

DATE	REVISIONS	APPV'D

APPLICANT:
 19th FAIRWAY DEVELOPMENT
 INC.
 42 ADIN STREET
 HOPEDALE, MA 01747

PROJECT TITLE:
 AS-BUILT PLAN FOR
 CANNABIS CULTIVATION
 105 CONSTITUTION BLDV
 FRANKLIN, MA, 02038

PLAN TITLE:
 AS-BUILT PLAN

DATE: SEPTEMBER 5, 2021
SCALE: 1" = 30'
DRAWN BY: CHECKED BY: APPROVED BY:
 DH MMS MMS

MARK SANTORA, P.E. INC.
 Civil & Environmental Engineering
 123 Old Westboro Road
 North Grafton, MA 01536
 Phone (508) 839-5113



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

105 Constitution Boulevard

Report No.:	4831 71 - 31	Date:	September 9, 2021	Arrive:	3:05 PM
Observer:	Matt Crowley	Weather:	Cloudy, 88°	Leave:	3:55 PM
Applicant:	19th Fairway Development 42 Adin Street Hopedale, MA 01747	Contractor:	MSPE, Inc. 123 Old Westboro Road N. Grafton, MA 01536		

**Mark Santora
508-887-0170**

Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Partial Completion**

OBSERVATIONS

Observation Requested By: Jeff Stumbaugh

Met/walked site with: Mark Santora, Jeff Stumbaugh

Current Activity on Site: Pointing of curb, HMA patching

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Partial Completion. The required Form H dated August 10, 2021, was previously provided via email (no update has been provided) and the as-built plan is anticipated to be provided in the future. Since BETA’s original site walk a significant number of outstanding items have been addressed as noted in **red** below:

- The site has remaining construction equipment and debris at several locations and an unrestored laydown area. **Equipment and materials have generally removed from the site, except for the laydown area near the site entrance.**
- Curbing along the site driveway (approx. 330 feet total) has not been installed to the limits depicted on the Approved Plans. BETA notes it appears the intention of the proposed curbing on the west side of the driveway is to direct stormwater to the drainage swale; however, the Engineer of Record has indicated that as-built information will be provided to show that drainage will function as intended. BETA will review information upon receipt. **Curbing has been installed to the limits depicted on the approved plans. At the time of BETA’s visit, the contractor was patching the asphalt next to the newly installed curb and pointing the curb.**
- Rip rap installed in the water quality swale is at an elevation above the driveway grade. BETA recommends the designer confirm that flow in the swale will not encroach onto the driveway pavement. **Rip rap has been reset to an elevation below the roadway.**
- The sidewalk adjacent to the upper parking area was installed at a width of approximately 38”, where 48” was proposed. **Sidewalk has been reinstalled to a width of 48”, has been pitched to the upper parking area (~1.5%), and car stops have been installed in front of the sidewalk.**

- Rip Rap and stone has been installed in areas between the parking areas and adjacent to the building in place of loam and seed or landscaping. The Engineer or Record has indicated this is currently being requested as a field change through the Planning Board.
- Catch basin hoods (i.e. oil/debris traps) have not been installed. **Hoods have been installed.**
- The temporary handrail along the stairs between the parking areas must be replaced with permanent handrails on both sides of the stairs in accordance with 521 CMR 27.4.1. **Permanent handrail has been installed on both sides of the stairs.**
- One of the accessible parking spaces does not have direct access to a ramp. 521 CMR 23.5 requires that a curb cut (ramp) be provided at each accessible space or pair of spaces. As such, the Engineer of Record is evaluating options to provide an additional ramp; however, it may result in the loss of a single parking space. **Ramp and associated striping has been installed.**
- Temporary accessible parking signage should be replaced with permanent signage. **Permanent signage installed.**
- 8" orifice knockouts for the stormwater basin outlet control structure require removal. **Knockout removed.**
- Silt fence around perimeter of site requires removal after full site stabilization. **Silt fence removed.**
- The concrete level spreader at the pond outlet has not been installed. The Engineer of Record has requested if curbing can be installed instead, and BETA does not have an objection. **Level spreader consisting of curbing has been installed.**
- BETA has recommended that the curbing adjacent to CB-3 is extended by approximately 3 feet and tapered flush with the pavement. **An inlet stone has been installed at the catch basin and the contractor was planning to install a 3- or 4-foot transition curb so there is no blunt end.**
- Some areas behind the southerly curb line require additional fill behind the curb, as well as loam and seed. **Limited areas throughout the site require some fine grading and loam/seed installation.**
- Several areas along the southerly curb line have pieces of curb knocked off alignment and require the curb to be reset. **With the exception of 1 section of curb that is approximately ½" off alignment, curbing has been repaired.**
- Dumpster enclosures have not been installed. **Temporary fence has been installed around the dumpster area.**
- Roof access stairs are not closed off with fencing or other means to prevent unauthorized access. **Temporary fence has been installed around the access stairs.**
- Bollards have not been installed at the southerly access door. **Bollards have been installed.**

