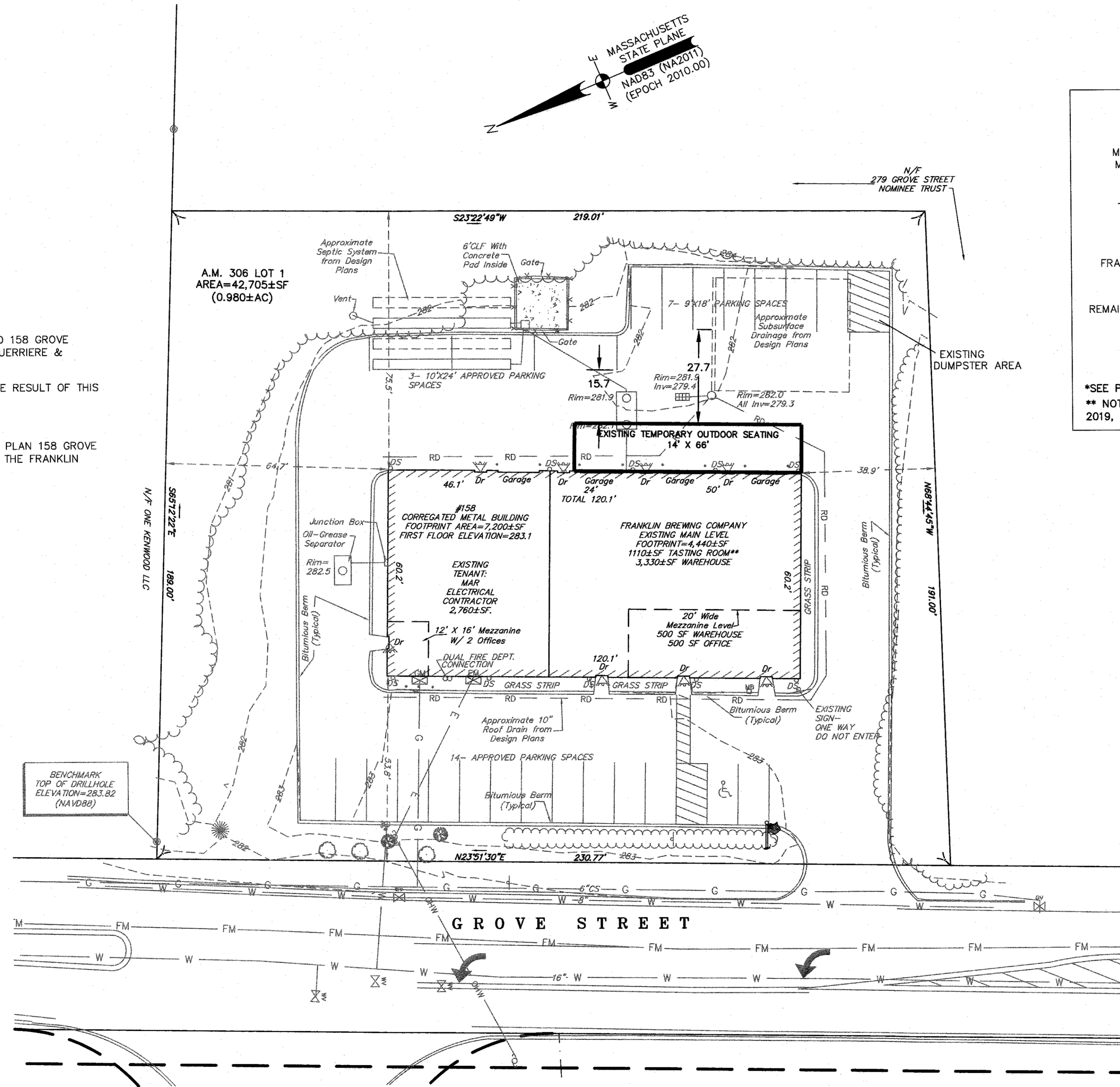


LEGEND

- ⊞ 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
- ⊞ SEWER LINE
- ⊞ DRAIN LINE
- ⊞ WATER LINE
- ⊞ GAS LINE
- ⊞ UNDERGROUND ELECTRIC
- ⊞ OVERHEAD WIRES
- ⊞ ELECTRIC METER
- ⊞ DOOR

NOTES

- THIS SITE IS NOT IN A FLOOD HAZARD ZONE.
- REFER TO FRANKLIN ASSESSORS MAP 306 LOT 001.
- THIS SITE IS NOT IN A WATER RESOURCE DISTRICT.
- 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.
- EXISTING INTERIOR DIMENSIONS PROVIDED BY APPLICANT AND/OR OWNER. NOT THE RESULT OF THIS ON-GROUND SURVEY BY GUERRIERE & HALNON, INC.
- THERE ARE CURRENTLY 24 PARKING SPACES WITH DIMENSIONS SHOWN HEREON.
- 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.



