



Robert R. Pellegrini, Jr., Esq.
President
Admitted in MA
✉ rpellegrini@pkboston.com

Michelle Bessette Oliveira, Esq.
Associate
Admitted in MA & RI
✉ moliveira@pkboston.com

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VIA EMAIL to Amy Love, Town Planner (alove@franklinma.gov)

Franklin Planning Board
c/o Department of
Public Works
Building 257
Fisher Street
Franklin, MA 02038
Attention: Gregory Rondeau, Chair

Re: Supplemental Special Permit Application — 164 Grove
Street, Franklin, MA

Chair Rondeau,

This office represents the current owner of 164 Grove Street, Pharmacannis Massachusetts Inc. (hereinafter, “PMI”). PMI purchased the property from the prior owner, NLCP 164 Grove Street MA LLC, who obtained the local permits. This letter is intended to provide assurances to the Board that the new owner is aware of, and will comply with, the Board’s November 4, 2020 approval and all applicable sections of the Bylaw and requirements associated therewith including but not limited to Sections 185-49 and 185-21(F).

It is important to note that the work proposed in the application remains the same and there have been essentially no changes to the project. Therefore, the findings of fact as originally proposed by the applicant and as accepted by the Board in its approval remain applicable.

Specifically:

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

(i) the Proposed Project aligns with the character of the neighborhood

54 Main Street
Bridgewater, MA 02324
☎ (508) 807-1131
☎ (508) 697-1935

www.pkboston.com

and meets the Town's needs. Chapter 185 of the Bylaws, enacted to (A) promote the health, safety, convenience, morals, and welfare of Town inhabitants; (B) reduce risks from fire and congestion; and (C) encourage the most appropriate use of land (see Bylaws, §185-1), supports this project.

The Proposed Project promotes these objectives by providing regulated access to marijuana in a safe, controlled environment within the Marijuana Use Overlay District (§185-49), established in 2013 and updated in 2017. The site's thoughtful design—a single principal building with associated parking—minimizes fire risk by setting the structure back from the property line and away from adjacent buildings. It also reduces traffic congestion by utilizing existing curb cuts on the Common Driveway, ensuring smooth traffic flow and preventing backups on Grove Street.

Additionally, the project transforms a vacant parcel into a productive retail operation, enhancing the area by providing valuable services to Town residents while contributing to the local tax base. Approval of the two requested Special Permits furthers the neighborhood's and Town's interests by aligning with the Bylaws' intent and the community's goals.

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

The Proposed Project effectively addresses vehicular traffic flow, access, parking, and pedestrian safety. By utilizing the existing curb cuts onto the Common Driveway, which currently serves two other businesses without adversely affecting traffic operations at nearby intersections, the Project minimizes disruptions to surrounding roadways.

The parking design includes 66 standard spaces and 4 ADA-compliant spaces, exceeding the anticipated needs for both staff and customers and ensuring sufficient on-site parking.

Additionally, the original traffic study conducted for the Proposed Project confirms these conclusions, providing detailed evidence that the proposed design supports safe and efficient access and operations.

(c) Public roadways, drainage utilities and other infrastructure are adequate or will be (in this case this work as now been completed);

Public roadways, drainage, utilities, and other infrastructure are sufficient to support the Proposed Project, with upgrades planned where necessary. The Project will utilize the existing curb cuts on the Common Driveway, which connects to Grove

Street, providing adequate access for the proposed retail operations.

The property owner is actively coordinating with the Town and neighboring property owners to ensure proper integration of the Property's drainage and sewer systems with existing utility lines. Plans also include connecting the Project's water, gas, and electrical systems to the existing infrastructure at 166 Grove Street, including the lateral water line, gas line, and utility pole.

The Board's approval of the Special Permit will not impose a material impact on public roadways, drainage, utilities, or other infrastructure. The existing systems are adequate, and any necessary upgrades will be completed to fully support the Proposed Project.

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

The Proposed Project will not negatively impact the neighborhood's character or social structure. The Property is situated in an Industrial District surrounded by existing retail operations, aligning with the area's established commercial use.

As a retail establishment permitted within the Marijuana Use Overlay District, the Proposed Project reflects the Town's intent to support and encourage this type of development in this designated area. Approval of the Special Permit will have no adverse effects on any residential neighborhoods or the Town's social fabric.

(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;

The Proposed Project will not cause substantial damage to any environmentally significant natural resource, habitat, or feature. To the Owner's knowledge, no such resources, habitats, or features exist on the Property that would be materially affected during construction or operation.

Approval of the Special Permit will not result in any significant environmental degradation, ensuring the Project aligns with the Town's commitment to environmental stewardship.

(f) Number, height, bulk, location and siting of building(s) and

structure(s) will not result in abutting properties being deprived of light and fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates;

The number, height, bulk, location, and siting of the building and structures on the Property were carefully designed to ensure no adverse effects on neighboring properties. The Proposed Project, consisting of one principal building and associated parking on a currently vacant lot, will not deprive abutting properties of light or fresh air circulation, nor will it cause flooding or excessive noise, odor, light, vibrations, or airborne particulates.

The Project is consistent with the character of the surrounding retail stores and properties. Approval of the Special Permit will not negatively impact the light or fresh air circulation of neighboring properties or their overall environmental quality.

(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. Please refer to the attached letter, dated August 21, 2020 for further details.

The Proposed Project's water consumption and sewer usage will not be excessive and is consistent with similar retail establishments in the area. The Project plans to utilize the manhole and pump station within the existing ROW easement alongside Grove Street, which is currently used by Franklin Carpet and Tile.

To the Owner's knowledge, the pump station has sufficient capacity to accommodate the minimal increase in usage from the Proposed Project, which includes only a small breakroom and two bathrooms for staff and customer use. Approval of the Special Permit will not materially impact local water supply, demand, or wastewater treatment capacity.

In conclusion, the Proposed Project will not create adverse effects that outweigh its substantial benefits to the neighborhood and the Town. The Property is located in an Industrial District near U.S. Interstate 495 and is surrounded by complementary retail uses, including a gym, tile and carpeting store, electrical supplies store, and brewery. Importantly, the Property does not abut any residentially zoned areas. (See Bylaws, Zoning Map.)

The Proposed Project aligns with the Town's planning for this area, which is characterized by industrial zoning and detached, retail-oriented development. Approval of the Special Permit will enhance the neighborhood and support the Town's objectives

without any detrimental impact.

Sincerely,

Robert Pellegrini, Esq.

Robert Pellegrini, Esq.
Attorney for PMI

Cc: Amy Love

Attachment