

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
April 1, 2026**

A meeting of the Town Council was held on Wednesday, April 1, 2026, at the Municipal Building, 2nd Floor, Council Chambers, 355 East Central Street, Franklin, MA. Councilors present: Ted Cormier-Leger, Robert Dellorco, Gene Grella, Caroline Griffith, Michael LeBlanc, Stephen Malloy, Max Morrongiello (via Zoom), Kenneth Ojukwu. Councilors absent: Jane Callaway-Tripp. Administrative personnel in attendance: Jamie Hellen, Town Administrator; Mark Cerel, Town Attorney; Julie McCann, Operations Manager.

Note: Documents for the Town Council are on file and provided in the online meeting packet.

CALL TO ORDER: ► Chair Dellorco called the meeting to order at 6:00 PM. He called for a moment of silence. All recited the Pledge of Allegiance.

ANNOUNCEMENTS FROM THE CHAIR: ► Chair Dellorco reviewed the following as posted on the agenda. A Note to Residents: All citizens are welcome to attend public meetings in person. To view the live meeting remotely, citizens are encouraged to watch the live stream on the Franklin Town Hall TV YouTube channel or the live broadcast on Comcast Channel 9 and Verizon Channel 29. To listen to the meeting remotely citizens may call-in using the number on the agenda. To participate in the meeting remotely citizens may join a Zoom Webinar using the information provided on the agenda. Meetings are recorded and archived by Franklin TV on the Franklin Town Hall TV YouTube channel and shown on repeat on Comcast Channel 9 and Verizon Channel 29. Any participants who wish to speak during the webinar must enter their full name and email address when joining the webinar. All participants will be automatically muted upon joining the webinar. In order to speak, participants will need to select the “raise hand” function to request to be unmuted. All speakers will be required to state their full name and street address before commenting. This meeting is being recorded by Franklin TV and shown on Comcast channel 9 and Verizon channel 29. This meeting may be recorded by others. ► Chair Dellorco stated Councilor Morrongiello will be attending via Zoom; Councilor Callaway-Tripp is unable to attend tonight’s meeting. ► Councilor Dellorco reviewed upcoming Town-sponsored events. The Finance Committee budget hearing dates are as follows: Monday, April 6 to discuss general government; Tuesday, April 7 to discuss schools; Wednesday, April 8 to discuss public safety and DPW; Thursday, April 9 only if necessary. The Franklin 25th Earth Day Cleanup is scheduled for Saturday, April 18 from 9 AM to 12 PM. Pick up gloves and trash bags at the Recreation Department at 9 AM and a site map before heading out to the assigned areas.

CITIZEN COMMENTS: ► Ms. Selena Cousin, 114 Beech Street, said she spoke before the Town Council one other time years ago regarding the potential trash burning facility that was supposed to be put on Pond Street. Today she is speaking about another environmental hazard that would negatively affect Franklin citizens which is the recent proposal for a battery energy storage system by the Town of Bellingham and the Zero Point Development Corporation. This land is located on her street directly next to a very highly populated Franklin neighborhood and the Charles River. It poses health risks by disturbing the contaminated site, fire risks, noise and traffic. She said she is concerned about this. She noted that Pearl Street in Bellingham becomes Beech Street in Franklin when the road crosses over the town line. This is a residential neighborhood. She described the location and said people will be impacted. She thanked the Town Council members who responded to her email. She said she understands these large batteries are going to pop up everywhere. However, a large densely packed residential neighborhood is not the place for this. She suggested people drive by the location. She further explained the noise issue, fire risks, and other issues. She said this is an EPA brownfield site. It is contaminated land. She said the land abuts the Charles River and some Franklin conservation land. She talked about politics of this. She asked the Town Council to advocate on behalf of the residents negatively impacted to write and sign a letter from the entire Town Council expressing concerns that this will negatively affect the citizens of Franklin, and attend a meeting on April 2

