



VIA EMAIL: [alove@franklinma.gov](mailto:alove@franklinma.gov)

December 4, 2024

Amy Love, Town Planner  
Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038-1352

**Re: 164 Grove Street  
Franklin, Massachusetts**

Dear Ms. Love and Members of the Board:

On behalf of the Applicant, CC Lights, LLC, Meridian Associates is re-submitting this application for Site Plan and Special Permit for the 164 Grove Street property (Parcel 306-004-000-000). The Applicant is proposing no changes to the site layout, building footprint, utility and stormwater designs that were originally approved for a Site Plan and Special Permit in 2020 on this property for the previous applicant, PharmaCann Massachusetts, Inc. (plans dated 5/18/2020, revised November 2020).

The original approved project developed the existing, partially wooded lot into a commercial site for a marijuana dispensary. The development includes parking areas, a stormwater collection and infiltration system, sewage pump station, utility service connections and modifications to the existing common driveway that lies between the subject property and the parcel owned by V & A Realty Trust, located to the south.

The site plan set presented here has been updated only to reflect the new Applicant information and an updated building rendering. The Applicant has negotiated an easement agreement with the abutters for the common driveway usage. That agreement is not part of this package.

We look forward to meeting with you and discussing this project.

Sincerely,

**MERIDIAN ASSOCIATES, INC.**

Christopher A. Ryan  
Principal

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cc: CC Lights, LLC  
Gary D. James, PE, BETA Group, Inc.

## 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: CC Lights, LLC  
Address of Applicant: 9 Franklin Street, Franklin, MA 02038  
Phone No.: 203-948-2360 Email: djc@hudsonbuilds.com
  
2. Name of Owner (if not the Applicant): Pharmacannis Massachusetts Inc.  
Address of Owner: c/o PharmaCann, LLC, 190 South LaSalle Street, Suite 2950, Chicago, IL 60603  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
  
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
  
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. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: Approval for improvements in Water Resource District rendering impervious up to 80% upland area of a non-residential lot

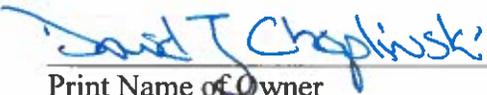
7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

8. Certificate of Ownership.

  
\_\_\_\_\_  
Signature of Applicant

Carla M. Moynihan  
\_\_\_\_\_  
Print Name of Applicant

  
\_\_\_\_\_  
Signature of Owner

  
\_\_\_\_\_  
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: Permit Site Development Plans

Date of Plan: 5/18/2020, Revised 12/xx/24 Assessor's Information: 306-004-000-000

Prepared by: Meridian Associates, Inc.

Applicant Name & Address: CC Lights, LLC, 9 Franklin Street, Franklin, MA 02038

SECTION B:

Name of Record Owner(s): Pharmacannis Massachusetts Inc.

Address of Record Owner(s): c/o PharmaCann, LLC, 190 South LaSalle Street, Suite 2950, Chicago, IL 60603

**\*\*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):

\*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:

Executed as a sealed instrument this

day of 20

N/A - AKC

N/A - AKC

Signature of Applicant

Print name of Applicant

[Handwritten Signature]  
Signature of Owner AK AKC

David J. Choplinski  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

2024

On this 12 day of 12 2024, before me, the undersigned notary public, personally appeared David J. Choplinski (name of owner), proved to me through satisfactory evidence of identification, which were FL - DL to be the person whose name is signed on the preceding document in my presence.



Amanda Kate Corshia  
(Official signature and seal of notary)  
Notary Public:  
My Commission Expires: 3-27-31



Executed as a sealed instrument this

day of 20

N/A-AKC

N/A-AKC

Signature of Applicant

Print name of Applicant

[Signature]  
Signature of Owner

David J. Chopinski  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

2024

On this 12 day of 12 2024, before me, the undersigned notary public, personally appeared David J. Chopinski (name of owner), proved to me through satisfactory evidence of identification, which were FL-DL to be the person whose name is signed on the preceding document in my presence.