Photos Attached:



Laydown area requiring restoration



Typical curb installation near site entrance



Typical transition curb



Reset rip rap



Recent hydroseeding



Typical 48" sidewalk (excluding curb) with adjacent car stops



Permanent handrail



Accessible parking with required aisles, ramps, and permanent signage



Concrete access pad installed around hydrant



Typical landscape installation



Typical hood installation



Inlet stone installed at CB-3. Contractor to add transition piece at the end.



Typical final grading behind curb



Level spreader at pond outlet



Bollard installation at access door



Temporary fencing installed around dumpsters and roof access stairs



Single segment of curbing that has ½" gap remaining between pavement



Recently pointed curb



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: September 7, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 105 Constitution Blvd (formerly 4 Liberty Way)
Partial Form H – Marijuana Cultivation

General

1. On February 11, 2019, the Planning Board approved an application for a Special Permit and Site Plan for 105 Constitution Blvd. The purpose of the Special Permit and Site Plan is to construct a Marijuana Cultivation facility, with parking spaces and drainage for the site.
2. The applicant is requesting acceptance for the above referenced Partial Form H.
3. BETA has performed an on site observation and provided a report.
4. The Applicant has indicated the only outstanding item is the fence. A temporary fence is on place until the materials are received for the permanent fence.
5. Outstanding item: The applicant had requested a waiver for landscaping. Where loom and seed were to be placed, the applicant put in crush stone.
6. Attached with this memo, are the field changes that were submitted and accepted by the Planning Board.



MARK SANTORA, P.E. INC.

Civil & Environmental Engineering

123 Old Westboro Road North

Grafton, MA 01536

(508) 887-0170

February 27, 2021

Mr. Anthony Padula,
Planning Board Chairman
Town of Franklin
355 East Central Street
Franklin MA 02038

Facility: Franklin Cultivation Facility Shell
Site Address: 105 Constitution Blvd, Franklin MA 02038
Subject: Proposed Minor Modification to Site Plan

Dear Mr. Chairman:

On Behalf of the applicant 19th Fairway Development Inc. and the Owner C3 Industries Inc., I would like to take this opportunity to present a proposed minor modification to the approved site plan for the subject property.

A summary of the proposed changes is as follows:

- Water main location changed from front of building to side of building to facilitate owner's needs. The final interior layout design developed by the project architect designating the location of the mechanical room was made after the date of site plan approval. We did not have a definitive interior design at the time of the civil site design. As a result, the water main location relative to the entry point to the building has changed to facilitate the fire protection main entering the building in the proper location.
- Concrete grease trap has been replaced on the outside of the building sewer with a pretreatment unit more suitable for the applicant's processes offering improved targeted pretreatment. At the time of site plan review the interior design plans had not been finalized. The grease trap was for a potential kitchen. No kitchen or cooking areas are proposed as part of the final interior design. These units have been provided by the plumbing designer and installed by the licensed plumber and inspected by the town plumbing inspector. More product information can be provided if requested.
- The main entrance door has been shifted to the left approx. 25 ft., we have moved the proposed handicap parking and associated accessibility features i.e. ramps etc. to meet the front entrance location as revised.
- The proposed infiltration chamber configuration has been modified from concrete galleys to concrete chambers as shown on the attached plans. The chamber configuration was changed to allow for 8" inlet piping to be installed into the side inlets of the chambers. We did not have the interior roof top drain sizing at the time of the civil design. This modification allows for a proper connection between

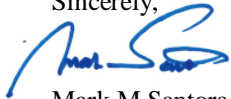
the roof drain and the proposed concrete chambers. The volume and capacity are equal to the approved chambers and the volume meets the amount as required by the hydrology calculations. See the detail sheet 8 of 8 of the revised plan to show plan and profile. The bottom elevation has not changed and the chambers are more than the 2' required separation to ground water.

