levy Limit

**III. TO CALCULATE THE FY2016
 MAXIMUM ALLOWABLE LEVY**

A. FY2016 Levy Limit from II.	<u>64,222,021</u>
B. FY2016 Debt Exclusion(s)	<u>3,483,821</u>
C. FY2016 Capital Expenditure Exclusion(s)	<u> </u>
D. FY2016 Stabilization Fund Override	<u> </u>
E. FY2016 Other Adjustment	<u> </u>
F. FY2016 Water / Sewer	<u> </u>
G. FY2016 Maximum Allowable Levy	\$ 67,705,842

Town of Franklin



Board of Assessors

To: Franklin Town Council

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

Date: November 19, 2015

Subject: FY 2016 Valuation & Classification Information

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

1. Ad valorem taxation is a tax applied according to value. These values are established through mass (jurisdiction-wide) appraisal standards. In Massachusetts the techniques and valuations meet or exceed the highest national standards. For the past thirty years the Department of Revenue (DOR) has overseen that its cities and towns are assessing at Full and Fair Cash Value a/k/a Market Value as of the assessment date. Great efforts are made locally to establish fair and equitable values for the next fiscal year beginning the day after the Town Council classification vote for the current fiscal year. This is a 12-month process annually. Because FY 2016 is an Interim Valuation Year, the DOR has performed the Interim Year statistical analyses on our file.
2. The basis of residential values is the market data available throughout Town for Calendar Year 2014 prior to the 1-1-2015 Assessment Date. Sales of single family and condominium properties are ample in number to perform the needed statistical studies. Multi-family property valuations are developed through an analysis of sales and the additional market data available on their leases and rents. These analyses are the basis of their investment and thus market value.
3. Commercial and industrial properties are valued using a minimum of two (2) approaches to value of the three (3) appraisal industry methods: cost, market and income. The emphasis is first on market using valid sales. Because sales data is typically more limited for commercial and industrial properties than for most residential properties, a correlated income approach is applied as well. The economic financial arrangement between the property owner (lessor) and the tenant (lessee) establishes a real property value equivalent to its market value.

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

Ad valorem taxation is that applied according to value; in MA the assessed value for FY16 is the market value as the appraisal date of January 1, 2015. For these we are required to use Calendar Year 2014 market sales data.

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

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

In terms of accounting for value changes from 2013 to 2014, overall (approximately) the residential classes are being adjusted about +4 %, commercial about +4 % and industrial about +10 %. The Calendar Year 2015 sales and C & I data is now being gathered to be qualified and analyzed in preparation for next winter's assessment rolls. Those results will be reflected in the Fiscal Year 2017 Revaluation Year valuations.

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

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

Final numbers are now available for the Tax Classification Hearing. The uniform levy shares are 79.84 % Residential / 20.16 % Com.-Ind.-Personal Property, remaining close to Franklin's historical 80 % (Res.) / 20 % (CIP) ratio.

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

Attached are reports of tax class totals, a State Use Code brief description sheet, and a "What If ... Scenario Worksheet". The latter is based on the expected Levy of \$67,670,020 that results in a single uniform tax rate of \$14.50 per \$1,000. Shift options are shown on 2 pages. Note the Residential Value % of Total is 79.8449, while the Commercial/Industrial/Personal Property Value % of Total Value is 20.1551.

Based on a single rate, the change from FY 2015 to FY 2016 can be illustrated below:

Average Single Family Values and Tax

FY 2015	FY 2016
\$381,200 valuation	\$398,300 valuation (+4.5 %)
\$ 14.84 tax rate	\$ 14.50 tax rate
\$ 5,657 annual tax	\$ 5,775 annual tax

Estimated change is a \$ 118 increase, or about +2.1 %.

A Sample Commercial Property

FY 2015 valuation	FY 2016 valuation (+4 %)
\$ 1,000,000 valuation	\$ 1,040,000 valuation
\$ 14.84 tax rate	\$ 14.50 tax rate
\$ 14,840 annual tax	\$ 15,080 annual tax

Estimated change is \$ 240 increase, or about + 1.6 %.

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

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

3. Residential Exemption. Such an exemption would only apply to owner-occupied residential properties. In an attempt to provide relief to some owner-occupied properties, the residential tax rate would actually have to increase. This is usually adopted in Barnstable, Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Nantucket, Somerset, Somerville, Tisbury, Waltham and Watertown as these are communities with large numbers of non-owner-occupied properties that would absorb additional tax burden in order to provide relief to some owner-occupied residences.
4. Small Commercial Exemption. To qualify, each eligible business must have occupied the property as of January 1st, must have no more than ten (10) employees during the previous calendar year and the building must have a valuation of less than \$1,000,000. All businesses (occupants) of the commercial property must qualify in order for the commercial property to qualify. This exemption is borne within the commercial and industrial classes in the form of a higher tax rate, as this exemption does not change their adopted share of the tax levy. Only about 10 of 351 communities adopt this annually.
5. Item 5 shows the Levy Percentage Shares resulting from the adopted Residential Factor.
6. Item 6 is completed by the Town Clerk to substantiate the publication and posting of the Public Hearing Legal Notice.
7. Item 7 are the Town Council's indication of conducting a Public Hearing and adopting the Levy Percentages as shown in Item 5.
8. The excess levy capacity for FY 2016 is \$ 35,822.43 which results only from the tax rate "penny rounding", as to go to a rate of \$14.51 per thousand would cause the Town to be over its levy limit, an event not allowed by MGL.

DEPARTMENT OF REVENUE
BUREAU OF ACCOUNTS
CLASSIFICATION TAX ALLOCATION

FRANKLIN
City/Town/District

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

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

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

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

If Yes, what is the percentage discount? _____

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

If Yes, please complete the following:

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

* Include all parcels with a Mixed-Use Residential designation

Applicable number of parcels to receive exemption _____

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

If Yes, please complete the following:

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

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

A	B	C	D
Class	Certified Full and Fair Cash Value	Percentage Full Value Shares of Total Tax Levy	New Percentage Shares of Total
1. Residential	3,726,279,795	79.8449%	79.8449%
2. Open Space	0	0.0000%	0.0000%
3. Commercial	341,949,596	7.3271%	7.3271%
4. Industrial	455,361,180	9.7573%	9.7573%
5. Personal Property	143,307,330	3.0707%	3.0707%
Totals	4,666,897,901	100.0000%	100.0000%

6. I hereby attest that notice was given to taxpayers that a public hearing on the issue of adopting the tax levy percentages for fiscal year 2016 would be held on _____ (date), _____ (time), at _____ (place), by _____ (describe type of notice).

