

FRANKLIN TOWN COUNCIL
ZONING WORKSHOP
January 29, 2014

A Zoning Workshop of the Town Council was held on Wednesday, January 29, 2014 at the Franklin Municipal Building, 355 East Central Street, Franklin, Massachusetts. Councilors present; Andrew Bissanti, Matt Kelly, Thomas Mercer, Peter Padula, Judith Pfeffer, Robert Vallee, Steve Williams. Administrative personnel in attendance: Jeffrey Nutting; Town Administrator, Mark Cerel; Town Attorney and Maxine Kinhart; Assistant to the Town Administrator. Planning Board Members, Tony Padula, Joe Halligan and John Carroll; Planning Staff: Bryan Taberner, Beth Dahlstrom, Derrick Mathieu; Building Commissioner Gus Brown; Local Property Owner Margaret Ranieri

CALL TO ORDER: Chairman Vallee called the workshop to order at 7:00PM He stated that this workshop was to review zoning related issues as recommended in the 2013 Master Plan Implementation Plan. Tonight's discussion would involve Alpine Row, Josephine Street, Cottage Street/Union Street, West Central Street, East of Beaver Street. Also up for discussion is increasing areas for multi-family housing and commercial/business development.

Bryan Taberner, Director of Planning referenced a handout of slides of zoning maps. **Slide 3** is Alpine Row and the suggested zoning change is a parcel from Commercial 1 to Downtown Commercial and three parcels from Commercial 1 to Residential 5. Joe Halligan, the owner of the three parcels said he want the parcels to be Downtown Commercial instead of residential. It was suggested that if it is what the owner wants then it should be taken care of before it gets to the Council.

Slide 4. Josephine Street Currently Industrial surrounded by heavily residential. Proposed zoning change is to extend General Residential 5. It's mostly wet, could possibly squeeze something in there maybe.

Slide 5. Cottage Street/Union Street. Take Mill Store from Business Zone to Commercial 1. Clean up lot line. Comment from property owner that he would like to see C1 extended up Cottage Street from Lil General two lots.

Slide 6. West Central Street, East of Beaver Street. Single family IV to General Residential 5. Could have multi-family by special permit. Now can have office as of right. Opinion that strip malls not necessarily good for the town. Leave R4 see what comes. Nice offices bring in the same taxes as housing.

Slide 7. Discussion of increasing areas for multi-family housing. Is there any zoning district that you can put in condos? Answer: no. R6 was per development i.e. Spruce Pond, Hawthorne Village, Stone Ridge, Highwood. They were trying to control housing so they stopped zone 6. Why are we talking about zoning for multi-family? The problem with multi-family is that you can't control whether you get apartments or condos.

Slide 8. Discussion of increasing areas for Commercial Business Development. Is there any other land available to zone? Rt. 140? You have to be careful of creeping into residential. Industrial zone brings high tax dollars. Currently and for a long time we are 80% residential, 18% industrial and 2% commercial. We should decide where we want neighborhood zone and rezone for it. i.e. Pond Street. Should rezone Garelick's to the traffic light commercial.

Slide 9. Washington Street. Industrial to Single Family III. Can RR bed be carved out? Sight Plan Approval does not give you grandfathering.

Slide 10. Commercial 1. Not in Downtown anymore. Cannot see Business owner that would not include parking. C1 on 140 – you can't park on 140, you have to provide parking.

Respectfully Submitted,

Maxine Kinhart.

Maxine Kinhart

/Zoning Workshop attachment

**Zoning Workshop
January 29, 2014**

**Review and Prioritization
of Zoning Related Issues**

Items for Discussion

Zoning Changes as Recommended in 2013 Master Plan Implementation Plan

- Alpine Row
- Josephine Street
- Cottage Street/Union Street Area
- West Central Street, East of Beaver Street

Areas for Discussion requested by Economic Development Committee

- Increase areas for Multi-family Housing
- Increase areas for Commercial/ Business Development