- The drainage system has been revised to add (3) catch basins. One of the basins was needed due to the addition of a side door on the North of the building, the other (2) are to allow for better collection of storm water in the front of the building while holding a relatively flat grade at the sidewalk. Additionally, a section of the proposed grass swale has been replaced by 12" RCP and a deep sump catch basin.
- The materials for the roof top drainage outlets have been changed to cast iron piping to be consistent with the pipes leaving the building provided by the plumbing subcontractor. The cast iron pipe is required by the plumbing code for commercial construction.

At this time, I would like to respectfully request the Boards review and approval of the above listed minor modifications to the site plan approval.

Thank you for your attention to this request, I remain available to attend a Planning Board meeting as needed to discuss the above proposed changes and offer response to any comments.

Sincerely,



Mark M Santora PE
40167

CC Michael Maglio, Town Engineer
Amy Love, Town Planner
Matt Crowley PE, BETA Group

Proposed Minor Change

1 message

Mark Santora PE <mspeinc@aol.com>
Reply-To: Mark Santora PE <mspeinc@aol.com>
To: "mcrowley@beta-inc.com" <mcrowley@beta-inc.com>
Cc: "alove@franklinma.gov" <alove@franklinma.gov>

Tue, May 4, 2021 at 5:06 PM

Hi Matt

Please find attached a copy of the plans depicting a few proposed minor changes to the plan for 105 Constitution Blvd as discussed. A summary of the changes are as follows:

1. The owner would like to move the proposed dumpster pad location to the side of the building from the rear. The rear location is not ideal because the rear door is a means of egress door. The door on the side is larger and where they will likely bring the trash out from.
2. The proposed propane storage tank has been removed and replaced by a vertical enclosed cylinder locker.
3. A proposed roof access way has been shown behind the proposed dumpster pad.
4. I have proposed to change the swale from grass to rip rap to provide better energy dissipation and more erosion protection.
5. A small portion of the proposed access driveway has been moved a few feet east to leave the existing buffer between properties intact.
6. The owner would like to utilize LED wall pack lighting around the building. A revised photometric plan has been attached.

Please review and advise as to if you would like me to present these changes to the Planning Board at the next available meeting.

Mark M Santora PE #40167

Civil, Structural & Environmental Engineering
[123 Old Westboro Road](#)
N Grafton MA 01536

 **105 Constitution Blvd - (5-4-21) Revision.pdf**
2379K



MARK SANTORA, P.E. INC.

Civil & Environmental Engineering

123 Old Westboro Road North

Grafton, MA 01536

(508) 887-0170

July 7, 2021

Mr. Anthony Padula,
Planning Board Chairman
Town of Franklin
355 East Central Street
Franklin MA 02038

Facility: Franklin Cultivation Facility Shell
Site Address: 105 Constitution Blvd, Franklin MA 02038
Subject: Proposed Minor Field Change to Site Plan

Dear Mr. Chairman:

On Behalf of the applicant, 19th Fairway Development Inc. and the Owner, C3 Industries Inc., I would like to take this opportunity to present a proposed minor field change to the approved site plan for the subject property.

A summary of the proposed change is as follows:

- Locate a separate 8' x 40' storage container in the rear of the building, the south east corner. The container will be placed on a compact area on crushed stone. All required set backs are met. The purpose of the storage container is to store miscellaneous tools, supplies, extra repair parts, ladders, tables, etc. that are not used very often but would take up needed space inside the building.
- Would like the boards opinion whether wheels stops or bollards shall be used to protect pedestrian areas from vehicular traffic.

At this time, I would like to respectfully request the Boards review at the July 12th, 2021 board meeting and approval of the above listed field change to the site plan approval.

