

**DRAINAGE STRUCTURE SCHEDULE:**

XCB-1 RIM=265.3 INV=262.4	XDMH-3 RIM = 264.3 INV IN = 259.5 CB INV OUT = 259.0	CB-10 RIM=264.1 INV=261.45	XDMH-1 RIM = 264.3 INV IN = 261.3 INV IN = 260.95 CB 10 INV OUT = 260.9	DMH 10 CONTECH CASCADE SEPARATOR CS-6 RIM = 258.3 12" IN = 252.19 PROP. 24" IN = 251.26 EXIST. 24" OUT = 251.09 EXIST.
XCB-3 RIM=261.8 INV=257.3	XDMH-4 RIM = 260.5 INV IN = 253.8 INV OUT = 253.55	CB-11 STORMCEPTOR 450I RIM=259.4 INV=256.69	XDMH-3 RIM = 264.1 INV IN = 259.5 CB INV IN = 259.3 8" PVC INV OUT = 259.2 12" RCP	DMH 11 RIM = 260.5 12" IN = 255.38 12" OUT = 255.31
XCB-5 RIM=260.05 INV=254.2		CB-12 DOUBLE GRATE RIM=258.0 INV=253.1		

**PARKING :**  
141 SPACES PROPOSED INCLUDING 5 HANDICAP SPACES.  
141 SPACES CONSTRUCTED INCLUDING 5 HANDICAP SPACES.

**TREE PLANTING**  
15 DECIDUOUS TREES PROPOSED.  
15 DECIDUOUS TREES PLANTED.  
NOTE: B - BIRCH TREE, E - ELM TREE & M - MAPLE TREE

- REFERENCE CERTIFICATE OF VOTE - SPECIAL PERMIT / SITE PLAN APPROVAL 162 GROVE STREET AS WELL AS THE STANDARD AND SPECIAL CONDITIONS OR APPROVAL VOTED OCTOBER 19, 2020 RECORDED WITH THE TOWN CLERK ON OCTOBER 23, 2020.

AS-BUILT POND 10  
12 ROWS OF 12" PIPE - 60 FEET IN LENGTH - INV = 258.82

AS-BUILT POND 11  
5 ROWS OF 18" PIPE - 70' IN LENGTH - INV = 255.58

- DEPARTURES FROM THE APPROVED PLAN:**
1. A TREE WAS RELOCATED TO THE VICINITY OF CB 11.
  2. BOULDERS WERE ADDED TO THE REAR OF THE DUMPSTER PAD.
  3. A GENERATOR WAS ADDED.
  4. AIR CONDITIONING UNITS WERE ADDED.
  5. THE RETAINING WALL ON THE NORTH SIDE OF THE BUILDING WAS RE-CONSTRUCTED.

- LEGEND:**
- DHSB DRILL HOLE STONE BOUND
  - 300 --- EXISTING COUNTOUR
  - ⊙ 48M TREE - DIAMETER - SPECIES
  - ⊙ UP4-1 UTILITY POLE
  - OHW OVERHEAD WIRES
  - ⊗ GAS GATE
  - ⊕ WATER CURB STOP
  - ⊗ WATER GATE
  - ⊗ FIRE HYDRANT
  - ⊙ DRAIN MANHOLE
  - ⊙ CATCH BASIN
  - ⊙ SEWER MANHOLE
  - VCC VERTICAL CONCRETE CURBING
  - VGC VERTICAL GRANITE CURBING
  - CCB CAPE COD BERM
  - ⊗ HANDICAP PARKING SPACE
  - L-18' BUILDING MOUNTED LIGHT
  - SL - 20' POLE MOUNTED LIGHT
  - L-18' OR SL-20' - HEIGHT ABOVE GRADE
  - B BOLLARD
  - CO CLEANOUT
  - DS DOWNSPOUT
  - PD PERSON DOOR
  - OHD OVERHEAD DOOR