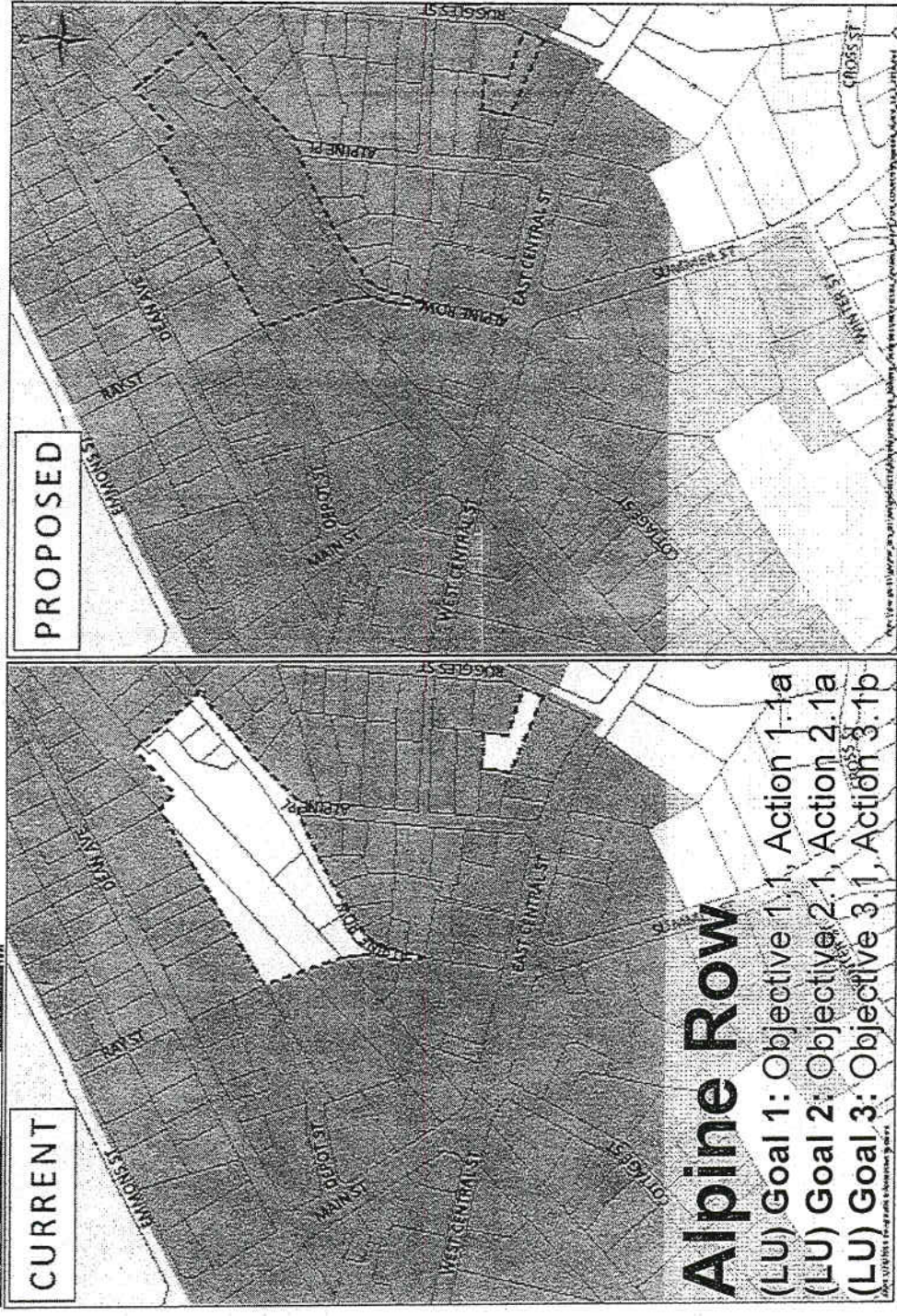
Other

- Washington Street
- Commercial I

Proposed Zoning Map Changes

Commercial I to Downtown Commercial District
 Commercial I to General Residential V

- Parcel Line
- General Residential V
- Industrial
- Downtown Commercial District
- Single-Family III
- Single-Family IV
- Area of Proposed Changes



