

TOWN OF FRANKLIN CONSERVATION COMMISSION

MINOR BUFFER ZONE ACTIVITY APPLICATION AS PER FRANKLIN BY-LAW CHAPTER 181

In order to be considered complete, all information, requirements and conditions must be completed and the \$50.00 filing fee submitted with the application.

Applicant: (Please Print the following information)

GlenPharmer Distillery
Applicant's Name

860 West Central Street
Mailing Address

Franklin	Massachusetts	02038
City/Town	State	Zip Code

508-654-6577 (cell) patrick.downing@glenpharmer.com
Telephone Number and e-mail address of primary contact for this application.

Property & Plan Information:

Brookdale Mill Realty, LLC
Land Owner's Name (If Different from Applicant)

860 West Central Street, Franklin, MA 02038
Project Location (Street Address)

271-019-000-000
Assessor's Map & Parcel Number

GlenPharmer Sign 12/24/2025
Plan Name and date

All plans and information submitted for an MBZA must contain information to adequately depict the following: (NOTE: 2 hard copies of all material must be submitted to the Town Hall and an electronic copy of the entire application to the Conservation Agent's email.)

1. Plans:

- 1.1. Existing conditions of the property showing all existing structures;
- 1.2. Area of proposed work including total area of disturbance and whether the disturbances are permanent or temporary;
- 1.3. Location of all wetlands and buffer zones, including the 25', 50' and 100' buffers;
- 1.4. Location, type and size of any vegetation being removed and any vegetation to be planted as a mitigation measure;
- 1.5. Existing slopes and direction of drainage; and
- 1.6. Location of any required erosion control.

2. Narrative:

- 2.1. Detailed description of the activity to take place; and
- 2.2. Detailed description of how and when the work will be performed.

3. Other:

- 3.1. A photograph of the area where the activity is to take place.
- 3.2. A filing fee of \$50.00.

Authorization:

I hereby request that the Franklin Conservation Commission review this Application for a Minor Buffer Zone Activity. I (we) affirm that the project will comply with all criteria as stated in Section 14 of the Franklin Wetlands Protection Regulations as well as all information submitted. I (we) also grant authority to the Franklin Conservation Commission members and agent to go onto my (our) property solely for purposes directly related to the inspection and approval of this application

 12/24/2025
Property owner's Signature Date

2. PERFORMANCE STANDARDS

2.1. These are the requirements for a Minor Buffer Zone Activity (MBZA)

2.1.1. The Conservation Commission (The Commission) shall presume that activity proposed to occur:

- Exclusively within a previously disturbed or clearly delineated buffer zone; and
- The alteration is less than 1,000 Square Feet or 5% of the buffer zone on the lot, whichever is less; and
- At a minimum, a 25 foot wide area is preserved between the activity and the resource area boundary; and
- The buffer zone does not contain estimated wildlife habitat which is indicated on the most recent Estimated Habitat Map of State listed Rare Wetlands Wildlife; and
- Erosion and sedimentation controls, if required, are provided at the limit of work to protect the resource areas, and
- Shall constitute activities within the buffer zone that would be eligible for a Negative Determination of Applicability with conditions.

2.2. The Commission may determine that this presumption should not apply based on unusual circumstances such as steep slopes, the potential for negative impacts over time or because the proposed project would require oversight through continuing conditions. The Commission may waive any or all of the above requirements if they find that there is an emergency situation. In order for the site to be declared an emergency, a vote of the Commission shall be required.

2.3. In order for a property owner to apply for an MBZA they must meet all of the above requirements and provide a plan of the activity, a detailed project narrative and photographs of the project area. The distance between the proposed project and the wetlands must be noted on the plan and may require delineation if requested by the Commission or Agent. Additional items detailed on the MBZA form or requested by the Commission, or its Agent, may be required. The applicant is required to prove by a preponderance of the evidence that their proposed MBZA will not result in a negative impact to the wetlands.

2.4. The minor nature of these projects will not require the Commission to hold an advertised public hearing on the matter. The Agent shall review the application and may perform a site visit to confirm information provided in the plan, project narrative and photographs. The Agent may request additional information if s/he deems necessary. Upon review of the MBZA application, the commission may issue an approval, with or without conditions, a denial, or require the applicant to provide further information. If the commission issues a denial, the applicant shall be required to file a Notice of Intent if they wish to pursue the activity.

2.5. The work must conform to the plans submitted in the Minor Buffer Zone Activity application and all applicable conditions or modifications imposed by the Commission in the approval. If the applicant fails to perform the work according to the approved plan or in conformance with the applicable conditions of the approval, the permit will be revoked. Failure to conform to the plans and specifications shall constitute grounds for requiring a Notice of Intent and/or an Enforcement Action, including fines, by the Commission.