**OWNER:**  
CHARLEY2017, LLC  
7 MYRTLE STREET  
NORFOLK, MASSACHUSETTS

**APPLICANT:**  
NEW ENGLAND TREATMENT ACCESS, LLC  
5 FORGE PARKWAY  
FRANKLIN, MASSACHUSETTS

**PARCEL A**  
174,351± SQ. FT.  
UPLAND AREA = 152,781± SQ. FT.

CARLOS A. QUINTAL  
CIVIL ENGINEER  
No. 30812  
REGISTERED

*Carlos A. Quintal*  
CARLOS A. QUINTAL P.E. #30812

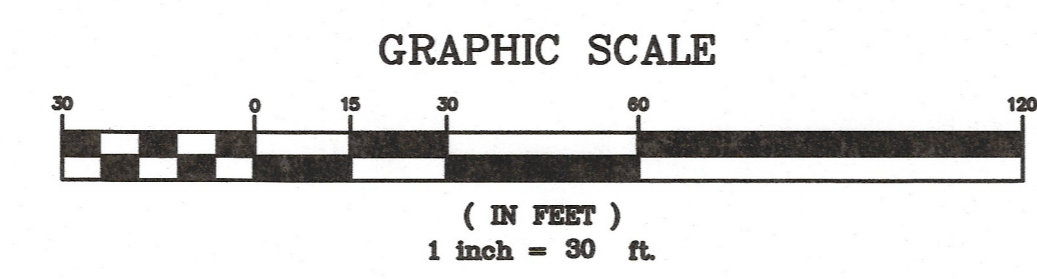
**MAP 306 PARCEL 4**  
164 GROVE STREET  
N/F NLCP 164 GROVE STREET  
MA, LLC  
BOOK 37633 PAGE 557  
ZONE - INDUSTRIAL  
USE - VACANT

**MAP 306 PARCEL 2**  
160 GROVE STREET  
N/F HENNEP PROPERTIES, LLC  
BOOK 37525 PAGE 499  
ZONE - INDUSTRIAL  
USE - WAREHOUSE

**MAP 306 PARCEL 5**  
166 GROVE STREET  
N/F CORE REAL ESTATE  
HOLDINGS, LLC  
BOOK 22762 PAGE 365  
ZONE - INDUSTRIAL  
USE - HEALTH CLUB

**NOTE:**  
ABUTTERS ARE AS SHOWN ON  
APPROVED SITE PLAN

**AS-BUILT PLAN**  
162 GROVE STREET  
FRANKLIN, MASSACHUSETTS  
PREPARED FOR  
NEW ENGLAND TREATMENT ACCESS, LLC  
5 FORGE PARKWAY  
FRANKLIN, MASSACHUSETTS  
JULY 19, 2021  
SCALE: 1" = 30'



NO.	DATE	DESCRIPTION	BY

DATE	FIELD BY:	INT.
4/20	BL	BL
5/20	RRG	RRG
5/20	RRG	RRG
5/20	COMP	COMP
5/20	CAQ	CAQ

**UNITED CONSULTANTS INC.**  
850 FRANKLIN STREET SUITE 11D  
WRENTHAM, MASSACHUSETTS 02093  
508-384-8560 FAX 508-384-8566

DATE	JULY 19, 2021
SCALE	1" = 30'
PROJECT	UC1435
SHEET	1 of 1



SITE PLAN OF LAND

FORM H  
ENGINEER'S CERTIFICATE OF COMPLETION  
(to be executed by developer's engineer)

Site plan known as 162 Grove Street

ENGINEERS CERTIFICATION:

I hereby certify that the work/improvements shown on the above referenced site plan have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled: Site Plan 162 Grove Street prepared by United Consultants, Inc. and dated: May 21, 2020 Last Revised November 30, 2020, as approved by the said Planning Board on October 19, 2020.

Signed this 21st day of July, 20 21

By *Carlos A. Quintal*, Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

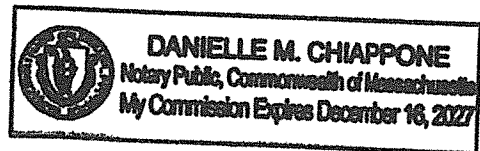
\_\_\_\_\_, SS.

On this 21st day of July, 20 21, before me, the undersigned notary public, personally appeared Carlos A. Quintal (name of engineer), proved to me through satisfactory evidence of identification, which were a license 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.

*Danielle M. Chiappone*  
(Official signature and seal of notary)

Notary Public:

My Commission Expires: December 16th, 2027





Executed as a sealed instrument this 19 day of July 2021

  
Signature of Applicant

Joseph Daddario III  
Print name of Applicant

B. R. HL  
Signature of Owner

Brian R. Holmes  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss. 2021

On this 19<sup>th</sup> day of July 2021, before me, the undersigned notary public, personally appeared Brian Holmes (name of owner), proved to me through satisfactory evidence of identification, which were Drivers license to be the person whose name is signed on the preceding document in my presence.



(Official signature and seal of notary)

Notary Public: Lori H. Cwiffce

My Commission Expires: 10/10/25



(Page 1 of 2)

Return to:

Gillmore, Rees & Carlson, P.C.