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'
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

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.

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):

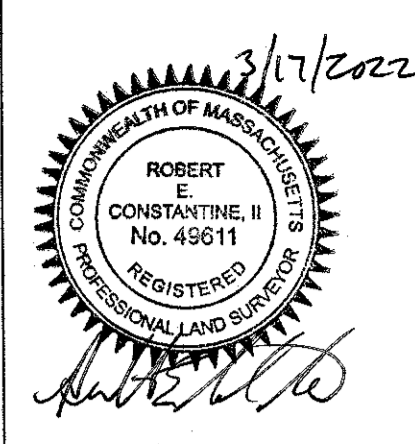
MONDAY & TUESDAY - CLOSED
WEDNESDAY THRU FRIDAY - 4:30PM TO 10:00PM
SATURDAY - 12:00PM TO 10:00PM
SUNDAY - 12:00PM TO 7:00PM

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 SPECIAL PERMIT FROM THE PLANNING BOARD:

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



APPROVED DATE: _____
FRANKLIN PLANNING BOARD

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. ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED BY 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

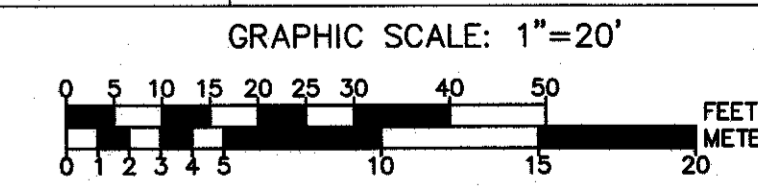
DEED BOOK 10619 PAGE 541
PLAN NO. 495 OF 1994 PLAN BK. 423
A.M. 306 LOT 1

APPLICANT
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



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

C:\3D\Franklin\F4280\DWG\F4280 LIMITED SITE PLAN 2022.dwg, 3/14/2022 9:32:09 AM, DAB



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone: (508) 234-6834
Fax: (508) 234-6723

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

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

F-4280-2

March 18, 2022

Planning & Community Development
Attn: Amy Love
355 East Central Street
Franklin, MA 02038

Re: **Limited Site Plan and Special Permit Modification – 158 Grove Street, Franklin Brewing Company, LLC**

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Limited Site Plan and Special Permit Application in accordance with the Town of Franklin Submittal Requirements. We have provided one original and one copy of the application and the following supporting documentation for your review and approval.

As part of the submittal G & H has included the following:

- Form P – Limited Site Plan Permit and Special Permit Application;
- Certificate of Ownership;
- (6) Sets of 11"x17" prints of Limited Site Plan;
- (2) Sets of 24"x36" prints of Limited Site Plan;
- Limited Site Plan Fee of \$500.00

We respectfully request the Special Permit Application fee be waived as this filing is a request to amend existing Special Permit hours of operation only.

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

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

+ Special Permit

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled "***" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

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

1. Name of Applicant: Olivier Edouard
 Address of Applicant: 8 Brian Road Franklin MA 02038
 Phone No.: 617-650-5914 Email: pint@67degreesbrewing.com

2. Name of Owner (if not the Applicant): Albert Lewis
 Address of Owner: 7 Uncas Brook Row
 Phone No.: 781-551-8888 Email: dl@authenticre.com

3. Name of Engineer: Guerriere & Halnon, Inc.
 Address of Engineer: 55 West Central Street, Franklin, MA 02038
 Phone No.: 508-528-3221 Email: acavaliere@gandhengineering.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 10619, Page 514, (or Certificate of Title No. _____)

5. Location and Description of Property:
 Existing building located on Grove Street. Stand alone single story industrial/flex property situated on approx. 1 acre built in 1997
 Square Footage of Building(s) 7,200+/- sf
 Assessor's Map 306 Lot 1

6. Purpose of Site Plan: To extend operating hours to Tue - Sun 12 - 10 pm, expand square footage of tasting room in compliance with Certificate of Vote lifting restriction on tasting room size, and secure outdoor seating area

7. List of Waivers Requested (if any): Attach Form R for each waiver


 Signature of Applicant

Olivier Edouard
 Print Name of Applicant


 Signature of Owner

Albert Lewis
 Print Name of Owner

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision
Definitive Subdivision.; Limited Site Plan; Special Permit

Title of Plan: FRANKLIN BREWING COMPANY LIMITED SITE PLAN AND SPECIAL PERMIT PLAN 158 GROVE STREET FRANKLIN, MA.

