



PERMIT SITE DEVELOPMENT PLANS

(TO ACCOMPANY A SITE PLAN REVIEW APPLICATION, ZONING APPROVAL APPLICATION & NOTICE OF INTENT)

164 GROVE STREET

(MAP: 306 LOT: 4)

LOCATED IN

FRANKLIN, MASSACHUSETTS

DATE: MAY 18, 2020

REVISED: AUGUST 20, 2020

REVISED: AUGUST 28, 2020

REVISED: SEPTEMBER 16, 2020

REVISED: OCTOBER 9, 2020

REVISED: OCTOBER 19, 2020

REVISED: NOVEMBER 12, 2020

REVISED: DECEMBER 5, 2024

OWNER/APPLICANT:

C.C. LIGHTS, LLC.

9 FRANKLIN STREET

FRANKLIN, MASSACHUSETTS 02038

PREPARED BY:



MERIDIAN ASSOCIATES

500 CUMMINGS CENTER SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

DRAWING INDEX:

- C0.0 COVER SHEET
- C1.0 RECORD CONDITIONS & DEMOLITION PLAN
- C2.0 LAYOUT, GRADING & EROSION CONTROL PLAN
- C3.0 UTILITY PLAN
- C4.0 LANDSCAPING PLAN
- C5.0 SITE DETAILS
- C5.1 SITE DETAILS
- C5.2 SITE DETAILS
- C5.3 CERTIFICATE OF VOTE
- C5.4 COLOR BUILDING RENDERING

REFERENCE DRAWINGS:

- VM1.0 VEHICLE MOVEMENT PLAN
- 1 of 1 SITE LIGHTING PLAN

WAIVER REQUESTS:

A WAIVER IS BEING REQUESTED FROM (§300-11.B.(2)(A)) TO ALLOW FOR HDPE STORM DRAIN PIPE IN LIEU OF CLASS V RCP FOR THE OUTFLOW PIPE FROM THE SUBSURFACE INFILTRATION SYSTEM ONLY.



NEW CONSTRUCTION OF
RETAIL CANNABIS
DISPENSARY

164 GROVE STREET
FRANKLIN, MA 02038

ISSUED FOR PERMITTING
ONLY NOT FOR
CONSTRUCTION

NO.	DESCRIPTION	DATE
1	PLANNING BOARD REVIEW COMMENTS	08/20/2020
2	CONSERVATION COMMISSION FILING	08/28/2020
3	PLANNING BOARD REVIEW COMMENTS	09/16/2020
4	PLANNING BOARD REVIEW COMMENTS	10/09/2020
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6	ADDED CERTIFICATE OF VOTE	11/12/2020
7	AMENDMENT TO APPROVAL	12/05/2024

NO.	DESCRIPTION	DATE
DATE	05/08/2020	
SCALE	AS INDICATED	
DRAWN	NB	
CHECKED	DK	
PROJECT NO.	6120-5	

SEAL



COVER SHEET

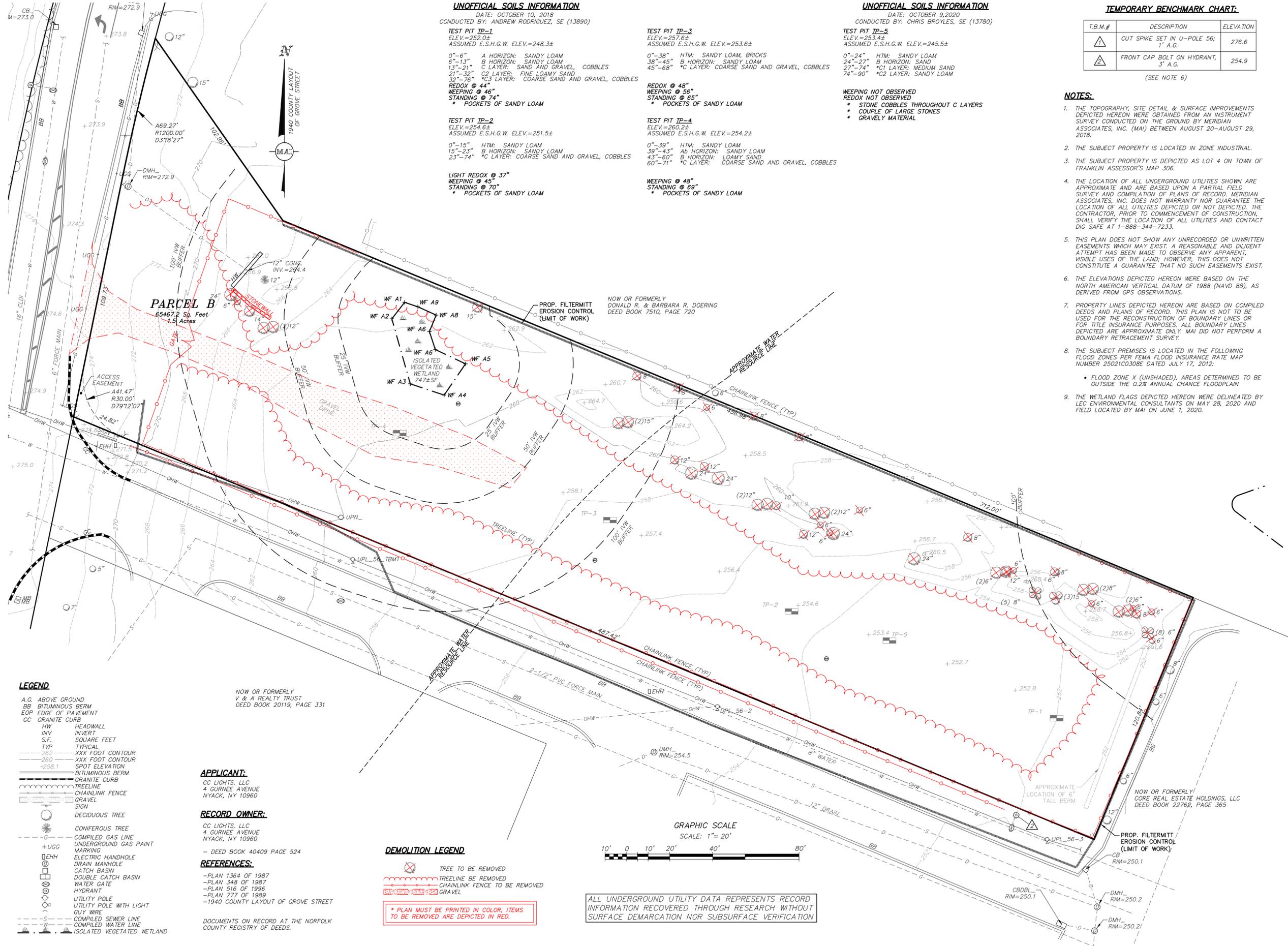
C0.0

APPROVED BY PLANNING BOARD

DATE: _____

LOCUS CONTEXT MAP





UNOFFICIAL SOILS INFORMATION
 DATE: OCTOBER 10, 2018
 CONDUCTED BY: ANDREW RODRIGUEZ, SE (13890)

TEST PIT TP-1
 ELEV.=252.0±
 ASSUMED E.S.H.G.W. ELEV.=248.3±

0'-6" A HORIZON: SANDY LOAM
 6"-13" B HORIZON: SANDY LOAM
 13"-21" C LAYER: SAND AND GRAVEL, COBBLES
 21"-32" C2 LAYER: FINE LOAMY SAND
 32"-76" *C3 LAYER: COARSE SAND AND GRAVEL, COBBLES

REDOX @ 44"
 WEEPING @ 46"
 STANDING @ 74"
 * POCKETS OF SANDY LOAM

TEST PIT TP-2
 ELEV.=254.6±
 ASSUMED E.S.H.G.W. ELEV.=251.5±

0'-15" HTM: SANDY LOAM
 15"-23" B HORIZON: SANDY LOAM
 23"-74" *C LAYER: COARSE SAND AND GRAVEL, COBBLES

LIGHT REDOX @ 37"
 WEEPING @ 45"
 STANDING @ 70"
 * POCKETS OF SANDY LOAM

UNOFFICIAL SOILS INFORMATION
 DATE: OCTOBER 9, 2020
 CONDUCTED BY: CHRIS BROYLES, SE (13780)

TEST PIT TP-3
 ELEV.=257.6±
 ASSUMED E.S.H.G.W. ELEV.=253.6±

0'-38" HTM: SANDY LOAM, BRICKS
 38"-45" B HORIZON: SANDY LOAM
 45"-68" *C LAYER: COARSE SAND AND GRAVEL, COBBLES

REDOX @ 48"
 WEEPING @ 56"
 STANDING @ 65"
 * POCKETS OF SANDY LOAM

TEST PIT TP-4
 ELEV.=260.2±
 ASSUMED E.S.H.G.W. ELEV.=254.2±

0'-39" HTM: SANDY LOAM
 39"-43" Ab HORIZON: SANDY LOAM
 43"-60" B HORIZON: LOAMY SAND
 60"-71" *C LAYER: COARSE SAND AND GRAVEL, COBBLES

WEEPING @ 48"
 STANDING @ 69"
 * POCKETS OF SANDY LOAM

UNOFFICIAL SOILS INFORMATION
 DATE: OCTOBER 9, 2020
 CONDUCTED BY: CHRIS BROYLES, SE (13780)

TEST PIT TP-5
 ELEV.=253.4±
 ASSUMED E.S.H.G.W. ELEV.=245.5±

0'-24" HTM: SANDY LOAM
 24"-27" B HORIZON: SAND
 27"-74" *C1 LAYER: MEDIUM SAND
 74"-90" *C2 LAYER: SANDY LOAM

WEEPING NOT OBSERVED
 REDOX NOT OBSERVED

* STONE COBBLES THROUGHOUT C LAYERS
 * COUPLE OF LARGE STONES
 * GRAVELY MATERIAL

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
△	CUT SPIKE SET IN U-POLE 56; 1" A.G.	276.6
△	FRONT CAP BOLT ON HYDRANT, 3" A.G.	254.9

(SEE NOTE 6)

- NOTES:**
- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) BETWEEN AUGUST 20-AUGUST 29, 2018.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE INDUSTRIAL.
 - THE SUBJECT PROPERTY IS DEPICTED AS LOT 4 ON TOWN OF FRANKLIN ASSESSOR'S MAP 306.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
 - PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
 - THE SUBJECT PREMISES IS LOCATED IN THE FOLLOWING FLOOD ZONES PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0308E DATED JULY 17, 2012:
 - FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 - THE WETLAND FLAGS DEPICTED HEREON WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS ON MAY 28, 2020 AND FIELD LOCATED BY MAI ON JUNE 1, 2020.