City/Town/District Clerk

7. We hereby attest that on _____ (date) _____ (time), at _____ (place) a public hearing was held on the issue of adopting the percentages for fiscal year 2016, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives at the hearing and that the percentages set forth above were duly adopted in public session on _____ (date).

8. We have been informed by the Assessors of excess levy capacity \$35,822.43

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

What If... Scenario Worksheet

CLASS	VALUE	%	R & O %
Residential	3,726,279,795	79.8449%	79.8449%
Open Space	0	0.0000%	79.8449%
Commercial	341,949,596	7.3271%	
Industrial	455,361,180	9.7573%	
Personal Prop	143,307,330	3.0707%	20.1551%
Total	4,666,897,901	100.0000%	

Enter a Levy (estimated if necessary)

Levy	67,670,020
Single Tax Rate	14.50

See Results in Table Below

Enter C/P Shift range to Display

Shift Range	1.00	1.00
Shift Increment %	0.01	
Max Shift allowed	1.50	

C/P Shift	Res Factor	Share Percentages					Levy Amounts					Estimated Tax Rates						
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.00	100.0000	79.8449	0.0000	7.3271	9.7573	3.0707	100.0000	54,031,057	0	4,958,269	6,602,737	2,077,956	67,670,020	14.50	14.50	14.50	14.50	14.50
1.01	99.7476	79.6433	0.0000	7.4004	9.8548	3.1014	100.0000	52,894,667	0	5,007,852	6,668,764	2,098,736	67,670,020	14.46	14.65	14.65	14.65	14.65
1.02	99.4951	79.4418	0.0000	7.4737	9.9524	3.1321	100.0000	53,758,278	0	5,057,435	6,734,792	2,119,515	67,670,020	14.43	14.79	14.79	14.79	14.79
1.03	99.2427	79.2402	0.0000	7.5469	10.0500	3.1628	100.0000	53,621,888	0	5,107,017	6,800,819	2,140,295	67,670,020	14.39	14.94	14.94	14.94	14.94
1.04	98.9903	79.0387	0.0000	7.6202	10.1475	3.1935	100.0000	53,485,499	0	5,156,600	6,866,847	2,161,075	67,670,020	14.35	15.08	15.08	15.08	15.08
1.05	98.7379	78.8371	0.0000	7.6935	10.2451	3.2243	100.0000	53,349,109	0	5,206,183	6,932,874	2,181,854	67,670,020	14.32	15.23	15.23	15.23	15.23
1.06	98.4854	78.6356	0.0000	7.7668	10.3427	3.2550	100.0000	53,212,719	0	5,255,765	6,998,901	2,202,634	67,670,020	14.28	15.37	15.37	15.37	15.37
1.07	98.2330	78.4340	0.0000	7.8400	10.4403	3.2857	100.0000	53,076,330	0	5,305,348	7,064,929	2,223,413	67,670,020	14.24	15.52	15.52	15.52	15.52
1.08	97.9806	78.2325	0.0000	7.9133	10.5378	3.3164	100.0000	52,939,940	0	5,354,931	7,130,956	2,244,193	67,670,020	14.21	15.66	15.66	15.66	15.66
1.09	97.7281	78.0309	0.0000	7.9866	10.6354	3.3471	100.0000	52,803,550	0	5,404,513	7,196,983	2,264,972	67,670,020	14.17	15.81	15.81	15.81	15.81
1.10	97.4757	77.8294	0.0000	8.0598	10.7330	3.3778	100.0000	52,667,161	0	5,454,096	7,263,011	2,285,752	67,670,020	14.13	15.95	15.95	15.95	15.95
1.11	97.2233	77.6278	0.0000	8.1331	10.8306	3.4085	100.0000	52,530,771	0	5,503,679	7,329,038	2,306,531	67,670,020	14.10	16.10	16.10	16.10	16.10
1.12	96.9709	77.4263	0.0000	8.2064	10.9281	3.4392	100.0000	52,394,382	0	5,553,261	7,395,066	2,327,311	67,670,020	14.06	16.24	16.24	16.24	16.24
1.13	96.7184	77.2247	0.0000	8.2797	11.0257	3.4699	100.0000	52,257,992	0	5,602,844	7,461,093	2,348,091	67,670,020	14.02	16.39	16.39	16.39	16.39
1.14	96.4660	77.0232	0.0000	8.3529	11.1233	3.5006	100.0000	52,121,602	0	5,652,427	7,527,120	2,368,870	67,670,020	13.99	16.53	16.53	16.53	16.53
1.15	96.2136	76.8216	0.0000	8.4262	11.2208	3.5313	100.0000	51,985,213	0	5,702,010	7,593,148	2,389,650	67,670,020	13.95	16.68	16.68	16.68	16.68
1.16	95.9611	76.6201	0.0000	8.4995	11.3184	3.5620	100.0000	51,848,823	0	5,751,592	7,659,175	2,410,429	67,670,020	13.91	16.82	16.82	16.82	16.82
1.17	95.7087	76.4185	0.0000	8.5727	11.4160	3.5927	100.0000	51,712,433	0	5,801,175	7,725,202	2,431,209	67,670,020	13.88	16.97	16.97	16.97	16.97
1.18	95.4563	76.2170	0.0000	8.6460	11.5136	3.6234	100.0000	51,576,044	0	5,850,758	7,791,230	2,451,988	67,670,020	13.84	17.11	17.11	17.11	17.11
1.19	95.2039	76.0154	0.0000	8.7193	11.6111	3.6542	100.0000	51,439,654	0	5,900,340	7,857,257	2,472,768	67,670,020	13.80	17.26	17.26	17.26	17.26
1.20	94.9514	75.8139	0.0000	8.7926	11.7087	3.6849	100.0000	51,303,265	0	5,949,923	7,923,285	2,493,548	67,670,020	13.77	17.40	17.40	17.40	17.40
1.21	94.6990	75.6123	0.0000	8.8658	11.8063	3.7156	100.0000	51,166,875	0	5,999,506	7,989,312	2,514,327	67,670,020	13.73	17.55	17.55	17.55	17.55
1.22	94.4466	75.4108	0.0000	8.9391	11.9039	3.7463	100.0000	51,030,485	0	6,049,088	8,055,339	2,535,107	67,670,020	13.69	17.69	17.69	17.69	17.69
1.23	94.1942	75.2092	0.0000	9.0124	12.0014	3.7770	100.0000	50,894,096	0	6,098,671	8,121,367	2,555,886	67,670,020	13.66	17.84	17.84	17.84	17.84
1.24	93.9417	75.0077	0.0000	9.0856	12.0990	3.8077	100.0000	50,757,706	0	6,148,254	8,187,394	2,576,666	67,670,020	13.62	17.98	17.98	17.98	17.98