2.6. Upon completion of the project the applicant shall notify the Agent. The Agent shall inspect the work for and inform the Commission of the results.

2.7 Minor activities within Riverfront Zone, the 100' buffer zone, but not within the 25' "no touch" zone, and not within 25' of a perennial stream, may be authorized by the Conservation Agent under the following conditions:

2.7.1. The proposed activity will not run counter to the interests of the Wetlands Protection Act;

2.7.2. The proposed activity shall collectively not encompass more than 150 ft² of land area;

2.7.3. The proposed activity shall be only those activities permitted under 310 CMR 10.02 (2) (b) as well as the removal of vegetative debris and trees;

2.7.4. These activities shall be outlined on a MBZA application providing all required information and accompanied by the required filing fee;

2.7.5. All decisions of the Conservation Agent may be appealed to the Conservation Commission following the procedures outlined in section 8 of these regulations;

2.7.6. The agent shall prepare and submit a report, at least monthly, to the Commission on all permits approved under this section.

Town of Franklin Conservation Commission

APPLICATION PROCESS SIGNATURE FORM

There are three different applications that can be submitted to undertake work in a jurisdictional area: a Notice of Intent (NOI), a Request for Determination (RDA) and a Minor Buffer Zone Activity (MBZA). All three applications have different criteria for submission and approval and the NOI and RDA are governed by both the state law and the local bylaw. The MBZA is issued under the local bylaw only.

When a potential applicant requests advice from the Conservation Agent on which application to file, the opinion of the Agent is based on the information given by the potential applicant and any other information available to the Agent, e.g. the town's GIS system. The Agent has no legal right to go onto private property at any time until after an application is filed or permission of the property owner is given.

It is important that all applicants understand that after an application is filed, additional information may come to light e.g. via a field inspection or a review of the application, that may impact the scope of the submitted application and the approval process. **Therefore, it is the ultimate responsibility of the applicant to decide which application to file.**

In light of the above, please sign below indicating an understanding of this policy and submit it with the application.



Signature of Property Owner

12/24/2025

Date

GLENPHARMER

DISTILLERY



Town of Franklin Conservation Commission
355 East Central Street
Franklin, MA 02038

December 24, 2025

RE: MBZA Application for GlenPharmer Distillery

To Whom it May Concern:

GlenPharmer Distillery, located at 860 West Central Street in Franklin, seeks to install a new sign on its property along West Central Street. Please consider the following additional narrative as part of GlenPharmer's MBZA Application:

2.1. Detailed description of the activity to take place

A new sign, per the included design, will be installed in the location identified on the included site plan. Two concrete footings will be poured per the included design document. Electrical conduit will be redirected from the existing sign to the new sign. The existing sign will be removed.

2.2. Detailed description of how and when the work will be performed.

The new sign will be prefabricated off site by Signs By Cam. Footings will be installed as soon as possible following receipt of required approvals, weather permitting. Electrical conduit will be coordinated with footing installation. Installation of sign and tie-in to electrical will follow installation of footings. The existing sign shall be removed following installation of the new sign.

Please let me know if you have any questions or concerns. Thank you for your consideration.

Kind Regards,

Patrick F. Downing
President

PUSH THRU CHEM-METAL LETTERS

SAMPLE



96 in



72 in



On Premise Quote

Quote By: Cam 9616602
 837 Upper Union St Unit C18
 Franklin, MA 02038-5005
 (508) 528-0766
 cam@signsbycam.com

Shipping Destination

837 Upper Union St Unit C18
 Franklin, MA 02038-5005

Job Site
 Name: GlenPharmer Distillery
 Address: 860 W Central St
 City: Franklin, MA
 State: MA Zip: 02038

QUOTE NUMBER: 2316667.2 (revision 2) DATE: 9/29/2023

SIGN ID: 1823696 WMS

PRODUCT SPECIFICATIONS

Pixel Pitch: 144 X 336
 Refresh Rate: 60 Hz
 Certification Style: 4th IEC 2713, UL, X 5in D
 Viewing Area: 36in H x 27in L
 Cabinet Style: Double Face (Slim)
 Character Size: 15 lines / 67.2 Characters at a 2" type
 Approx. Weight: 585.00 lbs.
 Warranty: Standard 5 Year Watchfire warranty applies.
 Mfg. Lead Time: 3-5 weeks after this document is signed & approved.
 Electrical Service: 120 VOLT 30.0 amp (15.00 per face) Single Phase Service. Refer to the Installation Manual for details on wiring. Based on 10% derating for ambient temperature up to 100 degrees depending on how the sign is programmed.
 Example: 18.7 MWatts @ 40.12 = \$22.96/day