- LEGEND**
- A.G. ABOVE GROUND
 - BB BITUMINOUS BERM
 - EOP EDGE OF PAVEMENT
 - GC GRANITE CURB
 - HW HEADWALL
 - INV INVERT
 - S.F. SQUARE FEET
 - TYP TYPICAL
 - 262 XXX FOOT CONTOUR
 - 260 XXX FOOT CONTOUR
 - 255.1 SPOT ELEVATION
 - BITUMINOUS BERM
 - GRANITE CURB
 - TREELINE
 - CHAINLINK FENCE
 - GRAVEL
 - SIGN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - CG COMPILED GAS LINE
 - UGG UNDERGROUND GAS PAINT MARKING
 - EHH ELECTRIC HANDHOLE
 - DMH DRAIN MANHOLE
 - CBAS CATCH BASIN
 - WG WATER GATE
 - HYDRANT
 - UP Utility Pole
 - UP-L Utility Pole with Light
 - GW GUY WIRE
 - CS COMPILED SEWER LINE
 - WC COMPILED WATER LINE
 - IV ISOLATED VEGETATED WETLAND

APPLICANT:
 CC LIGHTS, LLC
 4 GURNEE AVENUE
 NYACK, NY 10960

RECORD OWNER:
 CC LIGHTS, LLC
 4 GURNEE AVENUE
 NYACK, NY 10960
 - DEED BOOK 40409 PAGE 524

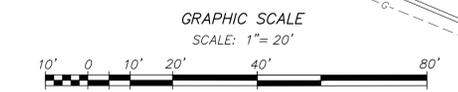
REFERENCES:
 -PLAN 1364 OF 1987
 -PLAN 348 OF 1987
 -PLAN 516 OF 1996
 -PLAN 777 OF 1989
 -1940 COUNTY LAYOUT OF GROVE STREET

DOCUMENTS ON RECORD AT THE NORFOLK COUNTY REGISTRY OF DEEDS.

DEMOLITION LEGEND

- TREE TO BE REMOVED
- TREELINE TO BE REMOVED
- CHAINLINK FENCE TO BE REMOVED
- GRAVEL

* PLAN MUST BE PRINTED IN COLOR, ITEMS TO BE REMOVED ARE DEPICTED IN RED.



ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION



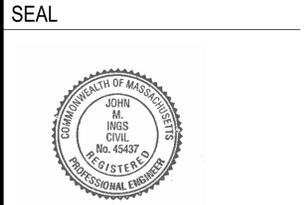
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RECORD CONDITIONS & DEMOLITION PLAN

C1.0

SCHEDULE OF DIMENSIONAL CONTROLS

ZONING DISTRICT: INDUSTRIAL (MARIJUANA OVERLAY DISTRICT)

REQUIREMENT	MINIMUM	EXISTING	PROPOSED
LOT AREA:	40,000 SF	65,467 SF	65,467 SF
FRONTAGE:	175 FT	179± FT	179± FT
LOT DEPTH:	200 FT	487± FT	487± FT
LOT WIDTH:	157.5 FT	120± FT	120± FT
FRONT YARD:	40 FT	N/A	131± FT
SIDE YARD:	30 FT	N/A	31± FT
REAR YARD:	30 FT	N/A	31± FT
BUILDING LOT COVERAGE:	70%	N/A	5.8%
TOTAL IMPERVIOUS COVERAGE:	80%	N/A	34.6%
BUILDING HEIGHT:	3 STORIES	N/A	1 STORY

PARKING TABLE:

	REQUIRED	PROPOSED
RETAIL BUILDINGS: 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE SPACE PER SEPARATE ENTERPRISE.		
BUILDING GROSS FLOOR AREA:	4150 SF	
STANDARD PARKING SPACES:	21	66
ACCESSIBLE PARKING SPACES:	1	4

GRADING NOTES:

- ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT AND ENGINEER.
- ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONTINUING WORK.
- EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
- CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
- EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
- COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO EXISTING BUILDING AND SITE UTILITIES.
- PROVIDE UNDERGROUND ELECTRIC CONDUIT FOR SITE LIGHTS AS APPROPRIATE.
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. CONTRACTOR TO INSPECT SANITARY SEWER LINE TO CONFIRM THE INTEGRITY OF THE LINES AND TO CONFIRM THAT REPAIRS OR REPLACEMENTS ARE NOT REQUIRED.

EROSION CONTROL NOTES:

- COMMON FILL (SITE GRADING AREAS) SHALL CONSIST OF MINERAL SOIL SUBSTANTIALLY FREE FROM ORGANIC MATERIALS, LOAM, WOOD TRASH AND OTHER OBJECTIONABLE MATERIALS WHICH MAY BE COMPRESSIBLE OR WHICH CANNOT BE PROPERLY COMPACTED. SELECT COMMON FILL SHALL NOT CONTAIN STONES LARGER THAN 2-IN. IN LARGEST DIAMETER AND SHALL HAVE A MAXIMUM OF 75% PASSING THE NO. 40 SIEVE AND A MAXIMUM OF 20% PASSING THE NO. 200 SIEVE. SELECT COMMON FILL SHALL NOT CONTAIN GRANITE BLOCKS, BROKEN CONCRETE, MASONRY RUBBLE OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE AND FROZEN SOIL WILL NOT BE PERMITTED. SOIL EXCAVATED FROM THE STRUCTURE AREAS AND WHICH MEETS THE ABOVE REQUIREMENTS MAY BE USED.
- ORDINARY FILL SHALL BE WELL GRADED, NATURAL INORGANIC SOIL, FREE OF ORGANIC OR OTHER WEAK OR COMPRESSIBLE MATERIALS, FROZEN MATERIALS, AND OF STONES LARGER THAN TWO THIRDS (2/3) THE LIFT THICKNESS. IT SHALL BE OF SUCH NATURE AND CHARACTER THAT IT CAN BE COMPACTED TO THE SPECIFIED DENSITIES IN A REASONABLE LENGTH OF TIME. IT SHALL BE FREE OF PLASTIC CLAY, OF ALL MATERIALS SUBJECT TO DECAY, DECOMPOSITION, OR DISSOLUTION, AND OF CINDERS OR OTHER MATERIALS THAT WILL CORRODE PIPING OR OTHER METAL. IT SHALL HAVE A MINIMUM DRY DENSITY OF NOT LESS THAN 120 POUNDS PER CUBIC FOOT. MATERIAL FROM EXCAVATION ON THE SITE MAY BE USED AS ORDINARY FILL IF IT MEETS THE ABOVE REQUIREMENTS. ORDINARY FILL SHALL HAVE A MAXIMUM OF 60% PASSING THE #40 SIEVE, AND A MAXIMUM OF 20% PASSING THE #200 SIEVE. IT SHOULD NOT CONTAIN BROKEN CONCRETE, MASONRY RUBBLE OR OTHER SIMILAR MATERIALS, AND SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE AND FROZEN SOIL SHALL NOT BE PERMITTED.
- SELECT COMMON FILL (ROADWAY AREAS) SHALL BE PLACED IN LAYERS HAVING A MAXIMUM THICKNESS OF 8 IN. MEASURED BEFORE COMPACTION. EACH LAYER OF FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY DETERMINED BY THE ASTM D1557. COMPACTION OF STRUCTURAL FILL SHALL CONSIST OF FULLY LOADED TEN WHEEL TRUCKS, A TRACTOR DOZER WEIGHING AT LEAST 30,000 LBS. AND OPERATED AT FULL SPEED, A HEAVY VIBRATORY ROLLER, OR OTHER METHOD ONLY AS APPROVED BY THE ENGINEER. THE METHOD OF SELECT COMMON FILL IN CONFINED AREAS ADJACENT TO STRUCTURES SHALL BE ACCOMPLISHED BY HAND OPERATED VIBRATORY EQUIPMENT OR MECHANICAL TAMPERS APPROVED BY THE ENGINEER. AS A MINIMUM, COMPACTION OF SELECT COMMON FILL SHALL CONSIST OF FOUR COVERAGES OF THE APPROVED EQUIPMENT.
- SITE PREPARATION SHALL INCLUDE CLEARING, GRUBBING, DELETERIOUS SOILS, VEGETATION AND DEBRIS. ALL TREES, STUMPS, BRUSH, SHRUBS, ROOTS, GRASS, WEEDS, RUBBISH, STONES LARGER THAN 2-IN. IN THE LARGEST DIAMETER AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF FROM AREAS TO BE FILLED AND COMPACTED. AREAS OUTSIDE OF THE LIMITS OF WORK SHALL BE PROTECTED FROM DAMAGE AND NO EQUIPMENT OR MATERIALS SHALL BE STORED IN THESE AREAS. NO STUMPS, TREES, LIMBS, OR BRUSH SHALL BE BURIED IN ANY FILLS OR EMBANKMENTS.
- EROSION AND SEDIMENT CONTROL, BOTH DURING AND AFTER CONSTRUCTION, SHALL BE PROVIDED AS REQUIRED TO RETAIN SEDIMENT ON SITE, AND TO CONTROL EROSION OF EMBANKMENTS, TEMPORARY AND FINAL EXPOSED SLOPES, AND TEMPORARY MATERIAL STOCKPILES(S). SILT FENCES, CHECK DAMS, DRAINAGE DITCHES OR SWALES, TEMPORARY SEEDING, AND PRE-MANUFACTURED TEXTILES, GEOTUBES, GEGRID, CELLULAR GEOWEB, ETC., SHALL BE UTILIZED AS APPROPRIATE. EROSION AND SETTLEMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL PERMITS AND CODES AND THIS SPECIFICATION. DURING THE EXCAVATION OF THE WORK AT THE SITE, OPERATIONS SHALL BE CONTINUOUSLY MONITORED TO AVOID THE CREATION OF CONDITIONS THAT COULD LEAD TO EXCESSIVE EROSION OF SOIL WITH SURFACE RUNOFF FROM THE WORK AREAS. CONTROLS SHALL BE PROVIDED TO PROTECT THE WATER QUALITY AND SHALL BE IN ACCORDANCE WITH PROJECT DOCUMENTS AND ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO REDUCE EROSION OF SLOPES AND SILTATION OF OFF-SITE OUTFALLS AND TRIBUTARIES.
- UPON SIGNS OF CONCENTRATED FLOW BY EVIDENCE OF GULLING OR RILLING IN DISTURBED AREAS, HAYBALES AND/OR STONE CHECK DAMS SHALL BE PLACED IN THESE AREAS, SPACED EVERY 50' IN THE UPGRADIENT SLOPE.
- EROSION CONTROL BLANKETS ARE TO BE INSTALLED IN THE BOTTOM AND SIDES OF THE PROPOSED SWALE. COIR MATT-400, AS SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC., OR APPROVED EQUIVALENT SHALL BE USED.

UTILITY NOTES:

- ALL WATER AND SEWER UTILITY INSTALLATIONS SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARDS FOR SEWER AND WATER MATERIALS AND INSTALLATION (TOWN STANDARDS).
- WHERE UTILITY INSTALLATION DETAILS CONFLICT WITH THE TOWN STANDARDS THAT THE TOWN STANDARDS SHALL GOVERN.