Date of Plan: FEB. 21, 2020 Assessor's Information: A.M. 306 Lot 1

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: Franklin Brewing Company LLC
8 Brian Road
Franklin, MA 02038

SECTION B:

Name of Record Owner(s): Grove Street Realty Trust

Address of Record Owner(s): 7 Uncas Brook Row
Franklin, MA 02038

****Attach Property Deed matching the owner name's listed above.**

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):
Albert Lewis and Dee Lewis

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:
Al Dee Lewis

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:


Executed as a sealed instrument this 18th day of February 2020
[Signature] Oliver Edouard
Signature of Applicant Print name of Applicant
[Signature] AL Lewis
Signature of Owner Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss. 2020

On this 18th day of February 2020, before me, the undersigned notary public, personally appeared Oliver Edouard Albert Lewis (name of owner), proved to me through satisfactory evidence of identification, which were MOL to be the person whose name is signed on the preceding document in my presence.

[Signature]
(Official signature and seal of notary)
Notary Public:
My Commission Expires: _____

 JOANNE M. TALAMINI
Notary Public
Commonwealth of Massachusetts
My Commission Expires February 13, 2026

14 April 2021

GROVE STREET TRUST REALTY
7 Uncas Brook Row
Franklin, MA 02038

Town of Franklin
355 East Central Street
Franklin MA 02038
Attn: Town Manager's Office

To Whom It May Concern,

This is to certify that I authorize my tenant Franklin Brewing Company LLC dba 67 Degrees Brewing to use the space on the backside of the building located at 158 Grove Street Franklin MA for permanent outside seating.

The seating area is anticipated to be 14 feet x 66 feet, contiguous to the building and will be used to host patrons of the brewery.

If you have any questions regarding this correspondence, you can call me at 508-326-3257

Albert Lewis
Property Owner



4/17/21

F-4280-2
Special Permit Modification Application
Operate a Brewery with Tasting Room
For
Franklin Brewing Company, LLC – 158 Grove Street
March 18, 2022

Applicant: Franklin Brewing Company, LLC, 8 Brian Road Franklin, Massachusetts
Owner: Grove Street Realty Trust, c/o Albert Lewis, 7 Uncas Brook Row, Franklin Massachusetts

Request for Special Permit approval: §185-Use Regulation Schedule Part III 3.13.

To allow by Special Permit Modification to amend the Certificate of Vote that was approved July 8, 2019 and amended on May 11, 2020 by the Planning Board for the Franklin Brewing Company, LLC. On behalf of the Applicant, we are proposing to amend the hours of operation under the Amended Special Permit as shown on the Plan entitled: **“Franklin Brewing Company Limited Site Plan and Special Permit Plan of Land 158 Grove Street Franklin Massachusetts dated March 8, 2022”** prepared by Guerriere & Halnon, Inc. 55 West Central Street Franklin, MA 02038.

SPECIAL PERMIT APPROVAL

1. Special Permit Approval Requirements under §185-45(E) of the Zoning By-Laws, states in part:

Criteria: Special Permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

- (a) *Proposed project addresses or is consistent with neighborhood or Town need.
See Attached
See Attached Findings – Separate Document*
- (b) *Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
See Attached Findings – Separate Document*
- (c) *Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
See Attached Findings – Separate Document*
- (d) *Neighborhood character and social structure will not be negatively impacted.
See Attached Findings – Separate Document*

(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.*

See Attached Findings – Separate Document

(f) *Number, height, bulk, location and siting 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.*

See Attached Findings – Separate Document

(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.*

See Attached Findings – Separate Document

WHEREFORE, The Applicant respectfully requests that the Planning Board grant to amend the SPECIAL PERMIT to allow revisions to the hours of operation under the Amended Special Permit as shown on the Plan entitled: “Franklin Brewing Company Limited Site Plan and Special Permit Plan of Land 158 Grove Street Franklin Massachusetts dated March 8, 2022” prepared by Guerriere & Halnon, Inc. 55 West Central Street Franklin, MA 02038.

