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October 9, 2020

VIA BY EMAIL / HAND DELIVERY

Franklin Planning Board
c/o Department of Public Works Building
257 Fisher Street
Franklin, MA 02038
Attention: Anthony Padula, Chair

Re: Supplemental Filings for Pending Special Permits/Site Plan Application
164 Grove Street, Franklin, MA

Chair Padula,

My office represents NLCP 164 Grove Street MA LLC, a Massachusetts limited liability company ("**Owner**"), the property owner of the approximately 1.5 acre parcel of vacant land located at 164 Grove Street, Franklin, Massachusetts 02038 (Map 306, Lot 4) (the "**Property**") and PharmaCannis Massachusetts Inc., a Massachusetts corporation ("**Licensee**"). This letter is a follow up to our prior letters with submission materials to the Town of Franklin Planning Board (the "**Board**") dated June 29, 2020, August 21, 2020 and September 18, 2020 regarding certain special permits and site plan approval pertaining to the proposed co-location of the Non-Medical Marijuana Establishment and Medical Marijuana Treatment Facility at the Property, the use of a common driveway for access from Grove Street for more than 2 lots and special considerations as to impervious surface coverage due to the Property's location within the Water Resource Overlay District. The public hearing was opened on July 27, 2020 during which the Applicant provided an initial presentation, continued to August 24, 2020 at which the Applicant requested a further continuance without presentation, continued to September 14, 2020 during which the Applicant provided a substantive presentation responding to Board, staff and peer review comments, continued to September 28, 2020 during which the Applicant provided additional responses to Board, staff and peer review comments and has been continued to the Board's next meeting on October 19, 2020.

The following documents are provided in support of the Proposed Project as submitted in electronic form as well as hard copy:

1. Site Plans, prepared by Meridian Associates, dated May 8, 2020, as revised August 20, 2020, as revised August 28, 2020, as revised September 16, 2020, and as revised October 9, 2020, consisting of 10 sheets
    a. 5 sets of 11" x 17" prints of site plan set

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b. 2 sets of 24" x 36" prints of site plan set (folded)

2. Response Letter to BETA prepared by Meridian Associates, dated August 20, 2020, as updated September 16, 2020, as updated October 9, 2020 – 2 color copies

For the above reasons, together with the prior letters, submission materials and testimony provided during public hearings, the Board should grant Owner and Licensee's requests for the Site Plan and the Special Permits for the Proposed Project. Please do not hesitate to reach out should you have any questions.

Sincerely

Carla M. Moynihan

Enclosures

cc: Bryan Taberner, Director Planning & Community Development (btaberner@franklinma.gov)
Amy Love, Town Planner (alove@franklinma.gov)
Matthew Crowley, P.E., Town Project Manager (MCrowley@BETA-Inc.com)
Andrew Bradford, PharmaCann LLC
Shelley Stormo, PharmaCann LLC

MERIDIAN ASSOCIATES
100% employee owned

October 9, 2020

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

Re: 164 Grove Street
Site Plan Peer Review Update

Dear Mr. Padula:

We have received the peer review letter from BETA Group, Inc. dated September 24, 2020 in regards to the revised documents for the proposed Site Plan Approval application, ***"Permit Site Development Plans - 164 Grove Street, Franklin, Massachusetts"*** and offer the following responses.

General Comments

G1. Provide detail for proposed dumpster pad and enclosure (with screening). *MAI: A detail for the dumpster pad and enclosure has been added to the plan set, see Sheet C 5.1.* **BETA2: Details provided. BETA recommends that slats are provided for the chain link option, which is typically required by the Board.** *MAI2: Privacy slats have been added to the Dumpster Enclosure Detail.* **BETA3: Slats provided – issue resolved.**

G2. Confirm access rights and utility easements are being acquired from the adjacent property to the south. *MAI: Yes. We are in active discussions and negotiations with owner representative for Core Real Estate Holdings of 166 Grove Street as to mutually acceptable business terms and conditions to acquire the access rights and utility easements for the 164 Grove Street Project including the ability to address any improvements required to the access way by the Planning Board in connection with its review an consideration of the Special Permit for Shared Common Driveway. Attached are copies of the Deed into Core Real Estate Holdings as well as the existing Easement Agreement and plan between the owners of 166 Grove Street and 168 Grove Street concerning similar access and utility easements.* **BETA2: Information provided. BETA defers to the preference of the Board to require rights/easements as a condition of approval.** *MAI2: MAI concurs, we are requesting that the Board require rights/easements as a condition of approval. To date, the Applicant has reach agreement on business terms and conditions for the grant of easements for the shared common driveway and utility connections from the 166 Grove Street and 168 Grove Street property owners.* **BETA3: No further comment.**

G3. Clarify the disposition of the existing fences and gate surrounding the property. *MAI: The existing fence around the perimeter of the site, that is located within the property lines, is to be removed. Refer to Sheet C 1.0.* **BETA2: Clarification provided. It is anticipated that any fence removal outside of the property line will be coordinate with the ongoing access and easement negotiations – issue resolved.**

G4. Recommend revising snow storage areas to maintain clear flow path within swale along the northerly property line. Consider providing additional snow storage along the southerly curb line. *MAI: The snow storage locations have been adjusted accordingly, refer to Sheet C 4.0.* **BETA2: Snow storage area revised – issue resolved.**

G5. Provide a note to indicate that tree species shall be from the Town of Franklin Best Development Practices Guidebook. Also confirm the proposed plantings meet this requirement. **BETA2: No response provided – issue remains outstanding.** *MAI: A note has been added to the landscaping plan. Additionally, the tree species have been updated and now specify trees that are listed in the Town of Franklin Best Development Practices Guidebook.* **BETA2: Note provided – issue resolved.**

Zoning

The Site is located within the Industrial (I) Zoning District and the Marijuana Use Overlay District. The proposed use of the Site is identified as Non-Medical Marijuana Retail Establishment. The proposed uses are allowed in the District via a Special Permit from the Planning Board.

Schedule of Lot, Area, Frontage, Yard and Height Requirements (§185 Attachment 9)

The project site will meet the requirements for lot area, frontage, lot depth, yards, height, and impervious coverage. The project does not meet the requirements for lot width; however, per §185-3 Lot Width C.(2) any lot shown on a recorded plan prior to May 21, 1998 is exempt from this definition. The Quitclaim Deed provided as part of the submission documents indicates the subject parcel is depicted on a plan of land recorded in the Norfolk Registry of Deeds, dated August 25, 1987 and is therefore exempt.

Parking, Loading and Driveway Requirements (§185-21)

The existing Site includes one access driveway from Grove Street to the west. The project proposes to remove this access route and construct two new paved access driveways (1 entrance, 1 exit) from the 166 Grove Street site to the south.

Section §185-21.B.(3) describes the number of parking spaces required for residential and nonresidential buildings in the Industrial Zoning District. The required parking for a retail use is one space per 200 sq. ft. of gross floor area plus one space per separate enterprise. For the proposed 4,150 sq. ft. building, the required parking is thus 21 spaces and a total of 66 spaces are proposed. With the understanding that retail marijuana uses have specific parking demands, additional commentary will be provided as part of the Traffic Review, to be provided under separate cover.

Proposed 90° parking spaces are depicted as 19’ long and 9’ wide. Proposed angled (60°) parking spaces are 18’ long (usable stall) and 9’ wide. Access route widths vary between 16 ft. and 24 ft, and all driveways are designated to be one-way. In accordance with Massachusetts Architectural Access Board (MAAB) requirements, four parking spaces have been designed to be handicap accessible, two of which are also van accessible.

In compliance with §185-21.C.(5), one tree must border the parking lot per every 10 parking spaces. A total of 31 trees, supplemented by shrubs, are proposed in the vicinity of the parking lot.

P1. The angled parking layout conforms to industry standards; however, the usable stall length is only 18 feet. Revise the usable stall length to be 19 feet §185-21.C.(9)(a). *MAI: The length of the angled parking spaces has been revised accordingly, refer to Sheet C 2.0.* **BETA2: Stall length revised – issue resolved.**

P2. The accessible route is located within the 24' driveway aisle and vehicles backing out of spaces will encroach into the striped walkway. Evaluate alternatives to eliminate pedestrian/vehicle conflicts. *MAI: The location of the accessible route from the parking spaces to the building was chosen as it provides the most visibility for drivers while circulating through the parking lot. Additionally, the drive aisle width in this location is twenty-four (24) feet wide thus providing a nineteen (19) foot wide aisle for vehicles in which to safely travel throughout the parking lot.* **BETA2: BETA notes that while the location of the accessible route is not ideal, there does not appear to be a practicable solution that does not require significant redesign of the site.**

P3. Clarify if additional parking/site layouts have been evaluated, such as relocating the proposed building to the west end of the site and providing a continuous parking area. The current layout requires vehicles to circulate in a "figure 8" pattern with a number of vehicle conflict points. *MAI: Many layouts for the site were considered. Ultimately the layout selected was preferred to move any potential traffic congestion away from Grove Street. Parking count was maximized beyond the minimum requirements to help avoid customers waiting for parking spots, and it was preferable to avoid one large parking lot with long walks for store customers. In addition, the entrance and exits are aligned with the existing curb cuts on the southern side of the access drive.* **BETA2: Information provided – refer to comment P4.**

P4. Provide turning movements on Site Plan to demonstrate that passenger, delivery, and waste collection vehicles can safely maneuver throughout the site. It is anticipated that the Fire Chief will review turning movements for fire apparatus throughout the site. *MAI: A turning monument sketch has been provided and is submitted as a part of this comment response letter.* **BETA2: Also provide a turning movement for the passenger vehicle making a right-hand turn into and around the easterly parking area to demonstrate there will be no conflicts with the other passenger vehicle movements at the entrance. BETA also recommends to evaluate if the waste collection vehicle can make turns to use the site exit instead of backing into the common driveway.** *MAI2: The additional passenger vehicle turning movement has been added to the Vehicle Movement Plan. It should be noted that the dumpsters use will be small roll away dumpsters and the can be moved to reduce the movement of the truck used to remove the dumpsters.* **BETA3: The turning movement plan indicates a conflict between vehicles and should be revised to show that the vehicles can safely move past each other. Consider increasing the radius on the northwest corner of the landscaped island at the site entrance to provide additional room for turning, if necessary. BETA notes that the waste collection vehicle will likely be required to back onto the private common driveway while exiting the site.**

MAI Response: The Vehicle Movement Plan has been revised to depict that there is no conflict between vehicles entering the site and vehicles turning right to exit the site.

P5. Confirm the number of trees provided in the Plant Schedule (31) vs. the Landscape Table (10). *MAI: The number of trees and shrubs depicted on the plans and listed in the plant schedule are consistent.* **BETA2: The number of trees provided is adequate – issue dismissed.**

Sidewalks (§185-28)

The project is located within the Industrial Zoning District and is not required to provide sidewalks along the street frontage. There are no existing sidewalks on Grove Street in proximity to the project.

Curbing (§185-29)

The project proposes the use of vertical granite curbing along paved areas.

SI1. Clarify limits of vertical granite curb as it relates to the concrete walkway. The Concrete Walkway Detail depicts monolithic concrete curb. *MAI: The limits of the types of curbing have been clarified, refer to Sheet C 2.0.* **BETA2: Clarification provided – issue resolved.**

Site Plan Review (§185-31)

The proposed development is subject to Site Plan Review and must comply with the requirements of this section.

S1. Include abutting land uses and zoning information on the Locus Map (§185-31.C.(3)(d)). *MAI: The abutting land uses have been added to the plan set, refer to sheet C0.0.* **BETA2: Abutting land uses provided and it is understood that all abutting parcels are zoned as Industrial – issue resolved.**

S2. Provide photometric plan (§185-31.C.(3)(l)). *MAI: A photometric plan has been added to the plan set, refer to sheet 6.0.* **BETA2: Plan provided indicating adequate illumination will be provided for safety and security. Expand limits of analysis to demonstrate there will be no nuisance or excessive light spillage onto adjacent properties in accordance with site plan and special permit review criteria.** *MAI2: The photometric plan has been revised to expand the limits of the analysis to demonstrate there is no nuisance or excessive light spillage onto adjacent properties***. BETA3: The revised plan indicates minor spillage on the order of 0.01 to 0.02 foot-candles, the equivalent of moonlight, along portions of the northerly property line**

MAI Response: As indicated by BETA, the de minimis light spillage onto the adjacent property of 0.02 foot-candles is equivalent to that of the glow of moonlight, and is therefore does not negatively impact the adjacent property. As such modifications to the lighting plan should not be required.

S3. Depict proposed limits of clearing on the plans, as applicable, including areas of existing vegetation to be retained (§185-31.C.(3)(u)). *MAI: The limit of clearing / limit of work is shown on the Site Plan, refer to Sheet C 2.0 of the plan set. It has also been added to Sheet C 1.0.* **BETA2: Information provided – issue resolved.**

Screening (§185-35)

The project proposes outdoor parking for 10 or more cars, which must be screened from adjacent residential districts or uses from which they would otherwise be visible. The Site is surrounded by lots zoned as Industrial, and it does not appear that the project will be visible from any residential use; therefore, screening is likely unnecessary.

*Water Resources District (**§185-40**)*

The Site is partially located within the Water Resources District due to the presence of a Zone II Wellhead Protection Area. This portion of the Site includes the eastern parking lot and the majority of the proposed building.

WR1. Clarify if the proposed sewer force main will connect to an off-site sewage disposal system or Town Sewer. If necessary, confirm the estimated sewage flow for the existing sewage disposal system will not exceed 110 gallons per 10,000 sq. ft. of lot area if located within the Water Resources District (§185-40.D.(1)(i)). *MAI: The proposed wastewater will be directed to the Town of Franklin public sewer. Per Massachusetts Department of Environmental Protection, Title V design standards, a retail store will produce approximately two hundred (200) gallons of wastewater per day. This assumes that public restrooms are available, however, at this site, the restrooms will not be available to the public so the flows should be far less.* **BETA2: Connection to Town sewer confirmed – issue dismissed.**

WR2. Section §185-40.D.(1)(l)(ii)) requires that the proposed groundwater recharge efforts must be approved by a hydrogeologist; however, provided that the stormwater management system is revised to fully comply with the Massachusetts Stormwater Management Standards no adverse impacts to groundwater are anticipated as a result of the project. BETA defers to the preference of the Board to require approval by a hydrogeologist. *MAI:* **BETA2: No further comment.**

WR3. Note that any fill placed in quantity greater than 15 yards must be certified in accordance with §185-40.E.(5). *MAI: MAI concurs with the above statement.* **BETA2: No further comment.**

WR4. In conjunction with comment SW12, it is anticipated that minimal flow is directed from the project site to the paved area in proximity to DP2. BETA notes that to fully comply with (§185-40.E.(4)), all stormwater runoff from impervious surfaces must be recharged unless following consultation with, and approval from the Conservation Commission and the Building Inspector that recharge is determined to be infeasible. *MAI: This project will be submitted to the Conservation Commission for review and approval. Runoff from the impervious area that connects the site to the existing access road is di minimus in scale and should not have any adverse impacts to the adjacent properties. This is reflected in the stormwater calculations. Note that runoff from all of the other impervious surfaces is directed to an infiltration system that provides ground water recharge.* **BETA2: Information provided – issue dismissed.**

Utilities

Proposed utilities include drainage, electric, sanitary sewer, and domestic water services. Detailed review of water and sewer utilities is anticipated to be provided by the DPW and Fire Chief (e.g. for fire hydrants), as applicable.

U1. Provide a note that all water and sewer utility installations shall be done in accordance with the Town of Franklin Department of Public Works Standards for Sewer and Water Materials and Installation (Town Standards). Also note that where utility installation details conflict with the Town Standards that the Town Standards shall govern. *MAI: The above requested note has been added to the plan set, refer to Sheets C 2.0 and C 3.0. Notes have been added that show where utility*

installation details conflict with the Town Standards that the Town Standards shall govern. **BETA2: Note provided – issue resolved.**

U2. Provide size and material information for proposed sewer force main and water line(s). *MAI: The size and materials of the sewer and water lines have been added to the plan set, refer to Sheet C 3.0.* **BETA2: Information provided. In accordance with Town Specifications, revise material of water service line to copper if length is 100 feet or less (corporation stop to curb stop and curb stop to building) and HDPE otherwise.** *MAI2: The water line has been revised to be copper.* **BETA3: Material revised – issue resolved.**

U3. Indicate how water for fire protection will be supplied, if at all. *MAI: There is no Automated Fire Sprinkler system. Per applicable State & Local Codes (IBC 2015 and CMR 780-9-903 local amendment, Automated Fire Sprinklers are not required for Group M and B occupancy under 12,000 sf and under 3 stories. Proposed building area is 3,930 sf and this is a one-story building.* **BETA2: Information provided – issue dismissed.**

U4. Confirm the proposed solar lighting is capable of providing adequate illumination for the site throughout the night during adverse conditions (e.g. multiple cloudy/rainy days). *MAI: The solar area lights have an electronic smart controller that stores energy and adjusts light output for optimal performance up to 14 days. Light levels will be maintained per IES recommendations as shown on the attached photometric plan.* **BETA2: Information provided – issue resolved.**

Stormwater Management

The project proposes to direct runoff from impervious areas into a new subsurface infiltration system via catch basin connections and proprietary water quality units (Contech CDS). Overflows from the proposed infiltration system will be directed into a low-lying basin area on the eastern side of the lot.

General

SW1. As part of the MS4 regulations, the Town is proposing revisions to Chapter 153, Stormwater Management. Once the revisions are approved (date not yet determined) they will be applicable to any project that is subject to the Bylaw and has not yet been approved. BETA recommends the designer review the proposed Bylaw revisions to evaluate if additional stormwater provisions or treatment may be required. *MAI: MAI has reviewed the proposed bylaw revisions and has made changes to the design as required.* **BETA2: Information provided to demonstrate compliance with future requirements – issue resolved.**

SW2. Provide a stamped Stormwater Management Checklist. *MAI: A stamped Stormwater Management Checklist has been provided in the stormwater report.* **BETA2: Checklist provided. Clarify reference to project being covered by the NPDES Multi-Sector General Permit, as the proposed use is not an industrial activity. The checklist should also reference that the project is located in a watershed with a TMDL (Charles River), has soils with rapid infiltration rates, and involves runoff from land uses with higher potential pollutant loads (>1,000 trips per traffic report).** *MAI2: The checklist has been revised accordingly.* **BETA3: Checklist revised – issue resolved.**

SW3. Revise proposed HDPE pipe to be RCP. Where cover is less than 42" provide Class V RCP (§300-11.B.(2)(a)). BETA notes that with a waiver request, the Board may consider allowing the use of the 4" HDPE overflow from the subsurface infiltration system. *MAI: A waiver has been requested from (§300- 11.B.(2)(a)) to allow for a HDPE pipe, refer to Sheet C 0.0. HDPE is used industry wide where*

cover over the pipe is in excess of twenty-four (24) inches. **BETA2: Waiver request provided; however, BETA notes that to date the Board has not granted this waiver on previous projects except for short connections directly to subsurface infiltration systems.** *MAI2: We will continue to request the waiver. We note that should the waiver not be granted, then the pipe will be constructed of RCP.* **BETA3: BETA recommends for the Board to discuss their preference for pipe material.**

MAI Response: Except for the 6" emergency overflow outlet from the infiltration system, all stormwater pipe has been revised to show RCP, and therefore, the waiver request has been withdrawn.

