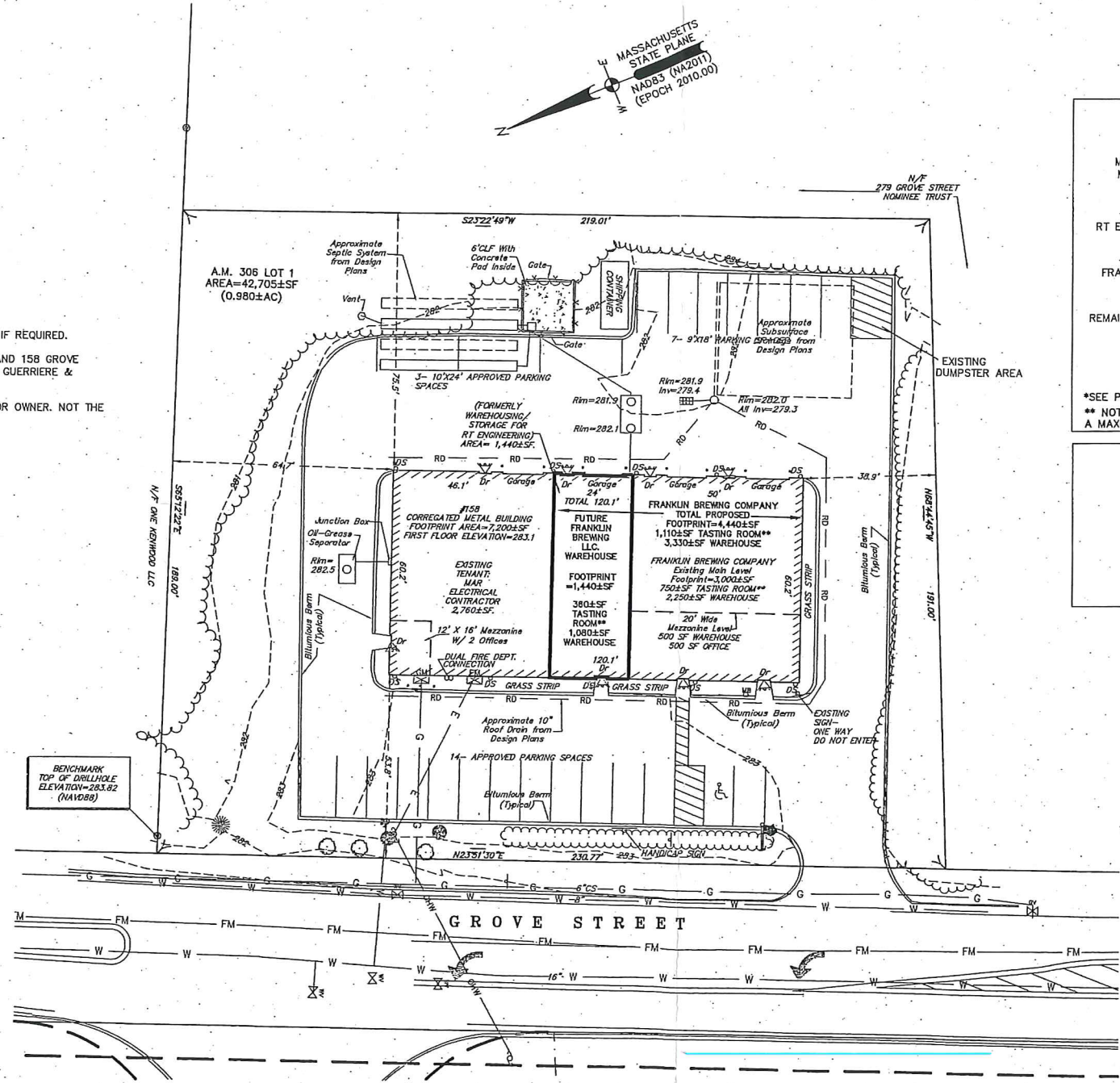


NOTES

1. THIS SITE IS NOT IN A FLOOD HAZARD ZONE.
2. REFER TO FRANKLIN ASSESSORS MAP 306 LOT 001.
3. THIS SITE IS NOT IN A WATER RESOURCE DISTRICT.
4. THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.
5. SEE PLAN ENTITLED 'FRANKLIN BREWING COMPANY CHANGE IN USE PLAN OF LAND 158 GROVE STREET, FRANKLIN, MASS.' DATED APRIL 23, 2019, LAST REVISED JULY 8, 2019 BY GUERRIERE & HALNON AND ENDORSED BY THE PLANNING BOARD AUGUST 5, 2019.
6. EXISTING AND PROPOSED INTERIOR DIMENSIONS PROVIDED BY APPLICANT AND/ OR OWNER. NOT THE RESULT OF THIS ON-GROUND SURVEY BY GUERRIERE & HALNON, INC.
7. THERE ARE CURRENTLY 24 PARKING SPACES WITH DIMENSIONS SHOWN HEREON.



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INDUSTRIAL		
FRANKLIN ZONING BYLAW SECTION 185		
ATTACHMENT 9, LAST AMENDED		
11-16-2016 BY AMENDMENT 16-771		
MINIMUM LOT AREA	REQUIRED 40,000 SF	EXISTING 42,705 SF
MINIMUM LOT FRONTAGE	175'	230.77'
MINIMUM LOT DEPTH	200'	190.80'
MINIMUM LOT WIDTH	157.5'	189.80'
MINIMUM YARDS:		
FRONT	40'	53.8'
SIDE	30'	38.9'
REAR	30'	75.5'
% OF LOT UPLAND COVERED BY:		
STRUCTURES	70	16.9
STRUCTURES+PAVING	80	60.1

*INCREASE BY THE COMMON BUILDING HEIGHT OF THE STRUCTURE WHEN ABUTTING A RESIDENTIAL DISTRICT OR USE.