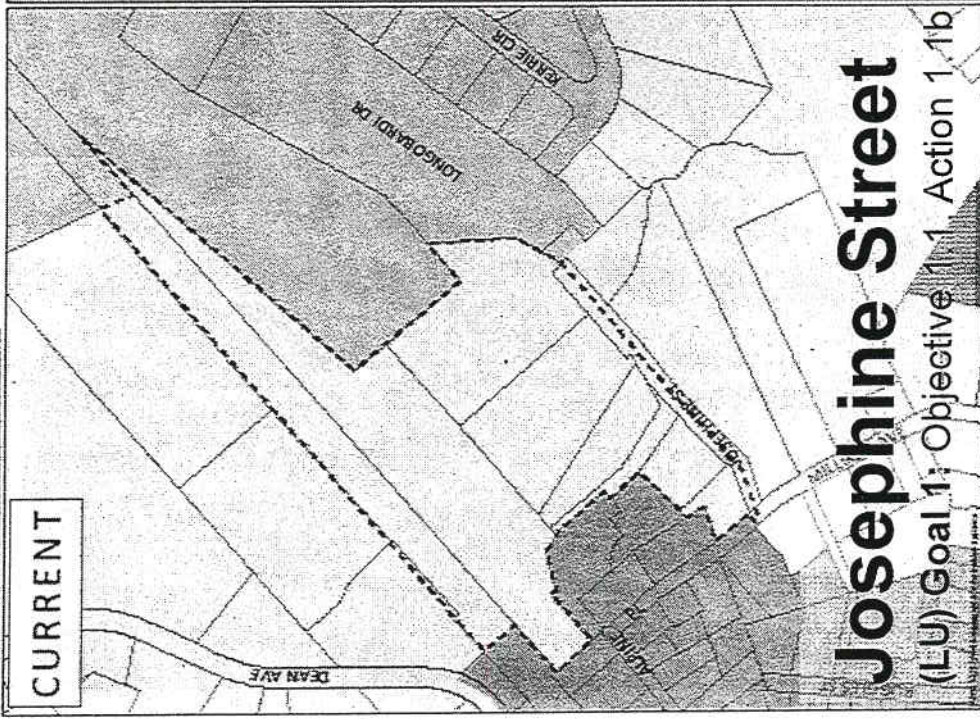
Alpine Row

- (LU) Goal 1: Objective 1.1, Action 1.1a
- (LU) Goal 2: Objective 2.1, Action 2.1a
- (LU) Goal 3: Objective 3.1, Action 3.1b