SW4. In coordination with the Town, provide an easement for the existing outfall at the northwest end of the site. *MAI: An easement for the town at the headwall has been depicted graphically on the plan set, refer to Sheet C 2.0.* **BETA2: Easement provided. BETA defers any additional comment to the DPW.**

SW5. Revise the diameter of the proposed catch basins to a minimum of 5 feet to accommodate the proposed double grates. *MAI: The diameter of the catch basins have been revised accordingly, refer to Sheet C 5.0.* **BETA2: Diameter revised – issue resolved.**

SW6. Consider providing periodic check dams in the northerly swale to minimize flow velocities and promote infiltration. *MAI: Check dams have been added to the plan set, refer to Sheet C 2.0.* **BETA2: Check dams provided – issue resolved.**

SW7. Clarify where the Typical Level Spreader is proposed. *MAI: The location of the level spreader has been added to the plan set, refer to Sheet 2.0.* **BETA2: Clarification provided – issue resolved.**

SW7A. Revise the infiltration system overflow size on the plan from 4" to 6" to match the current HydroCAD model.

MAI Response: The site plans were revised accordingly.

Massachusetts Stormwater Management Standards:

The proposed development will disturb greater than one acre and is subject to Chapter 153: Stormwater Management of the Town of Franklin Bylaws and MassDEP Stormwater Management Standards.

No untreated stormwater (Standard Number 1): *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

The project does not propose any new untreated stormwater discharges to wetlands. An outfall is proposed from the subsurface infiltration system which discharges to a low-lying area. A riprap apron is proposed for erosion control.

SW8. Although the existing outfall at the northwest corner of the site is not the responsibility of the project proponent, it is recommended to provide a rip rap pad at the outlet. *MAI: A rip rap pad has been added to the existing outfall pipe, refer to Sheet C 2.0.* **BETA2: Rip rap pad provided – issue resolved.**

Post-development peak discharge rates (Standard Number 2): *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.*

The project proposes an increase in impervious area and will use subsurface infiltration systems to mitigate increases in post-development peak discharge rates and total runoff volumes.

SW9. Provide summary table comparing pre-development and post-development runoff volumes. Runoff volumes may not increase per §300-11.A.(3) and the Best Development Practices Guidebook. *MAI: A summary table comparing pre-development and post-develop runoff volumes has been added to the stormwater management report.* **BETA2: Table provided indicating a reduction in peak runoff volume – issue resolved.**

SW10. Revise HydroCAD model to include subwatershed SC100, as depicted on the Post-Development Drainage Plan, and show the boundary between Watershed SC100 and SC200. *MAI: The HydroCAD model has been revised to exclude subwatershed SC100 and instead shows the eastern and western parking lots as subcatchment 200, which flows to the subsurface infiltration basin. Subwatershed SC101 is the runoff that is directed to Design Point #1.* **BETA2: Information provided – issue resolved.**

SW11. Label the Post-Development subwatershed located in the south-central portion of the Site. *MAI: The Post-Development subwatershed located in the south-central portion of the site has been added on the drainage maps.* **BETA2: Information provided – issue resolved.**

SW12. Based on a review of the site there appears to be a low-lying area on the east of the site in proximity to DP2. Additional spot grades from the initial survey should be provided on the plan to clarify this topography and if the low area is confirmed it should be included in the HydroCAD model as a pond. *MAI: The above referenced low-lying area is actually an elevated mound, not a depression, therefore there was no need to modify the HydroCAD model.* **BETA2: BETA revisited the site and confirmed that the referenced mound (approx. 6" to 1' high near the abutting Planet Fitness property line - refer to attached sketch) is likely to impound water and will minimize any flow directed to the adjacent site – issue remains outstanding.** *MAI2: The existing earth berm near the Planet Fitness has been modeled in HydroCAD. The calculations show that this berm does retain and reduce the runoff onto Planet Fitness. In Proposed conditions, a depression is proposed to mimic the functionality of the earthen berm. With that said, the HydroCAD calculations have been revised accordingly and the calculations still show a reduction in the peak rate of runoff as well as a reduction in volume from existing conditions to proposed conditions.* **BETA3: Existing impoundment included in HydroCAD model – issue resolved.**

SW13. Recommend including the proposed infiltration overflow area in the HydroCAD model as an additional infiltration area. *MAI: This area is likely to be used as a wetland replication area and vegetated with wetland species. It is anticipated that this area will provide infiltration, but it is not being modeled as such, therefore revisions to the HydroCAD model have not been made.* **BETA2: Information provided. In conjunction with comment SW12, the designer should demonstrate that the proposed overflow area provides an equivalent or greater storage volume than the existing impoundment, as the flow from the Town system is not included in the stormwater model.** *MAI2: The existing earth berm near the Planet Fitness has been modeled in HydroCAD. The calculations show that this berm does retain and reduce the runoff onto Planet Fitness. In Proposed conditions, a depression is proposed to mimic the functionality of the earthen berm. With that said, the*

HydroCAD calculations have been revised accordingly and the calculations still show a reduction in the peak rate of runoff as well as a reduction in volume from existing conditions to proposed conditions. **BETA3: BETA compared the volumes of the existing and proposed impoundments and notes that additional storage volume will be provided in the proposed conditions. Additionally, BETA compared the flow rates and volumes directed to the impoundments and found they will be reduced in the proposed conditions – issue resolved.**

SW14. Revise limits of watershed SC101. Based on the proposed grading, the majority of this area will drain to the western parking area (Design Point 2) instead of Design Point 1. *MAI: The limits of watershed SC101 have been revised accordingly.* **BETA2: Watershed limits revised – issue resolved.**

SW15. Clarify how roof runoff will be conveyed. Consider providing a direct connection from the roof leaders to the subsurface infiltration system. *MAI: Downspouts will be directed to a closed underground piping system that will connect directly to the 12" manifold at the subsurface infiltration basin*. **BETA2: Direction connection provided – issue resolved.**

SW15A. The new impervious area associated with the widened driveway has not been included in the HydroCAD model and the designer has asserted that this flow is directed to treatment train consisting of deep sump catch basins, sediment forebays, and detention basins, which will provide the required treatment and attenuations. BETA requests that record plans of the existing drainage system as well as photographic evidence that the existing system is maintained and functioning as designed be provided.

MAI Response: The design plans and site photographs of the stormwater management system for 166 Grove Street, Planet Fitness, have been provided and are attached as a part of this response letter. As a condition of Planning Board approval, the Applicant agrees to incorporate into its easement agreement with the Owner of 166 Grove Street an obligation to clean out the storm water system prior to the issuance of a certificate of occupancy for the Pharmacann Project, to ensure proper treatment of any runoff created from the minor increase in pavement on the common driveway.

Recharge to groundwater (Standard Number 3): *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.*

NRCS maps indicate the presence of Sudbury fine sandy loam, rated in hydrologic soil group (HSG) B, primarily at the site. A small area of Merrimac fine sandy loam (HSG A) is depicted along the west side of the site near Grove Street. The infiltration systems have been designed to provide a recharge volume in excess of that required.

SW16. Clarify the Schematic Plan View of the Subsurface Infiltration Facility Details to indicate it is a typical layout and the dimensions are 20 rows of 11 chambers. Revise detail name, as necessary, to reflect the number of systems proposed. *MAI: The details of the Subsurface Infiltration Facility details have been revised accordingly, refer to Sheet C 5.0.* **BETA2: Details revised – issue resolved.**

SW17. The proposed bottom of the infiltration system is at elevation 250.30 and will not provide the required 2' minimum separation to groundwater based upon the soils analysis for Test Pit 2 (ESHGW @ 251.5). *MAI: The bottom elevation of the infiltration basin is two (2) feet above the groundwater encountered in Test Pit #1 (248.3), which is located adjacent to the infiltration system.* **BETA2: Information provided which indicates the eastern side of the proposed infiltration system**

has the required 2' separation to groundwater; however, the groundwater profile created by the additional test pit information cannot be discounted for the remainder of the system. Either revise the system to provide the required 2' separation throughout the system based on the groundwater profile or provide an additional test pit at the western side of the proposed system to demonstrate a consistent groundwater elevation. *MAI2: A confirmatory test pit can be dug in the western portion of the infiltration system prior to construction to confirm the groundwater elevations. If that test pit depicts a higher than anticipated groundwater elevation, modifications to the drainage system will be made at such time.* **BETA3: In consideration that the entire stormwater system design is contingent on this subsurface infiltration system and that it is anticipated that additional test pit information will indicate a groundwater table within 2 feet of the infiltration system, BETA recommends for the issue to be resolved at this time.**

MAI Response: On October 9, 2020 an additional test pit was performed by a Registered Soil Evaluator and a Professional Engineer, at the western edge of the infiltration system. The test pit log and location are shown on the Record Conditions and Demolition Plan. The results show that there will be greater than a two (2) foot separation to groundwater, therefore modifications to the stormwater design are not required.

SW18. Revise the top elevation of the stone in the infiltration system on the Cross-Section detail to be consistent with other elevations. *MAI: The top elevation of the stone in the infiltration system has been revised accordingly, refer to Sheet C 5.0.* **BETA2: Elevation revised – issue resolved.**

SW19. Provide mounding analysis for proposed infiltration systems as separation to groundwater is less than 4 feet. *MAI: Mounting calculations have been provided in the stormwater management report.* **BETA2: Analysis provided – issue resolved.**

SW20. Test pit data indicates pockets of sandy loam within the C layer of coarse sand and gravel, which are more restrictive than the design exfiltration rate of 8.27 in/hr. Provide additional clarification to justify the design exfiltration rate or lower the rate, if appropriate. *MAI: Per the Subsurface Infiltration Detail on sheet C 5.0, there is a note that states that all unsuitable materials are to be removed five (5) feet in all directions from around the proposed infiltration system, this includes the sandy loam.* **BETA2: Information provided – issue resolved.**

80% TSS Removal (Standard Number 4): *For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.*

The project proposes to direct runoff from new impervious areas to a treatment train consisting of deep sump catch basins with hoods, proprietary water quality units (Contech CDS), and a subsurface infiltration system. Calculations are provided that demonstrate the required 80% TSS removal and 1" Water Quality Volume can be provided with the deep sump catch basin and infiltration basin treatment train.

Higher Potential Pollutant Loads (Standard Number 5): *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMP's*.

SW21. Provide the total number of estimated trips per day for the site. If the number exceeds 1,000 the site is considered a high-intensity-use parking area and is therefore LUHPPL**.** *MAI: The site will generate, on average 800 - 1,000 trips per day and is therefore is not considered a LUHPPL.* **BETA2: The traffic report indicates the daily trips are 1,050; therefore, the site is considered a LUHPPL.**

BETA notes this classification is not anticipated to require any stormwater modifications. *MAI2: MAI concurs with the above statement.* **BETA3: No further comment.**

Critical Areas (Standard Number 6): *Stormwater discharges to critical areas must utilize certain stormwater management BMP's approved for critical areas.*

The project includes discharges to a Zone II Wellhead Protection Area, a critical area, and 44% pretreatment is required prior to infiltration. The proposed treatment trains are consistent with the recommendations of MassDEP for discharges to Zone II wellhead protection areas.

SW22. Revise narrative to correctly indicate the presence of a critical area. *MAI: The narrative has been revised accordingly.* **BETA2: Narrative revised – issue resolved.**

SW23. Provide calculation based upon MassDEP's "Standard Method to Convert Required Water Quality Volume to a Discharge Rate for Sizing Flow Based Manufactured Proprietary Stormwater Treatment Practices" to demonstrate the Contech Structures are capable of treating the calculated discharge rate and will remove a minimum of 44% TSS prior to infiltration. *MAI: MAI has reached out to Contech to obtain the documentation required that demonstrates that the Contech structures are capable of treating the calculated discharge rate and will remove a minimum of 44% TSS prior to infiltration. That documentation can be found in the Appendix of this report.* **BETA2: The provided information does not appear to show the DEP calculated water quality flow rate compared to the maximum treatment rate provided by the Contech unit – issue remains outstanding.** *MAI2: DEP calculated water quality flow rates compared to the maximum treatment rate provided by the Contech unit have been provided.* **BETA3: BETA calculated the required water quality flow rate per DEP guidance (0.98 cfs) and determined it is less than the provided treatment capacity of the Contech unit (1.4 cfs) – issue resolved.**

Redevelopment (Standard Number 7): *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.*

The project does not qualify as redevelopment – not applicable.

SW24. Revise narrative to remove references to "70 Frank Mossberg Drive" and that the project qualifies as a redevelopment. *MAI: The narrative has been revised accordingly.* **BETA2: Narrative revised – issue resolved.**

Construction Period Erosion and Sediment Controls (Standard Number 8): *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project as currently depicted will disturb greater than one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) is required. The project plans indicate the use of a stabilized construction entrance, silt sacks, and perimeter erosion controls (Filtermitt).

SW25. Provide perimeter controls along the southwestern border of the Site (e.g. where existing flows are directed to DP1). *MAI: Perimeter erosion controls have been added to the plan set, refer to Sheets C 1.0 and C 2.0.* **BETA2: Perimeter controls provided – issue resolved.**

SW26. Revise Temporary Stabilized Construction Entrance Detail to be a continuous width of 20 feet as depicted on the Layout, Grading, and Erosion Control Plan. *MAI: The temporary Stabilized*

Construction Entrance Detail has been revised to be a continuous width of 20 feet. **BETA2: Detail revised – issue resolved.**

Operations/maintenance plan (Standard Number 9): *A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

A Long-Term Operation and Maintenance (O&M) Plan has been provided.

SW27. Provide long-term maintenance measures for catch basins and Contech water quality units. *MAI: The Operation and Maintenance Plan has been revised accordingly.* **BETA2: Information provided – issue resolved.**

SW28. Provide a plan that shows the location of all stormwater BMP's as part of the O&M Plan. *MAI: A plan that depicts the stormwater BMP's has been added to the O&M Plan.* **BETA2: Plan provided – issue resolved.**

SW29. Provide an estimated O&M budget. *MAI: An estimated O&M Budget will be provided prior to construction.* **BETA2: To avoid a condition of approval that would require this information to be provided in the future, it is recommended to estimate the O&M budget at this time with the understanding that it can be modified prior to construction, if necessary.** *MAI2: An estimated annual budget of $90,000 - $95,000 has been added to the O&M.* **BETA3: Information provided – issue resolved.**

Illicit Discharges (Standard Number 10): *All illicit discharges to the stormwater management systems are prohibited.*

The Stormwater Management Report indicates that no illicit discharges are proposed, and a signed Illicit Discharge Compliance Statement will be provided prior to construction.

SW30. Provide a signature on the Illicit Discharge Compliance Statement. *MAI: A signature has been added to the Illicit Discharge Compliance Statement.* **BETA2: Signature provided – issue resolved.**

Please feel free to call with any questions.

Sincerely,

MERIDIAN ASSOCIATES, INC.

David S. Kelley, P.E.
Senior Project Manager

P:\6120_164 Grove Street, Franklin, MA\ADMIN\Letters_Memos\2020-10-09 Comment Response Letter #3.doc

PERMIT SITE DEVELOPMENT PLANS

(TO ACCOMPANY A SITE PLAN REVIEW APPLICATION, ZONING APPROVAL APPLICATION & NOTICE OF INTENT)

164 GROVE STREET

(MAP: 306 LOT: 4)

LOCATED IN

FRANKLIN, MASSACHUSETTS

DATE: MAY 18, 2020
REVISED: AUGUST 20, 2020
REVISED: AUGUST 28, 2020
REVISED: SEPTEMBER 16, 2020
REVISED: OCTOBER 9, 2020

OWNER/APPLICANT:

NLCP 164 GROVE STREET MA, LLC
C/O NEWLAKE CAPITAL
549 W. RANDOLPH, SUITE 200
CHICAGO, IL 60661

PREPARED BY:

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

DRAWING INDEX:

REFERENCE DRAWINGS:

VM1.0	VEHICLE MOVEMENT PLAN
1 of 1	SITE LIGHTING PLAN

WAIVER REQUESTS:

A WAIVER IS BEING REQUESTED FROM (§300– 11.B.(2)(A)) TO ALLOW FOR HOPE STORM DRAIN PIPE IN LIEU OF CLASS V RCP.