CIP Shift	Res Factor	Share Percentages				Levy Amounts				Estimated Tax Rates								
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.25	93.6893	74.8061	0.0000	9.1589	12.1966	3.8934	100.0000	50,621,316	0	6,197,836	8,253,421	2,597,445	67,670,020	13.58	18.13	18.13	18.13	18.13
1.26	93.4369	74.6046	0.0000	9.2322	12.2941	3.8691	100.0000	50,484,927	0	6,247,419	8,319,449	2,618,225	67,670,020	13.55	18.27	18.27	18.27	18.27
1.27	93.1844	74.4030	0.0000	9.3055	12.3917	3.8998	100.0000	50,348,537	0	6,297,002	8,385,476	2,639,004	67,670,020	13.51	18.42	18.42	18.42	18.42
1.28	92.9320	74.2015	0.0000	9.3787	12.4893	3.9305	100.0000	50,212,148	0	6,346,585	8,451,504	2,659,784	67,670,020	13.48	18.56	18.56	18.56	18.56
1.29	92.6796	73.9999	0.0000	9.4520	12.5869	3.9612	100.0000	50,075,758	0	6,396,167	8,517,531	2,680,564	67,670,020	13.44	18.71	18.71	18.71	18.71
1.30	92.4272	73.7984	0.0000	9.5253	12.6844	3.9919	100.0000	49,939,368	0	6,445,750	8,583,558	2,701,343	67,670,020	13.40	18.85	18.85	18.85	18.85
1.31	92.1747	73.5968	0.0000	9.5985	12.7820	4.0226	100.0000	49,802,979	0	6,495,333	8,649,586	2,722,123	67,670,020	13.37	19.00	19.00	19.00	19.00
1.32	91.9223	73.3953	0.0000	9.6718	12.8796	4.0533	100.0000	49,666,589	0	6,544,915	8,715,613	2,742,902	67,670,020	13.33	19.14	19.14	19.14	19.14
1.33	91.6699	73.1937	0.0000	9.7451	12.9772	4.0841	100.0000	49,530,199	0	6,594,498	8,781,640	2,763,682	67,670,020	13.29	19.29	19.29	19.29	19.29
1.34	91.4174	72.9922	0.0000	9.8184	13.0747	4.1148	100.0000	49,393,810	0	6,644,081	8,847,668	2,784,461	67,670,020	13.26	19.43	19.43	19.43	19.43
1.35	91.1650	72.7906	0.0000	9.8916	13.1723	4.1455	100.0000	49,257,420	0	6,693,663	8,913,695	2,805,241	67,670,020	13.22	19.58	19.58	19.58	19.58
1.36	90.9126	72.5891	0.0000	9.9649	13.2699	4.1762	100.0000	49,121,031	0	6,743,246	8,979,722	2,826,021	67,670,020	13.18	19.72	19.72	19.72	19.72
1.37	90.6602	72.3875	0.0000	10.0382	13.3674	4.2069	100.0000	48,984,641	0	6,792,829	9,045,750	2,846,800	67,670,020	13.15	19.87	19.87	19.87	19.87
1.38	90.4077	72.1860	0.0000	10.1114	13.4650	4.2376	100.0000	48,848,251	0	6,842,411	9,111,777	2,867,580	67,670,020	13.11	20.01	20.01	20.01	20.01
1.39	90.1553	71.9844	0.0000	10.1847	13.5626	4.2683	100.0000	48,711,862	0	6,891,994	9,177,805	2,888,359	67,670,020	13.07	20.16	20.16	20.16	20.16
1.40	89.9029	71.7829	0.0000	10.2580	13.6602	4.2990	100.0000	48,575,472	0	6,941,577	9,243,832	2,909,139	67,670,020	13.04	20.30	20.30	20.30	20.30
1.41	89.6504	71.5813	0.0000	10.3313	13.7577	4.3297	100.0000	48,439,082	0	6,991,159	9,309,859	2,929,918	67,670,020	13.00	20.45	20.45	20.45	20.45
1.42	89.3980	71.3798	0.0000	10.4045	13.8553	4.3604	100.0000	48,302,693	0	7,040,742	9,375,887	2,950,698	67,670,020	12.96	20.59	20.59	20.59	20.59
1.43	89.1456	71.1782	0.0000	10.4778	13.9529	4.3911	100.0000	48,166,303	0	7,090,325	9,441,914	2,971,477	67,670,020	12.93	20.74	20.74	20.74	20.74
1.44	88.8932	70.9767	0.0000	10.5511	14.0504	4.4218	100.0000	48,029,914	0	7,139,908	9,507,941	2,992,257	67,670,020	12.89	20.88	20.88	20.88	20.88
1.45	88.6407	70.7751	0.0000	10.6243	14.1480	4.4525	100.0000	47,893,524	0	7,189,490	9,573,969	3,013,037	67,670,020	12.85	21.03	21.03	21.03	21.03
1.46	88.3883	70.5735	0.0000	10.6976	14.2456	4.4833	100.0000	47,757,134	0	7,239,073	9,639,996	3,033,816	67,670,020	12.82	21.17	21.17	21.17	21.17
1.47	88.1359	70.3720	0.0000	10.7709	14.3432	4.5140	100.0000	47,620,745	0	7,288,656	9,706,024	3,054,596	67,670,020	12.78	21.32	21.32	21.32	21.32
1.48	87.8834	70.1704	0.0000	10.8441	14.4407	4.5447	100.0000	47,484,355	0	7,338,238	9,772,051	3,075,375	67,670,020	12.74	21.46	21.46	21.46	21.46
1.49	87.6310	69.9689	0.0000	10.9174	14.5383	4.5754	100.0000	47,347,965	0	7,387,821	9,838,078	3,096,155	67,670,020	12.71	21.61	21.61	21.61	21.61
1.50	87.3786	69.7673	0.0000	10.9907	14.6359	4.6061	100.0000	47,211,576	0	7,437,404	9,904,106	3,116,934	67,670,020	12.67	21.75	21.75	21.75	21.75
1.51	87.1262	69.5658	0.0000	11.0640	14.7335	4.6368	100.0000	47,075,186	0	7,486,986	9,970,133	3,137,714	67,670,020	12.63	21.90	21.90	21.90	21.90
1.52	86.8737	69.3642	0.0000	11.1372	14.8310	4.6675	100.0000	46,938,797	0	7,536,569	10,036,160	3,158,494	67,670,020	12.60	22.04	22.04	22.04	22.04
1.53	86.6213	69.1627	0.0000	11.2105	14.9286	4.6982	100.0000	46,802,407	0	7,586,152	10,102,188	3,179,273	67,670,020	12.56	22.19	22.19	22.19	22.19
1.54	86.3689	68.9611	0.0000	11.2838	15.0262	4.7289	100.0000	46,666,017	0	7,635,734	10,168,215	3,200,053	67,670,020	12.52	22.33	22.33	22.33	22.33
1.55	86.1164	68.7596	0.0000	11.3570	15.1237	4.7596	100.0000	46,529,628	0	7,685,317	10,234,243	3,220,832	67,670,020	12.49	22.48	22.48	22.48	22.48
1.56	85.8640	68.5580	0.0000	11.4303	15.2213	4.7903	100.0000	46,393,238	0	7,734,900	10,300,270	3,241,612	67,670,020	12.45	22.62	22.62	22.62	22.62
1.57	85.6116	68.3565	0.0000	11.5036	15.3189	4.8210	100.0000	46,256,848	0	7,784,483	10,366,297	3,262,391	67,670,020	12.41	22.77	22.77	22.77	22.77
1.58	85.3592	68.1549	0.0000	11.5769	15.4165	4.8517	100.0000	46,120,459	0	7,834,065	10,432,325	3,283,171	67,670,020	12.38	22.91	22.91	22.91	22.91
1.59	85.1067	67.9534	0.0000	11.6501	15.5140	4.8824	100.0000	45,984,069	0	7,883,648	10,498,352	3,303,950	67,670,020	12.34	23.06	23.06	23.06	23.06
1.60	84.8543	67.7518	0.0000	11.7234	15.6116	4.9132	100.0000	45,847,680	0	7,933,231	10,564,379	3,324,730	67,670,020	12.30	23.20	23.20	23.20	23.20
1.61	84.6019	67.5503	0.0000	11.7967	15.7092	4.9439	100.0000	45,711,290	0	7,982,813	10,630,407	3,345,510	67,670,020	12.27	23.35	23.35	23.35	23.35
1.62	84.3495	67.3487	0.0000	11.8699	15.8068	4.9746	100.0000	45,574,900	0	8,032,396	10,696,434	3,366,289	67,670,020	12.23	23.49	23.49	23.49	23.49
1.63	84.0970	67.1472	0.0000	11.9432	15.9043	5.0053	100.0000	45,438,511	0	8,081,979	10,762,461	3,387,069	67,670,020	12.19	23.64	23.64	23.64	23.64
1.64	83.8446	66.9456	0.0000	12.0165	16.0019	5.0360	100.0000	45,302,121	0	8,131,561	10,828,489	3,407,848	67,670,020	12.16	23.78	23.78	23.78	23.78
1.65	83.5922	66.7441	0.0000	12.0898	16.0995	5.0667	100.0000	45,165,731	0	8,181,144	10,894,516	3,428,628	67,670,020	12.12	23.93	23.93	23.93	23.93
1.66	83.3397	66.5425	0.0000	12.1630	16.1970	5.0974	100.0000	45,029,342	0	8,230,727	10,960,544	3,449,407	67,670,020	12.08	24.07	24.07	24.07	24.07
1.67	83.0873	66.3410	0.0000	12.2363	16.2946	5.1281	100.0000	44,892,952	0	8,280,309	11,026,571	3,470,187	67,670,020	12.05	24.22	24.22	24.22	24.22
1.68	82.8349	66.1394	0.0000	12.3096	16.3922	5.1588	100.0000	44,756,563	0	8,329,892	11,092,598	3,490,967	67,670,020	12.01	24.36	24.36	24.36	24.36
1.69	82.5825	65.9379	0.0000	12.3828	16.4898	5.1895	100.0000	44,620,173	0	8,379,475	11,158,626	3,511,746	67,670,020	11.97	24.51	24.51	24.51	24.51
1.70	82.3300	65.7363	0.0000	12.4561	16.5873	5.2202	100.0000	44,483,783	0	8,429,058	11,224,653	3,532,526	67,670,020	11.94	24.65	24.65	24.65	24.65
1.71	82.0776	65.5348	0.0000	12.5294	16.6849	5.2509	100.0000	44,347,394	0	8,478,640	11,290,680	3,553,305	67,670,020	11.90	24.80	24.80	24.80	24.80
1.72	81.8252	65.3332	0.0000	12.6027	16.7825	5.2816	100.0000	44,211,004	0	8,528,223	11,356,708	3,574,085	67,670,020	11.86	24.94	24.94	24.94	24.94
1.73	81.5727	65.1317	0.0000	12.6759	16.8801	5.3123	100.0000	44,074,614	0	8,577,806	11,422,735	3,594,864	67,670,020	11.83	25.09	25.09	25.09	25.09
1.74	81.3203	64.9301	0.0000	12.7492	16.9776	5.3431	100.0000	43,938,225	0	8,627,388	11,488,763	3,615,644	67,670,020	11.79	25.23	25.23	25.23	25.23
1.75	81.0679	64.7286	0.0000	12.8225	17.0752	5.3738	100.0000	43,801,835	0	8,676,971	11,554,790	3,636,423	67,670,020	11.75	25.38	25.38	25.38	25.38

