

**APPLICATION FOR APPROVAL OF A LIMITED SITE PLAN
AND SPECIAL PERMIT(S) MODIFICATION**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Limited Site Plan Modification entitled "Site Plan 341 Union Street" and Special Permit(s) for 341 Union Street and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: Robert Vozzella
Address of Applicant: 355 Union Street Franklin, MA
Phone No.: _____ Email: bob@lacantinawinery.com

2. Name of Owner (if not the Applicant): Rossi 2006 Revocable Trust
Address of Owner: 56 Indian lane Franklin, MA
Phone No.: _____ Email: _____

3. Name of Engineer: United Consultants, Inc.
Address of Engineer: 850 Franklin Street Ste. 11 Wrentham, MA
Phone No.: _____ Email: jim@uci850.com

1. Deed of Property recorded with Norfolk Registry of Deeds in Book 37165, Page 391, (or Certificate of Title No. _____)

2. Location and Description of Property:

341 Union Street

Zoning District: C-1

Assessor's Map: 287 Lot: 065

Square Footage of Building(s): 9,808

Impervious Coverage of Existing Upland: 24,678 sf

3. Purpose of Site Plan:

Parking plan for change in use of the building, utility updates

4. Special Permit(s) Requested:

Section 3.13 - Brewery, distillery, or winery production with tasting room

RECEIVED
2022 FEB 11 A 8:40
TOWN OF FRANKLIN
TOWN CLERK

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

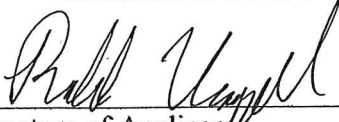
(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of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

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
- (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.
- (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.

6. Other issues requiring Planning Board Consideration: _____

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

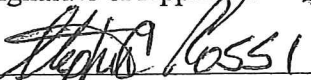
8. Certificate of Ownership.



Signature of Applicant

Robert Vozzella

Print Name of Applicant



Signature of Owner

Stephen C. Rossi

Print Name of Owner

CERTIFICATE OF OWNERSHIP

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

SECTION A:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Site Plan 341 Union Street Franklin, MA

Date of Plan: February 4, 2022 Assessor's Information: 287-065

Prepared by: United Consultants, Inc. 850 Franklin Street Ste. 11 Wrentham, MA

Applicant Name & Address: Robert Vozzella 355 Union Street Franklin, MA

SECTION B:

Name of Record Owner(s): Rossi 2006 Revocable Trust

Address of Record Owner(s): 56 Indian Lane Franklin, MA

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

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):
Stephen C. Rossi & Teresa Rossi

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

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

Book 37165 Page 389

Executed as a sealed instrument this 7th day of February 2022

Robert Vozzella
Signature of Applicant

Robert Vozzella
Print name of Applicant

Stephen C. Rossi
Signature of Owner

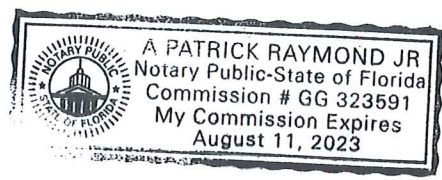
Stephen C. Rossi
Print name of Owner

STATE OF FLORIDA

LEE County of LEE 2022 ss.

On this 9th day of FEBRUARY 2022, before me, the undersigned notary public, personally appeared STEPHEN ROSSI (name of owner), proved to me through satisfactory evidence of identification, which were DRIVERS LICENSE to be the person whose name is signed on the preceding document in my presence.

[Handwritten Signature]
(Official signature and seal of notary)



Notary Public:
My Commission Expires: 8-11-23

United
Consultants, Inc.
850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

341 Union Street
Special Permit Findings

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
The property is located in a C-1 zoning district. It is surrounded by other commercial uses. The applicant currently has a similar use in an abutting property.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Parking layout is clearly defined on the site plan. There is an access walkway along the front of the building to provide access to the building from the parking area.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
Cottage Street is sufficient to provide access to the property. Town water & sewer will service the building from Union Street as there is a moratorium to excavate in Cottage Street until April 2023. Grease trap shall be added for kitchen plumbing. Rain gardens are proposed around the parking lot for stormwater runoff.
- (d) Neighborhood character and social structure will not be negatively impacted.
There will be no change in the character and social structure of the neighborhood.
- (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.
There are no significant natural resources or habitats in the vicinity of the project.
- (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.
There are no additional buildings proposed to be added to the site. The existing building shall remain.
- (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.
Per Title V calculations, the water usage for the proposed use of the building shall be 1,400 gal/day at maximum capacity.