Dated: **March 18, 2022**

Respectfully Submitted,



Amanda K. Cavaliere
Office Manager, Franklin
Guerriere & Halnon, Inc
55 West Central Street
Franklin, MA 02038

(508) 528-3221

**Chapter 185, Section 45E Special Permit Criteria
Limited Site Plan Modification and Special Permit
Franklin Brewing Company, LLC
158 Grove Street
Franklin, Massachusetts**

Chapter 185, Section 45.E

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

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

A Special Permit and Site Plan for 158 Grove Street with a proposed use to operate a brewery with a tasting room was approved by the Planning Board on July 8, 2019 and amended May 11, 2020. The intent of the proposed project is consistent with the neighborhood.

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

Vehicular traffic flow, access and parking and pedestrian safety have been properly addressed under the previous approval and no exterior improvements are proposed with the expansion.

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

Public roadways, drainage, utilities and other infrastructure are adequate to accommodate the current use and no impacts are anticipated with the extension of operating hours.

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

Neighborhood character and social structure will not be negatively impacted.

- (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.

Not anticipated

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

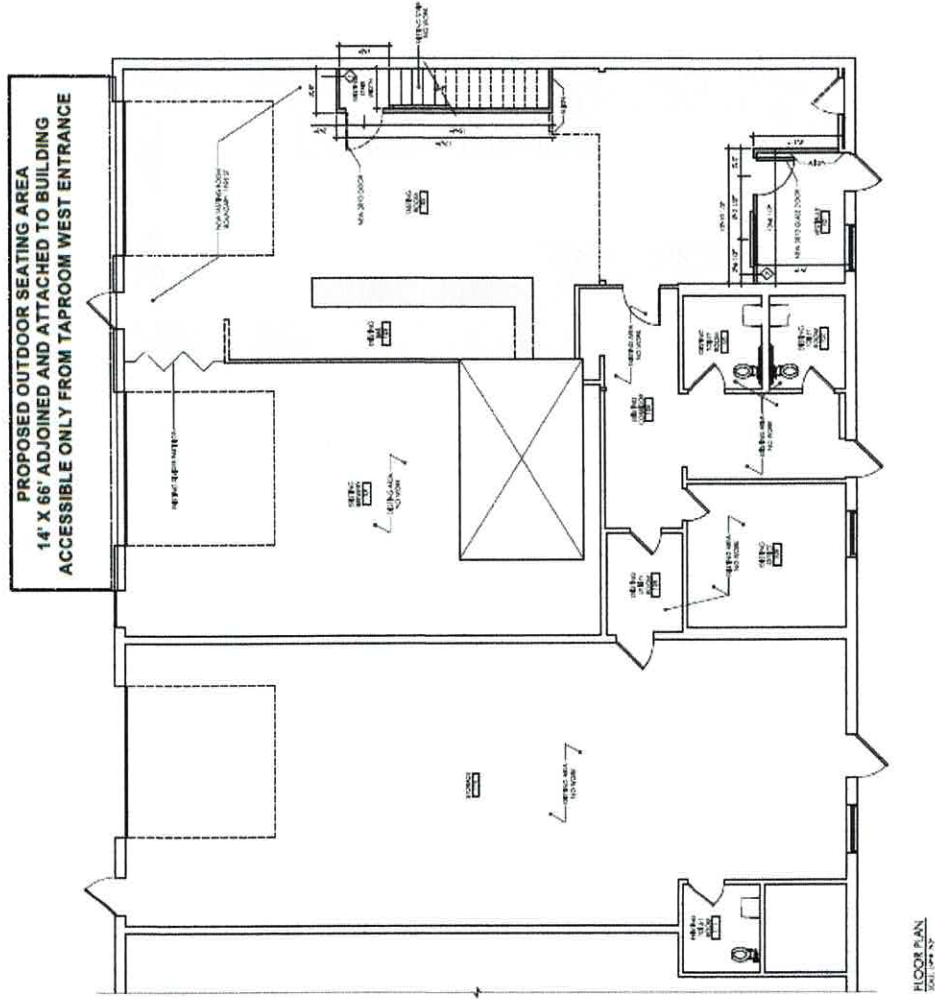
Not anticipated. No change to current operations associated with Chapter 185, Section 45.E(3)(f)

- (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.

Increase to water consumption or wastewater use is not anticipated.