OPTIONS

Software Training
 Communications
 Wireless Data Plan
 Cabinet Separation
 Power Requirements
 Temperature Sensor
 Sign Mounting Kit
 Sign Mounting Hardware
 Ignite 0/9x (cloud-based)
 One Day Software Training
 One Day Wireless Mesh Viewing Cellular Data Plan
 Life-e-Sign Data Plan
 Standard Up to 15 Feet
 Standard As Quoted
 Not Ordered
 Not Required
 Not Ordered
 Standard 5 Year Parts Warranty

STANDARD FEATURES

Brightness: Daytime 7500 NITS Maximum/Nighttime 700 NITS Maximum
 Color: LED RGB Outlines
 Color Capability: LED RGB Outlines
 Textures: Imbrii Graphics Software
 Video: up to 30 FPS
 Viewing Angles: 150 Horizontal/95 Vertical

APPROVED FOR PRODUCTION: X

JOB INFORMATION

JOB TITLE:
 CONTACT:
 PHONE:
 FAX:
 JOB DESCRIPTION:

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:
 ACRYLIC: MAGNETIC: URETHANE:
 PVC: ALUMINUM: NUDGE:
 SINGLE SIDED: DOUBLE SIDED:
 OTHER: _____

COLOR SPECS:

BACKGROUND:
 COPY:

OUTLINE:

SHADOW:
 BORDER:
 LOGO:

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 OF THE LAW.

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 the

Sign & Graphic Solutions • Uncompromising Integrity

Cam Afonso

837 Upper Union St., Suite C-18
 Franklin, MA 02038

Phone: 508-364-2905
 Fax/Office: 508-528-0766
 E-Mail: cam@signsbycam.com
 Website: www.signsbycam.com

SQUARE FOOTAGE=

PUSH THRU CHEM-METAL LETTERS



***ZERO ELEVATION
OR GRADE CHANGE
LOT IS FLAT AND LEVEL**

APPROVED FOR PRODUCTION:
X

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FROM SIGNS BY CAM, INC.

Signs By Cam
the

Sign & Graphic Solutions • Uncompromising Integrity

Cam Afonso
837 Upper Union St., Suite C-18
Franklin, MA 02038
Phone: 508-364-2905
Fax/Office: 508-528-0766
E-Mail: cam@signsbycam.com
Website: www.signsbycam.com

JOB INFORMATION

JOB TITLE: _____
CONTACT: _____
PHONE: _____
FAX: _____
JOB DESCRIPTION: _____

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:
ACRYLIC: MAGNETIC: URETHANE:
PVC: ALUMINUM: NUEDGE:
SINGLE SIDED: DOUBLE SIDED:
OTHER: _____

COLOR SPECS:

BACKGROUND: _____
COPY: _____

OUTLINE:

SHADOW: _____
BORDER: _____
LOGO: _____

SQUARE FOOTAGE=

OWNER:
BROOKDALE MILL REALTY, LLC

DEED REFERENCE:
LAND COURT 24-471A

TOTAL LOT AREA = 12,525.4 S.F.