APPROVED BY PLANNING BOARD

DATE: _____

LOCUS CONTEXT MAP

GRAPHIC SCALE
SCALE: 1"= 100'

50 0 50 100 200 400

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
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INTERFORM ARCHITECTURE + DESIGN
19 SOUTH LASALLE STREET
SUITE 300 CHICAGO, IL 60603
312/933.2701

PHARMACANN

NEW CONSTRUCTION OF RETAIL CANNABIS DISPENSARY

164 GROVE STREET
FRANKLIN, MA 02038

ISSUED FOR PERMITTING ONLY NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	PLANNING BOARD REVIEW COMMENTS	08/20/2020
2	CONSERVATION COMMISSION FILING	08/28/2020
3	PLANNING BOARD REVIEW COMMENTS	09/16/2020
4	PLANNING BOARD REVIEW COMMENTS	10/09/2020

DATE	05/08/2020
SCALE	AS INDICATED
DRAWN	NB
CHECKED	DK
PROJECT NO.	6120-2

SEAL

COMMONWEALTH OF MASSACHUSETTS
DAVID S. KELLEY
CIVIL
NO. 49389
REGISTERED PROFESSIONAL ENGINEER
10/09/2020

COVER SHEET

C0.0

DWG. No. 6120-CVR.DWG

UNOFFICIAL SOILS INFORMATION

DATE: OCTOBER 10, 2018
CONDUCTED BY: ANDREW RODRIGUEZ, SE (13890)

TEST PIT TP-1
ELEV.=252.0±
ASSUMED E.S.H.G.W. ELEV.=248.3±

0"–6" A HORIZON: SANDY LOAM
6"–13" B HORIZON: SANDY LOAM
13"–21" C LAYER: SAND AND GRAVEL, COBBLES
21"–32" C2 LAYER: FINE LOAMY SAND
32"–76" *C3 LAYER: COARSE SAND AND GRAVEL, COBBLES
REDOX @ 44"
WEEPING @ 46"
STANDING @ 74"
* POCKETS OF SANDY LOAM

TEST PIT TP-2
ELEV.=254.6±
ASSUMED E.S.H.G.W. ELEV.=251.5±

0"–15" HTM: SANDY LOAM
15"–23" B HORIZON: SANDY LOAM
23"–74" *C LAYER: COARSE SAND AND GRAVEL, COBBLES

LIGHT REDOX @ 37"
WEEPING @ 45"
STANDING @ 70"
* POCKETS OF SANDY LOAM

TEST PIT TP-3
ELEV.=257.6±
ASSUMED E.S.H.G.W. ELEV.=253.6±

0"–38" HTM: SANDY LOAM, BRICKS
38"–45" B HORIZON: SANDY LOAM
45"–68" *C LAYER: COARSE SAND AND GRAVEL, COBBLES

REDOX @ 48"
WEEPING @ 56"
STANDING @ 65"
* POCKETS OF SANDY LOAM

TEST PIT TP-4
ELEV.=260.2±
ASSUMED E.S.H.G.W. ELEV.=254.2±

0"–39" HTM: SANDY LOAM
39"–43" Ab HORIZON: SANDY LOAM
43"–60" B HORIZON: LOAMY SAND
60"–71" *C LAYER: COARSE SAND AND GRAVEL, COBBLES

WEEPING @ 48"
STANDING @ 69"
* POCKETS OF SANDY LOAM

UNOFFICIAL SOILS INFORMATION

DATE: OCTOBER 9,2020
CONDUCTED BY: CHRIS BROYLES, SE (13780)

TEST PIT TP-5
ELEV.=253.4±
ASSUMED E.S.H.G.W. ELEV.=245.5±

0"–24" HTM: SANDY LOAM
24"–27" B HORIZON: SAND
27"–74" *C1 LAYER: MEDIUM SAND
74"–90" *C2 LAYER: SANDY LOAM

WEEPING NOT OBSERVED
REDOX NOT OBSERVED
* STONE COBBLES THROUGHOUT C LAYERS
* COUPLE OF LARGE STONES
* GRAVELY MATERIAL

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	CUT SPIKE SET IN U-POLE 56; 1' A.G.	276.6
2	FRONT CAP BOLT ON HYDRANT, 3' A.G.	254.9

(SEE NOTE 6)

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) BETWEEN AUGUST 20–AUGUST 29, 2018.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE INDUSTRIAL.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 4 ON TOWN OF FRANKLIN ASSESSOR'S MAP 306.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1–888–344–7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
7. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
8. THE SUBJECT PREMISES IS LOCATED IN THE FOLLOWING FLOOD ZONES PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0308E DATED JULY 17, 2012:
   - FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
9. THE WETLAND FLAGS DEPICTED HEREON WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS ON MAY 28, 2020 AND FIELD LOCATED BY MAI ON JUNE 1, 2020.

LEGEND

A.G. ABOVE GROUND
BB BITUMINOUS BERM
EOP EDGE OF PAVEMENT
GC GRANITE CURB
HW HEADWALL
INV INVERT
S.F. SQUARE FEET
TYP TYPICAL
262 XXX FOOT CONTOUR
260 XXX FOOT CONTOUR
+258.1 SPOT ELEVATION
BITUMINOUS BERM
GRANITE CURB
TREELINE
CHAINLINK FENCE
GRAVEL
SIGN
DECIDUOUS TREE
CONIFEROUS TREE
G COMPILED GAS LINE
+UGG UNDERGROUND GAS PAINT MARKING
EHH ELECTRIC HANDHOLE
DRAIN MANHOLE
CATCH BASIN
DOUBLE CATCH BASIN
WATER GATE
HYDRANT
UTILITY POLE
UTILITY POLE WITH LIGHT
GUY WIRE
S COMPILED SEWER LINE
W COMPILED WATER LINE
ISOLATED VEGETATED WETLAND

APPLICANT:

PHARMACANN
1010 LAKE STREET, 2ND FLOOR
OAK PARK, IL 60301

RECORD OWNER:

THE 164 GROVE STREET LIMITED PARTNERSHIP
230 GROVE STREET
FRANKLIN, MASSACHUSETTS

– DEED BOOK 24413 PAGE 258 *

REFERENCES:

–PLAN 1364 OF 1987
–PLAN 348 OF 1987
–PLAN 516 OF 1996
–PLAN 777 OF 1989
–1940 COUNTY LAYOUT OF GROVE STREET

DOCUMENTS ON RECORD AT THE NORFOLK COUNTY REGISTRY OF DEEDS.

DEMOLITION LEGEND

TREE TO BE REMOVED
TREELINE BE REMOVED
CHAINLINK FENCE TO BE REMOVED
GRAVEL

* PLAN MUST BE PRINTED IN COLOR, ITEMS TO BE REMOVED ARE DEPICTED IN RED.

GRAPHIC SCALE
SCALE: 1"= 20'
10' 0 10' 20' 40' 80'

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

MERIDIAN ASSOCIATES
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SEAL

COMMONWEALTH OF MASSACHUSETTS
DAVID S. KELLEY
CIVIL
NO. 49389
REGISTERED PROFESSIONAL ENGINEER
10/09/2020

RECORD CONDITIONS & DEMOLITION PLAN

C1.0

SCHEDULE OF DIMENSIONAL CONTROLS

ZONING DISTRICT: INDUSTRIAL (MARIJUANA OVERLAY DISTRICT)

REQUIREMENT	MINIMUM	EXISTING	PROPOSED
LOT AREA:	40,000 SF	65,467 SF	65,467 SF
FRONTAGE:	175 FT	179± FT	179± FT
LOT DEPTH:	200 FT	487± FT	487± FT
LOT WIDTH:	157.5 FT	120± FT	120± FT
FRONT YARD:	40 FT	N/A	131± FT
SIDE YARD:	30 FT	N/A	31± FT
REAR YARD:	30 FT	N/A	31± FT
BUILDING LOT COVERAGE:	70%	N/A	5.8%
TOTAL IMPERVIOUS COVERAGE:	80%	N/A	34.6%
BUILDING HEIGHT:	3 STORIES	N/A	1 STORY

PARKING TABLE:

RETAIL BUILDINGS: 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE SPACE PER SEPARATE ENTERPRISE.

BUILDING GROSS FLOOR AREA: 4150 SF

	REQUIRED	PROPOSED
STANDARD PARKING SPACES:	21	66
ACCESSIBLE PARKING SPACES:	1	4

GRADING NOTES:

1. ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
2. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
3. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT AND ENGINEER.
4. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
5. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONTINUING WORK.
6. EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
7. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
8. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
9. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
10. COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO EXISTING BUILDING AND SITE UTILITIES.
11. PROVIDE UNDERGROUND ELECTRIC CONDUIT FOR SITE LIGHTS AS APPROPRIATE.
12. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. CONTRACTOR TO INSPECT SANITARY SEWER LINE TO CONFIRM THE INTEGRITY OF THE LINES AND TO CONFIRM THAT REPAIRS OR REPLACEMENTS ARE NOT REQUIRED.

EROSION CONTROL NOTES:

1. COMMON FILL (SITE GRADING AREAS) SHALL CONSIST OF MINERAL SOIL SUBSTANTIALLY FREE FROM ORGANIC MATERIALS, LOAM, WOOD TRASH AND OTHER OBJECTIONABLE MATERIALS WHICH MAY BE COMPRESSIBLE OR WHICH CANNOT BE PROPERLY COMPACTED. SELECT COMMON FILL SHALL NOT CONTAIN STONES LARGER THAN 2–IN. IN LARGEST DIAMETER AND SHALL HAVE A MAXIMUM OF 75% PASSING THE NO. 40 SIEVE AND A MAXIMUM OF 20% PASSING THE NO. 200 SIEVE. SELECT COMMON FILL SHALL NOT CONTAIN GRANITE BLOCKS, BROKEN CONCRETE, MASONRY RUBBLE OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE AND FROZEN SOIL WILL NOT BE PERMITTED. SOIL EXCAVATED FROM THE STRUCTURE AREAS AND WHICH MEETS THE ABOVE REQUIREMENTS MAY BE USED.
2. ORDINARY FILL SHALL BE WELL GRADED, NATURAL INORGANIC SOIL, FREE OF ORGANIC OR OTHER WEAK OR COMPRESSIBLE MATERIALS, FROZEN MATERIALS, AND OF STONES LARGER THAN TWO THIRDS (2/3) THE LIFT THICKNESS. IT SHALL BE OF SUCH NATURE AND CHARACTER THAT IT CAN BE COMPACTED TO THE SPECIFIED DENSITIES IN A REASONABLE LENGTH OF TIME. IT SHALL BE FREE OF PLASTIC CLAY, OF ALL MATERIALS SUBJECT TO DECAY, DECOMPOSITION, OR DISSOLUTION, AND OF CINDERS OR OTHER MATERIALS THAT WILL CORRODE PIPING OR OTHER METAL. IT SHALL HAVE A MINIMUM DRY DENSITY OF NOT LESS THAN 120 POUNDS PER CUBIC FOOT. MATERIAL FROM EXCAVATION ON THE SITE MAY BE USED AS ORDINARY FILL IF IT MEETS THE ABOVE REQUIREMENTS. ORDINARY FILL SHALL HAVE A MAXIMUM OF 60% PASSING THE #40 SIEVE, AND A MAXIMUM OF 20% PASSING THE #200 SIEVE. IT SHOULD NOT CONTAIN BROKEN CONCRETE, MASONRY RUBBLE OR OTHER SIMILAR MATERIALS, AND SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED DURING FILLING. SNOW, ICE AND FROZEN SOIL SHALL NOT BE PERMITTED.
3. SELECT COMMON FILL (ROADWAY AREAS) SHALL BE PLACED IN LAYERS HAVING A MAXIMUM THICKNESS OF 8 IN. MEASURED BEFORE COMPACTION. EACH LAYER OF FILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY DETERMINED BY THE ASTM D1557. COMPACTION OF STRUCTURAL FILL SHALL CONSIST OF FULLY LOADED TEN WHEEL TRUCKS, A TRACTOR DOZER WEIGHING AT LEAST 30,000 LBS AND OPERATED AT FULL SPEED, A HEAVY VIBRATORY ROLLER, OR OTHER METHOD ONLY AS APPROVED BY THE ENGINEER. COMPACTION OF SELECT COMMON FILL IN CONFINED AREAS ADJACENT TO STRUCTURES SHALL BE ACCOMPLISHED BY HAND OPERATED VIBRATORY EQUIPMENT OR MECHANICAL TAMPERS APPROVED BY THE ENGINEER. AS A MINIMUM, COMPACTION OF SELECT COMMON FILL SHALL CONSIST OF FOUR COVERAGES OF THE APPROVED EQUIPMENT.
4. SITE PREPARATION SHALL INCLUDE CLEARING, GRUBBING, DELETERIOUS SOILS, VEGETATION AND DEBRIS. ALL TREES, STUMPS, BRUSH, SHRUBS, ROOTS, GRASS, WEEDS, RUBBISH, STONES LARGER THAN 2–IN. IN THE LARGEST DIAMETER AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF FROM AREAS TO BE FILLED AND COMPACTED. AREAS OUTSIDE OF THE LIMITS OF WORK SHALL BE PROTECTED FROM DAMAGE AND NO EQUIPMENT OR MATERIALS SHALL BE STORED IN THESE AREAS. NO STUMPS, TREES, LIMBS, OR BRUSH SHALL BE BURIED IN ANY FILLS OR EMBANKMENTS.
5. EROSION AND SEDIMENT CONTROL, BOTH DURING AND AFTER CONSTRUCTION, SHALL BE PROVIDED AS REQUIRED TO RETAIN SEDIMENT ONSITE, AND TO CONTROL EROSION OF EMBANKMENTS, TEMPORARY AND FINAL EXPOSED SLOPES, AND TEMPORARY MATERIAL STOCKPILE(S). SILT FENCES, CHECK DAMS, DRAINAGE DITCHES OR SWALES, TEMPORARY SEEDING, AND PRE–MANUFACTURED TEXTILES, GEOTUBES, GEOGRID, CELLULAR GEOWEB, ETC., SHALL BE UTILIZED AS APPROPRIATE. EROSION AND SETTLEMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL PERMITS AND CODES AND THIS SPECIFICATION. DURING THE EXCAVATION OF THE WORK AT THE SITE, OPERATIONS SHALL BE CONTINUOUSLY MONITORED TO AVOID THE CREATION OF CONDITIONS THAT COULD LEAD TO EXCESSIVE EROSION OF SOIL WITH SURFACE RUNOFF FROM THE WORK AREAS. CONTROLS SHALL BE PROVIDED TO PROTECT THE WATER QUALITY AND SHALL BE IN ACCORDANCE WITH PROJECT DOCUMENTS AND ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO REDUCE EROSION OF SLOPES AND SILTATION OF OFF–SITE OUTFALLS AND TRIBUTARIES.
6. UPON SIGNS OF CONCENTRATED FLOW BY EVIDENCE OF GULLYING OR RILLING IN DISTURBED AREAS, HAYBALES AND/OR STONE CHECK DAMS SHALL BE PLACED IN THESE AREAS, SPACED EVERY 50' IN THE UPGRADIENT SLOPE.
7. EROSION CONTROL BLANKETS ARE TO BE INSTALLED IN THE BOTTOM AND SIDES OF THE PROPOSED SWALE. COIR MATT–400, AS SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC., OR APPROVED EQUIVALENT SHALL BE USED.

UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY INSTALLATIONS SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARDS FOR SEWER AND WATER MATERIALS AND INSTALLATION (TOWN STANDARDS).
2. WHERE UTILITY INSTALLATION DETAILS CONFLICT WITH THE TOWN STANDARDS THAT THE TOWN STANDARDS SHALL GOVERN.

EXISTING LEGEND

A.G.	ABOVE GROUND
BB	BITUMINOUS BERM
EOP	EDGE OF PAVEMENT
GC	GRANITE CURB
HW	HEADWALL
INV	INVERT
S.F.	SQUARE FEET
TYP	TYPICAL
262	XXX FOOT CONTOUR
260	XXX FOOT CONTOUR
+258.1	SPOT ELEVATION
	BITUMINOUS BERM
	GRANITE CURB
	TREELINE
	CHAINLINK FENCE
	GRAVEL
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
G	COMPILED GAS LINE
+UGG	UNDERGROUND GAS PAINT MARKING
EHH	ELECTRIC HANDHOLE
D	DRAIN MANHOLE
CB	CATCH BASIN
	DOUBLE CATCH BASIN
WG	WATER GATE
H	HYDRANT
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	GUY WIRE
S	COMPILED SEWER LINE
W	COMPILED WATER LINE

EROSION CONTROL LEGEND

- PROPOSED FILTERMITT EROSION CONTROL
- PROPOSED SILTSACK

PROPOSED LEGEND

262	PROPOSED CONTOUR
254.5	PROPOSED SPOT ELEVATION
	PROPOSED FENCE
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED MONOLITHIC CONCRETE CURB
	PROPOSED RELOCATED STONE WALL
	PROPOSED CONCRETE PAD/SIDEWALK
	PROPOSED HANDICAP RAMP
	PROPOSED SIGN

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	CUT SPIKE SET IN U–POLE 56; 1' A.G.	276.6
2	FRONT CAP BOLT ON HYDRANT, 3' A.G.	254.9

(SEE NOTE 6)

LAYOUT NOTES:

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. COORDINATE THE LOCATION OF ALL SITE LIGHTING STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.
3. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE ARCHITECT FOR RESOLUTION.
4. DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING INCLUDING ENTRANCES, DOORWAY PADS, ETC.
7. ALIGN WALKWAYS CENTERED ON BUILDING EXIT DOORS UNLESS OTHERWISE NOTED.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

GRAPHIC SCALE
SCALE: 1"= 20'
10' 0 10' 20' 40' 80'

MERIDIAN ASSOCIATES
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WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

INTERFORM ARCHITECTURE + DESIGN
19 SOUTH LASALLE STREET
SUITE 300 CHICAGO, IL 60603
312/933.2701

PHARMACANN

NEW CONSTRUCTION OF RETAIL CANNABIS DISPENSARY

164 GROVE STREET
FRANKLIN, MA 02038

ISSUED FOR PERMITTING ONLY NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	PLANNING BOARD REVIEW COMMENTS	08/20/2020
2	CONSERVATION COMMISSION FILING	08/28/2020
3	PLANNING BOARD REVIEW COMMENTS	09/16/2020
4	PLANNING BOARD REVIEW COMMENTS	10/09/2020

DATE	05/08/2020
SCALE	AS INDICATED
DRAWN	NB
CHECKED	DK
PROJECT NO.	6120-2

SEAL

COMMONWEALTH OF MASSACHUSETTS
DAVID S. KELLEY
CIVIL
NO. 49389
REGISTERED PROFESSIONAL ENGINEER
10/09/2020

LAYOUT, GRADING & EROSION CONTROL PLAN

C2.0

DWG. No. 6120–SITE.DWG

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	CUT SPIKE SET IN U-POLE 56; 1' A.G.	276.6
2	FRONT CAP BOLT ON HYDRANT, 3' A.G.	254.9

(SEE NOTE 6)

UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY INSTALLATIONS SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARDS FOR SEWER AND WATER MATERIALS AND INSTALLATION (TOWN STANDARDS).
2. WHERE UTILITY INSTALLATION DETAILS CONFLICT WITH THE TOWN STANDARDS THAT THE TOWN STANDARDS SHALL GOVERN.

