

Town of Franklin



Planning Board

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Planning Board Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).

Please click on the link <https://us02web.zoom.us/j/85163090598> or call on your phone at 312-626-6799, meeting # 85163090598.

December 21, 2020

- | | | |
|---------|--|---|
| 7:00 PM | Commencement/General Business | |
| 7:05PM | <u>PUBLIC HEARING</u> - <i>Continued</i> 52 East Central St Special Permit & Site Plan Modification WITHDRAWN | <i>Adv.: Nov. 2 & Nov. 9, 2020</i> <i>Abuts: Nov. 2, 2020</i> |
| 7:10 PM | <u>PUBLIC HEARING</u> - <i>Continued</i> 515 West Central Street Site Plan TO BE CONTINUED | <i>Adv.: Nov. 2 & Nov. 9, 2020</i> <i>Abuts: Nov. 2, 2020</i> |
| 7:15 PM | <u>PUBLIC HEARING</u> - <i>Initial</i> 138 East Central Street Site Plan | <i>Adv.: Dec. 7 & Dec.14, 2020</i> <i>Abuts: Dec. 7, 2020</i> |
| 7:20 PM | <u>PUBLIC HEARING</u> - <i>Initial</i> Countryside Estates Subdivision Modification | <i>Adv.: Dec. 7 & Dec.14, 2020</i> <i>Abuts: Dec. 7, 2020</i> |
| 7:25 PM | <u>PUBLIC HEARING</u> – <i>Continued</i> 186 Grove St Site plan Modification | <i>Adv.: Nov. 23 & Nov. 30, 2020</i> <i>Abuts: November 23, 2020</i> |

GENERAL BUSINESS:

- A. Road Acceptance:** Laurinda Lane
- B. Bond Release:** Sandy Knoll Estates
- C. Decision:** 72-94 East Central Street- Special Permit & Site Plan
- D. Phasing Plan Approval:** 160 Grove St
- E. Endorsement:** 164 Grove St
- F. Endorsement:** 162 Grove St
- G. 81-P ANR:** 15-17 Margaret's Cove
- H. 81-P ANR Rescind Vote:** 55 Coutu Street
- I. Meeting Minutes:** November 2, 2020 & November 16, 2020

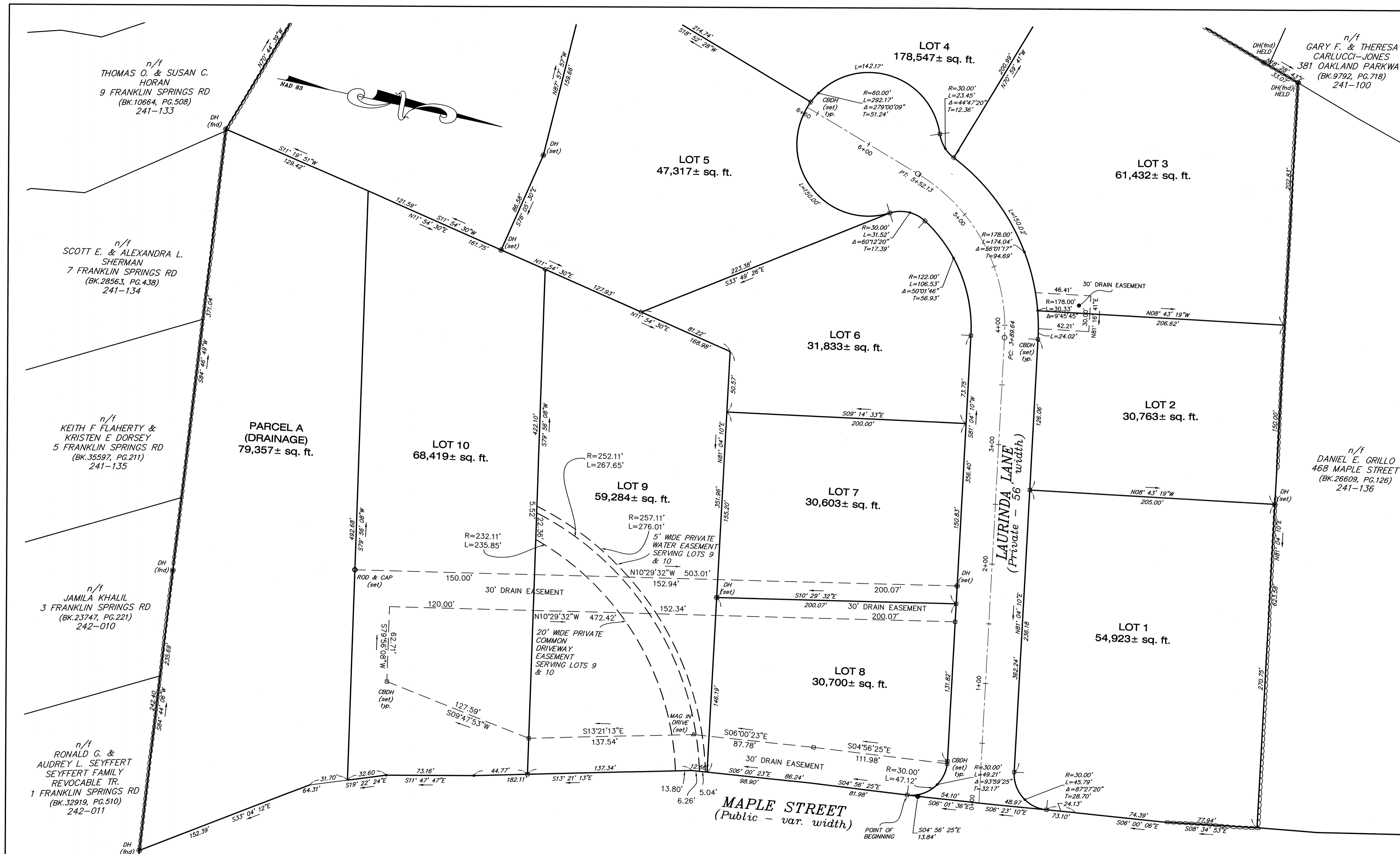
This agenda is subject to change. Last updated: December 15, 2020

The next meeting of the Planning Board is scheduled for January 11, 2021.



FOUR SCHOOL STREET
 P.O. BOX 9136
 FOXBOROUGH, MA 02035
 508-543-3939

n/f
 DANIEL E. GRILLO
 468 MAPLE STREET
 (BK.26609, PG.126)
 241-136



I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS AND/OR MUNICIPAL REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSORS RECORDS.

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

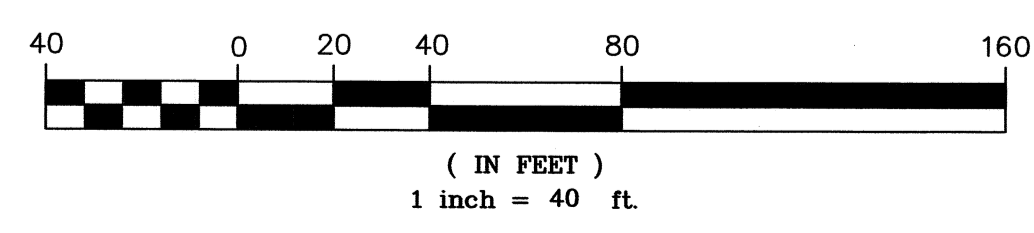
9/14/2020
 DATE

 PROFESSIONAL LAND SURVEYOR



KEY:

| | |
|--|------------------------------|
| | STONE WALL |
| | DRILL HOLE (fnd) |
| | CONC. BOUND DRILL HOLE (set) |
| | ROD & CAP (set) |



- NOTES
1. THE SOLE PURPOSE OF THIS PLAN IS TO SHOW THE PORTIONS OF WAYS TO BE ACCEPTED BY THE TOWN OF FRANKLIN AS PUBLIC WAYS
 2. MONUMENTS ALONG THE RIGHT OF WAYS AS WELL AS THE REQUIRED BOUNDS ON THE SUBDIVISION PROPERTY LINES WERE INSPECTED FOR VERIFICATION OF INSTALLATION BY AN ON THE GROUND VISUAL RECONNAISSANCE SURVEY PERFORMED BETWEEN JULY 14, 2020 AND AUGUST 4, 2020.
 3. A TOTAL OF 30 MONUMENTS WERE LOCATED BY AN ON THE GROUND INSTRUMENT SURVEY TO VERIFY ACCURATE INSTALLATION OF MONUMENTS
 4. REFERENCE IS MADE TO A PLAN ENTITLED "DEFINITIVE PLAN OF LAND IN FRANKLIN, MA, THE MAPLE HILL PRESERVE" PREPARED BY BAY COLONY GROUP, INC., FOXBOROUGH, MA, DATED OCTOBER 3, 2016, RECORDED AT NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 663, PAGES 51-53

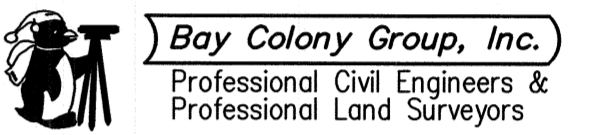
DRAWING TITLE

**Street Acceptance
 Plan of
 Laurinda Lane**

SCALE: 1" = 40'
 SEPT. 14, 2020 SHEET NUMBER

PROJECT:

The Maple Preserve
Franklin,
Massachusetts



FOUR SCHOOL STREET
P.O. BOX 9136
FOXBOROUGH, MA 02035
508-543-3939

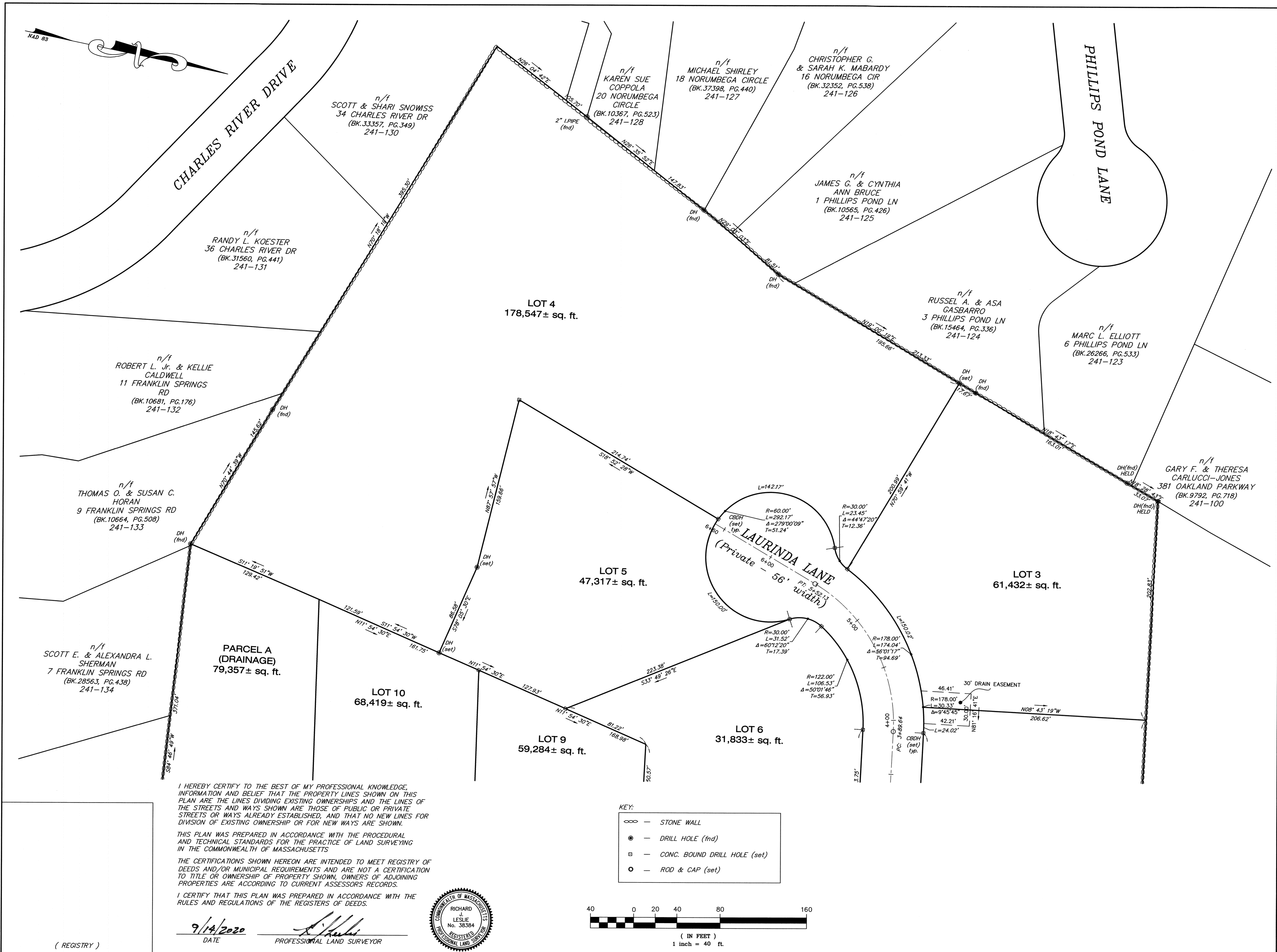
DRAWING TITLE

Street Acceptance
Plan of
Laurinda Lane

SCALE: 1" = 40'

SEPT. 14, 2020 SHEET NUMBER

2 of 2



I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

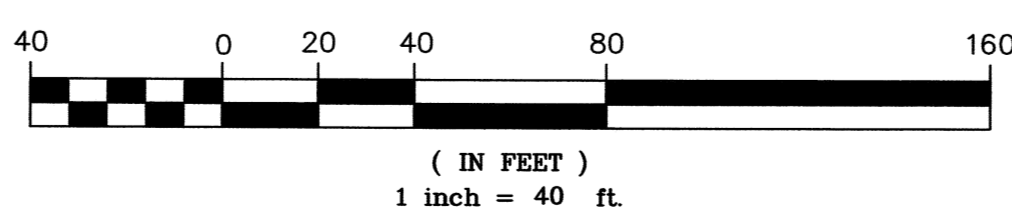
9/14/2020
DATE

Richard J. Leslie
PROFESSIONAL LAND SURVEYOR



KEY:

| | |
|--|------------------------------|
| | STONE WALL |
| | DRILL HOLE (md) |
| | CONC. BOUND DRILL HOLE (set) |
| | ROD & CAP (set) |



(REGISTRY)

14-01760-STREET ACCEPTANCE



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: December 14, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Road Acceptance – Laurinda Lane
Maple Preserve

The DPCD has reviewed the above referenced request for Bond Reduction to be reviewed at the Monday, December 21, 2020 Planning Board meeting and offers the following commentary:

General:

1. The current Bond is held in a Tripartite Agreement with the Town of Franklin in the amount of \$10,000.00 for Maple Preserve. The Bond is held until the roadway is accepted by Town Council and filed at the registry of Deeds.
2. The Applicant has requested Street Acceptance.
3. The only outstanding item was easement agreements for the drainage. Mike Maglio has confirmed the agreements are allset.

Recommendation:

DPCD recommends that the Board vote to recommend to Town Council.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: December 14, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Bond Release - Retainage
Sandy Knoll Estates

General

1. Chairman Padula has requested that Sandy Knoll be on the December 21, 2020 Planning Board agenda to review the Bond.
2. The remaining bond of \$10,000 is for the as-built costs for the plans as outlined below:
 - a. Silver Fox 0+00-0+12 Bond Amount \$136,673 - **\$4,000** was to be held for As-Built Completion
 - b. Cotton Tail 5+00-10+50 Bond Amount \$24,050 - **\$2,000** was to be held for As-Built Completion
 - c. Blueberry Land 13+00-20+50 Bond Amount \$22,860 – No As-Built line item
 - d. Cotton Tail 0+00-5+00 Bond Amount \$10,000 - **\$4,000** was to be held for As-Built Completion
3. The Town Council has scheduled review for the road acceptance on January 6, 2021.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

DATE: December 15, 2020
TO: Planning Board
FROM: Department of Planning and Community Development
RE: 70, 72 88 & 94 East Central Street
Special Permit and Site Plan – Mixed Use

The DPCD has reviewed the above reference Special Permit and Site Plan Application for a Mixed-Use development for the Monday, December 21, 2020 Planning Board meeting and offers the following commentary:

General

1. The project is located at 70 East Central Street in the Commercial I Zoning District (Assessor's Map 286, Lot 032).
2. The applicant is proposing to construct a four (4) story, mixed used building and single family house with, a total of Fourteen (14) residential units and, with retail/office on the first floor with drainage, grading, parking and other associated infrastructure. There are two existing single-family residential houses which one will be demolished and the second is included in the plans.
3. Two Special Permits have been filed
 - Zoning By-Law §185 Attachment 9: Maximum Height of Building: (Note 9) – requires applicant to file a Special Permit for Stories and/or feet of the structure. The Applicant is proposing a four story, 49.5 foot building.
 - Zoning By-Law §185 Attachment 7: Multifamily authorized under Special Permit Planning Board for Commercial I zoning District.

Waiver Requests:

1. To allow less than 42" of cover over the RCP drain pipe proposed class V RCP.
2. To allow the use of HDPE pipe from catch basin 92 to the pond, from the pond to drain manhole 93, from the trench drain to drain manhole 91 and the roof leader collection system to the pond.

Suggested Special Condition:

1. Prior to issuance of the occupancy permits for the final two (2) residential units within the building to be located at 94 East Central Street, the applicant shall have completed the exterior renovations/additions to the building located at 88 East Central Street, and said structure is weather tight and built according to exterior plan, to the satisfaction of the Building Commissioner.
2. This special permit is personal to this applicant, or an entity owned by the applicant, and shall NOT run with land; any proposed change in the project, including a change of ownership, shall require submittal to and approval by Franklin Planning Board.

ROLE CALL VOTE:

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

1. **Special Permits VOTE:** §185 Attachment 9: Maximum Height of Building and §185 Attachment 7: Multifamily.

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

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

| | | | | | |
|-----------------|-----|----|-----------------|-----|----|
| Joseph Halligan | YES | NO | Rick Power | YES | NO |
| William David | YES | NO | Gregory Rondeau | YES | NO |

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

| | | | | | |
|-----------------|-----|----|-----------------|-----|----|
| Joseph Halligan | YES | NO | Rick Power | YES | NO |
| William David | YES | NO | Gregory Rondeau | YES | NO |

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

| | | | | | |
|-----------------|-----|----|-----------------|-----|----|
| Joseph Halligan | YES | NO | Rick Power | YES | NO |
| William David | YES | NO | Gregory Rondeau | YES | NO |

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

| | | | | | |
|-----------------|-----|----|-----------------|-----|----|
| Joseph Halligan | YES | NO | Rick Power | YES | NO |
| William David | YES | NO | Gregory Rondeau | 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.

| | | | | | |
|-----------------|-----|----|-----------------|-----|----|
| Joseph Halligan | YES | NO | Rick Power | YES | NO |
| William David | YES | NO | Gregory Rondeau | 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.

| | | | | | |
|-----------------|-----|----|-----------------|-----|----|
| Joseph Halligan | YES | NO | Rick Power | YES | NO |
| William David | YES | NO | Gregory Rondeau | 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.

| | | | | | |
|-----------------|-----|----|-----------------|-----|----|
| Joseph Halligan | YES | NO | Rick Power | YES | NO |
| William David | YES | NO | Gregory Rondeau | 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.

| | | | | | |
|-----------------|-----|----|-----------------|-----|----|
| Joseph Halligan | YES | NO | Rick Power | YES | NO |
| William David | YES | NO | Gregory Rondeau | YES | NO |

Suggested 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. 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 than 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.

Memorandum

To: Anthony Padula, Chairman, Franklin Planning Board

From: Hennep Cultivation, LLC

cc: Town of Franklin Planning Board

Date: Revised October 15, 2020

Re: **Phasing Plan – Hennep Cultivation, LLC – 160 Grove St**

GENERAL

The proposed cultivation and production facility at 160 Grove Street will be constructed in two-phases. The first phase will include mass excavation of the site and include bringing all permanent utilities into the property. These will be completed as part of Phase One. The second phase is anticipated to proceed within 2 years of the completion of the first phase and will include installation of remaining grow houses, either all at one time or increments of (2) at a time. Phasing is shown on the attached drawings.

PHASE ONE COMPLETION

Phase one will include all bulk land clearing and excavation, drainage and stormwater management (including infiltration systems), septic, leaching area, grease trap, all utilities, etc. for the occupancy of the two-story building and use of the (6) grow warehouses. This includes at a binder course and curbing at all drive areas up to the Fire Hydrant just south of FE-2, the front entrance at Grove Street, and to the end of the leach field at the south. There is a temporary road during Phase One for first responder access. All fire hydrants, one located at the front entrance, one at the northwest corner of the building, and the third located just south of FE-2 will be installed during this phase. Striping of parking areas is included at the Grove Street side and north side of the site (up to CB 5). Installation of sidewalks as required for the safe egress of employees from the phase one structures will also be complete. The two-story building construction will be completed during this phase including foundations, building structure, mechanical, electrical, fire protection and plumbing and security. We will satisfy all C of O requirements for this phase of the project. Anticipated occupancy for basement only: 30+/- . Parking required Industrial Use 11,215sf @ 1 per 400sf = 28 spaces; Warehouse use 30,295sf @ 1 per 1000sf = 30 spaces; total of 58 spaces required. Parking spaces provided minimum 61.

PHASE TWO COMPLETION DESCRIPTION

Phase two will consist of foundations and infrastructure for the remaining (9) grow warehouses and supplementary employee entrance. This phase will also include completion of all sidewalks and additional parking at the east end of the building and overflow parking at the far east end of the



property. Landscaping for the entire site and building will also be part of this phase. Please note that phase one will have the all the infrastructure (power panels, sprinkler, domestic water, etc. installed and sized to accept the work of phase. We will complete all remaining retaining walls and final paving at Phase Two roads and parking areas. We will satisfy all C of O requirements for this phase. The remaining (9) grow houses may be installed either at one time or installed in any combination as funds will allow. In either case all requirements for occupancy shall be met. Anticipated Occupancy: 31-100; Parking provided: 52-162.

CONTINGENCY PLAN

In the event Hennep is unable to start Phase Two in the 2 years stated above, Hennep will apply for an extension of the permit for another 2 years. In the event Phase Two is not completed, Hennep will maintain all installed work in good operating condition.



**FRANKLIN PLANNING & COMMUNITY
DEVELOPMENT**

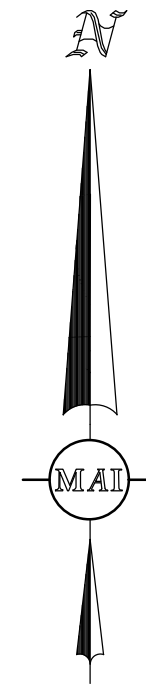
355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907

MEMORANDUM

DATE: December 15, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 160 Grove Street
Special Permit & Site Plan
Phase Plan

General:

- The Applicant proposed a phasing plan at the November 16, 2020 meeting.
- The Plan proposed was not the correct plan and the Applicant has since submitted a revised Phase Plan One.
- Attached is a memo from the Applicant outlining the Phasing Plan along with a detail Site Plan of the Phase One.
- The Applicant is looking for agreement from the Planning Board to allow the Phase Plan.



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

REVISED: OCTOBER 19, 2020

REVISED: NOVEMBER 12, 2020

OWNER/APPLICANT:

NLCP 164 GROVE STREET MA, LLC

C/O NEWLAKE CAPITAL

549 W. RANDOLPH, SUITE 200
CHICAGO, IL 60661

PREPARED BY:



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

DRAWING INDEX:

- C0.0 COVER SHEET
- C1.0 RECORD CONDITIONS & DEMOLITION PLAN
- C2.0 LAYOUT, GRADING & EROSION CONTROL PLAN
- C3.0 UTILITY PLAN
- C4.0 LANDSCAPING PLAN
- C5.0 SITE DETAILS
- C5.1 SITE DETAILS
- C5.2 SITE DETAILS
- C5.3 CERTIFICATE OF VOTE
- C5.4 COLOR BUILDING RENDERING

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 HDPE STORM DRAIN PIPE IN LIEU OF CLASS V RCP FOR THE OUTFLOW PIPE FROM THE SUBSURFACE INFILTRATION SYSTEM ONLY.

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

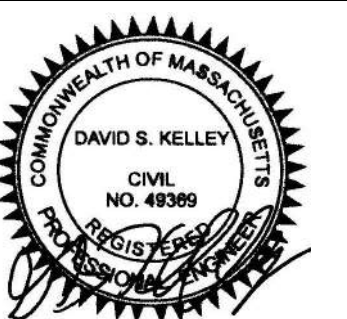
ISSUED FOR PERMITTING
ONLY NOT FOR
CONSTRUCTION

| | | |
|---|--------------------------------|------------|
| 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 |
| 5 | PLANNING BOARD REVIEW COMMENTS | 10/19/2020 |
| 6 | ADDED CERTIFICATE OF VOTE | 11/12/2020 |

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

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

SEAL



11/12/2020

COVER SHEET

C0.0

APPROVED BY PLANNING BOARD

LOCUS CONTEXT MAP

GRAPHIC SCALE
SCALE: 1"=100'



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

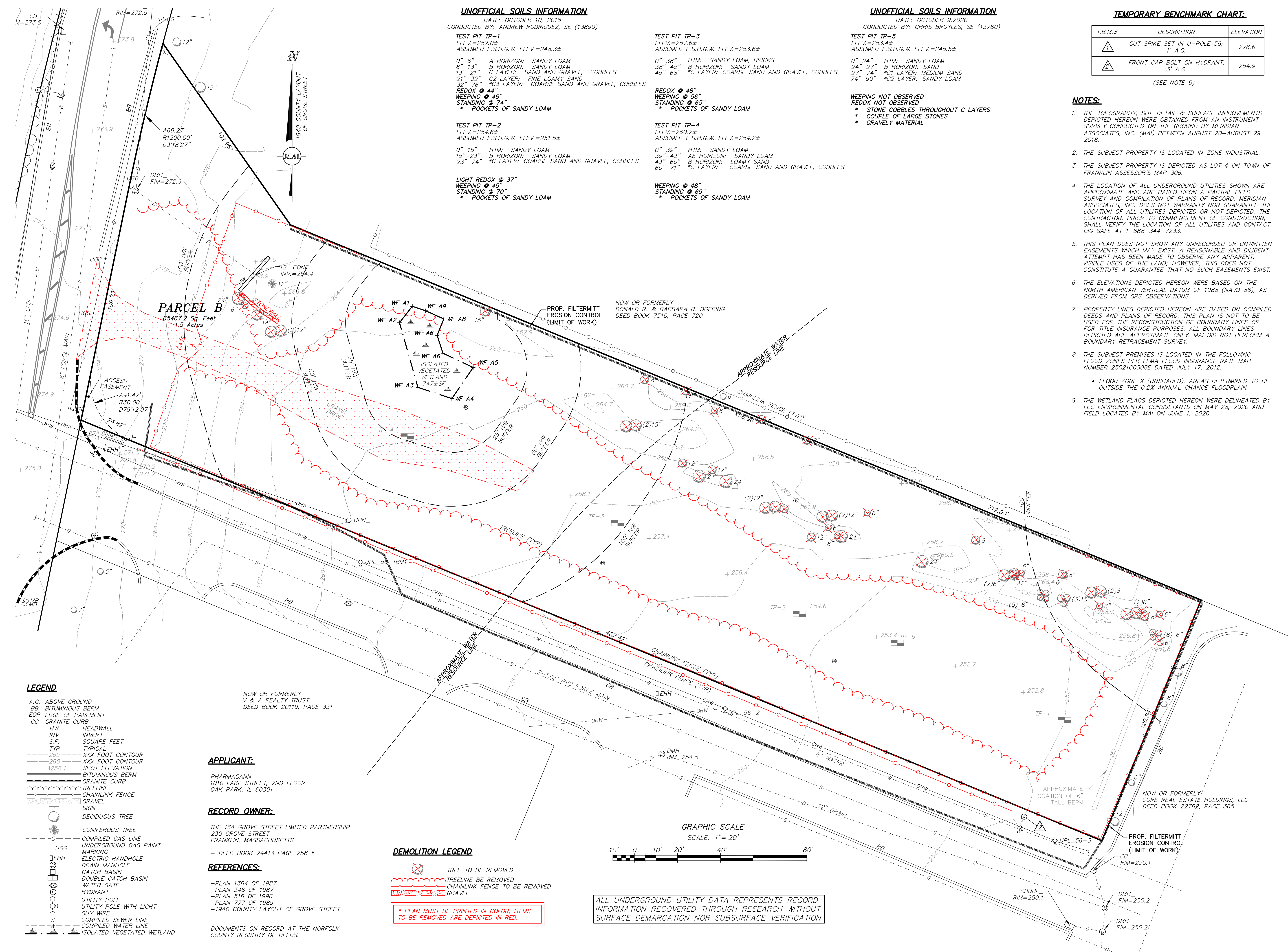
TEMPORARY BENCHMARK CHART:

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

(SEE NOTE 6)

NOTES:

- 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.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE INDUSTRIAL.
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 4 ON TOWN OF FRANKLIN ASSESSOR'S MAP 306.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT 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.
- 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.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
- 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.
- 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
- 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
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 - GRANITE CURB
 - TREELINE
 - CHAINLINK FENCE
 - GRAVEL
 - SIGN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - CG COMPILED GAS LINE
 - UGG UNDERGROUND GAS PAINT MARKING
 - EHH ELECTRIC HANDHOLE
 - DMH DRAIN MANHOLE
 - CATCH BASIN
 - DOUBLE CATCH BASIN
 - WATER GATE
 - HYDRANT
 - UTILITY POLE
 - UTILITY POLE WITH LIGHT
 - GUY WIRE
 - CG 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 *

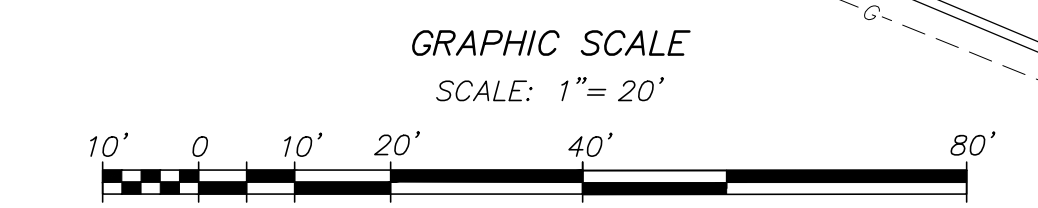
REFERENCES:
-PLAN 1364 OF 1987
-PLAN 348 OF 1987
-PLAN 516 OF 1996
-PLAN 777 OF 1989
-1940 COUNTY LAYOUT OF GROVE STREET

DOCUMENTS ON RECORD AT THE NORFOLK COUNTY REGISTRY OF DEEDS.

DEMOLITION LEGEND

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

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



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

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
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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 |
| 5 | PLANNING BOARD REVIEW COMMENTS | 10/19/2020 |
| 6 | ADDED CERTIFICATE OF VOTE | 11/12/2020 |

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

SEAL

11/12/2020

RECORD CONDITIONS &
DEMOLITION PLAN

C1.0

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5/5/2020 7:50:26 AM

SCHEDULE OF DIMENSIONAL CONTROLS

ZONING DISTRICT: INDUSTRIAL (MARIJUANA OVERLAY DISTRICT)

Table with 4 columns: REQUIREMENT, MINIMUM, EXISTING, PROPOSED. Rows include LOT AREA, FRONTAGE, LOT DEPTH, LOT WIDTH, FRONT YARD, SIDE YARD, REAR YARD, BUILDING LOT COVERAGE, TOTAL IMPERVIOUS COVERAGE, BUILDING HEIGHT.

PARKING TABLE:

Table with 3 columns: REQUIRED, PROPOSED. Rows include RETAIL BUILDINGS (1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA), BUILDING GROSS FLOOR AREA, STANDARD PARKING SPACES, ACCESSIBLE PARKING SPACES.

GRADING NOTES:

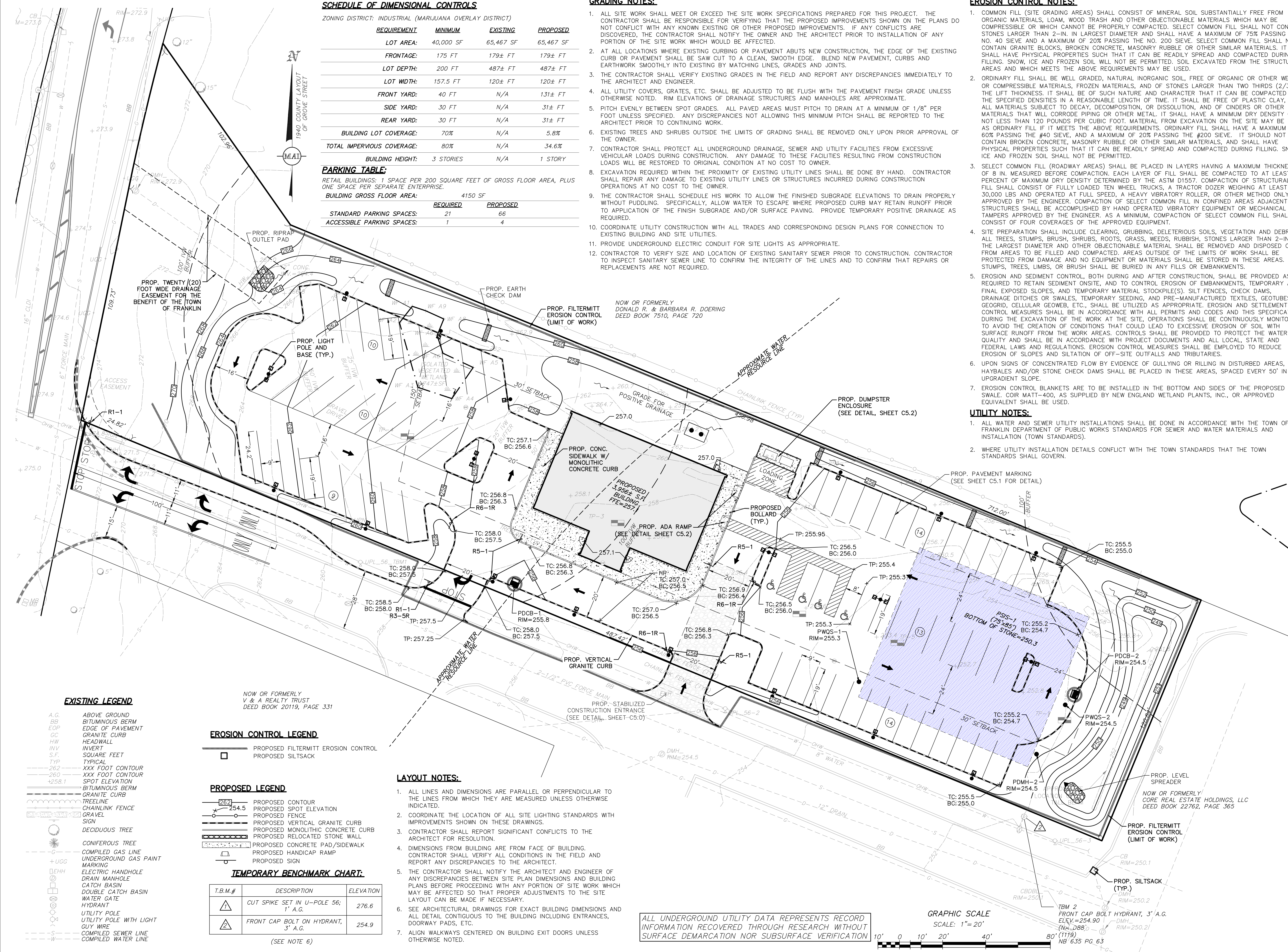
- 1. ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, 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, 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 ON-SITE, AND TO CONTROL EROSION OF EMBANKMENTS, TEMPORARY AND FINAL EXPOSED SLOPES, AND TEMPORARY MATERIAL STOCKPILES(S). SILT FENCES, CHECK DAMS, ONLY AS APPROVED BY THE ENGINEER. 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
+258.1 XXX FOOT CONTOUR
SPOT ELEVATION
BITUMINOUS BERM
GRANITE CURB
TREELINE
CHAINLINK FENCE
GRAVEL SIGN
DECIDUOUS TREE
CONIFEROUS TREE
CG COMPILED GAS LINE
UGG UNDERGROUND GAS PAINT MARKING
EHH ELECTRIC HANDHOLE
DMH DRAIN MANHOLE
CB CATCH BASIN
DB CATCH BASIN
WATER GATE
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

- PROPOSED CONTOUR
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:

Table with 3 columns: T.B.M.#, DESCRIPTION, ELEVATION. Rows include CUT SPIKE SET IN U-POLE 56; and FRONT CAP BOLT ON HYDRANT, 3' A.G.

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 DEMARCATON NOR SUBSURFACE VERIFICATION

GRAPHIC SCALE

SCALE: 1" = 20'



MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
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WESTBOROUGH, MASSACHUSETTS 01581
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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

Table with 3 columns: NO., DESCRIPTION, DATE. Rows include PLANNING BOARD REVIEW COMMENTS (08/20/2020), CONSERVATION COMMISSION FILING (08/28/2020), PLANNING BOARD REVIEW COMMENTS (09/16/2020), PLANNING BOARD REVIEW COMMENTS (10/09/2020), PLANNING BOARD REVIEW COMMENTS (10/19/2020), ADDED CERTIFICATE OF VOTE (11/12/2020).

Table with 3 columns: NO., DESCRIPTION, DATE. Rows include DATE (05/08/2020), SCALE (AS INDICATED), DRAWN (NB), CHECKED (DK), PROJECT NO. (6120-2).

SEAL



11/12/2020

LAYOUT, GRADING & EROSION CONTROL PLAN

C2.0

PHARMACANN

NEW CONSTRUCTION OF
 RETAIL CANNABIS
 DISPENSARY
 164 GROVE STREET
 FRANKLIN, MA 02038
 ISSUED FOR PERMITTING
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| | |
|-------------|--------------|
| DATE | 05/08/2020 |
| SCALE | AS INDICATED |
| DRAWN | NB |
| CHECKED | DK |
| PROJECT NO. | 6120-2 |

SEAL

11/12/2020

UTILITY PLAN

C3.0

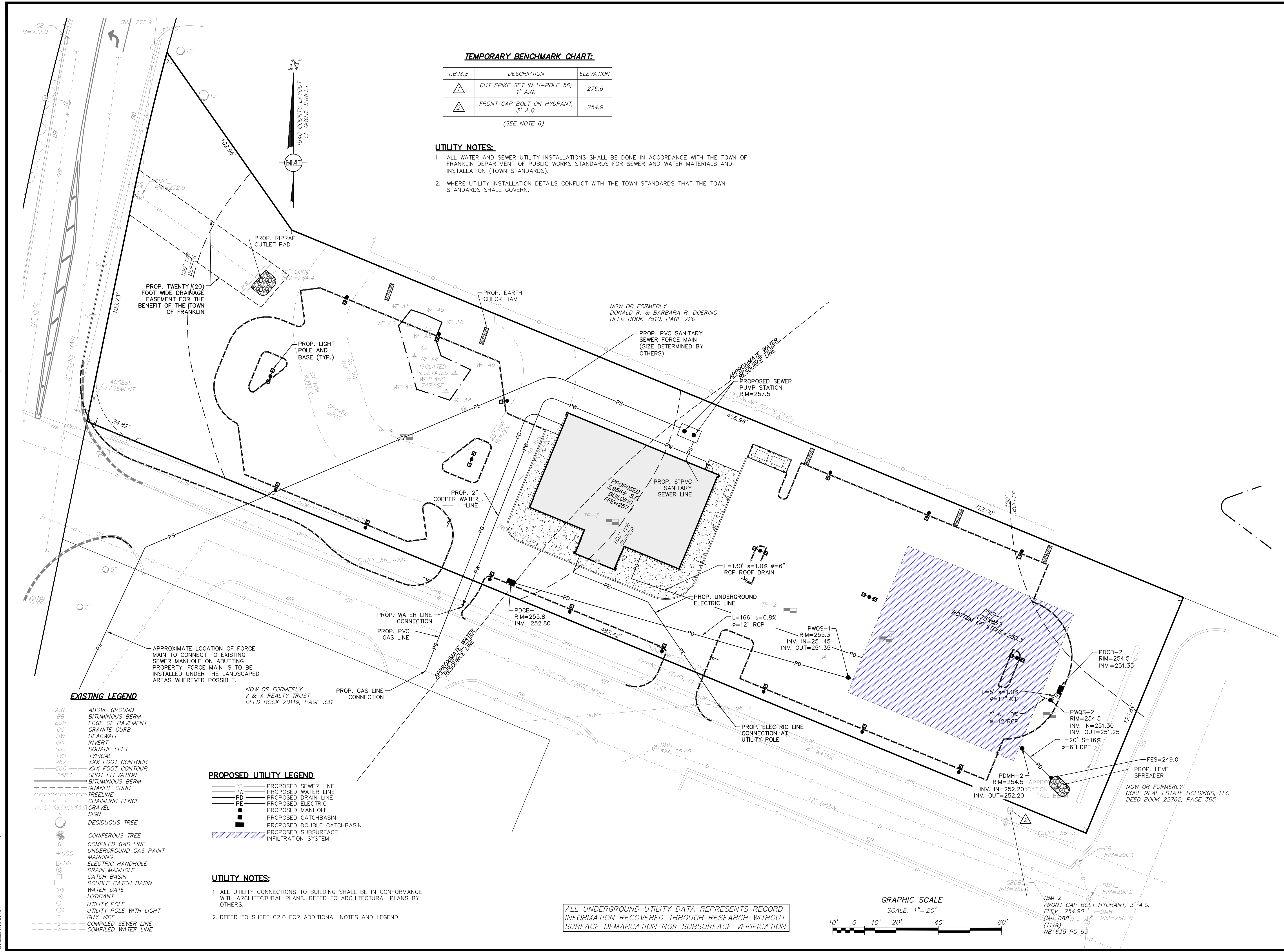
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| △ | CUT SPIKE SET IN U-POLE 56; 1' A.G. | 276.6 |
| △ | FRONT CAP BOLT ON HYDRANT, 3' A.G. | 254.9 |

(SEE NOTE 6)

UTILITY NOTES:

- 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).
- WHERE UTILITY INSTALLATION DETAILS CONFLICT WITH THE TOWN STANDARDS THAT THE TOWN STANDARDS SHALL GOVERN.



EXISTING LEGEND

- A.G. ABOVE GROUND
- BB BITUMINOUS BERM
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- HW HEADWALL
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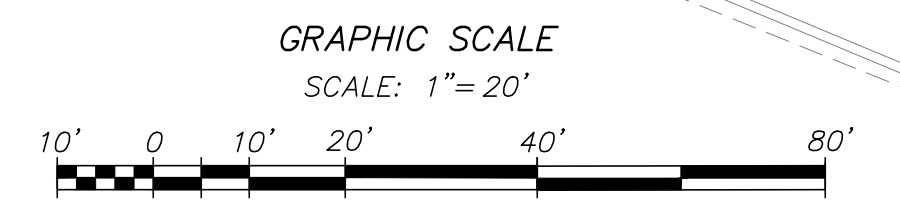
PROPOSED UTILITY LEGEND

- PS PROPOSED SEWER LINE
- PW PROPOSED WATER LINE
- PD PROPOSED DRAIN LINE
- PE PROPOSED ELECTRIC
- PMH PROPOSED MANHOLE
- PCB PROPOSED CATCHBASIN
- PCB-D PROPOSED DOUBLE CATCHBASIN
- PSIS PROPOSED SUBSURFACE INFILTRATION SYSTEM

UTILITY NOTES:

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

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



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| 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)

| 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 | Schoenoplectus 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 & GROUND COVER | | | | | |
| 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

- 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.
- 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.
- 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.
- 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.
- INSTALL BIODEGRADABLE COIR MAT FOLLOWED BY INSTALLATION OF 2" HERBACEOUS PLUGS.
- 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 FROM MAY 16 TO AUGUST 31 MAY OCCUR UNDER SUITABLE ENVIRONMENTAL CONDITIONS AND THROUGH APPROVAL FROM THE SUPERVISORY WETLAND SCIENTIST. SUPPLEMENTAL WATERING MAY BE REQUIRED.
- APPLY CONSERVATION SEED MIX TO SIDE SLOPES AT A RATE SPECIFIED BY THE SUPPLIER AND LIGHTLY RAKE TO INSURE SEED-TO-SOIL CONTACT.
- APPLY A LIGHT MULCH OF CLEAN WEED FREE STRAW TO SIDE SLOPES.
- THE SUPERVISORY WETLAND SCIENTIST SHALL RESERVE THE RIGHT, DEPENDING ON WEATHER CONDITIONS, TO REQUIRE SUPPLEMENTAL WATERING OF WETLAND PLANTINGS.
- REMOVE EROSION CONTROL BARRIERS UPON STABILIZATION OF THE SIDE SLOPE AND WETLAND REPLICATION AREA.