Proposed Zoning Map Changes Industrial to General Residential V

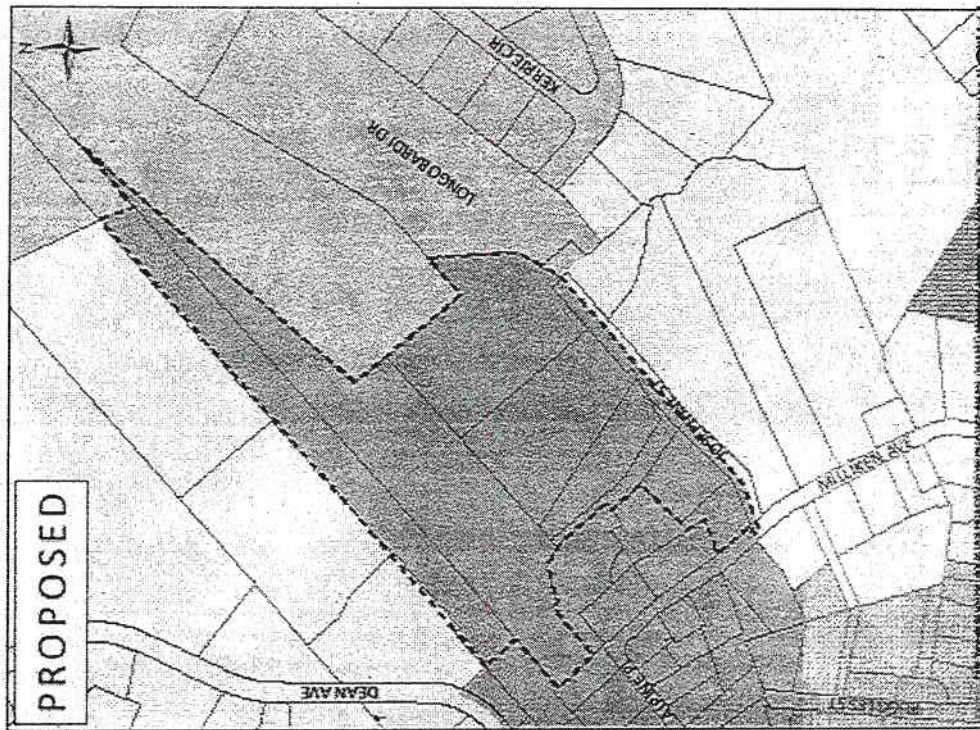
0 100 200 300 400 500 600 700 800

CURRENT



- Parcel Line
- Commercial II
- General Residential V
- Industrial
- Single-Family III
- Single-Family IV
- Area of Proposed Changes

