

**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. 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.
5. EXISTING INTERIOR DIMENSIONS PROVIDED BY APPLICANT AND/OR OWNER. NOT THE RESULT OF THIS ON-GROUND SURVEY BY GUERRIERE & HALNON, INC.
6. THERE ARE CURRENTLY 24 PARKING SPACES WITH DIMENSIONS SHOWN HEREON.
7. SEE PLAN 'FRANKLIN BREWING COMPANY LIMITED SITE PLAN AND SPECIAL PERMIT PLAN 158 GROVE STREET FRANKLIN, MASSACHUSETTS' BY GUERRIERE AND HALNON, INC. APPROVED BY THE FRANKLIN PLANNING BOARD ON MAY 11, 2020.

**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**

**FRANKLIN BREWING COMPANY**

EXISTING MAIN LEVEL (4,440±SF)  
 TASTING ROOM-1110± \*\*SEE NOTE BELOW = 15 SPACES  
 REMAINING MAIN FLOOR SPACE-3,330±SF WAREHOUSE 1/1000 = 4 SPACES  
 EXISTING MEZZANINE LEVEL(1,000±SF)  
 500±SF OFFICE SPACE 1/250 = 2 SPACES  
 500±SF WAREHOUSE 1/1000 = 1 SPACES  
**TOTAL FOR FRANKLIN BREWING COMPANY =22 SPACES**  
 \*SEE PARKING DETERMINATION ALLOWING 24 PARKING SPACES  
 \*\* NOTE: PER THE BOARD OF HEALTH, CORRESPONDENCE DATED JUNE 6, 2019, THE TASTING ROOM/AREA IS RESTRICTED TO A MAXIMUM OF 39 SEATS.

**INDUSTRIAL**

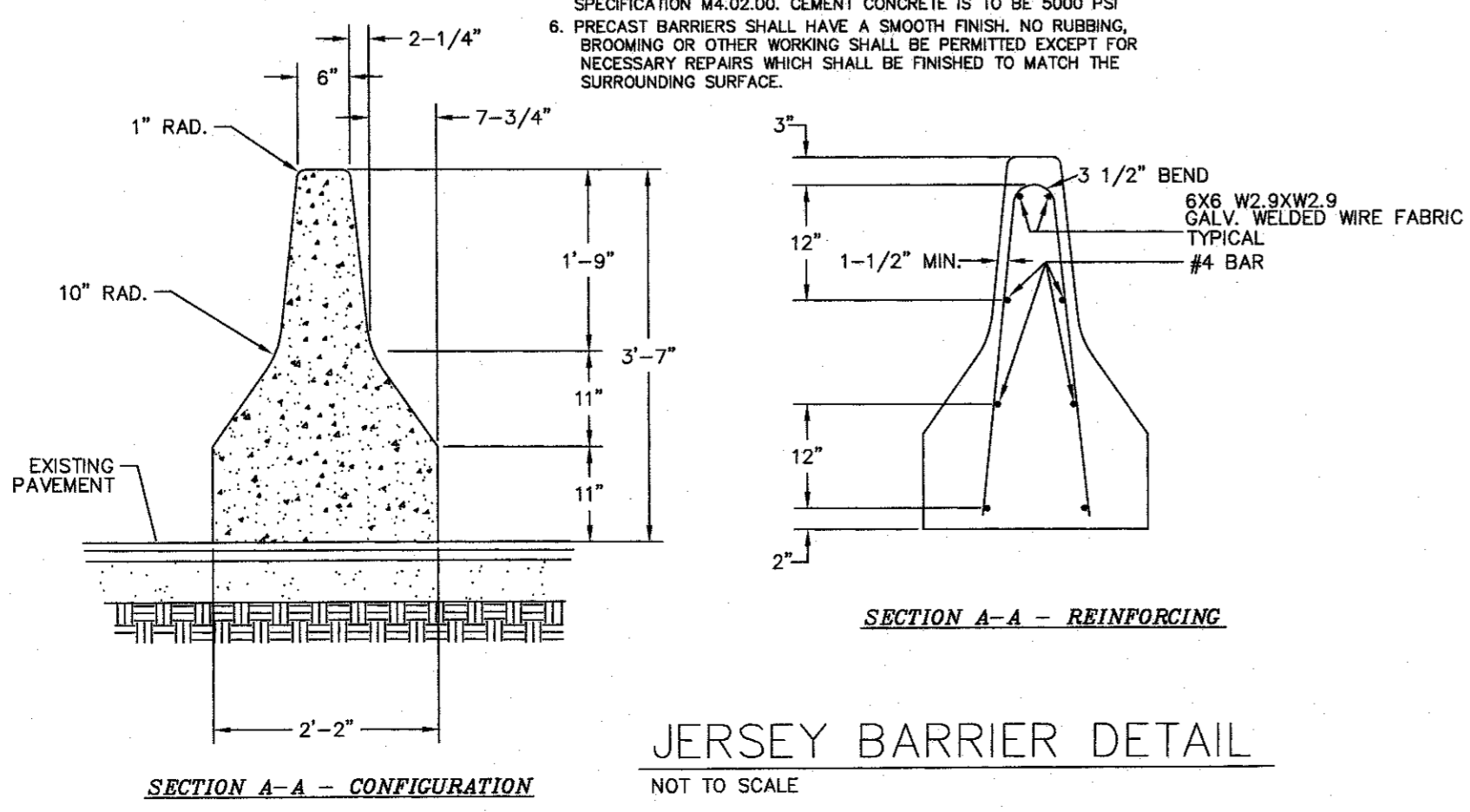
FRANKLIN ZONING BYLAW SECTION 185  
 ATTACHMENT 9; LAST AMENDED  
 3-13-2019 BY AMENDMENT 19-831