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 |
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| 4 | PLANNING BOARD REVIEW COMMENTS | 10/09/2020 |
| 5 | PLANNING BOARD REVIEW COMMENTS | 10/19/2020 |
| 6 | ADDED CERTIFICATE OF VOTE | 11/12/2020 |

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

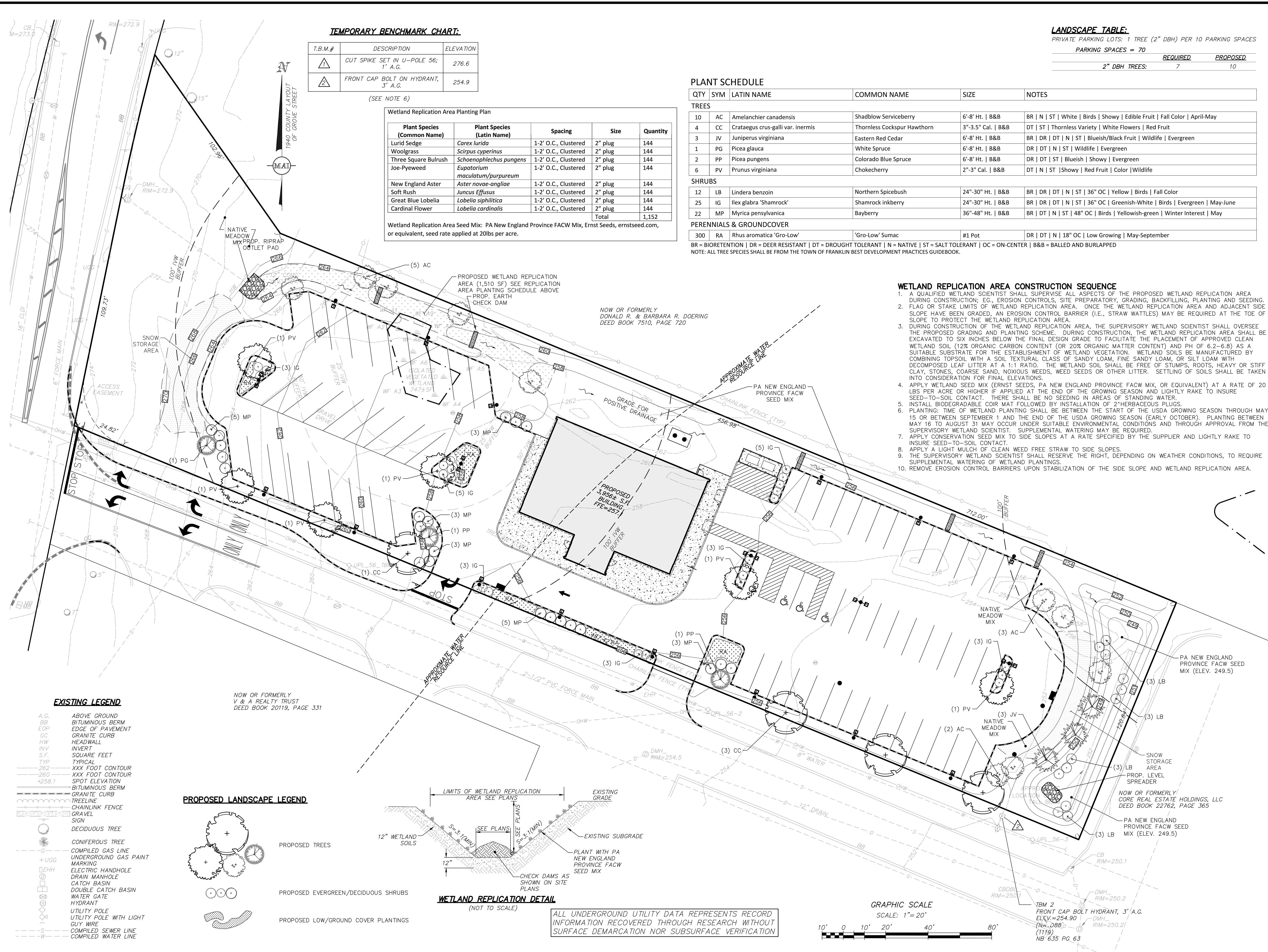
SEAL



11/12/2020

LANDSCAPE PLAN

C4.0



EXISTING LEGEND

- A.G. ABOVE GROUND
- BB BITUMINOUS BERM
- EOP EDGE OF PAVEMENT
- GC GRANITE CURB
- HW HEADWALL
- HW 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
- DECIDUOUS TREE
- CONIFEROUS TREE
- CG COMPILED GAS LINE
- UGG UNDERGROUND GAS PAINT MARKING
- EHH ELECTRIC HANDHOLE
- DMH DRAIN MANHOLE
- CB CATCH BASIN
- DB CATCH BASIN
- WG WATER GATE
- HYDRANT
- UP UTILITY POLE
- ULP UTILITY POLE WITH LIGHT
- UY GUY WIRE
- CS COMPILED SEWER LINE
- WC COMPILED WATER LINE

PROPOSED LANDSCAPE LEGEND

- PROPOSED TREES
- PROPOSED EVERGREEN/DECIDUOUS SHRUBS
- PROPOSED LOW/GROUND COVER PLANTINGS

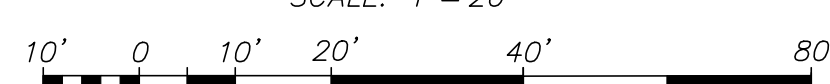
WETLAND REPLICATION DETAIL

(NOT TO SCALE)

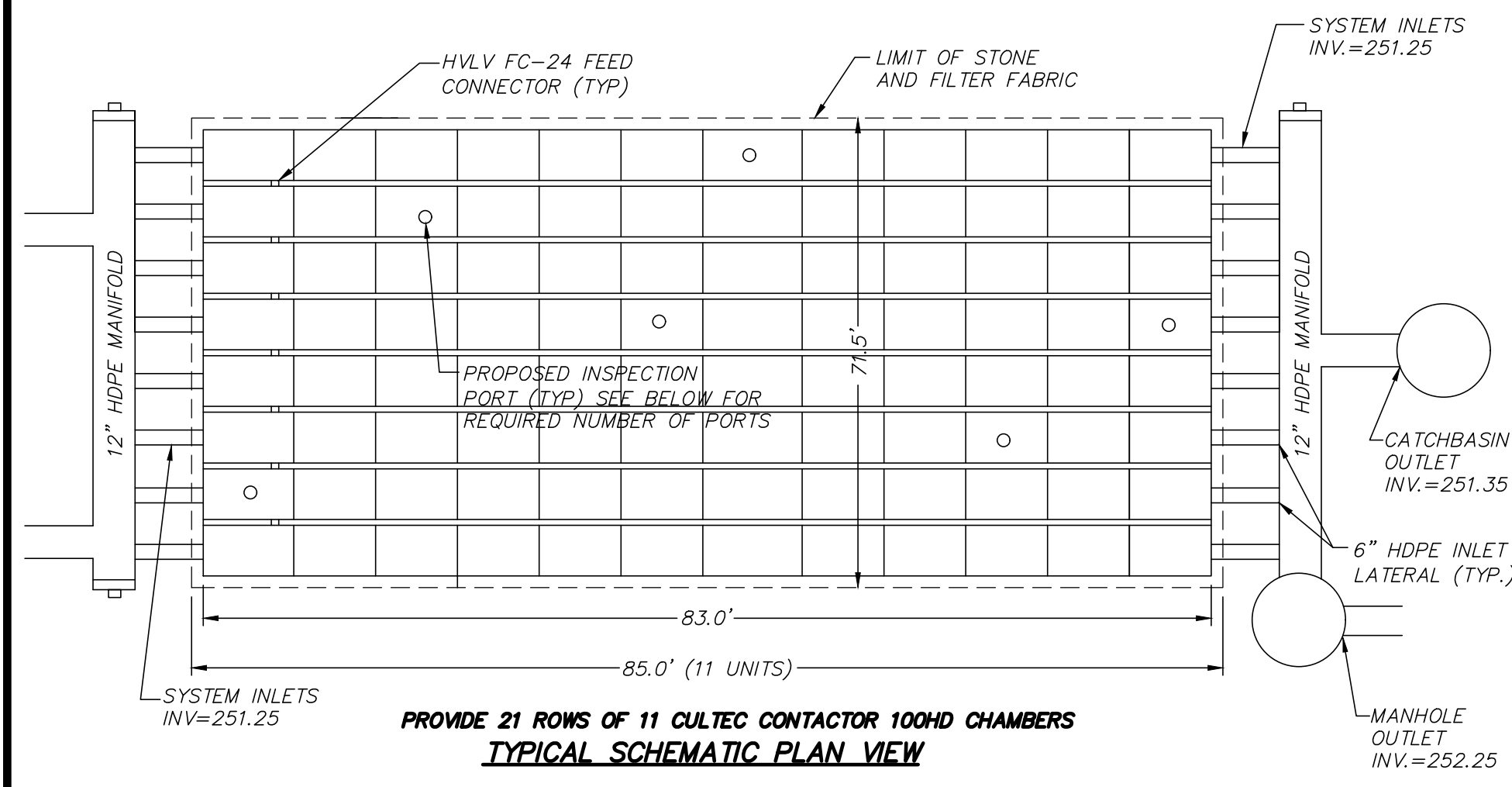
ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARICATION NOR SUBSURFACE VERIFICATION

GRAPHIC SCALE

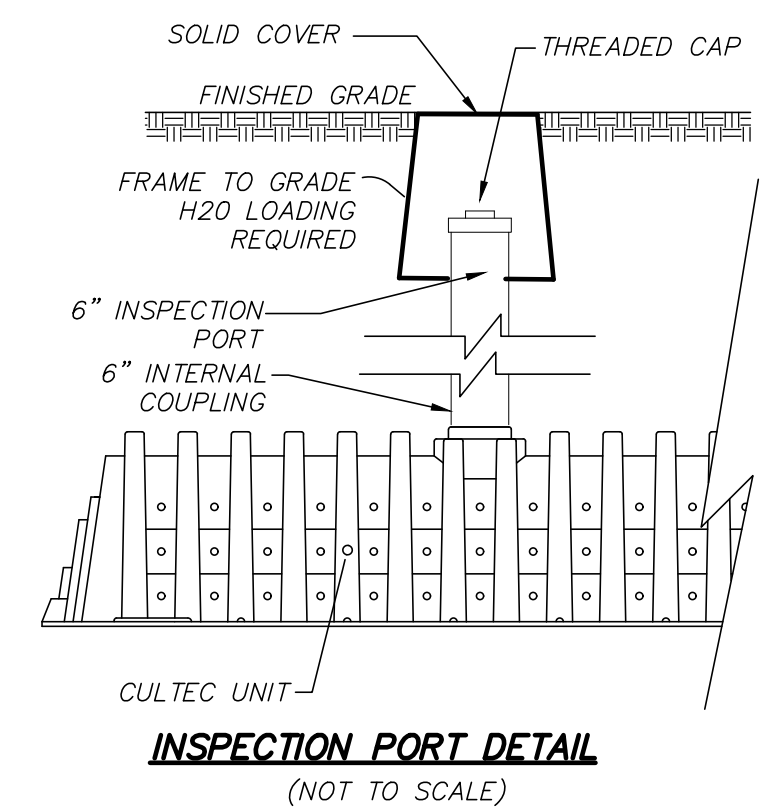
SCALE: 1" = 20'



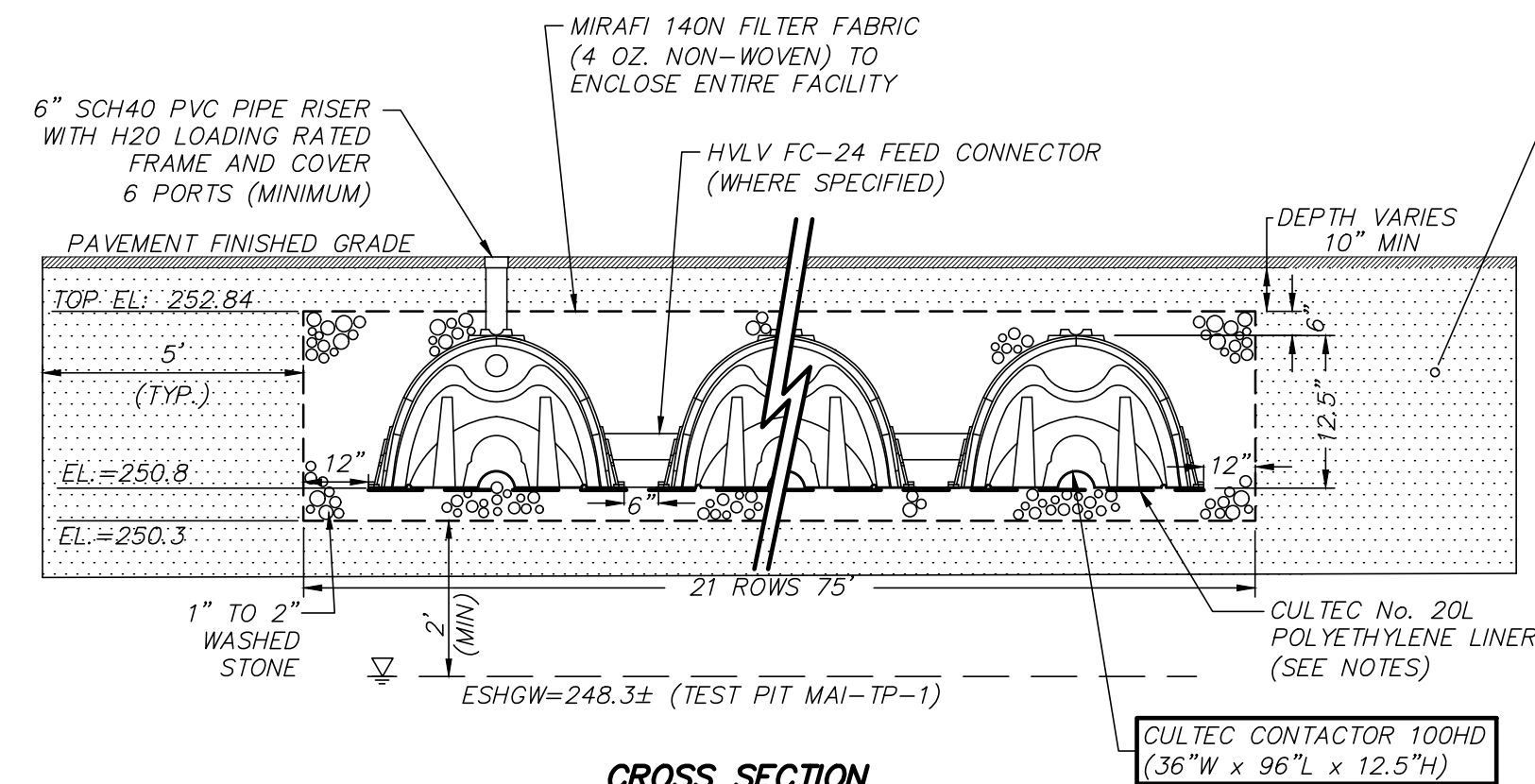
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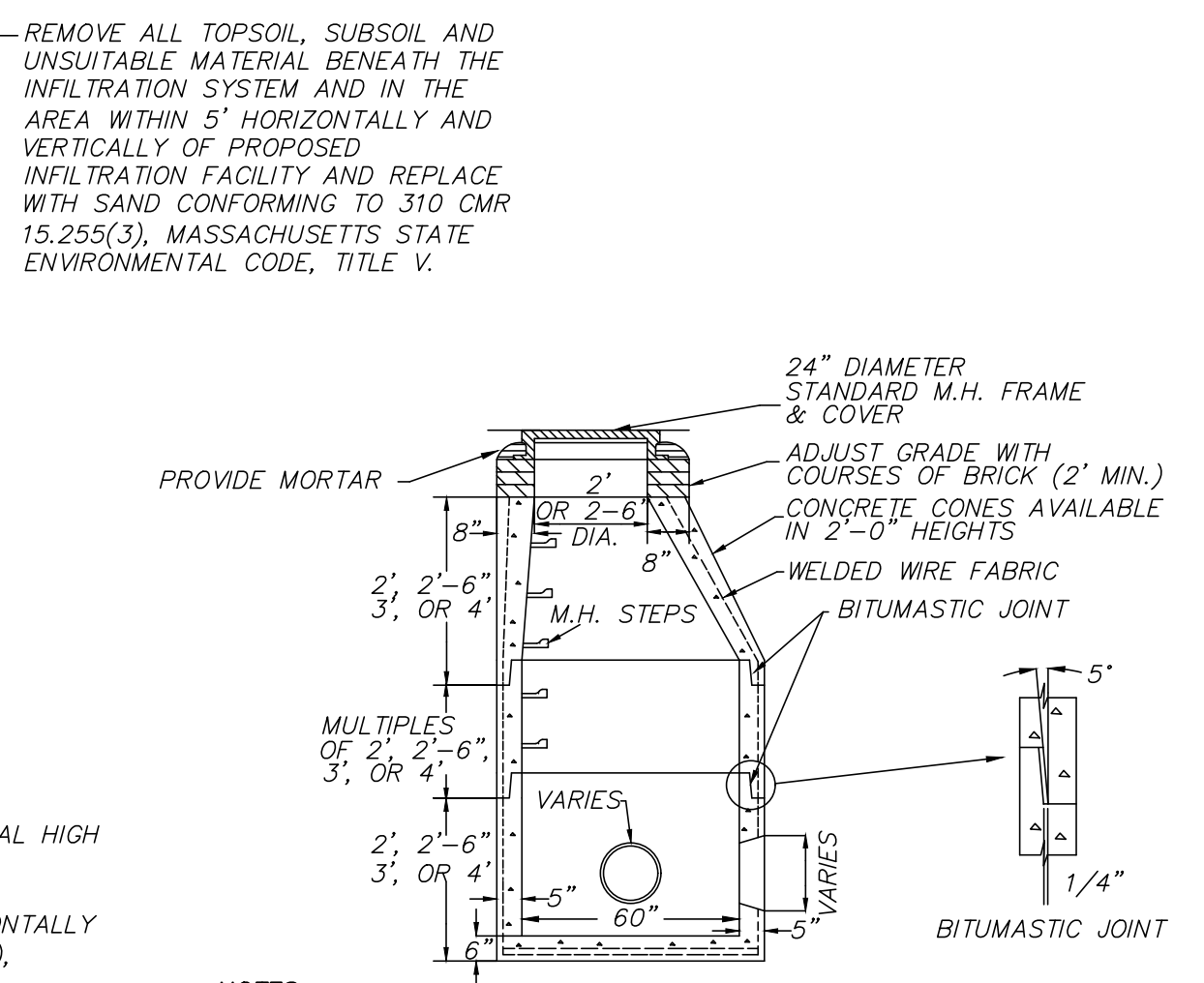
**PROVIDE 21 ROWS OF 11 CULTEC CONTACTOR 100HD CHAMBERS
TYPICAL SCHEMATIC PLAN VIEW**



**INSPECTION PORT DETAIL
(NOT TO SCALE)**



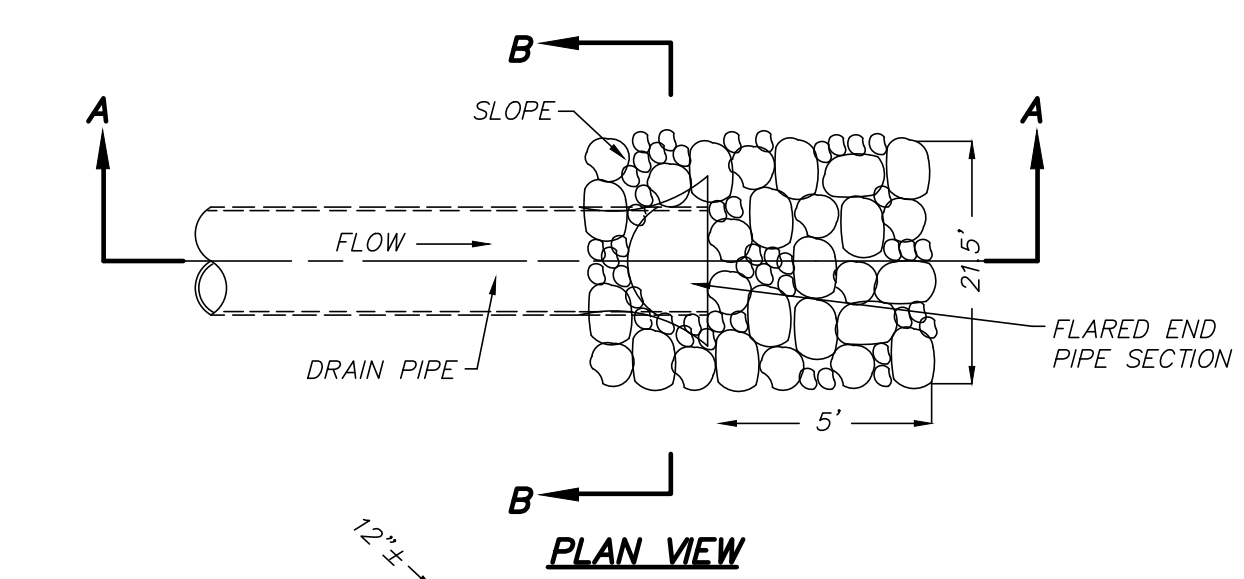
CROSS SECTION



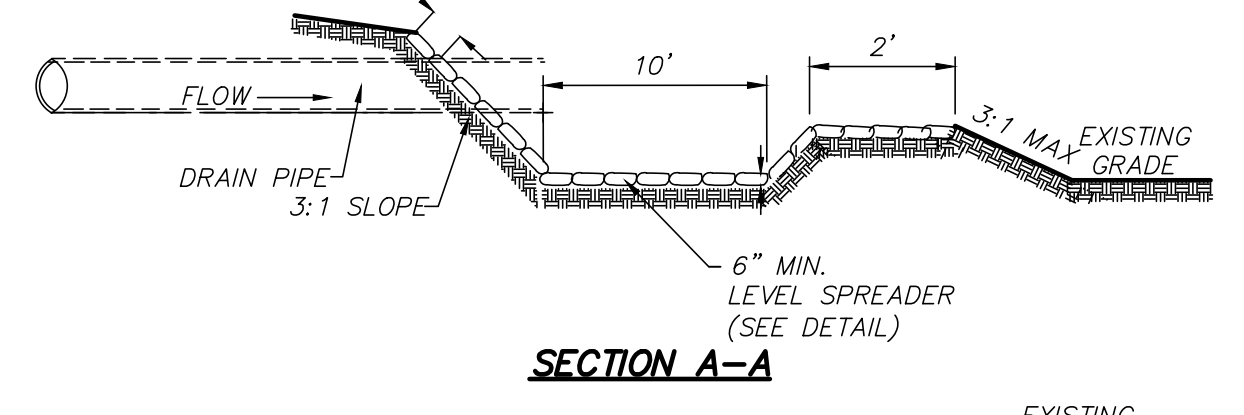
**DRAIN MANHOLE DETAIL
(NOT TO SCALE)**

- 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.

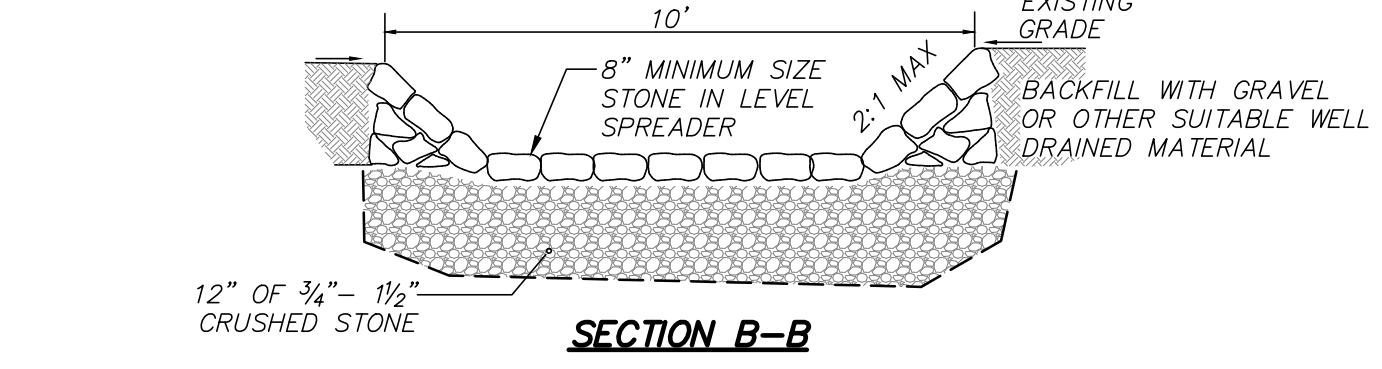
**SUBSURFACE INFILTRATION FACILITY DETAIL (PSIS-1)
(NOT TO SCALE)**



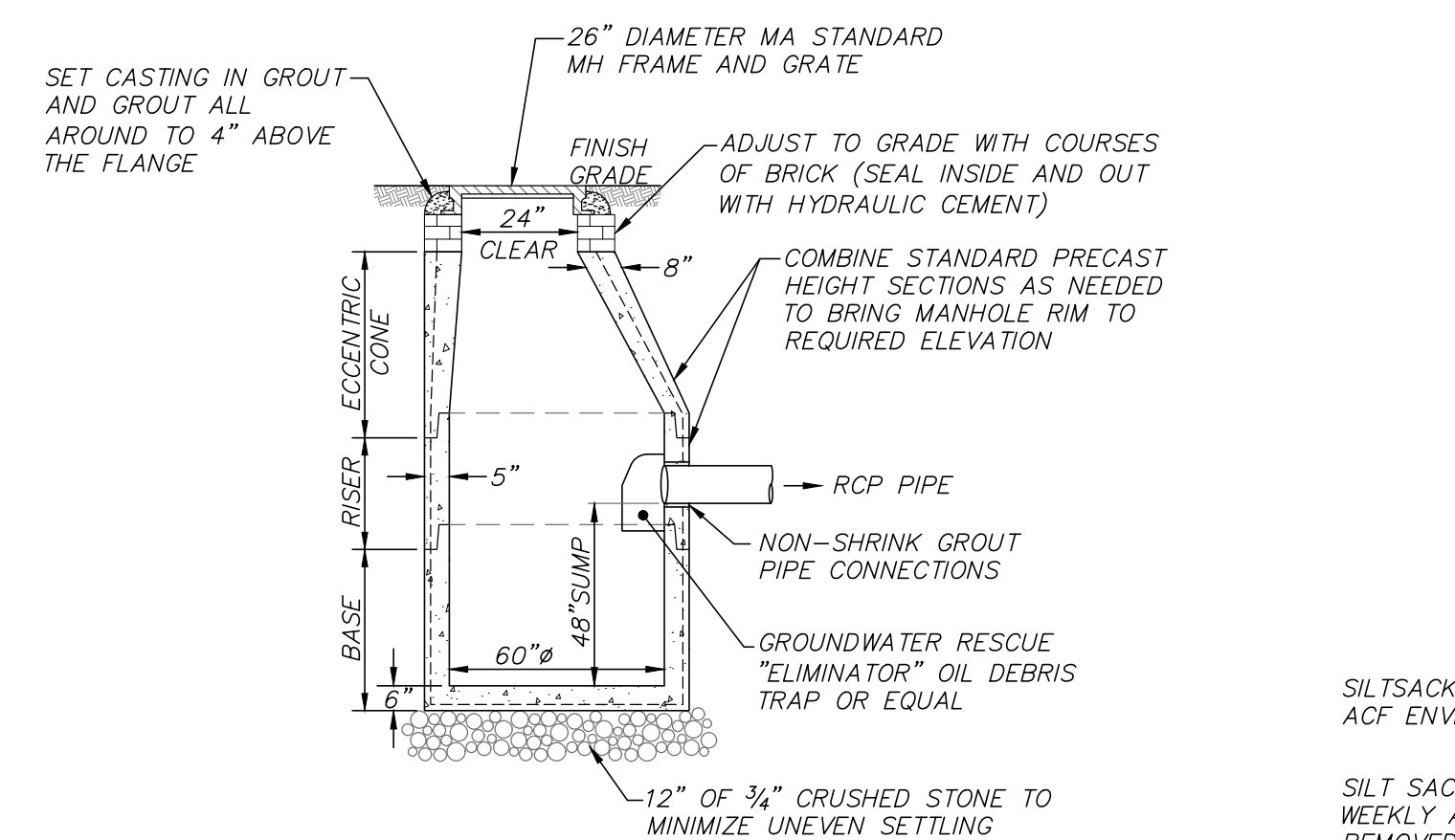
PLAN VIEW



SECTION A-A

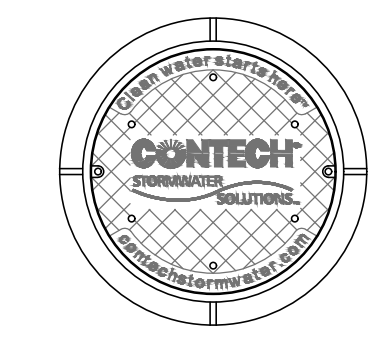


**TYPICAL LEVEL SPREADER
(NOT TO SCALE)**

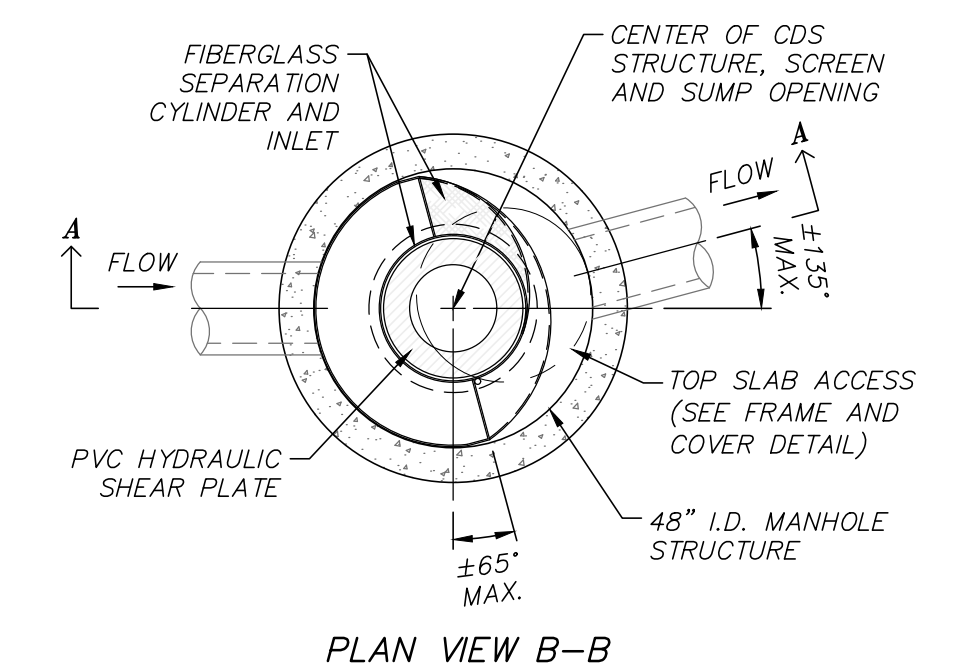


- NOTES:**
1. 60" DIAMETER CATCHBASIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
 2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN./LINEAL FT AND 0.12 SQ IN. (BOTH WAYS) BASE BOTTOM.
 4. H-20 DESIGN LOADING PER AASHTO HS-20-44;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

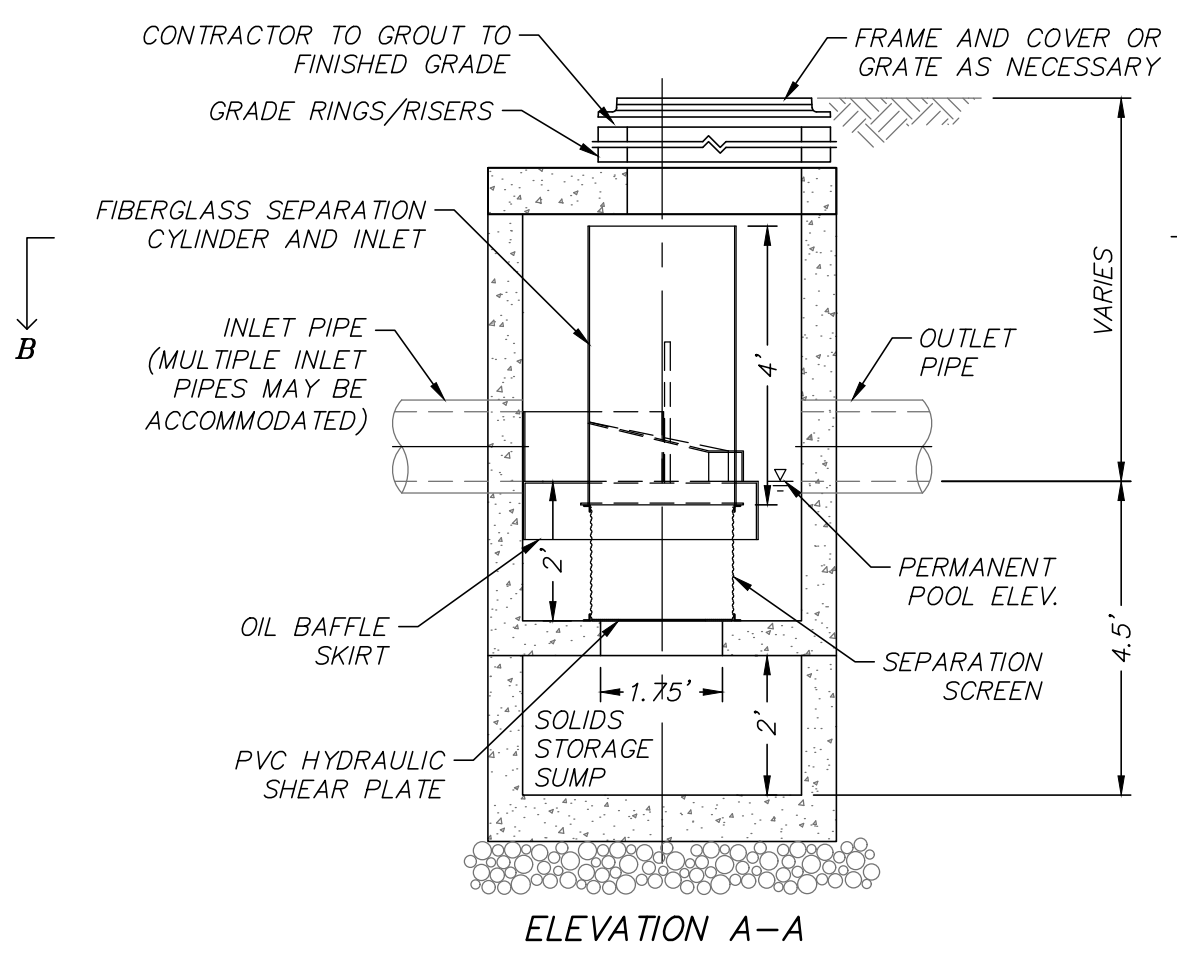
**CATCHBASIN WITH OIL DEBRIS TRAP
(NOT TO SCALE)**



FRAME AND COVER



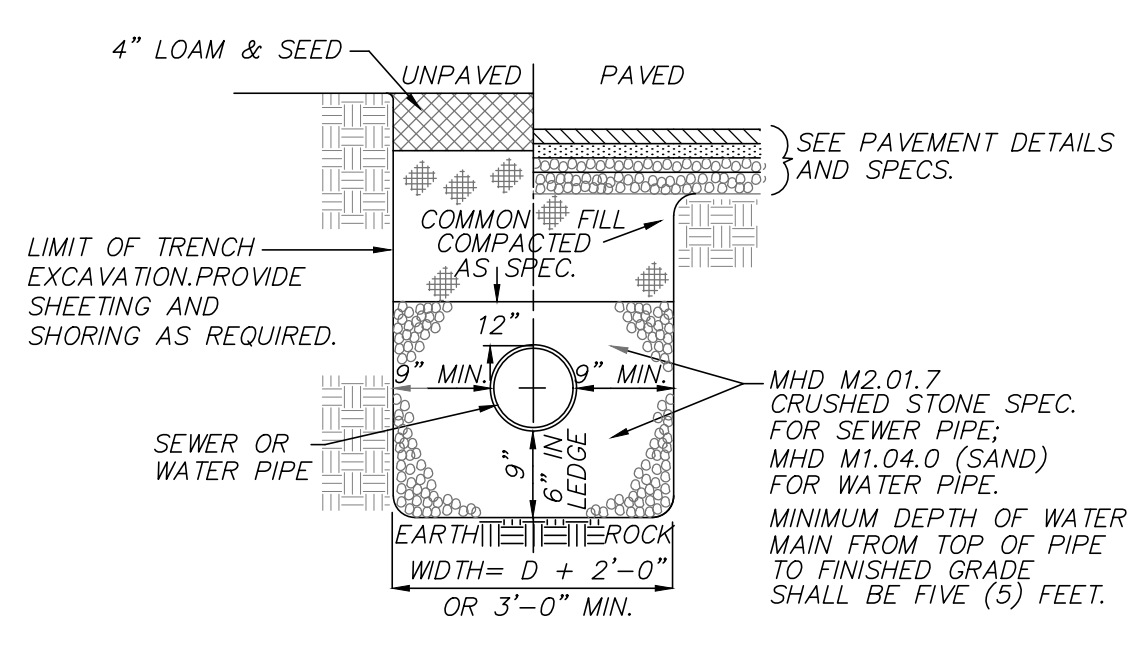
PLAN VIEW B-B



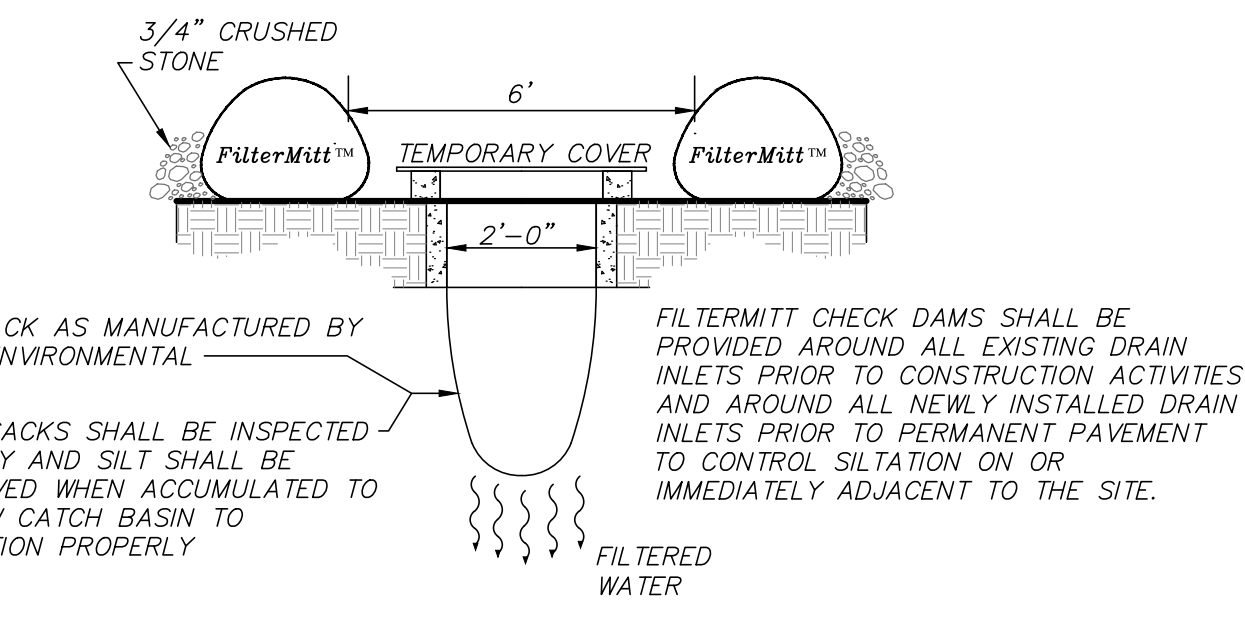
ELEVATION A-A

- 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)**

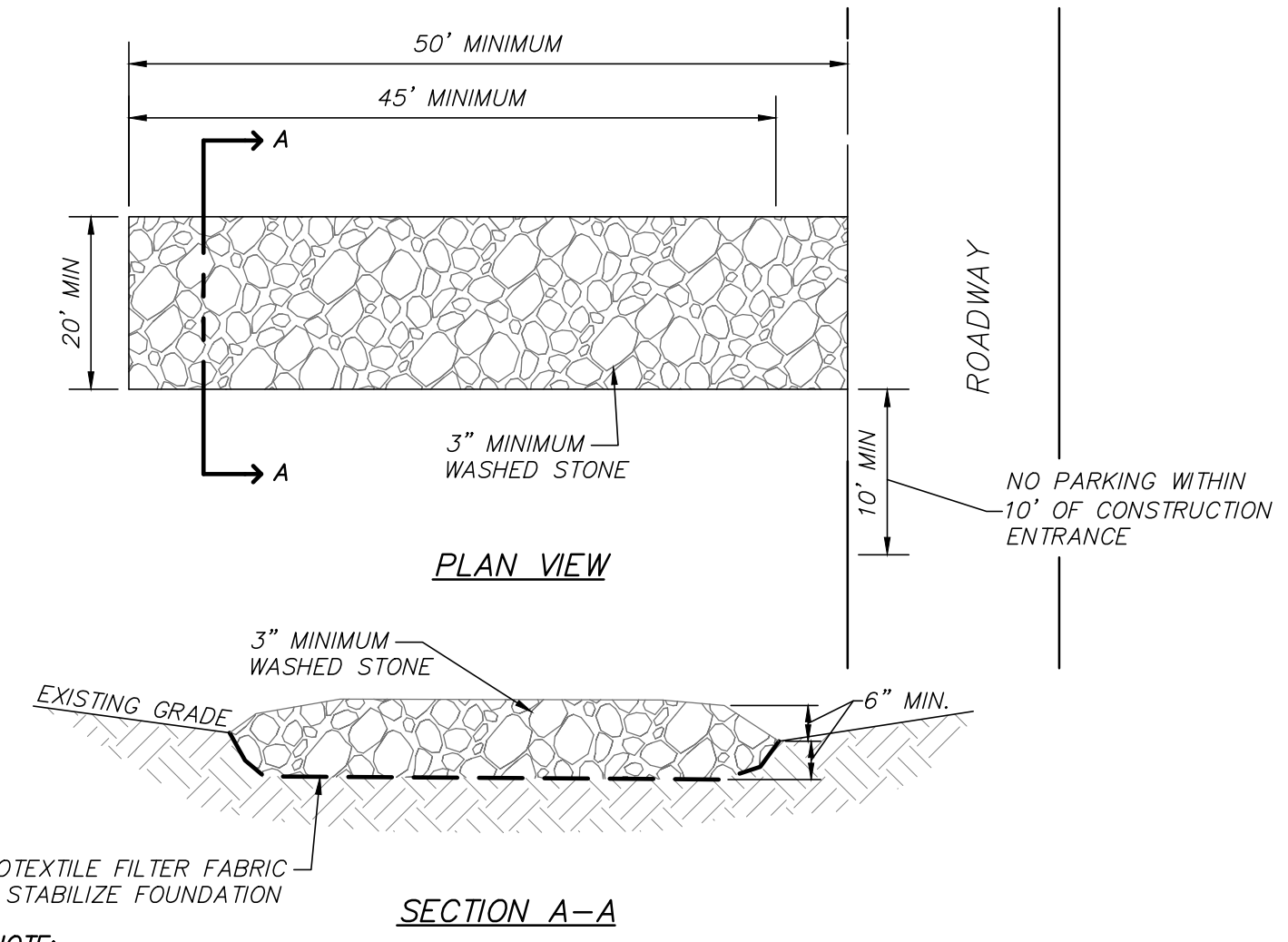


**WATER TRENCH DETAIL
(NOT TO SCALE)**

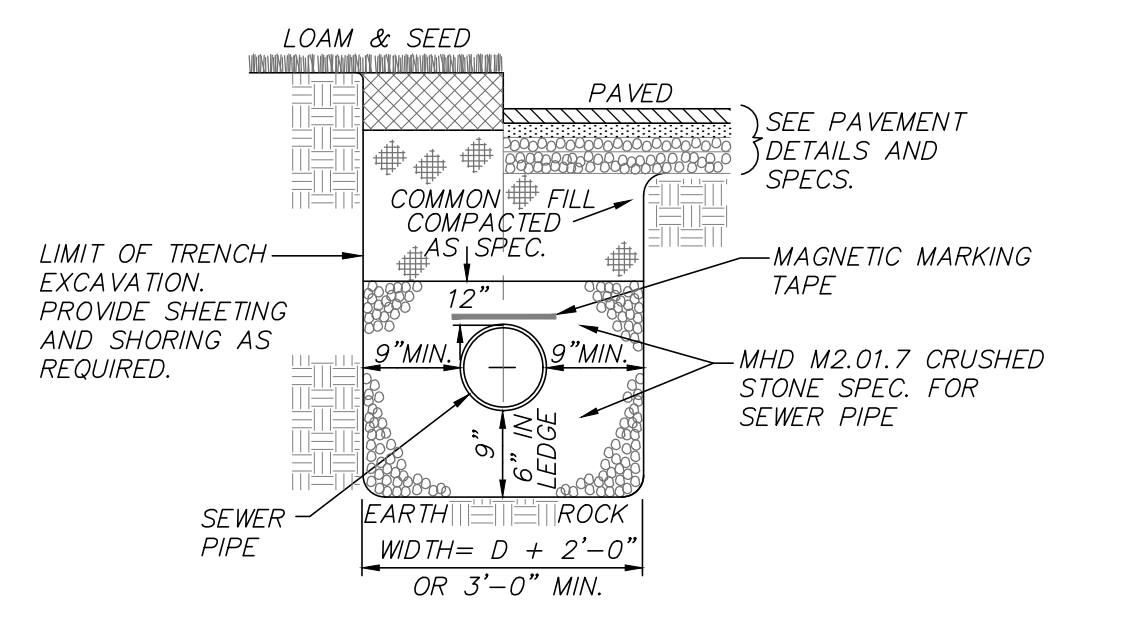


**CATCH BASIN FILTER DETAIL
(NOT TO SCALE)**

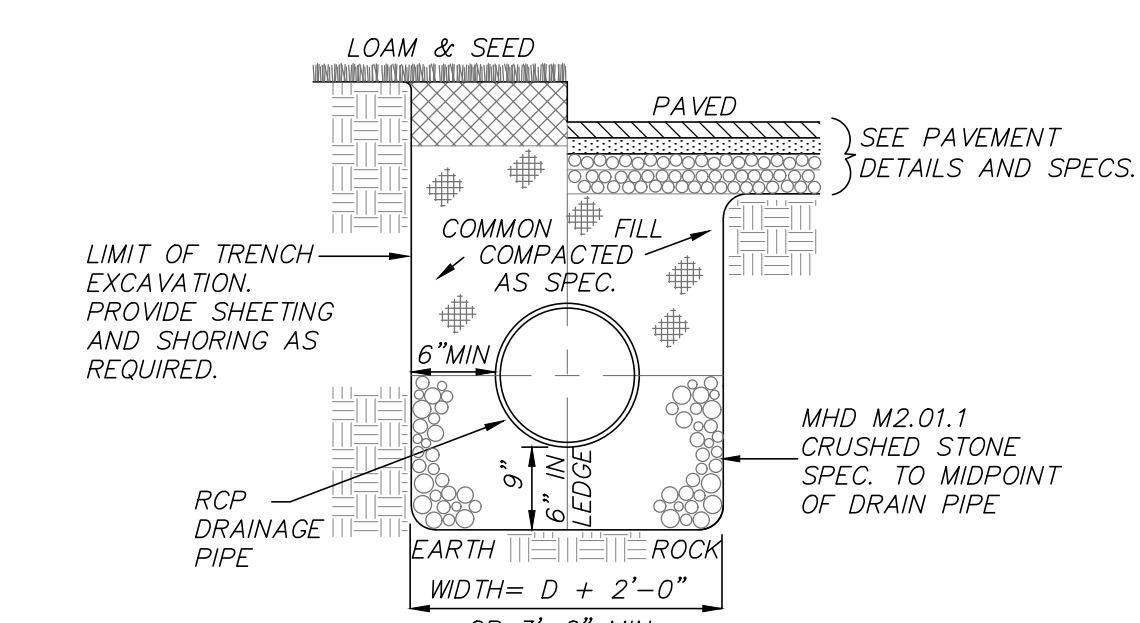
- NOTE:**
1. CONTRACTOR TO VISUALLY INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER ANY STORM EVENT TO ENSURE PROPER FUNCTION.



