

**APPLICANT:** NEW ENGLAND TREATMENT ACCESS, LLC  
**OWNER:** CHARLEY2017 LLC  
**LOCATON OF PROPERTY:** 162 GROVE STREET, FRANKLIN, MA 02038  
**PARCEL ID:** 306-003-000-000

**SPECIAL PERMIT  
APPLICANT'S ANSWERS TO WRITTEN FINDINGS**

**185-45 E(3)**

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

**Answer:** The project is completed. Only relief sought is for the Board to remove Special Condition 1 of the October 19, 2020 Planning Board vote to approve the project that limits dispensary to Reserve Ahead only sales. The project is in an industrial area and in the Marijuana Overly District and thus consentient with the Town's intended use for the area. Among other benefits, it serves Franklin residents who have a medical need for cannabis as well as recreational use. Sales at this location also generate revenue to the Town. Removal of the limitation will not result in any harm and will improve access for residents and additional revenue for the Town.

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

**Answer:** See attached traffic study.

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

**Answer:** The project was built to comply with the Board's requirements for drainage, utilities and other infrastructure. The site has 141 parking spots and more than adequate room for customers. In addition, \$275,000 from NETA Host Community Agreement has been allocated by the Town toward the costs of the planned road improvements on Grove Street from Washington Street to Kenwood Circle.

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

**Answer:** The project is in the Marijuana Overly District and an industrial area. The building was designed and built to fit into the area and is objectively attractive.

- (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.

**Answer:** The project has been built in compliance with an order of condition from the Conservation Commission and removal of Special Condition 1 will not have any negative impact on the environment.

- (f) Number, height, bulk, location and sitting 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.

**Answer:** The building and parking are set back and located such that it does 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.

**Answer:** The building and use do not excessively use water or create wastewater. Removal of Special Condition 1 will not result in an increase in water use or the creation of wastewater.

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Applicant's Answers to Written Findings}*

APPLICANT:

NEW ENGLAND TREATMENT  
ACCESS, LLC

Print Name of Applicant

By: Lauren Burm

Lauren Burm, Sr. Director External  
Affairs

Its duly authorized representative