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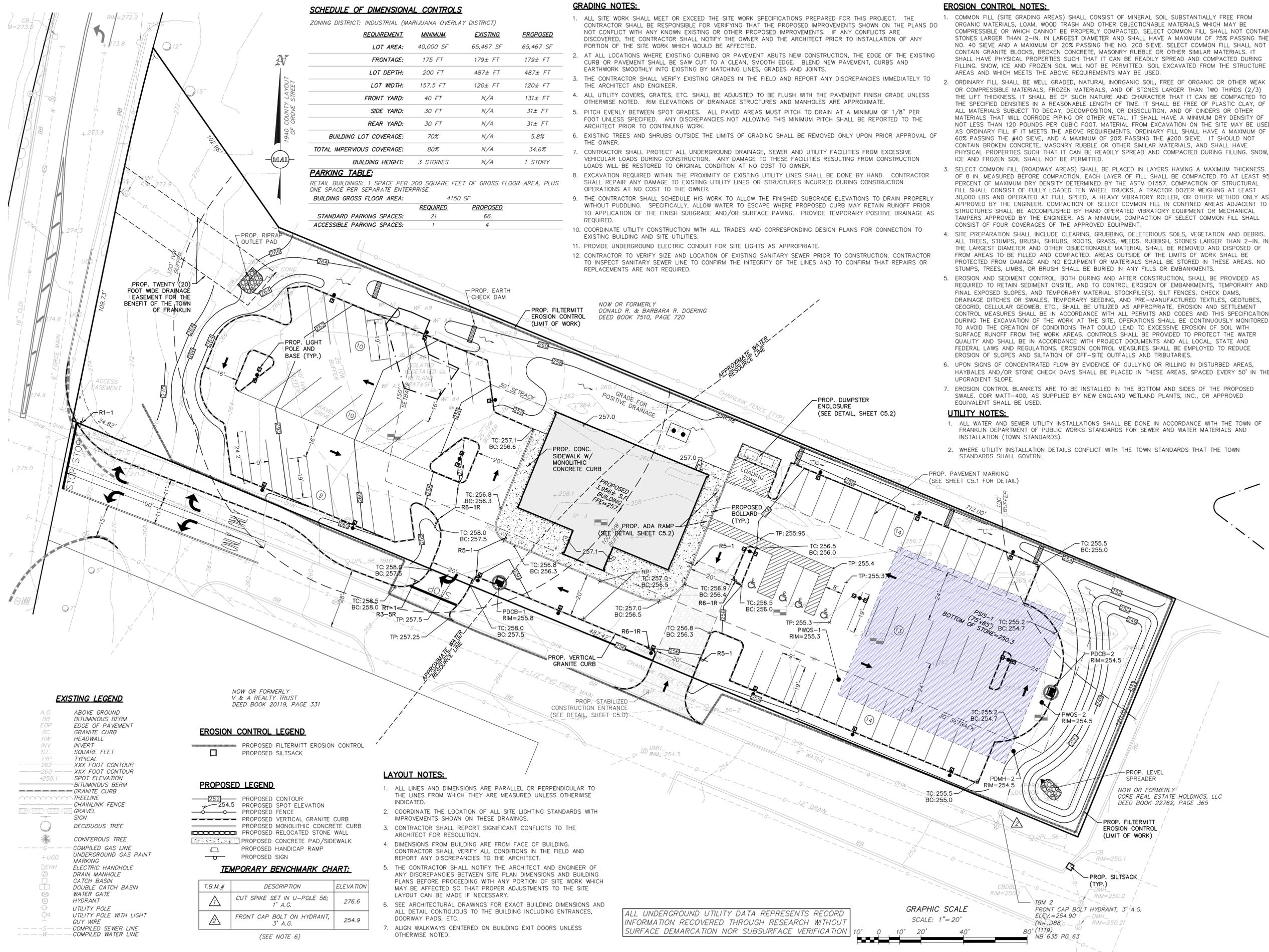
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SEAL



LAYOUT, GRADING & EROSION CONTROL PLAN

C2.0



EXISTING LEGEND

- A.G. ABOVE GROUND
- BB BITUMINOUS BERM
- EOP EDGE OF PAVEMENT
- GC GRANITE CURB
- HW HEADWALL
- INV INVERT
- S.F. SQUARE FEET
- TYP TYPICAL
- 262 XXX FOOT CONTOUR
- 258.1 XXX FOOT CONTOUR
- SPOT ELEVATION
- BITUMINOUS BERM
- GRANITE CURB
- TREELINE
- CHAINLINK FENCE
- GRAVEL
- SIGN
- DECIDUOUS TREE
- CONFEROUS TREE
- C-G COMPILED GAS LINE
- UGG UNDERGROUND GAS PAINT MARKING
- EHH ELECTRIC HANDHOLE
- DMH DRAIN MANHOLE
- CB CATCH BASIN
- DB CATCH BASIN
- WATER GATE
- HYDRANT
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY WIRE
- S COMPILED SEWER LINE
- W COMPILED WATER LINE

EROSION CONTROL LEGEND

- PROPOSED FILTERMITT EROSION CONTROL
- PROPOSED SILTSACK

PROPOSED LEGEND

- 254.5 PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED FENCE
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED MONOLITHIC CONCRETE CURB
- PROPOSED RELOCATED STONE WALL
- PROPOSED CONCRETE PAD/SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED SIGN

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
△	CUT SPIKE SET IN U-POLE 56; 1' A.G.	276.6
△	FRONT CAP BOLT ON HYDRANT, 3' A.G.	254.9

(SEE NOTE 6)

LAYOUT NOTES:

- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- COORDINATE THE LOCATION OF ALL SITE LIGHTING STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE ARCHITECT FOR RESOLUTION.
- DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING INCLUDING ENTRANCES, DOORWAY PADS, ETC.
- ALIGN WALKWAYS CENTERED ON BUILDING EXIT DOORS UNLESS OTHERWISE NOTED.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARICATION NOR SUBSURFACE VERIFICATION

GRAPHIC SCALE

SCALE: 1" = 20'



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7	AMENDMENT TO APPROVAL	12/05/2024

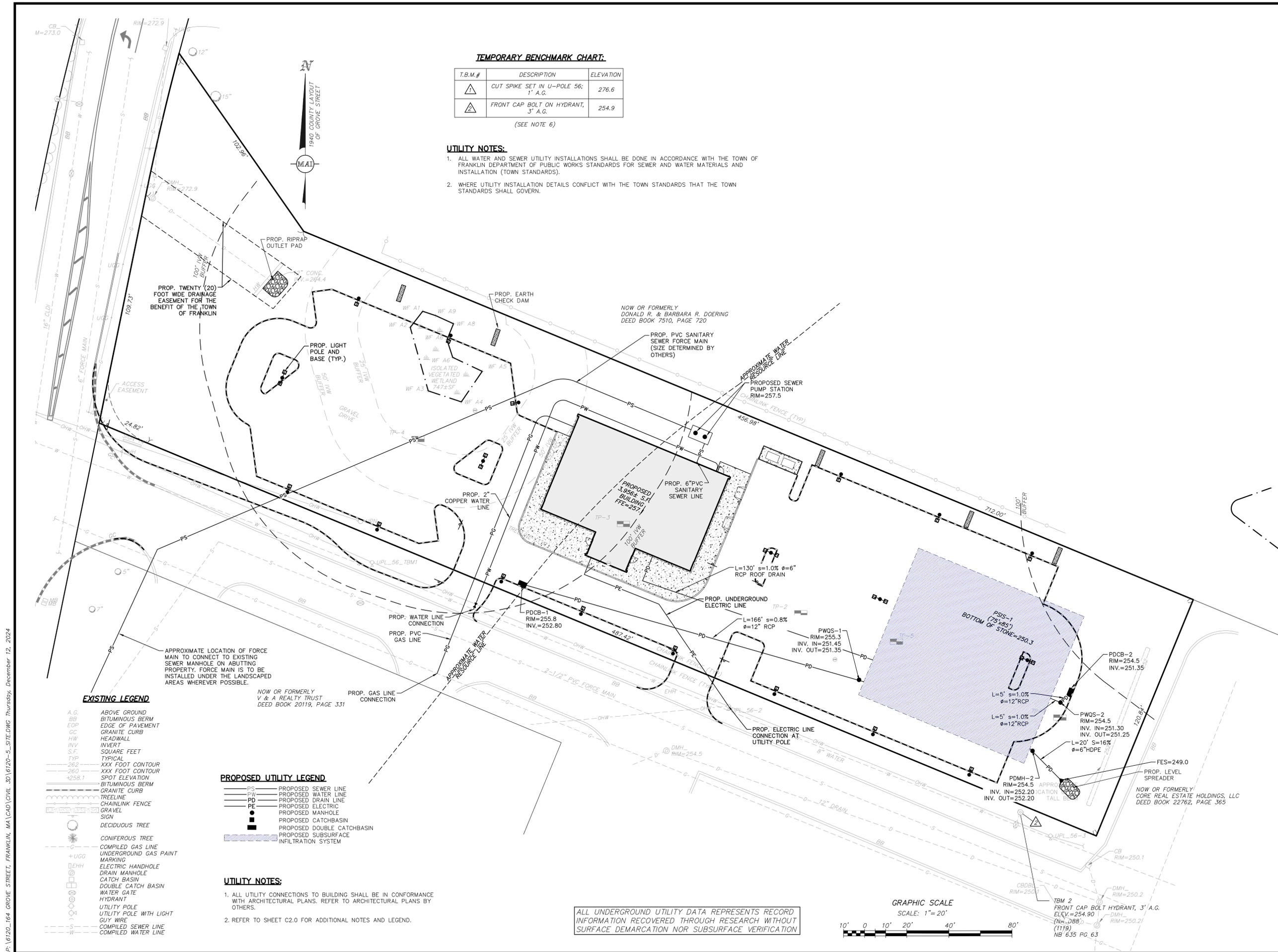
NO.	DESCRIPTION	DATE
DATE	05/08/2020	
SCALE	AS INDICATED	
DRAWN	NB	
CHECKED	DK	
PROJECT NO.	6120-5	

SEAL



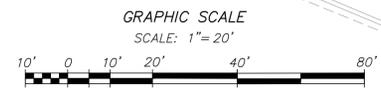
UTILITY PLAN

C3.0



P:\6120-164 GROVE STREET, FRANKLIN, MA\CAD\CIVIL_3D\6120-5_SITE.DWG Thursday, December 12, 2024

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARICATION NOR SUBSURFACE VERIFICATION



PROPOSED UTILITY LEGEND

	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED DRAIN LINE
	PROPOSED ELECTRIC
	PROPOSED MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED DOUBLE CATCHBASIN
	PROPOSED SUBSURFACE INFILTRATION SYSTEM

- UTILITY NOTES:**
1. ALL UTILITY CONNECTIONS TO BUILDING SHALL BE IN CONFORMANCE WITH ARCHITECTURAL PLANS. REFER TO ARCHITECTURAL PLANS BY OTHERS.
 2. REFER TO SHEET C2.0 FOR ADDITIONAL NOTES AND LEGEND.