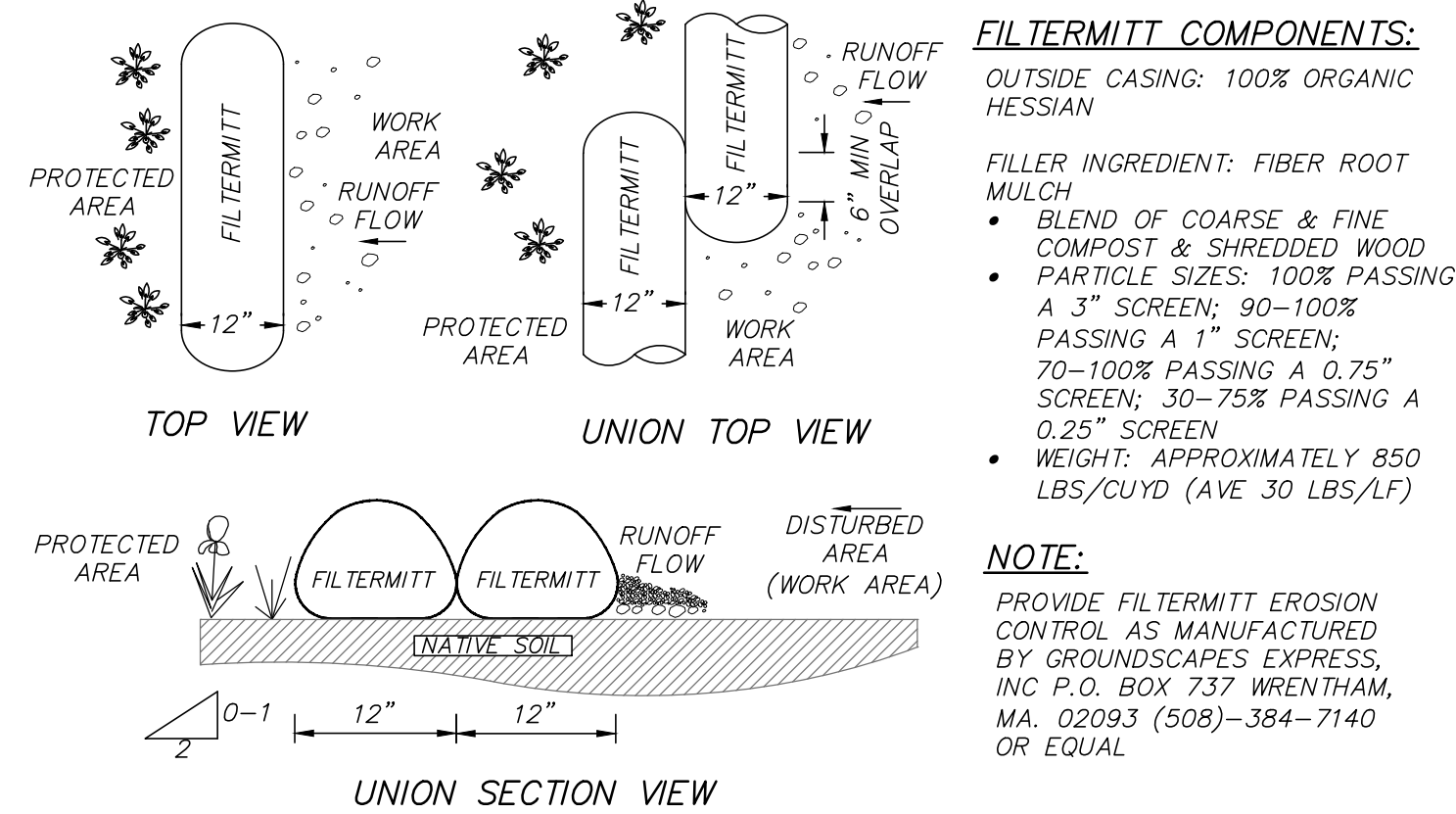
**TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)**



**SEWER TRENCH DETAIL
(NOT TO SCALE)**



**DRAIN TRENCH
(NOT TO SCALE)**



- NOTE:**
- PROVIDE FILTERMITT EROSION CONTROL AS MANUFACTURED BY GROUNDCAPES EXPRESS, INC P.O. BOX 737 WRENTHAM, MA, 02093 (508)-384-7140 OR EQUAL
- NOTE:**
- 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

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NEW CONSTRUCTION OF
RETAIL CANNABIS
DISPENSARY
164 GROVE STREET
FRANKLIN, MA 02038

ISSUED FOR PERMITTING
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| 6 | ADDED CERTIFICATE OF VOTE | 11/12/2020 |

| DATE | DESCRIPTION |
|------------|--------------|
| 05/08/2020 | AS INDICATED |
| | NB |
| | DK |
| | 6120-2 |

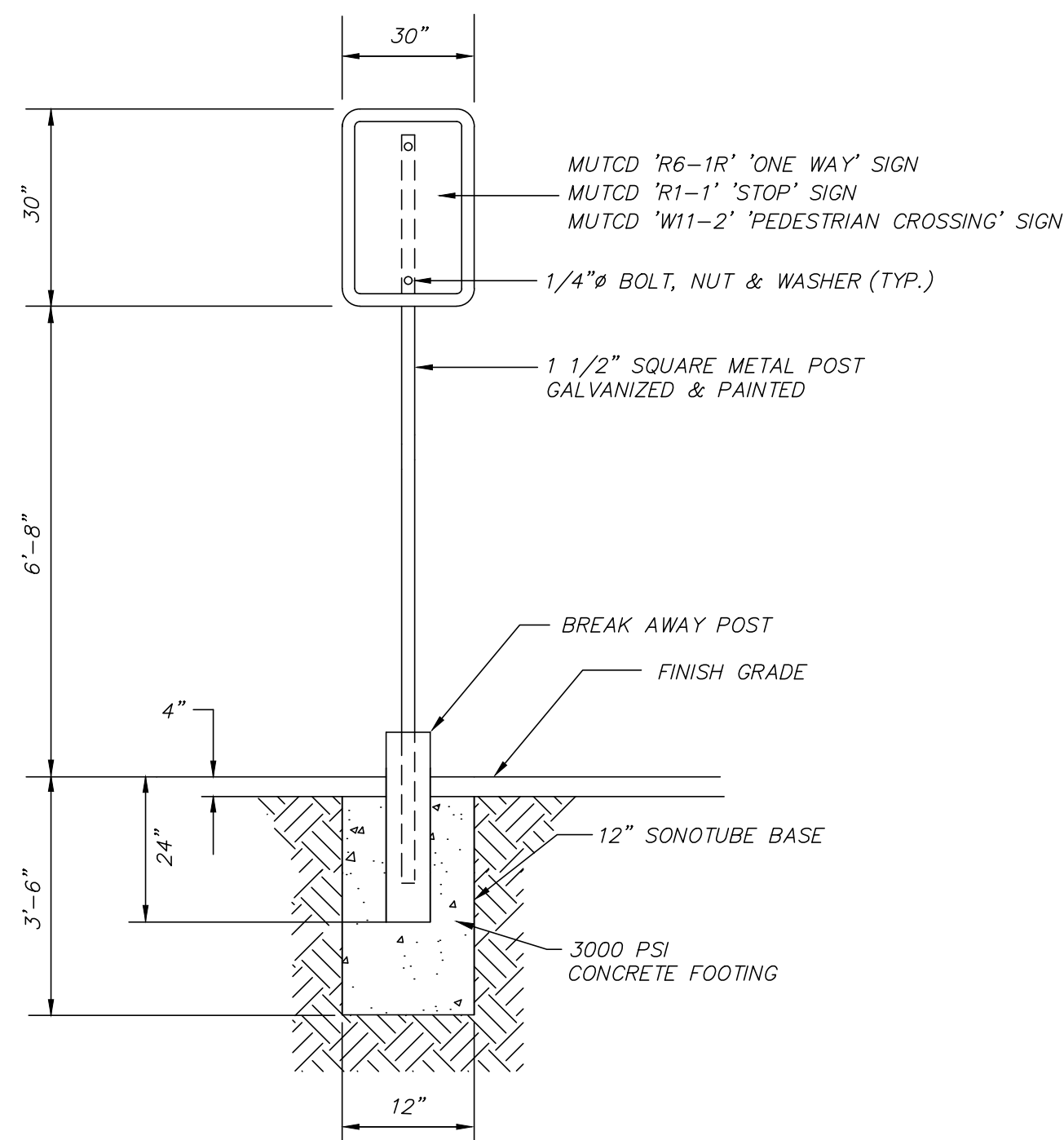
SEAL

11/12/2020

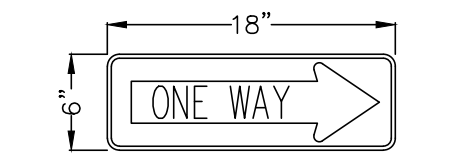
SITE DETAILS

C5.0

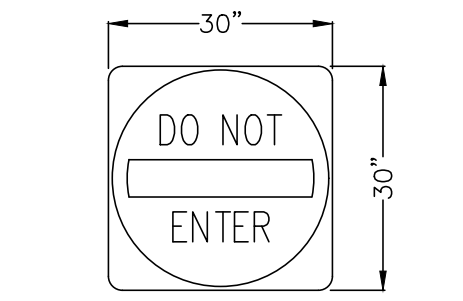
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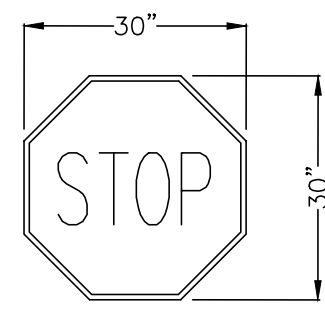
TYPICAL SIGN POST (NOT TO SCALE)



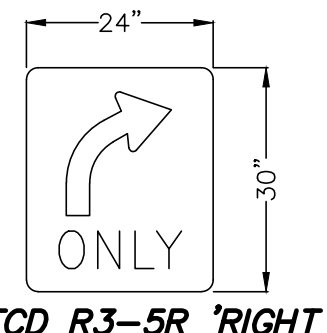
MUTCD R6-1R 'ONE WAY' SIGN DETAIL (NOT TO SCALE)



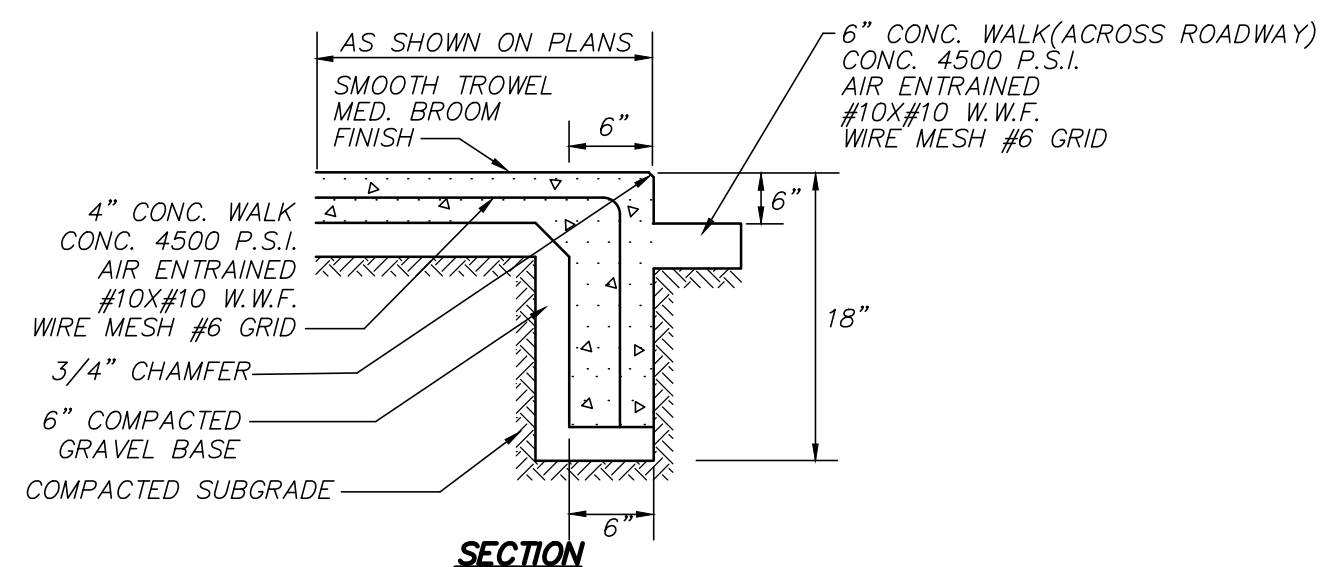
MUTCD R5-1 'DO NOT ENTER' SIGN DETAIL (NOT TO SCALE)



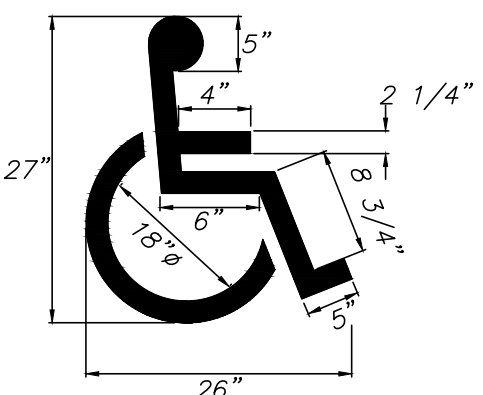
MUTCD R1-1 'STOP' SIGN DETAIL (NOT TO SCALE)



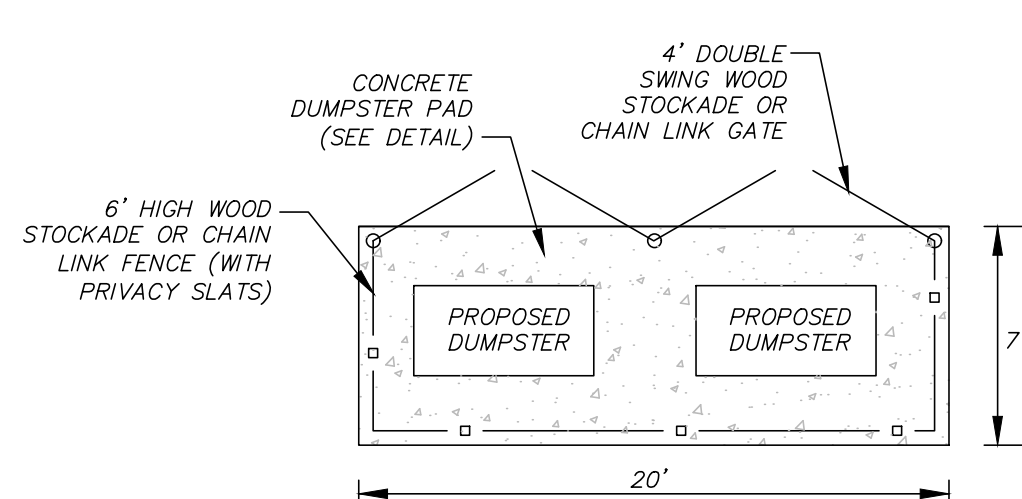
MUTCD R3-5R 'RIGHT TURN ONLY' SIGN DETAIL (NOT TO SCALE)



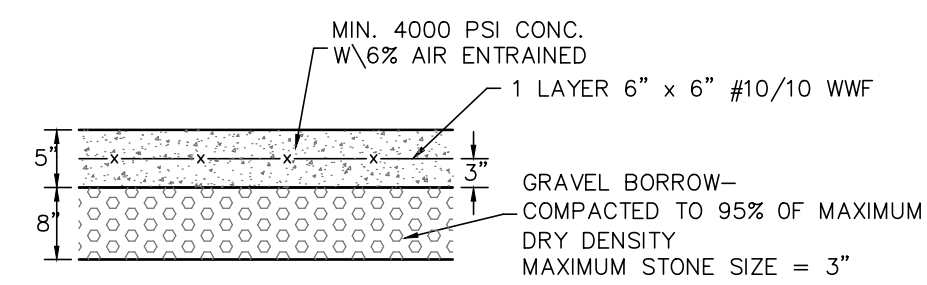
CONCRETE WALKWAY DETAIL (NOT TO SCALE)



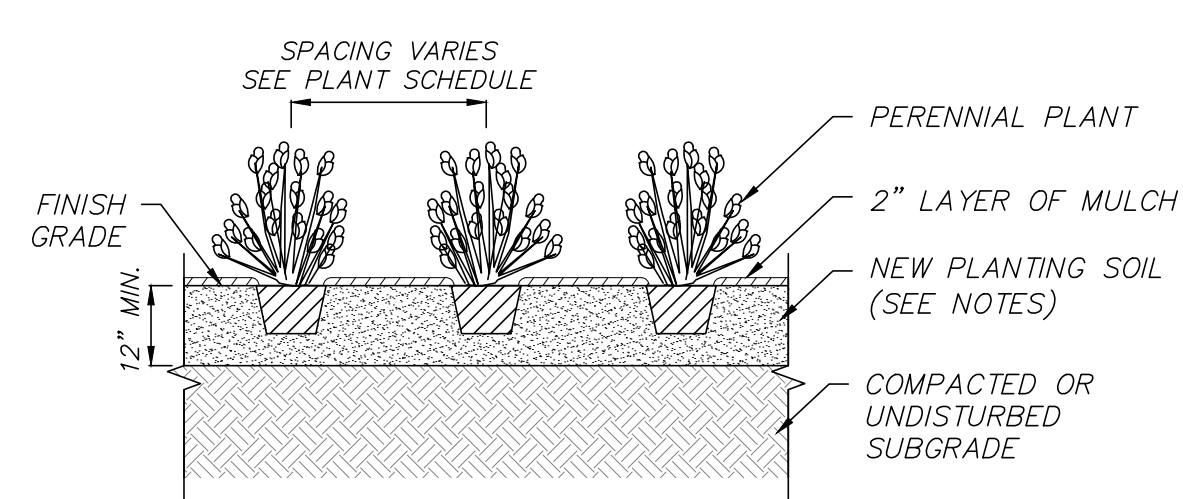
ACCESSIBLE PARKING PAVEMENT MARKING (NOT TO SCALE)



DUMPSTER ENCLOSURE DETAIL (NOT TO SCALE)

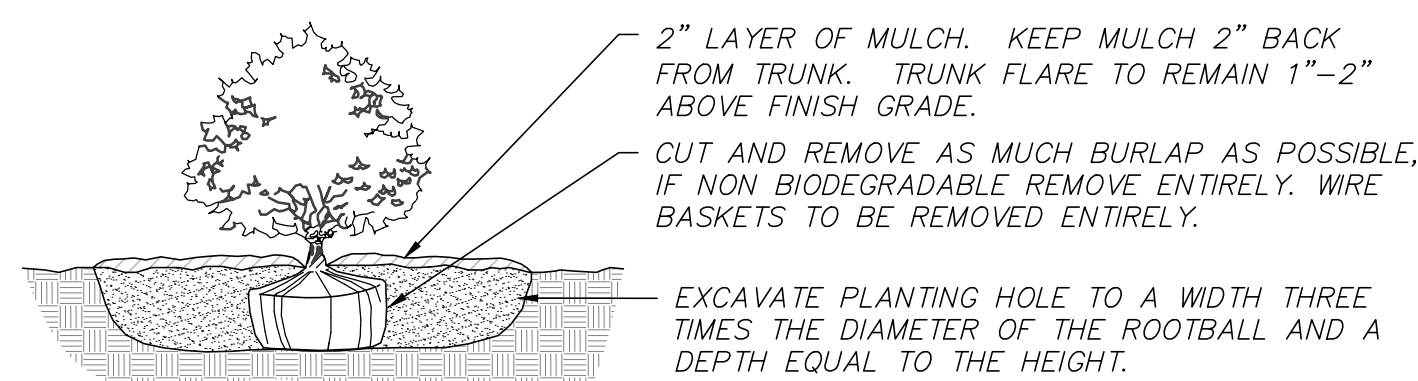


CONCRETE DUMPSTER PAD DETAIL (NOT TO SCALE)



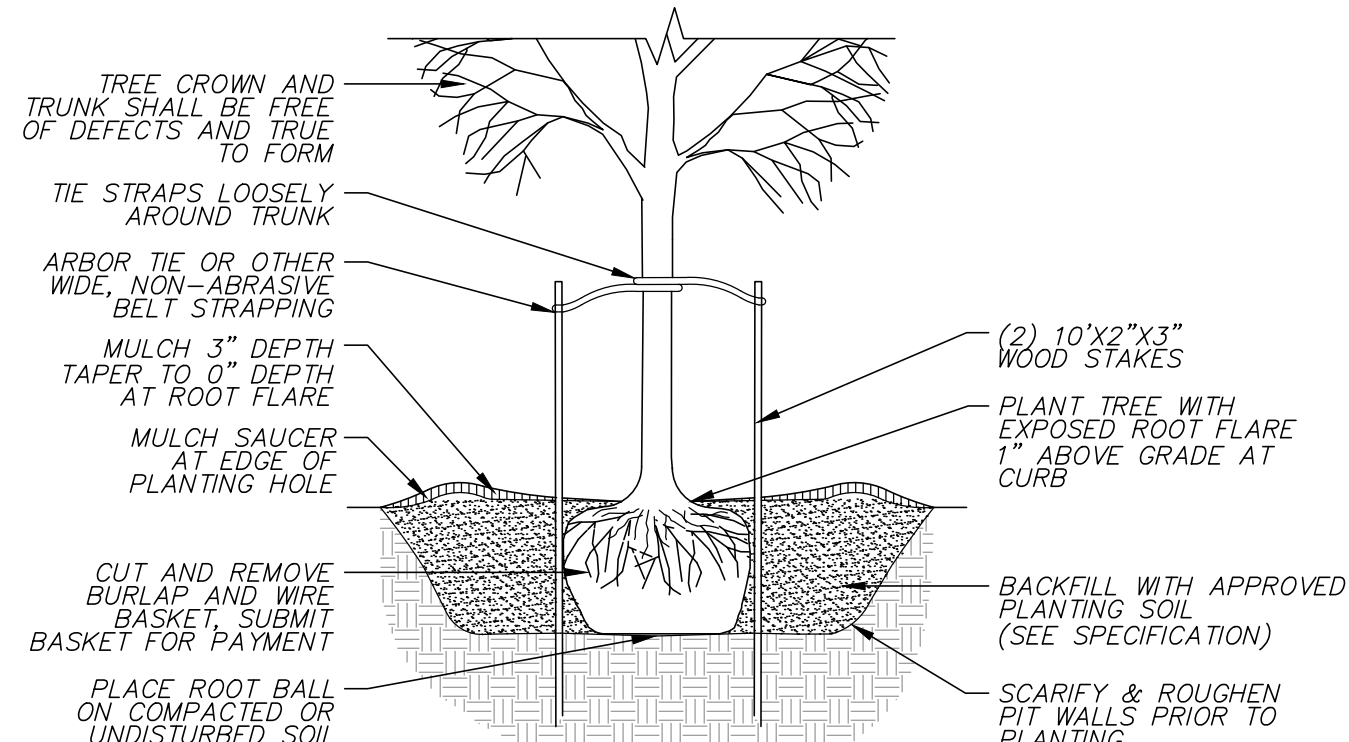
- NOTE:
- SEE LANDSCAPE NOTES FOR ADDITIONAL PLANTING REQUIREMENTS.
 - SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.
 - ALL ROOT BALLS TO BE SCARIFIED PRIOR TO BACKFILLING.

GROUNDCOVER / ANNUAL / PERENNIAL PLANTING (NOT TO SCALE)

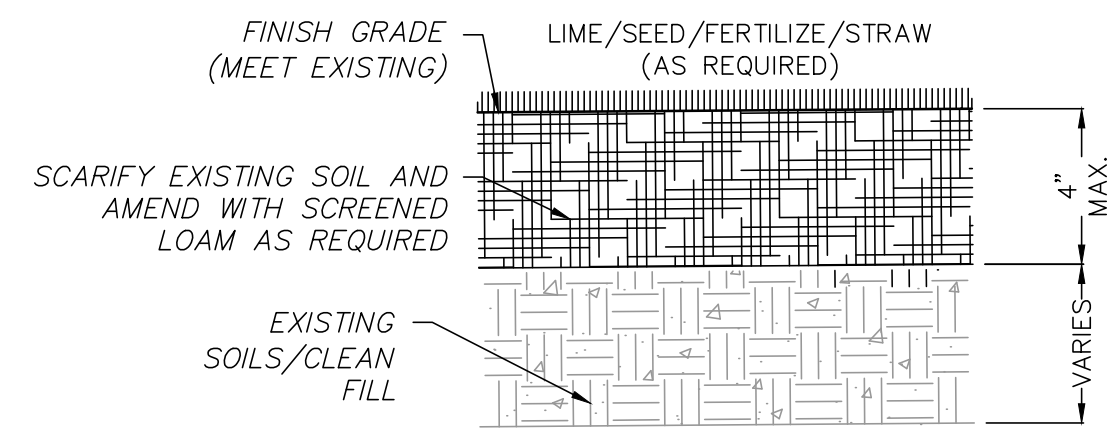


SHRUB PLANTING (NOT TO SCALE)

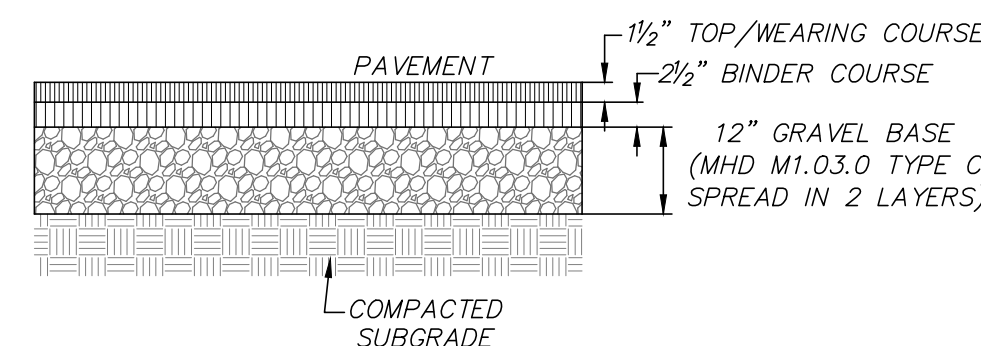
- NOTES:
- BACKFILL PLANTING HOLE WITH NEW PLANTING SOIL.
 - BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
 - IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.



TREE PLANTING (NOT TO SCALE)

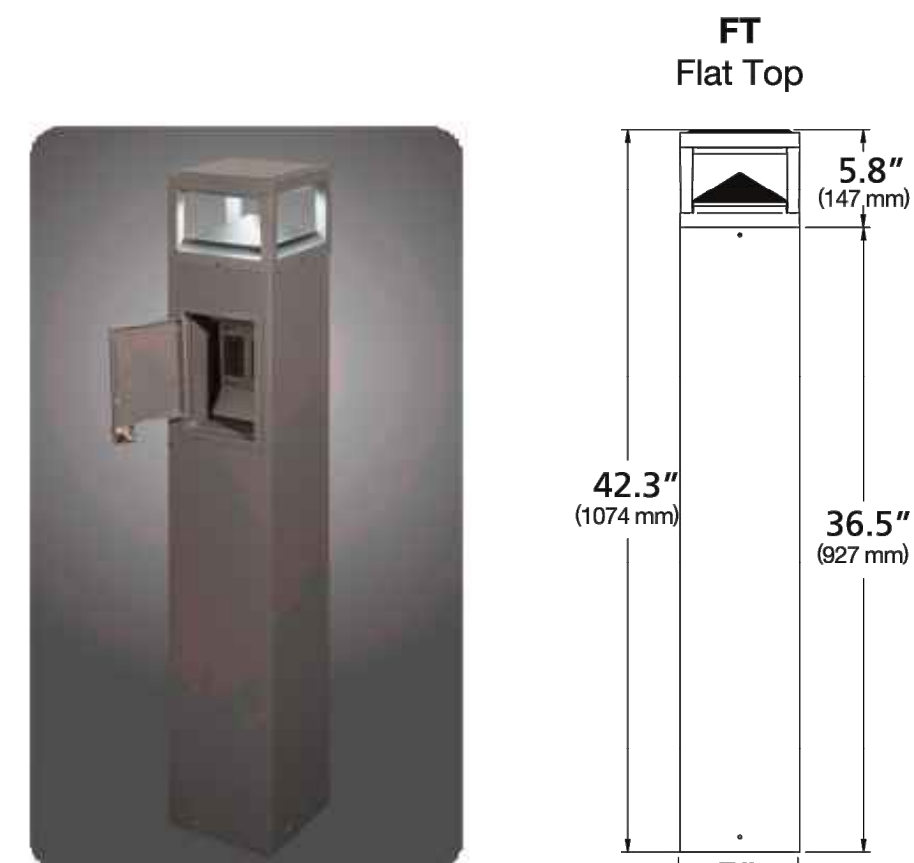


LOAM & SEEDING (NOT TO SCALE)

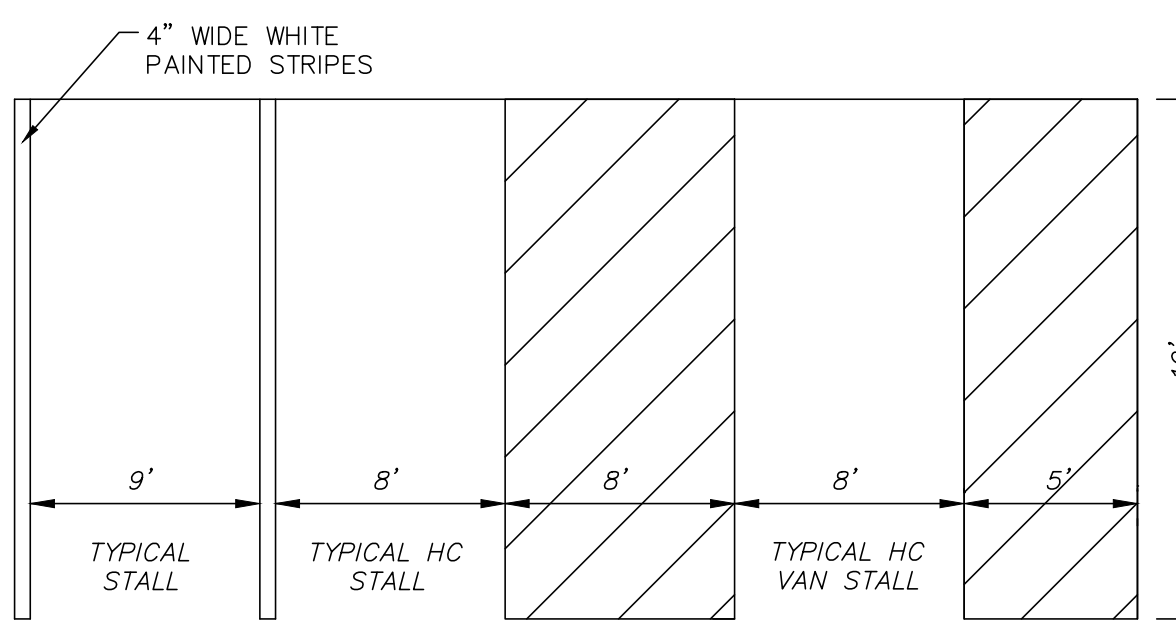


NOTE: THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS I TYPE I-1 BITUMINOUS CONCRETE (HOT MIX ASPHALT)

BITUMINOUS CONCRETE PAVEMENT (NOT TO SCALE)

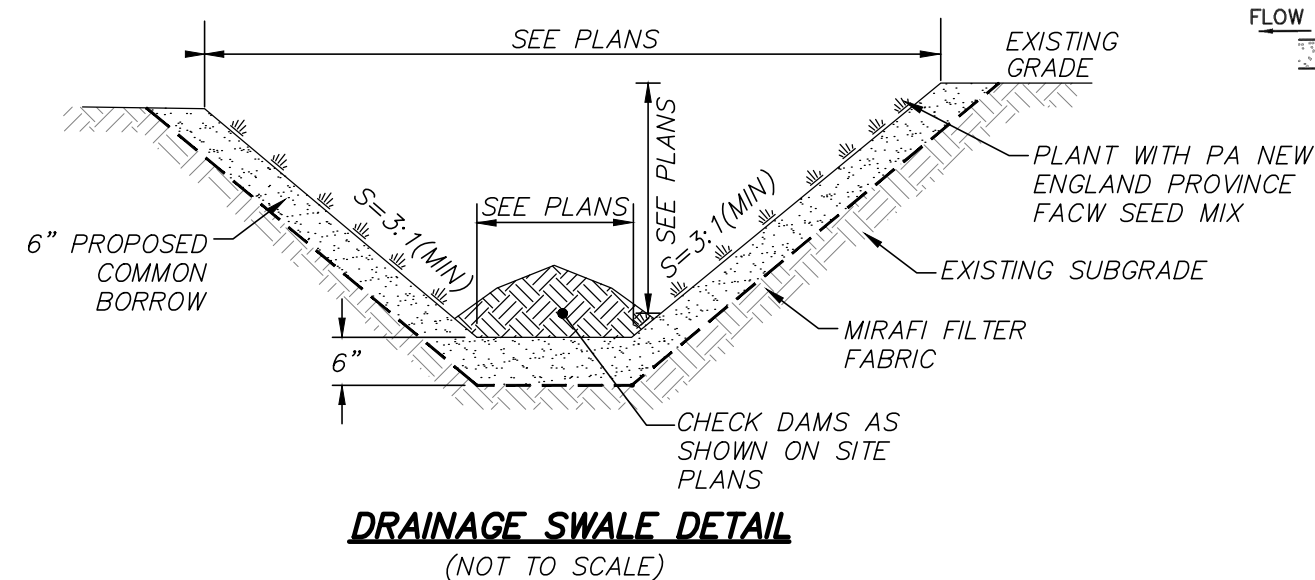


BOLLARD (NOT TO SCALE)

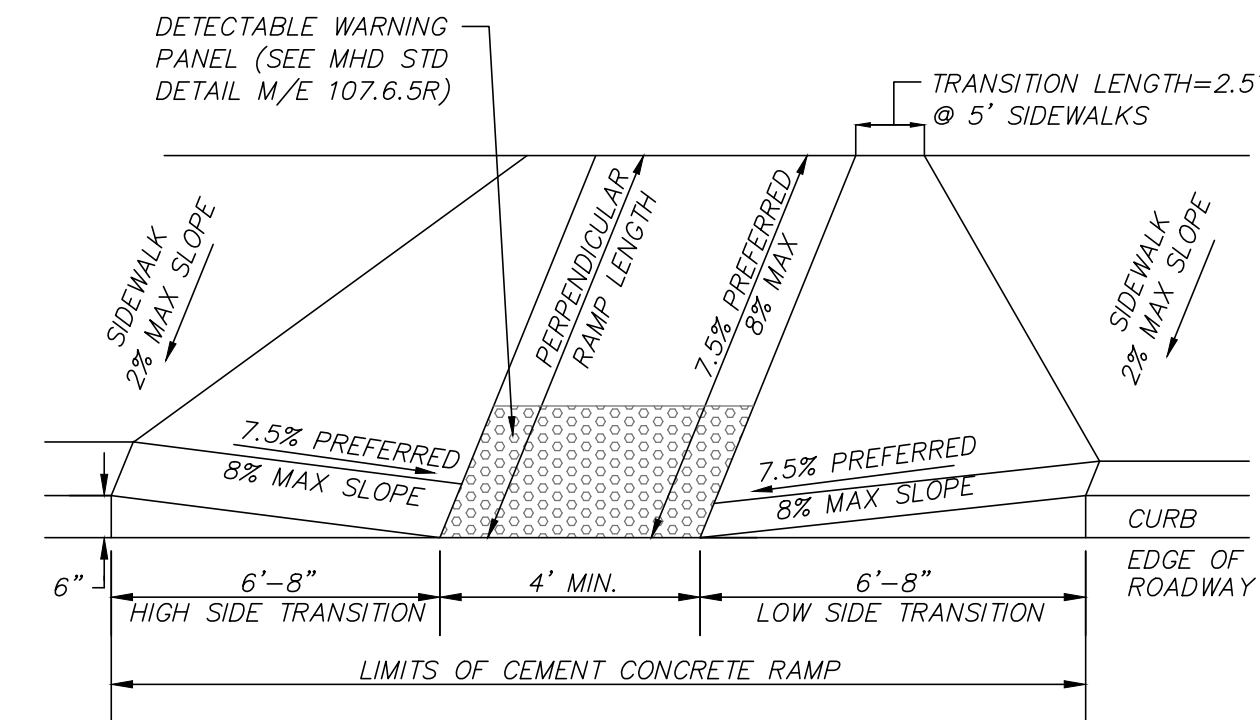


NOTE: FOR LOCATION AND DIMENSIONS OF ALL PAVEMENT STRIPING, SEE SITE PLAN

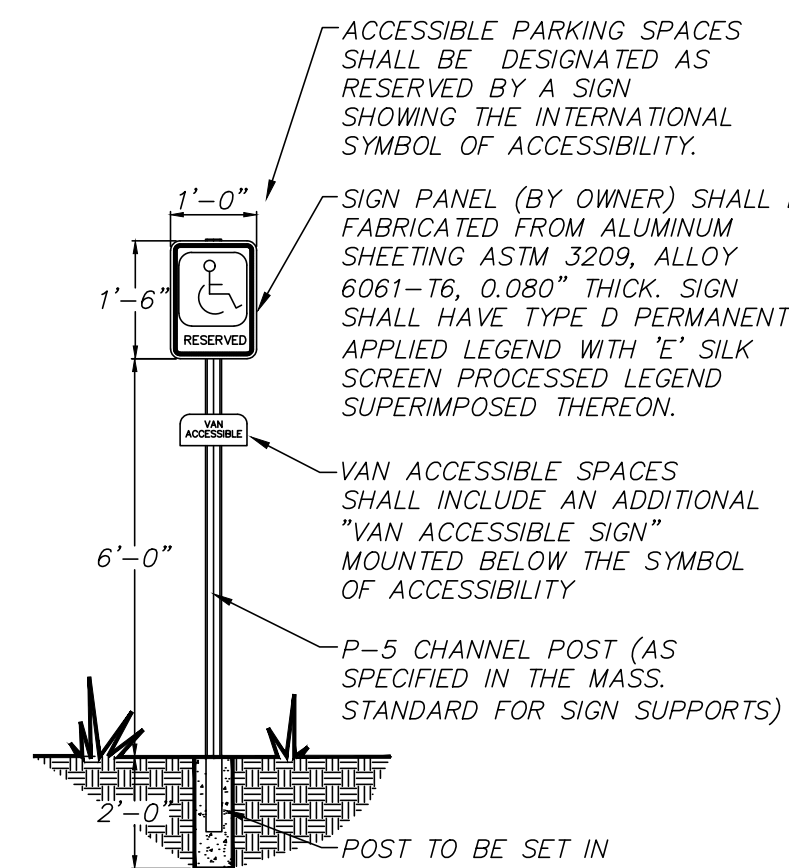
PAVEMENT MARKING DETAIL (NOT TO SCALE)



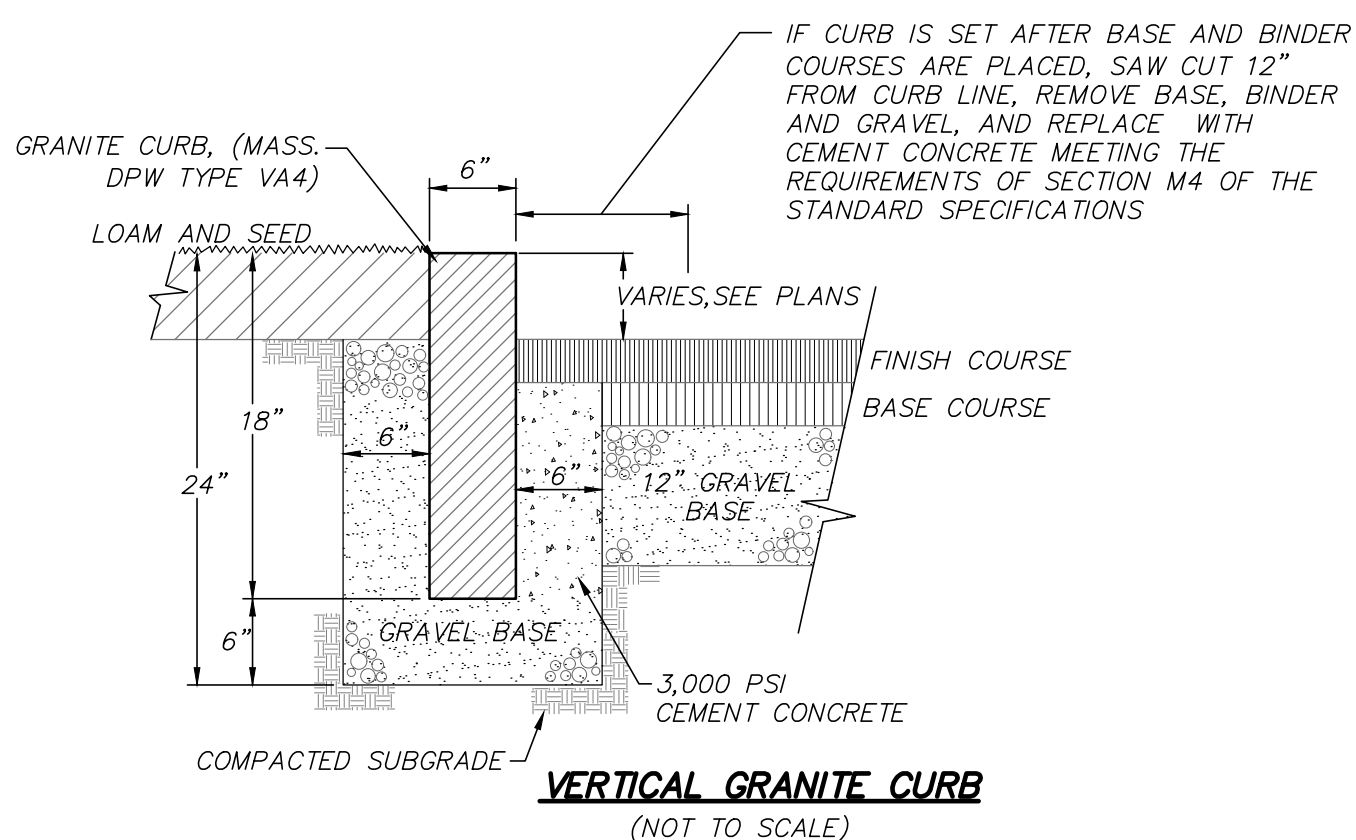
DRAINAGE SWALE DETAIL (NOT TO SCALE)



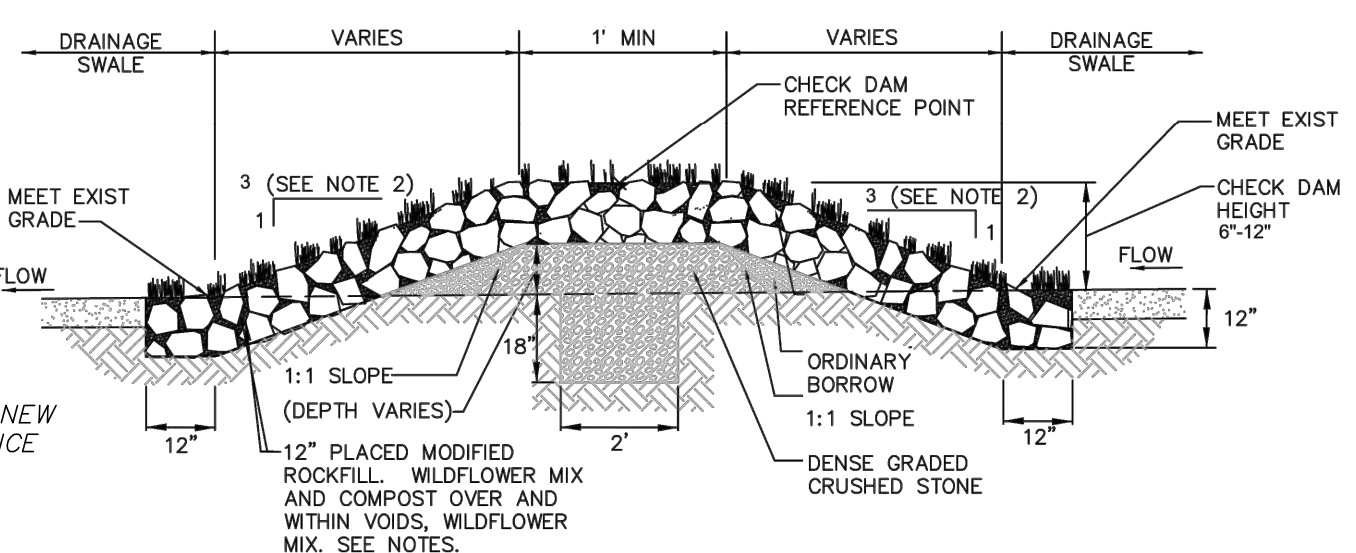
ACCESSIBLE RAMP DETAIL (NOT TO SCALE)



ACCESSIBLE PARKING SIGN (NOT TO SCALE)



VERTICAL GRANITE CURB (NOT TO SCALE)



- NOTES:
- 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 PROVIDED CHECK DAM REFERENCE POINT AND ADJACENT ROADWAY ELEVATION AT EDGE OF PAVEMENT, CONTRACTOR SHALL NOTIFY ENGINEER.
 - 6:1 SLOPE. STEEPER TRAVERSE SLOPES ARE PERMISSIBLE (3:1 MAXIMUM) WITH LONGITUDINAL ROADSIDE BARRIERS, AREAS OUTSIDE THE CLEAR ZONE, OR ON LOW SPEED FACILITIES.
 - 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.
 - SEED OVER COMPOST SHOULD BE PA NEW ENGLAND PROVINCE FACW SEED MIX.