Thank you for your attention to this request, I will be available to attend a Planning Board meeting as needed to discuss the above proposed changes and offer response to any comments.

Sincerely,

Mark M Santora PE
40167

CC Michael Maglio, Town Engineer
Amy Love, Town Planner
Matt Crowley PE, BETA Group



MARK SANTORA, P.E. INC.

Civil & Environmental Engineering

123 Old Westboro Road North

Grafton, MA 01536

(508) 887-0170

August 4, 2021

Mr. Anthony Padula,
Planning Board Chairman
Town of Franklin
355 East Central Street
Franklin MA 02038

Facility: Franklin Cultivation Facility Shell
Site Address: 105 Constitution Blvd, Franklin MA 02038
Subject: Proposed Minor Field Change to Site Plan

Dear Mr. Chairman:

On Behalf of the applicant, 19th Fairway Development Inc. and the Owner, C3 Industries Inc., I would like to take this opportunity to present a proposed minor field change to the approved site plan for the subject property.

A summary of the proposed change is as follows:

- The fenced in area was revised by the owner to encompass a larger area in the same location for the same purpose.
- Owners have requested that no organic material be used at the perimeter of the building or in the island between the parking levels. Accordingly, the plantings planned need to be relocated and to the perimeter of the proper lines. Ground cover is still being placed as per plan.

At this time, I would like to respectfully request the Boards review at the August 9th, 2021 board meeting and approval of the above listed field change to the site plan approval. Revised plans will be submitted.

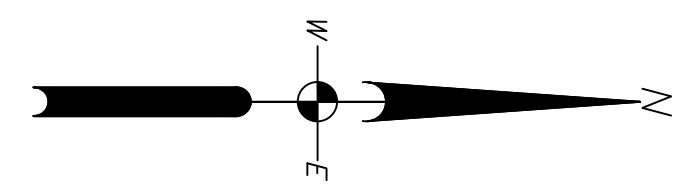
Thank you for your attention to this request, I will be available to attend a Planning Board meeting as needed to discuss the above proposed changes and offer response to any comments.

Sincerely,

Mark M Santora PE
40167

CC Michael Maglio, Town Engineer
Amy Love, Town Planner
Matt Crowley PE, BETA Group

ZONING TABLE REQUIREMENTS		PROVIDED
DISTRICT	INDUSTRIAL	INDUSTRIAL
LOT AREA	40,000 SF	217,796 SF
CONTINUOUS FRONTAGE	175'	816'
DEPTH	200'	580'
LOT WIDTH	157.5'	178'
MIN. YARD FRONT	40'	40'
MIN. YARD SIDE	30'	30'
MIN. YARD REAR	30'	30'
MAX. HEIGHT OF BUILDING	3 STORIES	1-1/2 STORIES
MAX. IMPERVIOUS COVERAGE OF EXIST. UPLAND, STRUCTURES	70%	16.5%
MAX IMPERVIOUS COVERAGE OF EXIST UPLAND, STRUCTURES PLUS PAVING	80%	39%



USE	AREA	REQUIREMENT	TOTAL REQUIRED
OFFICE	2,424	1 SPACE/250 SF	10
WAREHOUSE	22,160	1 SP / 1000 SF	23
INDUSTRIAL	12,616	1 SP / 400 SF	32