	REQUIRED	EXISTING
MINIMUM LOT AREA	40,000 SF	42,705 SF
MINIMUM LOT FRONTAGE	175'	230.77'
MINIMUM LOT DEPTH	200'	190.80'
MINIMUM LOT WIDTH	157.5'	189.80'
<b>MINIMUM YARDS</b>		
FRONT	40'	53.8'
SIDE	30'	38.9'
REAR	30'	75.5'
<b>% OF LOT UPLAND COVERED BY:</b>		
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.

**LEGEND**

- ⊞ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ GAS VALVE
- ⊙ GAS SHUT OFF VALVE
- ⊙ WATERGATE
- ⊙ WATER SHUT OFF VALVE
- ⊙ FIRE HYDRANT
- ⊙ SHRUB
- ⊙ TREE
- ⊙ EXISTING WALL PAC
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ SIGN
- S — SEWER LINE
- D — DRAIN LINE
- W — WATER LINE
- G — GAS LINE
- E — UNDERGROUND ELECTRIC
- OHW — OVERHEAD WIRES
- ⊙ EM ⊙ ELECTRIC METER
- ⊙ DR ⊙ DOOR



**JERSEY BARRIER DETAIL**  
NOT TO SCALE

NOTE: FRANKLIN BREWING HAS A LEASE AGREEMENT FOR UP TO 13 SPACES FROM MONDAY - FRIDAY. ADDITIONAL SPACES AVAILABLE ON WEEKENDS.

PREVIOUSLY APPROVED BREWERY HOURS OF OPERATION (MAY 11, 2020):

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.3.13 WAS APPROVED BY THE PLANNING BOARD JULY 8, 2019. THE SPECIAL PERMIT WAS AMENDED ON MAY 11, 2020.