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

March 10, 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 submitted materials for the subject project and offer the following comments:

1. Applications that may 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 a Public Way Access Permit.
2. This project is a redevelopment of an existing site and the applicant is proposing a net reduction in impervious area and installation of several rain gardens to improve the existing drainage on site. It appears the current design meets the new Town stormwater bylaw regarding redevelopment projects, however we ask that the designer provide a note on the plan identifying the total of the existing and proposed impervious areas.
3. A detail for the proposed walkway along the new parking area, including an accessible curb ramp should be provided.
4. Vertical granite curb will be required for the entrance radii within the Town right-of-way and a detail should be provided.

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: March 8, 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, March 14, 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.
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. Is there access to the back of the building from the front of the building?
3. The Applicant should show on the plans the abutting structure locations.
4. Applicant should provide sidewalk details.
5. Applicant should provide the height and description of fence around the patio.
6. Signage should be shown on the plan and will require recommendation from the Design Review Commission.
7. 2 Abutters have provided letters of support and they are included with this memo.



Amy Love <alove@franklinma.gov>

Fwd: 341 Union Street - La Cantina Winery Application

1 message

Beth Wierling <bwierling@franklinma.gov>
To: Amy Love <alove@franklinma.gov>

Wed, Mar 9, 2022 at 10:48 AM

Amy,

Received the below email. Forwarding for your reference.

Beth

----- Forwarded message -----

From: <jberg@carpediemtech.com>

Date: Wed, Mar 9, 2022 at 10:45 AM

Subject: 341 Union Street - La Cantina Winery Application

To: <grondeau@franklinma.gov>, <wdavid@franklinma.gov>, <bwierling@franklinma.gov>, <jwilliams@franklinma.gov>, <rpower@franklinma.gov>, <jmello@franklinma.gov>

CC: <bob@lacantinawinery.com>

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](#)

Mobile Office 508-259-5695

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March 9, 2022

Mr. & Mrs. Albino Carlucci
358 Union St.
Franklin, MA 02038

To whom it may concern,

I am writing in support of Robert Vozzella and the La Cantina Winery with their application for special permit. My wife and I are neighbors and abutters and we would like to express our support to the Board in favor of this permit.

Feel free to reach out for any questions with any questions or concerns.

Respectfully,

Albino and Elizabeth Carlucci

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, February 28, 2022 and again on March 7, 2022

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing on **Monday, March 14, 2022 at 7:15 PM** remotely and in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Special Permit and Limited Site Plan Modification application titled "Site Plan 341 Union Street" Franklin, MA prepared by United Consultants, Wrentham, MA., and submitted by Robert Vozzella, 355 Union Street, Franklin, MA.

The property is located in the Commercial I Zoning District (Assessors Map 287 Lot 065) at 341 Union Street. The applicant is proposing a new parking plan and requesting one (1) Special Permit under Chapter 185 Section 3.13-Brewery, Distillery, or Winery production with tasting room.