TOTAL SPACES REQUIRED=65
TOTAL SPACES PROVIDED=65

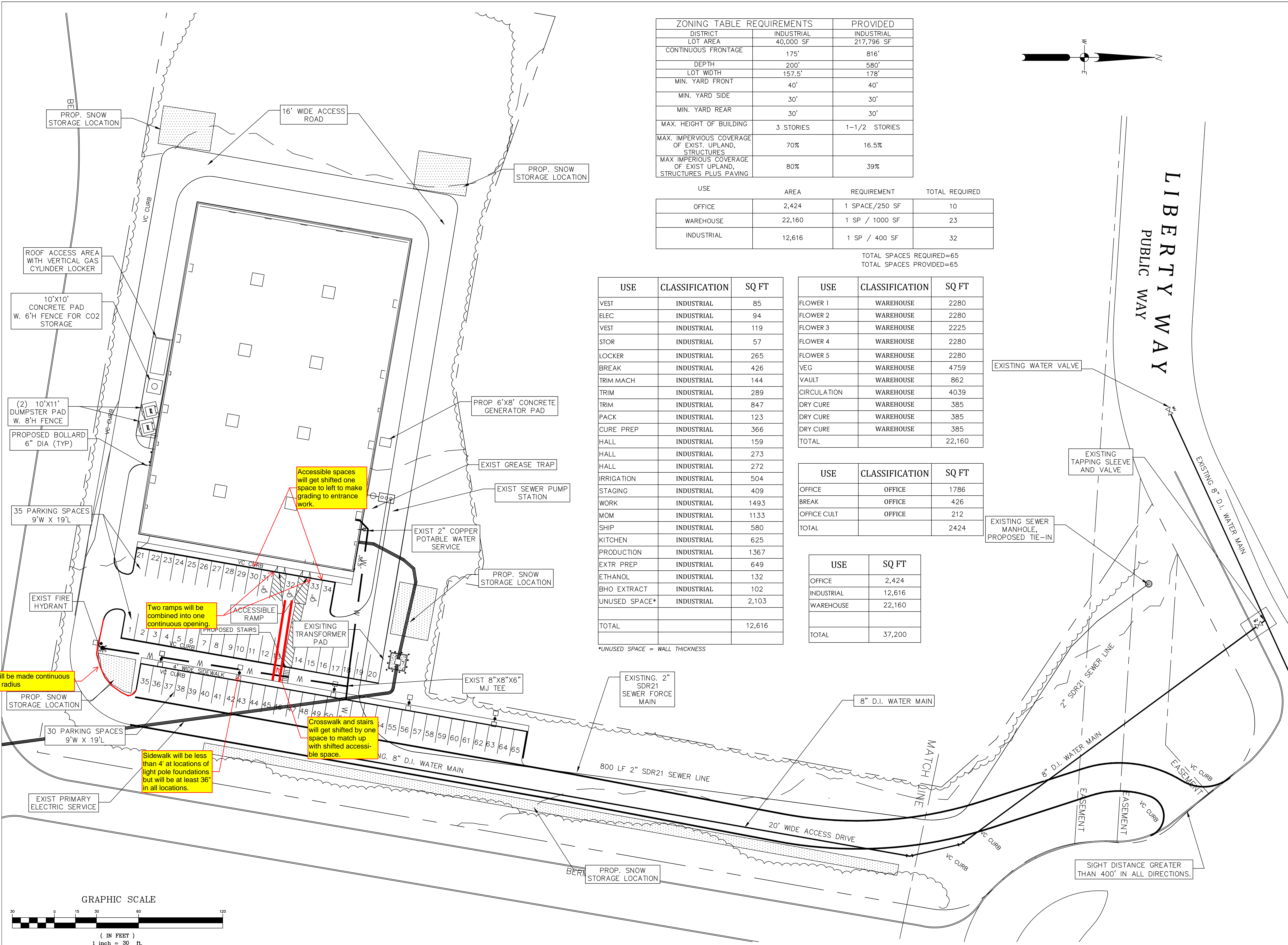
USE	CLASSIFICATION	SQ FT
VEST	INDUSTRIAL	85
ELEC	INDUSTRIAL	94
VEST	INDUSTRIAL	119
STOR	INDUSTRIAL	57
LOCKER	INDUSTRIAL	265
BREAK	INDUSTRIAL	426
TRIM MACH	INDUSTRIAL	144
TRIM	INDUSTRIAL	289
TRIM	INDUSTRIAL	847
PACK	INDUSTRIAL	123
CURE PREP	INDUSTRIAL	366
HALL	INDUSTRIAL	159
HALL	INDUSTRIAL	273
HALL	INDUSTRIAL	272
IRRIGATION	INDUSTRIAL	504
STAGING	INDUSTRIAL	409
WORK	INDUSTRIAL	1493
MOM	INDUSTRIAL	1133
SHIP	INDUSTRIAL	580
KITCHEN	INDUSTRIAL	625
PRODUCTION	INDUSTRIAL	1367
EXTR PREP	INDUSTRIAL	649
ETHANOL	INDUSTRIAL	132
BHO EXTRACT	INDUSTRIAL	102
UNUSED SPACE*	INDUSTRIAL	2,103
TOTAL		12,616

