

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

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Limited Site Plan Modification entitled "Site Plan 341 Union Street" and Special Permit(s) for 341 Union Street 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: Robert Vozzella
Address of Applicant: 355 Union Street Franklin, MA
Phone No.: _____ Email: bob@lacantinawinery.com

2. Name of Owner (if not the Applicant): Rossi 2006 Revocable Trust
Address of Owner: 56 Indian lane Franklin, MA
Phone No.: _____ Email: _____

3. Name of Engineer: United Consultants, Inc.
Address of Engineer: 850 Franklin Street Ste. 11 Wrentham, MA
Phone No.: _____ Email: jim@uci850.com

1. Deed of Property recorded with Norfolk Registry of Deeds in Book 37165, Page 391, (or Certificate of Title No. _____)

2. Location and Description of Property:

341 Union Street

Zoning District: C-1

Assessor's Map: 287 Lot: 065

Square Footage of Building(s): 9,808

Impervious Coverage of Existing Upland: 24,678 sf

3. Purpose of Site Plan:

Parking plan for change in use of the building, utility updates

4. Special Permit(s) Requested:

Section 3.13 - Brewery, distillery, or winery production with tasting room

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TOWN CLERK

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.

Chapter 185, Section 45.E

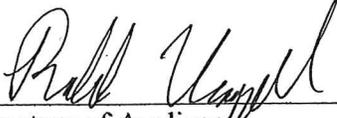
(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of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

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

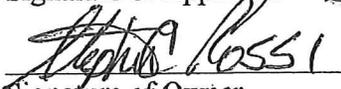
8. Certificate of Ownership.



Signature of Applicant

Robert Vozzella

Print Name of Applicant



Signature of Owner

Stephen C. Rossi

Print Name of Owner

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Site Plan 341 Union Street Franklin, MA

Date of Plan: February 4, 2022 Assessor's Information: 287-065

Prepared by: United Consultants, Inc. 850 Franklin Street Ste. 11 Wrentham, MA

Applicant Name & Address: Robert Vozzella 355 Union Street Franklin, MA

SECTION B:

Name of Record Owner(s): Rossi 2006 Revocable Trust

Address of Record Owner(s): 56 Indian Lane Franklin, MA

**** Attach Property Deed matching the owner name's listed above.**

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):
Stephen C. Rossi & Teresa Rossi

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

Book 37165 Page 389

Executed as a sealed instrument this 7th day of February 2022

Robert Vozzella
Signature of Applicant

Robert Vozzella
Print name of Applicant

Stephen C. Rossi
Signature of Owner

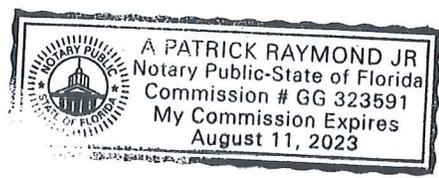
Stephen C. Rossi
Print name of Owner

STATE OF FLORIDA

LEE ss. County of LEE 2022

On this 9th day of FEBRUARY 2022, before me, the undersigned notary public, personally appeared STEPHEN ROSSI (name of owner), proved to me through satisfactory evidence of identification, which were DRIVERS LICENSE to be the person whose name is signed on the preceding document in my presence.

[Handwritten Signature]
(Official signature and seal of notary)



Notary Public:
My Commission Expires: 8-11-23

United
Consultants, Inc.
850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

341 Union Street
Special Permit Findings

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
The property is located in a C-1 zoning district. It is surrounded by other commercial uses. The applicant currently has a similar use in an abutting property.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Parking layout is clearly defined on the site plan. There is an access walkway along the front of the building to provide access to the building from the parking area.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
Cottage Street is sufficient to provide access to the property. Town water & sewer will service the building from Union Street as there is a moratorium to excavate in Cottage Street until April 2023. Grease trap shall be added for kitchen plumbing. Rain gardens are proposed around the parking lot for stormwater runoff.
- (d) Neighborhood character and social structure will not be negatively impacted.
There will be no change in the character and social structure of the neighborhood.
- (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.
There are no significant natural resources or habitats in the vicinity of the project.
- (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.
There are no additional buildings proposed to be added to the site. The existing building shall remain.
- (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.
Per Title V calculations, the water usage for the proposed use of the building shall be 1,400 gal/day at maximum capacity.