EXISTING REQUIRED PARKING AND USES NOTES

MAR ELECTRICAL CONTRACTORS AREA= 2760±SF.
MAR ELECTRICAL CONTRACTORS- INDUSTRIAL 1 SPACE/400SF=7 SPACES
OFFICE MEZZ.-16' X 12'=192±SF 1/250 =1 SPACE
TOTAL FOR MAR ELECTRICAL=8 SPACES
RT ENGINEERING AREA=1440±SF- WAREHOUSE 1 SPACE/1000SF= 2 SPACES
TOTAL FOR RT ENGINEERING=2 SPACES

FRANKLIN BREWING COMPANY
EXISTING MAIN LEVEL (3,000±SF)
TASTING ROOM-750± **SEE NOTE BELOW = 13 SPACES
REMAINING MAIN FLOOR SPACE-2,250±SF WAREHOUSE 1/1000 = 3 SPACES
EXISTING MEZZANINE LEVEL (1,000±SF)
500±SF OFFICE SPACE 1/250 = 2 SPACES
500±SF WAREHOUSE 1/1000 = 1 SPACE
TOTAL FOR FRANKLIN BREWING COMPANY = 19 SPACES
*SEE PARKING DETERMINATION ALLOWING 24 PARKING SPACES
** NOTE: PER THE BOARD OF HEALTH, THE TASTING ROOM IS RESTRICTED TO A MAXIMUM OF 39 SEATS.

PROPOSED PARKING NOTES

FRANKLIN BREWING COMPANY
(SPACE FORMERLY OCCUPIED BY RT ENGINEERING)
(1,440±SF)
FUTURE FRANKLIN BREWING TOTAL WAREHOUSE AREA= 1,080±SF.
FUTURE FRANKLIN BREWING TOTAL TASTING ROOM AREA=360± SF.
TOTAL PROPOSED SPACES REQUIRED BY FRANKLIN BREWING 2 SPACES
TOTAL PARKING APPROVED 2019 FOR EXISTING USES= 24 SPACES
TOTAL PARKING PROVIDED= 24 SPACES

LEASE AGREEMENT FOR UP TO 13 SPACES FROM MONDAY - FRIDAY.
ADDITIONAL SPACES AVAILABLE ON WEEKENDS.
PREVIOUSLY APPROVED BREWERY HOURS OF OPERATION:
MONDAY & TUESDAY - CLOSED
WEDNESDAY THRU FRIDAY - 4:30PM TO 10:00PM
SATURDAY - 12:00PM TO 10:00PM
SUNDAY - 12:00PM TO 7:00PM

NOTE:
A SPECIAL PERMIT FOR A BREWERY WITH TASTING ROOM UNDER 185 ATTACHMENT 4 USE REGULATIONS SCHEDULE PART III.13 WAS APPROVED BY THE PLANNING BOARD JULY 8, 2019.

PURPOSE OF THIS PLAN

- REQUEST A CHANGE OF USE AND AMEND THE SPECIAL PERMIT FROM THE PLANNING BOARD:
1. TO EXPAND FOOTPRINT OF SPACE TO INCLUDE AN ADDITIONAL 1,440±SF., COMPLYING WITH A MAXIMUM SEAT LIMIT OF 39 PER THE BOARD OF HEALTH.
 2. TO EXTEND THE HOURS OF OPERATIONS BY ADDING TUESDAY EVENINGS OPEN FROM 4:30PM-10:00PM.
 3. TO ALLOW LIVE ENTERTAINMENT.

LEGEND

⊗	CATCH BASIN	⊕	UTILITY POLE
⊙	DRAIN MANHOLE	—	GUY WIRE
⊖	ELECTRIC MANHOLE	—	SEWER LINE
⊗	SEWER MANHOLE	—	DRAIN LINE
—	GAS VALVE	—	WATER LINE
—	GAS SHUT OFF VALVE	—	GAS LINE
—	WATERGATE	—	UNDERGROUND ELECTRIC
—	WATER SHUT OFF VALVE	—	OVERHEAD WIRE
—	FIRE HYDRANT	—	ELECTRIC METER
⊗	SHRUB	Dr	DOOR
⊗	TREE		
—	EXISTING WALL PAC		



APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED DATA. IT IS THE USER'S RESPONSIBILITY TO OBTAIN A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DETERMINED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS. G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

GROVE STREET REALTY TRUST
ALBERT G. LEWIS, TRUSTEE
7 UNCAS BROOK ROW
FRANKLIN, MA 02038

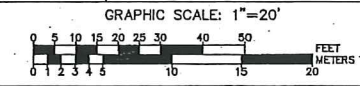
DEED BOOK 10619 PAGE 541
PLAN NO. 495 OF 1994 PLAN BK. 423
A.M. 306 LOT 1

APPLICANT

OLIVER EDUARD
8 BRIAN ROAD
FRANKLIN, MA 02038
FRANKLIN BREWING COMPANY
LIMITED SITE AND SPECIAL PERMIT PLAN
158 GROVE STREET
FRANKLIN MASSACHUSETTS

FEBRUARY 21, 2020

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
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