USE	CLASSIFICATION	SQ FT
FLOWER 1	WAREHOUSE	2280
FLOWER 2	WAREHOUSE	2280
FLOWER 3	WAREHOUSE	2225
FLOWER 4	WAREHOUSE	2280
FLOWER 5	WAREHOUSE	2280
VEG	WAREHOUSE	4759
VAULT	WAREHOUSE	862
CIRCULATION	WAREHOUSE	4039
DRY CURE	WAREHOUSE	385
DRY CURE	WAREHOUSE	385
DRY CURE	WAREHOUSE	385
TOTAL		22,160

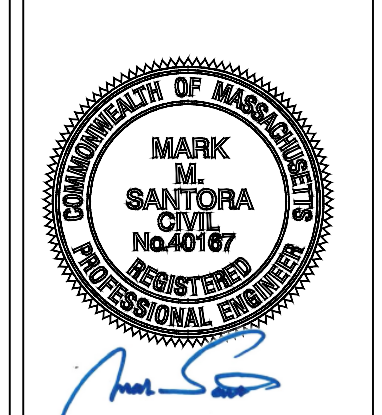
USE	CLASSIFICATION	SQ FT
OFFICE	OFFICE	1786
BREAK	OFFICE	426
OFFICE CULT	OFFICE	212
TOTAL		2424

USE	SQ FT
OFFICE	2,424
INDUSTRIAL	12,616
WAREHOUSE	22,160
TOTAL	37,200

*UNUSED SPACE = WALL THICKNESS



DATE	REVISIONS	APPV'D
5/4/21	REV PAD LOCATION	MMS
3/5/21	ACCESSIBLE SPACE	MMS
2/19/21	FIELD REVISION	MMS
2/7/19	TOWN LETTER	MMS
2/6/19	BETA LETTER	MMS
1/28/19	BETA LETTER 1/24/18	MMS
1/15/19	BETA LETTER 12/5/18	MMS
1/23/18	BETA LETTER 11/8/18	MMS



APPLICANT:
19th FAIRWAY DEVELOPMENT INC.
42 ADIN STREET
HOPEDALE, MA 01747

PROJECT TITLE:
PROPOSED MODIFICATION TO SITE PLAN APPROVAL FOR CANNABIS CULTIVATION 105 CONSTITUTION BLVD FRANKLIN, MA, 02038

PLAN TITLE:
SITE UTILITY, PARKING, & FACILITIES PLAN

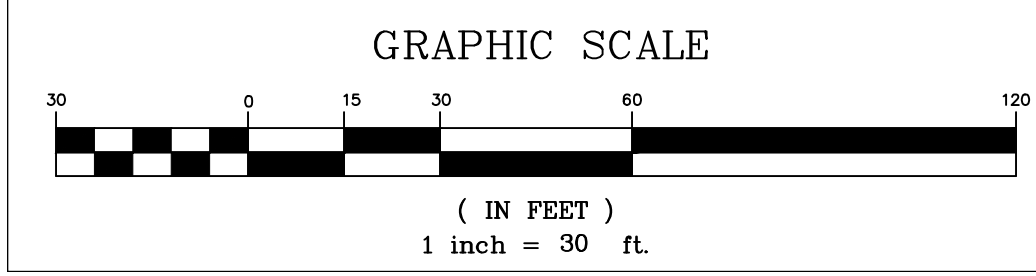
DATE: FEBRUARY 26, 2021

SCALE: 1" = 30'

DRAWN BY: DC CHECKED BY: MMS APPROVED BY: MMS

MARK SANTORA, P.E. INC.
Civil & Environmental Engineering
123 Old Westboro Road
North Grafton, MA 01536
Phone (508) 839-5113

SHEET:
4 OF 8



SITE PLAN OF LAND

**FORM H- PART 1 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION**

(to be executed by developer's engineer)

Site plan known as Commercial Building - 105 Constitution Blvd

ENGINEERS CERTIFICATION:

I hereby certify that the work/improvements shown on the above referenced site plan and performed or constructed to date have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled: Cannabis Cultivation Facility for C3 Industries, 105 Constitution Blvd, prepared by Mark M. Santora, PE, Inc and dated September 18th, 2018, revised through July 20th, 2021 as approved by the said Planning Board on February 25th, 2019

Signed this 7th day of September, 2021

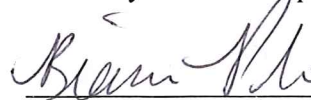
By Mark M Santora, PE License # 40167, Reg. C.E.



COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 7 day of September 2021, before me, the undersigned notary public, personally appeared MA-DL (name of engineer), proved to me through satisfactory evidence of identification, which were Mark Santora to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



(Official signature and seal of notary)

Notary Public: Bianca Polcari

My Commission Expires: Sept. 02, 2022



BIANCA POLCARI
Notary Public
Commonwealth of Massachusetts
My Commission Expires Sept. 02. 2022

SITE PLAN OF LAND
FORM H- PART 2 of 2
ENGINEER'S AND OWNER'S CERTIFICATE
OF PARTIAL COMPLETION

Site plan known as Commercial Building - 105 Constitution Blvd

Site Address: 105 Constitution Blvd

OWNER'S CERTIFICATION:

By signing this form, I am agreeing to the list of outstanding items as attached and defined by the Town Engineer, that must be completed at the above referenced site prior to the issuance of a Certificate of Final Completion by the Planning Board; I also agree to complete work by the required date listed next to each outstanding item. If these items are not completed by the date stated, I acknowledge that I am aware I will be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin and is enforceable by the Building Commissioner or his designee.

A separate form including the following information shall be attached to this document: outstanding items and date of required completion for each item and shall be signed by the Owner's Engineer and the Owner and approved by Town Engineer.

I will return to the Planning Board for the issuance of a Certificate of Final Completion by October 18th, 2021 or be fined \$300 for each offense as stated in §185-31 of the Code of the Town of Franklin as enforced by the Building Commissioner or his designee.

Signed this 7 day of September, 2021

By [Signature], Owner

_____, SS.

On this 7th day of September 2021, before me, the undersigned notary public, personally appeared ANITA BONGITA (name of owner), proved to me through satisfactory evidence of identification, which were Personally known to be the person whose name is signed on the preceding document and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Tammara L. Duvoncel
(Official signature and seal of notary)

Notary Public:

My Commission Expires: 7/27/28


ACTING IN THE COUNTY OF WRESTLERAW, M

Site Plan Work Completion List

(To accompany Form H- Engineer's and Owner's Certificate of Partial Completion)

Site Plan Name: Commercial Building - 105 Constitution Blvd
Owner Name: C3 Industries
Owner's Engineer: Mark M Santora, PE
Date of Partial Certificate of Completion: September 13th, 2021

<u>Outstanding Items:</u>	<u>Required Date of Completion:</u>
<u>Permanent Fencing (Temp Fencing is in place)</u>	<u>10/8/2021</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Approved by: _____, Town Engineer Date: _____
Signed by: _____, Engineer Date: 9/7/2021
Signed by: , Owner Date: 9/7/2021

* A Notarized Form H- Engineer's and Owner's Certificate of Partial Completion Part 1 and 2 must accompany this form prior to acceptance by the Planning Board.

**Form R:
Franklin Planning Board
Subdivision Waiver Request**

Prepared by: *Jeff Stumbaugh*

Signed:

Jeff Stumbaugh

Subdivision: *Franklin Industrial Park (105 Constitution Blvd)*

Date: *9.07.21*

Nature of Waiver: *Landscape rock (1-1/2" +/- river stone) around building in lieu of grass. Also requesting large stone rip-rap (6") on 4:1 slope between upper / lower parking lots.*

Subdivision Rules and Regulation Reference: *Unsure. Town of Franklin by-laws.*

Reason the waiver is requested: *Cannabis crops are susceptible to all sorts of molds, fungi, and pests. Eliminating organics around and on the path to the building can be helpful in controlling these issues.*

Alternatives to granting the waiver: *Concrete?*

Impact of waiver denial on the project: *A more stringent mitigation program.*

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Ground cover is still achieved and a good looking river stone surrounds the building. The finished product is visually appealing and functional.