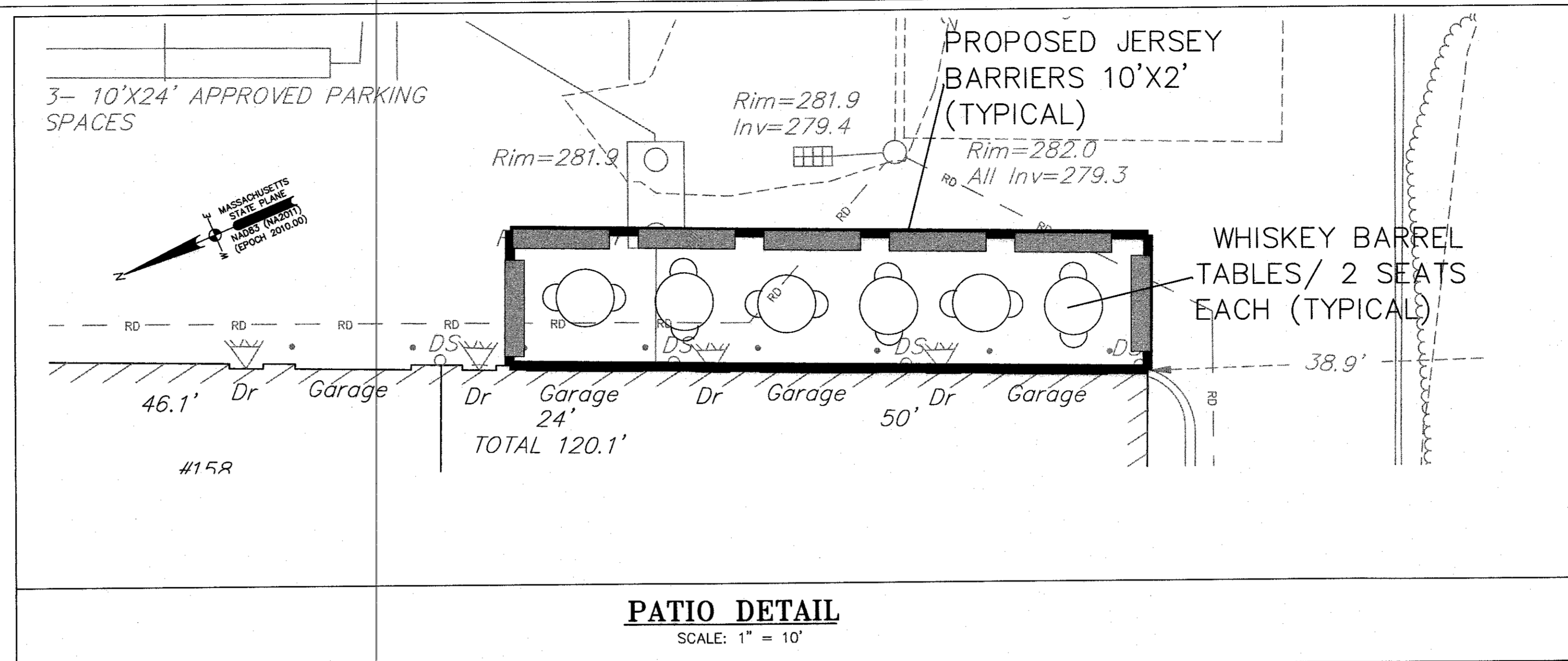
**PURPOSE OF THIS PLAN**

TO AMEND THE SITE PLAN & SPECIAL PERMIT FROM THE PLANNING BOARD:

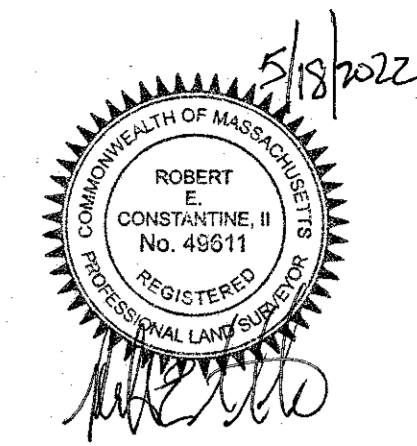
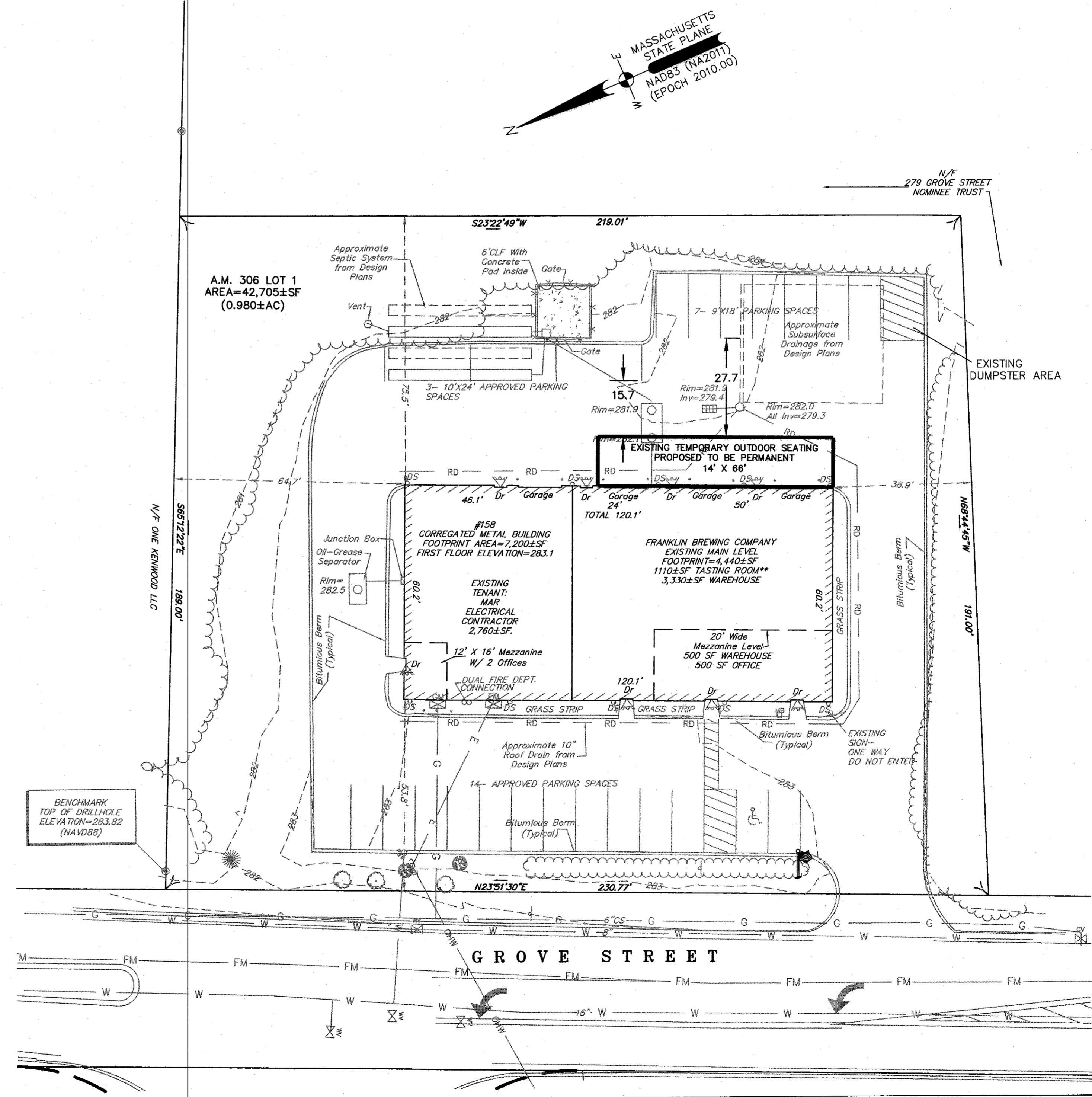
1. TO SECURE THE PERMANENT OUTDOOR SEATING AREA 14' X 66' THAT HAS BEEN UTILIZED UNDER THE TEMPORARY OUTDOOR DINING PERMIT.
2. TO EXTEND THE HOURS OF OPERATIONS TO TUESDAY THRU SUNDAY OPEN FROM 12:00PM-10:00PM.