at 7 PM at Bellingham Town Hall to express concerns, and speak with the person who has done research on this issue, and speak with fire and emergency personnel regarding this issue. ► Chair Dellorco said he would call the person mentioned. ► Ms. Susan Rohrbach, 38 Philomena Way, said this was a public service announcement from the Porchfest Committee. Porchfest is returning on Saturday, June 6 from 12 PM to 6 PM with Sunday, June 7 as the rain date. It is a great event. The town is filled with music as community members host bands on their porches. Registration is open for bands and porches. She said to sign up at their website. She reviewed that this year's event is shaping up to be the biggest yet. She thanked the Cultural District for organizing this and for the town for supporting this. ► Mr. Gino Carlucci, 1 Toni Lane, said he was here on behalf of Quattro Eroi Lodge Sons and Daughters of Italy. The lodge was founded in 1926 and the name Quattro Eroi is Italian for four heroes and named after four Franklin residents who were killed at the end of World War I. In celebration of their 100th anniversary, they have three upcoming events. The Historical Museum is hosting an exhibit of some of the artifacts and archives dating back 100 years and a photograph of the four heroes. Author and historian Stephen Puleo will be speaking at the Historical Museum on Sunday, April 12. The exhibit and speaker events are free. He said they have a celebratory dinner to be held at the VFW Hall on May 16. Tickets are available. ► Mr. Dave Callaghan, 30 Plain Street, gave a School Committee update. He said there have been two presentations. One from their food services which provides all their breakfast and lunches and another from Lifelong Learning which provides after school care and enrichment opportunities, and they also talked about the daycare center that is going to launch. He explained Lifelong Learning and the food services organizations are entirely self-sufficient.

COUNCILOR COMMENTS: ► Councilor LeBlanc said he watched the prior meeting. He thought it was necessary for him to read into the record an absentee note for him not being here. He read aloud: To whom it may concern, please excuse Michael's absence from the Town Council meeting on March 18. He has a previously planned trip and was scheduled to be in London during that week. He would be happy to complete any assignments or responsibilities that have been missed during his absence, sincerely, Michael's mother. He said he wanted this read into the record because he heard comments of why did he not have to be here. He said he thanked Cory Shea of Arts, Culture and the Creative Economy as it relates to working with the MetroWest in Marlborough in securing one of 17 grants for the World Cup. He said the total combined was 120. He said he does not know how much we are getting. He said the World Cup will be impactful in this area and to have those two days for those two events and to have that grant help finance part or all, he still does not know all the details, but that was a wonderful effort, and he thinks it will bring obviously other people from other communities to Franklin for those two days who cannot afford a \$700 ticket to go to the game down the street. He said he gives kudos to Ms. Shea for working on that. He said he is going to start, probably every other month, going to a local restaurant on Saturday or Sunday and sit there for an hour and a half, eat some breakfast, and he is inviting people listening to this to come by and sit down with him and have a coffee or meal. To start off will be this Saturday from 8:30 AM to 10 AM at Jimbo's New York Deli, have a little breakfast, have a cup of coffee, talk about what is going on, he will be there to listen to you all. He said he wanted to read something into the record about someone who is not a Franklin resident, but who had a profound impact on him. He said the person he is speaking about is his dad, Edward LeBlanc, who passed away a couple of weeks ago at 94 years old. He said the night before he passed many family members were gathered in his hospital room. He was asked what was his favorite memory about his father. He said his favorite thing about his dad was that he did not do it, he taught it, and that is where the lesson is especially for today's parents. He said his dad never did his work for him. He had a way of asking questions instead of giving solutions. He guided step by step to understand the process. He taught him to play sports and life skills and independence. By not doing things for me, he showed me I was capable of doing them myself. He said those moments built his confidence. He learned to trust his own ability because he had proof that he could figure things out even when it was hard. He also taught him resilience and the value of effort. He said his dad understood that doing things for him might help in the moment but teaching him how to do them helped him for a lifetime. He talked about an eighth-grade political campaign his father helped him with that taught him how to try and keep going. His father's impact lives on in him as a Franklin resident, and he hopes this story may impact others. ► Councilor Malloy wished all happy upcoming holidays. He said he is