EXISTING LEGEND

A.G.	ABOVE GROUND
BB	BITUMINOUS BERM
EOP	EDGE OF PAVEMENT
GC	GRANITE CURB
HW	HEADWALL
INV	INVERT
S.F.	SQUARE FEET
TYP	TYPICAL
262	XXX FOOT CONTOUR
260	XXX FOOT CONTOUR
+258.1	SPOT ELEVATION
	BITUMINOUS BERM
	GRANITE CURB
	TREELINE
	CHAINLINK FENCE
	GRAVEL
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
G	COMPILED GAS LINE
UGG	UNDERGROUND GAS PAINT MARKING
EHH	ELECTRIC HANDHOLE
	DRAIN MANHOLE
	CATCH BASIN
	DOUBLE CATCH BASIN
	WATER GATE
	HYDRANT
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	GUY WIRE
S	COMPILED SEWER LINE
W	COMPILED WATER LINE

PROPOSED UTILITY LEGEND

PS	PROPOSED SEWER LINE
PW	PROPOSED WATER LINE
PD	PROPOSED DRAIN LINE
PE	PROPOSED ELECTRIC
	PROPOSED MANHOLE
	PROPOSED CATCHBASIN
	PROPOSED DOUBLE CATCHBASIN
	PROPOSED SUBSURFACE INFILTRATION SYSTEM

UTILITY NOTES:

1. ALL UTILITY CONNECTIONS TO BUILDING SHALL BE IN CONFORMANCE WITH ARCHITECTURAL PLANS. REFER TO ARCHITECTURAL PLANS BY OTHERS.
2. REFER TO SHEET C2.0 FOR ADDITIONAL NOTES AND LEGEND.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

GRAPHIC SCALE
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10' 0 10' 20' 40' 80'

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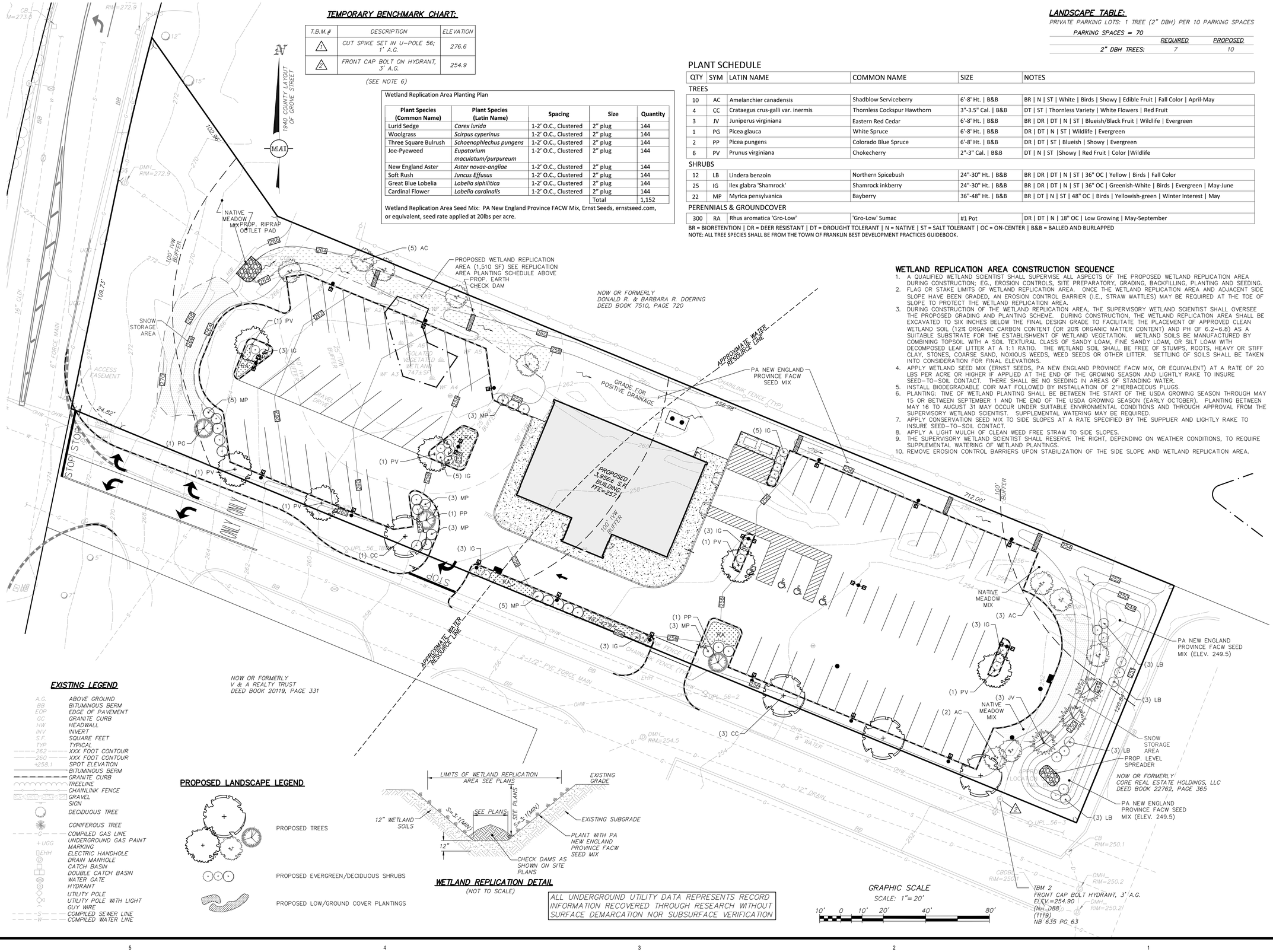
SEAL

COMMONWEALTH OF MASSACHUSETTS
DAVID S. KELLEY
CIVIL
NO. 49389
REGISTERED PROFESSIONAL ENGINEER
10/09/2020

UTILITY PLAN

C3.0

DWG. No. 6120-SITE.DWG



TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	CUT SPIKE SET IN U-POLE 56; 1' A.G.	276.6
2	FRONT CAP BOLT ON HYDRANT, 3' A.G.	254.9

(SEE NOTE 6)

Wetland Replication Area Planting Plan

Plant Species (Common Name)	Plant Species (Latin Name)	Spacing	Size	Quantity
Lurid Sedge	*Carex lurida*	1-2' O.C., Clustered	2" plug	144
Woolgrass	*Scirpus cyperinus*	1-2' O.C., Clustered	2" plug	144
Three Square Bulrush	*Schoenophlechus pungens*	1-2' O.C., Clustered	2" plug	144
Joe-Pyeweed	*Eupatorium maculatum/purpureum*	1-2' O.C., Clustered	2" plug	144
New England Aster	*Aster novae-angliae*	1-2' O.C., Clustered	2" plug	144
Soft Rush	*Juncus Effusus*	1-2' O.C., Clustered	2" plug	144
Great Blue Lobelia	*Lobelia siphilitica*	1-2' O.C., Clustered	2" plug	144
Cardinal Flower	*Lobelia cardinalis*	1-2' O.C., Clustered	2" plug	144
			Total	1,152

Wetland Replication Area Seed Mix: PA New England Province FACW Mix, Ernst Seeds, ernstseed.com, or equivalent, seed rate applied at 20lbs per acre.

LANDSCAPE TABLE:

PRIVATE PARKING LOTS: 1 TREE (2" DBH) PER 10 PARKING SPACES

PARKING SPACES = 70

	REQUIRED	PROPOSED
2" DBH TREES:	7	10

PLANT SCHEDULE

QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
10	AC	Amelanchier canadensis	Shadblow Serviceberry	6'-8' Ht. | B&B	BR | N | ST | White | Birds | Showy | Edible Fruit | Fall Color | April-May
4	CC	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	3"-3.5" Cal. | B&B	DT | ST | Thornless Variety | White Flowers | Red Fruit
3	JV	Juniperus virginiana	Eastern Red Cedar	6'-8' Ht. | B&B	BR | DR | DT | N | ST | Blueish/Black Fruit | Wildlife | Evergreen
1	PG	Picea glauca	White Spruce	6'-8' Ht. | B&B	DR | DT | N | ST | Wildlife | Evergreen
2	PP	Picea pungens	Colorado Blue Spruce	6'-8' Ht. | B&B	DR | DT | ST | Blueish | Showy | Evergreen
6	PV	Prunus virginiana	Chokecherry	2"-3" Cal. | B&B	DT | N | ST |Showy | Red Fruit | Color |Wildlife
SHRUBS					
12	LB	Lindera benzoin	Northern Spicebush	24"-30" Ht. | B&B	BR | DR | DT | N | ST | 36" OC | Yellow | Birds | Fall Color
25	IG	Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht. | B&B	BR | DR | DT | N | ST | 36" OC | Greenish-White | Birds | Evergreen | May-June
22	MP	Myrica pensylvanica	Bayberry	36"-48" Ht. | B&B	BR | DT | N | ST | 48" OC | Birds | Yellowish-green | Winter Interest | May
PERENNIALS & GROUNDCOVER					
300	RA	Rhus aromatica 'Gro-Low'	'Gro-Low' Sumac	#1 Pot	DR | DT | N | 18" OC | Low Growing | May-September

BR = BIORETENTION | DR = DEER RESISTANT | DT = DROUGHT TOLERANT | N = NATIVE | ST = SALT TOLERANT | OC = ON-CENTER | B&B = BALLED AND BURLAPPED
NOTE: ALL TREE SPECIES SHALL BE FROM THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.

WETLAND REPLICATION AREA CONSTRUCTION SEQUENCE

1. A QUALIFIED WETLAND SCIENTIST SHALL SUPERVISE ALL ASPECTS OF THE PROPOSED WETLAND REPLICATION AREA DURING CONSTRUCTION; EG., EROSION CONTROLS, SITE PREPARATORY, GRADING, BACKFILLING, PLANTING AND SEEDING.
2. FLAG OR STAKE LIMITS OF WETLAND REPLICATION AREA. ONCE THE WETLAND REPLICATION AREA AND ADJACENT SIDE SLOPE HAVE BEEN GRADED, AN EROSION CONTROL BARRIER (I.E., STRAW WATTLES) MAY BE REQUIRED AT THE TOE OF SLOPE TO PROTECT THE WETLAND REPLICATION AREA.
3. DURING CONSTRUCTION OF THE WETLAND REPLICATION AREA, THE SUPERVISORY WETLAND SCIENTIST SHALL OVERSEE THE PROPOSED GRADING AND PLANTING SCHEME. DURING CONSTRUCTION, THE WETLAND REPLICATION AREA SHALL BE EXCAVATED TO SIX INCHES BELOW THE FINAL DESIGN GRADE TO FACILITATE THE PLACEMENT OF APPROVED CLEAN WETLAND SOIL (12% ORGANIC CARBON CONTENT (OR 20% ORGANIC MATTER CONTENT) AND PH OF 6.2–6.8) AS A SUITABLE SUBSTRATE FOR THE ESTABLISHMENT OF WETLAND VEGETATION. WETLAND SOILS BE MANUFACTURED BY COMBINING TOPSOIL WITH A SOIL TEXTURAL CLASS OF SANDY LOAM, FINE SANDY LOAM, OR SILT LOAM WITH DECOMPOSED LEAF LITTER AT A 1:1 RATIO. THE WETLAND SOIL SHALL BE FREE OF STUMPS, ROOTS, HEAVY OR STIFF CLAY, STONES, COARSE SAND, NOXIOUS WEEDS, WEED SEEDS OR OTHER LITTER. SETTLING OF SOILS SHALL BE TAKEN INTO CONSIDERATION FOR FINAL ELEVATIONS.
4. APPLY WETLAND SEED MIX (ERNST SEEDS, PA NEW ENGLAND PROVINCE FACW MIX, OR EQUIVALENT) AT A RATE OF 20 LBS PER ACRE OR HIGHER IF APPLIED AT THE END OF THE GROWING SEASON AND LIGHTLY RAKE TO INSURE SEED–TO–SOIL CONTACT. THERE SHALL BE NO SEEDING IN AREAS OF STANDING WATER.
5. INSTALL BIODEGRADABLE COIR MAT FOLLOWED BY INSTALLATION OF 2"HERBACEOUS PLUGS.
6. PLANTING: TIME OF WETLAND PLANTING SHALL BE BETWEEN THE START OF THE USDA GROWING SEASON THROUGH MAY 15 OR BETWEEN SEPTEMBER 1 AND THE END OF THE USDA GROWING SEASON (EARLY OCTOBER). PLANTING BETWEEN MAY 16 TO AUGUST 31 MAY OCCUR UNDER SUITABLE ENVIRONMENTAL CONDITIONS AND THROUGH APPROVAL FROM THE SUPERVISORY WETLAND SCIENTIST. SUPPLEMENTAL WATERING MAY BE REQUIRED.
7. APPLY CONSERVATION SEED MIX TO SIDE SLOPES AT A RATE SPECIFIED BY THE SUPPLIER AND LIGHTLY RAKE TO INSURE SEED–TO–SOIL CONTACT.
8. APPLY A LIGHT MULCH OF CLEAN WEED FREE STRAW TO SIDE SLOPES.
9. THE SUPERVISORY WETLAND SCIENTIST SHALL RESERVE THE RIGHT, DEPENDING ON WEATHER CONDITIONS, TO REQUIRE SUPPLEMENTAL WATERING OF WETLAND PLANTINGS.
10. REMOVE EROSION CONTROL BARRIERS UPON STABILIZATION OF THE SIDE SLOPE AND WETLAND REPLICATION AREA.

EXISTING LEGEND

A.G.	ABOVE GROUND
BB	BITUMINOUS BERM
EOP	EDGE OF PAVEMENT
GC	GRANITE CURB
HW	HEADWALL
INV	INVERT
S.F.	SQUARE FEET
TYP	TYPICAL
262	XXX FOOT CONTOUR
260	XXX FOOT CONTOUR
+258.1	SPOT ELEVATION
	BITUMINOUS BERM
	GRANITE CURB
	TREELINE
	CHAINLINK FENCE
	GRAVEL
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
G	COMPILED GAS LINE
+UGG	UNDERGROUND GAS PAINT MARKING
EHH	ELECTRIC HANDHOLE
	DRAIN MANHOLE
	CATCH BASIN
	DOUBLE CATCH BASIN
	WATER GATE
	HYDRANT
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	GUY WIRE
S	COMPILED SEWER LINE
W	COMPILED WATER LINE

PROPOSED LANDSCAPE LEGEND

PROPOSED TREES

PROPOSED EVERGREEN/DECIDUOUS SHRUBS

PROPOSED LOW/GROUND COVER PLANTINGS

WETLAND REPLICATION DETAIL

(NOT TO SCALE)

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

GRAPHIC SCALE
SCALE: 1"= 20'
10' 0 10' 20' 40' 80'

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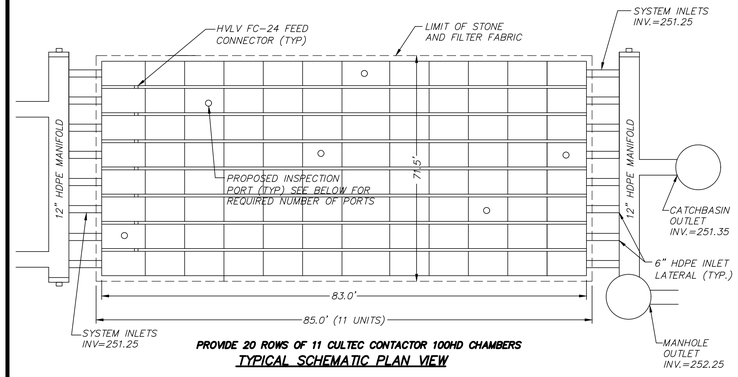
SEAL

COMMONWEALTH OF MASSACHUSETTS
DAVID S. KELLEY
CIVIL
NO. 49389
REGISTERED PROFESSIONAL ENGINEER
10/09/2020

LANDSCAPE PLAN

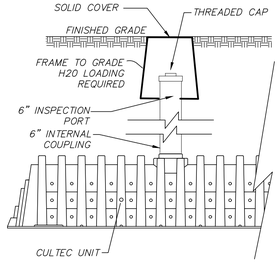
C4.0

DWG. No. 6120–SITE.DWG



PROVIDE 20 ROWS OF 11 CULTEC CONTACTOR 100HD CHAMBERS

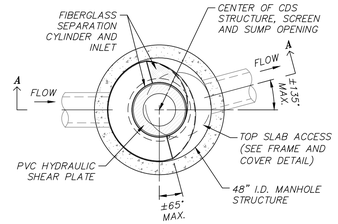
TYPICAL SCHEMATIC PLAN VIEW



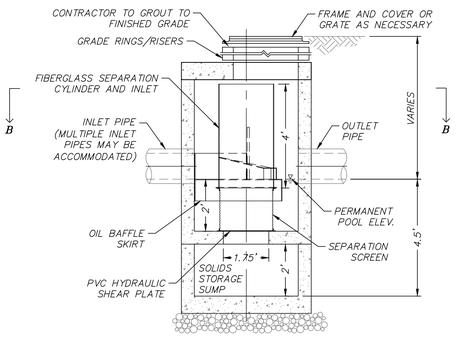
INSPECTION PORT DETAIL

(NOT TO SCALE)

FRAME AND COVER



PLAN VIEW B–B



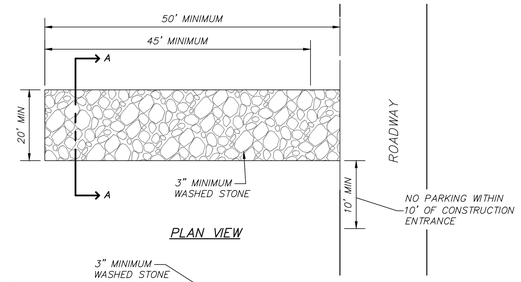
ELEVATION A–A

NOTES:

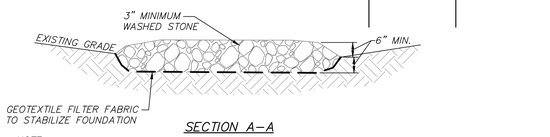
1. PROVIDE CDS 2015–4–C AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS OR EQUAL.
2. UNIT CAN BE CONFIGURED WITH GRATED COVER AS NECESSARY.

CONTECH CDS DETAIL

(NOT TO SCALE)



PLAN VIEW



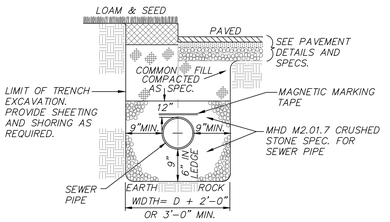
SECTION A–A

NOTE:

1. LOCATION OF STABILIZED CONSTRUCTION ENTRANCE TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.

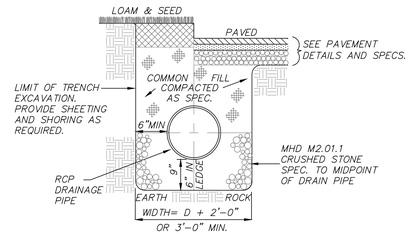
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

(NOT TO SCALE)



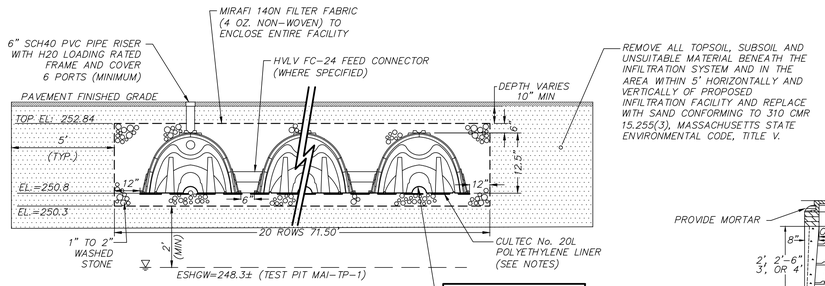
SEWER TRENCH DETAIL

(NOT TO SCALE)



DRAIN TRENCH

(NOT TO SCALE)



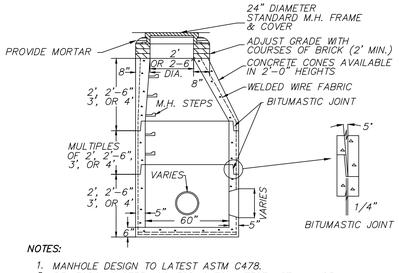
CROSS SECTION

NOTES:

1. PROVIDE MINIMUM 2 FEET SEPARATION BETWEEN BOTTOM OF THE 6 INCH DOUBLE WASHED STONE LAYER AND SEASONAL HIGH GROUNDWATER TABLE.
2. REMOVE ALL TOPSOIL, SUBSOIL AND UNSUITABLE MATERIAL BENEATH THE INFILTRATION SYSTEM AND WITHIN 5' HORIZONTALLY AND VERTICALLY OF PROPOSED INFILTRATION FACILITIES AND REPLACE WITH SAND CONFORMING TO 310 CMR 15.255(3), MASSACHUSETTS STATE ENVIRONMENTAL CODE, TITLE V.
3. CULTEC No. 20L POLYETHYLENE LINER TO BE PLACED BENEATH CHAMBERS UTILIZING INTERNAL MANIFOLD ONLY.
4. A BOTTOM OF BED INSPECTION SHALL BE CONDUCTED PRIOR TO INSTALLATION OF FILTER FABRIC, STONE AND DRAINAGE CHAMBERS. THIS INSPECTION SHALL BE CONDUCTED BY THE DESIGN ENGINEER AND SOILS EVALUATOR, AND SHALL BE WITNESSED BY THE TOWN OF FRANKLIN.