PROPOSED



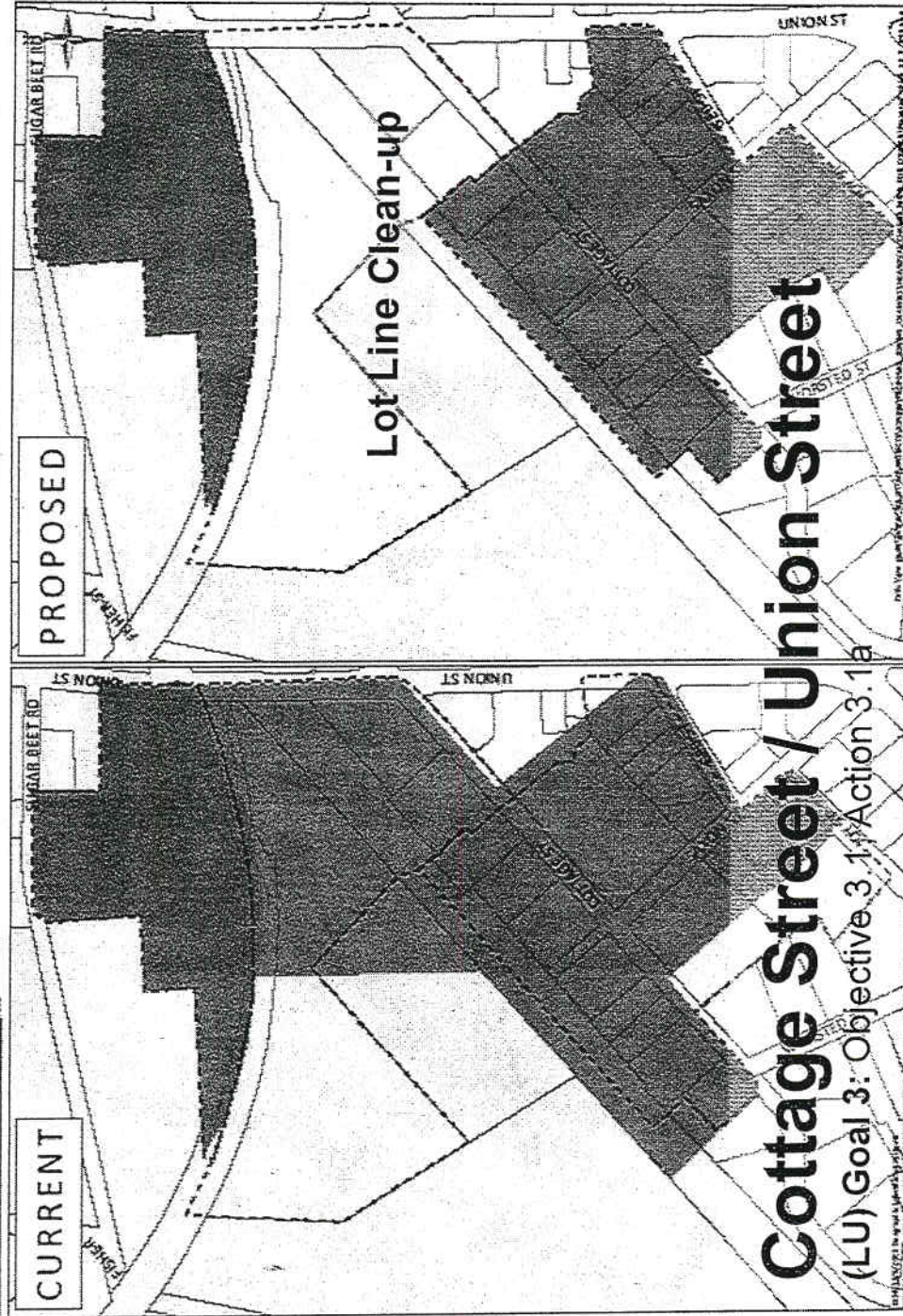
Josephine Street

(LU) Goal 1: Objective 1 Action 1.1b

Proposed Zoning Map Changes

