



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

May 17, 2022

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

RE: Site Plan & Special Permit – #341 Union Street

Dear Mr. Chairman and Members:

We have reviewed the revised materials for the subject project and note that the applicant has redesigned the proposed drainage system from a series of rain gardens to an underground infiltration system, and has provided a net reduction in impervious area on the site. We have no further comments on the submission.

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

Sincerely,

Michael Maglio, P.E.
Town Engineer

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: May 16, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 341 Union Street St
Special Permit and Limited Site Plan

The DPCD has reviewed the above referenced Limited Site Plan Modification application for the Monday, May 23, 2022 Planning Board meeting and offers the following commentary:

General:

1. The application is for 341 Union Street located in the Commercial I Zoning District.
2. The Application is for a change in use at the property and the Special Permit is for:
 - a. §185 Attachment 4, Section 3.13 – Brewery, distillery or winery production with Tasting Room.
3. The Applicant submitted the Special Permit criteria a-g.
4. A review letter has been provided by the Town Engineer, Mike Maglio. BETA was not asked to review the plans. The Planning Board can determine if they want BETA to review.

DPCD Comments:

1. Applicant should provide the location of the dumpster. ***Provided***
2. Per §185-21.B(2)(b) – parking is required 1 space per 500 square feet.
 - a. The required amount of parking is 19 spaces and the Applicant has provide 22 spaces. Note that 8 of the 22 spaces are located in front of the building.
3. The Applicant should show on the plans the abutting structure locations. ***Provided***
4. Applicant should provide sidewalk details. ***Provided***
5. Applicant should provide the height and description of fence around the patio. ***Provided***
6. Signage should be shown on the plan and will require recommendation from the Design Review Commission. Planning Board requested color renderings of the building.
7. A letter of support has been received and is included in this packet.



Amy Love <alove@franklinma.gov>

Re: 341 Union Street - La Cantina Winery Application

1 message

Beth Wierling <bwierling@franklinma.gov>
To: Amy Love <alove@franklinma.gov>, jberg@carpediemtech.com

Fri, May 13, 2022 at 4:46 PM

John,

Thank you for your email. I am forwarding to Amy Love, Franklin Planner to make sure this letter is included planning board meeting materials.

Beth

On Fri, May 13, 2022 at 11:52 AM <jberg@carpediemtech.com> wrote:

Dear Members of the Planning Board;

I'm writing this follow-up note to detail how as owner of the abutting property we will work cooperatively to support our neighbor, La Cantina Winery at the proposed 341 Union Street location.

My property at [34 Saxon Street](#) and 240 Cottage Street abuts the 341 Union Street location. My company, Carpe Diem operates with 10 employees with typically no more than 5 in the building at any time and that is between the hours of 7 am -5 pm M-F. Parking is on the Saxon Street side of the building and never used entirely. Typically we have some overlap with FYSA or Downtown Sports but again mostly parking on the Saxon Street side.

In general, the parking along the fence goes unused. I am happy to allow overflow parking along the fence to help La Cantina Winery

John Berg

CEO

Carpe Diem Technologies, Inc.

[34 Saxon Street](#)

[Franklin, MA 02038](#)

Mobile Office 508-259-5695

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From: jberg@carpediemtech.com <jberg@carpediemtech.com>
Sent: Wednesday, March 9, 2022 10:45 AM
To: 'grondeau@franklinma.gov' <grondeau@franklinma.gov>; 'w david@franklinma.gov' <w david@franklinma.gov>; 'b wierling@franklinma.gov' <b wierling@franklinma.gov>; 'j williams@franklinma.gov' <j williams@franklinma.gov>; 'r power@franklinma.gov' <r power@franklinma.gov>; 'j mello@franklinma.gov' <j mello@franklinma.gov>
Cc: 'b ob@lacantinawinery.com' <b ob@lacantinawinery.com>
Subject: 341 Union Street - La Cantina Winery Application

Dear Members of the Planning Board;

I, John Berg, am owner of [34 Saxon Street](#) (and Cottage Street) which abuts the property at 341 Union Street. I have been a neighbor to Robert Vozella for many years and also virtual abutter to his property at 355 Union Street where he has grown and nurtured his home grown winery. I strongly support his application to the planning board for La Cantina Winery at 341 Union Street and will work with him as a neighboring business, resident and land owner. I hope you will too.

