

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

May 31, 2024

To: Town Council
From: Jamie Hellen, Town Administrator
Amy Frigulietti, Deputy Town Administrator

Re: Zoning Bylaw Amendment 24-913: Zoning Map Changes from Business to Commercial I, an Area on Union Street Near Franklin Crossing

We are asking the Town Council to refer Zoning Bylaw Amendment 24-913 to the Planning Board. This bylaw amendment proposes to authorize the rezoning of the 5+ acre industrial property located at 305 Union St. from Business to Commercial I, to allow for the development of a variety of commercial and residential uses.

This is a very promising redevelopment project that could continue to revitalize and modernize the Franklin Crossing neighborhood.

For detailed information on this proposed zoning change, please see the May 16th dated memo from Bryan Taberner as well as the proposed legislation and map, which are all included in the agenda packet for the June 5th Town Council meeting.

If you have any questions, please let us know.

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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MEMORANDUM

TO: JAMIE HELLEN, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
**RE: PROPOSED ZONING MAP AMENDMENT 24-913, AN AREA ON UNION STREET
NEAR FRANKLIN CROSSING**
**CC: GREGORY RONDEAU, FRANKLIN PLANNING BOARD CHAIR; MARK CEREL, TOWN ATTORNEY;
AMY FRIGULIETTI, DEPUTY TOWN ADMINISTRATOR; AMY LOVE, TOWN PLANNER;
GUS BROWN, ZONING ENFORCEMENT AGENT**
DATE: MAY 16, 2024

Department of Planning and Community Development staff have been meeting with Casey Killam and Rick Kaplan from K Commercial Real Estate Services (KCRES) regarding the industrial property at 305 Union Street. The 5.37+/- acre property is on the market, and KCRES has been looking at the possibility of redeveloping the property for a mix of residential and non-residential uses.

The parcel's structures contains over 95,600 square feet of floor area with a long manufacturing and commercial history. Substantial portions of the property are in need of major improvements, and remediation of lead and asbestos will be needed for any large scale redevelopment. Redevelopment will be expensive.

As part of DPCD's communications with KCRES we discussed several ways that the Town and or State could assist KCRES to assure property redevelopment occurs in the near future. Most importantly, the property will need to be rezoned to allow a mix of multifamily residential and commercial uses. The easiest way to make that happen would be rezoning the parcel from the Business Zoning District to the Commercial I Zoning District.

DPCD is asking the Town to support this zoning map change, which would give KCRES a certain level of comfort in that it will be able to redevelop the site with a wide range of uses. Redevelopment without the residential component would be substantially more difficult, and KCRES is not likely to go forward.

In addition to benefiting KCRES, the property's redevelopment will eventually benefit many others, including other local property owners and businesses. Additional residents living in the property's condominiums and apartments will increase expenditures at local businesses. Any new restaurant, and existing restaurants, will see an increase in business and related increase in meals tax revenue. And redevelopment of the property will substantially increase its assessed value and related real estate tax revenue.

The zoning map change would allow development of the parcel for a variety of commercial and residential uses. Uses allowed by right in the CI zoning district include: restaurant; other retail sales and services; office uses including banks/credit unions, medical/dental, and other professional or administrative uses; business incubator or co-working space; artisanal and craft maker space; art gallery; indoor commercial amusement, recreation or assembly; health club; and multifamily residential up to

one housing unit per 2,250 square feet of lot area. Note, any housing component of the redevelopment over 9 units must contain at least 10% affordable.

Uses that may be allowed by Planning Board special permit include function hall or catering; light manufacturing and processing; brewery, distillery, or winery production with tasting room. Attachments 2 through 8 (Use Regulations Schedules Parts I through 7) of the Town's Zoning Bylaw (Chapter 185 of Franklin Town Code) contain a complete list of uses that are allowed by right or may be allowed by Zoning Board of Appeals or Planning Board special permit in the CI Zoning District.

DPCD staff believe it to be in the Town's best interest to support the property redevelopment and related zoning map amendment.

Attached are the following:

- Bylaw Zoning Amendment 23-913; and
- A diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

If the Economic Development Subcommittee supports the proposed zoning map amendment, the issue should be scheduled for a Town Council meeting in the near future for further consideration. Please let me know if you have questions or require additional information.



SPONSOR: *Town Administration*

**TOWN OF FRANKLIN
ZONING BY-LAW AMENDMENT 24-913**

**ZONING MAP CHANGES FROM BUSINESS TO COMMERCIAL I
AN AREA ON UNION STREET NEAR FRANKLIN CROSSING**

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

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT:

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

By changing from Business to Commercial I an area containing 5.369± acres, comprising of the following parcel of land as shown on the Town of Franklin's Assessor's Maps:

Parcel Number 287-074-000.

The area to be rezoned is shown on the attached map (“Proposed Zoning Map Changes, An Area Near Franklin Crossing”).

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

DATED: _____, 2024

VOTED: _____

UNANIMOUS: _____

A TRUE RECORD ATTEST:

YES: _____ **NO:** _____

ABSTAIN: _____ **ABSENT:** _____

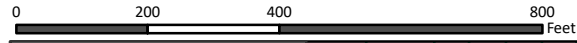
RECUSED: _____

**Nancy Danello, CMC
Town Clerk**

**Glenn Jones, Clerk
Franklin Town Council**

Proposed Zoning Map Changes

An Area Near Franklin Crossing From Business to Commercial I



- Business
- Commercial I
- Industrial
- Mixed Business Innovation

- Residential VI
- Rural Residential I
- Single-Family IV

- Area of Proposed Change
- Parcel Line

24-913