looking forward to getting into the budget work. ► Councilor Ojukwu thanked Councilor LeBlanc for sharing his tribute. He noted the Franklin First newsletter. He noted new Director of Communications and Community Engagement Elizabeth Kalajjian and said the first addition is fantastic. It is a good summary and a great place to start to get information. He said the first Restaurant Week is May 31 to June 6. He said their primary job is to make sure Franklin continues to function at least as well as it does today. He said a large part is around budgeting and finances. The next week kicks off our Finance Committee meetings. For those who are concerned it is a good way to get up to speed as we figure out our path forward. He said plans are hard; chaos is easy. We need to make plans. Not everyone is going to be happy with everything. He said they are trying to give people opportunities to be aware of what is going on as they try to find the right path forward. ► Councilor Griffith thanked Councilor LeBlanc for sharing his tribute. She said she wanted to address the battery storage and said a lot of emails have been received from Franklin and Bellingham residents. She said if they were to attend the meeting tomorrow night, they cannot attend as representatives of the Town Council. She wanted to clarify what they are allowed and not allowed to do as this is something in another town. ► Mr. Hellen said all of you are welcome to go to Bellingham. You can cite you are a Town Council member. You can talk as a resident. He said he understands there are a lot of concerns. He said citizens should go to the hearings and listen to the applicant, the peer review, the engineers. He said there is a lot of fear out there. He said anyone interested should attend the hearings and read the documents. He said the Town Council members can write letters. He said he does not know if the Bellingham Zoning Board of Appeals is going to allow you to comment because it is in their jurisdiction. You can write a letter as Town Council. He noted the 300 ft. abutter notifications is Bellingham doing what is the law. They posted the meetings 48 hours in advance as required. He said this is a proposal by the Town of Bellingham. Their Town Meeting three years ago approved this. He said some of the concerns from residents may be answered at Bellingham's ZBA meeting. He noted that these facilities are in high demand because we are using an insane amount of electricity. There is so much pressure on the grid, the state has essentially made this a by right thing at the state level. He said he is happy to answer any questions. ► Councilor Griffith encouraged citizens to lock their vehicles at night as she has heard of people losing items out of their cars. ► Councilor Morrongiello thanked all the citizens who spoke tonight. He noted the Finance Committee hearings next week in Council Chambers. He said if you think there is waste in the budget show up and use your voice. He recognized the fire department for responding to a working fire and rescued pets, and there was no loss of life, and a response to a rollover on I-495, and DPW for repairing a water main break. He said the legislature is debating \$390 million in Chapter 90 funding for road maintenance. He said he attended the 250th Anniversary Committee meeting and reviewed what he learned and how he contributed. He recognized and congratulated Deputy Fire Chief Jim Klich who completed the Massachusetts Professional Emergency Manger program, Senior Center Director Sarah Amaral who was selected to serve on a Massachusetts Councils on Aging legislature committee, and Danielle Machado who is Franklin's new co-response clinician. He recognized Kim Carney, Deputy Director of Franklin Recreation, who was honored with the USA Field Hockey Grow the Game Award for 2025, Franklin High School senior Gavin Warnakulasooriya has been named a finalist in the 2026 National Merit Scholarship Program, freshman Marina Zaki recently won third place at the Poetry Out Loud state final, and LiveArts String Quartet received a grant. He said we were awarded a \$250,000 grant from the Massachusetts DEP for the demolition and cleanup of the former Nu Style site in addition to a \$500,000 EPA grant from FY23. All that is money taxpayers do not have to pay from property taxes. He welcomed Administrative Assistant Sandy Moore, Deputy Director of Facilities Jon Eason, Co-Response Clinician Danielle Machado, and sewer division employee Patrick Rowe. He said tonight marks the beginning of Passover and provided information on the celebration. ► Councilor Cormier-Leger said he also met with Cory Shea and talked about all the wonderful work she is doing. He congratulated the cast and crew for a wonderful run of Into the Woods. He thanked Councilor LeBlanc for the tribute he gave to his dad. He thanked the Franklin Police Department for their funny April Fool's Facebook post. He wished all happy holidays. ► Councilor Grella noted Councilor LeBlanc's wonderful tribute. He wished all happy holidays. He commented on the battery storage and said renewal energy should be encouraged but not at the cost of public safety. He would support a letter from the Town Council about the battery storage facility. ► Chair Dellorco requested Mr. Hellen draft a letter. He

thanked Councilor LeBlanc for the tribute to his dad. He noted the fire department had another fire on Dean Avenue. They do a great job along with the police and DPW. We should be very thankful.

SUBCOMMITTEE & AD HOC COMMITTEE REPORTS:

- a. Joint Budget Subcommittee. ► Meeting April 16th at 6:00PM-Training Room.
- b. Economic Development Subcommittee. ► Meeting April 2nd at 7:00PM-Council Chambers.
- c. Communications Subcommittee. ► Being Scheduled.
- d. Town Charter Ad Hoc Committee. ► Being Scheduled.
- e. Police Station Building Committee. ► None scheduled.