Amanda Kate Corshia

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 3-27-31

N O T  
A N  
O F F I C I A L  
C O P Y

For recorders use: A N  
O F F I C I A L  
C O P Y

DEED

164 GROVE STREET, FRANKLIN, MA

On this 8 day of MARCH, 2022, NLCP 164 GROVE STREET MA LLC, a Massachusetts limited liability company duly established under the laws of Massachusetts and having its usual place of business at c/o NewLake Capital, 549 W. Randolph Street, Suite 200, Chicago, Illinois 60661, for consideration paid, and in full consideration of Seven Hundred Sixty Thousand Seven Hundred Thirty One and No/100 Dollars (\$760,731.00), grants to PHARMACANNIS MASSACHUSETTS INC., a Massachusetts corporation, with offices located at c/o PharmaCann, LLC, 190 South LaSalle Street, Suite 2950, Chicago, Illinois 60603, the land in Franklin, in the County of Norfolk, Massachusetts, and being more particularly described as follows:

The land in Franklin, Norfolk County, situated on the easterly side of Grove Street in said Franklin shown as Parcel B on plan entitled, "Plan of land in Franklin, Mass.," August 25, 1987 William J. Rossetti P.L.S. Franklin, Mass., recorded in Norfolk Registry of Deeds, Plan Book 361, Plan No. 1364 of 1987.

The grant contemplated hereby is on an AS-IS, WHERE-IS basis, without any representations or warranties regarding the said land, including, without limitation, any warranty as to the condition of title thereto, the physical or environmental condition of the said land, or the suitability of the said land for grantee's intended use; all such representations and warranties being expressly disclaimed.

Said land is conveyed subject to and with the benefit of all rights, takings, rights of way, easements, and agreements of record, if any, insofar as the same are now in force and applicable.

Grantor hereunder is not classified as a corporation for federal income tax purposes for the current tax year.

[END OF TEXT; SIGNATURE PAGE FOLLOWS]

Prior Deed for reference is Book 37b33  
Page 557

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

OFFICIAL OFFICIAL  
COPY NLCP 164 GROVE STREET MA LLC,

a Massachusetts limited liability company,  
by NewLake Capital Partners Operating Partnership, LP, its Manager,  
by NewLake Capital Partners OP GP, LLC, its General Partner,  
by NewLake Capital Partners, Inc., its sole member

By: [Signature]  
Anthony Coniglio  
President and Chief Investment Officer

STATE OF CT  
COUNTY OF Fairfield ) ss: New Canaan

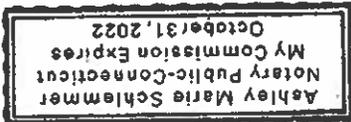
I, Ashley Marie Schlemmer a Notary Public in and for the County and State aforesaid, do hereby certify that Anthony Coniglio, as the President and Chief Investment Officer of NLCP 164 GROVE STREET MA LLC, a Massachusetts limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such person, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and the act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 8 day of March, 2022.

[Signature]

Notary Public

My commission expires: 10/31/2022



\*\*NewLake Capital Partners, Inc., sole member of NewLake Capital Partners OP GP, LLC, General Partner of NewLake Capital Partners Operating Partnership, LP, the Manager of NewLake Capital Partners Operating Partnership, LP



**136422**

**Abutter's List Request Form**

Status: Active  
Submitted On: 12/2/2024

**Primary Location**

164 GROVE ST  
FRANKLIN, MA 02038

**Owner**

CC LIGHTS LLC  
4 GURNEE AVE NYACK, NY  
10960

**Applicant**

Elizabeth Wade, Meridian Associates, Inc.  
 978-299-0447  
 ewade@meridianassoc.com  
 500 Cummings Center, Suite 5950  
Beverly, MA 01915

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## Abutter's List Request Form

Which Board/Commission is requiring this list?\*

Planning Board

What is the purpose for the request?\*

Approval to allow construction of a new building on vacant property and approval to allow improvements.

How would you like to receive this abutters list?\*

Emailed

What email address should we use to send you the abutters list?\*

ewade@meridianassoc.com

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## General Parcel Information

Assessor's Parcel ID\*

306-004-000-000

Property Street Address\*

164 Grove Street

## Property Owner Information

**Property Owner\***

Pharmacannis Massachusetts Inc.

**Property Owner's Mailing Address\***

c/o PharmaCann, LLC, 190 South St.,  
Suite 2950

**Town/City\***

Chicago

**Zip/Postal Code\***

60603

**State\***

IL

**Property Owner Telephone Number\***

(708) 919-5641

## Requestor's Information

**Requestor/Applicant same as Property Owner  
Information?\***

No

**Requestor's Name \***

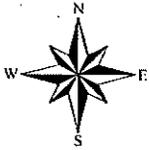
Meridian Associates, Inc.

