



CITY OF FRANKLIN, NEW HAMPSHIRE

"Three River's City"

Planning and Zoning Department
316 Central Street
Franklin, NH 03235

Tel: (603) 934-2341
Fax: (603) 934-7413
dlewis@franklinnh.org

PUBLIC NOTICE
FRANKLIN PLANNING BOARD MEETING
Wednesday, July 22, 2020 at 6:00 p.m.

Due to the COVID-19 pandemic, and Executive Orders from the Governor, this meeting of the Franklin Planning Board will be conducted virtually. To Join Zoom Meeting go to:

<https://us02web.zoom.us/j/87130908377>

Meeting ID: 871 3090 8377

One tap mobile
+13126266799,,87130908377# US (Chicago)
+19292056099,,87130908377# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago) Meeting ID: 871 3090 8377

The Planning Board will consider four amendments to Section 305.22, Downtown Revitalization District, of the Franklin Zoning Ordinance:

Sub-section I, paragraph 3 refers to the minimum required square footage of commercial space in three downtown mill buildings.

Sub-section I, paragraphs 4 & 5 refer to the minimum square footage of residential units within a multi-unit project.

Sub-section L, paragraph 3 refers to the required number of parking spaces per residential unit.

Sub-section L, paragraph 4 refers to the required number of parking spaces per square footage of non-residential uses in the district.

The changes can be viewed online under Public Notices on the City's website www.franklinnh.org or reviewed in person at either City Hall, 316 Central Street or the Planning/Zoning Office, 214 Memorial Street.

Richard Lewis,
Planning Director

Proposed Zoning Amendments to Section 305.22, Downtown Revitalization District

The sub-sections / paragraphs outlined below are proposed to be modified as indicated [deletions are shown with strike-through lines; new language is shown in bold].

Amendment 1: Relates to the amount of required commercial, business or retail uses for certain buildings in the Downtown Revitalization District. See Sub-section I, paragraph 3.

I. Residential Use: Density, Permitting, and Performance Standards

- (3) For the buildings located on Tax Map 117, Lots 142, 143, 153, and 365 [as designated by the Assessor's Office at the time of adoption or as modified by any subdivision, lot merger, or other similar action] no less than ~~40,000~~ **30,000** total square feet of floor space between all of the lots referenced above shall be dedicated to commercial, business or retail use.

Why is this Amendment Appropriate?

The Downtown Revitalization District was created in 2007. At that time parcels 142 and 143 were undeveloped and both had some redevelopment potential. The requirement for 40,000 sq. ft. of non-residential space within these 4 total buildings was possible and deemed appropriate by the Planning Board. With the redevelopment of parcel 143 into the CATCH Housing project, and the deterioration of parcel 142, the former Stanley Mill, it would not be appropriate to require that 40,000 sq. ft. of commercial space be established in the remaining buildings that comprise the Stevens Mill complex.

Amendment 2: Relates to the size of individual residential units in redeveloped buildings in the Downtown Revitalization District. See Sub-section I, existing paragraph 4 and proposed paragraph 5.

I. Residential Use: Density, Permitting, and Performance Standards

4. In order to create and allow for a variety of housing types and options, the following provisions shall apply: a) for any proposal to create more than 10 multi-family dwelling units in a new or existing building, no more than 33 % of the units shall be less than 720 square feet in size, and no more 5% of the units shall be three bedrooms or larger in size; b) for any proposal to create between 3 and 10 multi-family dwelling units in a new or existing building, no more than 2 of the units shall be less than 720 square feet in size, and no more than 1 unit shall be 3 bedrooms or greater.
5. **The provisions of Section 4 above notwithstanding, the Planning Board may authorize a multi-unit project with units less than 720 square feet, providing that the project satisfies the parking requirements, and the requirement in Paragraph 5.d below for the creation of appropriate common community space.**

Why is this Amendment Appropriate?

As noted above, the Downtown Revitalization District was created in 2007. Since then, the design features of residential units in an urbanized downtown area have evolved. There are projects in Concord and other larger communities with units that are 500 sq. ft and less. Providing flexibility to both the developer and the Planning Board in creating viable design plans for the redevelopment of these older and underutilized buildings in the downtown will help facilitate positive economic growth.

Amendment 3: Relates to the parking requirements for residential units in the Downtown Revitalization District. See Sub-section L, paragraph 3.

L. Parking

3. Through the Special Use Permit process, the owner/applicant may request a reduction in the minimum number of required spaces. Such a request shall be accompanied with **data on the number and size of the residential units, historic experience & evidence describing parking needs for similar mill redevelopment projects, lease language on limits on the numbers of vehicles per specific units, or other information or data deemed appropriate by the developer**; ~~evidence that the lease agreements [for a rental building] or the condominium instruments [for a condominium building] contain restrictions on the number of permitted vehicles that can be housed on the site by the renters or the condominium owners' units within the subject building.~~

Why is this Amendment Appropriate?

The proposed revisions to this paragraph will provide for greater flexibility to the Planning Board for their review and consideration of residential redevelopment in the downtown. With smaller units being created, there is a reduced need for as many parking spaces as was necessary in the past. The ability of the Board to review data and historic parking needs for similar type of redevelopment projects allows for project specific determinations for parking to be made.

Amendment 4: Relates to the number of required parking spaces for commercial, business, or retail spaces in the Downtown revitalization District. See Sub-section L, paragraph 4.

L. Parking

- (4) Parking requirements for any non-residential uses shall conform to **1 parking space for every 350 square feet of commercial / business use.** ~~Section 305-19 of the Zoning Ordinance.~~ Where municipal parking [not including any over-night parking] is available within 400 feet of the proposed use, then these municipal spaces may be counted towards the total number of non-residential spaces required. The Planning Board reserves the right to deviate from the parking requirements in the Zoning Ordinance based on a review and approval of a Site Plan or SUP and taking into account project specific issues and circumstances.

Why is this Amendment Appropriate?

First, the Franklin Zoning Ordinance currently, at section 305-19, Parking, requires 1 parking space for every 250 sq. ft of commercial / business activity. This calculation does not recognize that some of that 250 sq. ft. area might be hallways, storage areas or closets, meeting rooms, bathrooms, employee lunch rooms, etc.

Second, there is existing language in the Downtown Revitalization District that allows for an owner / developer to use up to 1/3 of the residential parking spaces to be used for the required commercial / business parking. This type of shared parking helps to eliminate the creation of larger parking lots which often results in vacant spaces in the evenings and weekend time periods.