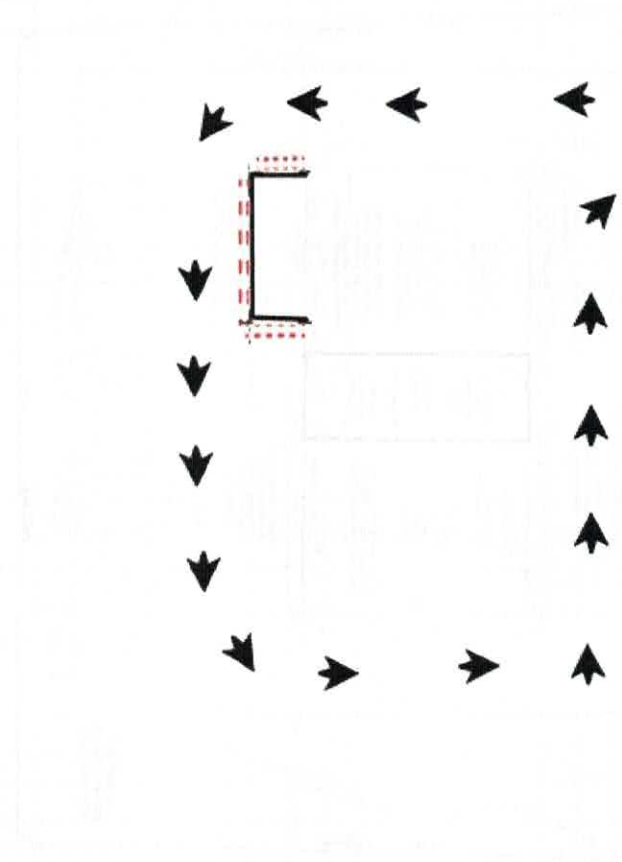
**Proposal For Temporary
Outdoor seating area for
67 Degrees Brewing
158 Grove Street,
Franklin MA**

- Seating area will be on the East side of the building along the back
- The outdoor seating area would be 14 feet x 66 feet
- Barriers will be installed on the outside of the entire perimeter of patio area for safety
- Traffic pattern around the building will remain **ONE WAY**
- Area will be clear of *overhead* or ground obstructions to Fire apparatus and other emergency vehicles



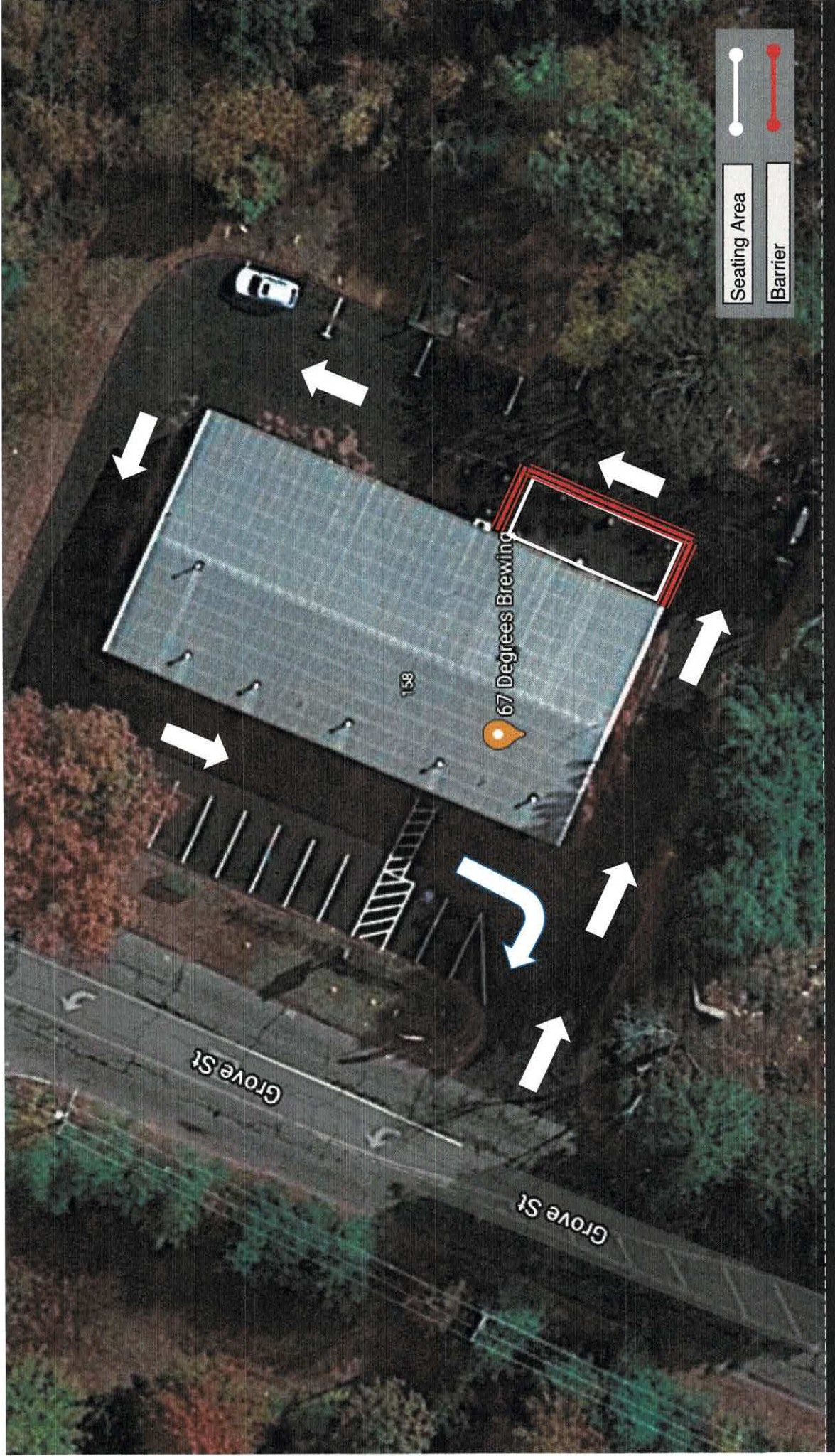
Proposal to request a temporary outdoor seating area for 67 Degrees Brewing 158 Grove Street, Franklin MA