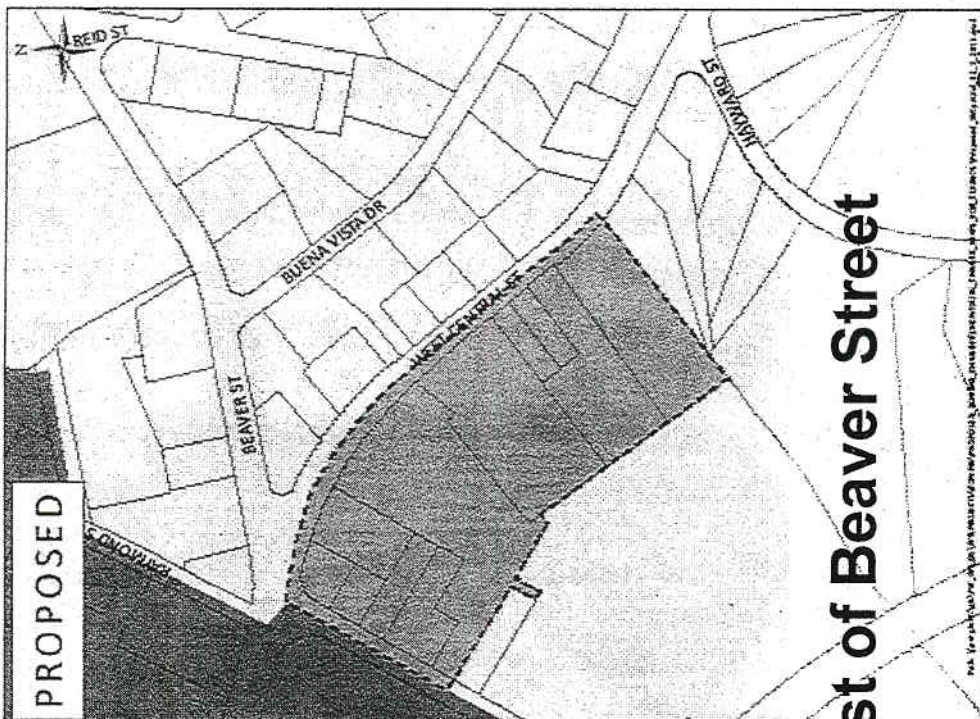
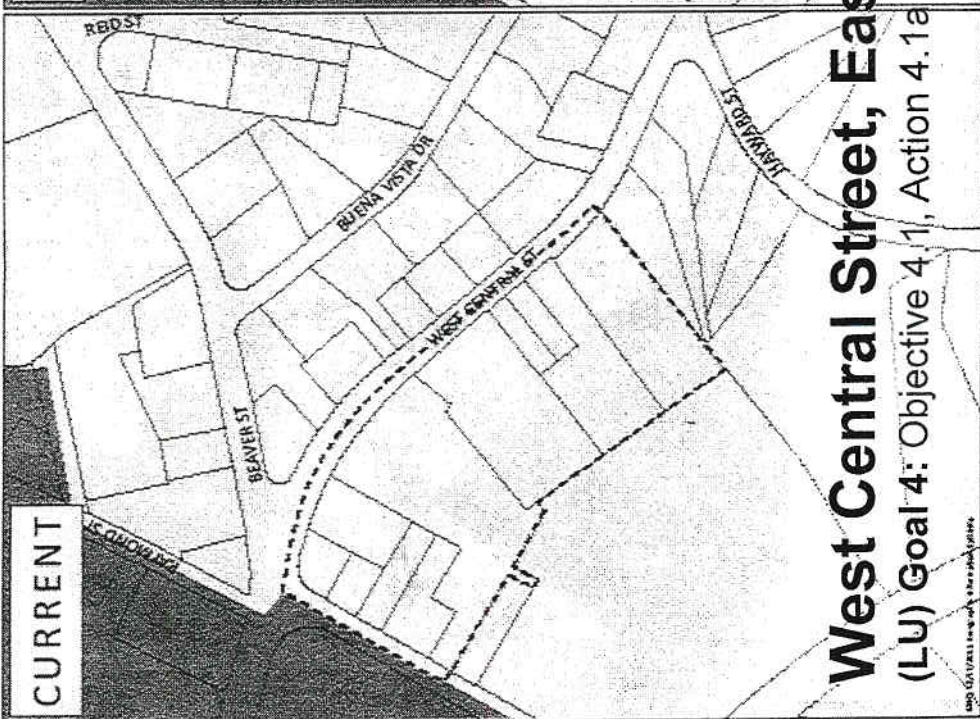
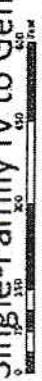
Business to Commercial I