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

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

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

Greg Rondeau, Chairman

241 AND 245 COTTAGE STREE
572 EAST STREET
WEYMOUTH, MA 02189

COSTELLO ROBERT
COSTELLO PAMELA
65 HUTCHINSON ST
FRANKLIN, MA 02038

KOTSIPOPOULOS CHARLES
KOTSIPOPOULOS ANGELA
35 COREY ST
EVERETT, MA 02149

241 AND 245 COTTAGE STREE
572 EAST STREET
WEYMOUTH, MA 02189

DAVIES REALTY LLC
7 GAINESBORO DR
BUZZARDS BAY, MA 02532

MAGS REALTY TRUST
C/O BARRY MAGERMAN, TR
235 COTTAGE ST
FRANKLIN, MA 02038

317 UNION STREET LLC
455 BEDFORD ST
BRIDGEWATER, MA 02324

DEBENEDICTIS ROBERT L
22 JORDAN RD
FRANKLIN, MA 02038

MAINALI HARI RAJ
UPRETI SHARMILA
30 SAXON ST
FRANKLIN, MA 02038

338 UNION ST LLC
12 HEMLOCK LN
FRANKLIN, MA 02038

FRANKLIN PAINT CO
259 COTTAGE ST
FRANKLIN, MA 02038

MOLLA FRANCIS A
MOLLA PAULA A
62 HUTCHINSON ST
FRANKLIN, MA 02038

374 UNION LLC
23 NEWELL DR
FRANKLIN, MA 02038

FSM REALTY LLC
8 VILLAGE ROAD
LAKEVILLE, MA 02347

MURRAY LEO J COMPANY
305 UNION ST
FRANKLIN, MA 02038

BORRELLI ANTHONY M
6 STRATFORD LN
FRANKLIN, MA 02038

GARRIGAN LAURA
18 GEB ST
FRANKLIN, MA 02038

NEW YORK CENTRAL LINES LL
C/O CSX TRANSPORTATION TA
500 WATER ST (C 910)
JACKSONVILLE, FL 32202

CARLUCCI ALBINO G & ELIZAB
CARLUCCI FAMILY REALTY TR
358 UNION ST
FRANKLIN, MA 02038

GIANETTI RONALD J & RITA
57 HUTCHINSON ST REALTY T
557 UNION ST
FRANKLIN, MA 02038

NOONAN PAUL S
NOONAN MICHELLE L
366 UNION ST
FRANKLIN, MA 02038

CARLUCCI ELIZABETH F & ALB
CARLUCCI FAM REALTY TRUST
358 UNION ST
FRANKLIN, MA 02038

JONES TIMOTHY
PO BOX 934
WRENTHAM, MA 02093

O'BRIEN ALISSA M
19 GEB ST
FRANKLIN, MA 02038

CARLUCCI GINO JR, MARY AN
CARLUCCI FAMILY REVOCABLE
208 WACHUSETT ST
FRANKLIN, MA 02038

JSB PROPERTY HOLDINGS LLC
34 SAXON ST
FRANKLIN, MA 02038

PASQUAROSA CELIA L/E
PASQUAROSA, PETER M DEBAG
3 TYSON RD
FRANKLIN, MA 02038

COLLINS JOSEPH
COLLINS JULIA
368 UNION ST UT B
FRANKLIN, MA 02038

KENNEDY PETER SCOTT
KENNEDY BETH ANN
49 HUTCHINSON ST
FRANKLIN, MA 02038

PISANI EDMUND
58 HUTCHINSON ST
FRANKLIN, MA 02038

POND PLACE CONDOMINIUMS
C/O NOONAN PAUL S
366 UNION ST
FRANKLIN, MA 02038

QUIJADA MEDARDO
FLAMENCO GISELA
6 NORTHERN SPY RD
FRANKLIN, MA 02038

ROSSI STEPHEN C & TERESA
ROSSI 2006 REVOCABLE TURS
341 UNION ST
FRANKLIN, MA 02038

RUELAS JESUS
GUTIERREZ YADIRA
80 ELLERY ST
WRENTHAM, MA 02093

SACCO NORMA P
SACCO JULIA A
22 GEB ST
FRANKLIN, MA 02038

SOLDANI LOUIS M III
PO BOX 72
MANSFIELD, MA 02048

STANISCIA MARK S, TR
OLIVE RLTY TRUST
178 COTTAGE ST
FRANKLIN, MA 02038

VECCHIO ALAN
VECCHIO MARY K
7620 NW 87TH WAY
TAMARAC, FL 33321

VOZZELLA ROBERT A
355 UNION ST
FRANKLIN, MA 02038

WEST WILLIAM S TR
UNION STREET REALTY TRUST
353 UNION ST #2
FRANKLIN, MA 02038