John Berg

CEO

Carpe Diem Technologies, Inc.

[34 Saxon Street](#)

[Franklin, MA 02038](#)

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United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093

508-384-6560 FAX 508-384-6566

May 11, 2022

Mr. Gregory Rondeau, Chairman
Franklin Planning Board
355 East Central Street
Franklin, MA 02038

**Re: 341 Union Street – Robert Vozzella
Site Plan and Special Permit Review Comments**

Mr. Chairman and Board Members,

On behalf of the applicant, Robert Vozzella, we have provided a summary of the following comments from The Town Engineer, Town Planner, as well as comments received from the Planning Board at the Public Hearing. Our responses are immediately following each comment and they have been italicized.

Town Engineer

1. Application that need to be filed with the Franklin Department of Public Works include (but are not necessarily limited to) a Sewer Renewal Permit, a Street Excavation Permit, and Public Way Access Permit.

Upon receiving the necessary approvals, the applicant or their contractor will file for the necessary permits from the DPW.

2. This Project is a redevelopment of an existing site and application is proposing a net reduction in impervious area and installation of several rain garden to improve the existing drainage on site .It appears the current design meets the new Town stormwater bylaws regarding redevelopment project, however we ask that the designer provide a note on the plan identifying the total existing and proposed imperious areas.

The existing impervious area and proposed impervious area have been added to sheet 2.

3. Detail for proposed walkway along the new parking area, including an accessible curb ramp should be provided.
A 5' wide concrete walkway detail has been added to sheet 3.
4. Vertical granite curb will be required for Entrance radii withing Town right-of-way and detail should be provided.
Due to the revised site drainage system and parking configuration, no changes to the entrance are proposed and no vertical granite curbing has been shown.

Town Planner

1. Applicant should provide the location of the dumpster.
A dumpster has been added to sheet 2. A detail has been added to sheet 4. A trash truck turning area detail has been added to sheet 2.
2. Per 185-21. B(2)(b)- parking is required 1 space per 500 square feet.
 - A. The required amount of parking is 19 spaces and the Applicant has provided 22 spaces. Note that 8 of the 22 spaces are located in front of the building. Is there access to the back of the building from the front of the building?
The parking space count has been revised. Access from the front of the building to the rear of the building is via Union Street and Cottage Street sidewalks.
3. The applicant should show on Plans the abutting Structure Locations.
The abutting structure locations have been added to sheet 1.
4. Application should provide sidewalk details.
A sidewalk detail has been added to sheet 3.
5. Applicant should provide the height and description of fence around the patio.
The fences labels have been added to sheet 2.
6. Signage should be shown on the plan and will require recommendation from the design review Commission.
The applicant is not proposing signage at this time. Any proposed signage will be presented to the DRB.

7. 2 Abutters have provided letters of support and they are included with memo.
No comment.

Planning Board Comments:

1. Add abutters to the plans.

Abutter's have been added to the plans.

2. Add bollard at fence and parking area.

Bollards have been added along the proposed 6' high white vinyl fence.

3. Site lighting plan.

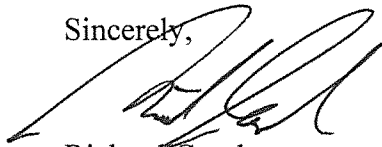
A site lighting plan has been provided.

4. Add HVAC units location.

The HVAC unit locations have been added to the plans

We look forward to meeting with the Planning Board to discuss this project further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Goodreau', written over a white background.

Richard Goodreau
Project Manager