TAX ASSESSORS PARCEL ID:
271-1-1

ZONING DISTRICT:
BUSINESS

TOWN OF FRANKLIN
DIMENSIONAL REGULATIONS

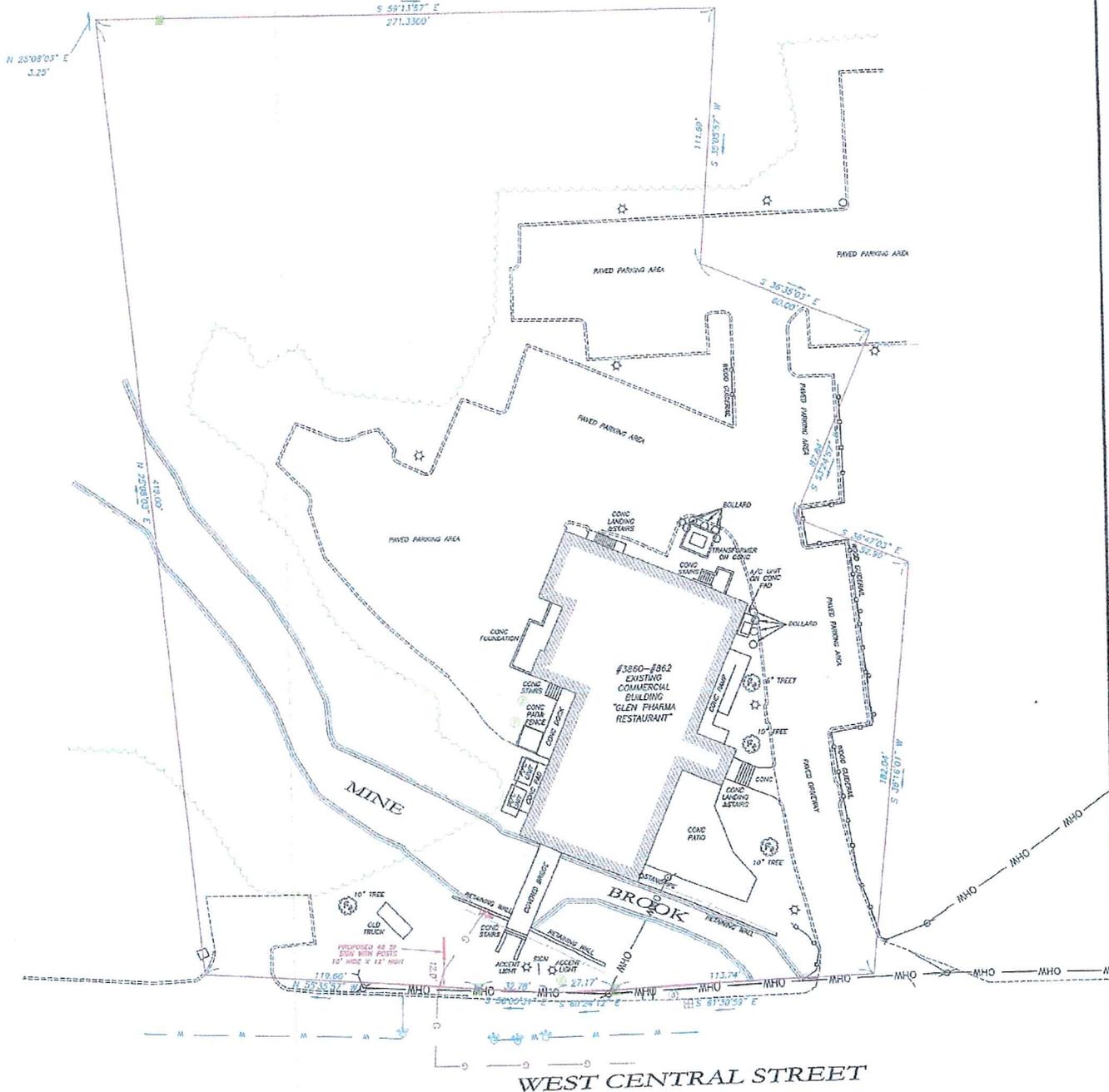
LOT AREA: 20,000 SF
LOT FRONTAGE: 125'
FRONT YARD SETBACK: 10'
SIDE YARD SETBACK: 30'
REAR YARD SETBACK: 30'
MAX LOT COVERAGE: 80%

OWNER TO VERIFY THE ZONING
REGULATIONS WITH THE TOWN
OF FRANKLIN BUILDING
DEPARTMENT.

NOTES:

ALL OFFSETS & DIMENSIONS
ARE TO THE SIDING UNLESS
OTHERWISE NOTED.

AC=AIR CONDITIONING
BH=BULKHEAD
EM=ELECTRIC METER
GM=GAS METER
OHW=OVERHEAD WIRES
S=SEWER
W=WATER
WL=WOOD LANDING



LEGEND:

[Symbol]	PROPERTY LINE
[Symbol]	EDGE OF PAVEMENT
[Symbol]	FENCE LINE
[Symbol]	UTILITY POLE
[Symbol]	CONC. BOUND W/DRILL HOLE FOUND
[Symbol]	CATCH BASIN
[Symbol]	DRAIN MAN HOLE
[Symbol]	LIGHT POST
[Symbol]	SEWER MAN HOLE
[Symbol]	WATER SHUT OFF
[Symbol]	GAS METER
[Symbol]	CONC. BOUND FOUND
[Symbol]	GAS SHUT OFF



D. O'BRIEN
LAND SURVEYING
400 WEST CENTRAL ST. 1ST FLOOR
FRANKLIN, MA 01825-501-541-1000

PLAN SHOWING PROPOSED SIGN
#860-#862 WEST CENTRAL STREET
FRANKLIN, MA NORFOLK COUNTY

SCALE: 1:30' DATE: 7/9/24 REVISED: DRAWN BY: J.E.S. CHECKED BY: D.O.