PROCLAMATIONS/RECOGNITIONS: ► *Chloe Bowser*. ► Councilor Cormier-Leger presented the recognition for Chloe Bowser. He read aloud the proclamation honoring Chloe Bowser for winning the USS Massachusetts Historic Essay Contest and earning recognition for the Town of Franklin by having a birthing room named for the town on the submarine USS Massachusetts SSN 798. He congratulated Ms. Bowser. ► A representative on behalf of Representative Jeff Roy and the House of Representatives presented Ms. Bowser with a citation congratulating her. ► Ms. Bowser shared information about the essay and where people can read the essay. She explained her essay is historical fiction about a family and their generations in the Charlestown Navy Yard. The ship's information should be correct. She said it should be on the website of the USS Massachusetts. ► Director of Veterans Services Shannon Nisbett congratulated Ms. Bowser and thanked all of the veterans in attendance and Ms. Bowser's parents.

Chair Dellorco called for a two-minute recess.

TOWN ADMINISTRATOR'S REPORT: ► *FY27 Budget Release & Town Budget Archive*. ► Mr. Hellen said it is fantastic that people are reading the newsletter. He gave condolences to Councilor LeBlanc and his family and recognized the tribute he gave to his father. He said his filing of the FY27 is out. He explained the location on the website. He noted the Town Administrator's budget narrative. He said appendix A is the recommended voting document and budget book and explained the information contained in the budget and noted it is very transparent. He noted Appendix B is the public schools district budget book. As well, there are many other appendixes with much additional data. He noted audits and bond ratings are available online as well. He said it can all be keyword searched. He thanked all for noting the Franklin First Newsletter. He encouraged all listening to go on the website and sign up for the newsletter. They hope to get it out monthly. He noted Restaurant Week from May 31 to June 6. He thanked all for coordinating Porchfest. The noted from the Franklin Bellingham Rail Trail Committee that the track is coming up. Then they are looking at a ceremonial ribbon-cutting over the summer. Once the track is up and they can enter an agreement with the state, the state will be providing \$1 million to replenish the land use costs to purchase it or use the money to do some of the work. He asked Rep. Roy to file an amendment to the environmental bond bill for a \$3.5 million state appropriation to the SNETT trail. He said they are moving fast on this project. He said the Franklin Fire Department announced a \$21,000 grant to purchase battery powered scene lighting and structural firefighting gear to enhance on scene visibility and improve safety for all areas around a fire. He noted \$120,000 for the MetroWest Visitor's region. He said that will help pay for the watch parties. He said the budget is an item on the agenda.

APPROVAL OF MINUTES: ► **None.**

APPOINTMENTS: ► **None.**

PUBLIC HEARINGS - 6:00 PM: ► Chair Dellorco said they were going to open the following three hearings as they are all together. ► *Chair Dellorco said he opens the hearings for all three zoning bylaw amendments as listed below.*

- a. *Zoning Bylaw Amendment 26-946: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Attachment 7, Part VI Use Regulation Schedule (Legislation for Action #12a).*
- b. *Zoning Bylaw Amendment 26-947: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Attachment 9, Schedule of Lot, Area, Frontage, Yard and Height Requirements (Legislation for Action #12b).*
- d. *Zoning Bylaw Amendment 26-949: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Attachment 9, Schedule of Lot Area Requirements (Legislation for Action #12d).*