EXISTING LEGEND

A.G.	ABOVE GROUND
BB	BITUMINOUS BERM
EOP	EDGE OF PAVEMENT
GC	GRANITE CURB
HW	HEADWALL
INV	INVERT
S.F.	SQUARE FEET
TYP	TYPICAL
-262	XXX FOOT CONTOUR
-200	XXX FOOT CONTOUR
+256.1	SPOT ELEVATION
	BITUMINOUS BERM
	GRANITE CURB
	TREELINE
	CHAINLINK FENCE
	GRAVEL SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	COMPILED GAS LINE
	UNDERGROUND GAS PAINT MARKING
	ELECTRIC HANDHOLE
	DRAIN MANHOLE
	CATCH BASIN
	DOUBLE CATCH BASIN
	WATER GATE
	HYDRANT
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	GUY WIRE
	COMPILED SEWER LINE
	COMPILED WATER LINE

LANDSCAPE TABLE:
 PRIVATE PARKING LOTS: 1 TREE (2" DBH) PER 10 PARKING SPACES
 PARKING SPACES = 70

	REQUIRED	PROPOSED
2" DBH TREES:	7	10

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	CUT SPIKE SET IN U-POLE 56; 1" A.G.	276.6
2	FRONT CAP BOLT ON HYDRANT, 3" A.G.	254.9

(SEE NOTE 6)

Wetland Replication Area Planting Plan

Plant Species (Common Name)	Plant Species (Latin Name)	Spacing	Size	Quantity
Lurid Sedge	<i>Carex lurida</i>	1-2' O.C., Clustered	2" plug	144
Woolgrass	<i>Scirpus cyperinus</i>	1-2' O.C., Clustered	2" plug	144
Three Square Bulrush	<i>Schoenoplectus pungens</i>	1-2' O.C., Clustered	2" plug	144
Joe-Pyeweed	<i>Eupatorium maculatum/purpureum</i>	1-2' O.C., Clustered	2" plug	144
New England Aster	<i>Aster novae-angliae</i>	1-2' O.C., Clustered	2" plug	144
Soft Rush	<i>Juncus effusus</i>	1-2' O.C., Clustered	2" plug	144
Great Blue Lobelia	<i>Lobelia siphilitica</i>	1-2' O.C., Clustered	2" plug	144
Cardinal Flower	<i>Lobelia cardinalis</i>	1-2' O.C., Clustered	2" plug	144
Total				1,152

Wetland Replication Area Seed Mix: PA New England Province FACW Mix, Ernst Seeds, ernstseed.com, or equivalent, seed rate applied at 20lbs per acre.

PLANT SCHEDULE

QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
10	AC	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	6'-8" Ht. B&B	BR N ST White Birds Showy Edible Fruit Fall Color April-May
4	CC	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	3"-3.5" Cal. B&B	DT ST Thornless Variety White Flowers Red Fruit
3	JV	<i>Juniperus virginiana</i>	Eastern Red Cedar	6'-8" Ht. B&B	BR DR DT N ST Blueish/Black Fruit Wildlife Evergreen
1	PG	<i>Picea glauca</i>	White Spruce	6'-8" Ht. B&B	DR DT N ST Wildlife Evergreen
2	PP	<i>Picea pungens</i>	Colorado Blue Spruce	6'-8" Ht. B&B	DR DT ST Blueish Showy Evergreen
6	PV	<i>Prunus virginiana</i>	Chokecherry	2"-3" Cal. B&B	DT N ST Showy Red Fruit Color Wildlife
SHRUBS					
12	LB	<i>Lindera benzoin</i>	Northern Spicebush	24"-30" Ht. B&B	BR DR DT N ST 36" OC Yellow Birds Fall Color
15	IG	<i>Ilex glabra</i> 'Shamrock'	Shamrock inkberry	24"-30" Ht. B&B	BR DR DT N ST 36" OC Greenish-White Birds Evergreen May-June
22	MP	<i>Myrica pensylvanica</i>	Bayberry	36"-48" Ht. B&B	BR DT N ST 48" OC Birds Yellowish-green Winter Interest May
PERENNIALS & GROUND COVER					
300	RA	<i>Rhus aromatica</i> 'Gro-Low'	'Gro-Low' Sumac	#1 Pot	DR DT N 18" OC Low Growing May-September

BR = BIORETENTION | DR = DEER RESISTANT | DT = DROUGHT TOLERANT | N = NATIVE | ST = SALT TOLERANT | OC = ON-CENTER | B&B = BALLED AND BURLAPPED
 NOTE: ALL TREE SPECIES SHALL BE FROM THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.

WETLAND REPLICATION AREA CONSTRUCTION SEQUENCE

- A QUALIFIED WETLAND SCIENTIST SHALL SUPERVISE ALL ASPECTS OF THE PROPOSED WETLAND REPLICATION AREA DURING CONSTRUCTION; EG., EROSION CONTROLS, SITE PREPARATORY, GRADING, BACKFILLING, PLANTING AND SEEDING.
- FLAG OR STAKE LIMITS OF WETLAND REPLICATION AREA. ONCE THE WETLAND REPLICATION AREA AND ADJACENT SIDE SLOPE HAVE BEEN GRADED, AN EROSION CONTROL BARRIER (I.E., STRAW WATTLES) MAY BE REQUIRED AT THE TOE OF SLOPE TO PROTECT THE WETLAND REPLICATION AREA.
- DURING CONSTRUCTION OF THE WETLAND REPLICATION AREA, THE SUPERVISORY WETLAND SCIENTIST SHALL OVERSEE THE PROPOSED GRADING AND PLANTING SCHEME. DURING CONSTRUCTION, THE WETLAND REPLICATION AREA SHALL BE EXCAVATED TO SIX INCHES BELOW THE FINAL DESIGN GRADE TO FACILITATE THE PLACEMENT OF APPROVED CLEAN WETLAND SOIL (12% ORGANIC CARBON CONTENT (OR 20% ORGANIC MATTER CONTENT) AND PH OF 6.2-6.8) AS A SUITABLE SUBSTRATE FOR THE ESTABLISHMENT OF WETLAND VEGETATION. WETLAND SOILS BE MANUFACTURED BY COMBINING TOPSOIL WITH A SOIL TEXTURAL CLASS OF SANDY LOAM, FINE SANDY LOAM, OR SILT LOAM WITH DECOMPOSED LEAF LITTER AT A 1:1 RATIO. THE WETLAND SOIL SHALL BE FREE OF STUMPS, ROOTS, HEAVY OR STIFF CLAY, STONES, COARSE SAND, NOXIOUS WEEDS, WEED SEEDS OR OTHER LITTER. SETTLING OF SOILS SHALL BE TAKEN INTO CONSIDERATION FOR FINAL ELEVATIONS.
- APPLY WETLAND SEED MIX (ERNST SEEDS, PA NEW ENGLAND PROVINCE FACW MIX, OR EQUIVALENT) AT A RATE OF 20 LBS PER ACRE OR HIGHER IF APPLIED AT THE END OF THE GROWING SEASON AND LIGHTLY RAKE TO INSURE SEED-TO-SOIL CONTACT. THERE SHALL BE NO SEEDING IN AREAS OF STANDING WATER.
- INSTALL BIODEGRADABLE COIR MAT FOLLOWED BY INSTALLATION OF 2" HERBACEOUS PLUGS.
- PLANTING: TIME OF WETLAND PLANTING SHALL BE BETWEEN THE START OF THE USDA GROWING SEASON THROUGH MAY 15 OR BETWEEN SEPTEMBER 1 AND THE END OF THE USDA GROWING SEASON (EARLY OCTOBER). PLANTING BETWEEN MAY 16 TO AUGUST 31 MAY OCCUR UNDER SUITABLE ENVIRONMENTAL CONDITIONS AND THROUGH APPROVAL FROM THE SUPERVISORY WETLAND SCIENTIST. SUPPLEMENTAL WATERING MAY BE REQUIRED.
- APPLY CONSERVATION SEED MIX TO SIDE SLOPES AT A RATE SPECIFIED BY THE SUPPLIER AND LIGHTLY RAKE TO INSURE SEED-TO-SOIL CONTACT.
- APPLY A LIGHT MULCH OF CLEAN WEED FREE STRAW TO SIDE SLOPES.
- THE SUPERVISORY WETLAND SCIENTIST SHALL RESERVE THE RIGHT, DEPENDING ON WEATHER CONDITIONS, TO REQUIRE SUPPLEMENTAL WATERING OF WETLAND PLANTINGS.
- REMOVE EROSION CONTROL BARRIERS UPON STABILIZATION OF THE SIDE SLOPE AND WETLAND REPLICATION AREA.

NEW CONSTRUCTION OF RETAIL CANNABIS DISPENSARY
 164 GROVE STREET
 FRANKLIN, MA 02038
 ISSUED FOR PERMITTING
 ONLY NOT FOR CONSTRUCTION

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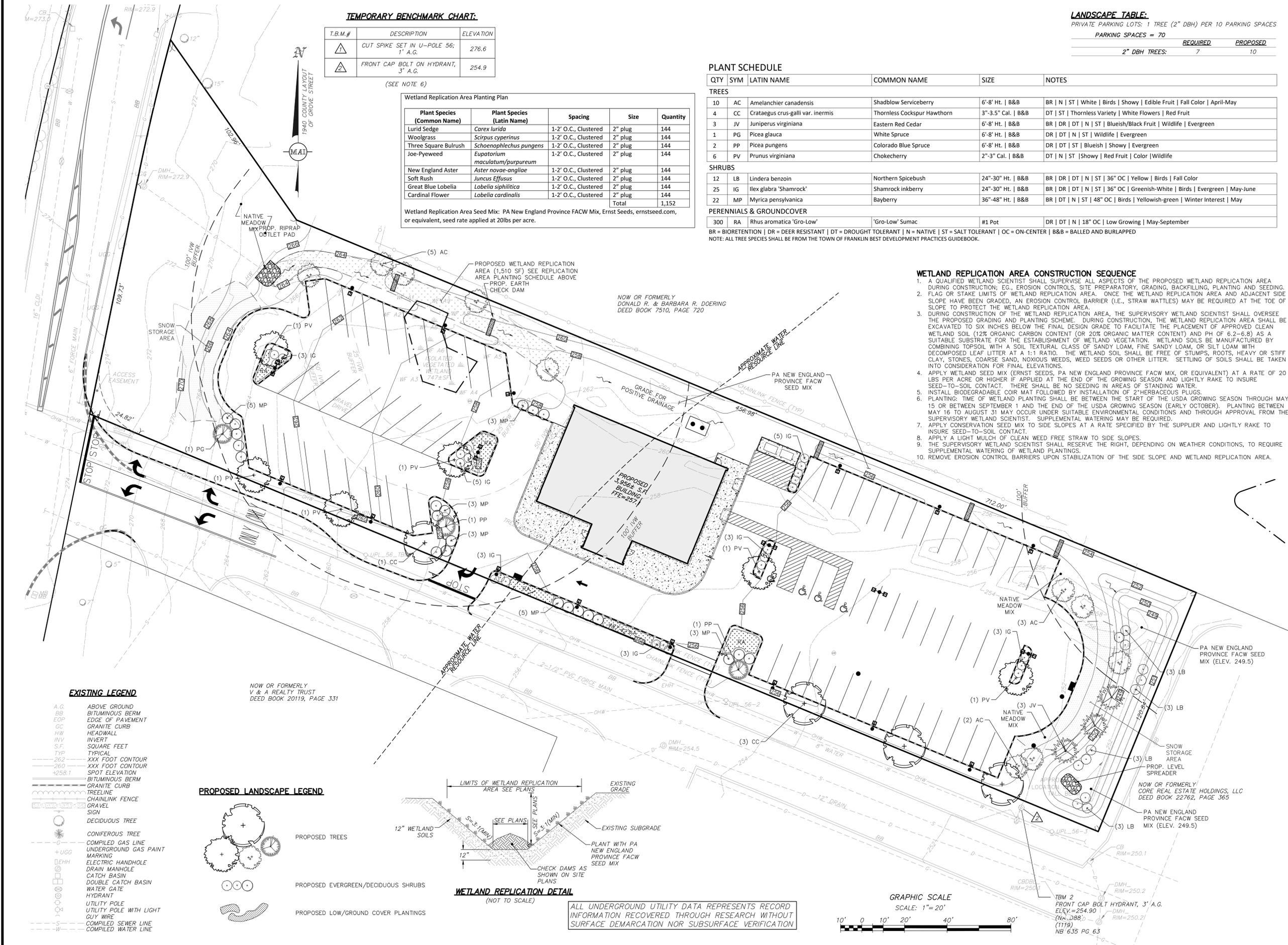
NO.	DESCRIPTION	DATE
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CHECKED	DK	
PROJECT NO.	6120-5	