**GENERAL NOTES:**

1. BARRIERS TO BE MAX. 10'-0" LONG.
2. REINFORCING BARS SHALL CONFORM TO MASS DOT REGULATIONS.
3. WHEN BARRIER IS SET ON PAVEMENT, BOTH ENDS SHOULD BE SMOOTH FOR A MIN. 2'-0" EACH END.
4. BARRIER SHALL BE PRECAST CONCRETE.
5. CEMENT CONCRETE IS TO CONFORM TO MASS DOT STANDARD SPECIFICATION M4.02.00. CEMENT CONCRETE IS TO BE 5000 PSI.
6. PRECAST BARRIERS SHALL HAVE A SMOOTH FINISH. NO RUBBING, BROOMING OR OTHER WORKING SHALL BE PERMITTED EXCEPT FOR NECESSARY REPAIRS WHICH SHALL BE FINISHED TO MATCH THE SURROUNDING SURFACE.



**PATIO DETAIL**  
SCALE: 1" = 10'



APPROVED DATE:  
 FRANKLIN PLANNING BOARD  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 BEING A MAJORITY

**LEGAL NOTES**  
 UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. DURING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. 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)DIGSAFE{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

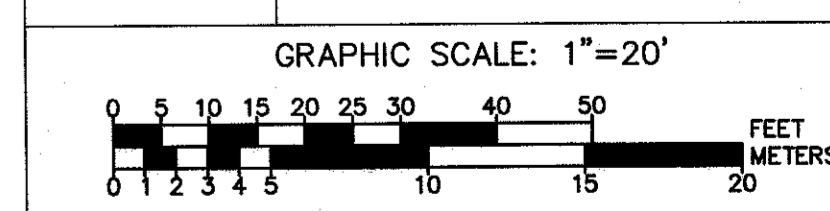
**APPLICANT**  
 OLIVIER EDOUARD  
 8 BRIAN ROAD  
 FRANKLIN, MA 02038

**FRANKLIN BREWING COMPANY LIMITED SITE AND SPECIAL PERMIT PLAN 158 GROVE STREET FRANKLIN MASSACHUSETTS**

**MARCH 8, 2022**

DATE	REVISION DESCRIPTION
5/18/22	ADDED PATIO & BARRIER DETAIL

DATE	REVISION DESCRIPTION



**Guerriere & Halnon, Inc.**  
 ENGINEERING & LAND SURVEYING  
 55 WEST CENTRAL ST. PH. (508) 528-3221  
 FRANKLIN, MA 02038 FX. (508) 528-7921  
 www.gandhengineering.com



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Halnon, Inc.**  
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F-4280-2

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**Franklin Office**  
55 West Central Street  
Franklin, MA 02038-3807  
Phone (508) 528-3221  
Fax (508) 528-7921

May 19, 2022

Town of Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

**Re: Site Plan Modification and Special Permit – 158 Grove Street, Franklin, Massachusetts**

Dear Planning Board Members:

On behalf of the Applicant, Franklin Brewing, and in accordance with comments received by the Planning Board at the public hearing on April 25, 2022, please find enclosed the revised plan for 158 Grove Street. As requested, Guerriere & Halnon, Inc. has revised the previously submitted plan to depict the proposed safety barriers to surround the permanent outdoor dining patio and proposed seating accommodations. Due to seating capacity limitations, the proposed outdoor seating will be utilized in place of indoor seating and will not increase the capacity. The Applicant is requesting the outdoor seating be considered as a permanent addition to the business.

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,  
***Guerriere & Halnon, Inc.***

Amanda Cavaliere  
Franklin Office Manager  
Enclosures

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907  
[www.franklinma.gov](http://www.franklinma.gov)

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

**DATE:** May 19, 2022  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 158 Grove St  
Special Permit and Limited Site Plan Modification

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DPCD received the revised plans at noon on Thursday, May 19, 2022. DPCD will be prepared to discuss the changes at the Planning Board meeting, however does not have enough time to prepare a written report for the May 23, 2022 meeting.