► Mr. Hellen said to be clear on the public hearings, items a, b, and d, related to the MBTA Communities zoning changes that are required from the state to comply with the statute. These all received a unanimous approval from the Planning Board at their hearing a few weeks ago. The Town Council will go through a slideshow from Director of Planning and Community Development Morena Zelaya and then the Town Council will take a vote on this first reading. The second vote is on May 13. Then the second bylaw proposal is item c which is basically a cleanup around the Franklin Crossing zoning, and there will be a second hearing and a vote on that also. ► Ms. Zelaya narrated a slideshow presentation. As shown on the slides, she reviewed MGL c.40A § 3A background. The MBTA Communities Act was signed into law by former governor Charlie Baker in 2021. It requires all MBTA communities to zone for as of right multifamily development (at least 15 units per acres). Franklin is required to zone for a minimum multifamily unit capacity of 1,883 units. The Act was upheld as constitutional in January 2025 by the Supreme Judicial Court. Failure to comply with the law results in a loss of eligibility for the numerous types of state funding. She said currently we are in conditional compliance with the proposed amendments. She said 177 communities are subject to the Act. As of March, 166 have complied. The town has received \$7.9 million in state funding since 2020. ► Town Council members asked questions. ► In response to questions, Ms. Zelaya said there is a map on the website that shows of the 166 communities in compliance, what stage of compliance they are in. She reviewed the slide titled Franklin’s Road to Compliance. She showed and explained a map and noted the colors have been designated to be the MBTA Communities districts. She said existing bylaws for these districts already closely aligned with the requirements of 3A and substantial changes to the base zoning have not been necessary. She reviewed the zoning changes that have been made. In response to a question about the second commuter rail station near Forge Park, Ms. Zelaya said by coming into compliance with these districts, we will be in final compliance and do not have to do anything regarding the Forge Park rail station. She reviewed the slide titled Proposed Amendments and reviewed Zoning Bylaw Amendments 26-946, 26-947, and 26-949 and the necessary language changes to these three amendments as shown on the slide. She showed the following slides: Zoning Bylaw Amendment 26-946, Use Regulation Schedule, Part VI; and Zoning Bylaw Amendment 26-947 and 26-949 Town of Franklin Schedule of Lot, Area, Frontage, Yard and Height Requirements. She reviewed some of the changes to cells, notes that were added, and the actual language. She responded to additional Town Council member’s questions. She stated that the downtown Commercial district is part of the districts that have been submitted, but those are a separate mandatory mixed-use district, so it was an allowance made by Housing and Livable Communities after the Act was first signed into law, and those units are kept separate. They are still counted toward our minimum, but they treat them separately because it is a mandatory mixed use. She said with the proposed amendments tonight we are meeting the requirements of what we need to give them. She said they did take into account our two MBTA stations. She talked about the minimum lot size and where that would apply. She said for General Residential V the frontage is 100 ft. and the lot width is 90 ft. There are a number of parcels in that area that do not meet those minimum lot size requirements already. So, they do not get counted by the calculator the HLC created because they do not meet the MBTA’s standards. They do not meet our current standards, so they are out of compliance, and they cannot be made compliant unless we change what is allowed for multifamily in those. It allows for existing and future facilities to be compliant. She said the frontage is 50 ft. and the lot width is 45 ft. ► Mr. Hellen explained that maybe over the years you will see a few smaller lots torn down and combined. He discussed the previous votes for MBTA Communities for the Town Council. He said they used to have greater density in Franklin zoning there. It is now fewer units and less dense than what it was three years ago. ► Ms. Zelaya confirmed this does not require a single-family home that already exists to make

changes; they have the option. She responded to the question of where public housing should be. She said these districts have specifically been chosen by Franklin historically to be the more-dense neighborhoods. You have more commercial districts here. You have residents being able to walk to businesses and be close to the commuter rail service. She said this is a good goal to have. Regarding the state grant funding that could be taken away if not in compliance, she said definitely the taxpayers and town would be affected. She agreed this legislation before them would be a public benefit. ► **Chair Dellorco declared the public hearings closed for Zoning Bylaw Amendments 26-946, 26-947, and 26-949.**

LEGISLATION FOR ACTION:

Note: Two-Thirds Vote requires six votes; Majority Vote requires majority of members present and voting.

- a. Zoning Bylaw Amendment 26-946: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Attachment 7, Part VI Use Regulation Schedule - First Reading (Motion to Move Zoning Bylaw Amendment 26-946 to a Second Reading - Majority Vote).** ► **MOTION to Waive the reading by Grella. SECOND by Cormier-Leger. No discussion.** ► **ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1.** ► **MOTION to Move Zoning Bylaw Amendment 26-946: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Attachment 7, Part VI Use Regulation Schedule to a Second Reading by Grella. SECOND by Griffith. No discussion.** ► **ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1.**
- b. Zoning Bylaw Amendment 26-947: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Attachment 9, Schedule of Lot, Area, Frontage, Yard and Height Requirements - First Reading (Motion to Move Zoning Bylaw Amendment 26-947 to a Second Reading - Majority Vote).** ► **MOTION to Waive the reading by Grella. SECOND by Ojukwu. No discussion.** ► **ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1.** ► **MOTION to Move Zoning Bylaw Amendment 26-947: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Attachment 9, Schedule of Lot, Area, Frontage, Yard and Height Requirements to a Second Reading by Grella. SECOND by Griffith. No discussion.** ► **ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1.**
- d. Zoning Bylaw Amendment 26-949: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Attachment 9, Schedule of Lot Area Requirements- First Reading (Motion to Move Zoning Bylaw Amendment 26-949 to a Second Reading - Majority Vote).** ► **MOTION to Waive the reading by Grella. SECOND by Ojukwu. No discussion.** ► **ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1.** ► **MOTION to Move Zoning Bylaw Amendment 26-949: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Attachment 9, Schedule of Lot Area Requirements to a Second Reading by Grella. SECOND by Griffith. Discussion:** ► Councilor Morrongiello asked for clarification if they need a public hearing on each one individually. ► Mr. Hellen said no; there is a bundle. ► **ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1.**