SEAL



LANDSCAPE PLAN

C4.0



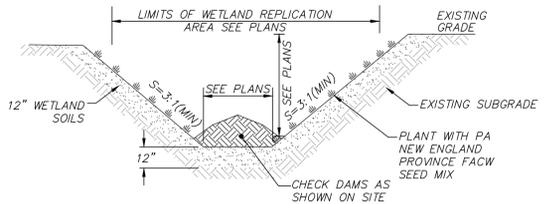
EXISTING LEGEND

- A.G. ABOVE GROUND
- BB BITUMINOUS BERM
- EOP EDGE OF PAVEMENT
- GC GRANITE CURB
- HW HEADWALL
- INV INVERT
- S.F. SQUARE FEET
- TYP TYPICAL
- 262 XXX FOOT CONTOUR
- 260 XXX FOOT CONTOUR
- +258.1 SPOT ELEVATION
- BITUMINOUS BERM
- GRANITE CURB
- TREELINE
- CHAINLINK FENCE
- GRAVEL
- DECIDUOUS TREE
- CONIFEROUS TREE
- CG COMPILED GAS LINE
- UGG UNDERGROUND GAS PAINT MARKING
- EHH ELECTRIC HANDHOLE
- DWH DRAIN MANHOLE
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER GATE
- HYDRANT
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY WIRE
- CG COMPILED SEWER LINE
- W COMPILED WATER LINE

PROPOSED LANDSCAPE LEGEND

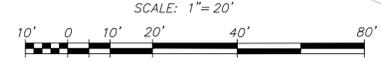
- PROPOSED TREES
- PROPOSED EVERGREEN/DECIDUOUS SHRUBS
- PROPOSED LOW/GROUND COVER PLANTINGS

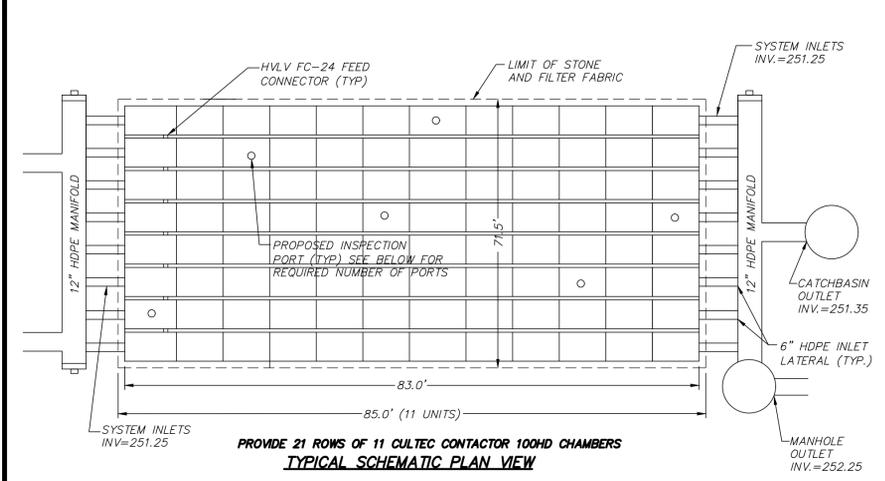
WETLAND REPLICATION DETAIL
 (NOT TO SCALE)



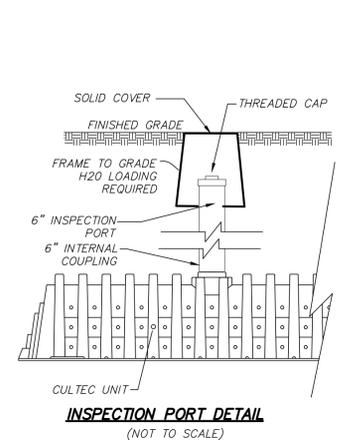
ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

GRAPHIC SCALE

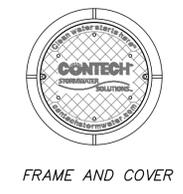




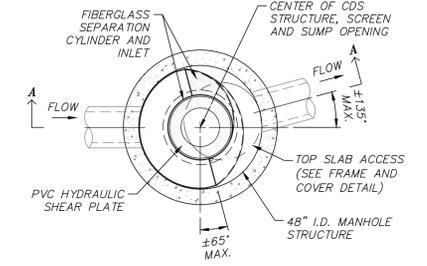
PROVIDE 21 ROWS OF 11 CULTEC CONTACTOR 100HD CHAMBERS
TYPICAL SCHEMATIC PLAN VIEW



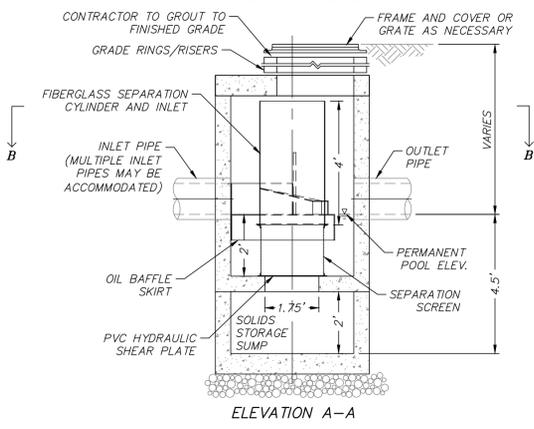
INSPECTION PORT DETAIL
 (NOT TO SCALE)



FRAME AND COVER



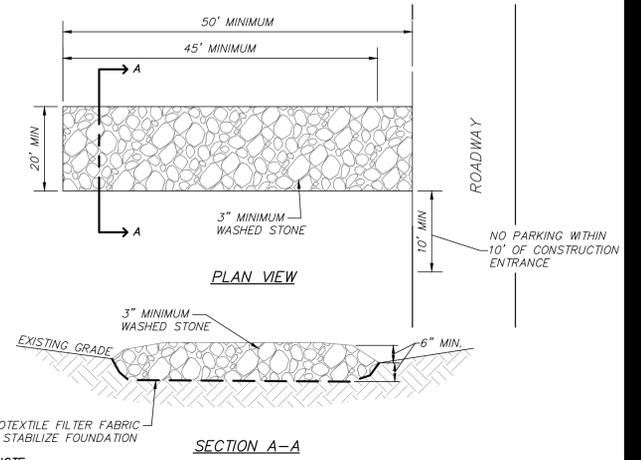
PLAN VIEW B-B



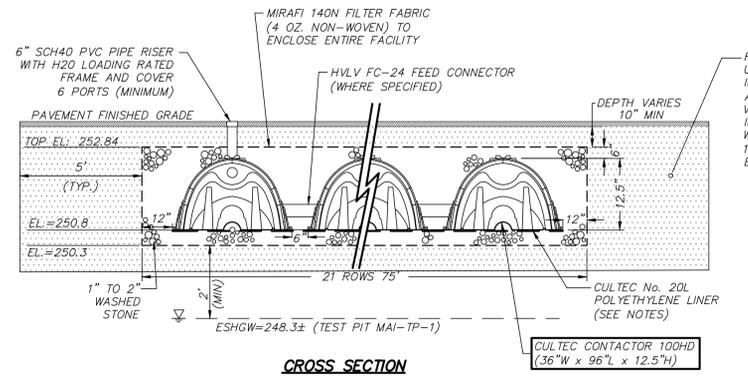
ELEVATION A-A

- NOTES:**
1. PROVIDE CDS 2015-4-C AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS OR EQUAL.
 2. UNIT CAN BE CONFIGURED WITH GRATED COVER AS NECESSARY.

CONTECH CDS DETAIL
 (NOT TO SCALE)



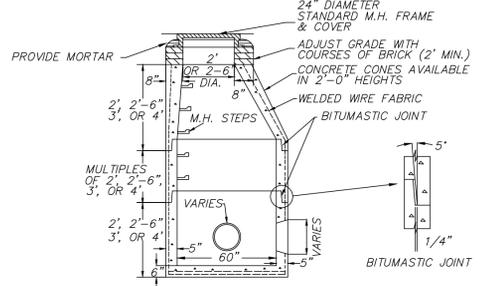
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
 (NOT TO SCALE)



CROSS SECTION

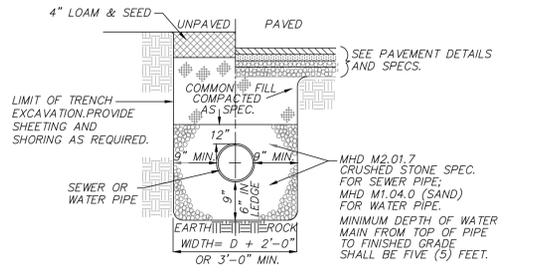
- NOTES:**
1. PROVIDE MINIMUM 2 FEET SEPARATION BETWEEN BOTTOM OF THE 6 INCH DOUBLE WASHED STONE LAYER AND SEASONAL HIGH GROUNDWATER TABLE.
 2. REMOVE ALL TOPSOIL, SUBSOIL AND UNSUITABLE MATERIAL BENEATH THE INFILTRATION SYSTEM AND WITHIN 5' HORIZONTALLY AND VERTICALLY OF PROPOSED INFILTRATION FACILITIES AND REPLACE WITH SAND CONFORMING TO 310 CMR 15.255(3), MASSACHUSETTS STATE ENVIRONMENTAL CODE, TITLE V.
 3. CULTEC No. 20L POLYETHYLENE LINER TO BE PLACED BENEATH CHAMBERS UTILIZING INTERNAL MANIFOLD ONLY.
 4. A BOTTOM OF BED INSPECTION SHALL BE CONDUCTED PRIOR TO INSTALLATION OF FILTER FABRIC, STONE AND DRAINAGE CHAMBERS. THIS INSPECTION SHALL BE CONDUCTED BY THE DESIGN ENGINEER AND SOILS EVALUATOR, AND SHALL BE WITNESSED BY THE TOWN OF FRANKLIN.