- Seating area will be on the East side of the building along the back
- The outdoor seating area would be 14 feet x 66 feet
- Barriers will be installed on the outside of the entire perimeter of patio area for safety
- Traffic pattern around the building will remain ONE WAY
- The area will be clear of overhead or ground obstructions to Fire apparatus and other emergency vehicles



Legends:

- Patio perimeter
- Barrier
- Existing flow of traffic



Seating Area

Barrier

67 Degrees Brewing

158

Grove St

Grove St



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

March 24, 2022

Mr. Greg Rondeau, Chairman
Members of the Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: Site Plan Modification/Special Permit Modification – #158 Grove St

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and have the following comments:

1. The plan should depict what type of barriers will be used to protect the area from vehicular traffic.
2. The vehicular travel lane will be less than 16' wide at the far end of the seating area. Consideration should be given to eliminating the first parallel parking space that overlaps the outdoor seating area.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Michael Maglio, P.E.
Town Engineer

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

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

The DPCD has reviewed the above referenced Special Permit and Limited Site Plan Modification application for the Monday, April 25, 2022 Planning Board meeting and offers the following commentary:

General:

1. The application is for 158 Grove Street located in the Industrial Zoning District.
2. The Application has filed for a Modification for change in hours, expand square footage of tasting room and add permanent outdoor seating.
3. The Applicant submitted the Special Permit criteria a-g.
4. A review letter has been provided by the Town Engineer, Mike Maglio. BETA was not asked to review the plans. The Planning Board can determine if they want BETA to review.
5. The Applicant has paid the \$500 Site plan fee, but has requested the Special Permit fee of \$750 be waived.

DPCD Comments:

1. The Special Permit currently allows the hours of operation as follow:
 - Monday – Closed
 - Tuesday – Friday 4:30pm- 10:00pm
 - Saturday – 12:00-10:00
 - Sunday – 12:00-7:00
 - Proposed Change in Hours: Tuesday-Sunday 12:00PM-10:00PM
2. The Applicant has shown where the outdoor seating will be located. Applicant should include the following with the outdoor seating plan:
 - What is the material of barriers and location of each barrier
 - How many table and chairs will be added to the outdoor seating

- Will there be any trees or shrubs added around the barrier
 - Applicant may want to consider signage for outdoor seating
3. Applicant may want to consider adding additional parking spaces to the north side of the building.

Town of Franklin – Board of Assessors
355 East Central Street
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

RECEIVED
TOWN OF FRANKLIN
MAR 25 2022
BOARD OF ASSESSORS

Abutters List Request Form

Please Note: A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-17)

Date of Request 03/25/2022

Assessors Parcel ID # (12 digits) 306 - 001 - 000 - 000

Property Street Address 158 Grove Street

Distance Required From Parcel # listed above (Circle One): 500 300 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner ALBERT LEWIS / GROVE STREET REALTY TRUST