SUBSURFACE INFILTRATION FACILITY DETAIL (PSIS–1)

(NOT TO SCALE)

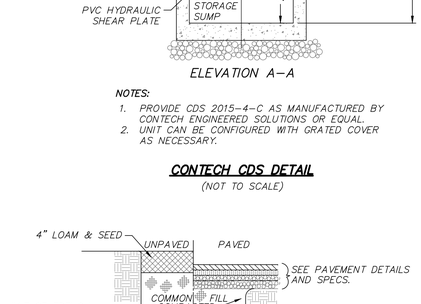


NOTES:

1. MANHOLE DESIGN TO LATEST ASTM C478.
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.
3. CONCRETE COMPRESSIVE STRENGTH–4,000 PSI @ 28 DAYS.
4. ONE POUR MONOLITHIC BASE.
5. WHEN SPECIFIED, MANHOLES WATERPROOF COATED.
6. STEPS–STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC (PS2–PFS), M.A. INDUSTRIES, INC. CONFORMS TO LATEST ASTM C478 PARA–12.
7. BITUMASTIC BUTYL RUBBER FOR JOINTS CONFORM TO LATEST ASTM C443 AND FED SS–S–201A SPEC.

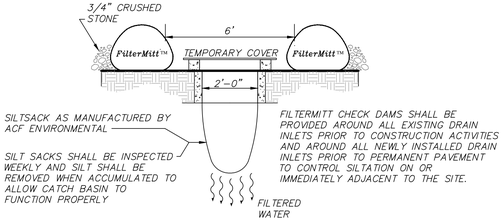
DRAIN MANHOLE DETAIL

(NOT TO SCALE)



WATER TRENCH DETAIL

(NOT TO SCALE)

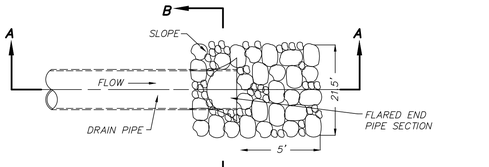


CATCH BASIN FILTER DETAIL

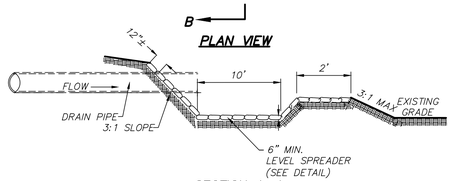
(NOT TO SCALE)

NOTE

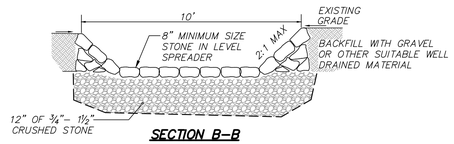
1. CONTRACTOR TO VISUALLY INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER ANY STORM EVENT TO ENSURE PROPER FUNCTION.



PLAN VIEW



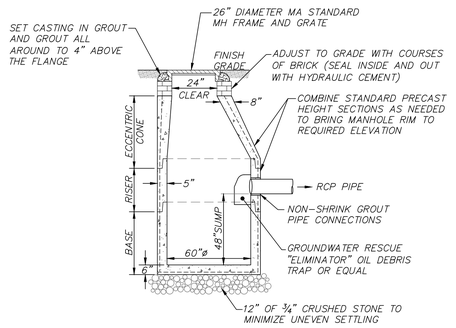
SECTION A–A



SECTION B–B

TYPICAL LEVEL SPREADER

(NOT TO SCALE)

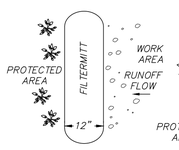


NOTES:

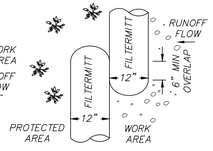
1. 60" DIAMETER CATCHBASIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN/LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
4. H–20 DESIGN LOADING PER AASHTO HS–20–44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
5. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

CATCHBASIN WITH OIL DEBRIS TRAP

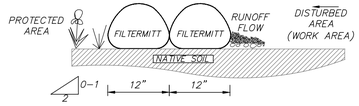
(NOT TO SCALE)



TOP VIEW



UNION TOP VIEW



UNION SECTION VIEW

FILTERMITT COMPONENTS:

OUTSIDE CASING: 100% ORGANIC HESSIAN

FILLER INGREDIENT: FIBER ROOT MULCH

- BLEND OF COARSE & FINE COMPOST & SHREDDED WOOD
- PARTICLE SIZES: 100% PASSING A 3" SCREEN; 90–100% PASSING A 1" SCREEN; 70–100% PASSING A 0.75" SCREEN; 30–75% PASSING A 0.25" SCREEN
- WEIGHT: APPROXIMATELY 850 LBS/CUYD (AVE 30 LBS/LF)

NOTE:

PROVIDE FILTERMITT EROSION CONTROL AS MANUFACTURED BY GROUNDSCAPES EXPRESS, INC P.O. BOX 737 WRENTHAM, MA. 02093 (508)–384–7140 OR EQUAL

FILTERMITT INSTALLATION:

SECTIONS CAN BE CONSTRUCTED ON SITE IN LENGTHS FROM 1' TO 100'.

SECTIONS CAN ALSO BE DELIVERED TO THE SITE IN LENGTHS FROM 1' TO 8'.

THE FLEXIBILITY OF FILTERMITT ALLOWS IT TO CONFORM TO ANY CONTOUR TERRAIN WHILE HOLDING A SLIGHTLY OVAL SHAPE AT 12" HIGH BY 12" WIDE.

WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER.

EROSION CONTROL SOCK – FILTERMITT DETAIL

(NOT TO SCALE)

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

INTERFORM ARCHITECTURE + DESIGN
19 SOUTH LASALLE STREET
SUITE 300 CHICAGO, IL 60603
312/933.2701

PHARMACANN

NEW CONSTRUCTION OF RETAIL CANNABIS DISPENSARY

164 GROVE STREET
FRANKLIN, MA 02038

ISSUED FOR PERMITTING ONLY NOT FOR CONSTRUCTION

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3	PLANNING BOARD REVIEW COMMENTS	09/16/2020
4	PLANNING BOARD REVIEW COMMENTS	10/09/2020

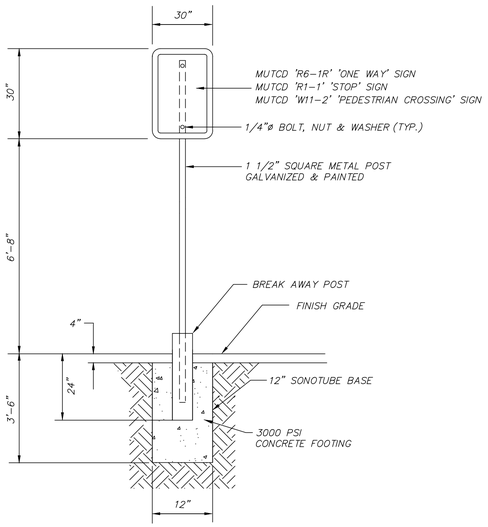
DATE	05/08/2020
SCALE	AS INDICATED
DRAWN	NB
CHECKED	DK
PROJECT NO.	6120-2

SEAL

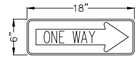
COMMONWEALTH OF MASSACHUSETTS
DAVID S. KELLEY
CIVIL
NO. 49389
REGISTERED PROFESSIONAL ENGINEER
10/09/2020

SITE DETAILS

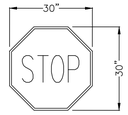
C5.0



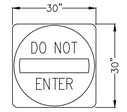
TYPICAL SIGN POST
(NOT TO SCALE)



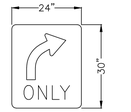
MUTCD R6-1R 'ONE WAY' SIGN DETAIL
(NOT TO SCALE)



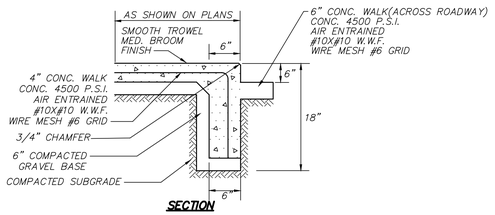
MUTCD R1-1 'STOP' SIGN DETAIL
(NOT TO SCALE)



MUTCD R5-1 'DO NOT ENTER' SIGN DETAIL
(NOT TO SCALE)

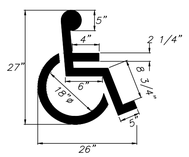


MUTCD R3-5R 'RIGHT TURN ONLY'SIGN DETAIL
(NOT TO SCALE)

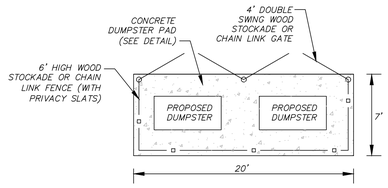


SECTION

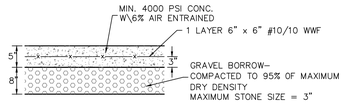
CONCRETE WALKWAY DETAIL
(NOT TO SCALE)



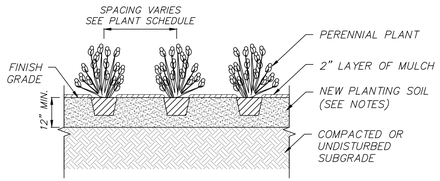
ACCESSIBLE PARKING PAVEMENT MARKING
(NOT TO SCALE)



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

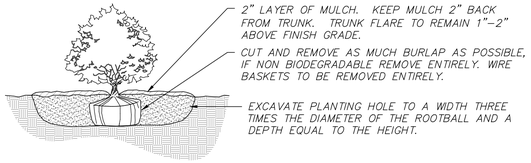


CONCRETE DUMPSTER PAD DETAIL
NOT TO SCALE



NOTE
1. SEE LANDSCAPE NOTES FOR ADDITIONAL PLANTING REQUIREMENTS.
2. SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.
3. ALL ROOT BALLS TO BE SCARIFIED PRIOR TO BACKFILLING.

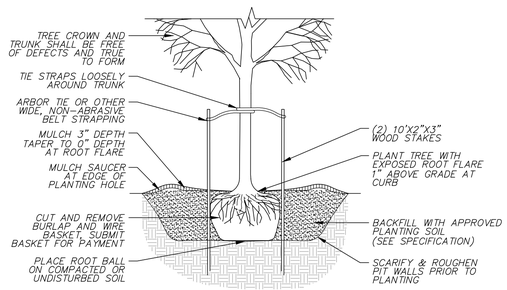
GROUNDCOVER / ANNUAL / PERENNIAL PLANTING
NOT TO SCALE



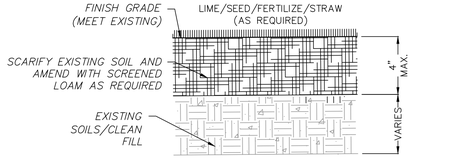
NOTES:

1. BACKFILL PLANTING HOLE WITH NEW PLANTING SOIL.
2. BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
3. IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

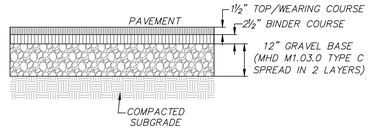
SHRUB PLANTING
NOT TO SCALE



TREE PLANTING
(NOT TO SCALE)



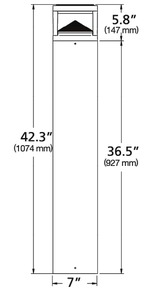
LOAM & SEEDING
NOT TO SCALE



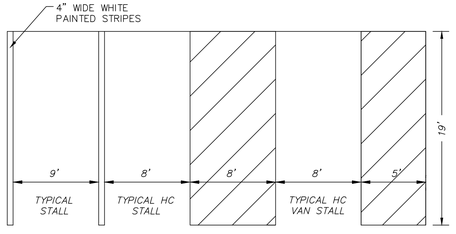
NOTE:
THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS I TYPE I-1 BITUMINOUS CONCRETE (HOT MIX ASPHALT)

BITUMINOUS CONCRETE PAVEMENT
(NOT TO SCALE)

FT
Flat Top

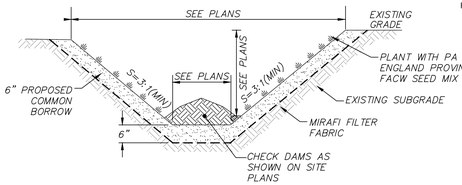


BOLLARD
(NOT TO SCALE)

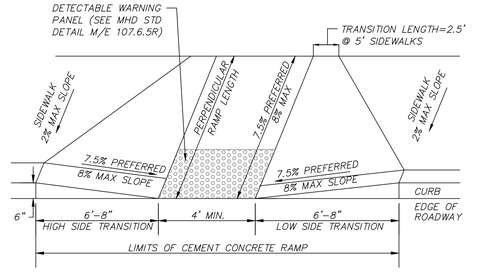


NOTE: FOR LOCATION AND DIMENSIONS OF ALL PAVEMENT STRIPING, SEE SITE PLAN

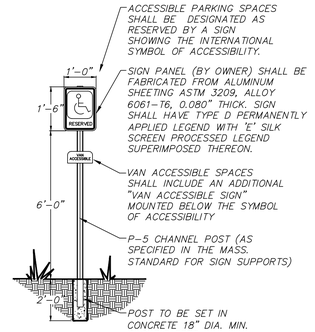
PAVEMENT MARKING DETAIL
(NOT TO SCALE)



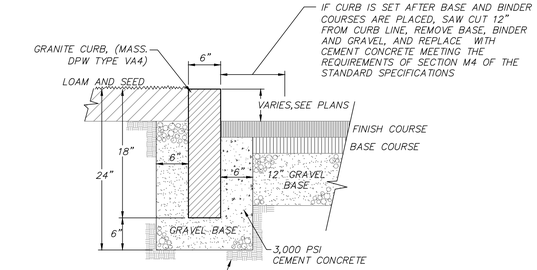
DRAINAGE SWALE DETAIL
(NOT TO SCALE)



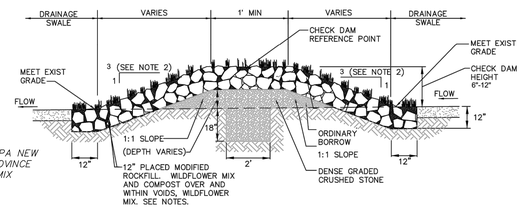
ACCESSIBLE RAMP DETAIL
(NOT TO SCALE)



ACCESSIBLE PARKING SIGN
(NOT TO SCALE)



VERTICAL GRANITE CURB
(NOT TO SCALE)



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY THAT THE DIFFERENCE BETWEEN CHECK DAM REFERENCE POINT ELEVATION AND ADJACENT ROADWAY ELEVATION IS NOT LESS THAN 1-FOOT. IF FIELD CONDITIONS DO NOT RESULT IN 1-FOOT ELEVATION DIFFERENCE BETWEEN PROVIDED CHECK DAM REFERENCE POINT AND ADJACENT ROADWAY ELEVATION AT EDGE OF PAVEMENT, CONTRACTOR SHALL NOTIFY ENGINEER.
2. 6:1 SLOPE. STEEPER TRAVERSE SLOPES ARE PERMISABLE (3:1 MAXIMUM) WITH LONGITUDINAL ROADSIDE BARRIERS, AREAS OUTSIDE THE CLEAR ZONE, OR ON LOW SPEED FACILITIES.
3. APPLY COMPOST MATERIAL OVER AND WITHIN THE MODIFIED ROCKFILL. MATERIAL SHOULD BE PLACED SO THAT SETTLED MATERIAL IS AT OR SLIGHTLY BELOW SURFACE PLANE OF STONE AND SHALL BE WORKED INTO THE VOIDS OF THE MODIFIED ROCK FILL. COMPOST SHALL BE RAKED BY HAND.
4. SEED OVER COMPOST SHOULD BE PA NEW ENGLAND PROVINCE FACW SEED MIX.

CHECK DAM DETAIL
NOT TO SCALE

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
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PROJECT NO.	6120-2

SEAL

COMMONWEALTH OF MASSACHUSETTS
DAVID S. KELLEY
CIVIL
NO. 49386
REGISTERED PROFESSIONAL ENGINEER
10/09/2020

SITE DETAILS

C5.1

FIRSTLIGHT TECHNOLOGIES

SCL2 Series

SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT

Project:

Type: Quantity:

WIRELESS CONTROL APP

The SCL2 Series solar LED luminaire is a great fit for commercial, parking lot, recreational bikeway/pathway and public space lighting applications. The self-contained, unobtrusive design integrates its solar power, adaptive control and LED technologies into a compact and efficient form. With robust construction and unequalled performance, the SCL2 series is an excellent fit wherever cost effective, full cutoff lighting is required.