Massachusetts Department of Revenue								
Division of Local Services								
Municipal Databank/Local Aid Section								
FY1988 - FY2016 Average Single Family Tax Bill								
Municipality	DOR Code	FY	Assessed Value Residential Single Family	Parcels	Average Value	Tax Rate	Single Family Tax Bill	Increase over Prior FY
FRANKLIN	101	1988	586,331,400	4,476	130,995	11.63	1,523	n/a
	101	1989	613,114,500	4,589	133,605	12.38	1,654	131
	101	1990	826,464,400	4,716	175,247	9.85	1,726	72
	101	1991	868,748,600	4,877	178,132	10.11	1,801	75
	101	1992	834,542,000	5,066	164,734	11.28	1,858	57
	101	1993	830,674,100	5,252	158,163	12.34	1,952	94
	101	1994	885,344,000	5,511	160,650	12.81	2,058	106
	101	1995	949,396,000	5,832	162,791	13.44	2,188	130
	101	1996	1,084,874,600	6,182	175,489	13.71	2,406	218
	101	1997	1,175,677,500	6,550	179,493	14.21	2,551	145
	101	1998	1,302,916,600	6,812	191,268	13.80	2,639	88
	101	1999	1,368,422,600	7,017	195,015	13.92	2,715	76
	101	2000	1,544,340,100	7,128	216,658	13.11	2,840	125
	101	2001	1,672,147,900	7,202	232,178	12.82	2,977	137
	101	2002	1,985,936,800	7,276	272,943	11.57	3,158	181
	101	2003	2,209,146,500	7,352	300,482	11.07	3,326	168
	101	2004	2,257,931,800	7,392	305,456	11.04	3,372	46
	101	2005	2,849,600,500	7,435	383,268	9.17	3,515	143
	101	2006	3,091,558,600	7,453	414,807	9.02	3,742	227
	101	2007	3,274,830,500	7,493	437,052	8.86	3,872	130
	101	2008	3,091,250,900	7,512	411,508	10.23	4,210	338
	101	2009	2,906,337,200	7,553	384,792	11.17	4,298	88
	101	2010	2,793,914,300	7,577	368,736	12.03	4,436	138
	101	2011	2,744,081,800	7,599	361,111	12.95	4,676	240
	101	2012	2,682,632,300	7,607	352,653	13.73	4,842	166
	101	2013	2,651,054,200	7,618	347,999	14.34	4,990	148
	101	2014	2,784,880,900	7,651	363,989	14.45	5,260	270
	101	2015	2,918,642,300	7,656	381,223	14.84	5,657	397
	101	2016	3,052,355,300	7,664	398,272	14.50	5,775	118
							average =	153