CHECK DAM DETAIL (NOT TO SCALE)

| 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 |
| 5 | PLANNING BOARD REVIEW COMMENTS | 10/19/2020 |
| 6 | ADDED CERTIFICATE OF VOTE | 11/12/2020 |

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



11/12/2020



WIRELESS CONTROL APP

SCL2 Series

SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT

Project: _____

Type: _____ Quantity: _____

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:

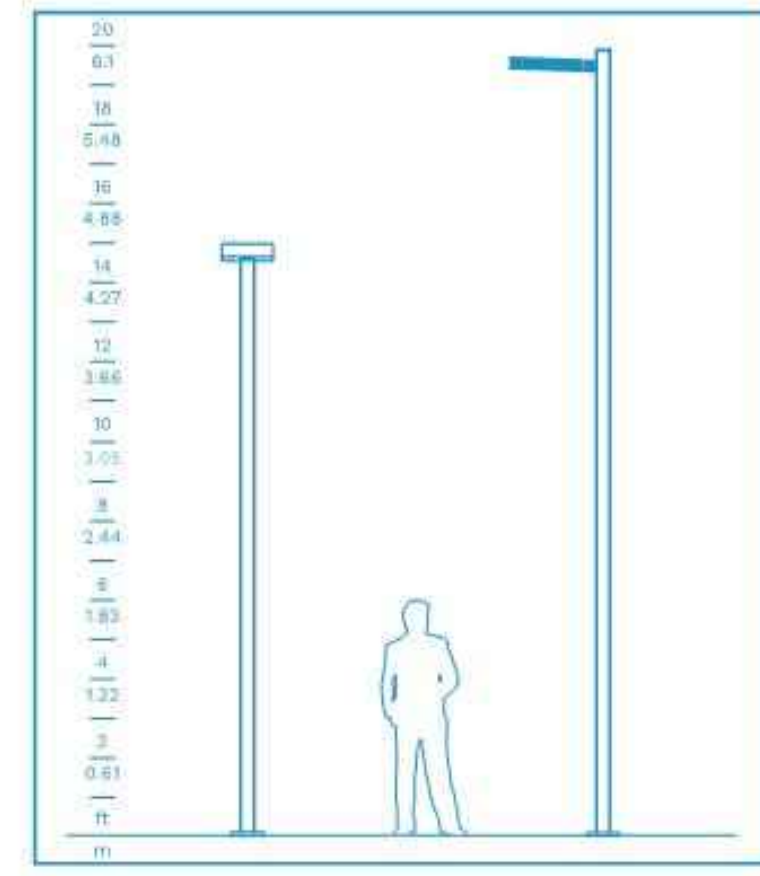
- Cost effective design ships fully assembled and installs in minutes
- Smart Connect provides wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates 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

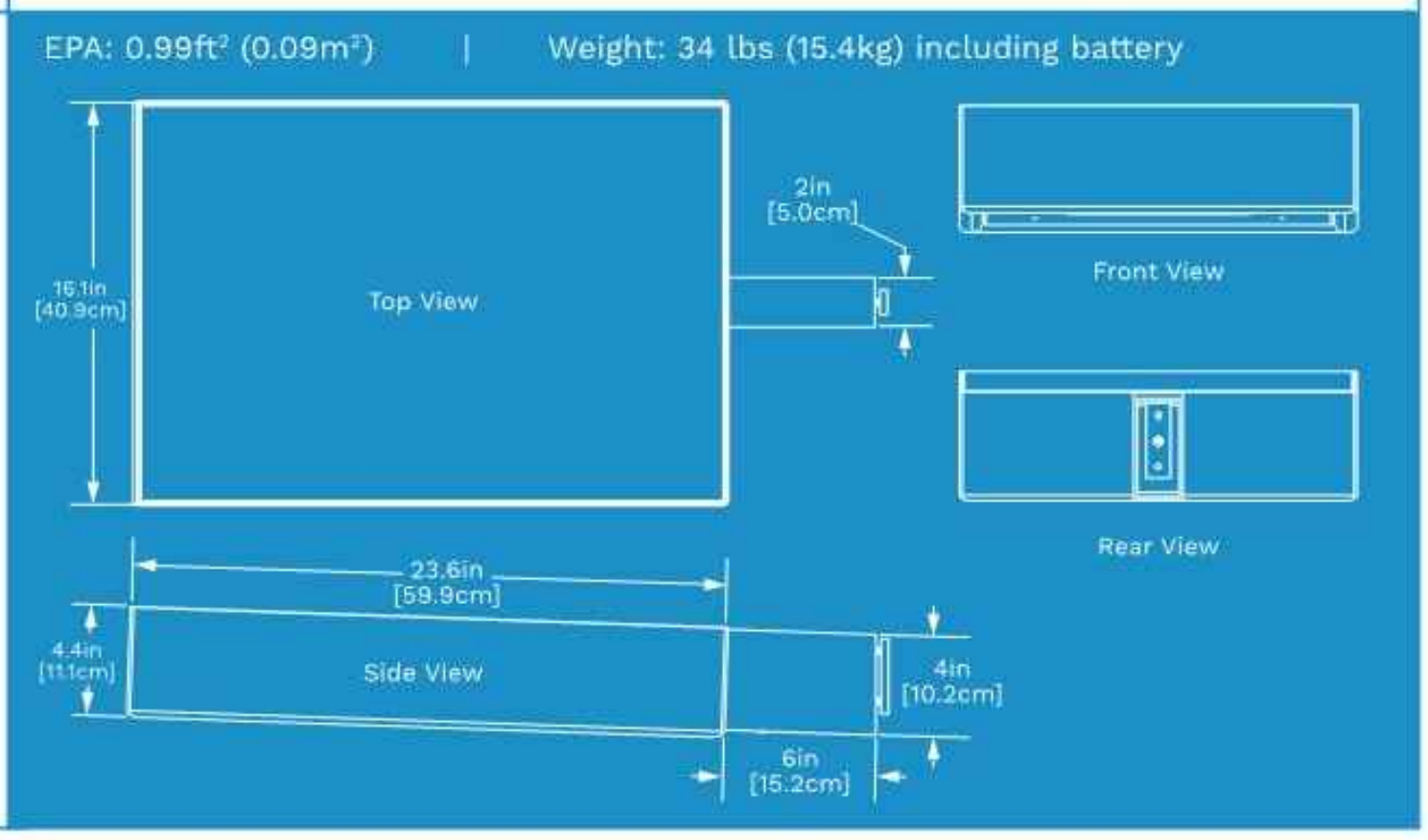
- Solar Module:**
- High-efficiency monocrystalline cells
 - Inconspicuously integrated into the top of luminaire
 - Used for day/night detection (no photocell required)
- Solar Lighting Controller (SLC):**
- Microcontroller-based technology
 - High-efficiency, Maximum Power Point Tracking (MPPT) battery 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 (LiFePO₄)
 - 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

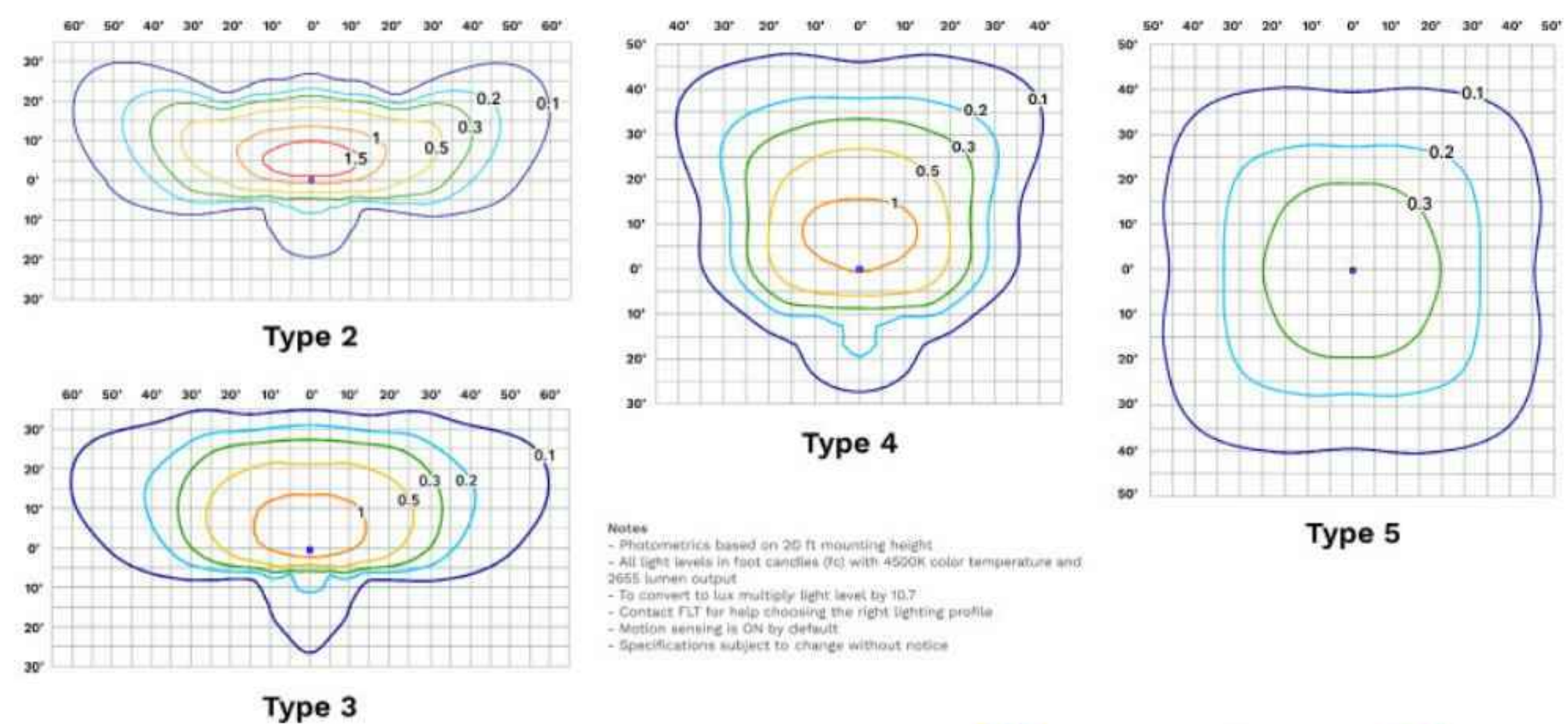


SCL2 Series

SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT



PHOTOMETRICS (IES files available on our website)



ORDER MATRIX

| 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 | D0 - Dusk till dawn | SEC - Security Fasteners |
| | SPMR - Side Pole Mount Round | BZ - Bronze | T3 - Type 3 | NW - 4000K | D9 - 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 | | | |
| | | CC - Custom | | | TX0000 - On at dusk until time between 1800 & 0600. X = 0 (Off) or D (Dim). 0000 = time to dim or turn off. | |



19 SOUTH LASALLE STREET
 SUITE 300 CHICAGO, IL 60603
 312/933.2701



NEW CONSTRUCTION OF
 RETAIL CANNABIS
 DISPENSARY

164 GROVE STREET
 FRANKLIN, MA 02038

ISSUED FOR PERMITTING
 ONLY NOT FOR
 CONSTRUCTION

| NO. | DESCRIPTION | DATE |
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| DRAWN | NB |
| CHECKED | DK |
| PROJECT NO. | 6120-2 |

SEAL



11/12/2020

SITE DETAILS

C5.2

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Town of Franklin



Planning Board

November 4, 2020

Nancy Danello, Deputy Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE
SPECIAL PERMITS/SITE PLAN
164 Grove Street

Applicant: PharmaCann Massachusetts, Inc
190 South LaSalle, 29th Floor
Chicago, IL 60603
Owner: NLCF 164 Grove Street MA LLC
c/o New Lake Capital
549 Randolph St
Chicago, IL 60661

Prepared By: Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA 01915
Surveyor/Engineer:
Plan Date: May 18, 2020
Property Location: 164 Grove Street
Map 306 Lot 004

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, November 2, 2020 the Planning Board upon motion duly made and seconded, voted (5-0) to APPROVE, with standard and special conditions (3) three Special Permits and Site Plan for 164 Grove Street to allow for Non-medical retail marijuana facility under 185 Attachment 3, Part II Section 2.23, to allow Medical retail marijuana facility under 185-49, Section 4(b)(ii) and Common Driveway for 2 plus lots under 185-21(F). A brief description of the proceeding, the outcome of a roll call vote, and the Standard and Special Conditions of Approval are presented on pages 2-8 attached hereto.

Sincerely,
Anthony Padula, Chairman
Franklin Planning Board

cc: Owners/Applicant/Applicant's Engineer/Applicant's Attorney
Building Commissioner/DPW/Engineering/BETA Group, Inc.

DECISION
SPECIAL PERMITS/SITE PLAN
164 Grove Street

(1) Special Permits(3): Non-medical retail marijuana facility under 185 Attachment 3, Part II Section 2.23, Medical retail marijuana facility under 185-49, Section 4(b)(ii) and Common Driveway for 2 plus lots under 185-21(F).

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

Table with 3 columns: Name, YES, YES. Rows: Anthony Padula, Joseph Halligan Jr., William David.

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

Table with 3 columns: Name, YES, YES. Rows: Anthony Padula, Joseph Halligan Jr., William David.

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

Table with 3 columns: Name, YES, YES. Rows: Anthony Padula, Joseph Halligan Jr., William David.

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

Table with 3 columns: Name, YES, YES. Rows: Anthony Padula, Joseph Halligan Jr., William David.

(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.

Table with 3 columns: Name, YES, YES. Rows: Anthony Padula, Joseph Halligan Jr., William David.

(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.

Table with 3 columns: Name, YES, YES. Rows: Anthony Padula, Joseph Halligan Jr., William David.

(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.

PROJECT DESCRIPTION
SPECIAL PERMITS/SITE PLAN
164 Grove Street

The Property contains approximately 1.5 acres and is located in the Industrial Zoning District, Marijuana Use Overlay District and Water Resource Overlay District. The Proposed Project will include the construction of a new building comprised of 4,150 square feet, located approximately 300 feet back from Grove Street, consisting of 66 standard and 4 HC Accessible parking spaces, and designed with impervious surface of 22,652 square feet, which represents 34.6% of the Property. The access for the Proposed Project is utilizing an existing curb cut and driveway over the adjacent property located at 166 Grove Street, and at 168 Grove Street. The access for the Proposed Project from 166 Grove Street would extend the Existing Easement a bit further along its current 250 feet in length to provide a left hand turn entrance into the 164 Grove Street driveway.

PUBLIC HEARING
SPECIAL PERMITS/SITE PLAN
164 Grove Street

A proper and complete notice of the July 27, 2020 public hearing was posted in the Franklin Municipal Building and in the appropriate local newspaper in accordance with the Franklin Zoning Code and Massachusetts General Laws. A proper and complete notice was also sent to all persons and parties required by law to receive such notice. The Planning Board continued to hold public hearings August 24, 2020, September 14, 2020, September 28, 2020 and October 19, 2020.

Incorporated as part of the record are the following:

The Planning Board reviewed (1) the applicant's detailed written application including answers to Special Permit Findings (a) through (g), and (2) comments and review letters from various Town Departments, including but not limited to, Department of Planning & Community Development, Department of Public Works/ Engineering and Franklin Fire Department. The Planning Board also reviewed engineering reports and traffic study from their peer review Consultant.

The Planning Board upon motion duly made and seconded, voted (5-0) to close the public hearing on October 19, 2020 for the Site Plan and Special Permits for Non-medical retail marijuana facility under 185 Attachment 3, Part II Section 2.23, Medical retail marijuana facility under 185-49, Section 4(b)(ii) and Common Driveway for 2 plus lots under 185-21(F).

PRESENTATION
SPECIAL PERMITS/SITE PLAN
164 Grove Street

Ms. Carla Moynihan, attorney for the applicant, addressed the Planning Board. She provided an overview of the application for retail marijuana and the filing of the Special Permits. She stated that before the Planning Board are three Special Permits and the Site Plan for approval. She updated the Planning Board on the negotiations with the abutters and said agreement has been reached for a shared driveway and she reviewed the agreed upon improvements.

Ms. Shelly Stormo of PharmaCann Operations presented a slideshow of the Operational Plan including the proposed store exterior and interior, reserve online process, frictionless transactions, floor plan and queuing, security, receiving and delivery of product, secured deliveries, Verilife Franklin employees, and congestion/parking mitigation. Mr. Bill Mecklen of PharmaCann Operations provided additional specifics on the register setup, technology setup for transaction management, digital payment, mobile

Table with 4 columns: Name, YES, YES, YES. Rows: Anthony Padula, Joseph Halligan Jr., William David, Gregory Rondeau, Rick Power.

Based upon the information submitted during the public hearings and Planning Board's specific findings, the Planning Board specifically determines that approving the Site Plan and Special Permits (1) Non-medical retail marijuana facility under 185 Attachment 3, Part II Section 2.23, (2) Medical retail marijuana facility under 185-49, Section 4(b)(ii) and (3) Common Driveway for 2 plus lots under 185-21(F) at 164 Grove Street will not have adverse effects which outweigh 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.

Accordingly, at the Planning Board meeting on November 2, 2020 the Planning Board, upon motion duly made and seconded, voted (5-0) to approve the applicant's request to allow the Site Plan and Special Permits at 164 Grove Street.

The following members of the Planning Board were present at the hearing and voted as follows:

Table with 4 columns: Name, YES, YES, YES. Rows: Anthony Padula, Joseph Halligan Jr., William David, Gregory Rondeau, Rick Power.

Any person aggrieved by the above decision of the Franklin Planning Board may file an appeal pursuant to Massachusetts General Laws Chapter 40A, Section 17. Such appeal must be filed within twenty (20) days after the filing of the notice of the Board's decision with the Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

payment option reducing reliance on cash, digital security platform, dual-function security for internal and perimeter, controls surrounding delivery of product, and jobs being brought to the community.

Mr. Allan Melske of Interform Architecture & Design provided a slideshow review of the site showing an aerial view of the proposed building and parking, a close-up view of the proposed building exterior, dumpster enclosure, site view of the proposed building, interior floor plan, and exterior color. Mr. David Kelley of Meridian Associates, working on the civil and stormwater calculations provided an overview of the site's drainage and stormwater management. He stated that the Planet Fitness abutters were concerned with excessive queuing in the exit drive and requested two exit lanes for left turns and right turns only. Planet Fitness also expressed concern about truck turning and the applicant made adjustments. He explained pavement markings and signage proposed to address concerns and reviewed the proposed parking and dumpsters. He discussed the existing headwall discharges and created an isolated wetland. The applicant noted they will be going before Conservation Commission. He discussed the proposed swale, water and gas will be brought into the building, LED lights around the property have no spillage off the site.

Ms. Rebecca Brown, traffic engineer of GPI, provided a slideshow presentation of the traffic study. She discussed the vehicle travel speed study and sight distance, traffic count collections which were reviewed by BETA, site driveway trip generation, projected traffic volumes for seven years consistent with MassDOT guidelines, how much traffic the facility will generate, and the three methods used to generate the report. She reviewed a provided chart that indicated there would be 1,050 vehicle trips per day which is a vehicle entering or existing. During peak times, they anticipate 91 to 150 trips. She stated that the information was obtained from the applicant regarding anticipated transactions based on data from their Warehouse facility; they also collected some parking counts from an existing facility. She discussed that for the existing and proposed uses, there would be about 200 total trips on peak weekday times and 280 trips on peak Saturday times. She stated the applicant is planning to implement employee and patron measures to minimize traffic. During the weekday evening peak hour at the intersection of Grove Street and Washington Street, the traffic experiences long delays at existing conditions and this will most likely increase; a traffic signal is warranted at this intersection. She noted COVID-19 impacts of traffic and suggested implementing a post-occupancy traffic monitoring study be conducted post-COVID-19 restrictions. She reviewed the provided site parking and spaces needed based on current operational needs at the applicant's Shrewsbury location. She stated they met with the abutters on how to improve access to the site. The abutters wanted to see the driveway widened to provide two lands for separate right- and left-hand turn lanes and truck turns widen. She discussed the need for signal timing improvements at the current intersection of Grove Street and Rt. 140 and the applicants fair-share contributions.

Mr. Rondeau asked about the dumpster location and proposed road improvements. Mr. Kelley discussed the size of the trucks that would enter the site, the proposed size of the dumpsters, and the proposed location of the paving. The zoning bylaws have identified a shared private way, but now there are three on this street. Does this street have the curbing, drainage, and turnaround? What can be done to make this right for everyone? Chair Padula questioned if some of the drainage is shown to be going offsite. Mr. Kelley confirmed no runoff would be going offsite. Chair Padula emphasized the need for a light at the end of Grove Street. Ms. Moynihan stated they had discussions regarding proposing three businesses share the same access. Chair Padula asked if there was a possibility of entering directly from Grove Street. Ms. Moynihan stated there was, but it would create more traffic. Chair Padula and Mr. Maglio discussed the sight distance in taking a left turn. Mr. Halligan asked about the number of registers in the store. Mr. Halligan asked if the store is appointment only and will walk-ins be allowed? Ms. Stormo explained that Shesbury opened for by appointment only for two weeks and then the Town allowed walk-ins. Mr. Halligan asked if the applicant would be amenable to walk-ins only as that is the stipulation placed on a competitor in the area. Ms. Stormo stated they would agree, but would like to have a review fairly soon. The applicant's proposed hours are 9 AM to 9 PM daily and 9 AM to 9 PM on Sundays. Chair Padula stated the Planning Board has to stick to the infrastructure and what the Planning Board can

STANDARD CONDITIONS OF APPROVAL
SPECIAL PERMITS/SITE PLAN
164 Grove Street

- 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 than 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

do. Chair Padula asked how the applicant can control a patron from buying in one retail store and then going next door and buying more marijuana. He asked about a better leveling off area at the top of driveway hill when exiting. Mr. Kelley said there are no plans to level it off. Ms. Williams expressed concern about the traffic and intersections, and asked about bike lanes as both applicants have mentioned bike racks and alternative transportation. Have there been consideration for improvements on Grove Street for bicycles or pedestrian traffic? Mr. Maglio stated that the Town has applied for a grant and if received, part of it would go to repaving the roadway and that would include striping for bike lanes.

The Planning Board and applicant continued to hold several hearings to discuss traffic mitigation and stormwater management. Several Special Conditions were discussed a long with the waiver requests. The Planning Board voted to close the public hearing on October 19, 2020.

FINDINGS OF FACTS
SPECIAL PERMITS/SITE PLAN
164 Grove Street

The applicant submitted their proposed findings with the original application on June 30, 2020 and are on record.

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.

SPECIAL CONDITIONS OF APPROVAL
SPECIAL PERMITS/SITE PLAN
164 Grove Street

- 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 are 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.
5. Applicant is to provide an access easement agreement with Planet Fitness, located at 166 Grove St.

WAIVERS GRANTED
SPECIAL PERMITS/SITE PLAN
164 Grove Street

- 1. To allow for HDPE storm pipe in lieu of class V RCP only on the connection to the subsurface infiltration system.



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



19 SOUTH LASALLE STREET
SUITE 300 CHICAGO, IL 60603
312/933.2701



NEW CONSTRUCTION OF
RETAIL CANNABIS
DISPENSARY

164 GROVE STREET
FRANKLIN, MA 02038

ISSUED FOR PERMITTING
ONLY NOT FOR
CONSTRUCTION

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SEAL



11/12/2020

CERTIFICATE OF VOTE

C5.3



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

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 312/933.2701

PHARMACANN
 NEW CONSTRUCTION OF
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| PROJECT NO. | 6120-2 | |

SEAL

PHARMACANN

BUILDING SOUTHWEST VIEW

PHARMACANN - VERILIFE
 164 GROVE STREET
 FRANKLIN, MA 02038
 07/27/2020

INTERFORM
 ARCHITECTURE + DESIGN

A2




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COLOR BUILDING RENDERING

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Schedule

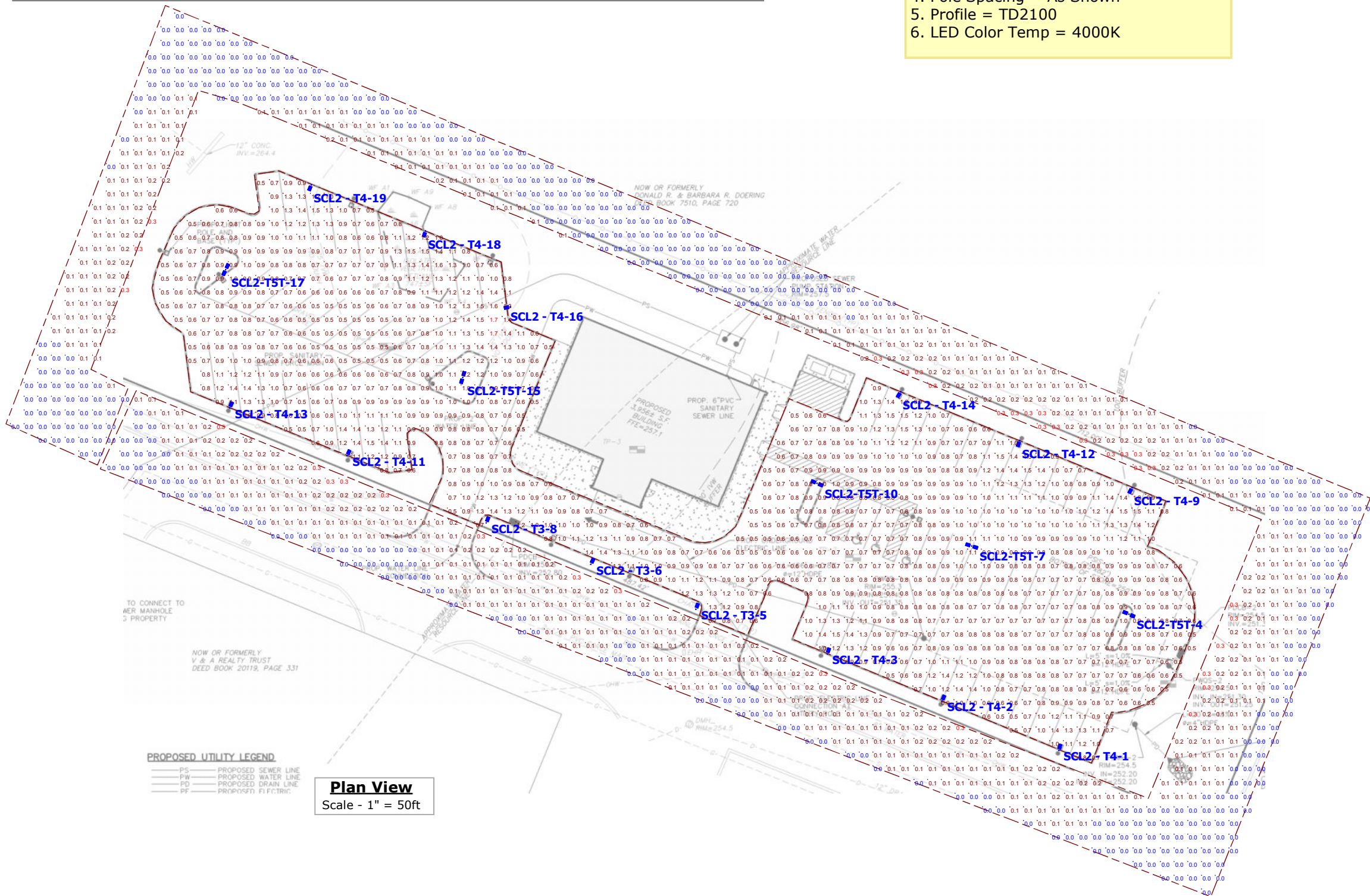
| Symbol | Label | Quantity | Manufacturer | Light Loss Factor | Lumens Per Lamp | Wattage |
|---|-----------|----------|--------------------------|-------------------|-----------------|---------|
|  | SCL2 - T4 | 11 | First Light Technologies | 0.9 | 2175 | 0 |
|  | SCL2 - T3 | 3 | First Light Technologies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



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



FRANKLIN PLANNING & COMMUNITY

DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120

FRANKLIN, MA 02038-1352

TELEPHONE: 508-520-4907

MEMORANDUM

DATE: December 14, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 164 Grove Street - Pharmacann
Special Permit & Site Plan - Endorsement

General:

- The Planning Board approved the Site plan and Special Permits on November 2, 2020 for 164 Grove St, Marijuana Retail.
- Applicant has added to the Certificate of Vote to the Site Plans.
- As a Special Condition, the Planning Board requested that easements for the access driveway be provided prior to endorsement. Draft easements have been attached.

DPCD recommends the Planning Board endorse the Site Plan.

Prepared by and Return to:
Sherin and Lodgen LLP
101 Federal Street
Boston, Massachusetts 02110
Attention: Carla M. Moynihan, Esq.

EASEMENT AGREEMENT

This EASEMENT AGREEMENT (this “**Agreement**”) is dated as of _____ 2020 (the “**Effective Date**”) between Core Real Estate Holdings, LLC, a Massachusetts limited liability company (“**Grantor**”), and NLCP 164 Grove Street MA LLC, a Massachusetts limited liability company (“**Grantee**”).

A. Grantor is the owner of the land located at 166 Grove Street, Franklin, Massachusetts 02038, as described on **Exhibit A** attached (“**Grantor’s Property**”);

B. Grantee is the owner of the land located at 164 Grove Street, Franklin, Massachusetts 02038, as described on **Exhibit B** attached (“**Grantee’s Property**”);

C. Grantee seeks to acquire an easement for access to and from portions of Grantor’s Property and Grantor is willing to grant Grantee an easement to those portions of Grantor’s Property, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows.

AGREEMENT

1. Easement. Effective as of _____, 2020 (the “**Commencement Date**”), Grantor grants to Grantee a non-exclusive, perpetual easement, for the benefit of and as appurtenant to Grantee’s Property, over portions of Grantor’s Property, as shown on the plan attached as **Exhibit C** (the “**Easement Area**”), for ingress, egress, and all other purposes for which streets and ways are commonly used in the Town of Franklin (collectively, the “**Easement**”).

2. Term. Unless otherwise terminated pursuant to this Agreement, the term of this Agreement shall begin on the Commencement Date and shall continue in perpetuity (the “**Term**”).

3. Maintenance and Repair. Grantor shall be responsible for undertaking any and all repair, maintenance, and replacement of the Easement Area from time to time as necessary to ensure Grantor and Grantee’s safe and effective use of the Easement Area pursuant to this Agreement, which obligations include, without limitation, snow and ice removal, repaving and re-striping, and government required alterations (collectively, “**Easement Area Costs**”). Grantee shall reimburse Grantor for half of Easement Area Costs within 30 days of Grantor’s written notice, which notice shall include a detailed invoice of costs incurred. In the event the Easement Area is shared by more than Grantor’s Property and Grantee’s Property, Grantee’s pro rata share of Easement Area Costs will be in proportion to the number of properties and/or grantees/grantors, as applicable.

4. Utility Service Facilities. Grantee shall have the further right to enter the Easement Area to connect Grantee’s Property with poles, conduits, cables, wires, and other equipment necessary to supply Grantee’s Property with any utilities or other services Grantee requires for the use and enjoyment of Grantee’s Property. Upon prior written notice to Grantor, Grantee shall also have the

Property Address: 166 Grove Street, Franklin, Massachusetts 02038

right to cut, trim, and remove trees, bushes, and growth as Grantee may from time to time deem necessary, in its reasonable discretion, for the safe and efficient operation and maintenance of any of the foregoing.

5. Construction; Alterations. Grantee shall repair, re-grade, and restore the Easement Area or Grantor's Property, as necessary, at Grantee's sole cost and expense, to the same condition that existed prior to the commencement of any Grantee work, reasonable wear and tear excepted. Grantee shall be responsible, at its sole cost and expense, for the maintenance, repair, and replacement of any improvements installed exclusively for Grantee's use and their compliance with all applicable federal, state, or local permits, licenses, codes, ordinances, laws, and regulations (collectively, "**Laws**").

6. Liens; Encumbrances. Grantee shall not permit any claim, lien, or any other encumbrance of any kind to accrue against or attach to the Easement Area or Grantor's Property, and if any claim, lien, or encumbrance does accrue or attach, then Grantee shall discharge or bond the same, and if Grantee fails to do so within 60 days following Grantor's notice of such condition, then Grantor may discharge or bond the same, with Grantee reimbursing Grantor, upon written demand, for all reasonable costs actually incurred. The provisions of this Section shall survive the expiration or termination of this Agreement.

7. Prohibited Activities. Grantor and Grantee shall not commit or permit the commission of any act in the Easement Area in any way that: (a) increases the existing rates for or causes cancellation of any fire, casualty, liability, or other insurance policy insuring Grantor's Property; (b) constitutes the commission of waste or the maintenance of a nuisance on Grantor's Property; (c) involves the use or transport of hazardous or toxic materials, wastes, or substances or oil or other petroleum products; or (d) causes the removal of any pavement area, except as otherwise permitted pursuant to this Agreement.

8. No Parking or Obstruction. Neither Grantor nor Grantee shall obstruct the Easement Area and shall insure that each party has uninterrupted access to and egress from Grantor's Property and Grantee's Property by means of the Easement Area 24 hours per day, 7 days per week. Neither Grantor nor Grantee shall park or allow parking by others in the Easement Area. Grantor and Grantee shall not permit any construction staging area in the Easement Area without the prior consent of the other party, not to be unreasonably withheld, conditioned, or delayed. Either party shall have the right, at its sole cost and expense, to arrange for the towing of any vehicles parked in the Easement Area to the extent permitted by and in accordance with Laws.

9. Indemnification. Grantor and Grantee shall defend, indemnify, and save the other harmless from and against any loss, damage, or liability arising out of their exercise of any rights, obligations, and easements contained in this Agreement that occurred during the period of their respective fee ownership of Grantor's Property and Grantee's Property, respectively. It is intended that this indemnity obligation will be binding on future owners of Grantor's Property and Grantee's Property, respectively.

10. Legal and Equitable Remedies. In the event of a breach by Grantor or Grantee of any of the terms, covenants, restrictions, or conditions of this Agreement, the other party shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of the breach, including payment of any amounts due and/or specific performance.

11. Miscellaneous.

11.1. Amendments; Termination. The parties agree that the provisions of this Agreement may be modified, amended, or terminated, in whole or in part, only by the written consent of both Grantor and Grantee, fully executed and acknowledged by both parties, and recorded in the Norfolk County Registry of Deeds.

11.2. Appurtenant Easement. The parties intend that each of the easements, covenants, conditions, restrictions, rights, and obligations set forth in this Agreement shall run with the land and create equitable servitudes in favor of the real property benefited thereby.

11.3. Counterparts. The parties may execute this Agreement in one or more counterparts, each of which is an original, and all of which constitutes only one agreement between the parties.

11.4. Estoppel Certificate; Further Assurances. The parties agree to execute, acknowledge, and deliver further assurances as may from time to time be reasonably requested by the other party in order to better assure the rights and obligations created in this Agreement, including, without limitation, an estoppel certificate certifying: (a) that this Agreement is unmodified and in full force and effect or if there have been modifications, as modified, in full force and effect; (b) any charges that are currently outstanding; (c) that the parties are not in default under any provisions of this Agreement or, if in default, the nature of the default in detail; and (d) other true statements as the requesting party or its mortgagee or designee may reasonably require.

11.5. Governing Law. The laws of the Commonwealth of Massachusetts (without giving effect to its conflict of laws principles) govern all matters arising under and relating to this Agreement, including torts.

11.6. Limited Liability. In no event shall any trustee, principal, officer, director, manager, employee, or agent of Grantor have or incur any personal liability for any of the liabilities or obligations of Grantor under this Agreement, and no personal judgment shall be sought, levied, or enforced against any such person individually, it being understood that Grantor's liability under this Agreement is limited to its interest in Grantor's Property.

11.7. Merger. This Agreement constitutes the final, exclusive agreement between the parties on the matters contained in this Agreement. All earlier and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement.

11.8. Notices. All notices or other communications (each, a "Notice") given in accordance with this Agreement shall be in writing. Notice will be deemed to have been in writing if sent by any of the below methods: (a) hand delivery; (b) certified mail (return receipt requested, postage prepaid); or (c) internationally recognized overnight courier (all fees prepaid), to the following addresses:

Grantor: Core Real Estate Holdings, LLC

Attention:

with a copy to: _____

Attention:
Grantee: NLCP 164 Grove Street MA LLC

Attention:
with a copy to: Sherin and Lodgen LLP
101 Federal Street
Boston, Massachusetts 02110
Attention: Carla M. Moynihan, Esq.

If Notice is sent by: (x) hand delivery, Notice will be deemed received upon delivery; (y) certified mail, Notice will be deemed received on the 2nd business day after posting; and (z) internationally recognized overnight courier, Notice will be deemed received on the 1st business day after deposit with the courier

11.9. Non-Exclusivity. The Easement is non-exclusive and Grantor expressly reserves the right to grant to others the right to occupy the Easement Area; subject to the rights granted to Grantee under this Agreement.

11.10. Severability. If any provision of this Agreement is determined to be illegal or unenforceable, the remaining provisions of this Agreement remain in full force; *provided* the essential provisions of this Agreement for each party remain legal and enforceable.

11.11. Successors and Assigns. This Agreement binds and benefits the parties and their respective permitted successors and assigns.

11.12. Timing. Time is of the essence in this Agreement and each of its provisions.

[Signatures on Following Page]

[Signature Page to Easement Agreement]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

GRANTOR:

Core Real Estate Holdings, LLC,
a Massachusetts limited liability company

By: _____

Name:

Title:

COMMONWEALTH OF MASSACHUSETTS)

)

COUNTY OF)

)

On this _____ day of _____, 2020, before me, the undersigned notary public, personally appeared _____, known personally to me, or proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the duly authorized signatory of _____, as the voluntary act of Core Real Estate Holdings, LLC.

My commission expires

[Signature Page to Easement Agreement]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

GRANTEE:

NLCP 164 Grove Street MA LLC,
a Massachusetts limited liability company

By: _____

Name:

Title:

COMMONWEALTH OF MASSACHUSETTS)

)

COUNTY OF)

On this _____ day of _____, 2020, before me, the undersigned notary public, personally appeared _____, known personally to me, or proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the duly authorized signatory of _____, as the voluntary act of NLCP 164 Grove Street MA LLC.

My commission expires

[Countersignature to Easement Agreement]

EXHIBIT A
LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

EXHIBIT B
LEGAL DESCRIPTION OF GRANTEE'S PROPERTY

EXHIBIT C
EASEMENT AREA

Prepared by and Return to:
Sherin and Lodgen LLP
101 Federal Street
Boston, Massachusetts 02110
Attention: Carla M. Moynihan, Esq.

EASEMENT AGREEMENT

This EASEMENT AGREEMENT (this “**Agreement**”) is dated as of _____ 2020 (the “**Effective Date**”) between Franklin Title Company, Inc., a Massachusetts corporation (“**Grantor**”), and NLCP 164 Grove Street MA LLC, a Massachusetts limited liability company (“**Grantee**”).

A. Grantor is the owner of the land located at 168 Grove Street, Franklin, Massachusetts 02038, as described on **Exhibit A** attached (“**Grantor’s Property**”);

B. Grantee is the owner of the land located at 164 Grove Street, Franklin, Massachusetts 02038, as described on **Exhibit B** attached (“**Grantee’s Property**”);

C. Grantee seeks to acquire an easement for utility services over portions of Grantor’s Property and Grantor is willing to grant Grantee an easement to those portions of Grantor’s Property, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows.

AGREEMENT

1. Easement. Effective as of _____, 2020 (the “**Commencement Date**”), Grantor grants to Grantee a non-exclusive, perpetual easement, for the benefit of and as appurtenant to Grantee’s Property, over portions of Grantor’s Property, as shown on the plan attached as **Exhibit C** (the “**Easement Area**”), for the installation, operation, repair, and maintenance of a sewer line that will connect with an existing sewer pump (collectively, the “**Easement**”).

2. Term. Unless otherwise terminated pursuant to this Agreement, the term of this Agreement shall begin on the Commencement Date and shall continue in perpetuity (the “**Term**”).

3. Maintenance and Repair. Grantor shall be responsible for undertaking any and all repair, maintenance, and replacement of the Easement Area from time to time as necessary to ensure Grantor and Grantee’s safe and effective use of the Easement Area pursuant to this Agreement, which obligations include, without limitation, government required alterations (collectively, “**Easement Area Costs**”). Grantee shall reimburse Grantor for half of Easement Area Costs within 30 days of Grantor’s written notice, which notice shall include a detailed invoice of costs incurred. In the event the Easement Area is shared by more than Grantor’s Property and Grantee’s Property, Grantee’s pro rata share of Easement Area Costs will be in proportion to the number of properties and/or grantees/grantors, as applicable.

4. Utility Service Facilities. Grantee shall have the right to enter the Easement Area to connect Grantee’s Property with conduits, sewer pipes, and other equipment necessary to supply Grantee’s Property with sewer access for the use and enjoyment of Grantee’s Property (the “**Facilities**”). Upon prior written notice to Grantor, Grantee shall also have the right to cut, trim, and remove

Property Address: 168 Grove Street, Franklin, Massachusetts 02038

trees, bushes, and growth as Grantee may from time to time deem necessary, in its reasonable discretion, for the safe and efficient operation and maintenance of the Facilities and the Easement.

5. Relocation. Grantor may request Grantee relocate any of the Facilities Grantee has installed to another location on Grantor's Property, in Grantor's reasonable discretion. If requested by Grantor, Grantor shall, at its sole cost and expense, pay for the relocation of the Facilities. Upon any relocation, the Easement Area shall be deemed amended and Grantor or Grantee may, at its option, record with the Norfolk Registry of Deeds an affidavit reflecting the relocated Easement Area and the same will be binding upon the parties.

6. Construction; Alterations. Grantee shall repair, re-grade, and restore the Easement Area or Grantor's Property, as necessary, at Grantee's sole cost and expense, to the same condition that existed prior to the commencement of any Grantee work, reasonable wear and tear excepted. Grantee shall be responsible, at its sole cost and expense, for the maintenance, repair, and replacement of any improvements installed exclusively for Grantee's use and their compliance with all applicable federal, state, or local permits, licenses, codes, ordinances, laws, and regulations (collectively, "**Laws**").

7. Liens; Encumbrances. Grantee shall not permit any claim, lien, or any other encumbrance of any kind to accrue against or attach to the Easement Area or Grantor's Property, and if any claim, lien, or encumbrance does accrue or attach, then Grantee shall discharge or bond the same, and if Grantee fails to do so within 60 days following Grantor's notice of such condition, then Grantor may discharge or bond the same, with Grantee reimbursing Grantor, upon written demand, for all reasonable costs actually incurred. The provisions of this Section shall survive the expiration or termination of this Agreement.

8. Prohibited Activities. Grantor and Grantee shall not commit or permit the commission of any act in the Easement Area in any way that: (a) increases the existing rates for or causes cancellation of any fire, casualty, liability, or other insurance policy insuring Grantor's Property; (b) constitutes the commission of waste or the maintenance of a nuisance on Grantor's Property; (c) involves the use or transport of hazardous or toxic materials, wastes, or substances or oil or other petroleum products; or (d) causes the removal of any pavement area, except as otherwise permitted pursuant to this Agreement.

9. No Obstruction. Neither Grantor nor Grantee shall obstruct the Easement Area and shall insure that each party has uninterrupted access to the Easement Area 24 hours per day, 7 days per week. Grantor shall not construct or allow the construction of any structure on, in, above, or below the Easement Area without Grantee's prior written consent, to be withheld in its sole discretion.

10. Indemnification. Grantor and Grantee shall defend, indemnify, and save the other harmless from and against any loss, damage, or liability arising out of their exercise of any rights, obligations, and easements contained in this Agreement that occurred during the period of their respective fee ownership of Grantor's Property and Grantee's Property, respectively. It is intended that this indemnity obligation will be binding on future owners of Grantor's Property and Grantee's Property, respectively.

11. Legal and Equitable Remedies. In the event of a breach by Grantor or Grantee of any of the terms, covenants, restrictions, or conditions of this Agreement, the other party shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable

remedies from the consequences of the breach, including payment of any amounts due and/or specific performance.