PUBLIC HEARINGS - 6:00 PM (continued): ► **Chair Dellorco declared the public hearing for the following zoning bylaw amendment open.**

c. Zoning Bylaw Amendment 26-948: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Use Regulation Schedule, Attachment 2, Attachment 3, Attachment 4, Attachment 7 & Attachment 8 (Legislation for Action #12c).

► Ms. Zelaya said the proposed amendments are generally cleanup amendments. These came up as we were doing the MBTA Communities amendments. She explained it was realized that with the previous submissions that created the Crossing Neighborhood District and created the allowance for residential commercial kitchens we needed to do some cleanup to correct the record. She reviewed attachment 2 and explained the option with a parcel with poultry and a line that was missing and a cell was blank. They are proposing they match what is in Commercial I for the Crossing Neighborhood. This is to not allow for poultry in parcels under 5 acres. She reviewed attachment 3 and said a note 6 should have been called to attention. This is to create for the record that the note was struck. She reviewed attachment 4 and said there were a couple of changes. She reviewed the districts and noted the bolded boxes as shown on the chart on the screen. She noted that online currently these boxes are blank; they are putting back the information that was there before. She reviewed attachments 7 and 8 and noted some changes that happened inadvertently that they are putting back what was there previously. In response to a question, she deferred to Mr. Cerel about solar energy and best practice and recommendations about talking to a neighbor before installing a structure.

► Mr. Cerel explained it depends on where they are proposing to put it and if it complies with setbacks or if it is going to be on something that sets back you may not need any approvals at all. There has been chapter 40A § 3 which is the original zoning exclusions which include solar and wind; there have been court decisions at the higher levels which has expanded that as a public policy at the state level. It is pretty much as of right. He said they do have dimensional requirements. He said the focus was on the large-scale projects and where they would be. On the one hand that they do not end up in residential, but on the other hand there be enough area that we would not have our zoning nullified. ► Mr. Hellen said if you look at the second row from the bottom under medium scale and look over to the use chart you will see PB and N7, etc. The only allowable district for that by right is Industrial. For residential neighborhoods, most of these smaller scale solar ground mounted facilities actually require a special permit from the Planning Board. That is like a check and balance. In the footnote, for some of the more-dense areas, it is only allowed as an accessory to another permitted use. He said he hopes all neighbors would let other neighbors know their plans before they go to the Planning Board. ► Mr. Cerel said the focus is ground mounted; it does not address roof installations. ► Councilor Cormier-Leger suggested that in a residential neighborhood that the Planning Board require some sort of fence or large arborvitaes as a barrier for the neighbors. ► Chair Dellorco said he has been getting phone calls regarding cell phone towers. ► Mr. Hellen said this has nothing to do with cell phone towers; they are regulated by the federal government. ► Mr. Cerel said they are mostly by right. ► Mr. Hellen said it is very hard to stop them. ► Mr. Cerel noted the Federal Communications Act which is a federal legislation and that if the wireless provider shows a significant gap in coverage, then they are entitled to address that. You can mitigate to some degree with fencing and visuals, but they are ultimately going to probably be allowed to do it. ► In response to Councilor Morrongiello's question about arcades in the Downtown Crossing district, Mr. Cerel said they have addressed options to revise the bylaw. It is a definition as he recalls, it is a certain number, and that can be amended, but that is not in front of you tonight.