SUBSURFACE INFILTRATION FACILITY DETAIL (PSIS-1)
 (NOT TO SCALE)

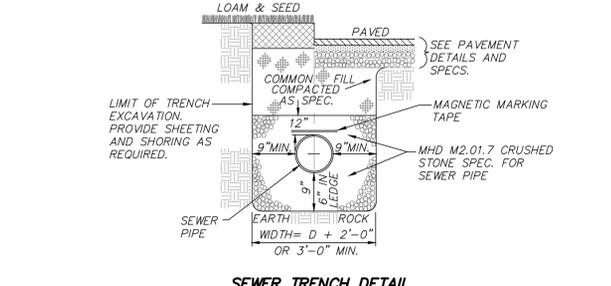


DRAIN MANHOLE DETAIL
 (NOT TO SCALE)

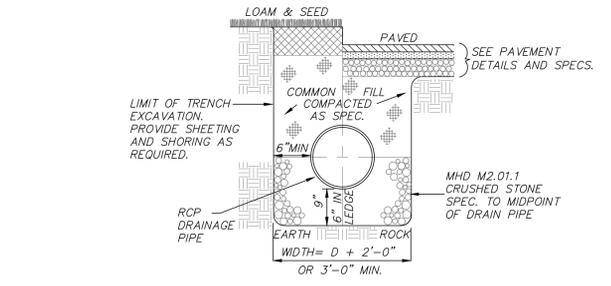
- NOTES:**
1. MANHOLE DESIGN TO LATEST ASTM C478.
 2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.
 3. CONCRETE COMPRESSIVE STRENGTH-4,000 PSI @ 28 DAYS.
 4. ONE POUR MONOLITHIC BASE.
 5. WHEN SPECIFIED, MANHOLES WATERPROOF COATED.
 6. STEPS-STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC (PS2-PFSL, M.A. INDUSTRIES, INC. CONFORMS TO LATEST ASTM C478 PARA-12.
 7. BITUMASTIC BUTYL RUBBER FOR JOINTS CONFORM TO LATEST ASTM C443 AND FED SS-5-201A SPEC.



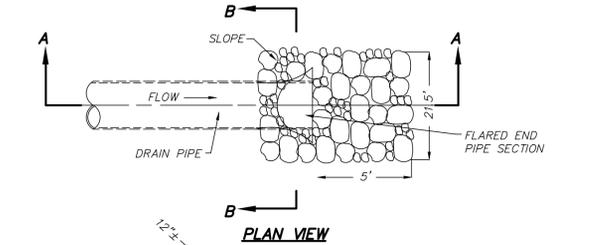
WATER TRENCH DETAIL
 (NOT TO SCALE)



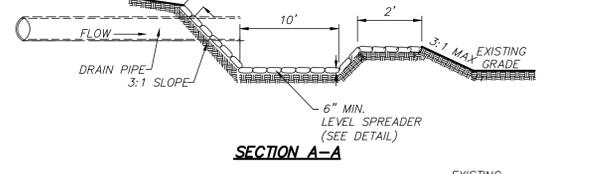
SEWER TRENCH DETAIL
 (NOT TO SCALE)



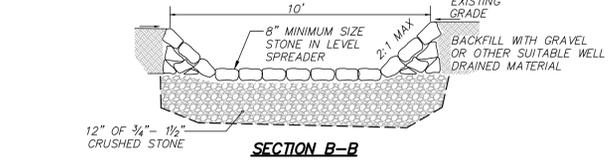
DRAIN TRENCH
 (NOT TO SCALE)



PLAN VIEW

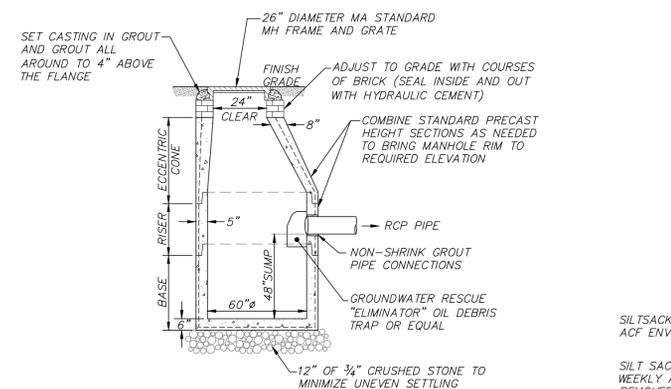


SECTION A-A



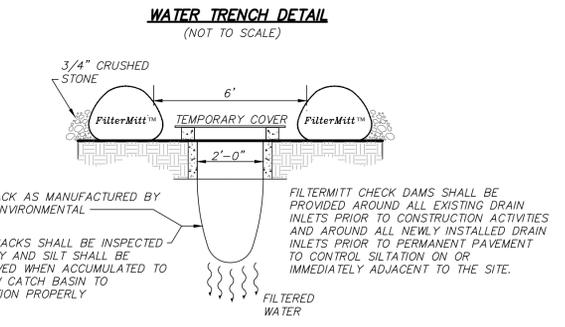
SECTION B-B

TYPICAL LEVEL SPREADER
 (NOT TO SCALE)



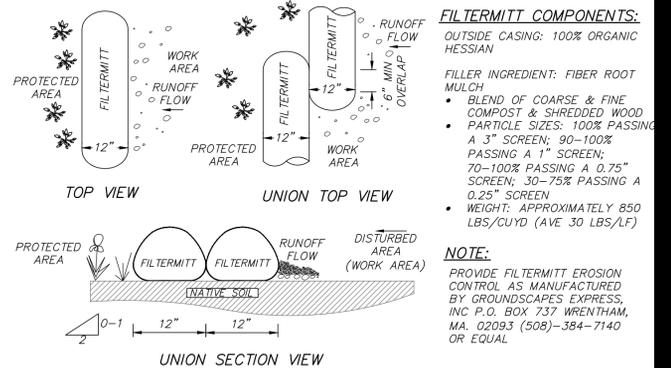
CATCHBASIN WITH OIL DEBRIS TRAP
 (NOT TO SCALE)

- NOTES:**
1. 60" DIAMETER CATCHBASIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
 2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN/LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
 4. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
 5. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.



CATCH BASIN FILTER DETAIL
 (NOT TO SCALE)

- NOTE:**
1. CONTRACTOR TO VISUALLY INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER ANY STORM EVENT TO ENSURE PROPER FUNCTION.



- FILTERMITT COMPONENTS:**
- OUTSIDE CASING: 100% ORGANIC HESSIAN
 - FILLER INGREDIENT: FIBER ROOT MULCH
 - BLEND OF COARSE & FINE COMPOST & SHREDED WOOD
 - PARTICLE SIZES: 100% PASSING A 3" SCREEN; 90-100% PASSING A 1" SCREEN; 70-100% PASSING A 0.75" SCREEN; 30-75% PASSING A 0.25" SCREEN
 - WEIGHT: APPROXIMATELY 850 LBS/CU YD (AVE 30 LBS/LF)
- NOTE:**
- PROVIDE FILTERMITT EROSION CONTROL AS MANUFACTURED BY GROUNDCAPES EXPRESS, INC P.O. BOX 737 WRENTHAM, MA. 02093 (508)-384-7140 OR EQUAL
- FILTERMITT INSTALLATION:**
- SECTIONS CAN BE CONSTRUCTED ON SITE IN LENGTHS FROM 1' TO 100'. SECTIONS CAN ALSO BE DELIVERED TO THE SITE IN LENGTHS FROM 1' TO 8'. THE FLEXIBILITY OF FILTERMITT ALLOWS IT TO CONFORM TO ANY CONTOUR TERRAIN WHILE HOLDING A SLIGHTLY OVAL SHAPE AT 12" HIGH BY 12" WIDE. WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER.
- EROSION CONTROL SOCK - FILTERMITT DETAIL**
 (NOT TO SCALE)

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 164 GROVE STREET
 FRANKLIN, MA 02038

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6120-5	PROJECT NO.

SEAL



SITE DETAILS

C5.0

FIRSTLIGHT TECHNOLOGIES



WIRELESS CONTROL APP

SCL2 Series

SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT

Project: _____

Type: _____ Quantity: _____

The SCL2 Series solar LED luminaire is a great fit for commercial, parking lot, recreational bikeway/pathway and public space lighting applications. The self-contained, unobtrusive design integrates its solar power, adaptive control and LED technologies into a compact and efficient form. With robust construction and unequalled performance, the SCL2 series is an excellent fit wherever cost effective, full cutoff lighting is required.

Using solar power and LEDs, the SCL2 series is completely self-contained and offers significant benefits:

- Cost effective design ships fully assembled and installs in minutes
- Smart Connect provides wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

TECHNICAL SPECIFICATIONS

- | | |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Solar Module: | <ul style="list-style-type: none"> • High-efficiency monocrystalline cells • Inconspicuously integrated into the top of luminaire • Used for day/night detection (no photocell required) |
| Solar Lighting Controller (SLC): | <ul style="list-style-type: none"> • Microcontroller-based technology • High-efficiency, Maximum Power Point Tracking (MPPT) battery charger • Built-in high-efficiency LED driver • Multiyear data logging • Automatically manages lighting performance based on environmental conditions and lighting requirements • Integrated into luminaire housing |
| Battery: | <ul style="list-style-type: none"> • High performance lithium (LiFePO₄) • Exceptional 8 – 10 year lifecycle • High temperature tolerance • Contained within luminaire housing • Designed for easy battery changes when required |

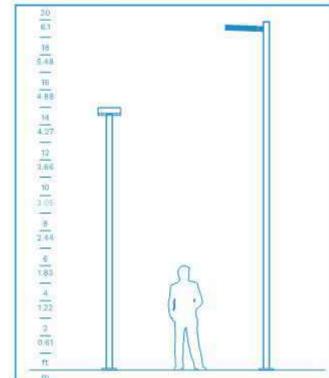
- | | |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LEDs and Optics: | <ul style="list-style-type: none"> • 100,000 hour L70 lifetime LED • Warm (3000K) and neutral (4000K) white color temperatures available • High-efficiency type 2, 3, 4 and 5, full cutoff optics • Typical lumen output from 2696 to 2930 lumens |
| Mechanical Construction: | <ul style="list-style-type: none"> • Extruded and formed, low copper aluminum enclosure and mounting arm • Stainless fasteners with security fastener option • Architectural grade, super durable, TGIC powder coat • Four standard colors with custom colors available |
| Factory Set Lighting Profiles: | <ul style="list-style-type: none"> • 11 standard duration profiles available • Real-time lighting profile options available • See lighting profile sheet for all options • Lighting profiles and motion sensing options are field configurable with app • Motion sensing capabilities optimize performance based on usage |
| Wireless Controls: | <ul style="list-style-type: none"> • Easy-to-use interface via iOS smartphone app • Configure and control lighting profiles • Adjust dusk and dawn thresholds • Motion sensing capabilities optimize performance based on usage |

First Light Technologies Ltd. | www.firstlighttechnologies.com | info@firstlighttechnologies.com | 1.844.279.8754

SCL2: 70-0038 10 January 2020

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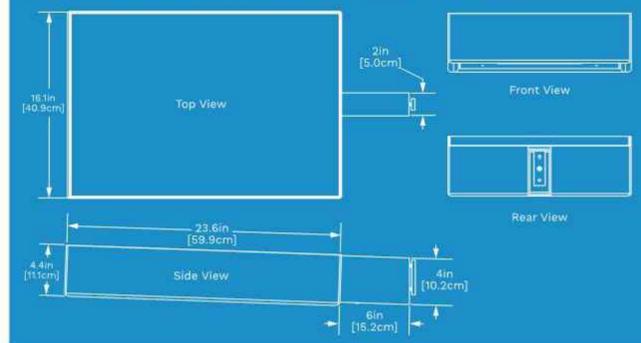
FIRSTLIGHT TECHNOLOGIES