12. Miscellaneous.

12.1. Amendments; Termination. The parties agree that the provisions of this Agreement may be modified, amended, or terminated, in whole or in part, only by the written consent of both Grantor and Grantee, fully executed and acknowledged by both parties, and recorded in the Norfolk County Registry of Deeds.

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Grantor: Franklin Title Company, Inc.

with a copy to: Attention: _____

Attention:
Grantee: NLCP 164 Grove Street MA LLC

Attention:
with a copy to: Sherin and Lodgen LLP
101 Federal Street
Boston, Massachusetts 02110
Attention: Carla M. Moynihan, Esq.

If Notice is sent by: (x) hand delivery, Notice will be deemed received upon delivery; (y) certified mail, Notice will be deemed received on the 2nd business day after posting; and (z) internationally recognized overnight courier, Notice will be deemed received on the 1st business day after deposit with the courier

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[Signatures on Following Page]

[Signature Page to Easement Agreement]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

GRANTOR:

Franklin Title Company, Inc.,
a Massachusetts corporation

By: _____

Name:

Title:

COMMONWEALTH OF MASSACHUSETTS)

)

COUNTY OF)

)

On this _____ day of _____, 2020, before me, the undersigned notary public, personally appeared _____, known personally to me, or proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the duly authorized signatory of _____, as the voluntary act of Franklin Title Company, Inc..

My commission expires

[Signature Page to Easement Agreement]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

GRANTEE:

NLCP 164 Grove Street MA LLC,
a Massachusetts limited liability company

By: _____

Name:

Title:

COMMONWEALTH OF MASSACHUSETTS)

)

COUNTY OF)

On this _____ day of _____, 2020, before me, the undersigned notary public, personally appeared _____, known personally to me, or proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the duly authorized signatory of _____, as the voluntary act of NLCP 164 Grove Street MA LLC.

My commission expires

[Countersignature to Easement Agreement]

EXHIBIT A
LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

EXHIBIT B
LEGAL DESCRIPTION OF GRANTEE'S PROPERTY

EXHIBIT C
EASEMENT AREA



FRANKLIN PLANNING & COMMUNITY

DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120

FRANKLIN, MA 02038-1352

TELEPHONE: 508-520-4907

MEMORANDUM

DATE: December 14, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 162 Grove Street - NETA
Special Permit & Site Plan - Endorsement

General:

- The Planning Board approved the Site plan and Special Permits on October 19, 2020 for 162 Grove St, Marijuana Retail.
 - Applicant has added to the Certificate of Vote to the Site Plans.
- DPCD recommends the Planning Board endorse the Site Plan.

PLAN 348 OF 1987

SITE PLAN 162 GROVE STREET

ZONING:

162 GROVE STREET SITE IS LOCATED WITHIN AN INDUSTRIAL ZONE.

| INDUSTRIAL ZONE | REQUIREMENTS: | EXISTING | PROPOSED |
|-----------------|---------------|---------------|---------------|
| AREA: | 40,000 S.F. | 174,351± S.F. | 174,351± S.F. |
| FRONTAGE: | 175' | 175.00' | 175.00' |
| DEPTH: | 200' | 757' | 757' |
| HEIGHT: | 3 STORIES *6 | 2 STORIES | 2 STORIES |
| WIDTH: | 157.5' | 220' | 220' |

| COVERAGE - STRUCTURES: | 70% | 8.1% | 9.8% |
|------------------------|-----|-------|-------|
| STRUC. & PAVING: | 80% | 31.5% | 50.0% |

| SETBACKS- | | 69.1' | 69.1' |
|-------------|--------|--------|--------|
| FRONT: | 40' | 69.1' | 69.1' |
| RIGHT SIDE: | 30' *5 | 107.1' | 85.3' |
| LEFT SIDE: | 30' *5 | 31.7' | 31.7' |
| REAR: | 30' *5 | 476.9' | 476.9' |

*5 - INCREASE BY THE COMMON BUILDING HEIGHT OF THE STRUCTURE, WHEN ABUTTING A RESIDENTIAL USE
*6 - BUILDINGS UP TO 60 FEET IN HEIGHT MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD.

LOT COVERAGE CALCULATION AREA BASED ON UPLAND AREA

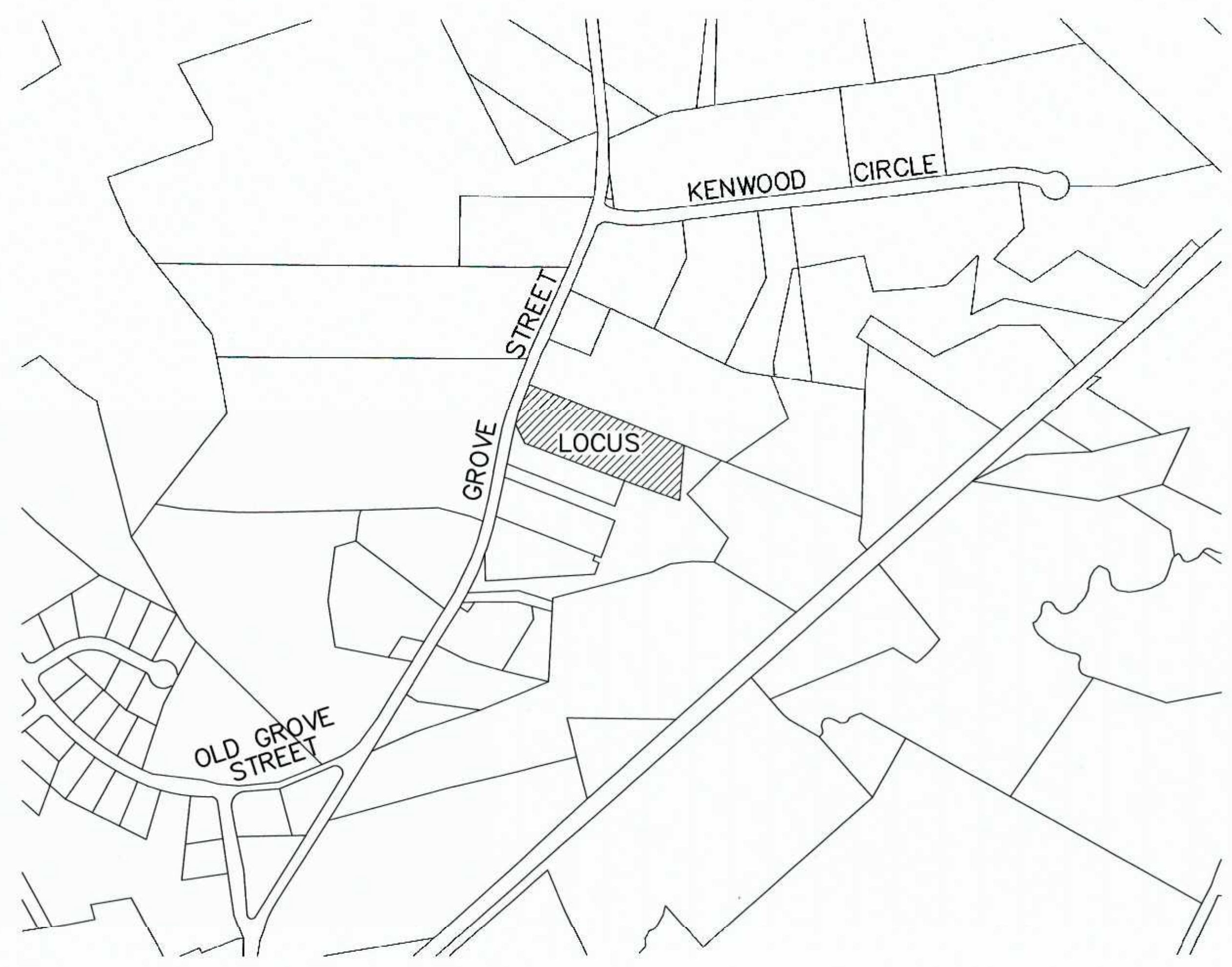
A PORTION OF THE PROPERTY IS LOCATED WITHIN A FRANKLIN WATER RESOURCE DISTRICT. THE SITE AREA PROPOSED FOR DEVELOPMENT IS LOCATED IN A ZONE X BASED ON FEMA FIRM MAP 25021C0308E DATED JULY 17, 2012.

AREA WITHIN THE WATER RESOURCE DISTRICT - 94,477± SQ. FT.
UPLAND AREA WITHIN THE WATER RESOURCE DISTRICT - 72,907± SQ. FT.
IMPERVIOUS AREA WITHIN THE WATER RESOURCE DISTRICT - 21,784± SQ. FT.
COVERAGE WITHIN THE WATER RESOURCE DISTRICT - 21,784 / 72,907 = 29.9%

162 GROVE STREET:
EXISTING BUILDING USE TRUCK TERMINAL.
PROPOSED BUILDING USE MEDICAL AND NON MEDICAL MARIJUANA DISPENSARY.

DRAWING INDEX:

1. COVER SHEET
 2. EXISTING CONDITIONS PLAN
 3. SITE LAYOUT PLAN
 4. SITE GRADING AND UTILITY PLAN
 5. SITE PLANTING PLAN
 6. EROSION CONTROL PLAN
 7. CONSTRUCTION DETAILS - 1
 8. CONSTRUCTION DETAILS - 2
 9. CONSTRUCTION DETAILS - 3
 10. CERTIFICATE OF VOTE - 1
 11. CERTIFICATE OF VOTE - 2
- BUILDING RENDERING WITH PROPOSED COLORS
SITE LIGHTING-LIGHTING PLAN,
PHOTOMETRICS AND SCHEDULES
BY SK & ASSOCIATES



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

REFERENCES:
ASSESSORS MAP 306 PARCEL 3
DEED BOOK 35681 PAGE 179
PLAN 348 OF 1987
PLAN 1364 OF 1987
PLAN 516 OF 1996
PLANS 620 - 622 OF 1940
SITE PLAN MODIFICATION AND CHANGE OF USE SITE PLAN
BY GUERRIERE AND HALNON, INC LAST REVISED OCTOBER 18, 2018

SITE PLAN
COVER SHEET
162 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
MAY 21, 2020
SCALE: 1" = 400'

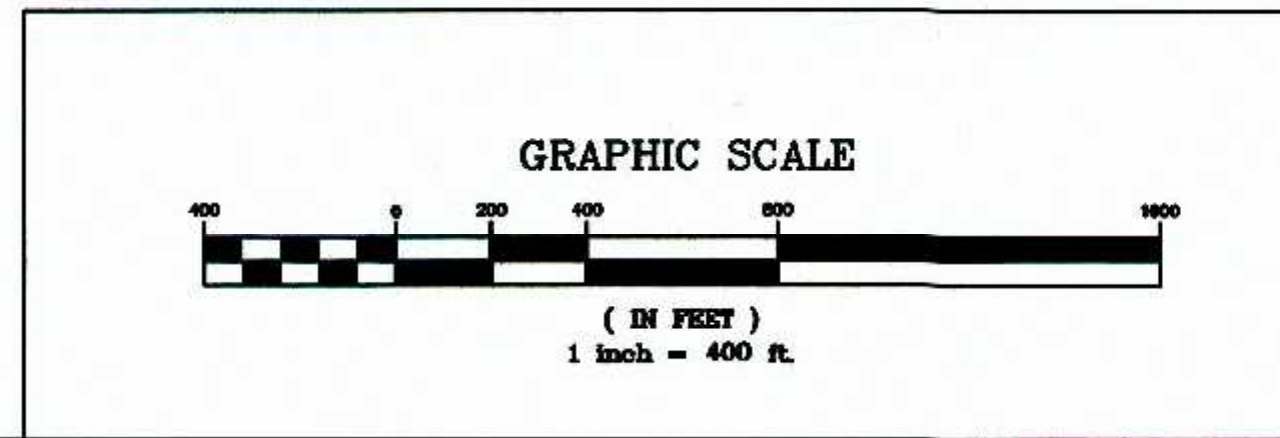
WAIVER GRANTED:
1. TO ALLOW LESS THAN 42" OF COVER OVER THE RCP DRAIN PIPE. PROPOSED CLASS V RCP.
2. TO ALLOW THE USE OF HDPE PIPE FOR THE MANIFOLDS AND POND 10 AND POND 11. EXISTING ROOF PIPING IS 8" PVC.
3. TO ALLOW MINIMAL LIGHT SPILLAGE ONTO THE ABUTTING PROPERTIES.

LOCUS MAP
SCALE: 1" = 400'

- REFERENCE CERTIFICATE OF VOTE - SPECIAL PERMIT/SITE PLAN 162 GROVE STREET AS WELL AS THE STANDARD AND SPECIAL CONDITIONS OF APPROVAL.
DATED OCTOBER 20, 2020 RECORDED WITH THE TOWN CLERK ON OCTOBER 23, 2020.
- ALL EROSION CONTROL MITIGATION MEASURES SHALL BE IN PLACE PRIOR TO MAJOR CONSTRUCTION OR SOIL DISTURBANCE COMMENCING ON THE SITE.

VICINITY MAP
SCALE: 1" = 100'

| SITE PLAN APPROVAL REQUIRED FRANKLIN PLANNING BOARD | |
|---|--|
| DATE | |
| | |
| | |
| | |



| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---------------------------|-----|
| | | | |
| | | | |
| | | | |
| 3 | 11/30/20 | ADDED CERTIFICATE OF VOTE | RRG |
| 2 | 8/3/20 | REVIEW COMMENTS | RRG |
| 1 | 7/8/20 | REVIEW COMMENTS | RRG |

| DATE | FIELD BY: | INT. |
|------|--------------|------|
| 4/20 | | BL |
| 5/20 | CALCS BY: | RRG |
| 5/20 | DESIGNED BY: | RRG |
| 5/20 | DRAWN BY: | COMP |
| 5/20 | CHECKED BY: | CAQ |

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

| DATE | MAY 21, 2020 |
|---------|--------------|
| SCALE | 1" = 400' |
| PROJECT | UC1435 |
| SHEET | 1 of 11 |

NOTES:
 1. ELEVATIONS DATUM NAVD 1988.
 2. EXISTING CONDITIONS SURVEY WAS COMPLETED BETWEEN APRIL 6, 2020 AND APRIL 16, 2020.
 3. SOIL TYPES TAKEN FROM SOILS MAP OF NORFOLK COUNTY.

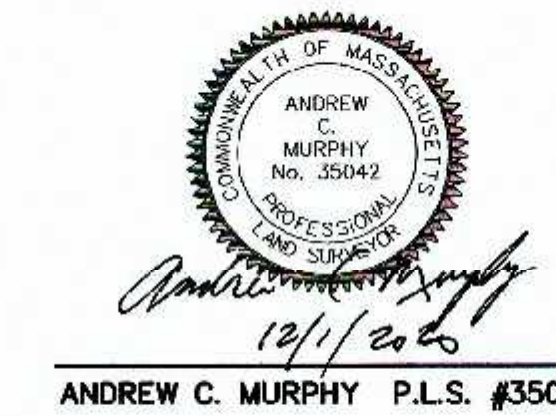
EXISTING DRAINAGE STRUCTURE SCHEDULE

| | |
|---------------------------------|--|
| XCB-1 RIM=265.1 INV=262.4 | XDMH-1 RIM = 264.3 INV IN = 261.3 INV OUT = 260.9 |
| XCB-2 RIM=265.1 INV=263.0 | XDMH-2 RIM = 261.4 INV IN = 256.4 INV OUT = 255.9 |
| XCB-3 RIM=261.7 INV=257.3 | XDMH-3 RIM = 264.1 INV IN = 259.5 CB INV IN = 259.3 8" PVC INV OUT = 259.0 |
| XCB-4 RIM=263.4 INV=259.9 | XDMH-4 RIM = 259.8 INV IN = 253.8 INV OUT = 253.55 |
| XCB-5 RIM=259.9 INV=254.2 | |

REFERENCES:
 ASSESSORS MAP 306 PARCEL 3
 DEED BOOK 35681 PAGE 179
 PLAN 348 OF 1987
 PLAN 1364 OF 1987
 PLAN 516 OF 1996
 PLANS 620 - 622 OF 1940
 SITE PLAN MODIFICATION AND CHANGE OF USE SITE PLAN
 BY GUERRIERE AND HALNOR, INC LAST REVISED OCTOBER 18, 2018

LEGEND:

- DHSB DRILL HOLE STONE BOUND
- EXISTING COUNTOUR
- 297- PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX. SPOT GRADE - EXISTING
- ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
- ⊙ WB PROPOSED. TREE - SPECIES
- ⊙ UP4-1 UTILITY POLE
- OHW OVERHEAD WIRES
- ⊗ GAS GATE
- ⊗ WATER CURB STOP
- ⊗ WATER GATE
- ⊗ FIRE HYDRANT
- ⊗ DRAIN MANHOLE
- ⊗ CATCH BASIN
- ⊗ SEWER MANHOLE
- D DUMPSTER
- VCC VERTICAL CONCRETE CURBING
- VGC VERTICAL GRANITE CURBING
- CCB CAPE COD BERM
- VGC VERTICAL GRANITE CURBING
- ⊗ HANDICAP PARKING SPACE
- ⊗ BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT
- ⊗ EXISTING POST LIGHT
- ⊗ EXISTING BUILDING MOUNTED LIGHT
- B BOLLARD
- CO CLEANOUT
- DS DOWNSPOUT
- PD PERSON DOOR
- OHD OVERHEAD DOOR



ANDREW C. MURPHY P.L.S. #35042

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

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

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

OWNER:
 CHARLEY2017, LCC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

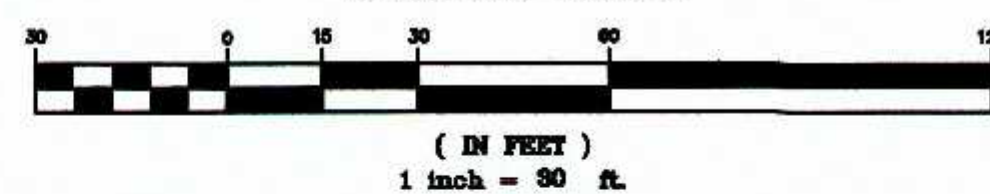
APPLICANT:
 NEW ENGLAND TREATMENT ACCESS, LLC
 5 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS

SITE PLAN
 EXISTING CONDITIONS PLAN
 162 GROVE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 NEW ENGLAND TREATMENT ACCESS, LLC
 5 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS
 MAY 21, 2020
 SCALE: 1" = 30'

SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE

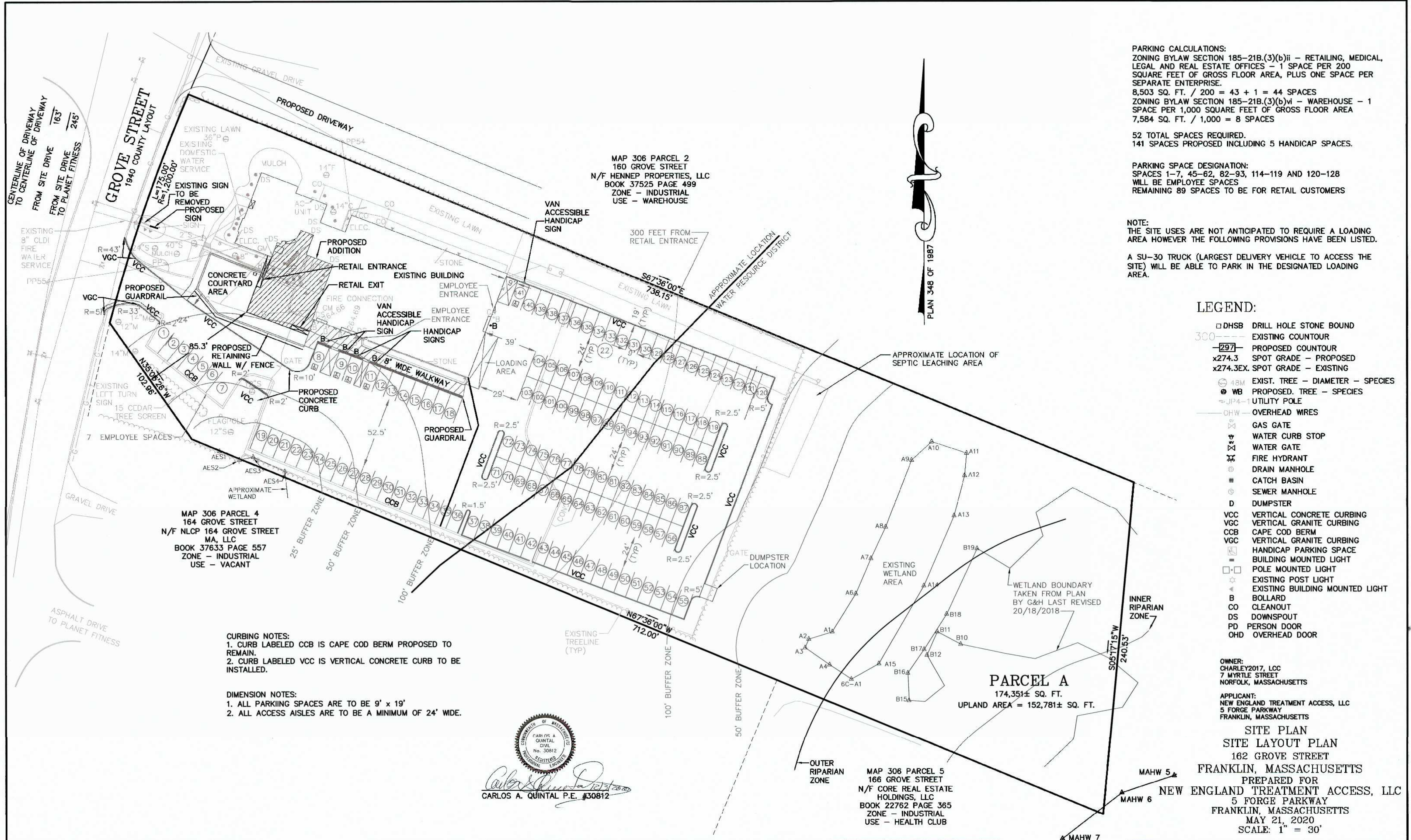


| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---------------------------|-----|
| 3 | 11/30/20 | ADDED CERTIFICATE OF VOTE | RRG |
| 2 | 8/5/20 | REVIEW COMMENTS | RRG |
| 1 | 7/8/20 | REVIEW COMMENTS | RRG |

| DATE | FIELD BY: | INT. |
|------|--------------|------|
| 4/20 | | BL |
| BK# | FIELD BOOK | PG# |
| 5/20 | CALCS BY: | RRG |
| 5/20 | DESIGNED BY: | RRG |
| 5/20 | DRAWN BY: | COMP |
| 5/20 | CHECKED BY: | CAQ |

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

| DATE | SCALE | PROJECT | SHEET |
|--------------|----------|---------|---------|
| MAY 21, 2020 | 1" = 30' | UC1435 | 2 of 11 |



PARKING CALCULATIONS:
 ZONING BYLAW SECTION 185-21B.(3)(b)ii - RETAILING, MEDICAL, LEGAL AND REAL ESTATE OFFICES - 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE SPACE PER SEPARATE ENTERPRISE.
 8,503 SQ. FT. / 200 = 43 + 1 = 44 SPACES
 ZONING BYLAW SECTION 185-21B.(3)(b)vi - WAREHOUSE - 1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
 7,584 SQ. FT. / 1,000 = 8 SPACES

52 TOTAL SPACES REQUIRED.
 141 SPACES PROPOSED INCLUDING 5 HANDICAP SPACES.

PARKING SPACE DESIGNATION:
 SPACES 1-7, 45-62, 82-93, 114-119 AND 120-128 WILL BE EMPLOYEE SPACES
 REMAINING 89 SPACES TO BE FOR RETAIL CUSTOMERS

NOTE:
 THE SITE USES ARE NOT ANTICIPATED TO REQUIRE A LOADING AREA HOWEVER THE FOLLOWING PROVISIONS HAVE BEEN LISTED.

A SU-30 TRUCK (LARGEST DELIVERY VEHICLE TO ACCESS THE SITE) WILL BE ABLE TO PARK IN THE DESIGNATED LOADING AREA.

- LEGEND:**
- DHSB DRILL HOLE STONE BOUND
 - 300 --- EXISTING COUNTOUR
 - 297- PROPOSED COUNTOUR
 - x274.3 SPOT GRADE - PROPOSED
 - x274.3EX. SPOT GRADE - EXISTING
 - ⊙ 48M EXIST. TREE - DIAMETER - SPECIES
 - ⊙ WB PROPOSED. TREE - SPECIES
 - ⊙ J174-1 UTILITY POLE
 - OHW OVERHEAD WIRES
 - ⊗ GAS GATE
 - ⊗ WATER CURB STOP
 - ⊗ WATER GATE
 - ⊗ FIRE HYDRANT
 - ⊗ DRAIN MANHOLE
 - ⊗ CATCH BASIN
 - ⊗ SEWER MANHOLE
 - D DUMPSTER
 - VCC VERTICAL CONCRETE CURBING
 - VGC VERTICAL GRANITE CURBING
 - CCB CAPE COD BERM
 - VGC VERTICAL GRANITE CURBING
 - ⊗ HANDICAP PARKING SPACE
 - ⊗ BUILDING MOUNTED LIGHT
 - POLE MOUNTED LIGHT
 - ⊗ EXISTING POST LIGHT
 - ⊗ EXISTING BUILDING MOUNTED LIGHT
 - B BOLLARD
 - CO CLEANOUT
 - DS DOWNSPOUT
 - PD PERSON DOOR
 - OHD OVERHEAD DOOR

CURBING NOTES:
 1. CURB LABELED CCB IS CAPE COD BERM PROPOSED TO REMAIN.
 2. CURB LABELED VCC IS VERTICAL CONCRETE CURB TO BE INSTALLED.

DIMENSION NOTES:
 1. ALL PARKING SPACES ARE TO BE 9' x 19'
 2. ALL ACCESS AISLES ARE TO BE A MINIMUM OF 24' WIDE.

CARLOS A. QUINTAL P.E. #30812

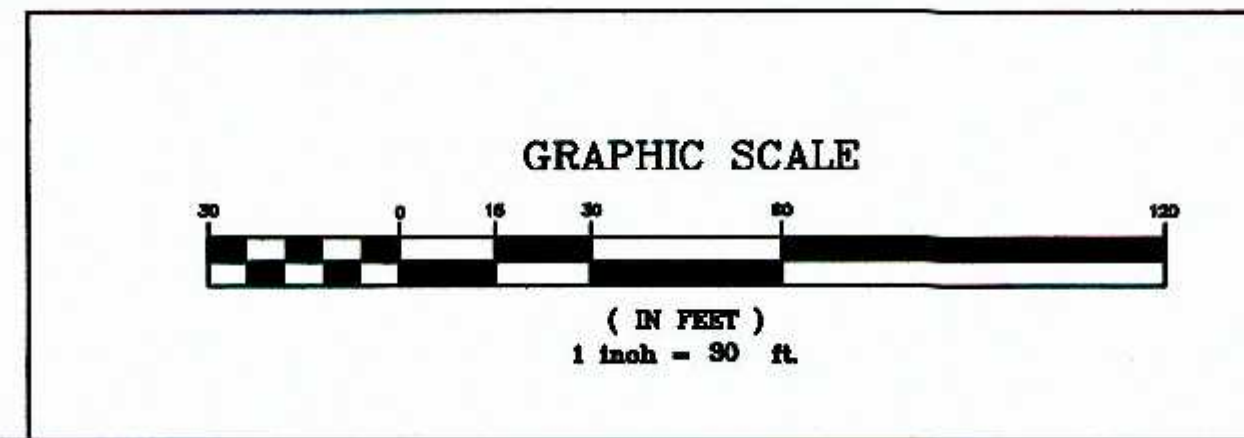
OWNER:
 CHARLEY2017, LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

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

SITE PLAN
SITE LAYOUT PLAN
 162 GROVE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 NEW ENGLAND TREATMENT ACCESS, LLC
 5 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS
 MAY 21, 2020
 SCALE: 1" = 30'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE _____




| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---------------------------|-----|
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| 2 | 8/5/20 | REVIEW COMMENTS | RRG |
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| DATE | FIELD BY: | INT. |
|------|--------------|------|
| 4/20 | FIELD BOOK | BL |
| 5/20 | CALCS BY: | RRG |
| 5/20 | DESIGNED BY: | RRG |
| 5/20 | DRAWN BY: | COMP |
| 5/20 | CHECKED BY: | CAQ |

UNITED CONSULTANTS INC.

850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6660 FAX 508-384-6666

DATE **MAY 21, 2020**
 SCALE **1" = 30'**
 PROJECT **UC1435**
 SHEET **3 of 11**



 CARLOS A. QUINTAL P.E. #30812

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

EXISTING DRAINAGE STRUCTURE SCHEDULE

| | |
|---------------------------------|--|
| XCB-1 RIM=265.1 INV=262.4 | XDMH-1 RIM = 264.3 INV IN = 261.3 INV OUT = 260.9 |
| XCB-2 RIM=265.1 INV=263.0 | XDMH-2 RIM = 261.4 INV IN = 256.4 INV OUT = 255.9 |
| XCB-3 RIM=261.7 INV=257.3 | XDMH-3 RIM = 264.1 INV IN = 259.5 CB INV IN = 259.3 8" PVC INV OUT = 259.0 |
| XCB-4 RIM=263.4 INV=259.9 | XDMH-4 RIM = 259.8 INV IN = 253.8 INV OUT = 253.55 |
| XCB-5 RIM=259.9 INV=254.2 | |

PROPOSED DRAINAGE STRUCTURE SCHEDULE

| | |
|---|--|
| CB-10 RIM=264.0 INV=261.24 | XDMH-1 RIM = 264.3 INV IN = 261.3 INV IN = 261.0 CB 10 INV OUT = 260.9 |
| CB-11 STORMCEPTOR 450i RIM=259.3 INV=256.3 | XDMH-3 RIM = 264.1 INV IN = 259.5 CB INV IN = 259.2 12" RCP AT LOCATION OF EXISTING 12" RCP IN FROM XCB-4 |
| CB-12 DOUBLE GRATE RIM=258.0 INV=252.96 | DMH 10 CONTECH CASCADE SEPARATOR CS-6 RIM = 258.3 12" IN = 252.68 PROP. 24" IN = 251.68 EXIST. 24" OUT = 251.58 EXIST. |
| | DMH 11 RIM = 260.4 12" IN = 255.44 12" OUT = 255.34 |

NOTES:

- CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
- ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
- MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

UTILITY NOTES:

- DOMESTIC WATER SUPPLY SHALL BE BASED ON PLUMBING ENGINEERS CALCULATIONS. USE EXISTING WATER SERVICE OR REPLACE AS MAY BE NECESSARY IN SAME LOCATION.
- FIRE CONNECTION TO BE RELOCATED AS SHOWN. FINAL LOCATIONS TO BE DESIGNED BY PLUMBING ENGINEER AND APPROVED BY FIRE DEPARTMENT.
- ELECTRIC, TELEPHONE AND CABLE TV LOCATIONS TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES.
- GAS SERVICE TO BE RELOCATED AS SHOWN. FINAL LOCATION TO BE APPROVED BY THE GAS COMPANY.
- THE DESIGN ENGINEER SHALL INSPECT THE EXCAVATION OF THE STORMWATER INFILTRATION POND PRIOR TO ANY FILL OR STONE BEING PLACED.

SEPTIC SYSTEM NOTES:

REFERENCE A PLAN ENTITLED "DOERING EQUIPMENT COMPANY SEWERAGE DISPOSAL SYSTEM" DATED MAY 20, 1987. PLAN INDICATES A DESIGN FLOW OF 750 GALLONS PER DAY.

PROPOSED USE OF 162 GROVE STREET BUILDING INCLUDING ADDITION

RETAIL - 3,856 SQ. FT. @ 50 GALLONS PER DAY (GPD) PER 1,000 SQ. FT. OFFICE - 4,647 SQ. FT. @ 75 GALLONS PER DAY PER 1,000 SQ. FT. WAREHOUSE - 7,584 SQ. FT. @ 15 GALLONS PER DAY PER EMPLOYEE

3,856 / 1,000 x 50 = 192.8 GPD
 4,647 / 1,000 x 75 = 348.6 GPD
 10 WAREHOUSE EMPLOYEES x 15 = 150 GPD

TOTAL PROPOSED FLOW IS 691.4 GPD

WATER RESOURCE DISTRICT: 185-40.D(1)(f) PROHIBITS FLOW FROM EXCEEDING 110 GALLONS PER 10,000 SQ. FT. EXISTING DESIGN FLOW = 750 GALLONS LAND AREA = 174,351 SQ. FT. 750 / 110 = 6.818 x 10,000 = 68,181 SQ. FT. OF LAND AREA REQUIRED

NOTE: RETAIL AREA INCLUDES ROOM 101 - 109 AND 115-116.

STORMWATER SYSTEM CONSTRUCTION NOTES:

- EXISTING CATCH BASIN 2 TO BE REMOVED AND THE 12" INLET OPENING INTO EXISTING DRAIN MANHOLE 1 SHALL BE BRICKED AND MORTARED.
- EXISTING CATCH BASIN 4 TO BE REMOVED.
- THE 15" DRAIN PIPE FROM X-DMH 3 TO X-DMH 2 SHALL BE ABANDONED AND BRICK AND MORTARED AT EACH END WITHIN THE DRAIN MANHOLES.
- FOR CONNECTIONS OF 12" RCP PIPE TO 12" HDPE PIPE USE A MARMAC COUPLER.
- ALL EXISTING CATCH BASINS TO BE CLEANED AND THE OIL SEPARATOR HOODS SHALL BE INSPECTED AND REPAIRED OR REPLACED AS NECESSARY.
- ALL PROPOSED 12" RCP PIPE TO BE CLASS V.
- INSTALL TWO ROOF LEADERS (SOUTH SIDE OF BUILDING) AND CONNECT TO THE EXISTING 8" PVC DRAIN PIPE.
- CONTRACTOR TO EXCAVATE 3 TEST PITS IN THE EXISTING STONE TRENCH TO A DEPTH OF THE EXISTING PIPE AT LOCATIONS TO BE DETERMINED AND IN THE PRESENCE OF THE DESIGN ENGINEER. IF THE STONE IS DEEMED UNSUITABLE CONTRACTOR TO EXCAVATE A 3' WIDE TRENCH TO THE BOTTOM OF THE EXISTING PIPE FOR THE ENTIRE LENGTH OF THE NORTH SIDE OF THE BUILDING (120± FEET) AND INSTALL FILTER FABRIC AND DOUBLE WASHED STONE.

WETLAND BUFFER ZONE DISTURBANCES:

0 - 25' BUFFER ZONE = 0 SQ. FT.
 25' - 50' BUFFER ZONE = 32 SQ. FT.
 50' - 100' BUFFER ZONE = 6,662 SQ. FT.

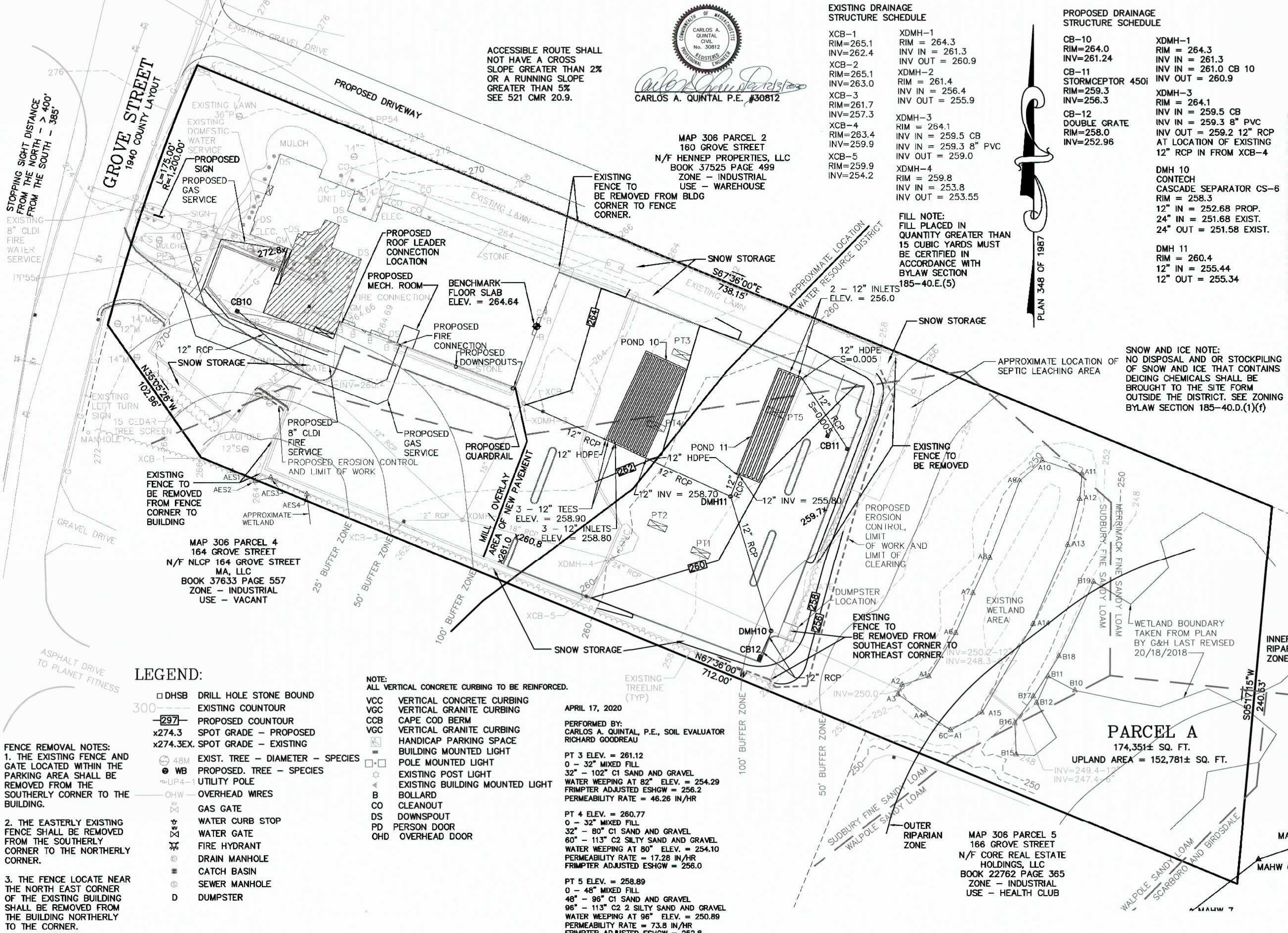
THERE ARE NOT ANY VERNAL POOLS WITHIN 100 FEET OF ANY PROPOSED WORK.

OWNER:
 CHARLEY2017, LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

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

**SITE PLAN
 GRADING & UTILITY PLAN**

162 GROVE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 NEW ENGLAND TREATMENT ACCESS, LLC
 5 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS
 MAY 21, 2020
 SCALE: 1" = 30'



ACCESSIBLE ROUTE SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% OR A RUNNING SLOPE GREATER THAN 5% SEE 521 CMR 20.9.

FILL NOTE:
 FILL PLACED IN QUANTITY GREATER THAN 15 CUBIC YARDS MUST BE CERTIFIED IN ACCORDANCE WITH BYLAW SECTION 185-40.E.(5)

SNOW AND ICE NOTE:
 NO DISPOSAL AND OR STOCKPILING OF SNOW AND ICE THAT CONTAINS DEICING CHEMICALS SHALL BE BROUGHT TO THE SITE FORM OUTSIDE THE DISTRICT. SEE ZONING BYLAW SECTION 185-40.D.(1)(f)

LEGEND:

- DHSB DRILL HOLE STONE BOUND
- EXISTING COUNTOUR
- 297- PROPOSED COUNTOUR
- x274.3 SPOT GRADE - PROPOSED
- x274.3EX SPOT GRADE - EXISTING
- 48M EXIST. TREE - DIAMETER - SPECIES
- WB PROPOSED. TREE - SPECIES
- UP4-1 UTILITY POLE
- OHW OVERHEAD WIRES
- GAS GATE
- WATER CURB STOP
- WATER GATE
- FIRE HYDRANT
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- D DUMPSTER

NOTE:
 ALL VERTICAL CONCRETE CURBING TO BE REINFORCED.

- VCC VERTICAL CONCRETE CURBING
- VGC VERTICAL GRANITE CURBING
- CCB CAPE COD BERM
- VGC VERTICAL GRANITE CURBING
- HP HANDICAP PARKING SPACE
- BLD BUILDING MOUNTED LIGHT
- PLM POLE MOUNTED LIGHT
- EXL EXISTING POST LIGHT
- EXBLD EXISTING BUILDING MOUNTED LIGHT
- B BOLLARD
- CO CLEANOUT
- DS DOWNSPOUT
- PD PERSON DOOR
- OHD OVERHEAD DOOR

APRIL 17, 2020

PERFORMED BY:
 CARLOS A. QUINTAL, P.E., SOIL EVALUATOR
 RICHARD GOODREAU

PT 3 ELEV. = 261.12
 0 - 32" MIXED FILL
 32" - 102" C1 SAND AND GRAVEL
 WATER WEeping AT 82" ELEV. = 254.29
 FRIMPTER ADJUSTED ESHGW = 256.2
 PERMEABILITY RATE = 46.26 IN/HR

PT 4 ELEV. = 260.77
 0 - 32" MIXED FILL
 32" - 80" C1 SAND AND GRAVEL
 80" - 113" C2 SILTY SAND AND GRAVEL
 WATER WEeping AT 80" ELEV. = 254.10
 PERMEABILITY RATE = 17.28 IN/HR
 FRIMPTER ADJUSTED ESHGW = 256.0

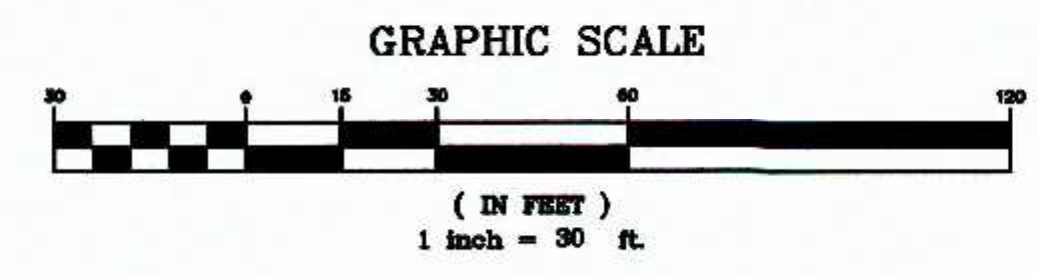
PT 5 ELEV. = 258.89
 0 - 48" MIXED FILL
 48" - 96" C1 SAND AND GRAVEL
 96" - 113" C2.2 SILTY SAND AND GRAVEL
 WATER WEeping AT 96" ELEV. = 250.89
 PERMEABILITY RATE = 73.8 IN/HR
 FRIMPTER ADJUSTED ESHGW = 252.8

FENCE REMOVAL NOTES:

- THE EXISTING FENCE AND GATE LOCATED WITHIN THE PARKING AREA SHALL BE REMOVED FROM THE SOUTHERLY CORNER TO THE BUILDING.
- THE EASTERLY EXISTING FENCE SHALL BE REMOVED FROM THE SOUTHERLY CORNER TO THE NORTHERLY CORNER.
- THE FENCE LOCATE NEAR THE NORTH EAST CORNER OF THE EXISTING BUILDING SHALL BE REMOVED FROM THE BUILDING NORTHERLY TO THE CORNER.