1000 Franklin Village Drive

Franklin, MA 02038

N O T

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*Loews*

**MASSACHUSETTS QUITCLAIM DEED**

I, **BARBARA R. DOERING**, being unmarried, having an address of P.O. Box N, Franklin, Massachusetts 02038,

for consideration paid and in full consideration paid of One Million Four Hundred Thousand and 00/100 (\$1,400,000.00) Dollars,

Grant to **CHARLEY2017, LLC**, a duly organized and validly existing Massachusetts limited liability company having an address of 7 Myrtle Street, Norfolk, Massachusetts 02056,

**WITH QUITCLAIM COVENANTS:**

The Land in said Franklin with the buildings thereon situated on the southeasterly side of Grove Street and being shown as Parcel A on a plan entitled, "Compiled Plan of Land in Franklin, Mass. Scale 1"=50' March 18, 1987 William J. Rossetti P.L.S Franklin, Mass.," which plan is recorded with said Deeds as Plan No. 348 of 1987 in Plan Book 351, to which reference may be had for a more particular description.

Said Parcel A contains 4.0 acres according to said plan.

The premises are conveyed together with the benefit of a "20' wide drain easement" as shown on the plan hereinbefore referred to.

The undersigned Grantor certifies under the pains and penalties of perjury that the within premises are not residential property, do not constitute my principal residence and no one is entitled to an estate of homestead therein.

For Grantor's title see Deed of Raymond W. Travers, Trustee, et al to Donald R. Doering, et ux dated April 3, 1987 and recorded with said Norfolk County Registry of Deeds in Book 7510 Page 720. Donald R. Doering having died on May 14, 2017 (Death Certificate recorded with said Registry in Book 35266, Page 581 and Affidavit Pursuant to M.G.L. c. 65C, Sec. 14 (a) recorded with said Registry in Book 35266, Page 583).

Property Address: 162 Grove Street, Franklin, MA 02038



Witness my hand and seal this 18th day of December, 2017 N O T

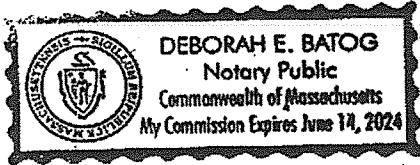
A N  
O F F I C I A L  
*Barbara R. Doering*  
BARBARA R. DOERING

A N  
O F F I C I A L  
C O P Y

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 18th day of December, 2017, before me the undersigned Notary Public, personally appeared, subscribed and sworn to before me by BARBARA R. DOERING, proved through satisfactory evidence of identification, which was a duly issued driver's license, to be the person whose name is signed on the preceding or attached document, in my presence and that she signed this document voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief



*[Signature]*  
Notary Public, Deborah E. Batog  
My Commission Expires: 06/14/2024





# TOWN OF FRANKLIN - SITE OBSERVATION REPORT

## 162 Grove Street

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Report No.:	<b>4831 93 - 10</b>	Date:	<b>July 21, 2021</b>	Arrive:	<b>6:45 AM</b>
Observer:	<b>Matt Crowley, PE</b>	Weather:	<b>Sunny, ~65°</b>	Leave:	<b>7:30 AM</b>

Applicant:	<b>New England Treatment Access, LLC</b>	Contractor:	<b>LDS Design Associates</b>
	<b>5 Forge Parkway</b>		<b>235 Maple Street</b>
	<b>Franklin, MA 02038</b>		<b>Bellingham, MA 02019</b>

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

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### **OBSERVATIONS**

**Observation Requested By:** Brad Chaffee – Camford Property Group

**Met/walked site with:** N/A

**Current Activity on Site:** Interior and exterior building construction

**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 Completion. The required Form H dated July 21, 2021, and as-built plan dated July 19, 2021, both prepared by United Consultants, were provided via email. BETA’s site walk and review of the as-built plans confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- Items listed by the Engineer or Record on the As-built Plan
- Existing DMH-1 was not visible in the field but is shown in a landscape area on the As-built Plan. The DMH should be uncovered for future maintenance purposes.

**Photos Attached:**



**Site Photos**



Typical parking area with landscape islands



Site driveway



Dumpster pad and enclosure



Bollards placed at loading area to building





Bituminous walkway to building with wooden guardrail separating from parking spaces



Typical accessible parking space



Retaining wall and fence in courtyard area



Granite radius at Grove Street





## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

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

### **MEMORANDUM**

**DATE:** July 21, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 162 Grove St – Marijuana Retail  
Final Form H

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#### **General**

1. On October 19, 2020, the Planning Board approved an application for a Special Permit and Site Plan Modification for 162 Grove St. The purpose of the Site Plan is to open a retail marijuana facility, with additional parking spaces and drainage for the site.
2. The applicant is requesting acceptance for the above referenced Final Form H.
3. BETA has performed an on site observation and provided a report.