► Councilor Morrongiello said he thinks the previous Town Council changed the allowed uses for arcades for the Downtown Crossing district, so are the two bylaws in conflict with each other. ► Mr. Cerel said he does not know what it says for arcades. ► Ms. Zelaya said the allowance for arcades is not being changed tonight. She said she is not familiar with the arcade bylaw, and she would have to look at it. ► Mr. Cerel discussed coin-operated amusement devices. If you go over a certain number, you are meeting the definition of an arcade, and then it is regulated by the zoning bylaw, and in many cases not allowed. ► Mr. Hellen said there was one person who was looking at a vintage style arcade, and he is not sure that party is still interested in that. They did meet with the person in Tech Review. We have not heard back from that proponent. ► Ms. Zelaya said she thinks there will be a few more cleanup amendments coming before the Town Council. She will look into this one as well. ► Councilor LeBlanc suggested definitions for small, large, and medium scale. ► Mr. Cerel and Mr. Hellen said they are defined in the code. ► Ms. Zelaya further reviewed the

attachments and the proposed changes as shown on the use schedule shown on the screen for what was missing and being added back in. In response to questions, she confirmed that in attachment 2, under 5 acres in the Crossing Neighborhood, they cannot have chickens. ► Mr. Cerel said if there is anyone there currently, they would be grandfathered. ► **Chair Dellorco declared the public hearing closed.**

LEGISLATION FOR ACTION (continued):

Note: Two-Thirds Vote requires six votes; Majority Vote requires majority of members present and voting.

- c. Zoning Bylaw Amendment 26-948: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Use Regulation Schedule, Attachment 2, Attachment 3, Attachment 4, Attachment 7 & Attachment 8 - First Reading (Motion to Move Zoning Bylaw Amendment 26-948 to a Second Reading - Majority Vote).** ► **MOTION** to Waive the reading by **Grella**. **SECOND** by **Ojukwu**. **No discussion.** ► **ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1.**
 ► **MOTION** to Move Zoning Bylaw Amendment 26-948: A Zoning Bylaw Amendment to the Code of the Town of Franklin at Chapter 185, Use Regulation Schedule, Attachment 2, Attachment 3, Attachment 4, Attachment 7 & Attachment 8 to a Second Reading by **Grella**. **SECOND** inaudible. **No discussion.** ► **ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1.**
- e. Bylaw Amendment 26-950: A Bylaw to Amend the Code of the Town of Franklin at Chapter 139, Section 139-14, Sewer System Map - First Reading (Motion to Move Bylaw Amendment 26-950 to a Second Reading - Majority Vote).** ► Mr. Hellen said items e and f are both intertwined with the same issue. One is a sewer map amendment and one is a water map. These require a first and second reading and two votes. If approved tonight, the second vote is on May 13. The proponents are here tonight represented by Attorney Richard Cornetta. The town engineer is also here. He said standard process is after an applicant works with Planning Board for a subdivision or house lot approval ANR lot, they typically work with the DPW, and we get a background letter regarding what is going on, and that letter is incorporated in here as standard practice. ► Town Engineer Michael Maglio said the applicant is applying for water and sewer map extensions for a proposed five-lot subdivision off Union Street. It has been approved by the Planning Board. He said he has met with the applicant several times in addition with the fire department. He said one issue they had was at that area on Union Street where the proposed development is going to go, there is a 6 in. cast iron older water pipe there. We were looking at that and they came up with a plan for the developer to replace about 50 ft. or so of the existing main with a new 12 in. main which will eventually be upgrading the rest of the main in the future. In the end, they are going to be reconfiguring all the pipe and valving in front of their development to which they will be connecting to. The value of the work they will be doing is about \$60,000 which will save the town. He said the applicant also agreed to contribute another \$35,000 on top of that which will be used by DPW for future system improvements. He said they feel that is significant for the town. He said the fire department was happy about it as well. He said the applicants will have to file for the applicable permits and pay the applicable fees to go with that in addition to what they are contributing. In response to questions, he discussed septic on the site. He said they got approved by the Planning Board. He said in the beginning they were looking at septic and private wells, but the fire department really wanted for fire protection to see some hydrants and fire protection for the development. He discussed that there is not a formula for how much the developer contributes, but this is in line with previous map amendments in value. ► Councilor LeBlanc explained he wants to see more of a standard such as a formula for remediation so it is not arbitrary. ► Mr. Cerel said this was an attempt by an earlier Town Council to address runaway development and basically what was proposed was to basically freeze existing public utilities water and sewer and in order to extend mains a developer would have to satisfy specified criteria in the bylaws. There are two separate bylaws that are rather parallel. If they are unable to meet those specific criteria to extend, there is a catch-all that allows more flexibility, so on an individual basis, they