**SITE PLAN APPROVAL
 REQUIRED
 FRANKLIN PLANNING BOARD**

DATE



| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---------------------------|-----|
| 3 | 11/30/20 | ADDED CERTIFICATE OF VOTE | RRG |
| 2 | 8/5/20 | REVIEW COMMENTS | RRG |
| 1 | 7/8/20 | REVIEW COMMENTS | RRG |

| DATE | FIELD BY: | INT. |
|------|--------------|--------|
| 4/20 | | BL |
| 5/20 | FIELD BOOK | PG# 63 |
| 5/20 | CALCS BY: | RRG |
| 5/20 | DESIGNED BY: | RRG |
| 5/20 | DRAWN BY: | COMP |
| 5/20 | CHECKED BY: | CAQ |

**UNITED
 CONSULTANTS
 INC.**

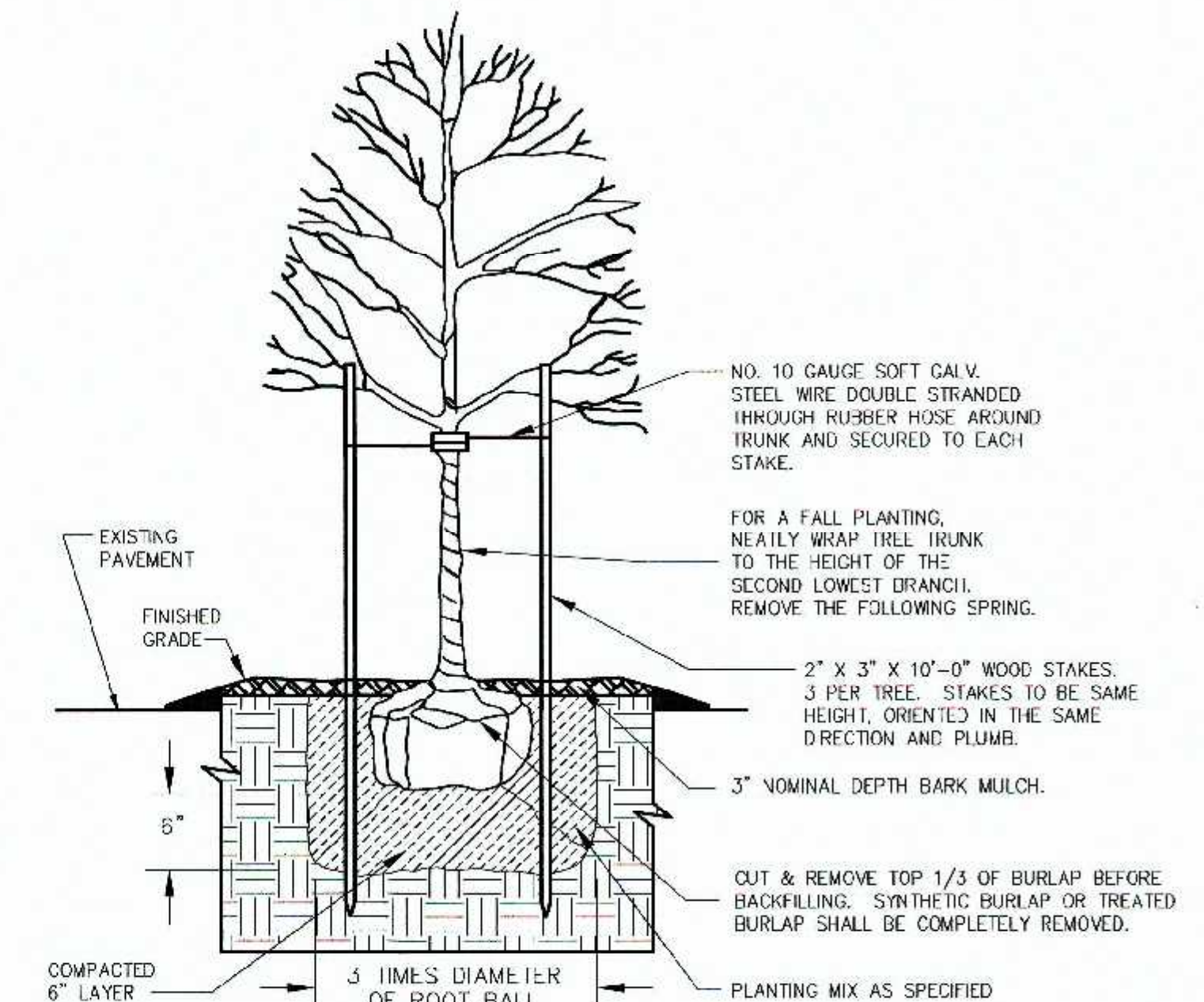
650 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6580 FAX 508-384-6566

| DATE |
|--------------|
| MAY 21, 2020 |
| SCALE |
| 1" = 30' |
| PROJECT |
| UC1435 |
| SHEET |
| 4 of 11 |

PLANTING SCHEDULE

| NUMBER | COMMON NAME | SCIENTIFIC NAME | SIZE | CONDITION |
|--------|-------------------|-------------------|------------|-----------|
| 5 | AMERICAN ELM - AE | ULMUS AMERICANA | 3" | B&B |
| 5 | RED MAPLE - RM | ACER RUBRUM | 3" | B&B |
| 5 | WHITE BIRCH - WB | BETULA Papyrifera | 4 - 6 FEET | B&B |

- PER SECTION 185-21C(5) PROVIDE 1 TREE PER 10 PARKING SPACES.
 141 TOTAL PARKING SPACES / 10 = 15 TREES
 15 TREES PROVIDED.
 - ALL PLANTINGS ARE IN ACCORDANCE WITH THE TOWN OF FRANKLIN BEST DEVELOPMENT PRACTICES GUIDEBOOK.



DECIDUOUS TREE PLANTING

GENERAL NOTES

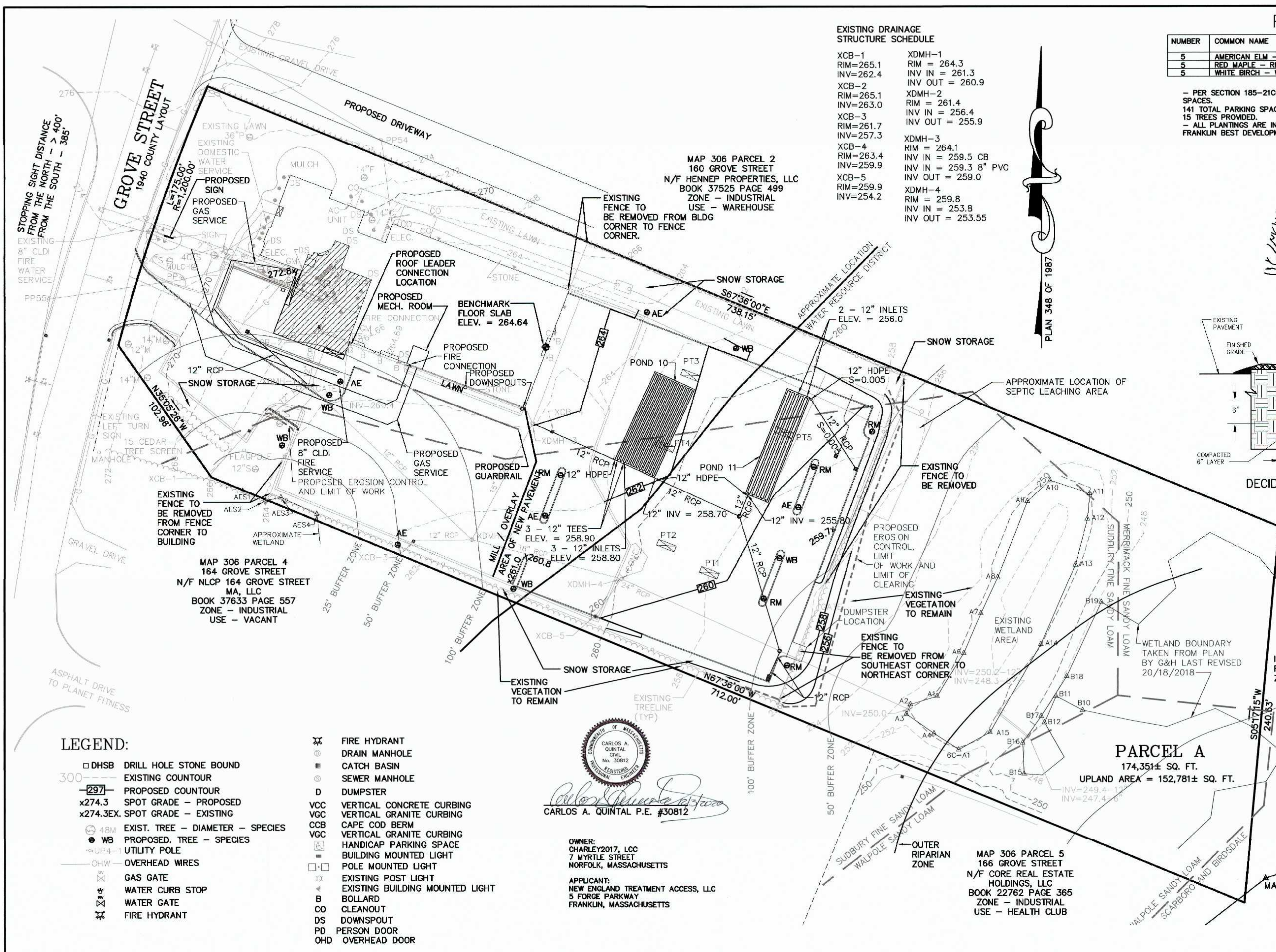
1. PLANTING HOLE SHALL BE THREE TIMES ROOT BALL DIAMETER.
2. ALL INSTALLED PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE (TOP OF PLANTING SOIL MIX), AS IT BORE TO THE NURSERY OR FIELD GRADE.
3. THE PLANTING HOLE DEPTH SHALL PROVIDE FOR A SIX INCH DEPTH OF PLANTING SOIL MIX BELOW THE ANTICIPATED ROOT BALL BOTTOM.
4. NOTWITHSTANDING THE REQUIREMENTS OF NOTES 1 & 3 ABOVE, NO PLANTING HOLE FOR TREES SHALL HAVE LESS THAN ONE CUBIC YARD OF PLANTING SOIL MIX.
5. PLANTING SOIL MIX SHALL BE A LOAM OR SANDY LOAM, AS DEFINED BY THE U.S.D.A. THE FIRST (BOTTOM) SIX INCH LAYER IN THE PRE-EXCAVATED PLANTING HOLE SHALL BE FIRMLY TAMPED TO PREVENT SETTLEMENT OF THE ROOT BALL POSITIONED THEREON. SUBSEQUENT LIFTS TO FINISH GRADE SHALL BE IN SIX INCH LOOSE LIFTS, EACH SETTLED BY THOROUGH SOAKING.
6. UPON ATTAINMENT OF FINISH GRADE WITHIN EACH PLANTING BED, THE GROUND SURFACE SHALL RECEIVE AN EVEN APPLICATION OF ORGANIC NON-PHOSPHORUS FERTILIZER APPLIED PER THE MANUFACTURERS RECOMMENDATIONS.
7. COVERED WITH A THREE INCH NOMINAL DEPTH OF SHREDDED CEDAR BARK (OR APPROVED EQUIVALENT), MAINTAINING A ONE INCH MINIMUM DEPTH AT THE BERM EDGE, AND IMMEDIATELY RISING TO A THREE INCH DEPTH ACROSS THE PLANTING BED OR LANDSCAPE ISLAND. (SEE DETAIL)

SITE PLAN PLANTING PLAN
 162 GROVE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 NEW ENGLAND TREATMENT ACCESS, LLC
 5 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS
 MAY 21, 2020
 SCALE: 1" = 30'

EXISTING DRAINAGE STRUCTURE SCHEDULE

| | | | |
|-------|------------------------|--------|---|
| XCB-1 | RIM=265.1 INV=262.4 | XDMH-1 | RIM = 264.3 INV IN = 261.3 INV OUT = 260.9 |
| XCB-2 | RIM=265.1 INV=263.0 | XDMH-2 | RIM = 261.4 INV IN = 256.4 INV OUT = 255.9 |
| XCB-3 | RIM=261.7 INV=257.3 | XDMH-3 | RIM = 264.1 INV IN = 259.5 CB INV OUT = 259.0 |
| XCB-4 | RIM=263.4 INV=259.9 | XDMH-4 | RIM = 259.8 INV IN = 253.8 INV OUT = 253.55 |
| XCB-5 | RIM=259.2 INV=254.2 | | |

PLAN 348 OF 1987



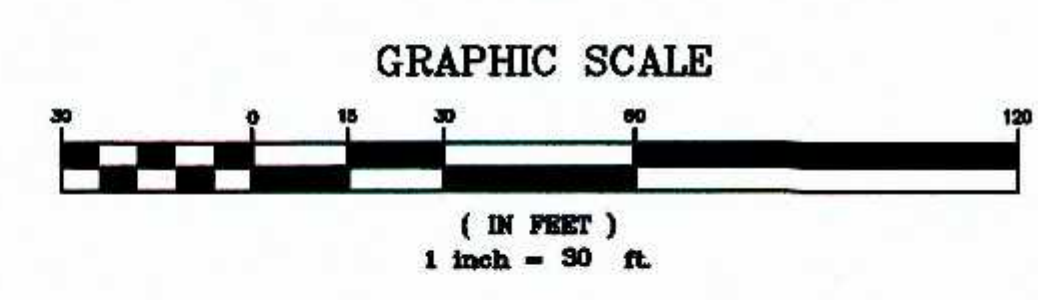
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- OHW OVERHEAD WIRES
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- ⊙ WATER CURB STOP
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ FIRE HYDRANT
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- ⊙ SEWER MANHOLE
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- VCC VERTICAL CONCRETE CURBING
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- ⊙ HANDICAP PARKING SPACE
- ⊙ BUILDING MOUNTED LIGHT
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- ⊙ EXISTING POST LIGHT
- ⊙ EXISTING BUILDING MOUNTED LIGHT
- B BOLLARD
- CO CLEANOUT
- DS DOWNSPOUT
- PD PERSON DOOR
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CARLOS A. QUINTAL P.E. #30812

OWNER:
 CHARLEY2017, LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

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



| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---------------------------|-----|
| 3 | 11/30/20 | ADDED CERTIFICATE OF VOTE | RRG |
| 2 | 8/5/20 | REVIEW COMMENTS | RRG |
| 1 | 7/8/20 | REVIEW COMMENTS | RRG |

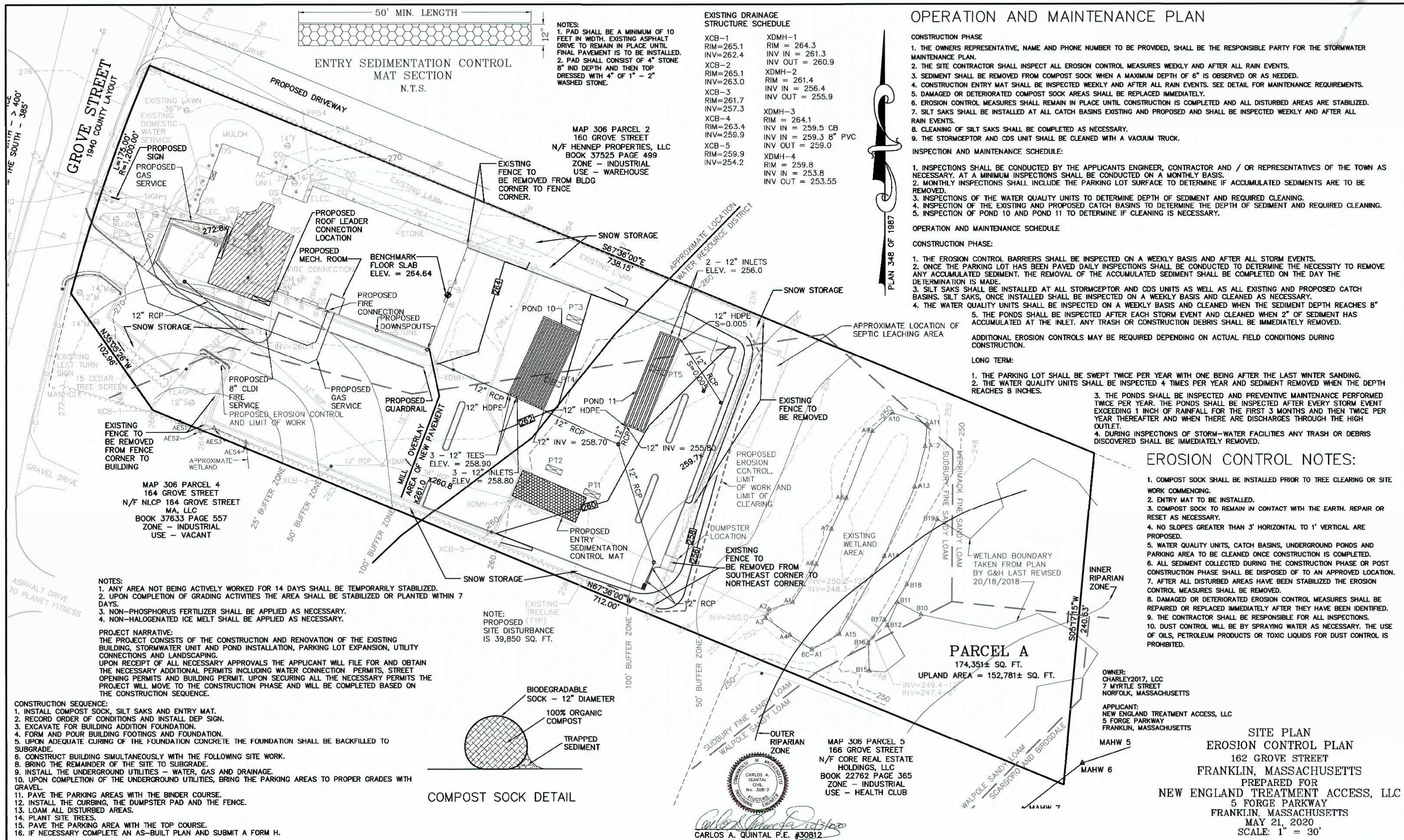
| DATE | FIELD BY: | INT. BL |
|------|--------------|---------|
| 4/20 | | |
| BK# | FIELD BOOK | PG# |
| 5/20 | CALCS BY: | RRG |
| 5/20 | DESIGNED BY: | RRG |
| 5/20 | DRAWN BY: | COMP |
| 5/20 | CHECKED BY: | CAQ |

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-8580 FAX 508-384-8588

DATE: MAY 21, 2020
 SCALE: 1" = 30'
 PROJECT: UC1435
 SHEET: 5 of 11

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE: _____



NOTES:
 1. PAD SHALL BE A MINIMUM OF 10 FEET IN WIDTH. EXISTING ASPHALT DRIVE TO REMAIN IN PLACE UNTIL FINAL PAVEMENT IS TO BE INSTALLED.
 2. PAD SHALL CONSIST OF 4" STONE 8" IN DEPTH AND THEN TOP DRESSED WITH 4" OF 1" - 2" WASHED STONE.

EXISTING DRAINAGE STRUCTURE SCHEDULE

| | |
|---------------------------------|--|
| XCB-1 RIM=265.1 INV=262.4 | XDMH-1 RIM = 264.3 INV IN = 261.3 INV OUT = 260.9 |
| XCB-2 RIM=265.1 INV=263.0 | XDMH-2 RIM = 261.4 INV IN = 256.4 INV OUT = 255.9 |
| XCB-3 RIM=261.7 INV=257.3 | XDMH-3 RIM = 264.1 INV IN = 259.5 CB INV IN = 259.3 8" PVC INV OUT = 259.0 |
| XCB-4 RIM=263.4 INV=259.9 | XDMH-4 RIM = 259.8 INV IN = 253.8 INV OUT = 253.55 |
| XCB-5 RIM=259.9 INV=254.2 | |

OPERATION AND MAINTENANCE PLAN

- CONSTRUCTION PHASE
1. THE OWNERS REPRESENTATIVE, NAME AND PHONE NUMBER TO BE PROVIDED, SHALL BE THE RESPONSIBLE PARTY FOR THE STORMWATER MAINTENANCE PLAN.
 2. THE SITE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER ALL RAIN EVENTS.
 3. SEDIMENT SHALL BE REMOVED FROM COMPOST SOCK WHEN A MAXIMUM DEPTH OF 6" IS OBSERVED OR AS NEEDED.
 4. CONSTRUCTION ENTRY MAT SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS. SEE DETAIL FOR MAINTENANCE REQUIREMENTS.
 5. DAMAGED OR DETERIORATED COMPOST SOCK AREAS SHALL BE REPLACED IMMEDIATELY.
 6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
 7. SILT SAKS SHALL BE INSTALLED AT ALL CATCH BASINS EXISTING AND PROPOSED AND SHALL BE INSPECTED WEEKLY AND AFTER ALL RAIN EVENTS.
 8. CLEANING OF SILT SAKS SHALL BE COMPLETED AS NECESSARY.
 9. THE STORMCEPTOR AND CDS UNIT SHALL BE CLEANED WITH A VACUUM TRUCK.
- INSPECTION AND MAINTENANCE SCHEDULE:
1. INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANTS ENGINEER, CONTRACTOR AND / OR REPRESENTATIVES OF THE TOWN AS NECESSARY. AT A MINIMUM INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
 2. MONTHLY INSPECTIONS SHALL INCLUDE THE PARKING LOT SURFACE TO DETERMINE IF ACCUMULATED SEDIMENTS ARE TO BE REMOVED.
 3. INSPECTIONS OF THE WATER QUALITY UNITS TO DETERMINE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
 4. INSPECTION OF THE EXISTING AND PROPOSED CATCH BASINS TO DETERMINE THE DEPTH OF SEDIMENT AND REQUIRED CLEANING.
 5. INSPECTION OF POND 10 AND POND 11 TO DETERMINE IF CLEANING IS NECESSARY.

- OPERATION AND MAINTENANCE SCHEDULE
- CONSTRUCTION PHASE:
1. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL STORM EVENTS.
 2. ONCE THE PARKING LOT HAS BEEN PAVED DAILY INSPECTIONS SHALL BE CONDUCTED TO DETERMINE THE NECESSITY TO REMOVE ANY ACCUMULATED SEDIMENT. THE REMOVAL OF THE ACCUMULATED SEDIMENT SHALL BE COMPLETED ON THE DAY THE DETERMINATION IS MADE.
 3. SILT SAKS SHALL BE INSTALLED AT ALL STORMCEPTOR AND CDS UNITS AS WELL AS ALL EXISTING AND PROPOSED CATCH BASINS. SILT SAKS, ONCE INSTALLED SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED AS NECESSARY.
 4. THE WATER QUALITY UNITS SHALL BE INSPECTED ON A WEEKLY BASIS AND CLEANED WHEN THE SEDIMENT DEPTH REACHES 8"
 5. THE PONDS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED WHEN 2" OF SEDIMENT HAS ACCUMULATED AT THE INLET. ANY TRASH OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED.
- ADDITIONAL EROSION CONTROLS MAY BE REQUIRED DEPENDING ON ACTUAL FIELD CONDITIONS DURING CONSTRUCTION.
- LONG TERM:
1. THE PARKING LOT SHALL BE SWEEPED TWICE PER YEAR WITH ONE BEING AFTER THE LAST WINTER SANDING.
 2. THE WATER QUALITY UNITS SHALL BE INSPECTED 4 TIMES PER YEAR AND SEDIMENT REMOVED WHEN THE DEPTH REACHES 8 INCHES.
 3. THE PONDS SHALL BE INSPECTED AND PREVENTIVE MAINTENANCE PERFORMED TWICE PER YEAR. THE PONDS SHALL BE INSPECTED AFTER EVERY STORM EVENT EXCEEDING 1 INCH OF RAINFALL FOR THE FIRST 3 MONTHS AND THEN TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES THROUGH THE HIGH OUTLET.
 4. DURING INSPECTIONS OF STORM-WATER FACILITIES ANY TRASH OR DEBRIS DISCOVERED SHALL BE IMMEDIATELY REMOVED.

EROSION CONTROL NOTES:

1. COMPOST SOCK SHALL BE INSTALLED PRIOR TO TREE CLEARING OR SITE WORK COMMENCING.
2. ENTRY MAT TO BE INSTALLED.
3. COMPOST SOCK TO REMAIN IN CONTACT WITH THE EARTH. REPAIR OR RESET AS NECESSARY.
4. NO SLOPES GREATER THAN 3' HORIZONTAL TO 1' VERTICAL ARE PROPOSED.
5. WATER QUALITY UNITS, CATCH BASINS, UNDERGROUND PONDS AND PARKING AREA TO BE CLEANED ONCE CONSTRUCTION IS COMPLETED.
6. ALL SEDIMENT COLLECTED DURING THE CONSTRUCTION PHASE OR POST CONSTRUCTION PHASE SHALL BE DISPOSED OF TO AN APPROVED LOCATION.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE EROSION CONTROL MEASURES SHALL BE REMOVED.
8. DAMAGED OR DETERIORATED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS.
10. DUST CONTROL WILL BE BY SPRAYING WATER AS NECESSARY. THE USE OF OILS, PETROLEUM PRODUCTS OR TOXIC LIQUIDS FOR DUST CONTROL IS PROHIBITED.

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

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

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

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

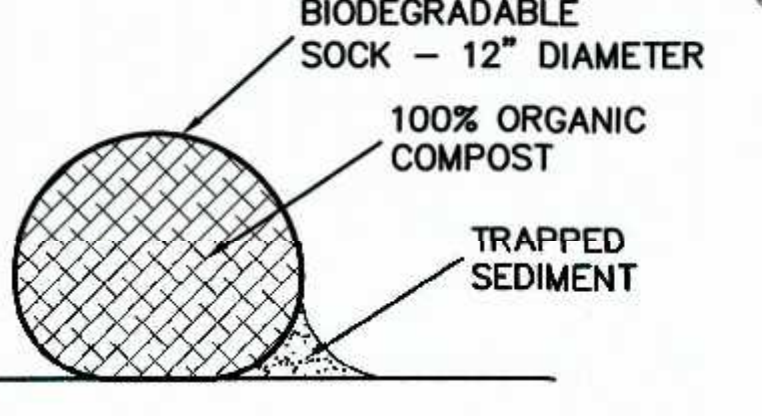
OWNER:
 CHARLEY2017, LCC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

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

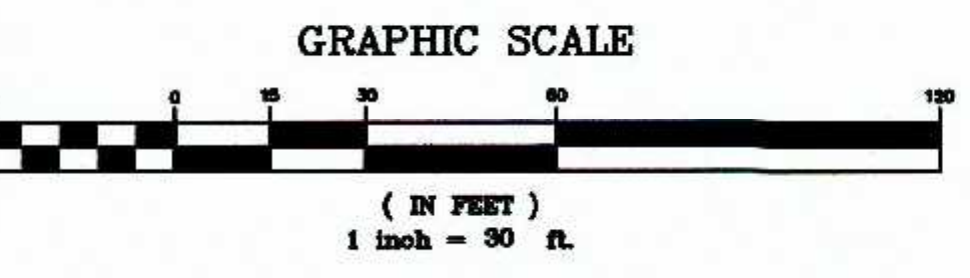
SITE PLAN
 EROSION CONTROL PLAN
 162 GROVE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 NEW ENGLAND TREATMENT ACCESS, LLC
 5 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS
 MAY 21, 2020
 SCALE: 1" = 30'



CARLOS A. QUINTAL P.E. #30812



COMPOST SOCK DETAIL



GRAPHIC SCALE
 1 inch = 30 ft.

- NOTES:
1. ANY AREA NOT BEING ACTIVELY WORKED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED.
 2. UPON COMPLETION OF GRADING ACTIVITIES THE AREA SHALL BE STABILIZED OR PLANTED WITHIN 7 DAYS.
 3. NON-PHOSPHORUS FERTILIZER SHALL BE APPLIED AS NECESSARY.
 4. NON-HALOGENATED ICE MELT SHALL BE APPLIED AS NECESSARY.

PROJECT NARRATIVE:
 THE PROJECT CONSISTS OF THE CONSTRUCTION AND RENOVATION OF THE EXISTING BUILDING, STORMWATER UNIT AND POND INSTALLATION, PARKING LOT EXPANSION, UTILITY CONNECTIONS AND LANDSCAPING.
 UPON RECEIPT OF ALL NECESSARY APPROVALS THE APPLICANT WILL FILE FOR AND OBTAIN THE NECESSARY ADDITIONAL PERMITS INCLUDING WATER CONNECTION PERMITS, STREET OPENING PERMITS AND BUILDING PERMIT. UPON SECURING ALL THE NECESSARY PERMITS THE PROJECT WILL MOVE TO THE CONSTRUCTION PHASE AND WILL BE COMPLETED BASED ON THE CONSTRUCTION SEQUENCE.

- CONSTRUCTION SEQUENCE:
1. INSTALL COMPOST SOCK, SILT SAKS AND ENTRY MAT.
 2. RECORD ORDER OF CONDITIONS AND INSTALL DEP SIGN.
 3. EXCAVATE FOR BUILDING ADDITION FOUNDATION.
 4. FORM AND POUR BUILDING FOOTINGS AND FOUNDATION.
 5. UPON ADEQUATE CURING OF THE FOUNDATION CONCRETE THE FOUNDATION SHALL BE BACKFILLED TO SUBGRADE.
 6. CONSTRUCT BUILDING SIMULTANEOUSLY WITH THE FOLLOWING SITE WORK.
 7. BRING THE REMAINDER OF THE SITE TO SUBGRADE.
 8. INSTALL THE UNDERGROUND UTILITIES - WATER, GAS AND DRAINAGE.
 9. UPON COMPLETION OF THE UNDERGROUND UTILITIES, BRING THE PARKING AREAS TO PROPER GRADES WITH GRAVEL.
 10. PAVE THE PARKING AREAS WITH THE BINDER COURSE.
 11. INSTALL THE CURBING, THE DUMPSTER PAD AND THE FENCE.
 12. LOAM ALL DISTURBED AREAS.
 13. PLANT SITE TREES.
 14. PAVE THE PARKING AREA WITH THE TOP COURSE.
 15. IF NECESSARY COMPLETE AN AS-BUILT PLAN AND SUBMIT A FORM H.

SITE PLAN APPROVAL REQUIRED
 FRANKLIN PLANNING BOARD

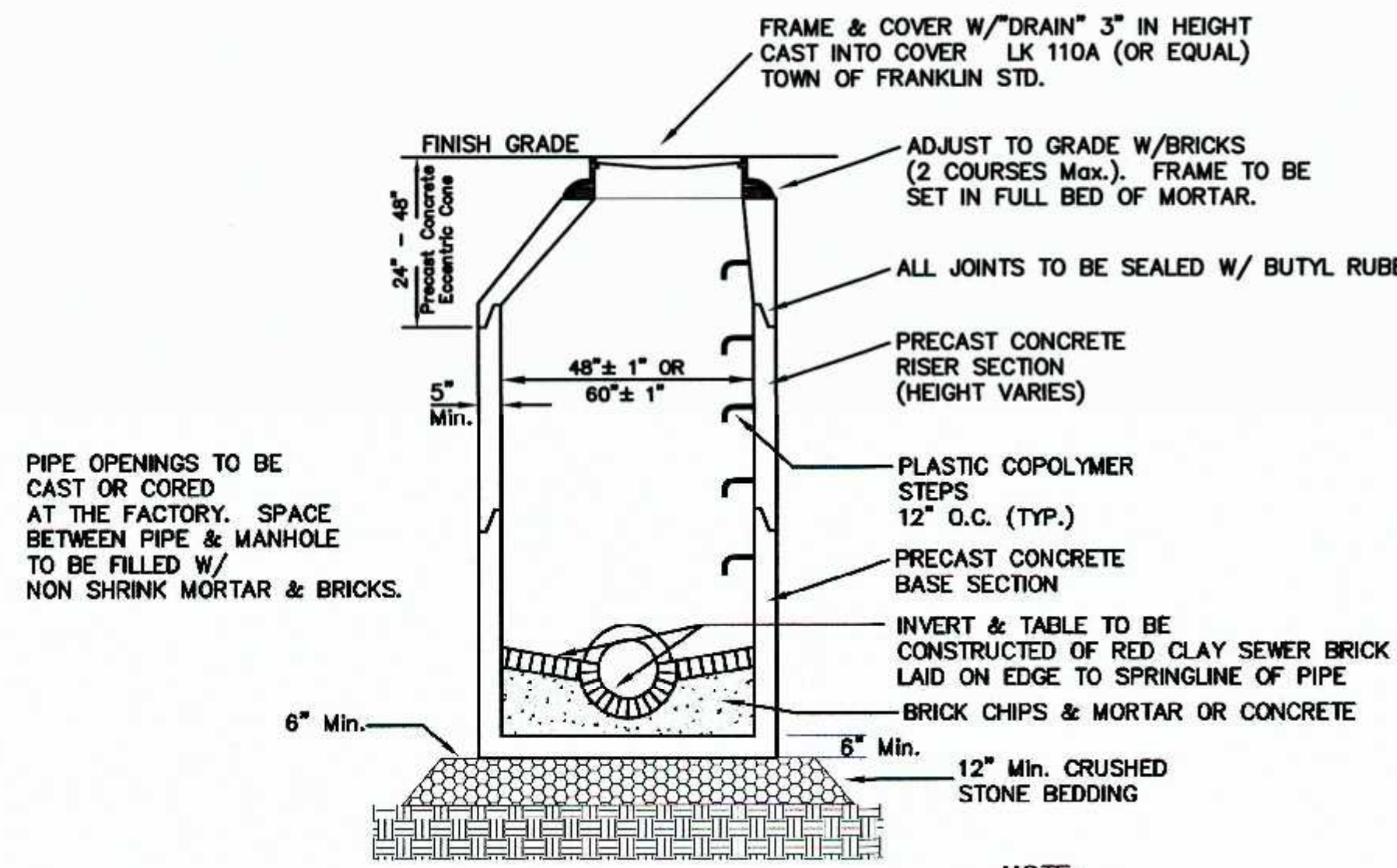
| | |
|------|--|
| DATE | |
| | |

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---------------------------|-----|
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| 1 | 7/8/20 | REVIEW COMMENTS | RRG |

| DATE | FIELD BY: | INT. BY: |
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| 5/20 | DESIGNED BY: | RRG |
| 5/20 | DRAWN BY: | COMP |
| 5/20 | CHECKED BY: | CAQ |

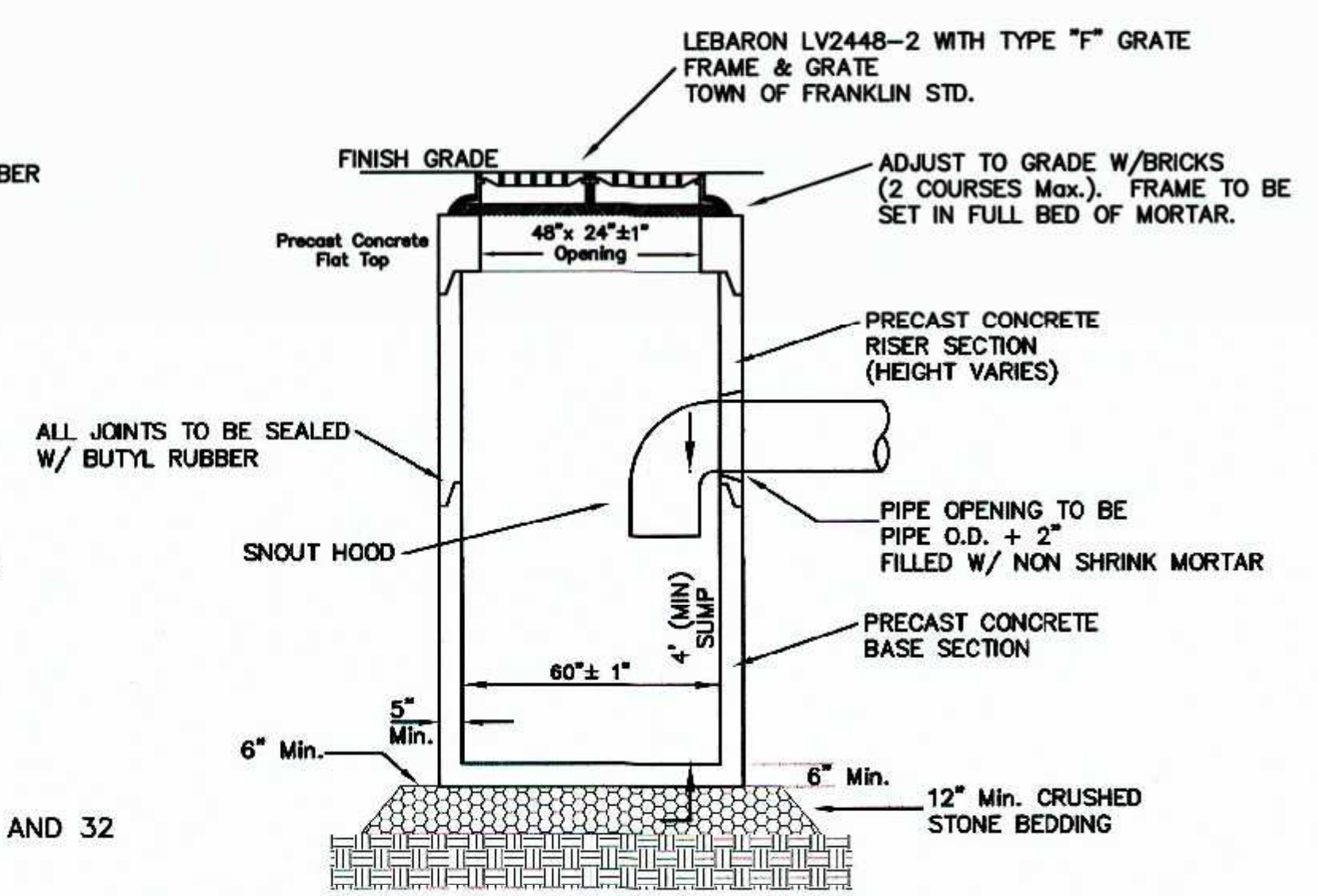
UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6580 FAX 508-384-6586

| | |
|---------|--------------|
| DATE | MAY 21, 2020 |
| SCALE | 1" = 30' |
| PROJECT | UC1435 |
| SHEET | 6 of 11 |



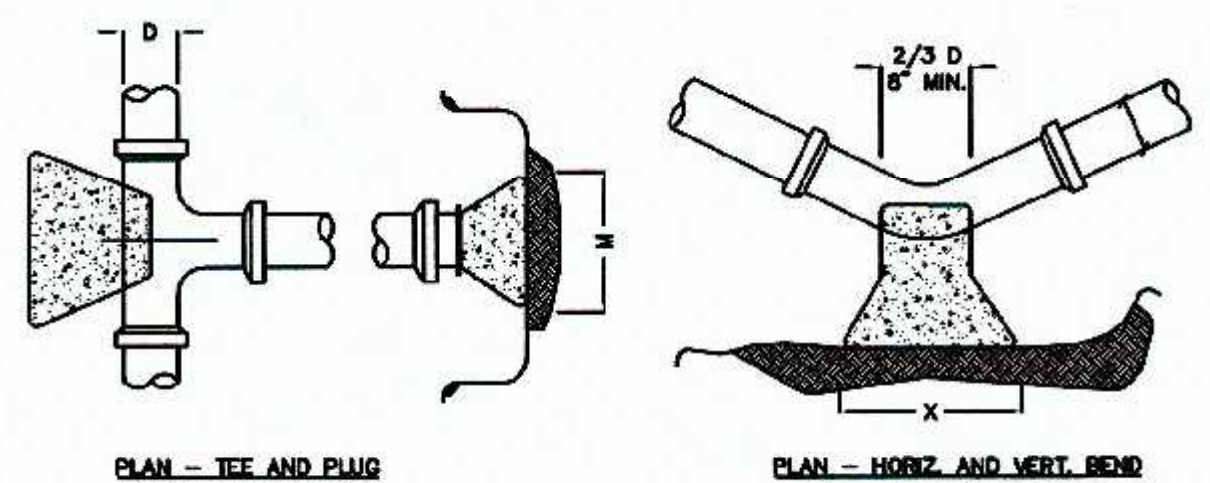
PRECAST DRAIN MANHOLE

NOTE: DMH'S 2, 4, 21, 22, 23, 31 AND 32 SHALL BE 5' DIAMETER

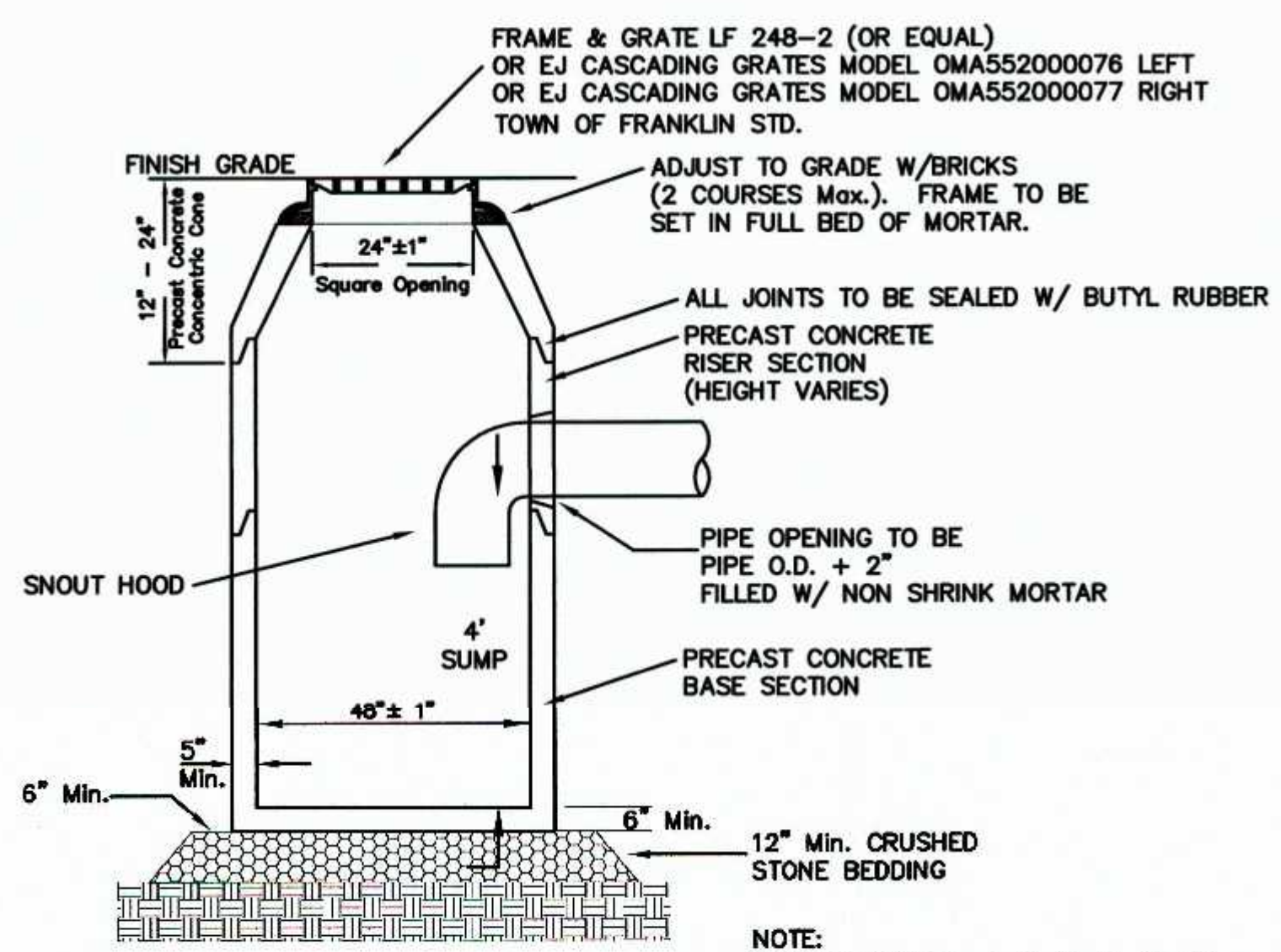


DOUBLE GRATE PRECAST CATCH BASIN W/ DEEP SUMP

NOTES:
 1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
 3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
 4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

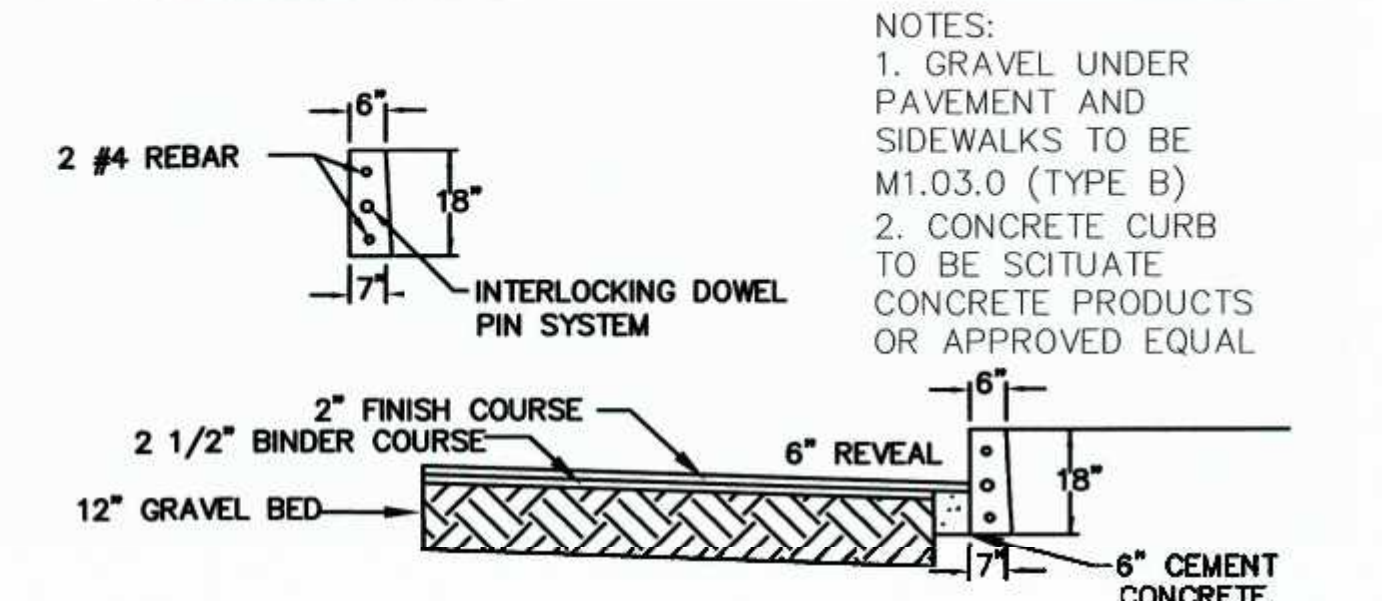


THRUST BLOCK DETAILS

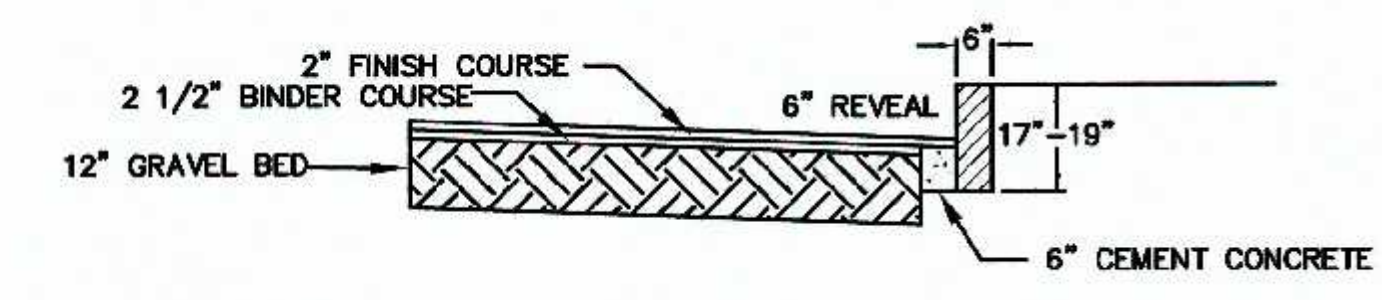


PRECAST CATCH BASIN

NOTE: CATCH BASINS 4, 5, 6, 7, 8, 13, 14, 15 AND 16 SHALL HAVE CASCADING GRATES.