**Requestor's Telephone Number**

978-299-0447

**Requestor's Address**

500 Cummings Center, Suite 5950,  
Beverly, MA 01915



# 164 GROVE ST - 300' ABUTTERS

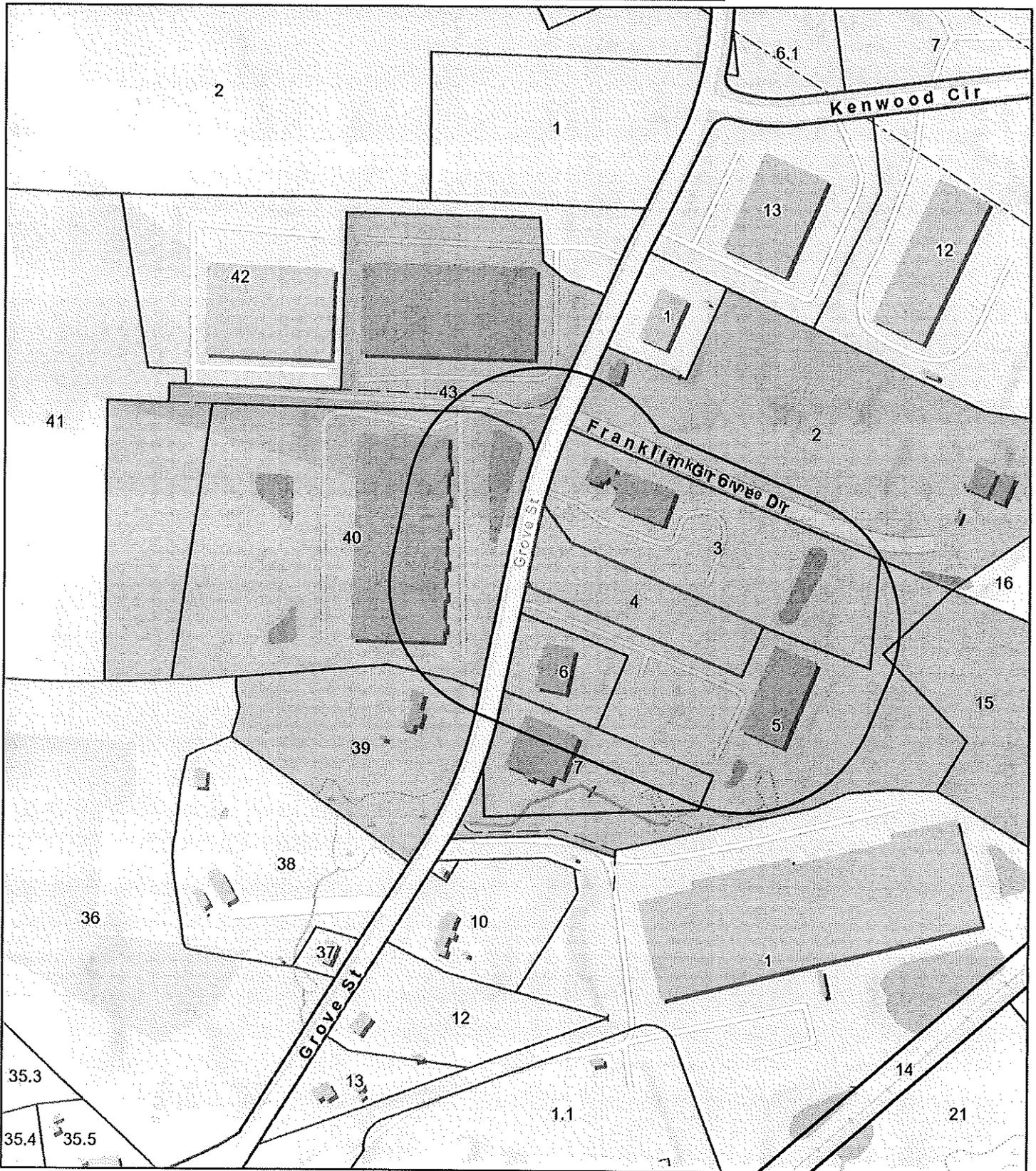
Town of Franklin, MA

1 inch = 300 Feet



www.cai-tech.com

December 10, 2024



This information is believed to be correct but is subject to change and is not warranted.



