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Future Development Within Forge Park and Franklin Industrial Park

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The town is committed to negotiating a tax increment financing exemption with any company and/or property owner within Forge Park or Franklin Industrial Park Economic Opportunity Areas, whose proposed project would meet mandatory state requirements within 402 CMR 2.00, result in creation of new permanent jobs, and also either result in redevelopment of empty or underutilized industrially zoned properties, or development of new research and development or manufacturing facilities. The town is especially interested in seeing new technology companies expand and/or settle in Franklin's industrially zoned areas.

Both economic opportunity areas are within Franklin's industrial zoning district, which allows a building coverage of 50% of each parcel and three stories by right. Up to five stories (or 60 ft.) may be permitted by special permit. A substantial number of the parcels within the two economic opportunity areas are within the town's Biotechnology Use zoning overlay district. The town's industrial zoning district is intended primarily for light and medium industrial uses, warehouse and distribution uses, and business uses. Some commercial uses (e.g., office park, restaurant, conference center) are allowed by special permit.

Please note the Franklin Town Council has approved creation of the Forge Park and Franklin Industrial Park Priority Development Sites; once approved by the state as priority development sites, property owners will be guaranteed an expedited permitting process for future development of their sites.

The town believes establishing large economic opportunity areas, that are also priority development sites, will help create conditions favorable for business expansion, and assist property owners fill the town's currently empty or underutilized industrially zoned manufacturing, warehouse and office space. The town is hopeful expanding businesses will take advantage of these opportunities.

Anyone interested in obtaining additional information about the Forge Park or Franklin Industrial Park Economic Opportunity Areas and proposed Priority Development Sites should contact Bryan Taberner, Franklin's director of Planning and Community Development at 508-520-4907 or btaberne@franklin.ma.us.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540