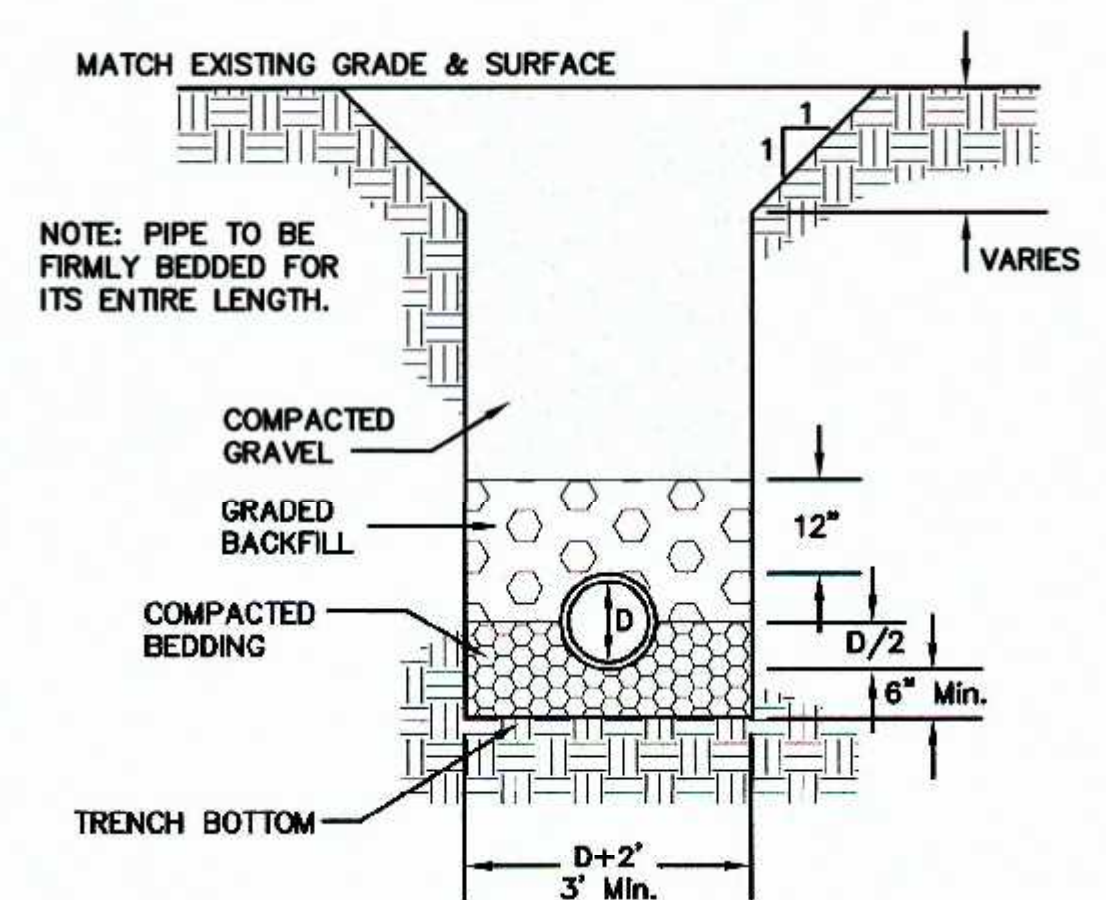


PAVEMENT AND VERTICAL CONCRETE CURBING



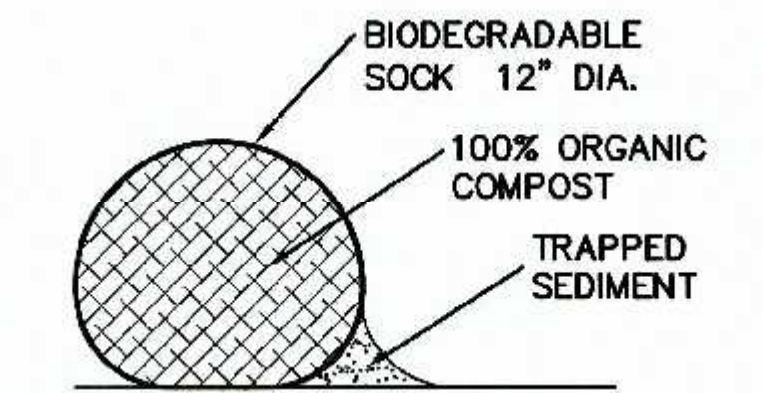
PAVEMENT AND VA-4 VERTICAL GRANITE CURBING

NOTES:
 1. GRAVEL UNDER PAVEMENT AND SIDEWALKS TO BE M1.03.0 (TYPE B)
 2. CONCRETE CURB TO BE SITUATE CONCRETE PRODUCTS OR APPROVED EQUAL



| TYPE OF PIPE | RCP DRAIN | CLDI WATER | PVC SEWER | D.I. SEWER |
|-------------------|--------------|------------|------------|------------|
| BEDDING MATERIAL | PROC. GRAVEL | SAND | 3/4" STONE | 3/8" STONE |
| BACKFILL MATERIAL | ORD. FILL | SAND | 3/4" STONE | 3/8" STONE |

UTILITY TRENCH DETAIL



COMPOST SOCK DETAIL

Hydro Conduit

STC 4501 Precast Concrete Stormceptor®
(450 US Gallon Capacity)

PROJECT LOCATION: _____

DR. BY: _____
 CK. BY: _____
 DATE: _____
 SCALE: N.T.S.
 DWG.# _____

SECTION THRU CHAMBER SECTION THRU PLAN VIEW

NOTE:
 1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE CLEANOUT/VENT PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.

Typical Siltsack® Construction - Type B

INSERT 1" REBAR FOR BAG REMOVAL FROM INLET (REBAR NOT INCLUDED)

OPTIONAL OVERFLOW

SILTSACK®

DUMP LOOPS (REBAR NOT INCLUDED)

DEPTH = D

LENGTH = L

WIDTH = W



OWNER:
 CHARLEY2017, LLC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

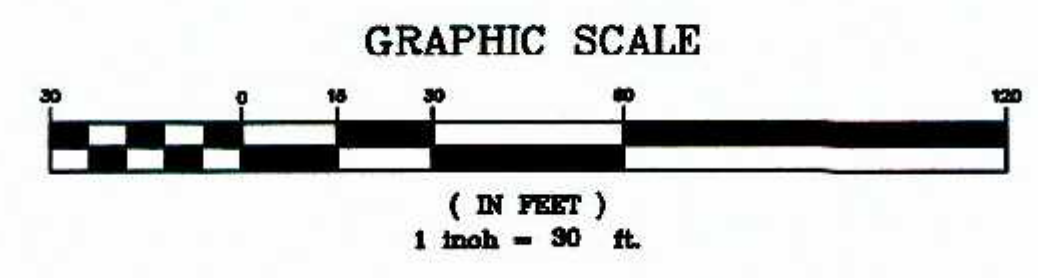
APPLICANT:
 NEW ENGLAND TREATMENT ACCESS, LLC
 5 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS

CARLOS A. QUINTAL P.E. #30812

SITE PLAN
 CONSTRUCTION DETAIL - 1
 162 GROVE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 NEW ENGLAND TREATMENT ACCESS, LLC
 FRANKLIN, MASSACHUSETTS
 MAY 21, 2020
 SCALE: 1" = 30'

SITE PLAN APPROVAL REQUIRED
 FRANKLIN PLANNING BOARD

DATE _____



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| 5/20 | DRAWN BY: | COMP |
| 5/20 | CHECKED BY: | CAQ |

UNITED CONSULTANTS INC.

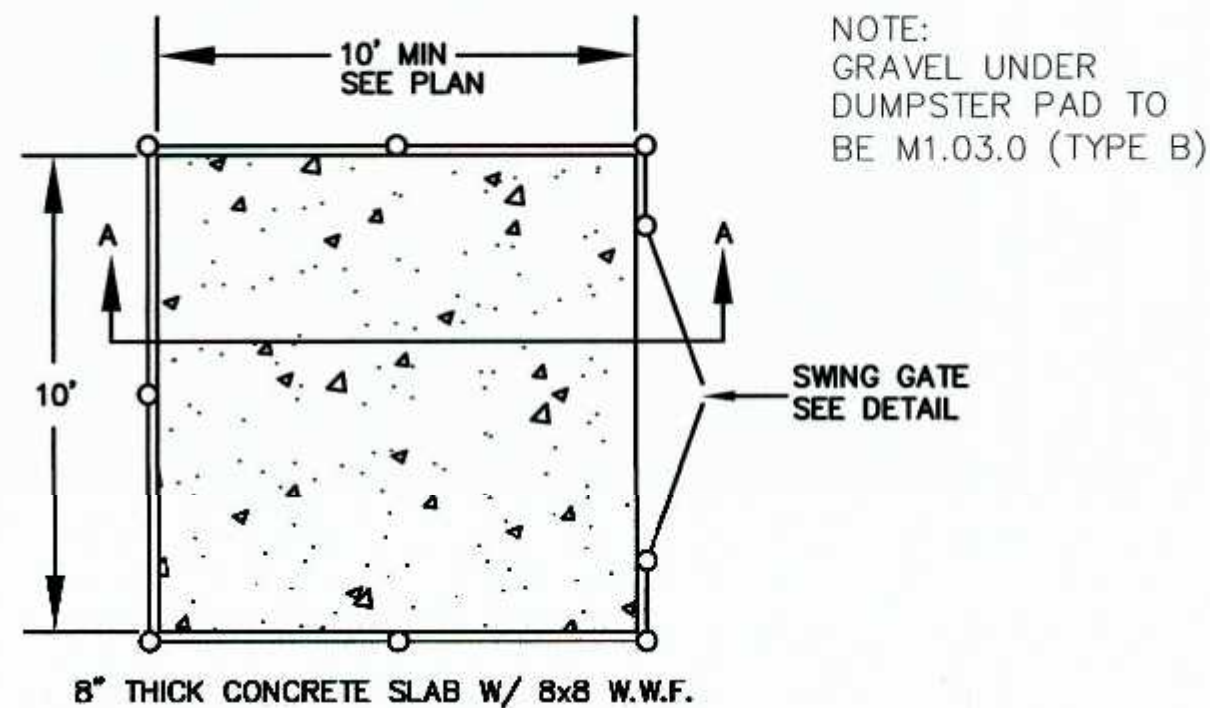
850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE
 MAY 21, 2020

SCALE
 1" = 30'

PROJECT
 UC1435

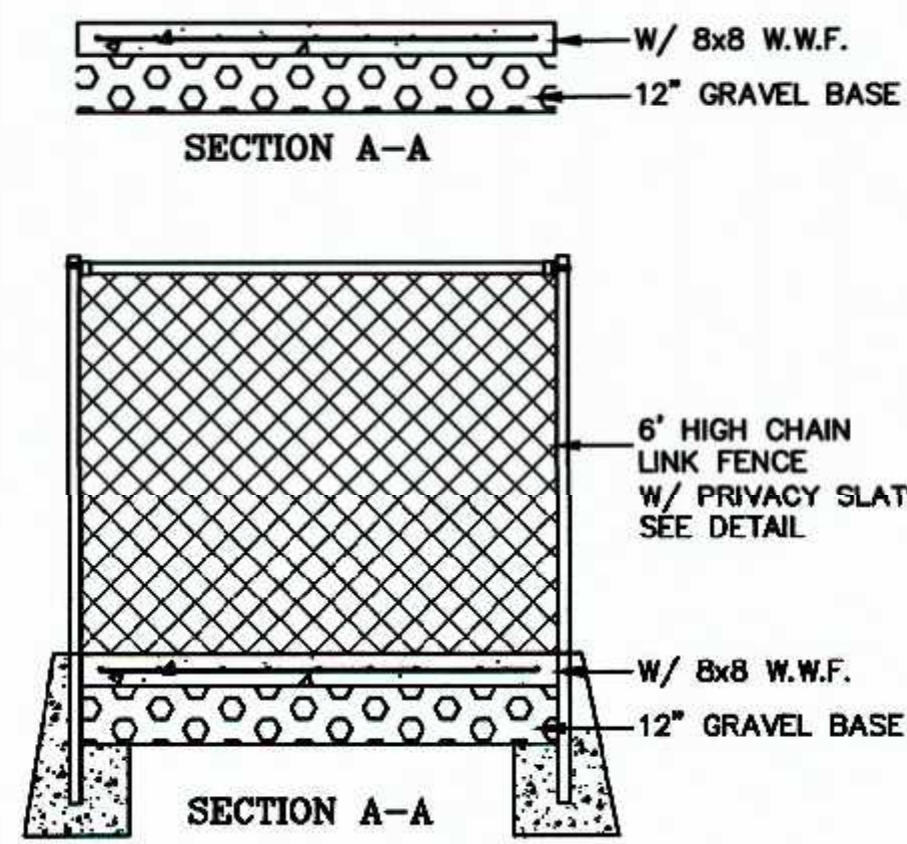
SHEET
 7 of 11



CONCRETE DUMPSTER PAD

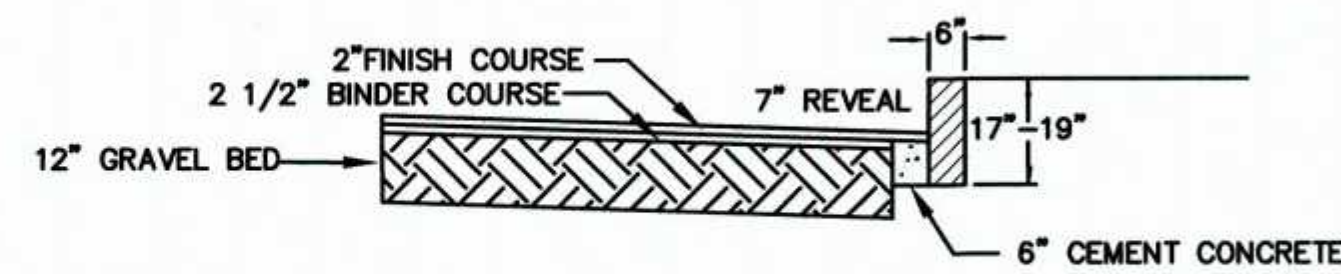
NOTE: DUMPSTER PAD AT BUILDING 1 WILL HAVE THE FENCE CONNECT TO THE RETAINING WALL. NO FENCE IS PROPOSED TO THE REAR OF THE DUMPSTER PAD.

NOTE: GRAVEL UNDER DUMPSTER PAD TO BE M1.03.0 (TYPE B)

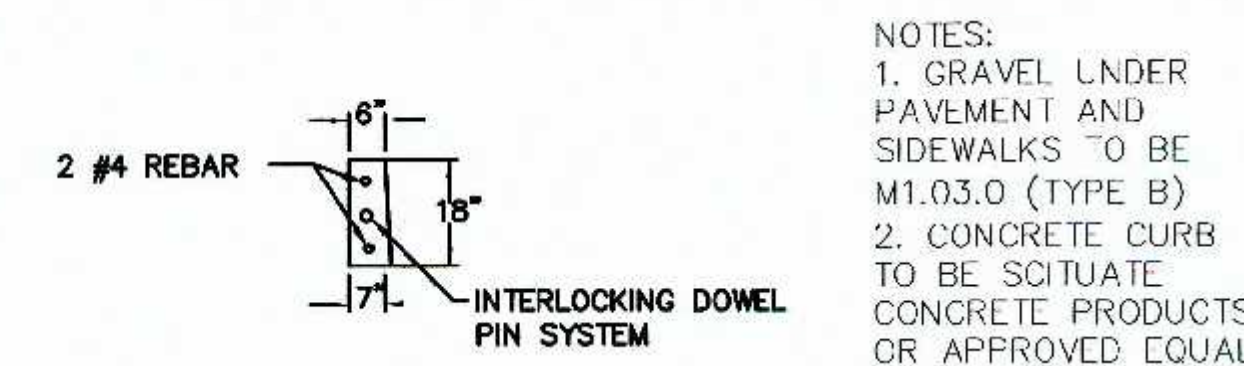


DUMPSTER AREA FENCE

- NOTES:
1. CONTRACTOR TO CONTACT DIGSAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES ANY REPORT ANY DISCREPANCIES TO UNITED CONSULTANTS, INC.
 3. ALL WORK SHALL CONFORM TO THE TOWN OF FRANKLIN DPW STANDARDS.
 4. MAINTAIN A MINIMUM OF 10' SEPARATION FROM THE WATER SERVICE TO THE SEWER SERVICE.

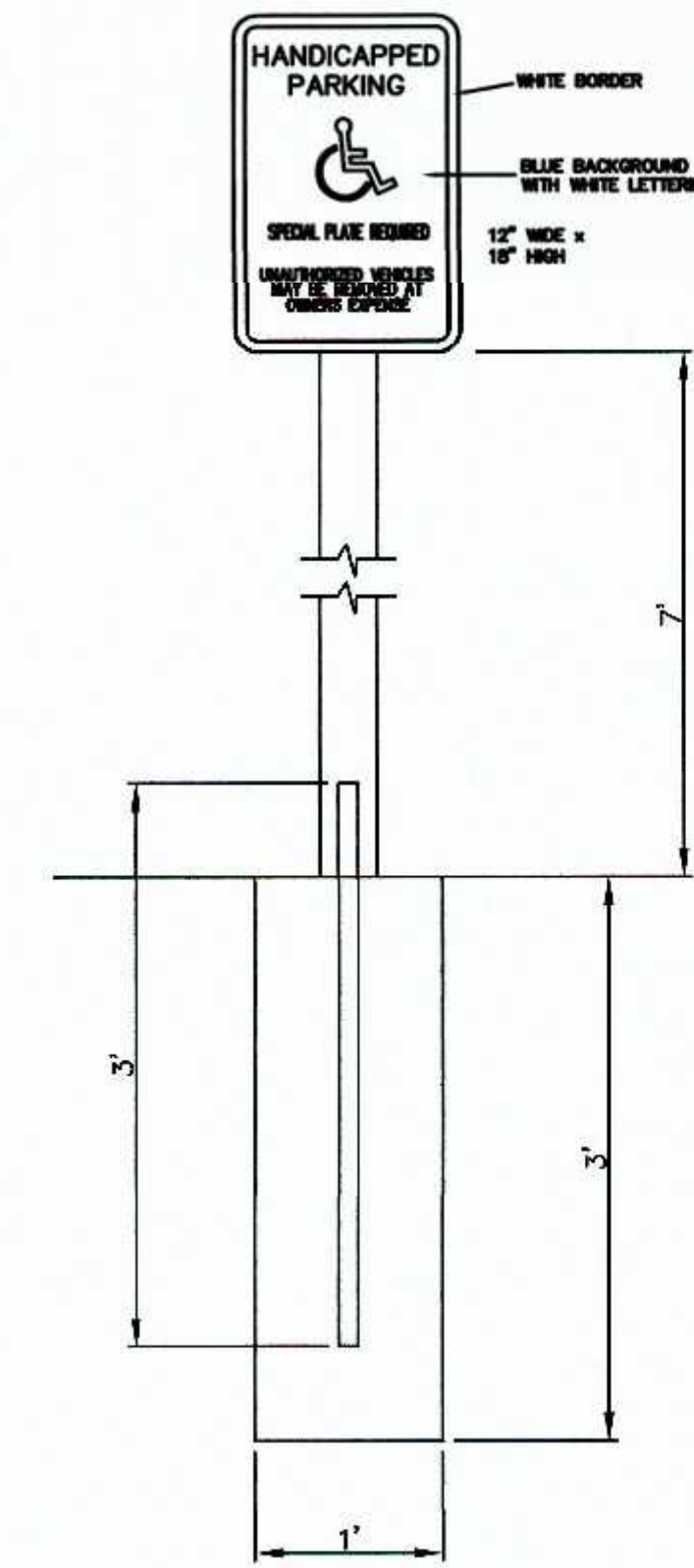


PAVEMENT AND VA-4 VERTICAL GRANITE CURBING

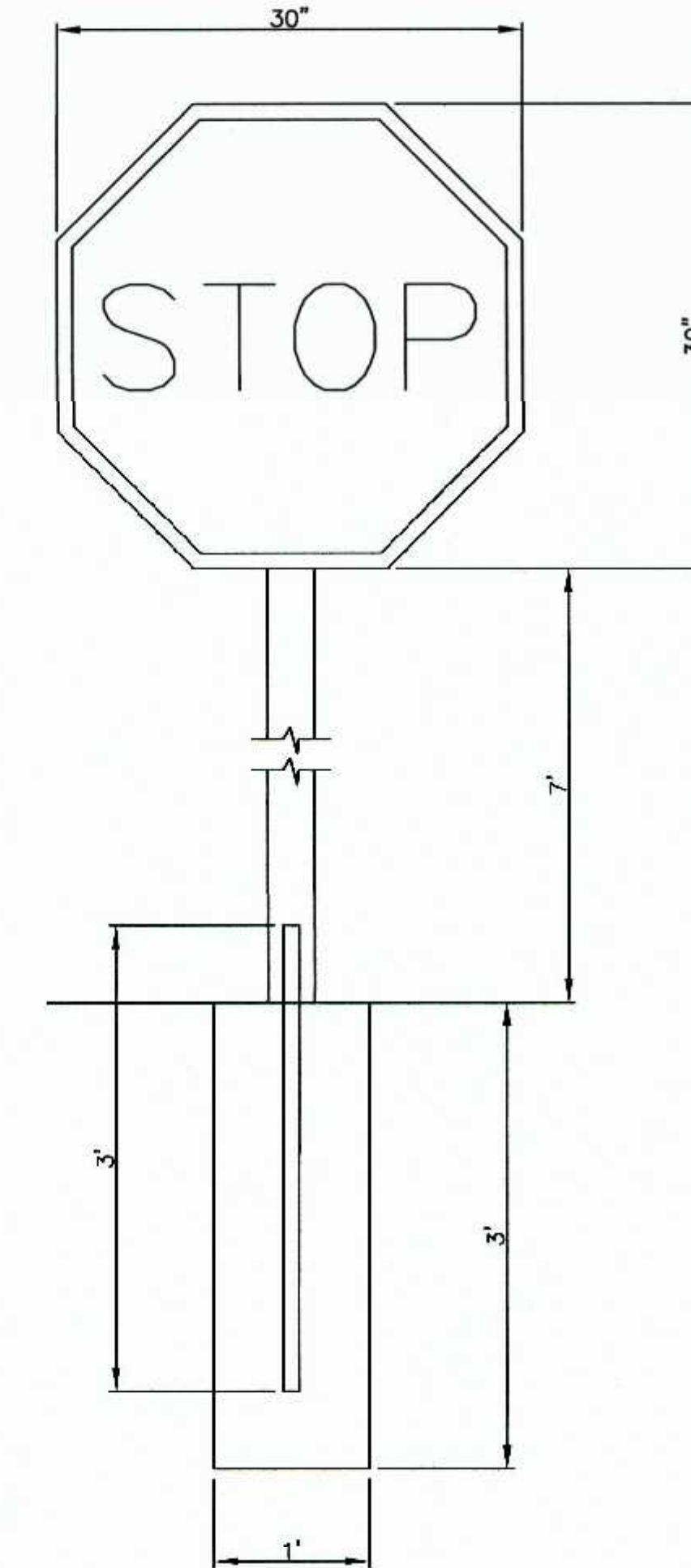


PAVEMENT AND VERTICAL CONCRETE CURBING

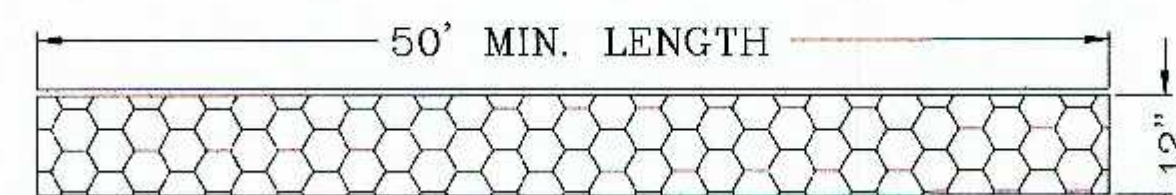
- NOTES:
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 2. CONCRETE CURB TO BE SITUATE CONCRETE PRODUCTS OR APPROVED EQUAL



HANDICAP SIGN DETAIL
N.T.S.

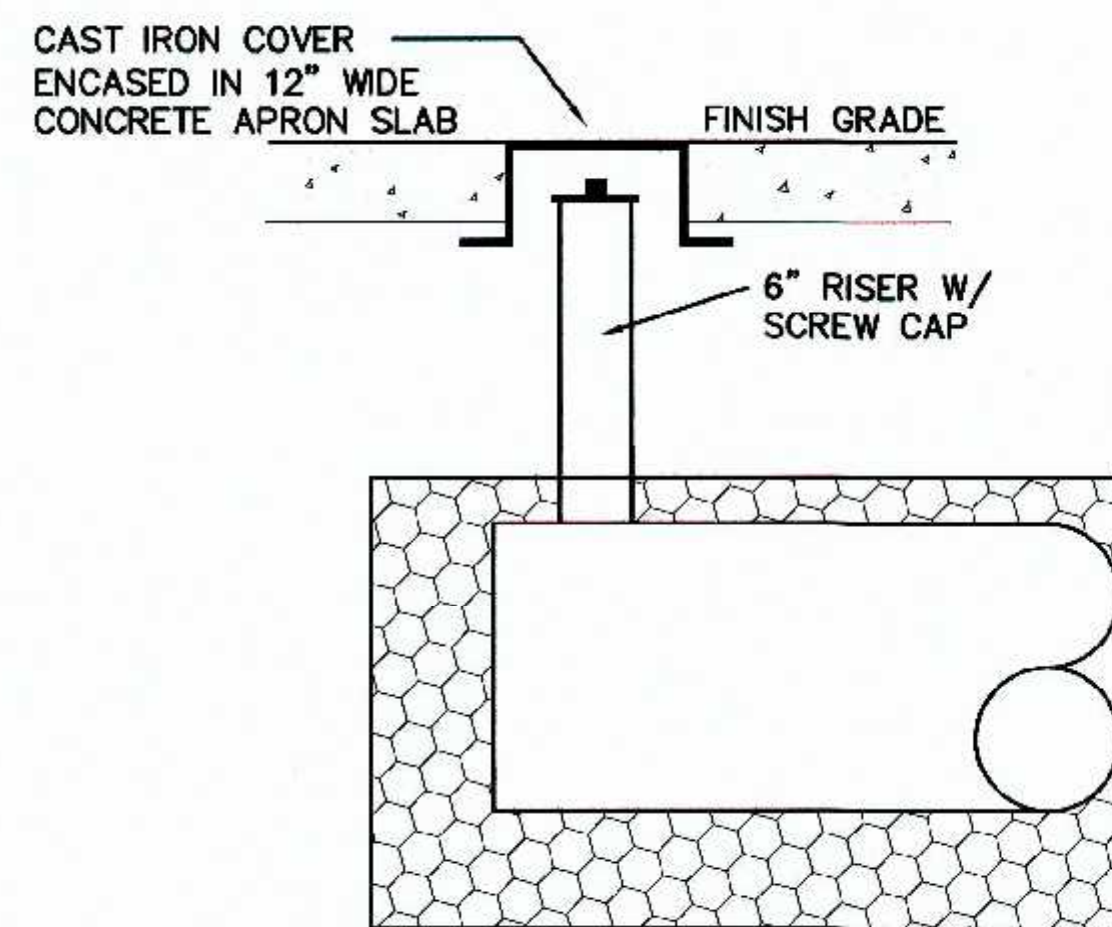


STOP SIGN DETAIL
N.T.S.

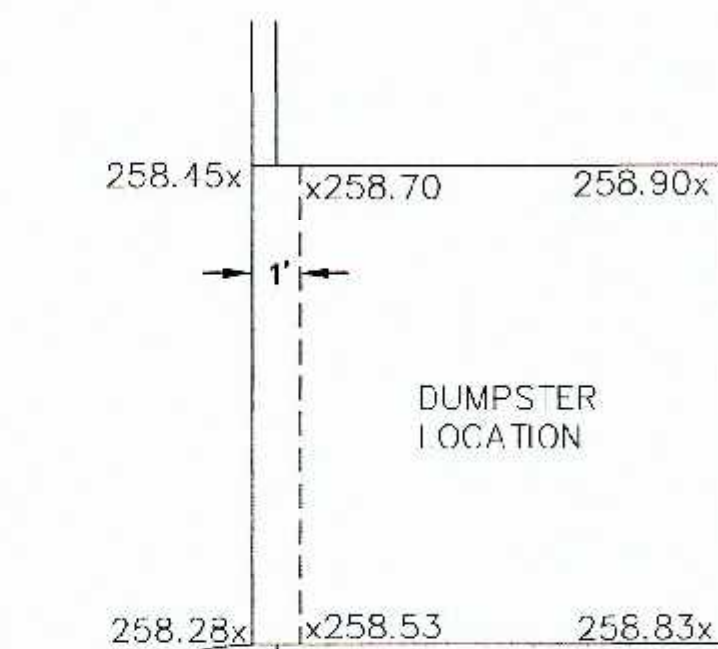


ENTRY SEDIMENTATION CONTROL MAT SECTION
N.T.S.

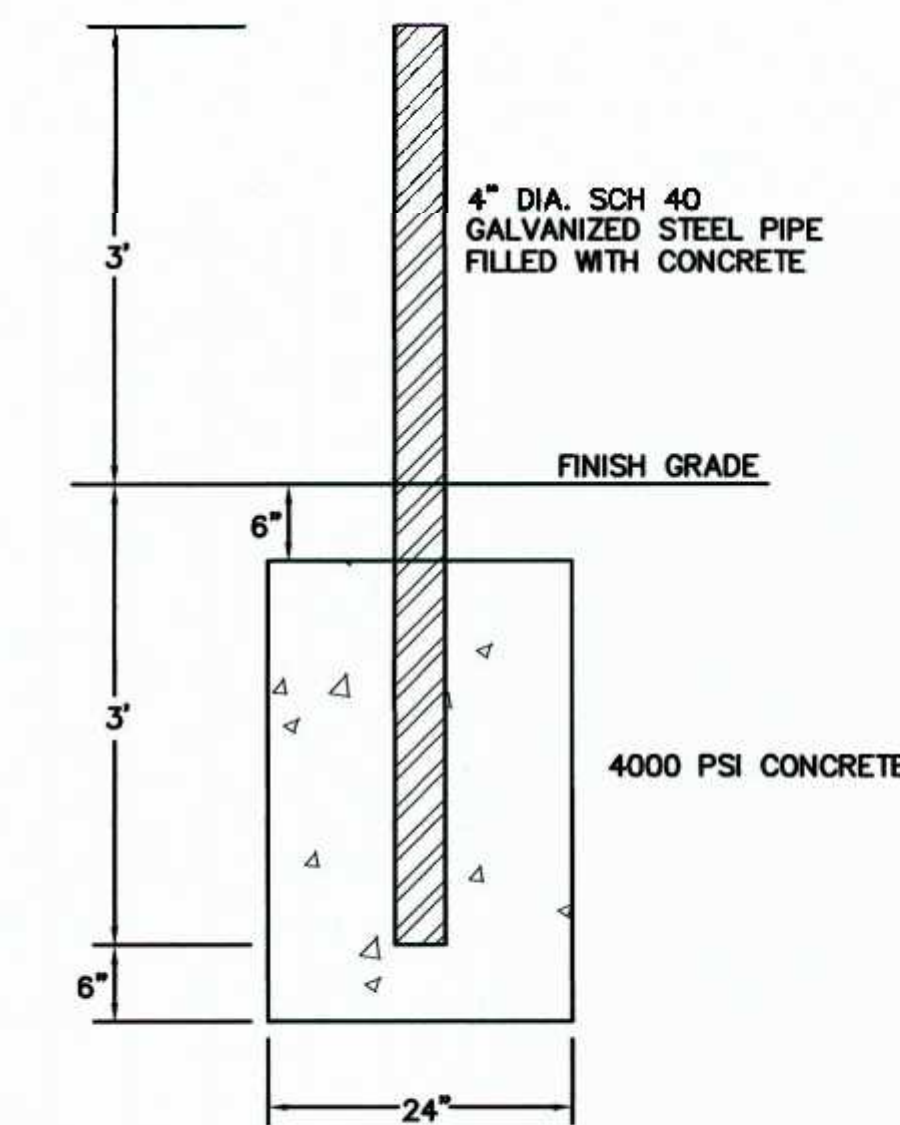
- NOTES:
1. PAD SHALL BE A MINIMUM OF 20 FEET IN WIDTH.
 2. PAD SHALL CONSIST OF 4\"/>



INSPECTION PORT DETAIL DRAINAGE INFILTRATION AREAS
N.T.S.



DUMPSTER AREA GRADING DETAIL
N.T.S.



BOLLARD DETAIL

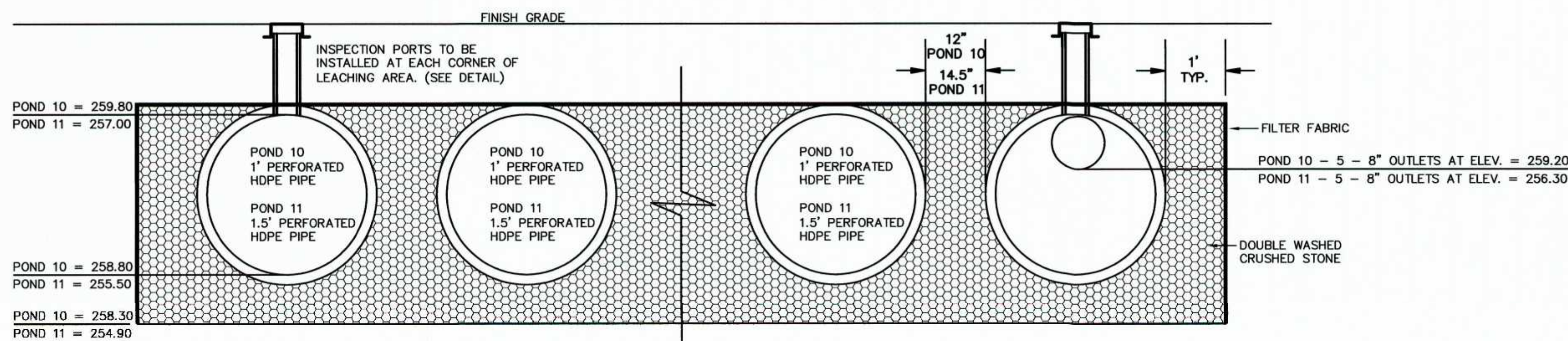


CARLOS A. QUINTAL P.E. #30812

OWNER:
CHARLEY2017, LLC
7 MYRTLE STREET
NORFOLK, MASSACHUSETTS

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

SITE PLAN CONSTRUCTION DETAIL - 2
162 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
MAY 21, 2020
SCALE: 1" = 30'



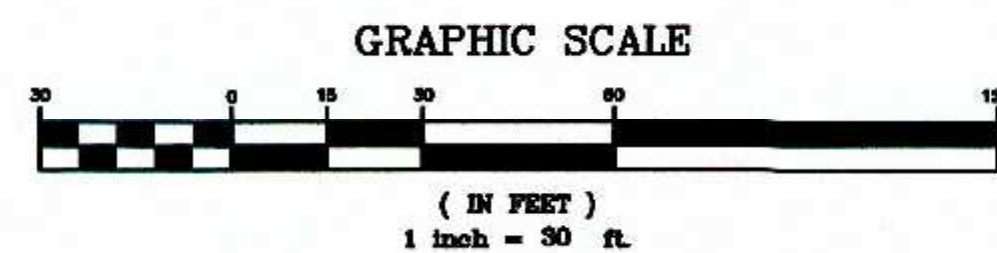
INFILTRATION PONDS 10 AND 11

NOTE:
INFILTRATION POND 10 CONSISTS OF 12 ROWS OF 1\"/>

NOTE:
INFILTRATION POND 11 CONSISTS OF 5 ROWS OF 1.5\"/>

SITE PLAN APPROVAL REQUIRED
FRANKLIN PLANNING BOARD

DATE



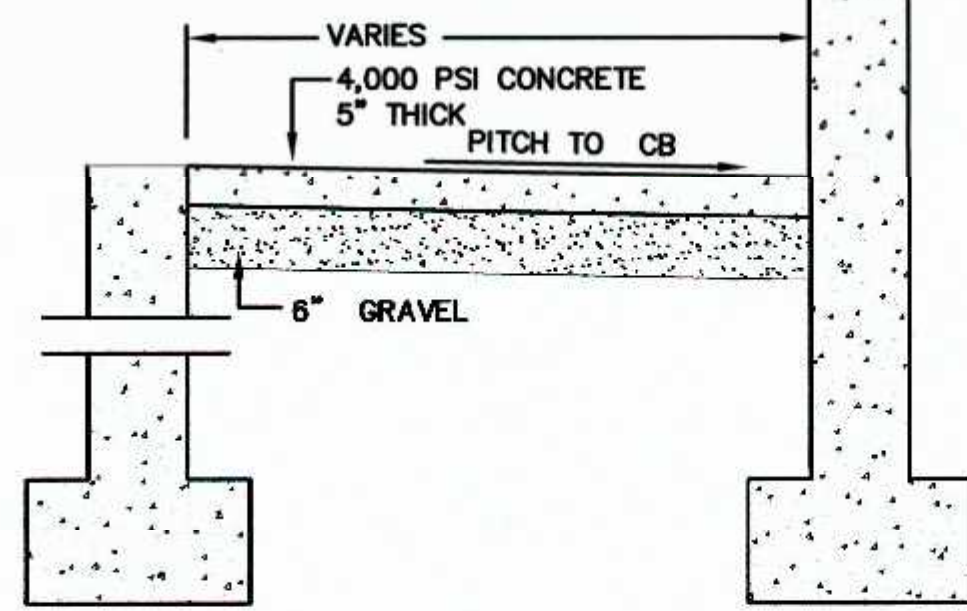
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508-384-6560 FAX 508-384-6566

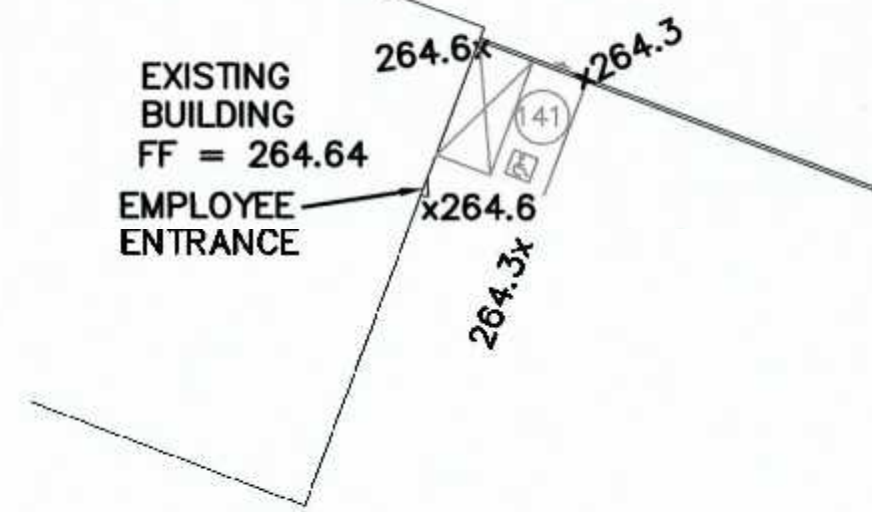
DATE
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1" = 30'
PROJECT
UC1435
SHEET
8 of 11

NOTES:
 1. THE SIDEWALKS ARE 5' IN WIDTH.
 2. ALL SIDEWALKS SHALL BE 4,000 PSI CONCRETE.



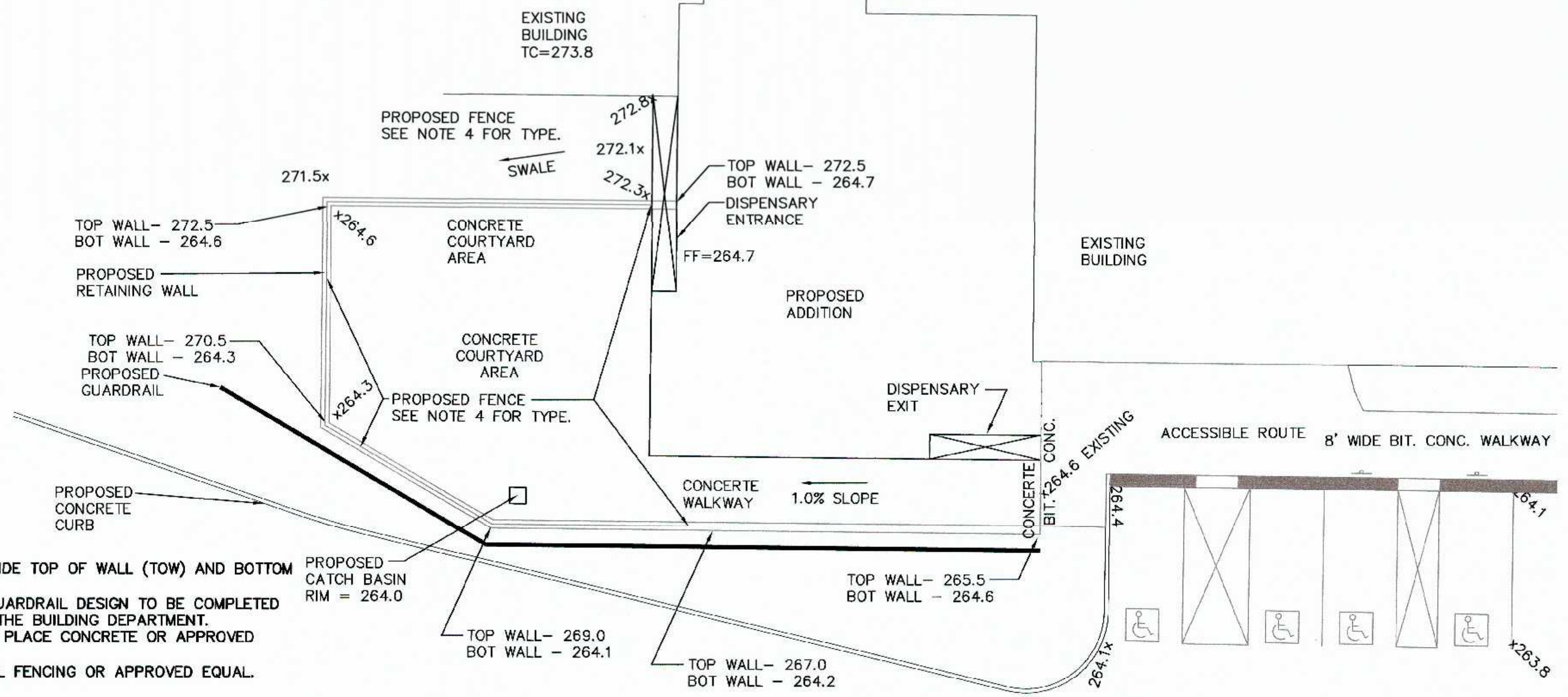
COURTYARD AREA DETAIL
 N.T.S.

NOTE:
 GRAVEL UNDER PAVEMENT AND SIDEWALKS TO BE M1.03.0 (TYPF R)



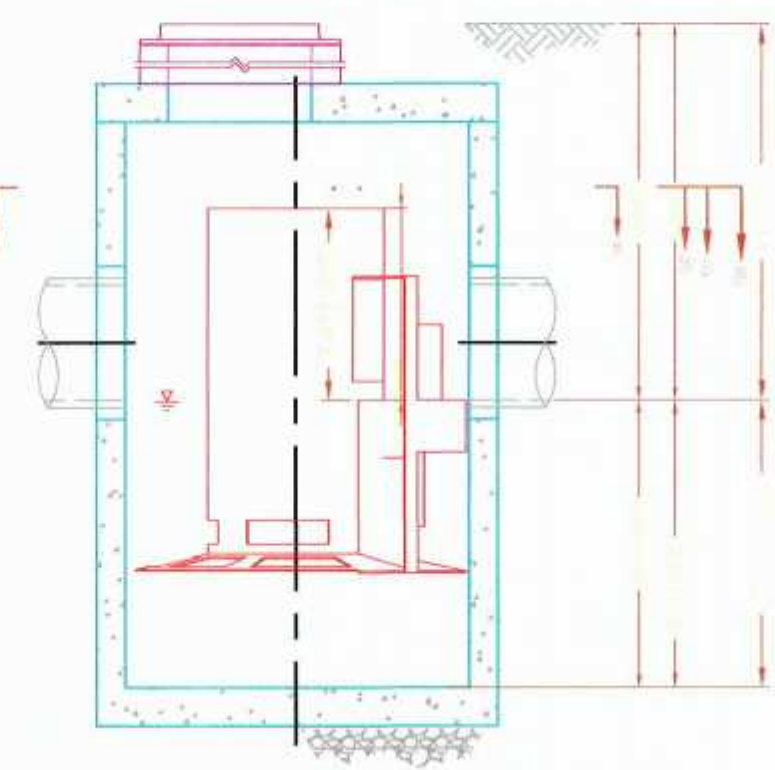
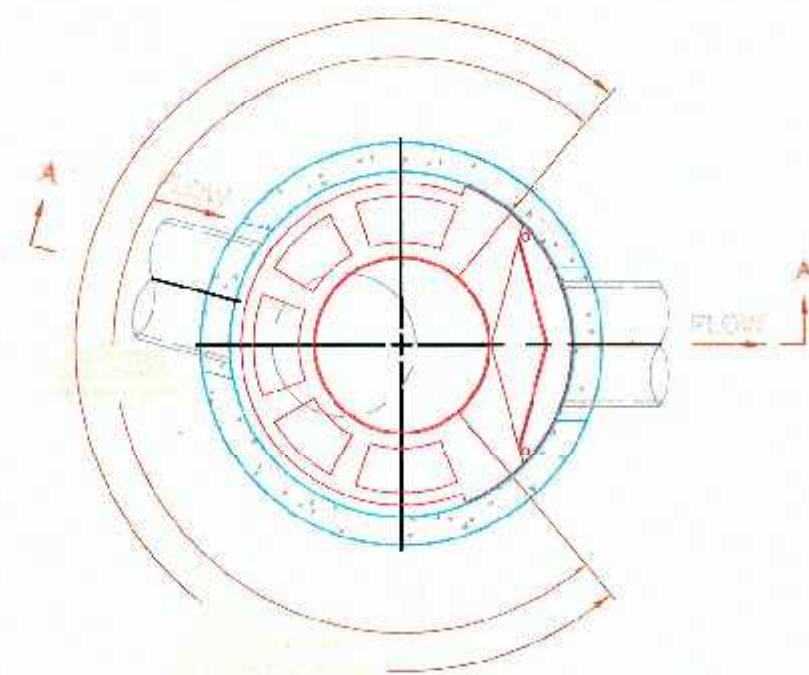
ACCESSIBLE ROUTE GRADING UPPER LEVEL
 SCALE: 1" = 40'

PROPOSED RETAINING WALL NOTES:
 1. PROPOSED RETAINING WALL SHOWN TO PROVIDE TOP OF WALL (TOW) AND BOTTOM OF WALL (BOW) ELEVATIONS.
 2. FINAL WALL DESIGNS, FENCE DESIGN AND GUARDRAIL DESIGN TO BE COMPLETED BY A STRUCTURAL ENGINEER AND FILED WITH THE BUILDING DEPARTMENT.
 3. PROPOSED RETAINING WALLS TO POURED IN PLACE CONCRETE OR APPROVED EQUAL.
 4. FENCE TO BE WAYFAIR 4' x 6' TEXAS METAL FENCING OR APPROVED EQUAL.