Using solar power and LEDs, the SCL2 series is completely self-contained and offers significant benefits:

- Cost effective design ships fully assembled and installs in minutes
- Smart Connect provides wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

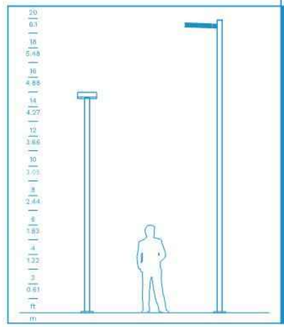
TECHNICAL SPECIFICATIONS

Solar Module:	• High-efficiency monocrystalline cells • Inconspicuously integrated into the top of luminaire • Used for day/night detection (no photocell required)
Solar Lighting Controller (SLC):	• Microcontroller-based technology • High-efficiency, Maximum Power Point Tracking (MPPT) battery charger • Built-in high-efficiency LED driver • Multiyear data logging • Automatically manages lighting performance based on environmental conditions and lighting requirements • Integrated into luminaire housing
Battery:	• High performance lithium ($LiFePO_4$) • Exceptional 8 – 10 year lifecycle • High temperature tolerance • Contained within luminaire housing • Designed for easy battery changes when required
LEDs and Optics:	• 100,000 hour L70 lifetime LED • Warm (3000K) and neutral (4000K) white color temperatures available • High-efficiency type 2, 3, 4 and 5, full cutoff optics • Typical lumen output from 2696 to 2930 lumens
Mechanical Construction:	• Extruded and formed, low copper aluminum enclosure and mounting arm • Stainless fasteners with security fastener option • Architectural grade, super durable, TGIC powder coat • Four standard colors with custom colors available
Factory Set Lighting Profiles:	• 11 standard duration profiles available • Real-time lighting profile options available • See lighting profile sheet for all options • Lighting profiles and motion sensing options are field configurable with app • Motion sensing capabilities optimize performance based on usage
Wireless Controls:	• Easy-to-use interface via iOS smartphone app • Configure and control lighting profiles • Adjust dusk and dawn thresholds • Motion sensing capabilities optimize performance based on usage

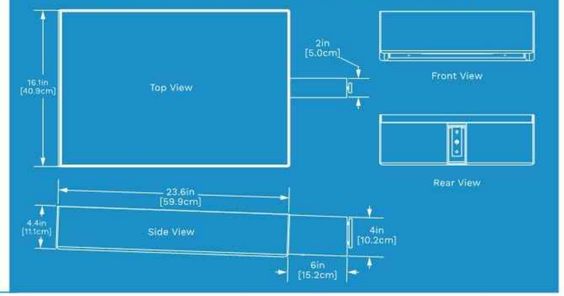
FIRSTLIGHT TECHNOLOGIES

SCL2 Series

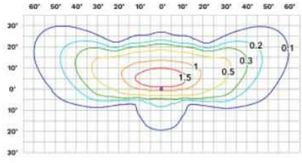
SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT



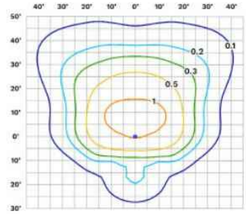
EPA: 0.99ft² (0.09m²) | Weight: 34 lbs (15.4kg) including battery



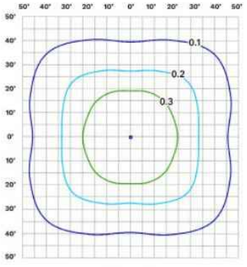
PHOTOMETRICS (IES files available on our website)



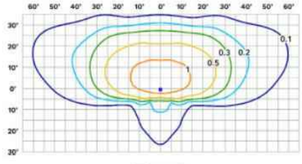
Type 2



Type 4



Type 5



Type 3

Notes
- Photometrics based on 20 ft mounting height
- All light levels in foot candles (fc) with 4500K color temperature and 2655 lumen output
- To convert to lux multiply light level by 10.7
- Contact FLT for help choosing the right lighting profile
- Motion sensing is ON by default
- Specifications subject to change without notice

ORDER MATRIX

Illuminating Engineering Society | lighting facts | RoHS Compliant

Series	Mounting	Finish	Distribution	LED Color	Lighting Profiles (See Profile Sheet)	Options
SCL2	**SPMS** - Side Pole Mount Square	**BK** - Black	**T2** - Type 2	**WW** - 3000K	**00** - Dusk till dawn	**SEC** - Security Fasteners
	SPMR - Side Pole Mount Round	**BZ** - Bronze	**T3** - Type 3	**NW** - 4000K	**09** - On at dusk, 100% for 3 hours, dim to 30%, brighten to 100% one hour before dawn, off at dawn (DEFAULT)	**MSO** - Motion Sensor Off
	NMNT - No Mount	**SV** - Silver	**T4** - Type 4			
		WH - White	**T5** - Type 5		**TX0000** - On at dusk until time between 1800 & 0600. X = O (Off) or D (Dim). 0000 = time to dim or turn off.	
		CC - Custom				

First Light Technologies Ltd. | www.firstlighttechnologies.com | info@firstlighttechnologies.com | 1.844.279.8754
SCL2: 70-0038 10 January 2020

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500 CUMMINGS CENTER, SUITE 5950
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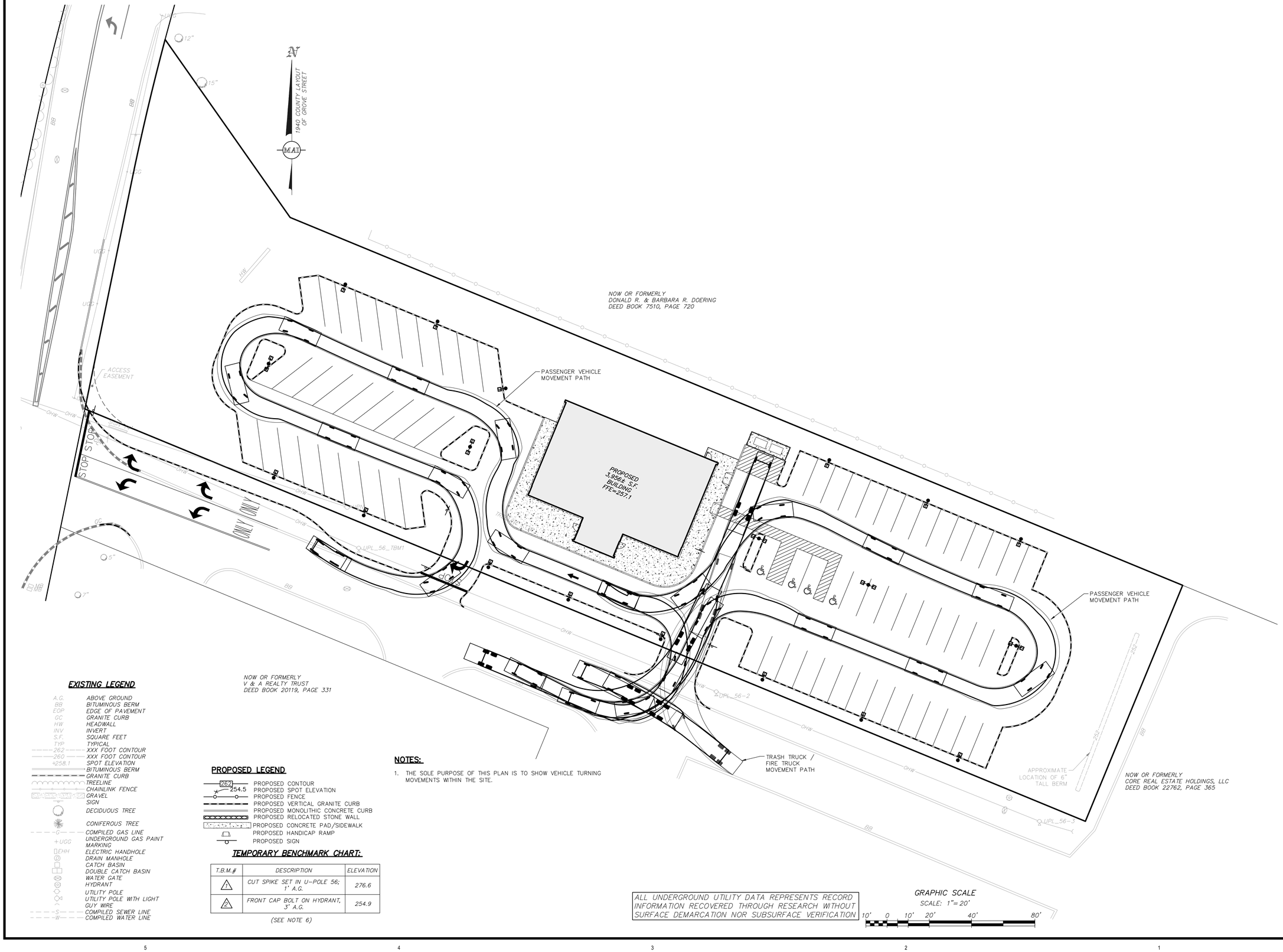
SITE DETAILS

C5.2



EXISTING LEGEND

A.G.	ABOVE GROUND
BB	BITUMINOUS BERM
EOP	EDGE OF PAVEMENT
GC	GRANITE CURB
HW	HEADWALL
INV	INVERT
S.F.	SQUARE FEET
TYP	TYPICAL
262	XXX FOOT CONTOUR
260	XXX FOOT CONTOUR
+258.1	SPOT ELEVATION
	BITUMINOUS BERM
	GRANITE CURB
	TREELINE
	CHAINLINK FENCE
	GRAVEL
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
G	COMPILED GAS LINE
+UGG	UNDERGROUND GAS PAINT MARKING
EHH	ELECTRIC HANDHOLE
	DRAIN MANHOLE
	CATCH BASIN
	DOUBLE CATCH BASIN
	WATER GATE
	HYDRANT
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	GUY WIRE
S	COMPILED SEWER LINE
W	COMPILED WATER LINE

PROPOSED LEGEND

262	PROPOSED CONTOUR
254.5	PROPOSED SPOT ELEVATION
	PROPOSED FENCE
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED MONOLITHIC CONCRETE CURB
	PROPOSED RELOCATED STONE WALL
	PROPOSED CONCRETE PAD/SIDEWALK
	PROPOSED HANDICAP RAMP
	PROPOSED SIGN

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	CUT SPIKE SET IN U-POLE 56; 1' A.G.	276.6
2	FRONT CAP BOLT ON HYDRANT, 3' A.G.	254.9

(SEE NOTE 6)

NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO SHOW VEHICLE TURNING MOVEMENTS WITHIN THE SITE.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

GRAPHIC SCALE
SCALE: 1"= 20'
10' 0 10' 20' 40' 80'

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INTERFORM ARCHITECTURE + DESIGN
19 SOUTH LASALLE STREET
SUITE 300 CHICAGO, IL 60603
312/933.2701

PHARMACANN

NEW CONSTRUCTION OF RETAIL CANNABIS DISPENSARY

164 GROVE STREET
FRANKLIN, MA 02038

ISSUED FOR PERMITTING ONLY NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	PLANNING BOARD REVIEW COMMENTS	08/20/2020
2	CONSERVATION COMMISSION FILING	08/28/2020
3	PLANNING BOARD REVIEW COMMENTS	09/16/2020
4	PLANNING BOARD REVIEW COMMENTS	10/09/2020

DATE	05/08/2020
SCALE	AS INDICATED
DRAWN	NB
CHECKED	DK
PROJECT NO.	6120-2

SEAL

COMMONWEALTH OF MASSACHUSETTS
DAVID S. KELLEY
CIVIL
NO. 49389
REGISTERED PROFESSIONAL ENGINEER
10/09/2020

VEHICLE MOVEMENT PLAN

VM1.0

DWG. No. 6120-SITE.DWG

Schedule

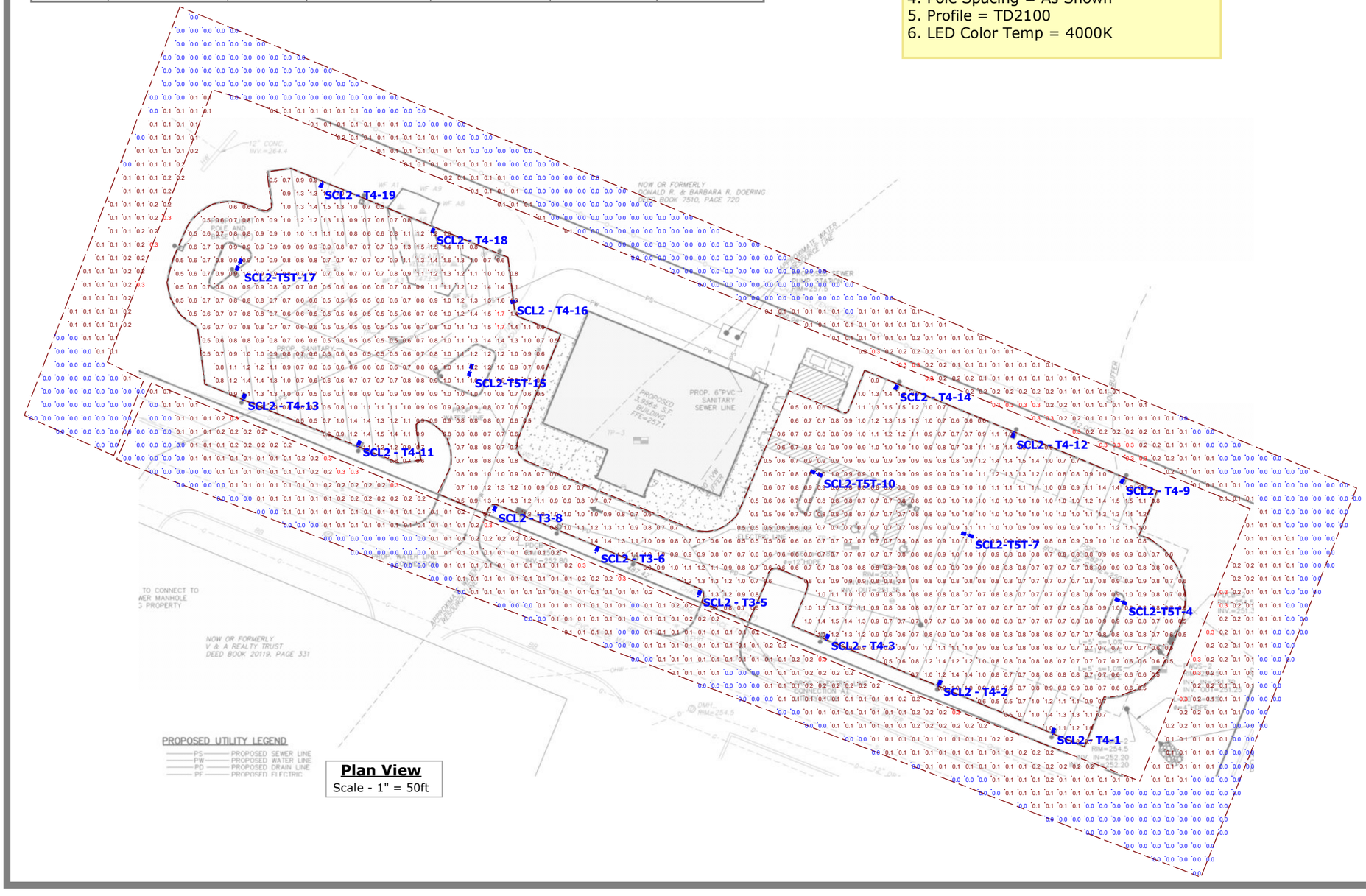
Symbol	Label	Quantity	Manufacturer	Light Loss Factor	Lumens Per Lamp	Wattage
	SCL2 - T4	11	First Light Technologies	0.9	2175	0
	SCL2 - T3	3	First Light Technologies	0.9	2150	0
	SCL2-T5T	5	First Light Technologies	0.9	2325	0

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	0.9 fc	1.7 fc	0.5 fc	3.4:1	1.8:1
Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

Note

1. Mounting Height = 20 ft
2. Calculation zone = Ground
3. Grid Spacing = 6ft
4. Pole Spacing = As Shown
5. Profile = TD2100
6. LED Color Temp = 4000K



Plan View
Scale - 1" = 50ft

FIRSTLIGHT TECHNOLOGIES

Pharmacann Dispensary
SCL2 Series Lights
First Light Technologies Ltd.

Designer	
I Gillies	
Date	
2020-08-20	
Scale	
Not to Scale	
Drawing No.	
PD082020	
Approved by	

October 14, 2020

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

Re: 164 Grove Street
Site Plan Peer Review Update

Dear Mr. Padula:

BETA Group, Inc. has reviewed revised documents for the proposed Site Plan Approval application, ***"Permit Site Development Plans - 164 Grove Street, Franklin, Massachusetts."*** This letter is provided to update findings, comments, and recommendations.

BASIS OF REVIEW

BETA received the following items:

- ***Site Plan & Special Permit Application***, including the following:
  - *Cover Letter*
  - *Application for Approval of a Site Plan and Special Permits*
  - *Exhibit 5: Special Permit Findings*
  - *Form P*
  - *Certificate of Ownership*
  - *Filing Fees*
- Plans (10 Sheets) entitled ***Permit Site Development Plans*** dated May 5, 2020, revised October 9, 2020 and prepared by Meridian Associates of Beverly, MA.
- ***Stormwater Analysis and Calculations***, dated May 8, 2020, revised September 16, 2020, and prepared by Meridian Associates of Beverly, MA.

Review by BETA will include the above items along with the following, as applicable:

- Site Visit
- ***Zoning Chapter 185 From the Code of the Town of Franklin,*** current through October 2019
- ***Zoning Map of the Town of Franklin, Massachusetts,*** attested to April 30, 2019
- ***Stormwater Management Chapter 153 From the Code of the Town of Franklin,*** Adopted May 2, 2007
- ***Subdivision Regulations Chapter 300 From the Code of the Town of Franklin,*** current through January 1, 2016
- ***Wetlands Protection Chapter 181 From the Code of the Town of Franklin,*** dated August 20, 1997
- ***Town of Franklin Best Development Practices Guidebook***, dated September 2016

INTRODUCTION

The project site consists of 164 Grove Street, a vacant lot developed with a small cleared area and gravel driveway (the "Site"). The parcel contains an area of 1.5 Acres and is located along the eastern side of Grove Street. The Town of Franklin Assessor's Office identifies the parcel as Map 306 Lot 4. The Site and all surrounding properties are located within the Industrial Zoning District.

The existing Site includes a gravel driveway connecting to Grove Street which extends into the center of the Site. This central area is an undeveloped area surrounded by small trees. A bar gate located along the driveway restricts access into the Site. A chain link fence connects to this gate and surrounds the perimeter of the Site. Topography at the Site is generally sloped towards the east, and grades are typically 4% or flatter with the exception of several steeper areas (10% +/-) on the western side of the Site.

The Applicant proposes to remove the existing fence, driveway, and vegetation and construct a new 4,150 sq. ft. Non-Medical Marijuana Retail Establishment. Associated site developments will include two new paved parking lots, two driveway aprons connecting to the existing driveway to the south, grading, utilities (water, sewer, underground electric), lighting, and landscaping. Stormwater management is proposed through deep sump catch basins, water quality units, and a subsurface infiltration system.

A portion of the project is located within an approved wellhead protection area (Zone II) and therefore the Water Resource District. No wetland resource areas are depicted within the project limits; however, the northeastern portion of the site is shown to be within the 100-foot buffer zone. The project is not located within a FEMA mapped 100-year flood zone or a NHESP mapped estimated habitat area of rare or endangered species. NRCS maps primarily indicate the presence of Sudbury fine sandy loam, rated in hydrologic soil group (HSG) B, at the site. A small area of Merrimac fine sandy loam (HSG A) is depicted along the west side of the site near Grove Street.