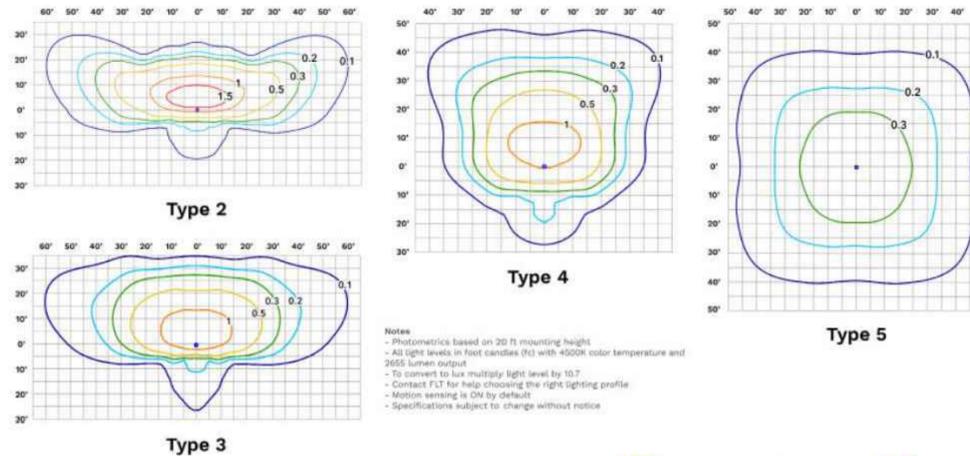
SCL2 Series

SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT

EPA: 0.99ft² (0.09m²) | Weight: 34 lbs (15.4kg) including battery



PHOTOMETRICS (IES files available on our website)



ORDER MATRIX

Series	Mounting	Finish	Distribution	LED Color	Lighting Profiles (See Profile Sheet)	Options
SCL2	SPMS - Side Pole Mount Square	BK - Black	T2 - Type 2	WW - 3000K	00 - Dusk till dawn	SEC - Security Fasteners
	SPMR - Side Pole Mount Round	BZ - Bronze	T3 - Type 3	NW - 4000K	09 - On at dusk, 100% for 3 hours, dim to 30%, brighten to 100% one hour before dawn, off at dawn (DEFAULT)	MSO - Motion Sensor Off
	NMNT - No Mount	SV - Silver	T4 - Type 4			
		WH - White	T5 - Type 5		TX0000 - On at dusk until time between 1800 & 0600, X = O (Off) or D (Dim), 0000 = time to dim or turn off.	
		CC - Custom				

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NEW CONSTRUCTION OF RETAIL CANNABIS DISPENSARY

164 GROVE STREET
 FRANKLIN, MA 02038

ISSUED FOR PERMITTING
 ONLY NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	PLANNING BOARD REVIEW COMMENTS	08/20/2020
2	CONSERVATION COMMISSION FILING	08/28/2020
3	PLANNING BOARD REVIEW COMMENTS	09/16/2020
4	PLANNING BOARD REVIEW COMMENTS	10/09/2020
5	PLANNING BOARD REVIEW COMMENTS	10/19/2020
6	ADDED CERTIFICATE OF VOTE	11/12/2020
7	AMENDMENT TO APPROVAL	12/05/2024

DATE	05/08/2020
SCALE	AS INDICATED
DRAWN	NB
CHECKED	DK
PROJECT NO.	6120-5

SEAL



SITE DETAILS

C5.2

Town of Franklin



Planning Board

November 4, 2020

Nancy Danello, Deputy Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE
SPECIAL PERMITS/SITE PLAN
164 Grove Street

Applicant: PharmaCann Massachusetts, Inc
190 South LaSalle, 29th Floor
Chicago, IL 60603
Owner: NLCP 164 Grove Street MA LLC
c/o New Lake Capital
549 Randolph St
Chicago, IL 60661

Prepared By: Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA 01915
Surveyor/Engineer:
Plan Date: May 18, 2020
Property Location: 164 Grove Street
Map 306 Lot 004

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, November 2, 2020 the Planning Board upon motion duly made and seconded, voted (5-0) to APPROVE, with standard and special conditions (3) three Special Permits and Site Plan for 164 Grove Street to allow for Non-medical retail marijuana facility under 185 Attachment 3, Part II Section 2.23, to allow Medical retail marijuana facility under 185-49, Section 4(b)(iii) and Common Driveway for 2 plus lots under 185-21(F). A brief description of the proceeding, the outcome of a roll call vote, and the Standard and Special Conditions of Approval are presented on pages 2-8 attached hereto.

Sincerely,
Anthony Padula, Chairman
Franklin Planning Board

cc: Owners/Applicant/Applicant's Engineer/Applicant's Attorney
Building Commissioner/DPW/Engineering/BETA Group, Inc.

RECEIVED
NOV 10 9 40 AM '20
TOWN OF FRANKLIN
TOWN CLERK

PROJECT DESCRIPTION
SPECIAL PERMITS/SITE PLAN
164 Grove Street

The Property contains approximately 1.5 acres and is located in the Industrial Zoning District, Marijuana Use Overlay District and Water Resource Overlay District. The Proposed Project will include the construction of a new building comprised of 4,150 square feet, located approximately 300 feet back from Grove Street, consisting of 66 standard and 4 HC Accessible parking spaces, and designed with impervious surface of 22,652 square feet, which represents 34.6% of the Property. The access for the Proposed Project is utilizing an existing curb cut and driveway over the adjacent property located at 166 Grove Street, and at 168 Grove Street. The access for the Proposed Project from 166 Grove Street would extend the Existing Easement a bit further along its current 250 feet in length to provide a left hand turn entrance into the 164 Grove Street driveway.

PUBLIC HEARING
SPECIAL PERMITS/SITE PLAN
164 Grove Street

A proper and complete notice of the July 27, 2020 public hearing was posted in the Franklin Municipal Building and in the appropriate local newspaper in accordance with the Franklin Zoning Code and Massachusetts General Laws. A proper and complete notice was also sent to all persons and parties required by law to receive such notice. The Planning Board continued to hold public hearings August 24, 2020, September 14, 2020, September 28, 2020 and October 19, 2020.

Incorporated as part of the record are the following:
The Planning Board reviewed (1) the applicant's detailed written application including answers to Special Permit Findings (a) through (g), and (2) comments and review letters from various Town Departments, including but not limited to, Department of Planning & Community Development, Department of Public Works/Engineering and Franklin Fire Department. The Planning Board also reviewed engineering reports and traffic study from their peer review Consultant.

The Planning Board upon motion duly made and seconded, voted (5-0) to close the public hearing on October 19, 2020 for the Site Plan and Special Permits for Non-medical retail marijuana facility under 185 Attachment 3, Part II Section 2.23, Medical retail marijuana facility under 185-49, Section 4(b)(iii) and Common Driveway for 2 plus lots under 185-21(F).

PRESENTATION
SPECIAL PERMITS/SITE PLAN
164 Grove Street

Ms. Carla Moynihan, attorney for the applicant, addressed the Planning Board. She provided an overview of the application for the applicant, addressed the Planning Board. She provided an overview of the application for the applicant, addressed the Planning Board. She provided an overview of the application for the applicant, addressed the Planning Board.

Ms. Shelly Stormo of PharmaCann Operations presented a slideshow of the Operational Plan including the proposed store exterior and interior, reserve online process, frictionless transactions, floor plan and queuing, security, receiving and delivery of product, secured deliveries, Verify Franklin employees, and congestion/parking mitigation. Mr. Bill Mecklenren of PharmaCann Operations provided additional specifics on the register setup, technology setup for transaction management, digital payment, mobile

payment option reducing reliance on cash, digital security platform, dual-function security for internal and perimeter, controls surrounding delivery of product, and jobs being brought to the community.

Mr. Allan Mellske of Interform Architecture & Design provided a slideshow review of the site showing an aerial view of the proposed building and parking, a close-up view of the proposed building exterior, dumpster enclosure, site view of the proposed building, interior floor plan, and exterior color. Mr. David Kelley of Meridian Associates, working on the civil and stormwater calculations provided an overview of the site's drainage and stormwater management. He stated that the Planet Fitness abutters were concerned with excessive queuing in the exit drive and requested two exit lanes for left turns and right turns only. Planet Fitness also expressed concern about truck turning and the applicant made adjustments. He explained pavement markings and signage proposed to address concerns and reviewed the proposed parking and dumpsters. He discussed the existing headwall discharges and created an isolated wetland. The applicant noted they will be going before Conservation Commission. He discussed the proposed swale, water and gas will be brought into the building, LED lights around the property have no spillage off the site.

Ms. Rebecca Brown, traffic engineer of GPL, provided a slideshow presentation of the traffic study. She discussed the vehicle travel speed study and sight distance, traffic count collections which were reviewed by BETA, site driveway trip generation, projected traffic volumes for seven years consistent with MassDOT guidelines, how much traffic the facility will generate, and the three methods used to generate the report. She reviewed a provided chart that indicated there would be 1,050 vehicle trips per day which is a vehicle entering or existing. During peak times, they anticipate 91 to 150 trips. She stated that the information was obtained from the applicant regarding anticipated transactions based on data from their Wareham facility; they also collected some parking counts from an existing facility. She discussed that for the existing and proposed uses, there would be about 200 total trips on peak weekday times and 280 trips on peak Saturday times. She stated the applicant is planning to implement employee and patron measures to minimize traffic. During the weekday evening peak hour at the intersection of Grove Street and Washington Street, the traffic experiences long delays at existing conditions and this will most likely increase; a traffic signal is warranted at this intersection. She noted COVID-19 impacts of traffic and suggested implementing a post-occupancy traffic monitoring study to be conducted post-COVID-19 restrictions. She reviewed the provided site parking and spaces needed based on current operational needs at the applicant's Shrewsbury location. She stated they met with the abutters on how to improve access to the site. The abutters wanted to see the driveway widened to provide two lands for separate right- and left-hand turn lanes and truck turns widen. She discussed the need for signal timing improvements at the current intersection of Grove Street and Rt. 140 and the applicants fair-share contributions.

Mr. Rondeau asked about the dumpster location and proposed road improvements. Mr. Kelley discussed the size of the trucks that would enter the site, the proposed size of the dumpsters, and the proposed location of the paving. The zoning bylaws have identified a shared private way, but now there are three on this street. Does this street have the curbing, drainage, and turnaround? What can be done to make this right for everyone? Chair Padula questioned if some of the drainage is shown to be going offsite. Mr. Kelley confirmed no runoff would be going offsite. Chair Padula emphasized the need for a light at the end of Grove Street. Ms. Moynihan stated they had discussions regarding proposing three businesses share the same access. Chair Padula asked if there was a possibility of entering directly from Grove Street. Ms. Moynihan stated there was, but it would create more traffic. Chair Padula and Mr. Maglio discussed the sight distance in taking a left turn. Mr. Halligan asked about the number of registers in the store. Mr. Halligan asked if the store is appointment only and will walk-ins be allowed? Ms. Stormo explained that Shewsbury opened for by-appointment only for two weeks and then the Town allowed walk-ins. Mr. Halligan asked if the applicant would be amenable to walk-ins only as that is the stipulation placed on a competitor in the area. Ms. Stormo stated they would agree, but would like to have a review fairly soon. The applicant's proposed hours are 9 AM to 9 PM daily and 9 AM to 9 PM on Sundays. Chair Padula stated the Planning Board has to stick to the infrastructure and what the Planning Board can

do. Chair Padula asked how the applicant can control a patron from buying in one retail store and then going next door and buying more marijuana. He asked about a better leveling off area at the top of driveway hill when exiting. Mr. Kelley said there are no plans to level it off. Ms. Williams expressed concern about the traffic and intersections, and asked about bike lanes as both applicants have mentioned bike racks and alternative transportation. Have there been consideration for improvements on Grove Street for bicycles or pedestrian traffic? Mr. Maglio stated that the Town has applied for a grant and if received, part of it would go to repaving the roadway and that would include striping for bike lanes.