Property Owner's Mailing Address UNCLASS BROOK RD FRANKLIN

Town/City FRANKLIN State MA Zip Code 02038

Property Owner's Telephone # 508 - 326 - 3257

Requestor's Name (if different from Owner) OLIVIER EBELAND

Requestor's Address 8 BRIAN RD FRANKLIN MA 02038

Requestor's Telephone # 617 - 650 - 5914

Office Use Only: Date Fee Paid 3/25/2022 Paid in Cash \$ _____

Paid by Check \$ 25.00 Check # 382 Town Receipt # _____

Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals



158 GROVE ST - 300' ABUTTERS

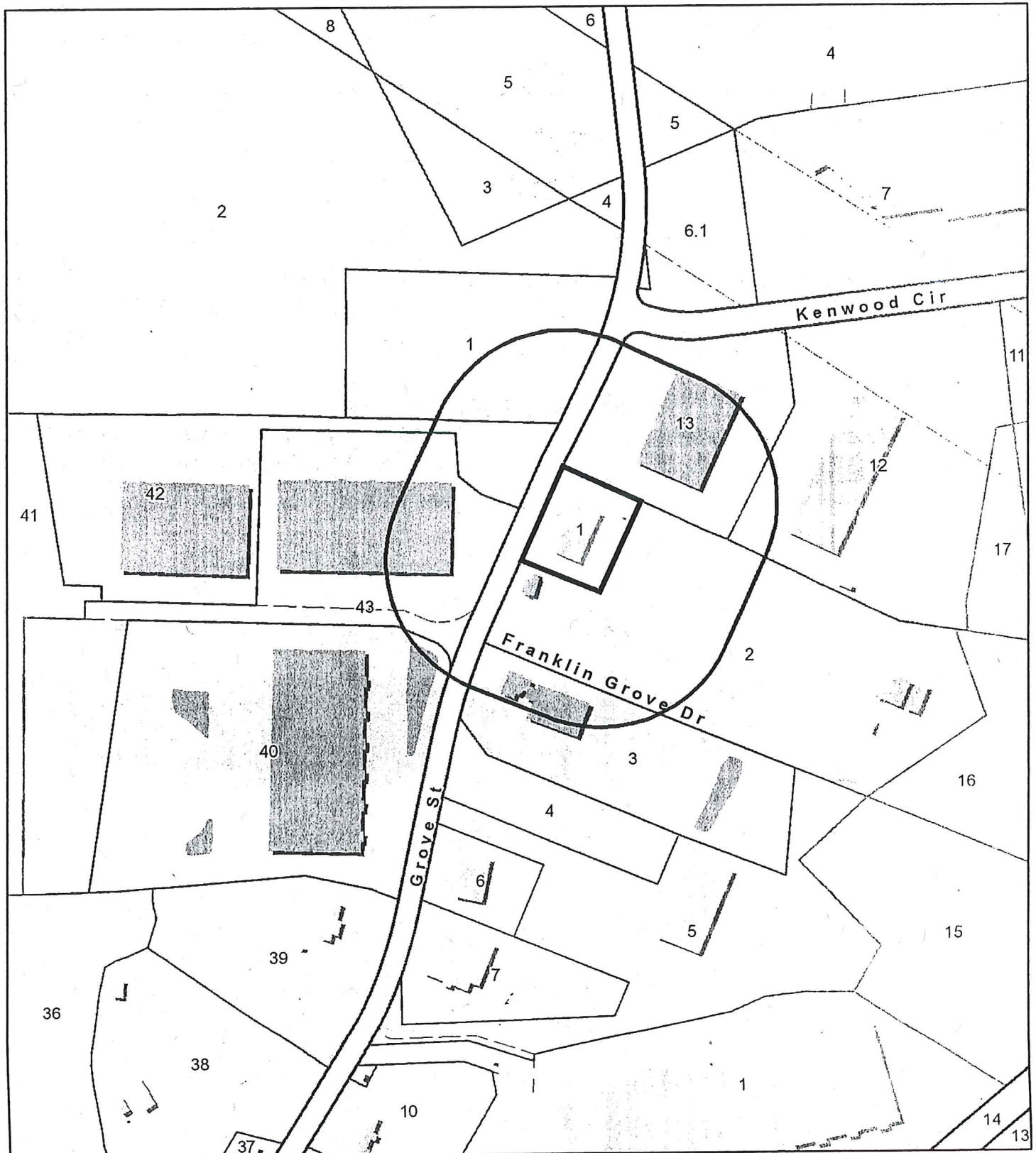
Franklin, MA



1 inch = 300 Feet

March 25, 2022

www.cai-tech.com



This information is believed to be correct but is subject to change and is not warranted.