can work with the developer for a win-win situation. It is not intended to open up vast areas of the town for future water and sewer. In the case of water, the fire department will say from a public safety standard, there needs to be more flexibility to extend the water rather than a well as they need the capacity for firefighting. ► Mr. Maglio said this is proposed at 543 Union Street. There is a blueberry farm out there. There are two separate properties. One of the property owners sold to the developer who had the subdivision approved by the Planning Board. He is proposing five single-family homes. He responded to a question about who hires the company to do the work. He explained that the developer will be hiring the contractor to do the waterline work on Union Street. He said we have worked with that contractor before. We are comfortable with the contractor and the work that will be happening. We will have inspectors out there, and we will oversee the work. ► Mr. Hellen explained how the other money goes to work to better the area. The money does not go into free cash. It will go into capital sewer and capital water into the infrastructure. ► Mr. Maglio said this is just an extension to the new subdivision; he said he is pretty sure the entire neighborhood is already tied in. ► Councilor Morrongiello discussed that gifts to the Senior Center come before the Town Council to approve and the library, so why is the DPW different when you get a cash contribution. ► Mr. Hellen said this is not a gift. It is a mitigation, and it is isolated to state laws around enterprise funds. ► Councilor Griffith asked Mr. Cerel what is the line between a few houses and a large subdivision. ► Mr. Cerel said it depends on the proposed project and the proximity of the infrastructure we already have and if sewer and water is going by a large unimproved parcel. He explained the key is the mains which are the bigger pipes that are servicing multiple properties. He talked about the bylaw provided a mechanism they hoped for providing specific stated criteria for being able to extend as a right. If you did not meet those criteria, then there is the catch-all term that more often than not we apply for properties that are just beyond an existing main, and this give and take that Mr. Maglio explained in this case hopefully produces a win-win. ► Mr. Hellen explained it is not a unit count and gave an example of another location. He explained in this neighborhood they all have water and sewer and this parcel was left off. This is a fairly easy connection to make. ► **MOTION to Waive the reading by Grella. SECOND by Ojukwu. No discussion. ► ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1. ► MOTION to Move Bylaw Amendment 26-950: A Bylaw to Amend the Code of the Town of Franklin at Chapter 139, Section 139-14, Sewer System Map to a Second Reading by Grella. SECOND by Griffith. Discussion:** ► Mr. Cerel noted a typographical error at the top indicating 25-950 which someone needs to correct to indicate 26-950. ► Mr. Hellen said it would be corrected. ► **ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1.**

- f. Bylaw Amendment 26-951: A Bylaw to Amend the Code of the Town of Franklin at Chapter 179, Section 179-9.1 Water System Map - First Reading (Motion to Move Bylaw Amendment 26-951 to a Second Reading - Majority Vote).* ► **MOTION to Waive the reading by Grella. SECOND by Malloy. No discussion. ► ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1. ► MOTION to Move Bylaw Amendment 26-951: A Bylaw to Amend the Code of the Town of Franklin at Chapter 179, Section 179-9.1 Water System Map to a Second Reading by Grella. SECOND by Cormier-Leger. No discussion. ► ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1.**

LICENSE TRANSACTIONS: ► None.

PRESENTATIONS/DISCUSSIONS: ► None.

FUTURE AGENDA ITEMS: ► Councilor Griffith said the letter to Bellingham. ► Mr. Hellen requested he be sent the 12 emails that the Town Council members received. ► Councilor Morrongiello asked that GATRA give a committee report to the EDC and in July do the Sustainability Committee after the budget.

EXECUTIVE SESSION: ► *a. Exemption #3: Collective Bargaining (Police Patrol) - To discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the Chair so declares.* ► Chair Dellorco said we have an executive session tonight for Exemption #3: Collective Bargaining (Police Patrol) - To discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and will not return to open session and he so declares. **MOTION to Enter** into executive session for Exemption #3: Collective Bargaining (Police Patrol) - To discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the Chair so declares and to not return to open session by **Cormier-Leger. SECOND** by **Grella. No Discussion.** ► **ROLL CALL VOTE:** Cormier-Leger-YES, Dellorco-YES, Grella-YES, Griffith-YES, LeBlanc-YES, Malloy-YES, Morrongiello-YES, Ojukwu-YES. ► **VOTE: Yes-8, No-0, Absent-1.**

Open Session ended at 8:26 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary