

**FRANKLIN TOWN COUNCIL
MINUTES OF MEETING
March 4, 2026**

Link to FranklinTv YouTube Recording: [3/4/2026 Town Council Meeting](#)

A meeting of the Town Council was held on Wednesday, March 4, 2026, at the Municipal Building, 2nd Floor, Council Chambers, 355 East Central Street, Franklin, MA. Councilors present: Jane Callaway-Tripp, Ted Cormier-Leger, Robert Dellorco, Gene Grella, Caroline Griffith, Michael LeBlanc, Stephen Malloy, Max Morrongiello, Kenneth Ojukwu. Councilors absent: None. 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 6:01 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.

CITIZEN COMMENTS: ► Mr. Alan Earls, 23 Marvin Avenue, Chair of the Historical Commission, urged the Town Council to consider setting up a study committee for local historic districts. He said it is not that difficult and can be customized. The first step is to set up this committee. It is a good process. It is a good time to do this as we celebrate our 250th birthday. ► Mr. Brandon Carrico, 24 Anna Road, Member of the Historical Commission, said he concurs with Mr. Earls. He said this can bring community members together especially for those who own a historic home. It would be worth the effort to investigate this. ► Mr. William Lee, 18 Marvin Avenue, said it is something the state gives the towns power to do to preserve historic buildings in town. He said about 100 other towns have it and make good use of it. He said we should set up a study committee and take a look at it. ► Ms. Kathryn Hardt, 5 Calistoga Way, said as she watches the meetings she does not see what she is hoping for. She said many of the Town Council members ran on fixing the budget and finding the waste and creating new revenue, and she is unsure of how they move forward if none of those things can be discussed. She said the meetings are packed with four hours plus and there is no way to discuss things she is concerned about with the budget. She said many of the Town Council members talked about bringing in new revenue and where can those conversations happen if they do not happen here; they are on month four. She said they are at a critical juncture in Franklin, and they need public trust and transparency. She is watching and waiting for the new solutions that the members are hopefully coming up with. ► Mr. Stephen Derdarian, 10 Regent Circle, said he is here to promote the idea of Franklin building on its green community status which has given us access to grants. He would like to step it up to become a climate leader community. This would bring us to a higher tier of available grants. He said this program would bring us up to 100 percent by 2050 of independence from fossil fuels. It would require forming a committee in town. ► Ms. Kimberly Mu-Chow, 4 Briarwood Road, Chair of the Board of Health, said she is

excited to be working with a dynamic health department. She said on May 20 from 2 PM to 5 PM they are holding a Women's Health Expo at the New England Chapel. It is to educate and support women to take control of their health. They have secured the only free mammogram van in the state to come there. The van will be there from 7 AM to 3:15 PM to do free mammograms for 22 women; you must sign up in advance. There will also be free child care for women getting the mammograms. ► Mr. Joe Evans, 5 Tam O Shanter Road, said he wanted to echo a previous speaker's ideas about new revenue. He said he looks forward to seeing that. He read aloud a prepared statement regarding the Town Council meeting on January 21 where they were asked to ratify Zoning Board of Appeals appointments. He said he had raised questions about an appointee and her household's connection and a development project that had come before the Planning Board. He had asked if the applicant's husband had any involvement with the 380 King Street project, paid or unpaid, and whether that required disclosure or recusal while she had served on the Planning Board. He said at the meeting her initial answer was that her husband had not. After the meeting he submitted a public records request. He said the documents he received included an email dated Jan. 11, 2023, where Mr. Williams states, "I am working with the owner of 380 King Street to develop the property," and he scheduled a meeting with the planning director and zoning enforcement officer to discuss development options. Mr. Evans discussed other publicly available information showing that Ms. William's has an active role supporting her husband's architecture firm. He said records also show Ms. William's is a registered manager of Craft Architecture, confirming her official involvement in the firm. Mr. Evans stated the records indicate that after Mr. William's prior involvement with the property owner ended, he participated in a Design Review Commission meeting on the same project. Mr. Evans discussed the importance of prior disclosure of information. He said he takes his responsibility as a citizen seriously, and his goal is to ensure transparency and public trust in town processes. He said when a Planning Board member's immediate family member has prior involvement with a project, with a company that she herself is a corporate officer of, disclosure is important. He noted honesty is the best policy. He said that applies to everyone. He wants to make sure the record is complete and transparent. Mr. Evans provided documents to the Town Council members for their review. He asked that the documents he provided be officially entered into the record. **[Attached to minutes].** ► School Committee Vice Chair David Callaghan, 30 Plain Street, said the School Committee met virtually for their last meeting as everyone was snowed in. He said they unanimously approved the superintendent's FY27 budget which represented a 2.5 percent increase from the current budget. He thanked all for putting this together. He said this is after the over \$3 million cost avoidance due to the school reorganization. He said he is proud to support this budget. He said this offers a sense of sustainability and predictability. He said this 2.5 percent is manageable. He said the School Committee also voted on next year's calendar which can be found on the website. He gave kudos to the entire DPW crew for what they were able to do following the snowstorm to get students to school safely on Wednesday.

COUNCILOR COMMENTS: ► Councilor Malloy thanked the DPW and the fabulous work they have done all winter. He thanked police Officers Victoria McVicar and Parker Luther for their service and help to a stranded elderly couple who were stuck in their home due to the blizzard. He thanked the fire department for their help and rescue during a house fire. He said there is a request on the website for citizens to update emergency contacts. He gave a shout-out to a Franklin high school sophomore student who won an essay contest which will allow Franklin's name to be affixed to one of the rooms on the new USS Massachusetts naval submarine. ► Councilor Ojukwu said he wanted to reiterate that he appreciates the DPW, police, and fire departments for the work they have done this winter. He said he agrees with how great it was to hear about the high school student's essay. He gave a shout-out to the student and the teachers who helped her accomplish this task. He encouraged people to share their successes. ► Councilor Griffith said ditto to all that has been said. ► Councilor LeBlanc said while there are no subcommittees, it does not preclude Town Council members from having discussions with other people and staff within the town. He said he has had conversations with other departments and groups so when the subcommittees begin, they can hit the ground running. He said he has done more as a Town Council member behind the scenes in the last four months than he did in the two years when he was a Town Council member 20 years ago. He said he appreciates the town's patience regarding the Friday trash event and the historic storm. He said in talking about the budget, he is challenging the rest of the Town Council members to give to Mr. Hellen what they want in the budget,

whether they want it to be cut, want a 2.5 percent increase, or what do they individually want in the budget. He has done this. He said for the now non-residents of Franklin, they do not like to get the voicemail from the DPW about the trash. ► Mr. Hellen said they need to go onto the website and unsubscribe from the list. ► Councilor Morrongiello said he thinks regarding the structural deficit, they need to work more urgently on that and he hears the concerns. They have been doing full agendas and four-hour meetings. ► Councilor Callaway-Tripp said as far as snow and trash she applauds the DPW. She talked about the trash delay. She said half of Monday's residents did not receive pickup and the Friday pickups did not get picked up. She said we pay for services rendered. If they are not getting picked up, Waste Management should credit the town for the hours of work they did not do and that credit should go to any resident who did not get their trash picked up. She said she heard from many people about this and we should look into this. She said she wanted to respond to the citizen's comment speaker Ms. Hardt and that they are doing work on this. She said being new to Town Council and learning as she goes, she feels lost too, and she explained she feels they are not spending enough time talking about it or going over ideas. She said she does not know how to fix something if they are not allowed to have these conversations, and the agendas are so full with items that have to be done, there is not a lot of room for those other conversations. She explained that they should be trying to have at least one meeting per month for just conversations and ideas. ► Councilor Cormier-Leger said ditto to all comments made. He thanked the speaker for bringing to their attention the Women's Expo coming up. He said he knows a lot of parents are frustrated with the after-school options. He explained there are some openings available at Creative Corner Art Studio. He encouraged everyone to go to FPAC online for tickets to Into the Woods. He encouraged all to go to franklinculture.org as there are public art activities and opportunities and a public call for a mural residency project. He said he apologized for a few weeks ago as things got out of hand and people get emotional. He reached out to the superintendent for putting him on the spot when talking about capital. He said he apologizes to the superintendent and to anybody from the school committee that he may have offended as that was not his intention. He gave condolences to Tony Scardino and his family for the loss of his mother. ► Councilor Grella said ditto regarding work done by departments for the storm. He said he is excited about going to the christening of the submarine. He talked about the trash and that the storm was an unprecedented situation. He suggested a plan going forward in case this happens again. He said he likes the idea of citizen committees. He has worked on some citizen committees before. He said to solve the budget it would be good to get information from citizens and coming up with ideas; he would like to see the Town Council consider that. ► Chair Dellorco talked about that this has been a very bad winter. He said great job to the DPW. He said with the trash, some towns postponed it for the whole week. He gave kudos to the fire department regarding a person having a heart attack. He noted the delay in an ambulance arriving from Bellingham. He explained this shows we should work to get the third ambulance up. He gave condolences to the family of Paul Compton.

SUBCOMMITTEE & AD HOC COMMITTEE REPORTS: ► Chair Dellorco said they will have subcommittees in the future, and he may name them at the March 18 meeting.

TOWN ADMINISTRATOR'S REPORT: ► Mr. Hellen said the snow and ice budget this year before last night is \$2,167,077. He said after last night's near \$65,000 snow and ice coverage we are going to hit the operating budget and also the entire snow and ice stabilization fund. We will have no excess money to put in the account. He thanked the public works department. He gave a shout-out to the custodial team who do all the town and school facilities' walkways; they came in extra time. He thanked fire and police for their continual bravery and acts that they do to make a difference. He talked about the trash and said he apologized to the residents who were impacted by this and appreciates the residents' patience. He said they take all input to heart. He reviewed the process that was set up for those who missed trash pickup and availability of the recycling center for those impacted. He said this storm impacted communities all over. He discussed contractual situations regarding waste management and noted this was a historical storm. He noted this is the first time in over ten years they have had a missed trash day. He noted the upcoming forecasted good weather. He said on March 18, the Town Council will have a joint meeting with the School Committee. The feature presentation will be the department of elementary and secondary education. They will give a presentation on education and state aid. He talked about how the Town Council and School Committee want

to work together in the future and what kind of schedules they want to be on. He talked about a strategic planning process. He said the meeting should be very productive. He talked about the Town budget link on the Town website. He said the Joint Budget Subcommittee should be getting started soon. He said he hopes the Town Council comes up with the list of subcommittees. He noted the number of hours involved regarding subcommittees. He said Elizabeth Kalajian, Director of Communications and Community Engagement, has started in his office. He noted she has had experience in Franklin before. He said their part-time Administrative Assistant Sandy Moore has started. He said the deputy director of facilities will start in a few weeks. He said the third ambulance will be on for daytime peak hours. He discussed that one of the mental health clinician positions is filled and the person will start next week. He thanked the Benjamin Franklin Classical Charter School for the Reach Out and Read Across America program. He went and read a book there for the first graders. He thanked many from departments, schools, and volunteer boards who participated. He discussed the book he read *Right Now* by Miranda Paul and how the students believe in world peace.

PROCLAMATIONS/RECOGNITIONS: ► **None.**

APPROVAL OF MINUTES: ► *February 11, 2026.* ► **MOTION** to **Approve** the February 11, 2026 meeting minutes by **Grella.** **SECOND** by **Morrongiello.** **No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.**

APPOINTMENTS: ► *Franklin's 250th Anniversary Celebration Committee - Courtney Shimer.* ► Councilor Cormier-Leger read the appointment. ► **MOTION** to **Ratify** the appointment by the Town Administrator of Courtney Shimer to serve as a member of Franklin's 250th Anniversary Celebration Committee with a term to expire on June 30, 2029, by **Cormier-Leger.** **SECOND** by **Malloy.** **Discussion:** ► Chair Dellorco said thank you. ► **VOTE: Yes-9, No-0, Absent-0.**

PUBLIC HEARINGS - 6:00 PM: ► **None.**

LICENSE TRANSACTIONS: ► **None.**

Chair Dellorco explained that **PRESENTATIONS/DISCUSSIONS:** ► *Discussion: 2026-2027 Town Council-Town Administrator Goals* will be taken after Legislation for Action.

LEGISLATION FOR ACTION:

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

- b. Resolution 26-11: Establishment of Ad Hoc Subcommittee to Review Town Charter (Motion to Approve Resolution 26-11 - Majority Vote).** ► Councilor Cormier-Leger read the resolution. ► **MOTION** to **Approve** Resolution 26-11: Establishment of Ad Hoc Subcommittee to Review Town Charter by **Grella.** **SECOND** by **Callaway-Tripp.** **Discussion:** ► Councilor Griffith requested clarification about creating a subcommittee to decide to recommend to Town Council whether we vote to put a ballot question out so the town can decide to create a charter commission. She said this seems like unnecessary work. ► Mr. Hellen said that is the Town Council's decision. We did a presentation in November/December. It seemed the consensus was to go forward and do something. He said the bigger objective of this committee is to do outreach and find areas in the town charter that there is concern about. He said the point is to get a list of issues with the town charter, and then decide if you are going to go all in on a charter commission, and then you would have to go to the ballot to elect the charter commission, and they would have full legislative autonomy. The goal is to produce a report for the Town Council to decide if they want to put it on the ballot. ► Mr. Cerel said the important thing is to identify where the deficiencies are that will determine what the options may be, and there are several legal mechanisms available as to how to proceed. ► Discussion commenced on the process of defining as a Town Council the items to be addressed in the charter. ► Councilor Griffith said this seems like a good use of time. ► **VOTE: Yes-9, No-0, Absent-0.**

- c. **Resolution 26-12: Appropriating Funds by Borrowing to Pay Costs of Purchasing a Fire Truck for the Fire Department (Motion to Approve Resolution 26-12 - $\frac{2}{3}$ Majority Vote).** ► Councilor Cormier-Leger read the resolution. ► **MOTION to Approve Resolution 26-12: Appropriating Funds by Borrowing to Pay Costs of Purchasing a Fire Truck for the Fire Department by Grella. SECOND by Malloy.** **Discussion:** ► Mr. Hellen said the fire department is present to answer any questions. He noted a finance committee member is attending Town Council meetings when they make a recommendation, so they can answer any questions as well. He talked about the finance committee and noted they had a good conversation about this item, and they came to a consensus to do a borrowing anticipation note of the full amount and leave the stabilization account with money in it. He explained the BAN allows them to borrow the money but not in full and the process for how it is done. He referred to a memo dated February 17, 2026, regarding Financing Options - Purchase of New Fire Truck (\$935,000) which was provided in the online meeting packet. ► Mr. Ryan Lavorgna, 58 Lenox Drive, Finance Committee member, discussed the decision made by the finance committee at their meeting and the process and mechanism of a BAN which is a short-term financing instrument. He talked about a discussion about maintaining the vehicles differently, and there is no car wash for the vehicles. ► Fire Chief Charles Allen and Deputy Chief James Klich addressed the Town Council. Chief Allen talked about the 2013 fire truck with severe corrosion. He said they identified an available replacement unit for \$935,000; the typical time for a new one is 36 to 48 months. ► Chair Dellorco said it is his opinion this is one of the best motors out there. He said a car wash would be nice, but a high-pressure steam wash would be good. ► In response to questions, Chief Allen explained this is a demo unit coming from North Smithfield, RI, to bring to trade shows. It is about to be released to the open market. It has been held for Franklin for 30 days. We could have the truck in possession in 60 days. He explained in the meantime they are using their current two front-line apparatus. ► In response to questions, CFO Kerri Bertone explained why they are leaving money in the stabilization account and what capital expenses in the future they are going to bundle this with. She said they will not use the reserves at this time as there is a future truck in 2033, they will need to purchase, so they can build up the funds. She explained the BAN process and only interest payments are needed. She explained in doing a BAN there are no issuance costs. She explained they anticipate interest rates to be coming down a little in the future. ► Councilor LeBlanc said he is for the method indicated. ► In response to questions, Chief Allen talked about the demo model and about how it does not impact the longevity of the truck. The floor model has more standard specs. He said the fire truck they have now is a standard spec., and this fits into the realm; this is not less of an apparatus. It is a 2025 and has never been in service. ► Deputy Klich talked about the warranty from Pierce Manufacturing and the non-galvanized frame rails of the old truck. ► Chief Allen said it has no value as a trade, and they have to figure a way to dispose of it. Someone may buy it for parts. ► **VOTE: Yes-9, No-0, Absent-0.**
- d. **Resolution 26-13: Parking Meter Receipts Appropriation (Motion to Approve Resolution 26-13 - Majority Vote).** ► Councilor Cormier-Leger read the resolution. ► **MOTION to Approve Resolution 26-13: Parking Meter Receipts Appropriation by Grella. SECOND by Cormier-Leger. Discussion:** ► Mr. Hellen discussed this item is for approval to transfer and appropriate \$20,000 from the Parking Meter Receipts Reserved for Appropriation Fund to cover maintenance and operational costs associated with the parking payment kiosks located at two municipal parking lots. He said this is the first time we have done this. It used to be permit only; however, the Town Council changed the bylaw. The lots were made open to everyone to use. He noted they are free at night. During the day there is a small fee to use the space which can also be used by commuters which is half the price of the lot below. As a result, all that revenue goes into an account and every two years the Town Council has to appropriate the money to pay the kiosk company for their system. He noted there was damage done to the kiosk of about \$900 by people thinking there was money in them. The repair cost will be taken out of the fund, but there is still a little surplus that is being built in that account. He explained the process on how they picked Flowbird Group. He explained some snow and ice maintenance could come out of this account if we had a little bit

of a surplus or we could fill potholes. The parking fees are in the Town bylaw. In response to questions, he explained why he would not make the parking lot free. He said they could put the money into the budget, but then would have to pay the expense out of the budget too. He explained under statute, parking fees have to be used for these exclusive purposes. He confirmed if they vote yes, they continue with Flowbird; if they vote no, we will stop using the whole thing and take away parking. He said if they want to make the lots free, that is another discussion. He reviewed there is no overnight parking. He discussed when the lot is free. ► Councilor Morrongiello said he was going to vote for it today, but it needs to be revisited. ► Discussion commenced on if they were free spaces to park that everyone including Dean students would park there. ► Mr. Hellen said they worked with the Downtown Partnership on this, and the spaces are free at night. He reviewed the history of parking spaces downtown and parking in front of businesses. ► CFO Kerri Bertone explained that this is not spending taxpayers' money. This money is revenue from the parking. So, it is a special fund. She said in FY25, the revenue was \$24,000; the expenses were \$7,000. She said they have to determine how to use the revenue and will come back to the Town Council regarding using the funds. ► **VOTE: Yes-9, No-0, Absent-0.**

e. Resolution 26-14: Acceptance of Gifts - Senior Center (\$1,645) (Motion to Approve Resolution 26-14 - Majority Vote). ► Councilor Cormier-Leger read the resolution. ► **MOTION to Approve Resolution 26-14: Acceptance of Gifts - Senior Center (\$1,645) by Grella. SECOND by Cormier-Leger. Discussion:** ► Councilor Cormier-Leger said thank you to all the donors. ► **VOTE: Yes-9, No-0, Absent-0.**

f. Resolution 26-15: PEG Funding Approval (Motion to Approve Resolution 26-15 - Majority Vote). ► **MOTION to Waive the reading by Grella. SECOND by Callaway-Tripp. No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Approve Resolution 26-15: PEG Funding Approval by Grella. SECOND by Cormier-Leger. No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** ► Councilor Cormier-Leger explained the money is from people paying on their cable bills, and the money then comes to the Town, and the Town gives it to public television.

g. 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 - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 26-948 to the Planning Board - Majority Vote). ► **MOTION to Waive the reading by Morrongiello. SECOND by Grella. No discussion.** ► **VOTE: Yes-9, No-0, Absent-0.** ► **MOTION to Refer 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 the Planning Board by Grella. SECOND by Cormier-Leger. Discussion:** ► Mr. Hellen said the next two bylaws are one in the same. He said these are both referrals to the Planning Board. He explained that in the documents provided in the meeting packet, there are documents with boxes. The ones with darker boxes around them are the only areas with changes; everything else is currently in the bylaw. He referenced his memo dated February 11, 2026, to the Town Council, which is provided in the online meeting packet. He explained nothing tonight substantively changes anything within the zone. It is a housecleaning bylaw to correct a handful of provisions that are missing, or incorrectly conflict with one another, or to provide clarity. He reviewed how zoning bylaw changes work. He said the Planning Board intends to hold public hearings on these bylaws on March 23. It is expected these items will return to the Town Council for first and second readings in April. ► Director of Planning and Community Development Morena Zelaya reviewed the changes as outlined in her detailed memo dated February 27, 2026, to the Town Council provided in the online meeting packet. She explained errors such as there were areas with blank cells and noted other inconsistencies and errors and the need to do cleanup. They are doing all of it at the same time as it all affects each other. She reiterated it is predominately cleanup. ► Mr. Hellen explained the goal of the Crossing Neighborhood and calling it the Crossing Neighborhood was to give it the neighborhood feel and vibe. He said another big issue down there is that there are no

parking lots down there. He noted the SNETT trail will be designed with some parking. He discussed the reasoning for the mandatory cap of three stories. ► **VOTE: Yes-9, No-0, Absent-0.**

h. 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 - Referral to the Planning Board (Motion to Refer Zoning Bylaw Amendment 26-949 to the Planning Board - Majority Vote).

► **MOTION to Waive the reading by Grella. SECOND by Morrongiello. No discussion. ► VOTE: Yes-9, No-0, Absent-0. ► MOTION to Refer 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 the Planning Board by Grella. SECOND by Cormier-Leger. No discussion. ► VOTE: Yes-9, No-0, Absent-0.**

FUTURE AGENDA ITEMS: ► Councilor Morrongiello said for the climate sustainability related goal, if the goal passes, he would like to move forward with creating a committee for that. ► Councilor Callaway-Tripp said she would like to have the Historical Commission do a presentation for the historical district study. ► Councilor Cormier-Leger requested the fire chief come in and do a top to bottom overview of the fire department. ► Mr. Hellen suggested doing public safety all at once. ► Councilor Grella said he seconds Councilor Callaway-Tripp's item regarding the Historical Commission. ► Chair Dellorco agreed with the fire department presentation.

PRESENTATIONS/DISCUSSIONS: ► ***Discussion: 2026-2027 Town Council-Town Administrator Goals.***

► Mr. Hellen reviewed his memo dated February 27, 2026, provided in the online meeting packet in which he stated the following: Tonight is the second night of discussion on biennial goals. The Council reviewed the preliminary list at its February 4, 2026 meeting. As the Council decided that evening, two members emailed me additional goals to be considered. Those are highlighted in red. I have also provided some status updates, where applicable. I would recommend going through each goal and ensuring a majority, or all, of the members are supportive of the entire list. The Council can add more or eliminate some of these goals tonight or in the future. I would recommend considering a vote on the full set of goals, unless tabled to a future meeting. Mr. Hellen then reviewed the six-page draft document *2026-2027 Town Council and Town Administration Goals, Last updated: March 4, 2026*, provided in the online meeting packet. He explained some goals are extremely difficult to do or will not get done due to time and/or financial considerations even though they are very good goals. He explained some things will change during the middle of the year, and they do a mid-year update in the fall.

► Councilor Cormier-Leger read aloud the entire six-page goals document and Town Council members indicated as shown below their comments, questions, revised language, and items which should be removed.

General Government

- Conduct a town and schoolwide short term strategic planning exercise, which will focus on a common vision, values, purpose and what are the town and school priorities staff should focus on for the next 1-5 years. ○ Status: Review consultant procurement on March 18th with School Committee. ► *No comments.*
- Approve an updated Rules of Procedure for the Town Council. ○ Status: Done! ► *No comments.*
- Support the 250th Town Anniversary Committee. ○ Status: Anticipated June presentation and update. Also, the World Cup. ► *No comments.*
- Evaluate alternatives to liquor licensing before the Town Council. ► *Mr. Cerel indicated based on the form of government, there are alternatives.*
- Decide on formalizing Town Council Subcommittees and/or Liaisons. ○ Joint Budget subcommittee ○ Town Charter Review Ad Hoc Committee ○ Communications subcommittee or liaisons? ○ Economic Development subcommittee or liaisons? ► *Councilor Cormier-Leger confirmed the two items with question marks should be kept.*
- Review Chapter 82 Town Fees, including, but not limited to ambulance receipts, town department requests and parking and traffic enforcement. ○ Status: Anticipated May/June 2026 parallel to the budget process.

► *Mr. Hellen said there was a rewrite of the bylaw last year, and some tweaks have been suggested for this year.*

- Establish an Ad Hoc Town Charter Review Committee and review committee recommendations. ○ Status: March 4th committee creation and spring kick off. ► *Councilor Cormier-Leger said they already voted on and approved this.*

- NEW (Councilor Malloy): Develop a communications strategy with the new Communications Director and Council Subcommittee or Liaisons. One objective includes adding new modes of communications, methodologies used, and response metrics, while identifying a schedule of communications to residents on key Town activities and information. ○ Status: Communications Director hired and this is part of her work plan. ► *No comments.*

Finance

Strategic Finance Goals:

- Develop a strategy and/or policy to stabilize the town operating budget for FY28 and FY29 through the Joint Budget Subcommittee or similar working groups. ○ Status: Committee members have been announced and will coordinate a meeting in April. ► *Councilor Cormier-Leger asked if they were going to talk about FY 27. ► Mr. Hellen said he can add it. ► Town Council members agreed to add FY27.*

- Conduct a tax rate workshop prior to the annual tax rate setting hearing on a split tax rate and property tax exemptions. ○ Status: Anticipated one or two meetings dedicated to tax rates in fall. ► *No comments.*

- NEW (Councilor LeBlanc) Develop a 10-year Capital Plan for the FY27 capital cycle. ► *No comments.*

- NEW (Councilor Morrongiello) Develop a budget bylaw or policy starting with the FY28 budget, to ensure a more objective allocation process. ► *Councilor Morrongiello said he did a poll with residents to find out their goals and priorities. The biggest one was around allocation. This is a compromise to address how to make the budget process more objective and take the politics out of it. ► Councilor Ojukwu said he is not opposed to this being part of the consideration, but it should be part of the joint budget discussion. He would be inclined to take it off the goals as long as they are bringing it up. ► Councilor Morrongiello said what if we include it as a joint budget subcommittee goal. ► Councilor Ojukwu said he does not think it is necessary as it will be part of that goal. ► Councilor Malloy said he would be concerned about removing flexibility from this Town Council and other councils down the road about allocation based on some other criteria.*

► *Mr. Hellen said this issue has come up. He has said to Councilor Morrongiello that the objective allocation term needs to be addressed. He said the joint budget subcommittee would be the correct venue to address this term that is floating around. He said he thinks there are some concerns about the politics and other values. He said it has to come up and should be addressed; he has never had anyone tell him how to implement that. He thinks this term has been lingering out there, and it should be discussed by the joint budget subcommittee. ► Discussion commenced on language on this goal item. ► Councilor Cormier-Leger read aloud updated language for this item: Review and consider any potential objective allocation process for FY28.*

Standard Finance Goals:

- Review & approve Town Finance Policies. Last adopted 2024. ○ Status: Finance Committee to review on March 11th, Council to review in May. ► *Councilor Griffith asked about the policies and how strict they should be following the policies. ► Mr. Hellen said with the changing financial dynamics, some of these policies may not be feasible. He said it is a good question as to how to enforce them and adapt to them as economic conditions continue to change. ► Councilor Cormier-Leger confirmed this item is kept.*

- Review annual financial audit and OPEB actuarial at public meetings. ○ Status: Confirmed May 13, 2026. ► *Councilor Morrongiello said the terminology used the last time was not transparent; they were not dumbing it down enough for us. He said he wants to make sure they do that. ► Mr. Hellen said you are not going to get that with accountants and actuaries. He said if they do not present financial audits people can make up stories about the financials. He said they can probably get through both of these presentations in about an hour. ► Councilor Cormier-Leger asked if Mr. Hellen can provide an executive summary. ► Mr. Cerel said the Town Council members do not have to sit there passively; they can ask questions.*

- Approve annual capital budget for FY26 and FY27. ○ Status: FY26 Capital Plan partially completed; remaining. ► *No comments.*
- Approve annual operating budget for FY27 and FY28. ○ Status: FY27 budget process has begun. Expected completion June 10th. ► *No comments.*
- Approve annual CPA Annual budget and projects recommended by the Community Preservation Committee for FY27 and FY28. ○ Status: Anticipated late March/April 2026 Public Hearing. ► *Mr. Hellen said the hearing is May 18.*

Public Works

These goals are based off the most immediate needs and projects before the DPW:

- Support the closeout of the Beaver Street Interceptor Project through 2027. ○ Status: See website here. ► *No comments.*
- Approve a water rate increase, effective in FY28, to implement the Water Tank Improvements Master Plan (Approximately \$15 million worth of improvements), notably the Hillside Water Tank. ► *Councilor Callaway-Tripp said the previous Town Council approved an increase over the course of three years for 8 percent for water and sewer for 24 percent after three years. The sewer increase was due to Beaver Street. She asked why are we raising the water again. ► Mr. Hellen said because you have to make sure that your Hillside water tank stays intact because otherwise you are going to have far greater water problems. He said the tank is the oldest in the country. He said he understands the water rates are going to be an issue. He said this will be later this summer or fall. ► Councilor Callaway-Tripp said she is not challenging the tank needs to be fixed. She asked why did we raise the water by 24 percent over three years if we knew there was not anything going on for that. ► Mr. Hellen explained there were things going on for that including the water treatment plant and PFAS. He discussed PFAS projects. He said the federal and state governments are not considering the cost for this. He explained borrowing for this would be better than doing a water rate increase and how the state revolving fund program works. He noted a previous presentation by Water & Sewer Superintendent Doug Martin. ► Discussion commenced on a language change for this item. ► Councilor Morrongiello talked about the community assistance program which is a 50 percent discount. He said maybe they could make a second tier as a goal. ► Councilor Callaway-Tripp said there are people who fall just above the criteria for a discount. ► Mr. Hellen said there is a sliding-scale as higher users pay more than lower users. ► Councilor-Cormier-Leger read the new language: Review and discuss a water rate increase and other strategies effective in FY28 to implement the Water Tank Improvements Master Plan.*
- Approve and finance a new 5-year Water Main replacement plan through FY30. ► *No comments.*
- Develop a strategy for the Beaver Street Recycling Center landfill cap, design and financing. ► *Mr. Hellen said the land swap went through 1.5years ago; it took 14 years with the state. He explained to the left of the Beaver Street Recycling Center is a hill that is filled with the town's garbage from 1940-1990. It is now the law that we have to line it. This is a long-term project, and we need to develop a strategy.*
- Continue to fund and accept public ways. The Town has about 100-110 remaining private ways in the queue for public acceptance. We usually accomplish 1-4 every two years. ► *Mr. Hellen explained for example Cottage Court is a private road. There are about 100 throughout Franklin. Some are actually owned by a private developer. The biggest deal is about snow plowing and if the road is up to code. The town engineer and town attorney work on all of these, and there is a legal process that they have to go through. Some areas want to keep it private. Most people who live on a private way want their road accepted by the town, and we try to chip away at them. ► Mr. Cerel said during the explosive development period, there were more roads being developed than the town could keep up with. He explained the process to accept a road. ► Mr. Hellen explained this has happened to many communities. When we accept the roads, we have to maintain them, but we get more Chapter 90 money as the road goes onto our road miles.*
- Develop a strategy to prioritize and finance town infrastructure investments, including roads, sidewalks, grounds, parks, stormwater, sewer, water, recycling and open space and recreation (suggested additional language Councilor Morrongiello) with specific emphasis on traffic calming measures improvements at key intersection, annual accessibility audits, and ADA compliance improvements. ► *Mr. Cerel suggested saying including rather than specific emphasis. ► Councilor LeBlanc said this is part of the capital plan. ► Mr.*

Hellen said we can do that. He confirmed they are still a complete streets community. Some of this could be augmented with grant money.

Public Property and Facilities

- Prioritize and fund rebuilding the Senior Center sprinkler system. ○ Status: FY26 Capital funding approved; work to commence spring and summer 2026. ► *No comments.*
 - Finalize a site, design and strategy for the Police Station Building Project and/or other associated uses with the former Davis-Thayer and Parmenter school parcels. ○ Status: Scheduling a visit from the Building Committee to discuss at a Council meeting. ► *No comments.*
 - Draft and issue a Request for Proposals to sell, or lease, the parcel at 275 Beaver Street, which is the current Recreation Department. ► *No comments.*
 - Hire an OPM and begin design of the Washington Street Elementary School (formerly Remington-Jefferson) renovation. ► *Mr. Hellen confirmed this is the roof, fire alarms, basketball court, and other items.*
 - Support the King Street Memorial Park rehabilitation through Phase 1 and future phases (using CPA funds). ► *No comments.*
 - Evaluate the reuse or sale of the Davis-Thayer School parcel by following the Davis-Thayer Reuse Committee's work, including options for a Request for Proposals (RFP). ► *Councilor Malloy said it is saying the same thing as the previous bullet. ► Town Council members noted it is similar but should be left in.*
 - Other projects that have been included in the Executive Session. ► *No comments.*
- *Councilor Cormier-Leger asked that another item be added here: Continue to explore the location and funding options for the community arts center. ► Town Council members agreed.*

Community Planning

Economic Development Goals:

- File a local home rule hotel tax legislation to charge an additional 2% on local hotel stays. ► *Mr. Hellen said this was a recommendation from Councilor Malloy. He said it will face tough hurdles, but it will send a signal to the state legislation if we file this. He said this will be a simple Home Rule to write.*
- NEW (Councilor Malloy): Coordinate an annual or semi-annual restaurant week to generate an appetite for Frankinites to eat local and attract visitors to Franklin's diverse restaurant scene. ► *No comments.*
- Marketing & Branding Phase 2: Wayfinding signs. The town completed its Phase 1 of the approved Marketing and Branding master plan and can pause or move forward. ► *Councilor Griffith asked if this is to actually do it. ► Mr. Hellen said this is to pause it or continue to do it. ► Town Council members agreed to do away with this item. ► Mr. Hellen said Phase I is done.*
- NEW (Councilor Morrongiello) Revitalize downtown Franklin by redeveloping vacant, deteriorated, and contaminated properties while attracting anchor establishments that generate foot traffic and economic activity. ► *Mr. Cerel said you are limited in what you can do. As far as actively getting involved, that is beyond your legal general ability. ► Mr. Hellen noted a five-page economic development series of action items in the Master Plan and maybe the EDC could review all of those and prioritize some of them that are relevant now. ► Mr. Cerel suggested changing the language to encourage the revitalization. ► Mr. Hellen suggested the following language: Review and prioritize the economic development goals contained within the Master Plan. ► Councilor Morrongiello suggested engaging with stakeholders and communicate with some of the landlords proactively. He is open to wordsmithing it. ► Councilor Cormier-Leger confirmed Mr. Hellen's suggested language.*

Master Plan Implementation Goals:

- NEW (Councilor Morrongiello) TC2.2 Work with GATRA for fixed bus routes in addition to current on-demand microtransit. ► *Councilor Morrongiello said this is the number of the goal in the Master Plan. He explained the current system is not as reliable as it could be. ► Mr. Hellen explained the vision has always been the Rt. 140 route. This is a great objective, but it is a multi-million-dollar long-term investment. He discussed possible stops. ► Councilor Ojukwu said the goal should be to explore ways to accomplish the*

task without necessarily saying we are going to buy a bus and create bus stops. ► Mr. Hellen said the first part of this may be a small grant where a transportation planner could look at where are those stops and other considerations for possibly \$30,000 and also what is the cost to implement this. ► Councilor Morrongiello said they can have the study part of it. He discussed having a private bus operator is a goal in the Master Plan. The other option is RIPTA, but they would need special permission to come here as they are from Rhode Island. ► Councilor Ojukwu said for goals, this would be exploring options for fixed-route travel. Councilor Cormier-Leger confirmed from Mr. Hellen the following language: Explore options for a fixed transit route along Rt. 140.

- NEW (Councilor Morrongiello) S1.1a | Pursue DOER “Climate Leader” designation. ► Mr. Hellen confirmed this would be incredibly expensive. He said you could get a committee. ► Councilor Malloy suggested changing the language to explore. ► Councilor Morrongiello requested taking initial steps. ► Councilor Malloy said he likes the word explore. ► Councilor Morrongiello said there is a lot of grant funding for this. He said he wants to make progress on this. ► Councilor Cormier-leger confirmed changing the word pursue to explore.

- NEW (Councilor Morrongiello) H1.5a Dedicate annual CPA contributions to the Affordable Housing Trust. ► Mr. Cerel said the statute already permits funds to be transferred to an affordable housing trust from CPA funds. But that is typically done through the annual budgeting process. He said he does not think you can usurp that process. ► Mr. Hellen said someone from the Town Council would have to go the CPA committee and make a pitch for this and why they should transfer money to the trust for whatever purposes Councilor Morrongiello was thinking. ► Mr. Cerel explained the function of the CPC and their process. ► Mr. Hellen noted the trust has to ask for something but first has to decide what they are asking for. ► Councilor Cormier-Leger confirmed this item is getting struck.

- NEW (Councilor Morrongiello) CSF5.2 | Explore regional composting at Beaver Street Recycling Center. ► Councilor Morrongiello said this would be composting for residents. ► Mr. Hellen suggested taking out the word regional. ► Councilor Cormier-Leger confirmed the following wording: Explore additional composting options at the Beaver Street Recycling Center. ► Town Council members agreed.

- NEW (Councilor Morrongiello) LU5.1: Consider Form-based code for DC and C1 districts. ► Councilor Morrongiello said this basically says what is the character of this area of town that you actually want and build to it. ► Mr. Hellen said that the Concord community probably has this. He explained you can kind of create unique village districts that are within that character, but the downside is that it is highly regulatory on what people can and cannot do on their properties. It is about visualization and vanity rather than setbacks. ► Councilor Cormier-Leger confirmed everyone was okay with this one.

- NEW (Councilor Morrongiello) H1.1c: Adopt a 40R Smart Growth Zoning Overlay District downtown. ► Councilor Morrongiello said they have talked about affordable housing in certain places. He said the best place to have denser, smarter growth that is transit oriented that is walkable is downtown. The Master Plan recommended this. He said the state would kick in some money. He said if not downtown, where else. ► Mr. Cerel said this issue was considered with a prior Town Council and they even had a presentation with Mr. Mark Bobrowski, a land use attorney. ► Mr. Cerel explained he would change it to encourage 40R.

- Discussion commenced on the units that would be credited to the SHI and the difference between 40B.
- Councilor LeBlanc said he does not know if this needs to be in here as it is part of the economic development section of the Master Plan. ► Mr. Hellen said he agrees with that and explained the 40R district. He explained you want the developer to want to do it and work with them. He suggested the word evaluate or strike it. ► Councilor Morrongiello said he thinks there is benefit to leaving something in there.
- Councilor Cormier-Leger confirmed they are changing the word adopt to evaluate.

- Develop a design for the town-owned SNETT parcel with the state Department of Conservation and Recreation as outlined in Objective 3.5 in the town Open Space & Recreation Plan. ► No comments.

- Implement the preliminary phases of the approved master plans for Schmidt Farm and Maple Hill open space parcels as outlined in the town Open Space & Recreation Plan (using CPA funds). ► No comments.

Other notable Master Plan Implementation goals being worked on by town boards, which may include Town Council and Planning Board involvement:

- (Design Review Commission) LU5.5a: Empower Design Review Commission to be an approving board or otherwise enforce design reviews. LU5.5b: Update design guidelines. ► *Councilor Malloy confirmed this is other boards taking on projects. ► Mr. Hellen explained these are things the Town Council or Planning Board is going to have to look at if that board makes that work. These boards are working on some substantially challenging stuff. They are not really your goals, but if that board comes up with something, they cannot approve it themselves, they have to create a bylaw around it, and it will require either Planning Board or Town Council hearings to look at that. ► Chair Dellorco recommended that based on the way Mr. Hellen just explained it, why don't we just use this as a block, so these four because they are other committees' work, they can just stay.*
- (Conservation Commission) LU1.3a Develop bylaws related to deforestation and options for habitat restoration.
- (Historical Commission) LU5.3a: Create a historic district study committee per MA statute to investigate the desirability of establishing an historic district in Franklin.
- (Town Administrator, Town Attorney and Department of Planning & Community Development) A housecleaning zoning bylaw - a technical cleanup of some Zoning Use Regulations Schedule and outdated information in zoning bylaws, notably in the Crossing Neighborhood. ○ A subset of this is a housecleaning update to the town's wireless communications zoning bylaws to reflect current federal and state laws.
- NEW (Councilor Morrongiello) Create a policy establishing a 10-year planning cycle with a regular review timeline for a Mission/Vision/Values statement, Strategic Plan, Master Plan, Housing Production Plan, ADA Transition Plan, Comprehensive Facility Assessment, Long-Term Capital Improvement Plan, and other regularly occurring planning commitments. ► *Mr. Hellen said he thinks most of this is represented in other parts of this list. ► Councilor Morrongiello said there is no calendar. He wants to make sure they stay on top of everything and are able to tie all of it together as to when they are going to do it. ► Mr. Cerel said he wants to go back to the first one. He talked about Design Review Commission is only advisory to the Planning Board in site plans and special permits, and they have final say on signage. He would be concerned about giving them empowerment with respect to actual projects and design and usurping the Planning Board's authority. ► Mr. Hellen said he agrees with what Mr. Cerel just said. He said it is a verbatim goal in the Master Plan. He said regarding the above from Councilor Morrongiello, there is not a way he is going to be able to come up with a 10-year plan to keep track of everything. He needs more bandwidth and financing on this. ► Councilor LeBlanc said you have to commit more people and dollars in the budget to do this. He said Councilor Morrongiello just wants a schedule, and if we can get that it is a start, but to do it all we have to have the resources, and we have to fund it. ► Mr. Hellen said he can do a schedule. ► Councilor Ojukwu said if we have a schedule, we have to stick to it. It all takes resources and money. The likelihood of sticking to it is low. If we put out a schedule and do not stick to it, that is not good. He said he would be inclined to not put projections out there. He said we do not need this. He said it could be changed to look historically at what we have done on these. ► Mr. Hellen said they can try to put something together. He confirmed the new wording: Create a historical record of the Franklin planning cycle reviews.*
- *Councilor Cormier-Leger asked that another item be added: The creation of the actual affordable housing index for the Town Franklin. It has been talked about. He would like to suggest we include it. He said it would look at what the real numbers are as Mark Minnichelli has pointed out many times. ► Town Council members agreed they would be creating their own thing. ► Mr. Hellen suggested: Review the standing housing index. He said Ms. Zelaya is pulling together data on this on the SHI, and they were planning to do a presentation on this. He discussed it would be creating something that does not exist. ► Mr. Mark Minnichelli, 31 Longfellow Drive, explained his suggestion that of the 40B units, to only count the rental units that were affordable. ► Mr. Cerel explained the process of the count. ► Councilor Cormier-Leger confirmed the following wording: Review the standard housing index (40B rental communities only). ► Town Council members agreed.*

LEGISLATION FOR ACTION (continued):

- a. **Resolution 26-10: Adoption of 2026-2027 Town Council and Town Administration Goals (Motion to Approve Resolution 26-10 - Majority Vote).** ► **MOTION to Adopt** Resolution 26-10: Adoption of 2026-2027 Town Council and Town Administration Goals **As Amended** by **Grella. SECOND** by **Cormier-Leger. Discussion:** ► Mr. Cerel suggested this should be reworded. ► **MOTION to Approve** Resolution 26-10: Adoption of 2026-2027 Town Council and Town Administration Goals **As Revised Tonight** with the attached *2026-2027 Town Council and Town Administration Goals, Last updated: March 4, 2026*, by **Grella. SECOND** by **Ojukwu. Discussion:** ► Councilor Cormier-Leger asked if they want him to read this. ► **MOTION to Waive** the reading by **Ojukwu. SECOND** by **Grella. No discussion:** ► **VOTE (to waive the reading): Yes-9, No-0, Absent-0.** Chair Dellorco said there is a motion on the floor for Resolution 26-10. ► **VOTE (for the motion on the floor): Yes-9, No-0, Absent-0.**

EXECUTIVE SESSION: ► **None.**

ADJOURN: ► **MOTION to Adjourn** by **Grella. SECOND** by **Cormier-Leger. No Discussion.** ► **VOTE: Yes-9, No-0, Absent-0.**

Meeting adjourned at 10:01 PM.

Respectfully submitted,

Judith Lizardi
Recording Secretary

Date : 1/12/2023 9:47:25 AM
From : "Sam Williams"
To : "Bryan Taberner"
Cc : "Amy Love" , "Gus Brown"
Subject : RE: 380 King Street Development
Attachment : image002.png;image003.png;image004.png;

Got it, thanks!

Sam Williams, AIA

978.457.2832
sam@craftarchitecturellc.com



From: Bryan Taberner <btaberner@franklinma.gov>
Sent: Thursday, January 12, 2023 8:56 AM
To: Sam Williams <Sam@craftarchitecturellc.com>
Cc: Amy Love <alove@franklinma.gov>; Gus Brown <gbrown@franklinma.gov>
Subject: Re: 380 King Street Development

Bryan Taberner is inviting you to a scheduled Zoom meeting.

Topic: 380 King Street Development Meeting
Time: Jan 18, 2023 11:00 AM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/83132852850>

Meeting ID: 831 3285 2850
One tap mobile
+13017158592,,83132852850# US (Washington DC)

Dial by your location
+1 929 205 6099 US (New York)

Bryan W. Taberner, AICP
Director of Planning and Community Development
355 East Central Street
Franklin, MA 02038-1352
Phone: [508-520-4907](tel:508-520-4907)
Fax: [508-520-4906](tel:508-520-4906)
Email: btaberner@franklinma.gov

On Thu, Jan 12, 2023 at 8:51 AM Bryan Taberner <btaberner@franklinma.gov> wrote:

Sam: Gus and I are available for a Zoom meeting on Wednesday January 18th at 11:00 a.m. I'll send you an invite. Bryan.

Bryan W. Taberner, AICP
Director of Planning and Community Development
355 East Central Street
Franklin, MA 02038-1352
Phone: [508-520-4907](tel:508-520-4907)
Fax: [508-520-4906](tel:508-520-4906)
Email: btaberner@franklinma.gov

On Wed, Jan 11, 2023 at 3:32 PM Sam Williams <Sam@craftarchitecturellc.com> wrote:

It would be great to have Gus as well. Next Wednesday, I am available anytime from 11am-4pm.

Sam Williams, AIA

978.457.2832
sam@craftarchitecturellc.com



From: Bryan Taberner <btaberner@franklinma.gov>
Sent: Wednesday, January 11, 2023 2:32 PM

To: Sam Williams <Sam@craftarchitecturellc.com>
Cc: Amy Love <alove@franklinma.gov>; Gus Brown <gbrown@franklinma.gov>
Subject: Re: 380 King Street Development

Hi Sam: Amy is out this week, and I'm not in the office much this week and next. Happy to discuss. You may want to include Gus Brown in your conversation; he is the Zoning Enforcement Officer. How about giving us a few times you have available next Wednesday.

Bryan W. Taberner, AICP
Director of Planning and Community Development
355 East Central Street
Franklin, MA 02038-1352
Phone: [508-520-4907](tel:508-520-4907)
Fax: [508-520-4906](tel:508-520-4906)
Email: btaberner@franklinma.gov

On Wed, Jan 11, 2023 at 8:53 AM Sam Williams <Sam@craftarchitecturellc.com> wrote:

Hi Bryan and Amy,

I am working with the owner of 380 King Street to develop the property. It is currently an empty lot situated between Sierra's and King Street Café. While not currently allowed, as it is in a C2 zoning district, the owner would like to build a multi-unit condo building on the site.

Would either or both of you be available to discuss with me what the options might be for the site – to either figure out a way to develop it as multi-unit housing or determine what other best use could be located there? Before bringing anything to zoning or planning, we'd like to make sure we are working towards something that has some buy-in.

Please let me know if we can schedule a time for an in-person meeting, zoom, or phone call to discuss.

Thanks,

Sam Williams, AIA

978.457.2832
sam@craftarchitecturellc.com



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The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization
 (General Laws, Chapter)

Identification Number: 001440060

1. The exact name of the limited liability company is: CRAFT ARCHITECTURE, LLC

2a. Location of its principal office:

No. and Street: 28 QUEEN STREET
 City or Town: FRANKLIN State: MA Zip: 02038 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 28 QUEEN STREET
 City or Town: FRANKLIN State: MA Zip: 02038 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE GENERAL CHARACTER OF THE BUSINESS OF THE LLC IS RESIDENTIAL AND COMMERCIAL ARCHITECTURE AND DESIGN SERVICES; TO ENGAGE IN ANY LAWFUL ACTIVITIES DIRECTLY OR INDIRECTLY RELATED OR INCIDENTAL THERETO; AND TO ENGAGE IN ANY OTHER ACTIVITY IN WHICH A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE COMMONWEALTH OF MASSACHUSETTS MAY LAWFULLY ENGAGE.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: SAMUEL L. WILLIAMS
 No. and Street: 28 QUEEN STREET
 City or Town: FRANKLIN State: MA Zip: 02038 Country: USA

I, SAMUEL L. WILLIAMS resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	SAMUEL L. WILLIAMS	28 QUEEN STREET FRANKLIN, MA 02038 USA
MANAGER	JENNIFER D. WILLIAMS	28 QUEEN STREET FRANKLIN, MA 02038 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no

managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	SAMUEL L. WILLIAMS	28 QUEEN STREET FRANKLIN, MA 02038 USA
REAL PROPERTY	JENNIFER D. WILLIAMS	28 QUEEN STREET FRANKLIN, MA 02038 USA

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 29 Day of May, 2020,
SAMUEL L. WILLIAMS

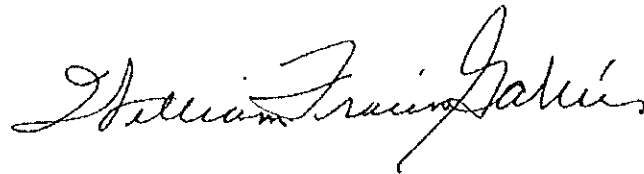
(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

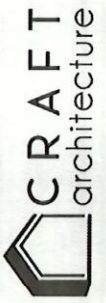
deemed to have been filed with me on:

May 29, 2020 09:56 AM

A handwritten signature in cursive script, reading "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



who we are what we do

how we work



WHO WE ARE

Craft Architecture is a thoughtful design studio rooted in the idea
that homes should be both functional and beautiful



Hi, I'm Sam Williams — licensed architect, dad of three, problem-solver, and the founder of Craft Architecture. I started this firm in 2020 after a decade of working on large-scale commercial and industrial buildings. It was great experience, but I missed the direct connection to the people using the spaces I designed.