FY	MEAN SF VALUE	SINGLE RATE	SINGLE RATE TAX	CHG FR PRIOR YR
2005	383,300	9.17	3,515	n/a
2006	414,800	9.02	3,741	227
2007	437,100	8.86	3,873	131
2008	411,500	10.23	4,210	337
2009	384,800	11.17	4,298	89
2010	368,800	12.03	4,437	138
2011	361,100	12.95	4,676	240
2012	352,700	13.73	4,843	166
2013	348,000	14.34	4,990	148
2014	364,000	14.45	5,260	269
2015	381,200	14.84	5,657	397
2016	398,300	14.50	5,775	118
	MEAN = AVERAGE			

FY	MEDIAN SF VALUE	SINGLE RATE	SINGLE TAX	CHG FR PRIOR YR
2005	354,000	9.17	3,246	n/a
2006	385,000	9.02	3,473	227
2007	411,000	8.86	3,641	169
2008	383,000	10.23	3,918	277
2009	354,000	11.17	3,954	36
2010	343,000	12.03	4,126	172
2011	328,500	12.95	4,254	128
2012	321,300	13.73	4,411	157
2013	316,000	14.34	4,531	120
2014	331,700	14.45	4,793	262
2015	353,900	14.84	5,252	459
2016	367,100	14.50	5,323	71
	MEDIAN = MIDDLE			

PROPERTY CLASS	FY 15 CLASS LEVY AT 14.84	FY 16 CLASS LEVY AT 14.50	% CHANGE FY 2015 TO FY 2016
RESIDENTIAL	52,719,193.71	54,031,057.03	2.488%
COMMERCIAL	4,880,498.29	4,958,269.14	1.594%
INDUSTRIAL	6,112,568.55	6,602,737.11	8.019%
PERSONAL	2,074,708.43	2,077,956.29	0.157%
GRAND TOTALS	65,786,968.98	67,670,019.57	2.862%

<u>FISCAL YEAR & CATEGORY</u>	<u>RESIDENTIAL</u>	<u>COM/IND/PERS</u>	<u>TOTAL</u>	<u>TAX LEVY</u>	<u>TAX RATE</u>
2006 New Growth	55,579,000	27,834,990	83,413,990		
2006 Value Change	254,872,450	-8,123,836	246,748,614		
2006 Assessed Value	\$ 3,762,098,715	\$ 952,905,306	\$ 4,715,004,021	\$ 42,529,336	\$ 9.02
2006 %Res/CIP	79.79	20.21			
2007 New Growth	72,959,756	57,475,610	130,435,366		
2007 Value Change	156,788,244	-10,390,762	146,397,482		
2007 Assessed Value	\$ 3,991,846,715	\$ 999,990,154	\$ 4,991,836,869	\$ 44,227,675	\$ 8.86
2007 %Res/CIP	79.97	20.03			
2008 New Growth	30,598,604	49,914,538	80,513,142		
2008 Value Change	-254,010,970	-66,355,424	-320,366,394		
2008 Assessed Value	\$ 3,768,434,349	\$ 983,549,268	\$ 4,751,983,617	\$ 48,612,792	\$ 10.23
2008 %Res/CIP	79.30	20.70			
2009 New Growth	44,458,800	34,383,910	78,842,710		
2009 Value Change	-276,330,075	-29,840,420	-306,170,495		
2009 Assessed Value	\$ 3,536,563,074	\$ 988,092,758	\$ 4,524,655,832	\$ 50,540,406	\$ 11.17
2009 %Res/CIP	78.16	21.84			
2010 New Growth	34,003,500	27,568,890	61,572,390		
2010 Value Change	-170,986,512	-60,484,562	-231,471,074		
2010 Assessed Value	\$ 3,399,580,062	\$ 955,177,086	\$ 4,354,757,148	\$ 52,402,285	\$ 12.03
2010 %Res/CIP	78.07	21.93			
2011 New Growth	25,164,400	17,505,800	42,670,200		
2011 Value Change	-95,824,832	-109,306,272	-205,131,104		
2011 Assessed Value	\$ 3,328,919,630	\$ 863,376,614	\$ 4,192,296,244	\$ 54,290,236	\$ 12.95
2011 %Res/CIP	79.41	20.59			
2012 New Growth	33,008,600	32,976,700	65,985,300		
2012 Value Change	-106,121,780	-43,404,871	-149,526,651		
2012 Assessed Value	\$ 3,255,806,450	\$ 852,948,443	\$ 4,108,754,893	\$ 56,413,205	\$ 13.73
2012 %Res/CIP	79.24	20.76			
2013 New Growth	30,926,600	30,552,070	61,478,670		
2013 Value Change	-69,252,815	-22,184,873	-91,437,688		
2013 Assessed Value	\$ 3,217,480,235	\$ 861,315,640	\$ 4,078,795,875	\$ 58,489,933	\$ 14.34
2013 %Res/CIP	78.88	21.12			
2014 New Growth	29,032,700	44,014,280	73,046,980		
2014 Value Change	124,921,915	-20,169,663	104,752,252		
2014 Assessed Value	\$ 3,371,434,850	\$ 885,160,257	\$ 4,256,595,107	\$ 61,507,799	\$ 14.45
2014 %Res/CIP	79.20	20.80			
2015 New Growth	25,447,800	24,109,020	49,556,820		
2015 Value Change	155,623,665	-28,691,429	126,932,236		
2015 Assessed Value	\$ 3,552,506,315	\$ 880,577,848	\$ 4,433,084,163	\$ 65,786,969	\$ 14.84
2015 %Res/CIP	80.14	19.86			
2016 New Growth	26,311,600	28,944,730	55,256,330		
2016 Value Change	147,461,880	31,095,528	178,557,408		
2016 Assessed Value	\$ 3,726,279,795	\$ 940,618,106	\$ 4,666,897,901	\$ 67,670,020	\$ 14.50
2016 %Res/CIP	79.84	20.16			