# 300 feet Abutters List Report

Franklin, MA  
December 10, 2024

## Subject Property:

Parcel Number: 306-004-000  
CAMA Number: 306-004-000-000  
Property Address: 164 GROVE ST

Mailing Address: CC LIGHTS LLC  
4 GURNEE AVE  
NYACK, NY 10960

## Abutters:

Parcel Number: 305-015-000  
CAMA Number: 305-015-000-000  
Property Address: GROVE ST

Mailing Address: UNITED STATES OF AMERICA  
696 VIRGINIA ROAD  
CONCORD, MA 01742

Parcel Number: 306-002-000  
CAMA Number: 306-002-000-000  
Property Address: 160 GROVE ST

Mailing Address: HENNEP PROPERTIES LLC  
4 GURNEE AVE  
NYACK, NY 10960

Parcel Number: 306-003-000  
CAMA Number: 306-003-000-000  
Property Address: 162 GROVE ST

Mailing Address: CHARLEY2017 LLC  
7 MYRTLE ST  
NORFOLK, MA 02056

Parcel Number: 306-004-000  
CAMA Number: 306-004-000-000  
Property Address: 164 GROVE ST

Mailing Address: CC LIGHTS LLC  
4 GURNEE AVE  
NYACK, NY 10960

Parcel Number: 306-005-000  
CAMA Number: 306-005-000-000  
Property Address: 166 GROVE ST

Mailing Address: CORE REAL ESTATE HOLDINGS, LLC  
2 HAMPSHIRE ST - SUITE 302  
FOXBORO, MA 02035

Parcel Number: 306-006-000  
CAMA Number: 306-006-000-000  
Property Address: 168 GROVE ST

Mailing Address: YERGATIAN VERNON C V & A REALTY  
TRUST AVEDISIAN, ANTHONY L TRS  
168 GROVE STREET  
FRANKLIN, MA 02038

Parcel Number: 306-007-000  
CAMA Number: 306-007-000-000  
Property Address: 170 GROVE ST

Mailing Address: 170 GROVE STREET LLC  
170 GROVE ST  
FRANKLIN, MA 02038

Parcel Number: 306-039-000  
CAMA Number: 306-039-000-000  
Property Address: 177 GROVE ST

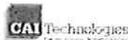
Mailing Address: BATISTA ANTERO BATISTA DONNA M  
P O BOX 668  
FRANKLIN, MA 02038

Parcel Number: 306-040-000  
CAMA Number: 306-040-000-000  
Property Address: 165 GROVE ST

Mailing Address: TRPF 157 165 GROVE ST LLC C/O  
NUVEEN  
PO BOX 30428  
CHARLOTTE, NC 28230

Parcel Number: 306-043-000  
CAMA Number: 306-043-000-000  
Property Address: 157 GROVE ST

Mailing Address: TRPF 157 165 GROVE STREET LLC C/O  
NUVEEN  
PO BOX 30428  
CHARLOTTE, NC 28230



www.cai-tech.com

*Kevin M. Doyle, 12-10-24*

170 GROVE STREET LLC  
170 GROVE ST  
FRANKLIN, MA 02038

BATISTA ANTERO  
BATISTA DONNA M  
P O BOX 668  
FRANKLIN, MA 02038

CC LIGHTS LLC  
4 GURNEE AVE  
NYACK, NY 10960

CHARLEY2017 LLC  
7 MYRTLE ST  
NORFOLK, MA 02056

CORE REAL ESTATE HOLDINGS  
2 HAMPSHIRE ST - SUITE 302  
FOXBORO, MA 02035

HENNEP PROPERTIES LLC  
4 GURNEE AVE  
NYACK, NY 10960

TRPF 157 165 GROVE ST LLC  
C/O NUVEEN  
PO BOX 30428  
CHARLOTTE, NC 28230

TRPF 157 165 GROVE STREET  
C/O NUVEEN  
PO BOX 30428  
CHARLOTTE, NC 28230

UNITED STATES OF AMERICA  
696 VIRGINIA ROAD  
CONCORD, MA 01742

YERGATIAN VERNON C  
V & A REALTY TRUST AVEDIS  
168 GROVE STREET  
FRANKLIN, MA 02038