- Parcel Line
- Commercial II
- Single-Family IV
- Business
- Industrial
- Area of Proposed Changes
- Commercial I
- Residential VI



Proposed Zoning Map Changes Single-Family IV to General Residential V

- Parcel Line
- Commercial II
- General Residential V
- Industrial
- Rural Residential I
- Single-Family IV
- Area of Proposed Changes

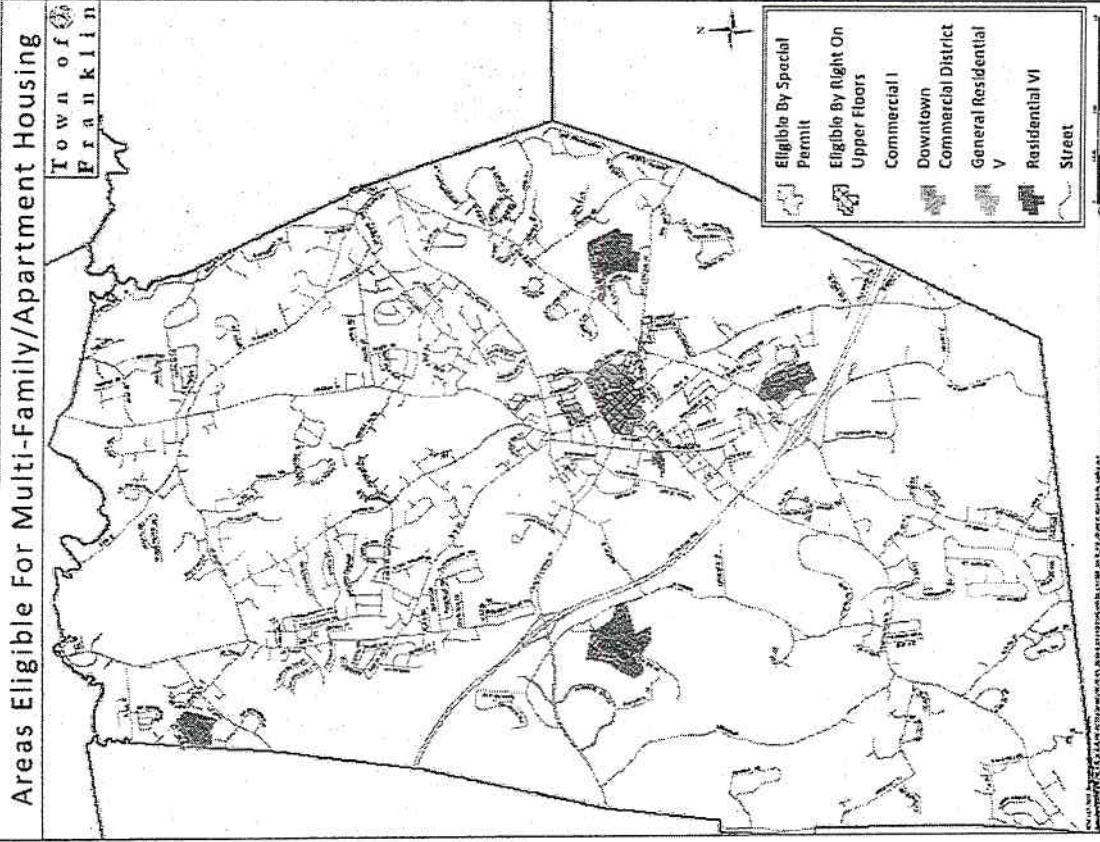


West Central Street, East of Beaver Street

(LU) Goal 4: Objective 4.1, Action 4.1a

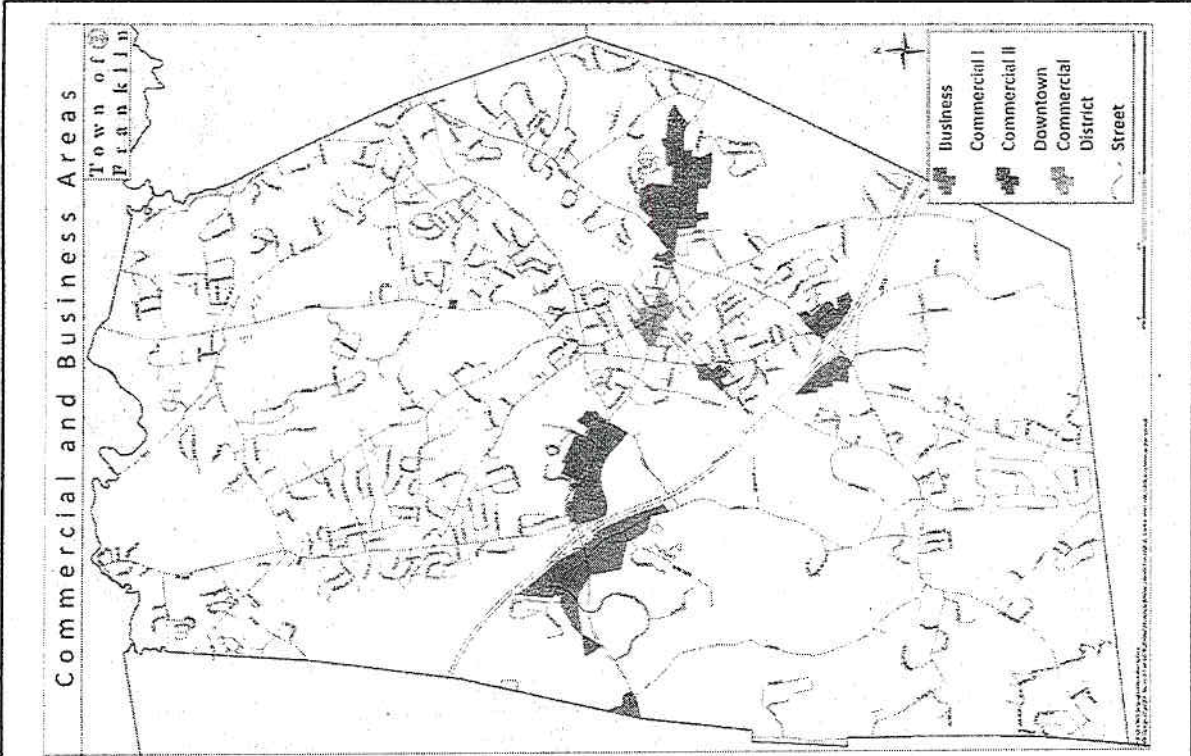
Increase Areas for Multi-family Housing

- (LU) Goal 1
- (LU) Goal 2
- (H) Goal 5: Objective 5.2, Action 5.2a
- (ED) Goal 4: Objective 4.3, Action 4.3b



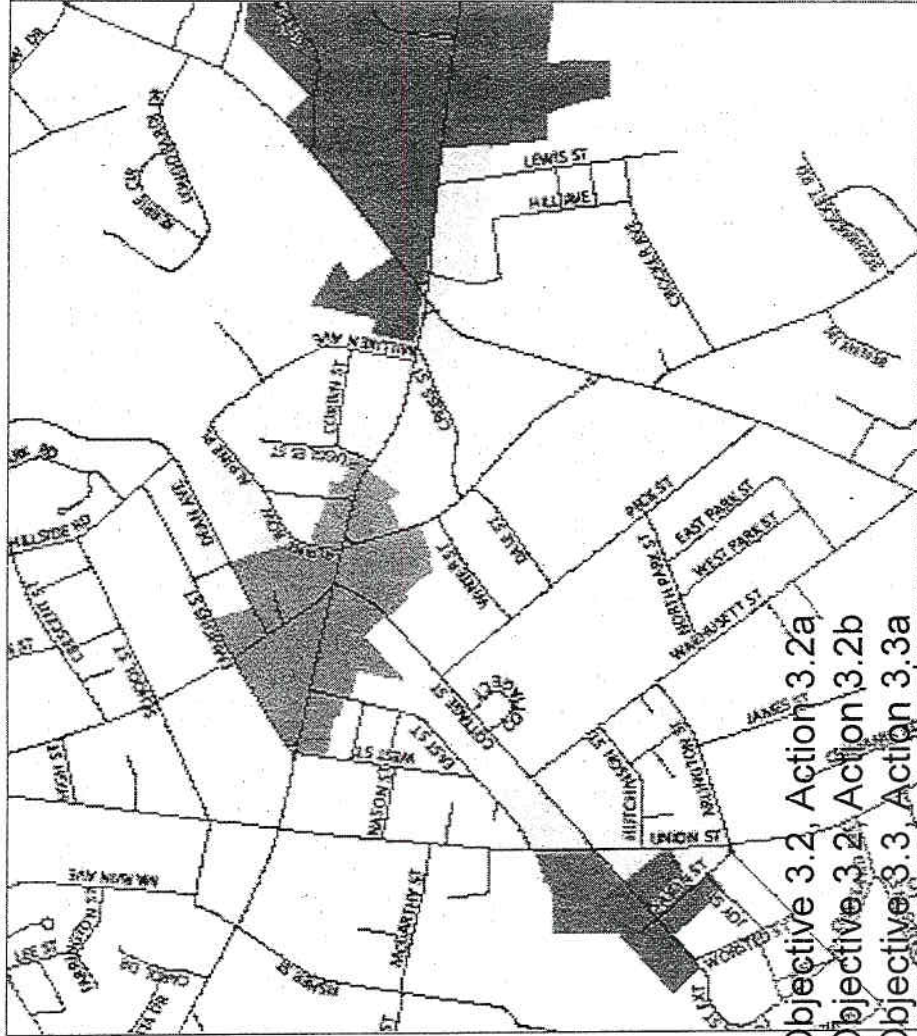
Increase Areas for Commercial Business Development

(LU) Goal 3: Objective 3.2
(LU) Goal 3: Objective 3.3



Commercial I

Amend the dimensional requirements for Commercial I in the Town's Zoning By-law's Schedule of Lot, Area, Frontage, Yard and Height Requirements . Amend the Town's Zoning Bylaw to require sufficient parking in the Commercial I zoning district.



- (LU) Goal 3: Objective 3.2, Action 3.2a
- (LU) Goal 3: Objective 3.2, Action 3.2b
- (LU) Goal 3: Objective 3.3, Action 3.3a