The Planning Board and applicant continued to hold several hearings to discuss traffic mitigation and stormwater management. Several Special Conditions were discussed a long with the waiver requests. The Planning Board voted to close the public hearing on October 19, 2020.

FINDINGS OF FACTS
SPECIAL PERMITS/SITE PLAN
164 Grove Street

The applicant submitted their proposed findings with the original application on June 30, 2020 and are on record.



NEW CONSTRUCTION OF
RETAIL CANNABIS
DISPENSARY

164 GROVE STREET
FRANKLIN, MA 02038

ISSUED FOR PERMITTING
ONLY NOT FOR
CONSTRUCTION

DECISION
SPECIAL PERMITS/SITE PLAN
164 Grove Street

(1) Special Permits(3): Non-medical retail marijuana facility under 185 Attachment 3, Part II Section 2.23, Medical retail marijuana facility under 185-49, Section 4(b)(iii) and Common Driveway for 2 plus lots under 185-21(F).

(a) Proposed project addresses or is consistent with neighborhood or Town need.

Table with 4 columns: Name, YES, Gregory Rondeau, YES

(b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

Table with 4 columns: Name, YES, Gregory Rondeau, YES

(c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

Table with 4 columns: Name, YES, Gregory Rondeau, YES

(d) Neighborhood character and social structure will not be negatively impacted.

Table with 4 columns: Name, YES, Gregory Rondeau, YES

(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.

Table with 4 columns: Name, YES, Gregory Rondeau, YES

(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.

Table with 4 columns: Name, YES, Gregory Rondeau, YES

(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.

Table with 4 columns: Name, YES, Gregory Rondeau, YES

Based upon the information submitted during the public hearings and Planning Board's specific findings, the Planning Board specifically determines that approving the Site Plan and Special Permits (1) Non-medical retail marijuana facility under 185 Attachment 3, Part II Section 2.23, (2) Medical retail marijuana facility under 185-49, Section 4(b)(iii) and (3) Common Driveway for 2 plus lots under 185-21(F) at 164 Grove Street 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.

Accordingly, at the Planning Board meeting on November 2, 2020 the Planning Board, upon motion duly made and seconded, voted (5-0) to approve the applicant's request to allow the Site Plan and Special Permits at 164 Grove Street.

The following members of the Planning Board were present at the hearing and voted as follows:

Table with 4 columns: Name, YES, Gregory Rondeau, YES

Any person aggrieved by the above decision of the Franklin Planning Board may file an appeal pursuant to Massachusetts General Laws Chapter 40A, Section 17. Such appeal must be filed within twenty (20) days after the filing of the notice of the Board's decision with the Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

STANDARD CONDITIONS OF APPROVAL
164 Grove Street

- 1. This Special Permit shall not be construed to run with the land and shall run with the Site Plan as endorsed by the Planning Board. A new Special Permit shall be required from the Planning Board if any major change of use or major change to the site plan is proposed.
2. This Special Permit shall lapse if a substantial use or construction has not begun, except for good cause, within twenty four (24) months of approval, unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the Special Permit have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements and received approval by the Planning Board. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #4.
3. Construction or operations under this Special Permit shall conform to any subsequent amendment of the Town of Franklin Zoning Bylaw (§185) unless the use or construction is commenced within a period of six (6) months after the issuance of this Special Permit and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.
4. The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction. The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
5. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form F). Said inspection is further outlined in condition #4.
6. No alteration of the Special Permit and the plans associated with it shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
7. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
8. Prior to the endorsement of the site plan, the following shall be done:
- The owner/applicant shall make a notation on the site plan that references the Special Permit and the conditions and dates of this Certificate of Vote.
- A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
- All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
- The owner/applicant shall submit a minimum of six copies of the approved version of the plan.
9. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any

public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.

- 10. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
11. Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Inspector.
12. Any signage requires the Applicant to file with the Design Review Commission.
13. Prior to the endorsement, the Certificate of Vote and Order of Conditions shall be added to the Site Plans.

SPECIAL CONDITIONS OF APPROVAL
SPECIAL PERMITS/SITE PLAN
164 Grove Street

- 1. The proposed facility will operate as a Reserve Ahead-only dispensary, which would require customers and patients to place an order in advance and select a scheduled pick up time to retrieve the product. Applicant may request this be reviewed after 30 days of opening.
2. The Traffic Impact Assessment, response letter September 17, 2020, submitted by the applicant, shall be included with the Certificate of Vote.
3. There are to be no cars queuing on Grove Street and the access driveway to the site.
4. Design Review color recommendations shall be included in the endorsed set of plans.
5. Applicant is to provide an access easement agreement with Planet Fitness, located at 166 Grove St.

WAIVERS GRANTED
SPECIAL PERMITS/SITE PLAN
164 Grove Street

- 1. To allow for HDPE storm pipe in lieu of class V RCP only on the connection to the subsurface infiltration system.

Table with 3 columns: No., Description, Date

Table with 3 columns: DATE, SCALE, DRAWN, CHECKED, PROJECT NO.

SEAL



CERTIFICATE OF VOTE

C5.3



MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM



**NEW CONSTRUCTION OF
RETAIL CANNABIS
DISPENSARY**

164 GROVE STREET
FRANKLIN, MA 02038

ISSUED FOR PERMITTING
ONLY NOT FOR
CONSTRUCTION

1	PLANNING BOARD REVIEW COMMENTS	08/20/2020
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5	PLANNING BOARD REVIEW COMMENTS	10/19/2020
6	ADDED CERTIFICATE OF VOTE	11/12/2020
7	AMENDMENT TO APPROVAL	12/05/2024

NO.	DESCRIPTION	DATE
-----	-------------	------

DATE	05/08/2020
SCALE	AS INDICATED
DRAWN	NB
CHECKED	DK
PROJECT NO.	6120-5

SEAL



EXTERIOR DESIGN

INTERFORM
ARCHITECTURE + DESIGN

COLOR BUILDING RENDERING

C5.4

Schedule

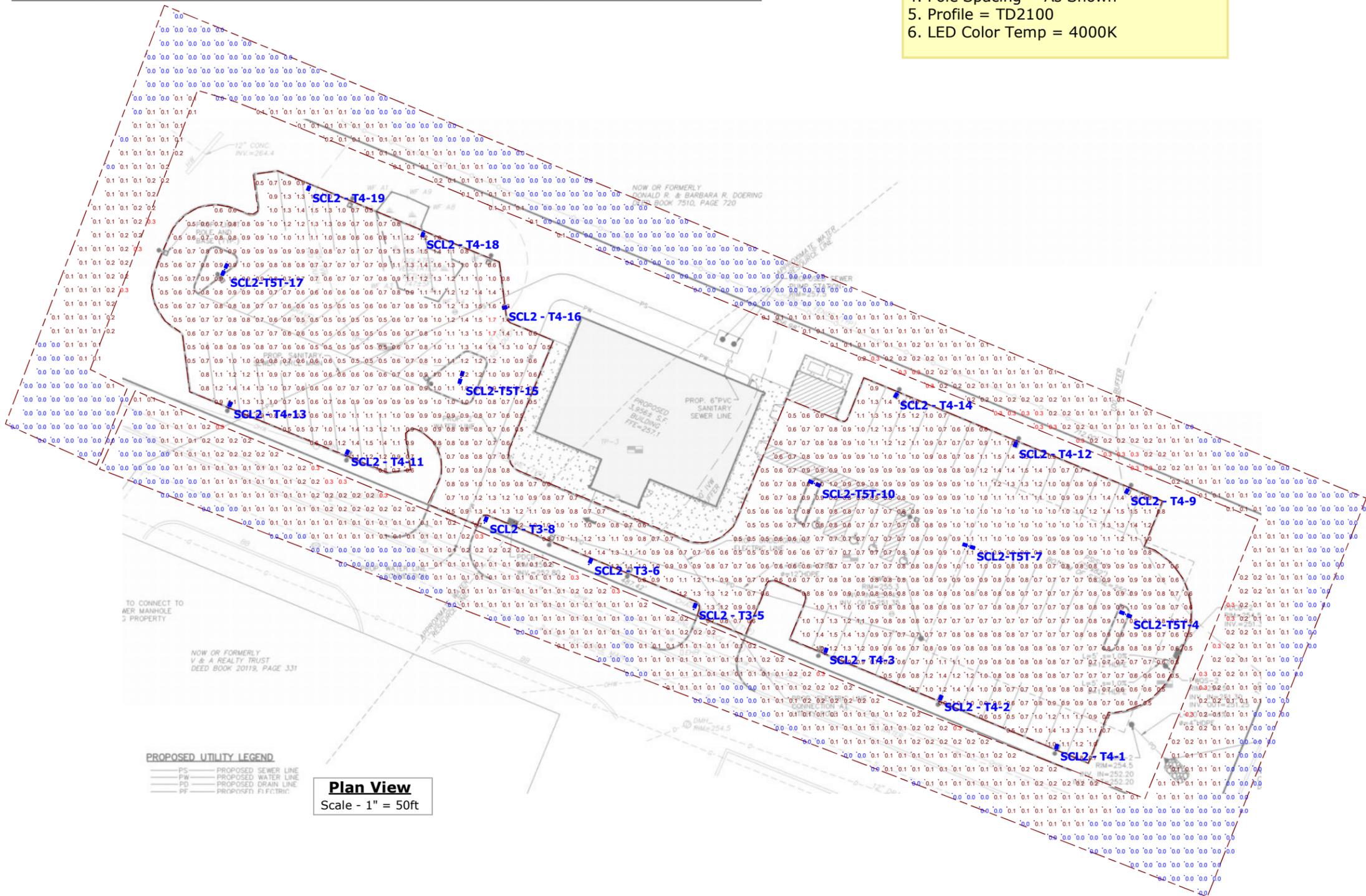
Symbol	Label	Quantity	Manufacturer	Light Loss Factor	Lumens Per Lamp	Wattage
	SCL2 - T4	11	First Light Technologies	0.9	2175	0
	SCL2 - T3	3	First Light Technologies	0.9	2150	0
	SCL2-T5T	5	First Light Technologies	0.9	2325	0

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	0.9 fc	1.7 fc	0.5 fc	3.4:1	1.8:1
Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

Note

1. Mounting Height = 20 ft
2. Calculation zone = Ground
3. Grid Spacing = 6ft
4. Pole Spacing = As Shown
5. Profile = TD2100
6. LED Color Temp = 4000K



Plan View
Scale - 1" = 50ft



**Pharmacann Dispensary
SCL2 Series Lights
First Light Technologies Ltd.**

Designer	I Gillies
Date	2020-08-20
Scale	Not to Scale
Drawing No.	PD082020
Approved by	