FINDINGS, COMMENTS AND RECOMMENDATIONS

GENERAL COMMENTS

G1. Provide detail for proposed dumpster pad and enclosure (with screening). *MAI: A detail for the dumpster pad and enclosure has been added to the plan set, see Sheet C 5.1.* **BETA2: Details provided. BETA recommends that slats are provided for the chain link option, which is typically required by the Board.** *MAI2: Privacy slats have been added to the Dumpster Enclosure Detail.* **BETA3: Slats provided – issue resolved.**

G2. Confirm access rights and utility easements are being acquired from the adjacent property to the south. *MAI: Yes. We are in active discussions and negotiations with owner representative for Core Real Estate Holdings of 166 Grove Street as to mutually acceptable business terms and conditions to acquire the access rights and utility easements for the 164 Grove Street Project including the ability to address any improvements required to the access way by the Planning Board in connection with its review an consideration of the Special Permit for Shared Common Driveway. Attached are copies of the Deed into Core Real Estate Holdings as well as the existing Easement Agreement and plan between the owners of 166 Grove Street and 168 Grove Street concerning similar access and utility easements.* **BETA2: Information provided. BETA defers to the preference of the Board to require rights/easements as a condition of approval.** *MAI2: MAI concurs, we are requesting that the Board require rights/easements as a condition of approval. To*

date, the Applicant has reach agreement on business terms and conditions for the grant of easements for the shared common driveway and utility connections from the 166 Grove Street and 168 Grove Street property owners. **BETA3: No further comment.**

G3. Clarify the disposition of the existing fences and gate surrounding the property. *MAI: The existing fence around the perimeter of the site, that is located within the property lines, is to be removed. Refer to Sheet C 1.0.* **BETA2: Clarification provided. It is anticipated that any fence removal outside of the property line will be coordinate with the ongoing access and easement negotiations – issue resolved.**

G4. Recommend revising snow storage areas to maintain clear flow path within swale along the northerly property line. Consider providing additional snow storage along the southerly curb line. *MAI: The snow storage locations have been adjusted accordingly, refer to Sheet C 4.0.* **BETA2: Snow storage area revised – issue resolved.**

G5. Provide a note to indicate that tree species shall be from the Town of Franklin Best Development Practices Guidebook. Also confirm the proposed plantings meet this requirement. **BETA2: No response provided – issue remains outstanding.** *MAI: A note has been added to the landscaping plan. Additionally, the tree species have been updated and now specify trees that are listed in the Town of Franklin Best Development Practices Guidebook.* **BETA2: Note provided – issue resolved.**

ZONING

The Site is located within the Industrial (I) Zoning District and the Marijuana Use Overlay District. The proposed use of the Site is identified as Non-Medical Marijuana Retail Establishment. The proposed uses are allowed in the District via a Special Permit from the Planning Board.

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)

The project site will meet the requirements for lot area, frontage, lot depth, yards, height, and impervious coverage. The project does not meet the requirements for lot width; however, per §185-3 Lot Width C.(2) any lot shown on a recorded plan prior to May 21, 1998 is exempt from this definition. The Quitclaim Deed provided as part of the submission documents indicates the subject parcel is depicted on a plan of land recorded in the Norfolk Registry of Deeds, dated August 25, 1987 and is therefore exempt.

PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)

The existing Site includes one access driveway from Grove Street to the west. The project proposes to remove this access route and construct two new paved access driveways (1 entrance, 1 exit) from the 166 Grove Street site to the south.

Section §185-21.B.(3) describes the number of parking spaces required for residential and nonresidential buildings in the Industrial Zoning District. The required parking for a retail use is one space per 200 sq. ft. of gross floor area plus one space per separate enterprise. For the proposed 4,150 sq. ft. building, the required parking is thus 21 spaces and a total of 66 spaces are proposed. With the understanding that retail marijuana uses have specific parking demands, additional commentary will be provided as part of the Traffic Review, to be provided under separate cover.

Proposed 90° parking spaces are depicted as 19’ long and 9’ wide. Proposed angled (60°) parking spaces are 18’ long (usable stall) and 9’ wide. Access route widths vary between 16 ft. and 24 ft, and all driveways are designated to be one-way. In accordance with Massachusetts Architectural Access Board (MAAB)

requirements, four parking spaces have been designed to be handicap accessible, two of which are also van accessible.

In compliance with §185-21.C.(5), one tree must border the parking lot per every 10 parking spaces. A total of 31 trees, supplemented by shrubs, are proposed in the vicinity of the parking lot.

P1. The angled parking layout conforms to industry standards; however, the usable stall length is only 18 feet. Revise the usable stall length to be 19 feet §185-21.C.(9)(a). *MAI: The length of the angled parking spaces has been revised accordingly, refer to Sheet C 2.0.* **BETA2: Stall length revised – issue resolved.**

P2. The accessible route is located within the 24' driveway aisle and vehicles backing out of spaces will encroach into the striped walkway. Evaluate alternatives to eliminate pedestrian/vehicle conflicts. *MAI: The location of the accessible route from the parking spaces to the building was chosen as it provides the most visibility for drivers while circulating through the parking lot. Additionally, the drive aisle width in this location is twenty-four (24) feet wide thus providing a nineteen (19) foot wide aisle for vehicles in which to safely travel throughout the parking lot.* **BETA2: BETA notes that while the location of the accessible route is not ideal, there does not appear to be a practicable solution that does not require significant redesign of the site.**

P3. Clarify if additional parking/site layouts have been evaluated, such as relocating the proposed building to the west end of the site and providing a continuous parking area. The current layout requires vehicles to circulate in a "figure 8" pattern with a number of vehicle conflict points. *MAI: Many layouts for the site were considered. Ultimately the layout selected was preferred to move any potential traffic congestion away from Grove Street. Parking count was maximized beyond the minimum requirements to help avoid customers waiting for parking spots, and it was preferable to avoid one large parking lot with long walks for store customers. In addition, the entrance and exits are aligned with the existing curb cuts on the southern side of the access drive.* **BETA2: Information provided – refer to comment P4.**

P4. Provide turning movements on Site Plan to demonstrate that passenger, delivery, and waste collection vehicles can safely maneuver throughout the site. It is anticipated that the Fire Chief will review turning movements for fire apparatus throughout the site. *MAI: A turning monument sketch has been provided and is submitted as a part of this comment response letter.* **BETA2: Also provide a turning movement for the passenger vehicle making a right-hand turn into and around the easterly parking area to demonstrate there will be no conflicts with the other passenger vehicle movements at the entrance. BETA also recommends to evaluate if the waste collection vehicle can make turns to use the site exit instead of backing into the common driveway.** *MAI2: The additional passenger vehicle turning movement has been added to the Vehicle Movement Plan. It should be noted that the dumpsters use will be small roll away dumpsters and the can be moved to reduce the movement of the truck used to remove the dumpsters.* **BETA3: The turning movement plan indicates a conflict between vehicles and should be revised to show that the vehicles can safely move past each other. Consider increasing the radius on the northwest corner of the landscaped island at the site entrance to provide additional room for turning, if necessary. BETA notes that the waste collection vehicle will likely be required to back onto the private common driveway while exiting the site.** *MAI3: The Vehicle Movement Pln has been revised to depict that there is no conflict between vehicles entering the site and vehicles turning right to exit the site.* **BETA4: Plan revised to confirm there are no conflicts with passenger vehicles circulating the site – issue resolved.**

P5. Confirm the number of trees provided in the Plant Schedule (31) vs. the Landscape Table (10). *MAI: The number of trees and shrubs depicted on the plans and listed in the plant schedule are consistent.* **BETA2: The number of trees provided is adequate – issue dismissed.**

SIDEWALKS (§185-28)

The project is located within the Industrial Zoning District and is not required to provide sidewalks along the street frontage. There are no existing sidewalks on Grove Street in proximity to the project.

CURBING (§185-29)

The project proposes the use of vertical granite curbing along paved areas.

SI1. Clarify limits of vertical granite curb as it relates to the concrete walkway. The Concrete Walkway Detail depicts monolithic concrete curb. *MAI: The limits of the types of curbing have been clarified, refer to Sheet C 2.0.* **BETA2: Clarification provided – issue resolved.**

SITE PLAN REVIEW (§185-31)

The proposed development is subject to Site Plan Review and must comply with the requirements of this section.

S1. Include abutting land uses and zoning information on the Locus Map (§185-31.C.(3)(d)). *MAI: The abutting land uses have been added to the plan set, refer to sheet C0.0.* **BETA2: Abutting land uses provided and it is understood that all abutting parcels are zoned as Industrial – issue resolved.**

S2. Provide photometric plan (§185-31.C.(3)(l)). *MAI: A photometric plan has been added to the plan set, refer to sheet 6.0.* **BETA2: Plan provided indicating adequate illumination will be provided for safety and security. Expand limits of analysis to demonstrate there will be no nuisance or excessive light spillage onto adjacent properties in accordance with site plan and special permit review criteria.** *MAI2: The photometric plan has been revised to expand the limits of the analysis to demonstrate there is no nuisance or excessive light spillage onto adjacent properties*. **BETA3: The revised plan indicates minor spillage on the order of 0.01 to 0.02 footcandles, the equivalent of moonlight, along portions of the northerly property line.** *MAI3: As indicated by BETA, the de minimis light spillage onto the adjacent property of 0.02 foot-candles is equivalent to that of the glow of moonlight, and is therefore does not negatively impact the adjacent property. As such modifications to the lighting plan should not be required.* **BETA4: No further comment.**

S3. Depict proposed limits of clearing on the plans, as applicable, including areas of existing vegetation to be retained (§185-31.C.(3)(u)). *MAI: The limit of clearing / limit of work is shown on the Site Plan, refer to Sheet C 2.0 of the plan set. It has also been added to Sheet C 1.0.* **BETA2: Information provided – issue resolved.**

SCREENING (§185-35)

The project proposes outdoor parking for 10 or more cars, which must be screened from adjacent residential districts or uses from which they would otherwise be visible. The Site is surrounded by lots zoned as Industrial, and it does not appear that the project will be visible from any residential use; therefore, screening is likely unnecessary.

WATER RESOURCES DISTRICT (§185-40)

The Site is partially located within the Water Resources District due to the presence of a Zone II Wellhead Protection Area. This portion of the Site includes the eastern parking lot and the majority of the proposed building.

WR1. Clarify if the proposed sewer force main will connect to an off-site sewage disposal system or Town Sewer. If necessary, confirm the estimated sewage flow for the existing sewage disposal system will not exceed 110 gallons per 10,000 sq. ft. of lot area if located within the Water Resources District (§185-40.D.(1)(i)). *MAI: The proposed wastewater will be directed to the Town of Franklin public sewer. Per Massachusetts Department of Environmental Protection, Title V design standards, a retail store will produce approximately two hundred (200) gallons of wastewater per day. This assumes that public restrooms are available, however, at this site, the restrooms will not be available to the public so the flows should be far less.* **BETA2: Connection to Town sewer confirmed – issue dismissed.**

WR2. Section §185-40.D.(1)(l)(ii)) requires that the proposed groundwater recharge efforts must be approved by a hydrogeologist; however, provided that the stormwater management system is revised to fully comply with the Massachusetts Stormwater Management Standards no adverse impacts to groundwater are anticipated as a result of the project. BETA defers to the preference of the Board to require approval by a hydrogeologist. *MAI:* **BETA2: No further comment.**

WR3. Note that any fill placed in quantity greater than 15 yards must be certified in accordance with §185-40.E.(5). *MAI: MAI concurs with the above statement.* **BETA2: No further comment.**

WR4. In conjunction with comment SW12, it is anticipated that minimal flow is directed from the project site to the paved area in proximity to DP2. BETA notes that to fully comply with (§185-40.E.(4)), all stormwater runoff from impervious surfaces must be recharged unless following consultation with, and approval from the Conservation Commission and the Building Inspector that recharge is determined to be infeasible. *MAI: This project will be submitted to the Conservation Commission for review and approval. Runoff from the impervious area that connects the site to the existing access road is di minimus in scale and should not have any adverse impacts to the adjacent properties. This is reflected in the stormwater calculations. Note that runoff from all of the other impervious surfaces is directed to an infiltration system that provides ground water recharge.* **BETA2: Information provided – issue dismissed.**

UTILITIES

Proposed utilities include drainage, electric, sanitary sewer, and domestic water services. Detailed review of water and sewer utilities is anticipated to be provided by the DPW and Fire Chief (e.g. for fire hydrants), as applicable.

U1. Provide a note that all water and sewer utility installations shall be done in accordance with the Town of Franklin Department of Public Works Standards for Sewer and Water Materials and Installation (Town Standards). Also note that where utility installation details conflict with the Town Standards that the Town Standards shall govern. *MAI: The above requested note has been added to the plan set, refer to Sheets C 2.0 and C 3.0. Notes have been added that show where utility installation details conflict with the Town Standards that the Town Standards shall govern.* **BETA2: Note provided – issue resolved.**

U2. Provide size and material information for proposed sewer force main and water line(s). *MAI: The size and materials of the sewer and water lines have been added to the plan set, refer to Sheet C 3.0.* **BETA2: Information provided. In accordance with Town Specifications, revise material of water service line to copper if length is 100 feet or less (corporation stop to curb stop and curb stop to building) and HDPE otherwise.** *MAI2: The water line has been revised to be copper.* **BETA3: Material revised – issue resolved.**

U3. Indicate how water for fire protection will be supplied, if at all. *MAI: There is no Automated Fire Sprinkler system. Per applicable State & Local Codes (IBC 2015 and CMR 780-9-903 local amendment, Automated Fire Sprinklers are not required for Group M and B occupancy under 12,000 sf and under 3 stories. Proposed building area is 3,930 sf and this is a one-story building.* **BETA2: Information provided – issue dismissed.**

U4. Confirm the proposed solar lighting is capable of providing adequate illumination for the site throughout the night during adverse conditions (e.g. multiple cloudy/rainy days). *MAI: The solar area lights have an electronic smart controller that stores energy and adjusts light output for optimal performance up to 14 days. Light levels will be maintained per IES recommendations as shown on the attached photometric plan.* **BETA2: Information provided – issue resolved.**

STORMWATER MANAGEMENT

The project proposes to direct runoff from impervious areas into a new subsurface infiltration system via catch basin connections and proprietary water quality units (Contech CDS). Overflows from the proposed infiltration system will be directed into a low-lying basin area on the eastern side of the lot.

GENERAL

SW1. As part of the MS4 regulations, the Town is proposing revisions to Chapter 153, Stormwater Management. Once the revisions are approved (date not yet determined) they will be applicable to any project that is subject to the Bylaw and has not yet been approved. BETA recommends the designer review the proposed Bylaw revisions to evaluate if additional stormwater provisions or treatment may be required. *MAI: MAI has reviewed the proposed bylaw revisions and has made changes to the design as required.* **BETA2: Information provided to demonstrate compliance with future requirements – issue resolved.**

SW2. Provide a stamped Stormwater Management Checklist. *MAI: A stamped Stormwater Management Checklist has been provided in the stormwater report.* **BETA2: Checklist provided. Clarify reference to project being covered by the NPDES Multi-Sector General Permit, as the proposed use is not an industrial activity. The checklist should also reference that the project is located in a watershed with a TMDL (Charles River), has soils with rapid infiltration rates, and involves runoff from land uses with higher potential pollutant loads (>1,000 trips per traffic report).** *MAI2: The checklist has been revised accordingly.* **BETA3: Checklist revised – issue resolved.**

SW3. Revise proposed HDPE pipe to be RCP. Where cover is less than 42" provide Class V RCP (§300-11.B.(2)(a)). BETA notes that with a waiver request, the Board may consider allowing the use of the 4" HDPE overflow from the subsurface infiltration system. *MAI: A waiver has been requested from (§300- 11.B.(2)(a)) to allow for a HDPE pipe, refer to Sheet C 0.0. HDPE is used industry wide where cover over the pipe is in excess of twenty-four (24) inches.* **BETA2: Waiver request provided;**

however, BETA notes that to date the Board has not granted this waiver on previous projects except for short connections directly to subsurface infiltration systems. *MAI2: We will continue to request the waiver. We note that should the waiver not be granted, then the pipe will be constructed of RCP.* **BETA3: BETA recommends for the Board to discuss their preference for pipe material.** *MAI3: Except for the 6" emergency overflow outlet from the infiltration system, all stormwater pipe has been revised to show RCP, and therefore, the waiver request has been withdrawn.* **BETA4: With the exception of the emergency overflow, pipe revised to RCP. As proposed pipe covers are less than 42", Class V will be required and should be indicated on the plans prior to endorsement. The waiver request on the cover sheet should also be revised to indicate that the use of HDPE is strictly for the use at the subsurface infiltration system overflow.**

SW4. In coordination with the Town, provide an easement for the existing outfall at the northwest end of the site. *MAI: An easement for the town at the headwall has been depicted graphically on the plan set, refer to Sheet C 2.0.* **BETA2: Easement provided. BETA defers any additional comment to the DPW.**

SW5. Revise the diameter of the proposed catch basins to a minimum of 5 feet to accommodate the proposed double grates. *MAI: The diameter of the catch basins have been revised accordingly, refer to Sheet C 5.0.* **BETA2: Diameter revised – issue resolved.**

SW6. Consider providing periodic check dams in the northerly swale to minimize flow velocities and promote infiltration. *MAI: Check dams have been added to the plan set, refer to Sheet C 2.0.* **BETA2: Check dams provided – issue resolved.**

SW7. Clarify where the Typical Level Spreader is proposed. *MAI: The location of the level spreader has been added to the plan set, refer to Sheet 2.0.* **BETA2: Clarification provided – issue resolved.**

SW7A. Revise the infiltration system overflow size on the plan from 4" to 6" to match the current HydroCAD model. *MAI3: The site plans were revised accordingly.* **BETA4: Plan revised – issue resolved.**

MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS:

The proposed development will disturb greater than one acre and is subject to Chapter 153: Stormwater Management of the Town of Franklin Bylaws and MassDEP Stormwater Management Standards.

No untreated stormwater (Standard Number 1): *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

The project does not propose any new untreated stormwater discharges to wetlands. An outfall is proposed from the subsurface infiltration system which discharges to a low-lying area. A riprap apron is proposed for erosion control.

SW8. Although the existing outfall at the northwest corner of the site is not the responsibility of the project proponent, it is recommended to provide a rip rap pad at the outlet. *MAI: A rip rap pad has been added to the existing outfall pipe, refer to Sheet C 2.0.* **BETA2: Rip rap pad provided – issue resolved.**

Post-development peak discharge rates (Standard Number 2): *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.*

The project proposes an increase in impervious area and will use subsurface infiltration systems to mitigate increases in post-development peak discharge rates and total runoff volumes.

