

**APPLICATION FOR APPROVAL OF A SITE PLAN  
AND SPECIAL PERMIT(S)**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled “Permit Site Development Plans – 164 Grove Street, Franklin, MA” and Special Permit(s) for Non-Medical Marijuana Establishment and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: PharmaCann Massachusetts, Inc.  
Address of Applicant: 190 South LaSalle, 29<sup>th</sup> Floor, Chicago, IL 60603  
Phone No.: 847-602-7648 Email: [chris.atkinson@pharmacann.com](mailto:chris.atkinson@pharmacann.com)
2. Name of Owner (if not the Applicant): NLCP 164 Grove Street MA LLC  
Address of Owner: c/o NewLake Capital, 549 Randolph Street, Ste 200, Chicago, IL 60661  
Phone No.: 847-602-7648 Email: [chris.atkinson@pharmacann.com](mailto:chris.atkinson@pharmacann.com)
3. Name of Engineer: David E. Kelley of Meridian Associates  
Address of Engineer: 500 Cummings Center, Suite 5950, Beverly, MA 01915  
Phone No.: 978-614-0653 Email: [dkelley@meridianassoc.com](mailto:dkelley@meridianassoc.com)
1. Deed of Property recorded with Norfolk Registry of Deeds in Book 37633, Page 557, (or Certificate of Title No. )
2. Location and Description of Property:  
164 Grove Street, Franklin, MA 02038 (Parcel 306-004-000-000 )  

---

Zoning District: Industrial  
Assessor’s Map: 306 Lot: 4  
Square Footage of Building(s): Vacant / 4,150sf of new construction  
Impervious Coverage of Existing Upland: None / Designed for 22,652 square feet / 34.6%
3. Purpose of Site Plan:  
To allow construction of a new 4,150 sf building on vacant property and approval pursuant to Section 185-31(1)(C) and to allow improvements within Water Resource Overlay District Section 185-40(D)(1)(i)(ii)
4. Special Permit(s) Requested:  
Non-Medical Marijuana Establishment – Section 185 Attachment 3 Section 2.23

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted. **See Attached Chapter 185, Section 45.E**

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

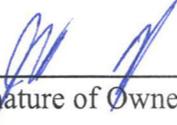
- (a) Proposed project addresses or is consistent with neighborhood or Town need.
  - (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
  - (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
  - (d) Neighborhood character and social structure will not be negatively impacted.
  - (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
  - (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
  - (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
6. Other issues requiring Planning Board Consideration: Approval for improvements in Water Resource District – rendering impervious up to 80% upland area of a non-residential lot
  7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.
  8. Certificate of Ownership.



Signature of Applicant

Carla M. Moynihan

Print Name of Applicant



Signature of Owner

NLCP 164 Grove Street MA LLC

Print Name of Owner

By: NewLake Capital Partners Operating  
Partnership, LP, as authorized signatory

By: Jarrett Annenberg, as authorized signatory