300 foot Abutters List Report

Franklin, MA
March 25, 2022

Subject Property:

Parcel Number: 306-001-000
CAMA Number: 306-001-000-000
Property Address: 158 GROVE ST

Mailing Address: LEWIS ALBERT G, TR GROVE STREET
REALTY TRUST
7 UNCAS BROOK ROW
FRANKLIN, MA 02038

Abutters:

Parcel Number: 294-001-000
CAMA Number: 294-001-000-000
Property Address: 151 GROVE ST

Mailing Address: SIDHU KANWARJIT&SURINDERPAL TRS
SIDHU FAMILY REVOC LIVING TRST
958 OCEAN BOULEVARD - UNIT 1
HAMPTON, NH 03842

Parcel Number: 295-012-000
CAMA Number: 295-012-000-000
Property Address: 5 KENWOOD CIR

Mailing Address: RCG KENWOOD LLC C/O REGENCY
WAREHOUSE
5 KENWOOD CIR
FRANKLIN, MA 02038

Parcel Number: 295-013-000
CAMA Number: 295-013-000-000
Property Address: 1-3 KENWOOD CIR

Mailing Address: KENWOOD PROPERTIES LLC
63 CENTRE ST
DOVER, MA 02030

Parcel Number: 306-001-000
CAMA Number: 306-001-000-000
Property Address: 158 GROVE ST

Mailing Address: LEWIS ALBERT G, TR GROVE STREET
REALTY TRUST
7 UNCAS BROOK ROW
FRANKLIN, MA 02038

Parcel Number: 306-002-000
CAMA Number: 306-002-000-000
Property Address: 160 GROVE ST

Mailing Address: HENNEP PROPERTIES LLC
200 BROOKLINE AVE #508
BOSTON, MA 02215

Parcel Number: 306-003-000
CAMA Number: 306-003-000-000
Property Address: 162 GROVE ST

Mailing Address: CHARLEY2017 LLC
7 MYRTLE ST
NORFOLK, MA 02056

Parcel Number: 306-040-000
CAMA Number: 306-040-000-000
Property Address: 165 GROVE ST

Mailing Address: TRPF 157 165 GROVE ST LLC C/O
NUVEEN
PO BOX 30428
CHARLOTTE, NC 28230

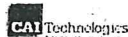
Parcel Number: 306-042-000
CAMA Number: 306-042-000-000
Property Address: 161 GROVE ST

Mailing Address: 161 GROVE LLC
13 WHEELING AVE
WOBURN, MA 01801

Parcel Number: 306-043-000
CAMA Number: 306-043-000-000
Property Address: 157 GROVE ST

Mailing Address: TRPF 157 165 GROVE STREET LLC C/O
NUVEEN
PO BOX 30428
CHARLOTTE, NC 28230

Kevin M. Doyle, 3-25-2022



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

161 GROVE LLC
13 WHEELING AVE
WOBBURN, MA 01801

CHARLEY2017 LLC
7 MYRTLE ST
NORFOLK, MA 02056

HENNEP PROPERTIES LLC
200 BROOKLINE AVE #508
BOSTON, MA 02215

KENWOOD PROPERTIES LLC
63 CENTRE ST
DOVER, MA 02030

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

RCG KENWOOD LLC
C/O REGENCY WAREHOUSE
5 KENWOOD CIR
FRANKLIN, MA 02038

SIDHU KANWARJIT&SURINDERP
SIDHU FAMILY REVOC LIVING
958 OCEAN BOULEVARD - UNIT 1
HAMPTON, NH 03842

TRPF 157 165 GROVE ST LLC
C/O NUVEEN
PO BOX 30428
CHARLOTTE, NC 28230

TRPF 157 165 GROVE STREET
C/O NUVEEN
PO BOX 30428
CHARLOTTE, NC 28230

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
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PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, April 11, 2022 and again on Monday, April 18, 2022

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing on **Monday, April 25, 2022 at 7:05 PM** remotely and in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Special Permit & Limited Site Plan Modification application titled “Franklin Brewing Company Limited Site and Special Permit Plan” submitted by Franklin Brewing Company LLC, 8 Brian Road, Franklin, MA 02038.

The site is located at 158 Grove Street in the Industrial Zoning District (Assessors Map 306, Lot 001). The purpose of the Limited Site Plan Modification and Special Permit is to extend the operating hours from Tuesday to Sunday from 12:00pm to 10:00pm, expand square footage of tasting room, and secure outdoor seating area.

Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time will be posted on the Planning Board’s website under Agendas.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Greg Rondeau, Chairman