SW9. Provide summary table comparing pre-development and post-development runoff volumes. Runoff volumes may not increase per §300-11.A.(3) and the Best Development Practices Guidebook. *MAI: A summary table comparing pre-development and post-develop runoff volumes has been added to the stormwater management report.* **BETA2: Table provided indicating a reduction in peak runoff volume – issue resolved.**

SW10. Revise HydroCAD model to include subwatershed SC100, as depicted on the Post-Development Drainage Plan, and show the boundary between Watershed SC100 and SC200. *MAI: The HydroCAD model has been revised to exclude subwatershed SC100 and instead shows the eastern and western parking lots as subcatchment 200, which flows to the subsurface infiltration basin. Subwatershed SC101 is the runoff that is directed to Design Point #1.* **BETA2: Information provided – issue resolved.**

SW11. Label the Post-Development subwatershed located in the south-central portion of the Site. *MAI: The Post-Development subwatershed located in the south-central portion of the site has been added on the drainage maps.* **BETA2: Information provided – issue resolved.**

SW12. Based on a review of the site there appears to be a low-lying area on the east of the site in proximity to DP2. Additional spot grades from the initial survey should be provided on the plan to clarify this topography and if the low area is confirmed it should be included in the HydroCAD model as a pond. *MAI: The above referenced low-lying area is actually an elevated mound, not a depression, therefore there was no need to modify the HydroCAD model.* **BETA2: BETA revisted the site and confirmed that the referenced mound (approx. 6" to 1' high near the abutting Planet Fitness property line - refer to attached sketch) is likely to impound water and will minimize any flow directed to the adjacent site – issue remains outstanding.** *MAI2: The existing earth berm near the Planet Fitness has been modeled in HydroCAD. The calculations show that this berm does retain and reduce the runoff onto Planet Fitness. In Proposed conditions, a depression is proposed to mimic the functionality of the eaterhn berm. With that said, the HydroCAD calculations have been revised accordingly and the calculations still show a reduction in the peak rate of runoff as well as a reduction in volume from existing conditions to proposed conditions.* **BETA3: Existing impoundment included in HydroCAD model – issue resolved.**

SW13. Recommend including the proposed infiltration overflow area in the HydroCAD model as an additional infiltration area. *MAI: This area is likely to be used as a wetland replication area and vegetated with wetland species. It is anticipated that this area will provide infiltration, but it is not being modeled as such, therefore revisions to the HydroCAD model have not been made*. **BETA2: Information provided. In conjunction with comment SW12, the designer should demonstrate that the proposed overflow area provides an equivalent or greater storage volume than the existing impoundment, as the flow from the Town system is not included in the stormwater model.** *MAI2: The existing earth berm near the Planet Fitness has been modeled in HydroCAD. The calculations show that this berm does retain and reduce the runoff onto Planet Fitness. In Proposed conditions, a depression is proposed to mimic the functionality of the eaterhn berm. With that said, the HydroCAD calculations have been revised accordingly and the calculations still show a reduction in the peak rate of runoff as well as a reduction in volume from existing conditions to proposed conditions.* **BETA3: BETA compared the volumes of the existing and proposed impoundments and notes that additional storage volume will be provided in the proposed**

conditions. Additionaly, BETA compared the flow rates and volumes directed to the impoundments and found they will be reduced in the proposed conditions – issue resolved.

SW14. Revise limits of watershed SC101. Based on the proposed grading, the majority of this area will drain to the western parking area (Design Point 2) instead of Design Point 1. *MAI: The limits of watershed SC101 have been revised accordingly.* **BETA2: Watershed limits revised – issue resolved.**

SW15. Clarify how roof runoff will be conveyed. Consider providing a direct connection from the roof leaders to the subsurface infiltration system. *MAI: Downspouts will be directed to a closed underground piping system that will connect directly to the 12" manifold at the subsurface infiltration basin***. BETA2: Direction connection provided – issue resolved.**

SW15A. The new impervious area associated with the widened driveway has not been included in the HydroCAD model and the designer has asserted that this flow is directed to treatment train consisting of deep sump catch basins, sediment forebays, and detention basins, which will provide the required treatment and attenuations. BETA requests that record plans of the existing drainage system as well as photographic evidence that the existing system is maintained and functioning as designed be provided. *MAI Response: The design plans and site photographs of the stormwater management system for 166 Grove Street, Planet Fitness, have been provided and are attached as part of this response letter. As a condition of Planning Board approval, the Applicant agrees to incorporate into its easement agreement with the Owner of 166 Grove Stree an obligation to clean out the storm water system prior to the issuance of a certificate of occupancy for the Pharmacann Project, to ensure proper treatment of any runoff created from the minor increase in payment on the common driveway.* **BETA4: BETA recommends for the Board to include the suggested condition to require cleaning and maintenance of the existing stormwater management system on the Planet Fitness property, which will receive flow from the proposed widened site driveway.**

Recharge to groundwater (Standard Number 3): *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.*

NRCS maps indicate the presence of Sudbury fine sandy loam, rated in hydrologic soil group (HSG) B, primarily at the site. A small area of Merrimac fine sandy loam (HSG A) is depicted along the west side of the site near Grove Street. The infiltration systems have been designed to provide a recharge volume in excess of that required.

SW16. Clarify the Schematic Plan View of the Subsurface Infiltration Facility Details to indicate it is a typical layout and the dimensions are 20 rows of 11 chambers. Revise detail name, as necessary, to reflect the number of systems proposed. *MAI: The details of the Subsurface Infiltration Facility details have been revised accordingly, refer to Sheet C 5.0.* **BETA2: Details revised – issue resolved.**

SW17. The proposed bottom of the infiltration system is at elevation 250.30 and will not provide the required 2' minimum separation to groundwater based upon the soils analysis for Test Pit 2 (ESHGW @ 251.5). *MAI: The bottom elevation of the infiltration basin is two (2) feet above the groundwater encountered in Test Pit #1 (248.3), which is located adjacent to the infiltration system.* **BETA2: Information provided which indicates the eastern side of the proposed infiltration system has the required 2' separation to groundwater; however, the groundwater profile created by the additional test pit information cannot be discounted for the remainder of the system. Either revise the system to provide the required 2' separation throughout the**

system based on the groundwater profile or provide an additional test pit at the western side of the proposed system to demonstrate a consistent groundwater elevation. *MAI2: A confirmatory test pit can be dug in the western portion of the infiltration system prior to construction to confirm the groundwater elevations. If that test pit depicts a higher than anticipated groundwater elevation, modifications to the drainage system will be made at such time.* **BETA3: In consideration that the entire stormwater system design is contingent on this subsurface infiltration system and that it is anticipated that additional test pit information will indicate a groundwater table within 2 feet of the infiltration system, BETA recommends for the issue to be resolved at this time.** *MAI3: On October 9, 2020 an additional test pit was performed by a Registered Soil Evaluator and a Professional Engineer, at the western edge of the infiltration system. The test pit log and location are shown on the Record Conditions and Demolition Plan. The results show that there will be greater than a (2) foot separation to groundwater, therefore modifications to the stormwater design are not required.* **BETA4: As no mottles or weeping were observed in the test pit an accurate estimate of seasonal high groundwater elevation cannot be determined at this time. Performing additional test pits in the near future may also not yield conclusive results; therefore, BETA recommends that groundwater elevations are reevaluated during construction.**

SW18. Revise the top elevation of the stone in the infiltration system on the Cross Section detail to be consistent with other elevations. *MAI: The top elevation of the stone in the infiltration system has been revised accordingly, refer to Sheet C 5.0.* **BETA2: Elevation revised – issue resolved.**

SW19. Provide mounding analysis for proposed infiltration systems as separation to groundwater is less than 4 feet. *MAI: Mounting calculations have been provided in the stormwater management report.* **BETA2: Analysis provided – issue resolved.**

SW20. Test pit data indicates pockets of sandy loam within the C layer of coarse sand and gravel, which are more restrictive than the design exfiltration rate of 8.27 in/hr. Provide additional clarification to justify the design exfiltration rate or lower the rate, if appropriate. *MAI: Per the Subsurface Infiltration Detail on sheet C 5.0, there is a note that states that all unsuitable materials are to be removed five (5) feet in all directions from around the proposed infiltration system, this includes the sandy loam.* **BETA2: Information provided – issue resolved.**

80% TSS Removal (Standard Number 4): *For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.*

The project proposes to direct runoff from new impervious areas to a treatment train consisting of deep sump catch basins with hoods, proprietary water quality units (Contech CDS), and a subsurface infiltration system. Calculations are provided that demonstrate the required 80% TSS removal and 1" Water Quality Volume can be provided with the deep sump catch basin and infiltration basin treatment train.

Higher Potential Pollutant Loads (Standard Number 5): *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMPs*.

SW21. Provide the total number of estimated trips per day for the site. If the number exceeds 1,000 the site is considered a high-intensity-use parking area and is therefore LUHPPL**.** *MAI: The site will generate, on average 800 - 1,000 trips per day and is therefore is not considered a LUHPPL.* **BETA2: The traffic report indicates the daily trips are 1,050; therefore, the site is considered a LUHPPL. BETA notes this classification is not anticipated to require any stormwater modifications.** *MAI2: MAI concurs with the above statement.* **BETA3: No further comment.**

Critical Areas (Standard Number 6): *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.*

The project includes discharges to a Zone II Wellhead Protection Area, a critical area, and 44% pretreatment is required prior to infiltration. The proposed treatment trains are consistent with the recommendations of MassDEP for discharges to Zone II wellhead protection areas.

SW22. Revise narrative to correctly indicate the presence of a critical area. *MAI: The narrative has been revised accordingly.* **BETA2: Narrative revised – issue resolved.**

SW23. Provide calculation based upon MassDEP's "Standard Method to Convert Required Water Quality Volume to a Discharge Rate for Sizing Flow Based Manufactured Proprietary Stormwater Treatment Practices" to demonstrate the Contech Structures are capable of treating the calculated discharge rate and will remove a minimum of 44% TSS prior to infiltration. *MAI: MAI has reached out to Contech to obtain the documentation required that demonstrates that the Contech structures are capable of treating the calculated discharge rate and will remove a minimum of 44% TSS prior to infiltration. That documentation can be found in the Appendix of this report.* **BETA2: The provided information does not appear to show the DEP calculated water quality flow rate compared to the maximum treatment rate provided by the Contech unit – issue remains outstanding.** *MAI2: DEP calculated water quality flow rates compared to the maximum treatment rate provided by the Contech unit have been provided.* **BETA3: BETA calculated the required water quality flow rate per DEP guidance (0.98 cfs) and determined it is less than the provided treatment capacity of the Contech unit (1.4 cfs) – issue resolved.**

Redevelopment (Standard Number 7): *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.*

The project does not qualify as redevelopment – not applicable.

SW24. Revise narrative to remove references to "70 Frank Mossberg Drive" and that the project qualifies as a redevelopment. *MAI: The narrative has been revised accordingly.* **BETA2: Narrative revised – issue resolved.**

Construction Period Erosion and Sediment Controls (Standard Number 8): *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project as currently depicted will disturb greater than one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) is required. The project plans indicate the use of a stabilized construction entrance, silt sacks, and perimeter erosion controls (Filtermitt).

SW25. Provide perimeter controls along the southwestern border of the Site (e.g. where existing flows are directed to DP1). *MAI: Perimeter erosion controls have been added to the plan set, refer to Sheets C 1.0 and C 2.0.* **BETA2: Perimeter controls provided – issue resolved.**

SW26. Revise Temporary Stabilized Construction Entrance Detail to be a continuous width of 20 feet as depicted on the Layout, Grading, and Erosion Control Plan. *MAI: The temporary Stabilized Construction Entrance Detail has been revised to be a continuous width of 20 feet.* **BETA2: Detail revised – issue resolved.**

Operations/maintenance plan (Standard Number 9): *A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

A Long-Term Operation and Maintenance (O&M) Plan has been provided.

SW27. Provide long-term maintenance measures for catch basins and Contech water quality units. *MAI: The Operation and Maintenance Plan has been revised accordingly.* **BETA2: Information provided – issue resolved.**

SW28. Provide a plan that shows the location of all stormwater BMPs as part of the O&M Plan. *MAI: A plan that depicts the stormwater BMP's has been added to the O&M Plan.* **BETA2: Plan provided – issue resolved.**

SW29. Provide an estimated O&M budget. *MAI: An estimated O&M Budget will be provided prior to construction.* **BETA2: To avoid a condition of approval that would require this information to be provided in the future, it is recommended to estimate the O&M budget at this time with the understanding that it can be modified prior to construction, if necessary.** *MAI2: An estimated annual budget of $90,000 - $95,000 has been added to the O&M.* **BETA3: Information provided – issue resolved.**

Illicit Discharges (Standard Number 10): *All illicit discharges to the stormwater management systems are prohibited.*

The Stormwater Management Report indicates that no illicit discharges are proposed, and a signed Illicit Discharge Compliance Statement will be provided prior to construction.

SW30. Provide a signature on the Illicit Discharge Compliance Statement. *MAI: A signature has been added to the Illicit Discharge Compliance Statement.* **BETA2: Signature provided – issue resolved.**

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.

Matthew J. Crowley, PE
Project Manager

Stephen Borgatti
Staff Engineer

cc: Amy Love, Planner
Jen Delmore, Conservation Agent

TOWN OF FRANKLIN
DEPARTMENT OF PUBLIC WORKS
Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

October 14, 2020

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

RE: Special Permit & Site Plan – 164 Grove St, Dispensary

Dear Mr. Chairman and Members:

We have reviewed the revised materials for the subject project and note the following:

1. Under the revised stormwater model, the peak elevation for the 100 yr storm exceeds the top of the stone for the infiltration bed. Consideration should be given to enlarging the system to keep the peak water elevation within the stone envelope.

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

Sincerely,

Michael Maglio, P.E.
Town Engineer

FRANKLIN PLANNING & COMMUNITY DEVELOPMENT
355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907

MEMORANDUM

DATE: **October 15, 2020**

TO: **Franklin Planning Board**

FROM: **Department of Planning and Community Development**

RE: **164 Grove Street – PharmaCann**
Special Permit & Site Plan

The DPCD has reviewed the above referenced Special Permit & Site Plan Modification application for the Monday, October 19, 2020 Planning Board meeting and offers the following commentary:

General:

1. The site is approximately 1.5 acres and is located at 164 Grove Street in the Industrial Zoning and Marijuana Overlay District; Assessor's Map 306 Lot 004.
2. The Applicant is proposing to construct a 4,150 square feet building with 70 parking spaces. The main use of the building is for retail Marijuana. There will be no product manufacturing, testing or research operations at the Facility.
3. Applicant has filed the following Special Permits:
    - To allow Non-medical retail marijuana facility under 185 Attachment 3, Part II Section 2.23.
    - To allow Medical retail marijuana facility under 185-49 Attachment 4, Section 4.2 (a)
    - Common Driveway for 2 plus lots under 185-21(F).

Comments from the September 28, 2020 Meeting:

1. Is there a turn around area on the access driveway should a customer miss the entrance? *Issue still not addressed*
2. Applicant has indicated it will operate as Appointment only for the first 30 days, and requests that the Planning Board review this after the 30 days of opening.
3. Hours of operation will be 9:00am – 9:00pm seven days a week.

Waiver Requests:

1. To allow for HDPE storm drain pipe in lieu of class V RCP

Suggested Special Conditions:

1. The proposed facility will operate as a Reserve Ahead-only dispensary, which would require customers and patients to place an order in advance and select a scheduled pick up time to retrieve the product. Applicant may request this be reviewed after 30 days of opening.
2. The Traffic Impact Assessment, response letter September 17, 2020, submitted by the applicant, shall be included with the Certificate of Vote.
3. There is to be no cars queuing on Grove Street and the access driveway to the site.
4. Design Review color recommendations shall be included in the endorsed set of plans.

Records on File:

1. Application for Site Plan and Special Permit
2. Certificate of Ownership
3. Special Permit Criteria
4. Abutters certified mailing
5. Overview of Proposed project and Special Permit Findings
6. Site Plans
7. Stormwater Management Plans

ROLE CALL VOTE:

This determination shall be in addition to the following specific findings:

If you vote NO on any of the following, please state reason why you are voting NO:

(1) **Special Permits (3):** To allow Non-medical marijuana facility under 185 Attachment 3, Part II Section 2.23,To allow Medical Marijuana under 185-49, Attachment 4 Section 4.2(a) and Common Driveway for 2+ lots under 185-21(F)

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

(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.

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

(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.

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

(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.

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

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.

Anthony Padula	YES	NO	Joseph Halligan	YES	NO
Rick Power	YES	NO	Gregory Rondeau	YES	NO
William David	YES	NO			

STANDARD CONDITIONS OF APPROVAL

1. This Special Permit shall not be construed to run with the land and shall run with the Site Plan as endorsed by the Planning Board. A new Special Permit shall be required from the Planning Board if any major change of use or major change to the site plan is proposed.
2. This Special Permit shall lapse if a substantial use or construction has not begun, except for good cause, within twenty four (24) months of approval, unless the Board grants an extension. No final Certificate of Occupancy shall be issued until all requirements of the Special Permit have been completed to the satisfaction of the Board unless the applicant has submitted a Partial Certificate of Completion for the remainder of the required improvements and received approval by the Planning Board. The applicant's engineer or surveyor, upon completion of all required improvements, shall submit a Certificate of Completion. The Board or its agent(s) shall complete a final inspection of the site upon filing of the Certificate of Completion by the applicant. Said inspection is further outlined in condition #4.
3. Construction or operations under this Special Permit shall conform to any subsequent amendment of the Town of Franklin Zoning Bylaw (§185) unless the use or construction is commenced within a period of six (6) months after the issuance of this Special Permit and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.
4. **The Planning Board will use outside consultant services to complete construction inspections upon the commencement of construction.** The Franklin Department of Public Works Director, directly and through employees of the Department of Public Works and outside consultant services shall act as the Planning Board's inspector to assist the Board with inspections necessary to ensure compliance with all relevant laws, regulations and Planning Board approved plan specifications. Such consultants shall be selected and retained upon a majority vote of the Board.
5. Actual and reasonable costs of inspection consulting services shall be paid by the owner/applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyond the original scope of work, the owner/applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board (Form H). Said inspection is further outlined in condition #4.
6. No alteration of the Special Permit and the plans associated with it shall be made or affected other that by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
7. All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary licenses, permits and approvals shall be obtained by the owner/applicant.
8. Prior to the endorsement of the site plan, the following shall be done:
    - The owner/applicant shall make a notation on the site plan that references the Special Permit and the conditions and dates of this Certificate of Vote.

- A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major construction or soil disturbance commencing on the site.
- All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
- The owner/applicant shall submit a minimum of six copies of the approved version of the plan.

9. Prior to any work commencing on the subject property, the owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the site until such public way is clear of debris.

10. The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.

11. **Prior to construction activities, there shall be a pre-construction meeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Inspector.**

12. Any signage requires the Applicant to file with the Design Review Commission.

13. Prior to the endorsement, the Certificate of Vote and Order of Conditions shall be added to the Site Plans.