Creating Craft Architecture was a natural step. My dad owns a residential construction company and raised me with a deep respect for craftsmanship, even while nudging me toward an “indoor job.” Architecture became my version of building — and I haven't looked back.

Today, Craft is still just me but I get essential support from my wife, Jen. She's also a licensed architect and interior designer who brings a sharp eye and steady advice, even while working full-time on large-scale athletic and recreation facilities.

We live and work in Franklin, MA, and are raising three loud, energetic, amazing kids — which means I understand firsthand the value of a well-designed, functional home.

Date : 1/12/2023 9:47:25 AM
From : "Sam Williams"
To : "Bryan Taberner"
Cc : "Amy Love" , "Gus Brown"
Subject : RE: 380 King Street Development
Attachment : image002.png;image003.png;image004.png;

Got it, thanks!

Sam Williams, AIA

978.457.2832
sam@craftarchitecturellc.com



From: Bryan Taberner <btaberner@franklinma.gov>
Sent: Thursday, January 12, 2023 8:56 AM
To: Sam Williams <Sam@craftarchitecturellc.com>
Cc: Amy Love <alove@franklinma.gov>; Gus Brown <gbrown@franklinma.gov>
Subject: Re: 380 King Street Development

Bryan Taberner is inviting you to a scheduled Zoom meeting.

Topic: 380 King Street Development Meeting
Time: Jan 18, 2023 11:00 AM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/83132852850>

Meeting ID: 831 3285 2850
One tap mobile
+13017158592,,83132852850# US (Washington DC)

Dial by your location
+1 929 205 6099 US (New York)

Bryan W. Taberner, AICP
Director of Planning and Community Development
355 East Central Street
Franklin, MA 02038-1352
Phone: [508-520-4907](tel:508-520-4907)
Fax: [508-520-4906](tel:508-520-4906)
Email: btaberner@franklinma.gov

On Thu, Jan 12, 2023 at 8:51 AM Bryan Taberner <btaberner@franklinma.gov> wrote:

Sam: Gus and I are available for a Zoom meeting on Wednesday January 18th at 11:00 a.m. I'll send you an invite. Bryan.

Bryan W. Taberner, AICP
Director of Planning and Community Development
355 East Central Street
Franklin, MA 02038-1352
Phone: [508-520-4907](tel:508-520-4907)
Fax: [508-520-4906](tel:508-520-4906)
Email: btaberner@franklinma.gov

On Wed, Jan 11, 2023 at 3:32 PM Sam Williams <Sam@craftarchitecturellc.com> wrote:

It would be great to have Gus as well. Next Wednesday, I am available anytime from 11am-4pm.

Sam Williams, AIA

978.457.2832
sam@craftarchitecturellc.com



From: Bryan Taberner <btaberner@franklinma.gov>
Sent: Wednesday, January 11, 2023 2:32 PM

To: Sam Williams <Sam@craftarchitecturellc.com>
Cc: Amy Love <alove@franklinma.gov>; Gus Brown <gbrown@franklinma.gov>
Subject: Re: 380 King Street Development

Hi Sam: Amy is out this week, and I'm not in the office much this week and next. Happy to discuss. You may want to include Gus Brown in your conversation; he is the Zoning Enforcement Officer. How about giving us a few times you have available next Wednesday.

Bryan W. Taberner, AICP
Director of Planning and Community Development
355 East Central Street
Franklin, MA 02038-1352
Phone: [508-520-4907](tel:508-520-4907)
Fax: [508-520-4906](tel:508-520-4906)
Email: btaber@franklinma.gov

On Wed, Jan 11, 2023 at 8:53 AM Sam Williams <Sam@craftarchitecturellc.com> wrote:

Hi Bryan and Amy,

I am working with the owner of 380 King Street to develop the property. It is currently an empty lot situated between Sierra's and King Street Café. While not currently allowed, as it is in a C2 zoning district, the owner would like to build a multi-unit condo building on the site.

Would either or both of you be available to discuss with me what the options might be for the site – to either figure out a way to develop it as multi-unit housing or determine what other best use could be located there? Before bringing anything to zoning or planning, we'd like to make sure we are working towards something that has some buy-in.

Please let me know if we can schedule a time for an in-person meeting, zoom, or phone call to discuss.

Thanks,

Sam Williams, AIA

978.457.2832
sam@craftarchitecturellc.com



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The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization
 (General Laws, Chapter)

Identification Number: 001440060

1. The exact name of the limited liability company is: CRAFT ARCHITECTURE, LLC

2a. Location of its principal office:

No. and Street: 28 QUEEN STREET
 City or Town: FRANKLIN State: MA Zip: 02038 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 28 QUEEN STREET
 City or Town: FRANKLIN State: MA Zip: 02038 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE GENERAL CHARACTER OF THE BUSINESS OF THE LLC IS RESIDENTIAL AND COMMERCIAL ARCHITECTURE AND DESIGN SERVICES; TO ENGAGE IN ANY LAWFUL ACTIVITIES DIRECTLY OR INDIRECTLY RELATED OR INCIDENTAL THERETO; AND TO ENGAGE IN ANY OTHER ACTIVITY IN WHICH A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE COMMONWEALTH OF MASSACHUSETTS MAY LAWFULLY ENGAGE.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: SAMUEL L. WILLIAMS
 No. and Street: 28 QUEEN STREET
 City or Town: FRANKLIN State: MA Zip: 02038 Country: USA

I, SAMUEL L. WILLIAMS resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	SAMUEL L. WILLIAMS	28 QUEEN STREET FRANKLIN, MA 02038 USA
MANAGER	JENNIFER D. WILLIAMS	28 QUEEN STREET FRANKLIN, MA 02038 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no

managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	SAMUEL L. WILLIAMS	28 QUEEN STREET FRANKLIN, MA 02038 USA
REAL PROPERTY	JENNIFER D. WILLIAMS	28 QUEEN STREET FRANKLIN, MA 02038 USA

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 29 Day of May, 2020,
SAMUEL L. WILLIAMS

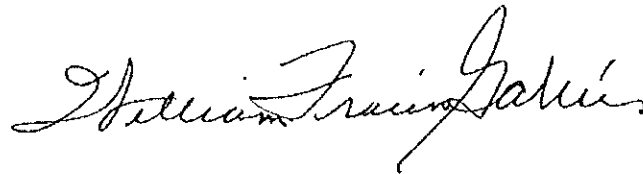
(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

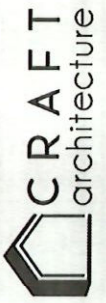
deemed to have been filed with me on:

May 29, 2020 09:56 AM

A handwritten signature in cursive script, reading "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



who we are what we do

how we work



WHO WE ARE

Craft Architecture is a thoughtful design studio rooted in the idea
that homes should be both functional and beautiful



Hi, I'm Sam Williams — licensed architect, dad of three, problem-solver, and the founder of Craft Architecture. I started this firm in 2020 after a decade of working on large-scale commercial and industrial buildings. It was great experience, but I missed the direct connection to the people using the spaces I designed.



Creating Craft Architecture was a natural step. My dad owns a residential construction company and raised me with a deep respect for craftsmanship, even while nudging me toward an “indoor job.” Architecture became my version of building — and I haven't looked back.

Today, Craft is still just me but I get essential support from my wife, Jen. She's also a licensed architect and interior designer who brings a sharp eye and steady advice, even while working full-time on large-scale athletic and recreation facilities.

We live and work in Franklin, MA, and are raising three loud, energetic, amazing kids — which means I understand firsthand the value of a well-designed, functional home.