APPOINTMENT:

Town Council Appointments

The Council will appoint a Vice-Chairman.

The Chairman of the Town Council will appoint the Council Sub-committees.

DATED: _____, 2015



PLANNING BOARD MEMBER VACANCY - JOINT APPOINTMENT

Due to a resignation of a Planning Board member, there will be a joint appointment by the Town Council and the remaining Planning Board members of a new associate member to complete the remainder of the term.

Applicants for the vacant associate member position are:

- Seth V. Jackson
- Rick Power

Upon Motion to appoint, made and seconded, the Council Clerk will call a joint Roll Call Vote.

DATED: _____, 2015

A True Record Attest:

**Teresa Burr,
Town Clerk**

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

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

Hi Jeff,

Hope all is well and you are getting back to business as usual with the installation of the New (but familiar) Town Council.

I had heard about a potential opening on the Planning Board and reached out To Bryan below.

He suggested I contact you about my interest.

I have 25 plus years of business management and leadership experience as well as the ability to assimilate easily into different situations as a member of several boards.

I feel I could add a fresh perspective and be a good liaison between the residents of Franklin and the town leadership.

I have attached a resume for your review.

I look forward to speaking with you in more detail.

Thanks

Rick Power

508.857.9975

Rick Power

Area Manager

300 Myles Standish Blvd.

Taunton, MA 02780

Office: 508.436.7414 ext. 56782

Fax: 508.821.5710



Please share your experience at www.numotionlistens.com or by phone at 1-800-500-9150

Rick Power

10 Royal Ct
Franklin, MA 02038

phone: (508) 857-9975
email: rwpower1@verizon.net

Regional Vice President, Area Manager, Director of Operations, Operations Manager, General Manager, Sales Manager

Qualifications Summary

Proven results turning around underperforming companies/branches. Exceptional organizational, analytical, and strategic planning skills. Proven success as a leader, trainer, and motivator. Great communicator who easily adapts to different personality types.

- Operations Management
- Business Development
- Strategic Planning
- Revenue/Profit Growth
- Process Analysis/Implementation
- Problem Solving & Troubleshooting
- Employee Training & Development
- Sales Management

Selected Accomplishments

- ❖ Recipient of **Eagle Award for operational excellence** after first year at ATG Rehab (only awarded twice in 12 year history of company)
- ❖ Set company record for **highest EBITA ever achieved** at 32% (avg in company is 20%)
- ❖ Maintained **lowest inventory adjustment** factor at Numotion for 6 years in a row
- ❖ Consistently maintained Key Business Indicator stats that were in the **top 10% of 135 branches** nationwide.
- ❖ **Tripled Revenue** for Centralized Medical within 18 months
- ❖ Created Consignment Equipment program that enabled CME to sign **contracts with several large acute care hospitals** (contributed to above average revenue growth)
- ❖ Developed Account Management program for SME that helped **identify over \$80,000 dollars** in lost or incorrectly billed equipment
- ❖ Purchased an underperforming Car Rental Franchise; Reduced operating costs by **over 11%**, achieved utilization rates **10% higher than industry average**, increased repeat customer revenue by **over 60%**, and achieved Customer Service Index rating in **top 5 of 176 licensees Nationwide**
- ❖ Purchased struggling Golf Range and Repair Shop; **Doubled revenues** within first six months and sold business with a **net gain of 400%** within two years
- ❖ Turned around a Rental Dept for a Large Auto Dealership; **Doubled Fleet Size and Net Profit** during first year; First Dealership in Ford Motor Company System to achieve **Rental Excellence Certification** for Employee Training and Customer Satisfaction; Increased Website reservations by **400%**
- ❖ Took over a Branch office for largest Car Rental Company in U.S.; **Doubled** number of units on rent during first six months and Increased Revenue from sales of optional services by **over 300%**; Achieved **highest Revenue Management Per Day (RMPD) in New England Region**; Ranked **#1** in Region and **Top 5** in District

Professional Experience

Numotion (formerly AGT Rehab), Regional VP, Area Manager	2009- Present
Centralized Medical, Director of Operations	2007-2009
Specialty Medical Equipment, Account Services Manager	2006-2007
IKON Office Solutions, Account Manager	2005-2006
Northside Driving Range, Owner/Club Fitter	2004-2005
The System Distributors (TSD), Software Trainer	2004
Rodman Ford and Lincoln Mercury, Rental Manager	1999-2004
Hertz Corporation, Branch Manager	1998-1999
CPS Computers, Operations Manager	1997-1998
R-J Power Management, Inc., (Thrifty Licensee) President/General Manager	1994-1997
Delkard, Inc., (Thrifty Licensee) Fleet Operations Manager	1991-1994
Snappy Car Rental, Branch Manager	1991

Education

University of Massachusetts at Amherst – BA, Sociology
Sandler Sales Institute, President's Club – Sales Training Course
Computer courses to include A+ Certification and Advanced MS Office

Military/Community/Professional

President, Franklin Girls Softball Association
Board of Directors, Home Medical & Services Association of NE
Commissioned Officer, Infantry (Captain), Massachusetts Army National Guard
President, New England Ford and Lincoln-Mercury Rental Dealers Association
Board of Directors, Boys and Girls Club of Waltham
Board of Directors, North Lakeland Volunteer Football League
Medicare Education and Outreach Advisory Panel

466 Dailey Drive
Franklin, MA 02038

November 12, 2015

Via E-mail and First Class Mail

Town of Franklin Planning Board
355 East Central Street
Franklin, MA 02038
ATTN: Bryan Taberner, Planning Director

Re: Application for Alternate Planning Board Member

Mr. Taberner:

I am writing to apply for the Alternate Planning Board member position.

I was an associate member of the Town of Franklin Zoning Board of Appeals from 2006 to 2008. I gained valuable experience on this board reviewing zoning applications, questioning applicants and interacting with abutters.

Additionally, I am currently employed as an attorney at a general practice litigation firm where I have specialized in complex insurance coverage matters for the last 12 years. I regularly interpret statutes and regulations in connection with my job. My experience and knowledge relating to legal matters make me particularly well suited for this position.

I have enclosed my resume for your review.

I am confident that my legal skills along with my prior zoning board experience make me a strong candidate for this position. You can contact me on my cell phone (617) 429-1190 or email me at sjackson@zelle.com. Thank you for your consideration. I look forward to hearing from you.

Sincerely,

Seth V. Jackson

Seth V. Jackson

CC: Amy Love

Seth V. Jackson

466 Dailey Drive Franklin, MA 02038 • (617) 429-1190 • sethvjackson@gmail.com

LEGAL EXPERIENCE

Zelle Hofmann Voelbel & Mason LLP, Waltham, MA

Summer 2002; Winter 2002; September 2003-Present

Senior Associate: Handle all aspects of complex insurance coverage litigation. Draft coverage opinions, motions, responsive pleadings, and settlement agreements. Take and defend depositions of fact and expert witnesses as well as examinations under oath. Strategize and communicate with clients. Practice areas include insurance coverage law, property right-of-way law, subrogation, environmental land and tort law. *Representative Insurance Matters*: (i) represented an insurer in litigation in federal court in Galveston, Texas in which its policyholder claimed it suffered approximately \$116 million in business interruption losses as a result of property damage from Hurricane Ike and sought \$150 million in extra-contractual damages for alleged bad faith conduct; (ii) drafted briefs and deposed witnesses while representing an insurer on a national basis with respect to insurance coverage and defense issues relating to alleged damage caused by the presence of defective Chinese Drywall; (iii) worked on a team that represented a large property insurer in a multi-billion dollar coverage and subrogation litigation related to the destruction of the World Trade Center on September 11, 2001; (iv) commenced subrogation suit in state court on behalf of insurer for negligence and breach of contract related damages suffered by insured resulting from faulty installation of sprinkler system; and (v) defended insurance companies in environmental coverage matter in federal court.

Cetrulo & Capone LLP, Boston, MA

November 2001 – February 2002

Law Clerk: Researched and wrote numerous memoranda for a firm that specialized in unique toxic tort cases. Drafted motion in limine in preparation for trial.

The Honorable Bruce M. Selya, Providence, RI
U.S. Court of Appeals for the First Circuit

May-August 2001

Judicial Intern: Drafted judicial opinions, analyzed briefs and wrote bench memoranda in preparation for oral arguments. Performed legal research on cases involving employment discrimination, possession of illegal substance, and embezzlement of federal funds. Proofread circulating opinions.

Thompson Publishing Group, Washington, DC

May 1998 - August 2000

Editor: Researched and wrote news articles on disability issues pertaining to the Americans With Disabilities Act and Section 504 of the Rehabilitation Act for use by postsecondary education institutions, as well as the banking and retail industries. Also, wrote annual supplements focusing on emerging trends in disability law.

BAR ADMISSIONS

Admitted to Massachusetts Bar, December 2003

Admitted to United States District Court, District of Massachusetts Bar, January 2004

Admitted to New York Bar, August 2013

EDUCATION

Northeastern University School of Law

Boston, MA

J.D., May 2003

Teaching Assistant: Selected to teach a section of eight first-year students in the legal practice course. Responsibilities included leading class discussions, and critiquing and evaluating their legal research, writing and oral advocacy. (2002-2003)

Admissions Committee Student Representative: Reviewed and evaluated applications for admission and participated in monthly meetings to discuss applicants' qualifications. (2001-2003)

Resident Assistant: Coordinate community development for 60 undergraduate students. Interpret and enforce University policy and regulations, and respond to emergencies. (2002-2003)

The George Washington University

Washington, DC

B.A. in Political Communication, minor in American History, May 1998

Activities: Radio show host (1994-1998) and sports director (1997-1998), WRGW-FM; reporter, *GW Hatchet*, bi-weekly student newspaper; founder and player (1995-1998), Colonial Ice Hockey Club; and intern (1994-1997), GW Sports Information Office.

HONORS

- Named New England "Rising Star" for 2012, 2013 and 2014 (Insurance Coverage) by *Super Lawyers* magazine

ASSOCIATIONS

- Massachusetts Reinsurance Bar Association, Membership Chair (elected) (2009-Present)
- Boston Bar Association (2003-Present)
- Massachusetts Bar Association (2013-Present)
- Town of Franklin, Zoning Board of Appeals (2006-2008)

ARTICLES & PRESENTATIONS

- "Additional Insured, Contractual Liability, and Insured Contracts," Insurer's P&C Large Loss Team Meeting, October 13, 2014, co-presenter
- "Oil Spill Derailments Pose Challenge For Insurers," *Insurance Law360*, March 6, 2014, author
- "The Floodgates Are Open: Adjusting Flood Losses under both National Flood Insurance and Standard Policies," *Loss Executives Association Conference*, January 24-25, 2014, co-presenter.
- "Far-Ranging Consequences Of Superstorm Sandy Legislation," *Insurance Law360*, July 2, 2013, author
- "A Super Guide to Superstorm Sandy," Zelle Hofmann Webinar, April 19, 2013, co-presenter
- "Hurricane Sandy's Civil Authority Issues Bear Watching by Reinsurers," *MReBA Cover Notes*, Spring 2013 issue, author
- "Brace Yourselves For More Sandy-Related Litigation," *Insurance Law360*, January 8, 2013, co-author
- Loss Executives Association Complex Commercial Claim Workshop, presented a mock trial to senior insurance claim executives in London regarding complex commercial insurance claims, November 13, 2012
- "Ensuring Service Interruption Coverage," *Insurance Law360*, September 18, 2012, author
- "The Influence Of Settlements On Contribution Claims," *Insurance Law360*, March 16, 2012, author
- "Tackling Pollution Exclusions To Chinese Drywall Claims," *Insurance Law360*, November 9, 2011, author
- *Subrogation Arising From The 9/11 Terrorist Attack: Million Dollar Lessons From A Billion Dollar Case*, 8th Annual National Property Subrogation Strategies ExecuSummit, April 19-20, 2011, co-presenter
- "Panel Debates Contractual, Practical and Legal Considerations of Consolidation," *MReBA Cover Notes*, Winter 2010 issue, author
- "Avoiding the MDL for Insurance Coverage Disputes," *Insurance Law360*, July 6, 2010, co-author
- "Case Note: *State of Connecticut v. Amer. Electric Power Co.*, 582 F.3d 309 (2d Cir. 2009) Green Light for Global Warming Suits Against Power Plants Could Have a Big Impact," *MReBA Cover Notes*, Summer 2010 issue, author
- "Panel Debates Problems with Reinsurance Arbitrations," *MeRBA Cover Notes*, Winter 2009 issue, co-author

References available upon request.

LEGISLATION

FOR

ACTION



TOWN OF FRANKLIN

RESOLUTION: 14-76

WHEREAS, a public hearing on the Property Tax Classification was held and closed on December 8, 2015.

NOW THEREFORE be it resolved that:

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

DATED: _____, 2015

VOTED:

UNANIMOUS _____

YES _____ NO _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Teresa Burr,
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION: 14-77

WHEREAS, a public hearing on the Property Tax Classification was held and closed on December 8, 2015.

NOW THEREFORE be it resolved that:

A MOTION is made and seconded that there [b-e] [not be] an exemption for open space.

DATED: _____, 2015

VOTED:

UNANIMOUS _____

YES _____ NO _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Teresa Burr,
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION: 14-78

WHEREAS, a public hearing on the Property Tax Classification was held and closed on December 8, 2015.

NOW THEREFORE be it resolved that:

A MOTION is made and seconded that there [b-e] [not be] an exemption for small businesses.

DATED: _____, 2015

VOTED:

UNANIMOUS _____

YES _____ NO _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Teresa Burr,
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



TOWN OF FRANKLIN

RESOLUTION: 15-79

WHEREAS, a public hearing on the Property Tax Classification was held and closed on December 8, 2015.

NOW THEREFORE be it resolved that:

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

DATED: _____, 2015

VOTED:

UNANIMOUS _____

YES _____ **NO** _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Teresa Burr,
Town Clerk

Judith Pond Pfeffer, Clerk
Franklin Town Council



Sponsor: Administration

TOWN OF FRANKLIN
RESOLUTION 15-80

2016 SCHEDULE OF TOWN COUNCIL MEETINGS

January 6
January 12 Tuesday Workshop
January 20
February 3
February 24
March 9
March 23
April 6
April 27
May 11
May 25
May/June Budget Hearing
June 8
June 22
July 13
August 10
September 7
September 21
October 5
October 19
November 2
November 16
December 7
December 21

DATED: _____, 2015

VOTED:

UNANIMOUSLY:

YES: _____ NO: _____

ABSTAIN: _____ ABSENT: _____

A True Record Attest:

Judith Pond Pfeffer,

Clerk, Franklin Town Council

Teresa Burr,
Town Clerk



Sponsor: Administration

TOWN OF FRANKLIN

RESOLUTION 15-81

Legal Notices

BE IT RESOLVED THAT THE TOWN OF FRANKLIN, acting by and through the Town Council and pursuant to the Town Code of the Town of Franklin, Division 2, Part 1, Chapter 4. Administration of Government, Article VI, § 4-15. Public Notices, hereby designates the Milford Daily News to be utilized by all boards, departments, agencies, and agents of the Town to give notice to the public of pending public hearings for the next calendar year, 2016.

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

DATED: _____, 2015

A True Record Attest:

Teresa Burr,
Town Clerk

VOTED:

UNANIMOUS _____

YES _____ NO _____

ABSTAIN _____

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council



Sponsor: Administration

TOWN OF FRANKLIN

RESOLUTION 15-82

Acceptance of Gift – Town of Franklin – Fire Department

WHEREAS, the Town of Franklin Fire Department has received a donation of Two Thousand Five Hundred Dollars (\$2500.00) from the Digital Federal Credit Union in support of programs that make a difference.

NOW THEREFORE, BE IT RESOLVED THAT the Town Council of the Town of Franklin accepts this gift to be used by the Fire Department and does thank Digital Federal Credit Union.

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

DATED: _____, 2015

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ **NO** _____

ABSTAIN _____

Teresa Burr,
Town Clerk

ABSENT _____

Judith Pond Pfeffer, Clerk
Franklin Town Council



October 15, 2015

RECEIVED OCT 19 2015
FFD-tek

Franklin Fire Department
40 W Central Street
Franklin MA 02038

To Whom It May Concern,

On behalf of Digital Federal Credit Union (DCU), I am pleased to provide the Franklin Fire Department with the enclosed check for \$2,500. This donation represents DCU's support of your organization's efforts in providing programs that will make a difference.

As a socially responsible organization, DCU is committed to partnering with other organizations, such as yours that make a difference in the communities we serve. We hope that our contribution makes a difference.

Thank you for all that you do. Please feel free to mail any questions and/or inquiries to Digital Federal Credit Union, Attn: Diana Taxiera, 220 Donald Lynch Blvd., Marlborough, MA 01752. DCU hopes that this contribution makes a difference.

For further information about DCU and our branch locations, or communities we serve, please visit our website at www.dcu.org.



TOWN OF FRANKLIN

RESOLUTION 15-83

**Authorizing Application to EPA Brownfields Cleanup Grant
Application for 87 Grove Street, Map 276, Lot 22**

WHEREAS, The Town of Franklin has conducted a Phase II Assessment of the Town owned property located at 87 Grove Street, Map 276 Lot 22 (a/k/a Nu-Style Property); and

WHEREAS, The Town of Franklin is eligible to apply to the U.S. Environmental Protection Agency (EPA) for a Brownfields Cleanup grant for up to \$200,000; and

WHEREAS, The Town of Franklin is required to provide an additional twenty percent (20%) cost share, which can be funded through local revenues, or in-kind work provided by the municipality.

NOW THEREFORE BE IT RESOLVED THAT the Town Council of the Town of Franklin hereby votes to authorize submission of a \$200,000 grant application for EPA Brownfields Cleanup funding for 87 Grove Street, Map 276, Lot 22.

FURTHER, the Council authorizes the Chairman of the Town Council, the Town Administrator, and other Town Officials and staff, as may be required, to sign all required documents and to take such actions necessary relating to said grant application.

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

DATED: December _____, 2015

VOTED:
UNANIMOUS _____

A True Record Attest:

YES _____ NO _____

**Teresa M. Burr
Town Clerk**

ABSTAIN _____

ABSENT _____

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