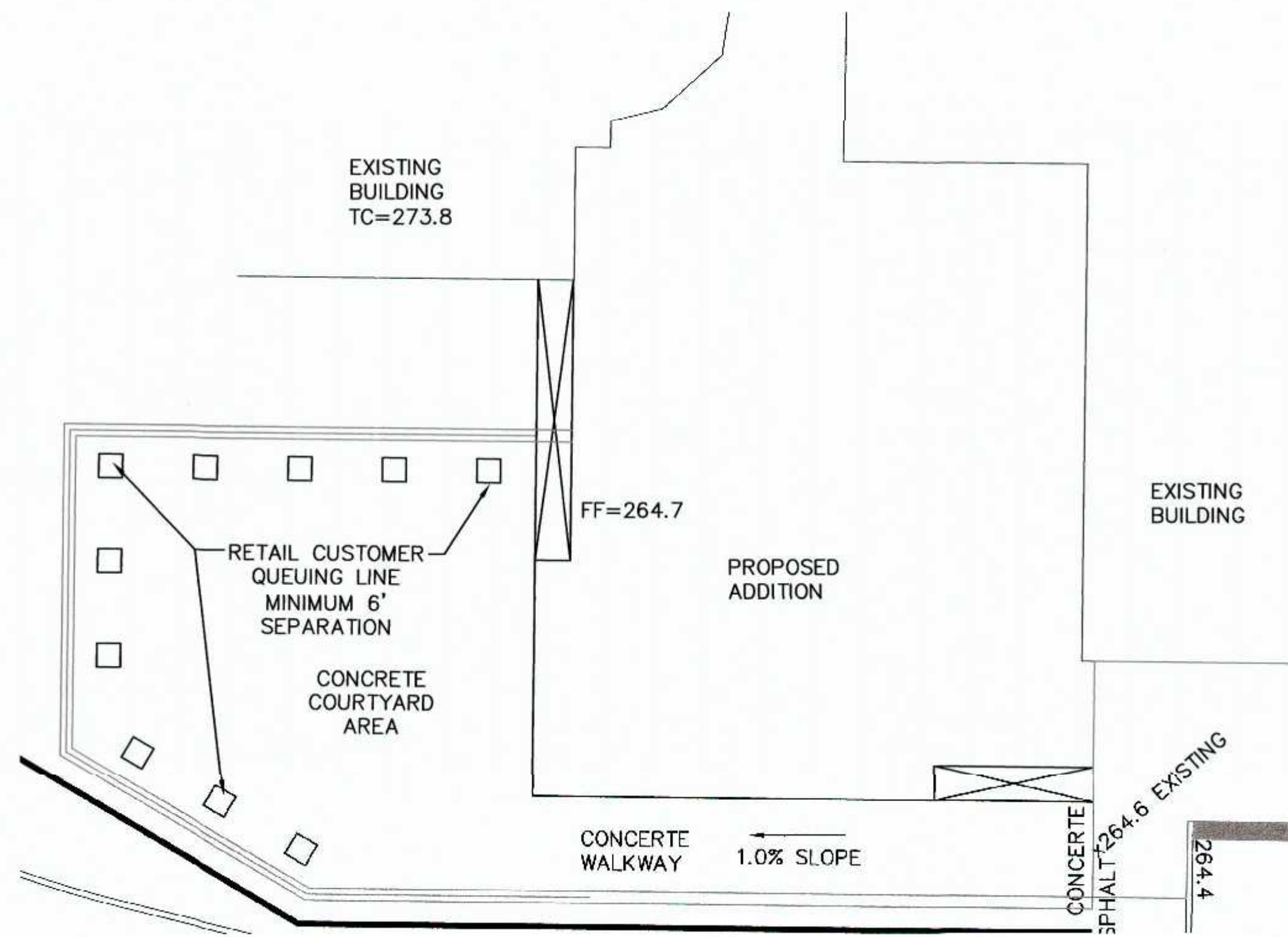


ADDITION ENTRY AND ACCESSIBLE ROUTE DETAIL
 SCALE: 1" = 10'

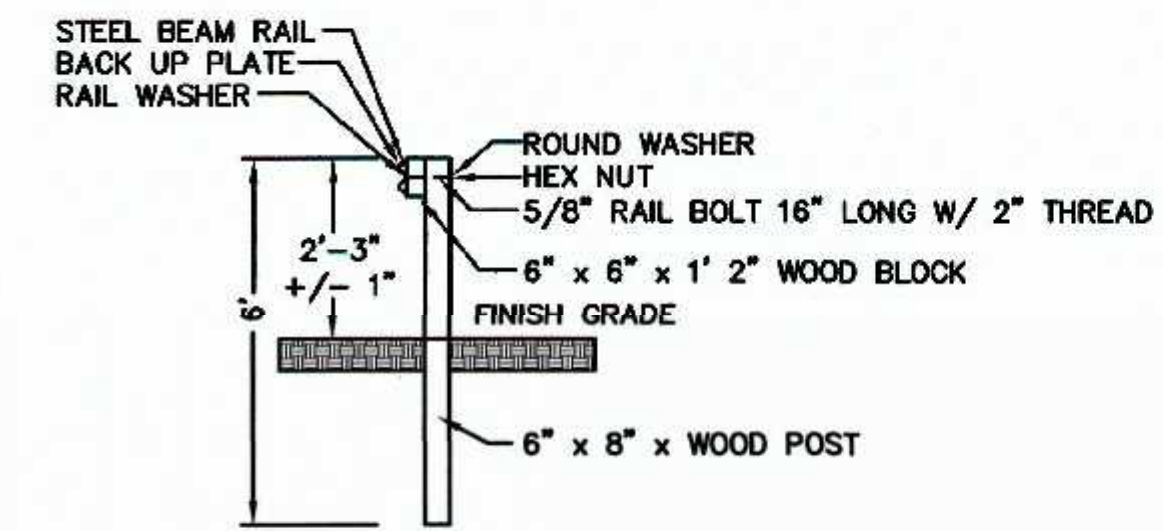
NOTE:
 GRIND AND SHIM EXISTING PAVEMENT AS NECESSARY TO PROVIDE A MAXIMUM SLOE OF 2 PERCENT WITHIN THE HANDICAP PARKING SPACES AND ACCESS ISLES.



CONTECH CASCADE SEPARATOR DETAIL
 N.T.S.

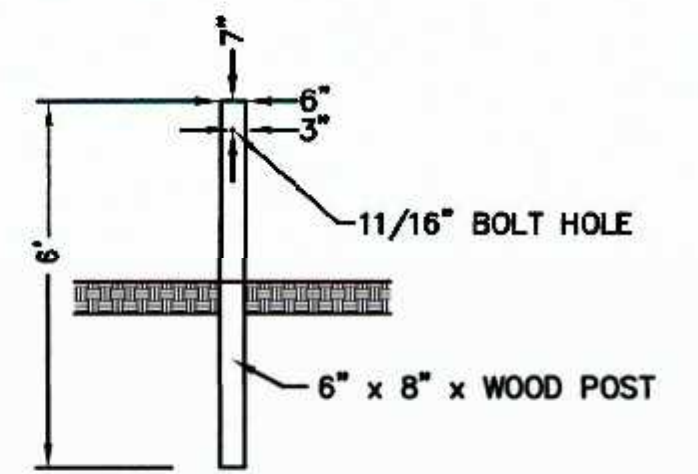


ENTRY QUEUING DETAIL
 SCALE: 1" = 10'



GUARDRAIL DETAIL
 N.T.S.

GUARDRAIL NOTES:
 1. POST TO BE SPACED 6' 3" ON CENTER.
 2. ALL NUTS, BOLTS AND WASHERS TO BE GALVANIZED.
 3. ALL SPLICES ARE TO BE MADE AT A POST.
 4. BACK UP PLATE IS PLACED BEHIND RAIL ELEMENTS AT INTERMEDIATE POSTS I.e.: NON SPLICE LOCATIONS.
 5. REFER TO MASSDOT STANDARDS FOR DIMENSIONS OF FITTINGS THAT ARE NOT SHOWN.



POST DETAIL
 N.T.S.

OWNER:
 CHARLEY2017, LCC
 7 MYRTLE STREET
 NORFOLK, MASSACHUSETTS

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



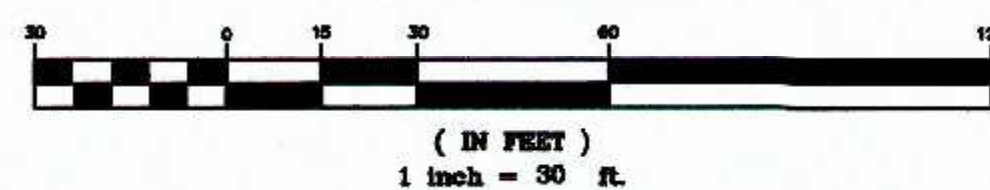
Carlos A. Quintal
 CARLOS A. QUINTAL P.E. #30812

SITE PLAN CONSTRUCTION DETAIL - 3
 162 GROVE STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 NEW ENGLAND TREATMENT ACCESS, LLC
 5 FORGE PARKWAY
 FRANKLIN, MASSACHUSETTS
 MAY 21, 2020
 SCALE: 1" = 30'

SITE PLAN APPROVAL REQUIRED
 FRANKLIN PLANNING BOARD

DATE

GRAPHIC SCALE



| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---------------------------|-----|
| 3 | 11/30/20 | ADDED CERTIFICATE OF VOTE | RRG |
| 2 | 8/5/20 | REVIEW COMMENTS | RRG |
| 1 | 7/8/20 | REVIEW COMMENTS | RRG |

| DATE | FIELD BY: | INT. |
|------|--------------|------|
| 4/20 | | BL |
| BK# | FIELD BOOK | PG# |
| 5/20 | CALCS BY: | RRG |
| 5/20 | DESIGNED BY: | RRG |
| 5/20 | DRAWN BY: | COMP |
| 5/20 | CHECKED BY: | CAQ |

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

| DATE | SCALE | PROJECT | SHEET |
|--------------|----------|---------|---------|
| MAY 21, 2020 | 1" = 30' | UC1435 | 9 of 11 |

TOWN OF FRANKLIN
TOWN CLERK

2020 OCT 23 P 12:04

RECEIVED
October 20, 2020

Nancy Danello, Deputy Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

Town of Franklin



Planning Board

**CERTIFICATE OF VOTE
SPECIAL PERMITS/SITE PLAN
162 Grove Street**

Applicant: New England Treatment Access, LLC
5 Forge Parkway
Franklin, MA 02038

Owner: Charley2017, LLC
7 Myrtle Street
Norfolk, MA 02056

Prepared By: United Consultants, Inc., 850 Franklin St, Wrentham, MA

Plan Date: May 21, 2020
Property Location: 162 Grove Street
Map 306 Lot 093

Dear Mrs. Danello:

Please be advised that at its meeting on Monday, October 19, 2020 the Planning Board upon motion duly made and seconded, voted (5-0) to **APPROVE, with standard and special conditions** (2) two Special Permits and Site Plan for 162 Grove Street for Use Regulation Schedule § 185-49(4)(b)(i) - Medical Marijuana Treatment Facility and § 185-49(4)(b)(ii) - Non-Medical Marijuana Establishment. A brief description of the proceeding, the outcome of a roll call vote, and the Standard and Special Conditions of Approval are presented on pages 2-8 attached hereto.

Sincerely,

Anthony Padula, Chairman
Franklin Planning Board

cc: Owners/Applicant/Applicant's Engineer/Applicant's Attorney
Building Commissioner/DPW/Engineering/BETA Group, Inc.

I, Nancy Danello, Acting Town Clerk, Franklin, Mass do hereby certify that no appeal has been received since the decision of the Planning Board, or during the twenty day appeal period.

Attest: Nancy Danello
Date: 11/13/2020

**PROJECT DESCRIPTION
SPECIAL PERMITS/SITE PLAN
162 Grove Street**

The Property contains approximately 4 acres of which 3.5 acres are uplands. The property is located in the Industrial Zoning District, Marijuana Use Overlay District and Water Resource Overlay District. The facility will be comprised of one building, utilizing the existing house at the front of the property, creating an addition between the house and the warehouse and utilizing the existing warehouse, as well as the associated parking areas and driveway. The site currently provides 52 parking spaces, and the proposed Site Plan increases the parking to 141 spaces. Site improvements include drainage, lighting and landscaping.

**PUBLIC HEARING
SPECIAL PERMITS/SITE PLAN
162 Grove Street**

A proper and complete notice of the June 29, 2020 public hearing was posted in the Franklin Municipal Building and in the appropriate local newspaper in accordance with the Franklin Zoning Code and Massachusetts General Laws. A proper and complete notice was also sent to all persons and parties required by law to receive such notice. The Planning Board continued to hold public hearings on July 27, 2020, August 17, 2020, August 24, 2020, September 14, 2020, and September 28, 2020.

Incorporated as part of the record are the following:

The Planning Board reviewed (1) the applicant's detailed written application including answers to Special Permit Findings (a) through (g), and (2) comments and review letters from various Town Departments, including but not limited to, Department of Planning & Community Development, Department of Public Works/ Engineering and Franklin Fire Department. The Planning Board also reviewed engineering reports and traffic study from their peer review consultant.

The Planning Board upon motion duly made and seconded, voted (5-0) to close the public hearing on October 5, 2020 for the Site Plan and Special Permits for Use Regulation Schedule § 185-49(4)(b)(i) - Medical Marijuana Treatment Facility and § 185-49(4)(b)(ii) - Non-Medical Marijuana Establishment.

**PRESENTATION
SPECIAL PERMITS/SITE PLAN
162 Grove Street**

Mr. Rick Goodreau of United Consultants, Inc.; Mr. Don Cooper, attorney representing the applicant; and a representative from New England Treatment Access addressed the Planning Board. Mr. Goodreau provided a review of the proposed construction of a building addition of 2,583 sq. ft. to the southwest of the existing building which is 13,504 sq. ft., entrance walkway to the retail component of the building, relocated driveway, parking lot expansion allowing for 141 parking spaces (89 retail customer spaces and 52 employee spaces), two stormwater systems, and site grading and landscaping. He stated the site is currently a trucking business and consists of approximately four acres of land with an existing building on the site. The site has parking spaces and pavement. There is a wetland located to the south and another to the east of the property. He clarified parking spaces 8 through 18 as shown on the plans with curb bumpers so vehicles could not go into the walkway. Mr. Halligan recommended bollards instead of curb bumpers. Mr. Goodreau stated they are proposing to keep the existing curb berm. Curbing for the proposed area was discussed. Mr. Goodreau explained the current stormwater system and the locations of the detention basins and provided a detailed review of the new drainage and stormwater system. He stated pre- and post-development conditions were evaluated and show a reduction in rates and volume of runoff. He stated that there are existing utility connections which will need to be relocated. He reviewed the proposed trees as shown in the planting schedule. He noted there would be one tree removed due to the driveway entrance relocation. He stated a traffic study was submitted. Review comments have been

received by BETA for the Site Plan, Special Permits, and traffic study. He noted the traffic study indicated the applicant exceeded the parking calculation, and the area of the intersection of the roadway and the site driveway were adequate. He stated they have begun meeting with the Conservation Commission; the next meeting is scheduled for July 16, 2020.

The Board expressed concern for snow storage, traffic in and out of the site, traffic throughout the site and Fire Department access through the site.

Ms. Lowe reviewed items from her letter to the Planning Board dated June 24, 2020. She stated the applicant submitted to Design Review for a sign which should be shown on the plans. Due to COVID-19 regulations, the applicant may want to consider adding a queuing line outside the building. She recommended it be shown on the plans how the customers will enter and exit the building. Mr. Goodreau said there will be a separate entrance and exit which he will label on the plan.

Ms. Jaklyn Contracchio, BETA Group Traffic Consultant, reviewed her letter to the Planning Board dated June 25, 2020 regarding BETA's peer review of the traffic study. She reviewed the methodology used for the traffic study and stated that the study area was found to be inadequate due to the number of vehicles trips generated by this project, additional intersections, including the intersections of Grove Street at Washington Street and Grove Street and Route 140, should be added to the study area. She stated that empirical trip data was collected at a similar NETA facility in Northampton and used as comparison. She discussed the number of daily trips, the number of developments on Grove Street, and a sight distance analysis. Regarding the parking, there are anticipated 128 spaces demand which is close to the 141 parking spaces proposed; BETA would like to see additional backup to support these numbers. Mr. Halligan asked about the population difference between Franklin and the Northampton facility used as a comparison, and if the traffic study included the other dispensaries in the area as they may take traffic away from this location. Ms. Contracchio stated that the population was not taken into account; however, the other competing dispensaries were taken into consideration. She thinks the volumes are an accurate depiction of what it would be. Chair Padula stated concern about the traffic on Grove Street and stated that a signal at the intersection of Washington Street and Grove Street should be looked into.

Mr. Rick Goodreau of United Consultants; Ms. Amanda Rositano, President of NETA/applicant; Mr. Don Cooper, attorney on behalf of the applicant; and Ms. Sasha Wood, traffic engineer from Tetra Tech, addressed the Planning Board. They responded to review comments from various Town departments and BETA. There are a few comments remaining from BETA. He stated that they propose to add a bollard to the middle of the overhead doorway; therefore, vehicles cannot enter the building. As well, they have revised the plan to install a guardrail at the end of the parking spaces rather than the bollards. Planning Board members stated they were okay with the changes. Mr. Maglio stated he feels the guardrail would be sufficient to stop a car in this area.

Ms. Wood reviewed the traffic study. She stated that five intersections were looked at along Grove Street, as well as 160 Grove Street, 164 Grove Street, and 176-210 Grove Street projects. They looked at NETA's North Hampton Facility for projections of NETA customer trips, NETA employee trips, and total NETA trip generation. Overall, they determined 3,400 daily trips projected and about 3,600 trips on a Saturday. She explained the level of service for specific intersections along Grove Street. She stated that parking demand was calculated with 120 parking spaces on weekdays and 128 parking spaces on Saturdays. She noted the proposed parking supply of 141 spaces is expected to be adequate. Sight distance was reviewed as part of the traffic impact study. In terms of mitigation, they are proposing site access improvements, post-occupancy monitoring, and transportation demand management program. Mr. Halligan asked if there were any electric vehicle stations within the parking, if the GATRA bus would be able to stop in there, and if the traffic counts were based on the facility within the first three months of opening or once established. Ms. Wood stated there were no electric vehicle stations proposed at this time, a van/bus could circulate the parking area, and the numbers are based on November data from the North Hampton facility which had been opened for approximately one year.

Chair Padula asked why the data was taken from North Hampton and if the population of North Hampton catches Franklin and surrounding towns. Ms. Wood stated it was important to take NETA's numbers so they are looking at what they are potentially generating. She does not have the North Hampton's population. Ms. Rositano stated that the numbers from North Hampton were used and are similar to Brookline which has more population. She stated the volume usually increases over time. She noted that in November there were only about 35 operators in the State so the numbers probably were higher. She stated that the pre-COVID numbers were higher. She discussed that they can control the number of customers with their reserve-ahead operating model. She stated there would be about 20 customers per 15 minutes which is about 80 customers per hour. She stated they do not take walk-ins. They have staff onsite outside the store as well. Mr. Goodreau stated there is going to be a great amount of traffic on Grove Street and more research on this should be done. Chair Padula noted that 45 percent of the traffic would be coming from Washington Street which is an un-signalized intersection. He asked the applicant to determine ways to mitigate the traffic for the next meeting.

Ms. Wood reviewed the traffic study updates since the last meeting. She noted a traffic summary letter was submitted in response to BETA's comments on August 14, 2020. She stated that NETA is aware of the traffic concerns. NETA has been operating two other reserve-ahead-only facilities since COVID-19. They have developed an online platform to control the number of customers at any given time. They have voluntarily agreed to operate as a reserve-ahead-only facility in Franklin. She discussed that NETA has agreed to limit daily customers to 950; she reviewed the reduced limits during street peak hours. She compared the previous trip generation chart to the current trip generation chart using the reserve-ahead-only program which resulted in 1,400 less trips on a daily basis. She discussed NETA's mitigation plans and post-occupancy monitoring. She discussed remedial actions if needed including triggers, actions, and follow-up study. She stated that they feel the reserve-ahead-only operations will significantly reduce traffic impacts from previously proposed operations.

Planning Board members asked questions about the traffic report, reserve-ahead-only process, parking lot attendants, signage, and number of transactions per hour. Ms. Amanda Rositano, President of NETA/applicant, stated there is a parking attendant onsite at all times at the two existing NETA locations. She noted the reserve-ahead program is advertised on their website, in local papers, and on social media. Mr. Halligan asked if they would be comfortable having this reserve-ahead model conditioned in the Special Permit. Ms. Rositano stated this model works for them at this time. She stated they would agree to the appointment only model allowing that if in the future they would want to make changes, they would come back and get approval from the Town.

The Planning Board and applicant continued to hold several hearings to discuss traffic mitigation. Several Special Conditions were discussed a long with the waiver requests. The Planning Board voted to close the public hearing on October 5, 2020.

**FINDINGS OF FACTS
SPECIAL PERMITS/SITE PLAN
162 Grove Street**

The applicant submitted their proposed findings with the original application on May 26, 2020 and are on record.

CERTIFICATE OF VOTE - 1
SPECIAL PERMITS / SITE PLAN
162 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
MAY 21, 2020
SCALE: 1" = 30'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---------------------------|-----|
| 3 | 11/30/20 | ADDED CERTIFICATE OF VOTE | RRG |
| 2 | 8/3/20 | REVIEW COMMENTS | RRG |
| 1 | 7/8/20 | REVIEW COMMENTS | RRG |

| DATE | FIELD BY: | INT. |
|------|--------------|------|
| 4/20 | FIELD BOOK | BL |
| 5/20 | CALCS BY: | RRG |
| 5/20 | DESIGNED BY: | RRG |
| 5/20 | DRAWN BY: | COMP |
| 5/20 | CHECKED BY: | CAQ |

UNITED
CONSULTANTS
INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-8580 FAX 508-384-8586

| DATE | SCALE | PROJECT | SHEET |
|--------------|----------|---------|----------|
| MAY 21, 2020 | 1" = 30' | UC1435 | 10 of 11 |

**DECISION
SPECIAL PERMITS/SITE PLAN
162 Grove Street**

(1) **Special Permits:** Use Regulation Schedule §185-49(4)(b)(i) – Medical Marijuana Treatment Facility and §185-49(4)(b)(ii) – Non-Medical Marijuana Establishment.

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

| | | | |
|---------------------|-----|-----------------|-----|
| Anthony Padula | YES | Gregory Rondeau | YES |
| Joseph Halligan Jr. | YES | Rick Power | YES |
| William David | YES | | |

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

| | | | |
|---------------------|-----|-----------------|-----|
| Anthony Padula | YES | Gregory Rondeau | YES |
| Joseph Halligan Jr. | YES | Rick Power | YES |
| William David | YES | | |

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

| | | | |
|---------------------|-----|-----------------|-----|
| Anthony Padula | YES | Gregory Rondeau | YES |
| Joseph Halligan Jr. | YES | Rick Power | YES |
| William David | YES | | |

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

| | | | |
|---------------------|-----|-----------------|-----|
| Anthony Padula | YES | Gregory Rondeau | YES |
| Joseph Halligan Jr. | YES | Rick Power | YES |
| William David | YES | | |

(e) Project will not destroy or cause substantial damage to any environmentally-significant natural resource, habitat, or feature or, if it will, proposed mitigation, re-creation, replication or compensatory measures are adequate.

| | | | |
|---------------------|-----|-----------------|-----|
| Anthony Padula | YES | Gregory Rondeau | YES |
| Joseph Halligan Jr. | YES | Rick Power | YES |
| William David | YES | | |

(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 | Gregory Rondeau | YES |
| Joseph Halligan Jr. | YES | Rick Power | YES |
| William David | YES | | |

(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 | Gregory Rondeau | YES |
| Joseph Halligan Jr. | YES | Rick Power | YES |
| William David | YES | | |

Based upon the information submitted during the public hearings and Planning Board's specific findings, the Planning Board specifically determines that approving the Site Plan and Special Permits (1) Use Regulation Schedule §185-49(4)(b)(i) – Medical Marijuana Treatment Facility and (2) §185-49(4)(b)(ii) – Non-Medical Marijuana Establishment at 162 Grove Street 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.

Accordingly, at the Planning Board meeting on October 19, 2020 the Planning Board, upon motion duly made and seconded, voted (5-0) to *approve* the applicant's request to allow the Site Plan and Special Permits at 162 Grove Street.

The following members of the Planning Board were present at the hearing and voted as follows:

| | | | |
|---------------------|-----|-----------------|-----|
| Anthony Padula | YES | Gregory Rondeau | YES |
| Joseph Halligan Jr. | YES | Rick Power | YES |
| William David | YES | | |

Any person aggrieved by the above decision of the Franklin Planning Board may file an appeal pursuant to Massachusetts General Laws Chapter 40A, Section 17. Such appeal must be filed within twenty (20) days after the filing of the notice of the Board's decision with the Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

**STANDARD CONDITIONS OF APPROVAL
162 Grove Street**

- 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.
- 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.
- 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.
- 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.
- 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 II). Said inspection is further outlined in condition #4.
- No alteration of the Special Permit and the plans associated with it shall be made or affected other than by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
- 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.
- 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.
- 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.

- The owner/applicant shall install erosion control devices as necessary and as directed by the Town's Construction Inspector.
- 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.
- Any signage requires the Applicant to file with the Design Review Commission.
- Prior to the endorsement, the Certificate of Vote and Order of Conditions shall be added to the Site Plans.

**SPECIAL CONDITIONS OF APPROVAL
SPECIAL PERMITS/SITE PLAN
162 Grove Street**

- 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.
- The Transportation Demand Management Plan, submitted by the applicant, shall be included with the Certificate of Vote.
- Town Council will authorize funding in the form of a traffic control light at the intersection of Washington and Grove Streets.
- Design Review color recommendations shall be included in the endorsed set of plans.

**WAIVERS GRANTED
SPECIAL PERMITS/SITE PLAN
162 Grove Street**

- To allow less than 42" of cover over the RCP drain pipe, proposed class V RCP
- To allow the use of HDPE pipe for manifolds and pond 10 and pond 11. Existing roof piping is 8" PVC
- To allow minimal light spillage onto the abutting properties.

CERTIFICATE OF VOTE – 2
SPECIAL PERMITS / SITE PLAN
162 GROVE STREET
FRANKLIN, MASSACHUSETTS
PREPARED FOR
NEW ENGLAND TREATMENT ACCESS, LLC
5 FORGE PARKWAY
FRANKLIN, MASSACHUSETTS
MAY 21, 2020
SCALE: 1" = 30'

SITE PLAN APPROVAL
REQUIRED
FRANKLIN PLANNING BOARD

DATE

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---------------------------|-----|
| 3 | 11/30/20 | ADDED CERTIFICATE OF VOTE | RRG |
| 2 | 8/5/20 | REVIEW COMMENTS | RRG |
| 1 | 7/8/20 | REVIEW COMMENTS | RRG |

| DATE | FIELD BY: | INT. |
|------|--------------|------|
| 4/20 | FIELD BOOK | BL |
| BK# | FIELD BOOK | PG# |
| 5/20 | CALCS BY: | RRG |
| 5/20 | DESIGNED BY: | RRG |
| 5/20 | DRAWN BY: | COMP |
| 5/20 | CHECKED BY: | CAQ |

**UNITED
CONSULTANTS
INC.**
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
608-384-6660 FAX 608-384-6668

| DATE | MAY 21, 2020 |
|---------|--------------|
| SCALE | 1" = 30' |
| PROJECT | UC1435 |
| SHEET | 11 of 11 |



HOUSE TO BE PAINTED
SHERWIN WILLIAMS "ICE CUBE"

MAPES LUMIDECK CANOPY,
"INTERSTATE BLUE"

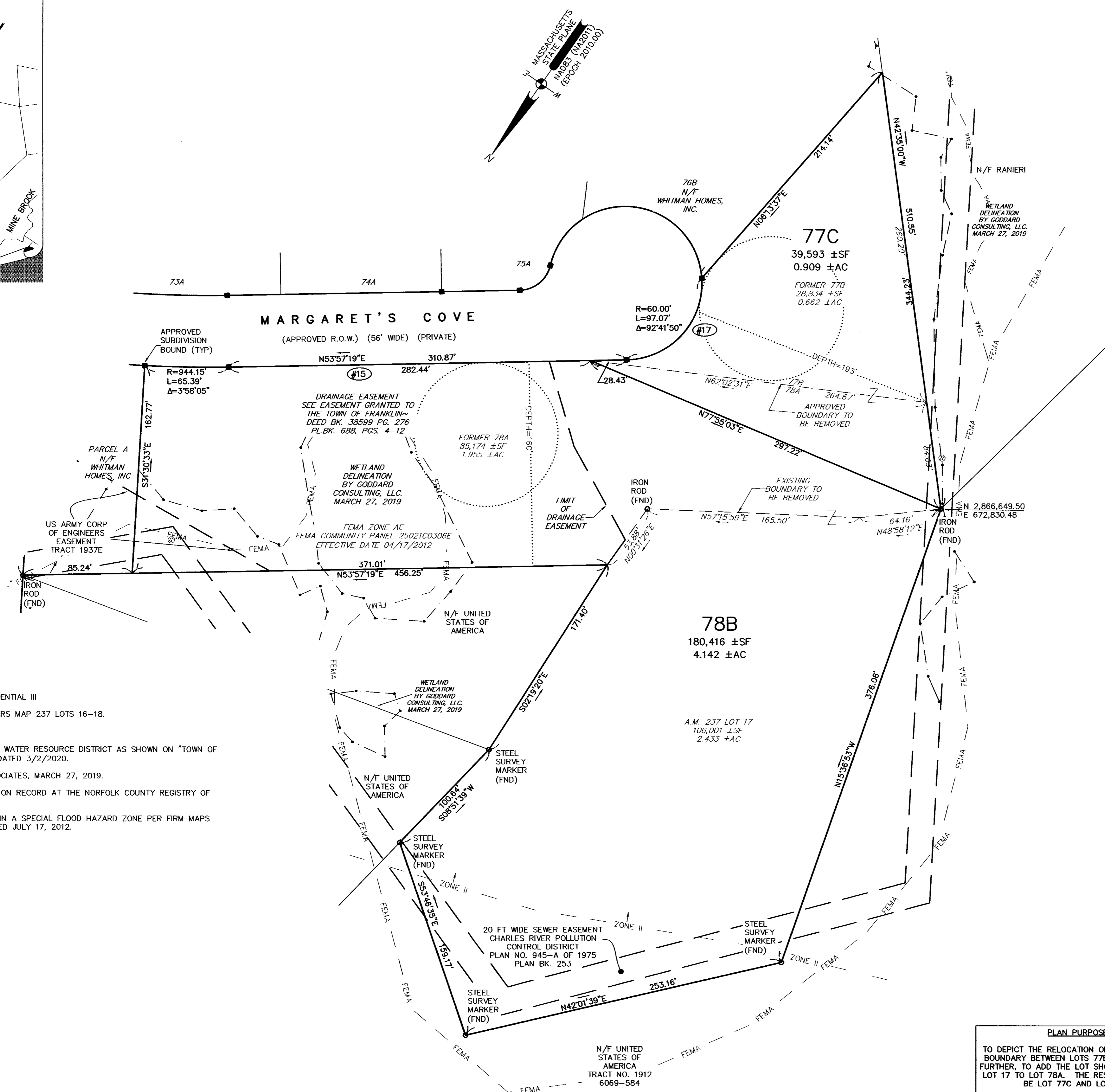
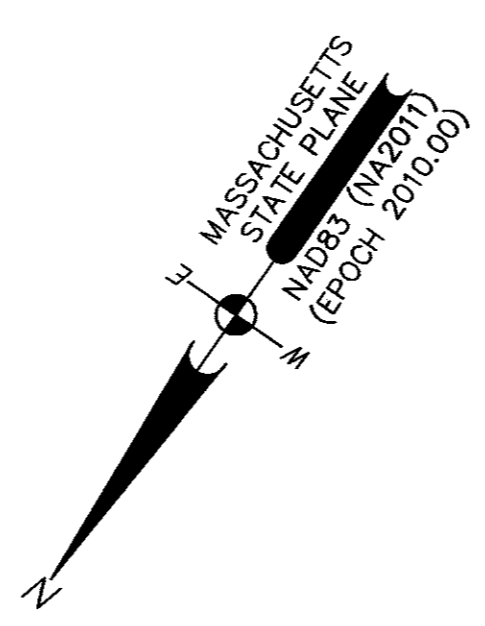
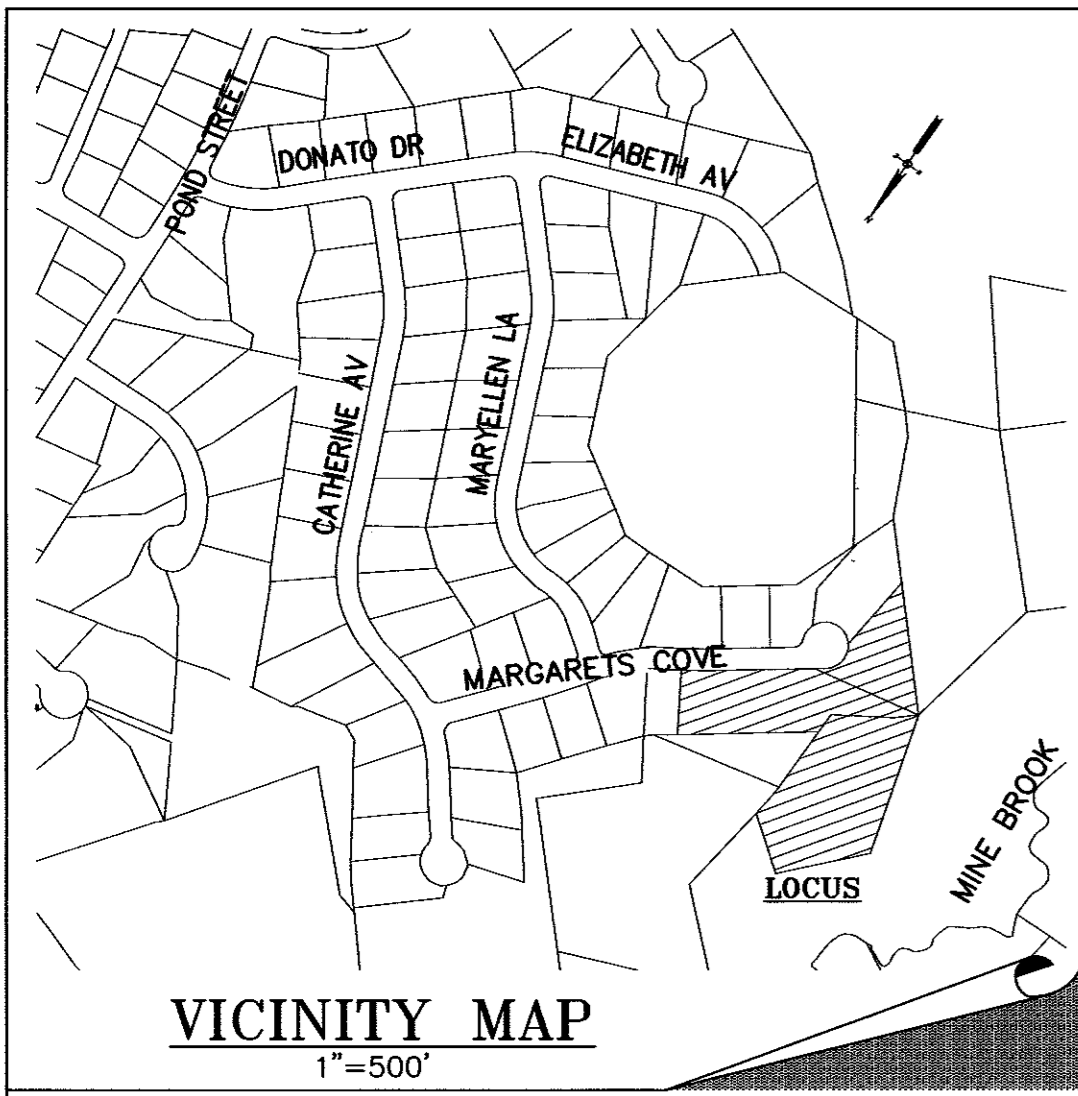
FIBER CEMENT SIDING: NICHIIA
VINTAGEWOOD SERIES, "CEDAR"

FIBER CEMENT SIDING: NICHIIA
VINTAGEWOOD SERIES, "CEDAR"

FIBER CEMENT SIDING: CEMBRIT
"GRANITE" P050

WAREHOUSE TO BE PAINTED
SHERWIN WILLIAMS "ICE CUBE"

FIBER CEMENT SIDING: NICHIIA
VINTAGEWOOD SERIES, "CEDAR"



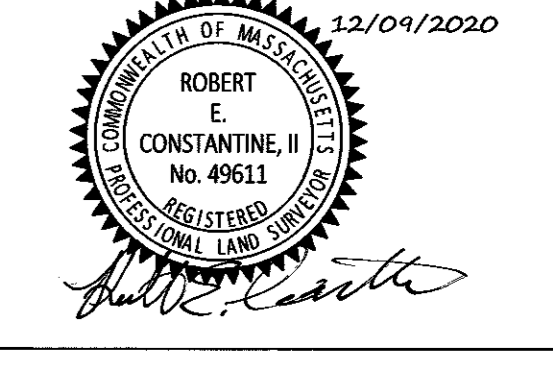
- NOTES:**
1. THIS LAND IS ZONED SINGLE FAMILY RESIDENTIAL III
 2. THIS PLAN REFERS TO FRANKLIN ASSESSORS MAP 237 LOTS 16-18.
 3. SEE PLAN PLAN BK. 688 PGS. 4-12.
 4. THIS SITE IS IN A DEP APPROVED ZONE II WATER RESOURCE DISTRICT AS SHOWN ON "TOWN OF FRANKLIN WATER RESOURCE DISTRICT" MAP DATED 3/2/2020.
 5. WETLANDS DELINEATED BY GODDARD ASSOCIATES, MARCH 27, 2019.
 6. ALL REFERENCED DEEDS AND PLANS ARE ON RECORD AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
 7. A PORTION OF THE SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM MAPS FOR FRANKLIN FEMA MAP 25021C0306E DATED JULY 17, 2012.

PLAN PURPOSE
 TO DEPICT THE RELOCATION OF THE APPROVED BOUNDARY BETWEEN LOTS 77B AND 78A AND, FURTHER, TO ADD THE LOT SHOWN AS A.M. 237 LOT 17 TO LOT 78A. THE RESULTING LOTS TO BE LOT 77C AND LOT 78B.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 FRANKLIN PLANNING BOARD

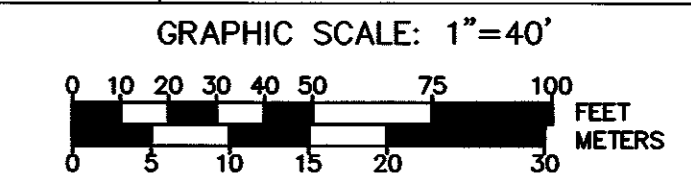
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
 THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



OWNER
 WHITMAN HOMES, INC.
 1200 TURNPIKE STREET
 CANTON, MA 02021
 A.M. 237 LOTS 16 & 18
 DEED BOOK 37493 PAGE 424
 PLAN BK. 688 PGS. 4-12.
 A.M. 237 LOT 17
 DEED BOOK 37996 PAGE 375
 APPLICANT

**PLAN OF LAND
 15 & 17 MARGARET'S COVE
 FRANKLIN
 MASSACHUSETTS**

| DECEMBER 7, 2020 | |
|------------------|----------------------|
| DATE | REVISION DESCRIPTION |
| | |
| | |
| | |



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

REGISTRY USE ONLY
 F4269

K:\F4269\dwg\F4269-ANR.dwg, 12/09/2020 1:56:10 PM, [REC]

PLANNING BOARD
FRANKLIN, MASSACHUSETTS


FORM A
APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED
NOT TO REQUIRE APPROVAL (81-p)

December 10, 2020

To the Planning Board of the Town of Franklin, Massachusetts:

The undersigned, believing that the accompanying plan of land in the Town of Franklin does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reason outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: Whitman Homes
Address of Applicant: 1200 Turnpike Street, Canton, MA 02021
Phone No.: 781-821-5216 Email: richw@whitmanhomes.com
2. Name of Owner (if not the Applicant): _____
Address of Owner: _____
Phone No.: _____ Email: _____
3. Name of Engineer: Guerriere & Halnon, Inc. 37493 424
4. Deed of Property recorded in December 31, 2019 with Norfolk Registry, Book 37996 Page 375
June 19, 2020
5. Location and Description of Property: Margarets Cove
6. Assessor's Map & Lot: AM 237 Lot 17
AM 237 Lots 16 & 18
7. Reasons approval is not required (check as applicable):
 - a) Every lot shown has the area and frontage required by the Zoning By-Law on a way as defined by the Subdivision Regulations X
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____, or
 - c) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
 - d) a private way in existence on March 12, 1954, the date when the subdivision control law became effective in the Town of Franklin having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.
 - e) Other: _____


Signature of Applicant

Richard Whittington, President
Print Name of Applicant


Signature Owner

Richard Whittington
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: Plan of Land 15 & 17 Margarets Cove

Date of Plan: December 7, 2020 Assessor's Information: AM 237 Lots 16 & 18
AM 237 Lot 17

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: Whitman Homes, Inc.
1200 Turnpike Street
Canton, MA 02021

SECTION B:

Name of Record Owner(s): Whitman Homes, Inc.

Address of Record Owner(s): 1200 Turnpike Street
Canton, MA 02021

**** 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):

RICHARD WHITMAN, PRESIDENT, TIMOTHY PORTER VICE PRESIDENT + COOPER, BARRY O'BRIEN, VICE PRESIDENT

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

SAME AS OFFICERS

*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:

JUNE 1, 1993 MASSACHUSETTS

Executed as a sealed instrument this

day of 20

[Signature]
Signature of Applicant

RICHARDS WHITTINGTON, PRESIDENT
Print name of Applicant

[Signature]
Signature of Owner

RICHARDS WHITTINGTON, PRESIDENT
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

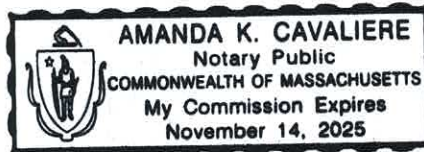
20 20

On this 10th day of December 2020, before me, the undersigned notary public, personally appeared Rich Whittington (name of owner), proved to me through satisfactory evidence of identification, which were license to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov. 14, 2025



5

Bk 37493 P424 #125307
12-31-2019 @ 12:48p

(Page 1 of 4)

Return to:

Gilmore, Rees & Carlson, P.C.
1000 Franklin Village Drive
Franklin, MA 02038

RECEIVED AND RECORDED
N O T NORFOLK COUNTY
A N R E G I S T R Y O F D E E D S
D E D H A M , M A
F I C I A L O F F I C
C O P Y C E R T I F Y

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

N O T M A S S A C H U S E T T S S T A T E E X C I S E T A X
A N N o r f o l k R e g i s t r y o f D e e d s
D a t e : 1 2 - 3 1 - 2 0 1 9 @ 1 2 : 4 8 p m
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QUITCLAIM DEED

We, MARGARET C. RANIERI and CATHERINE R. MILLER, as Trustees of the RANIERI TRUST under instrument dated December 30, 1994 and filed with the Land Registration Office for the Norfolk County Registry of Deeds as Document No. 708647 and MARY E. RANIERI, of Franklin, Massachusetts 02038,

For consideration paid of Eight Hundred Ten Thousand (\$810,000.00) Dollars,

Grant to WHITMAN HOMES, INC., a Massachusetts Corporation with a mailing address of 1200 Turnpike Street, Canton, Massachusetts 02021,

WITH QUITCLAIM COVENANTS:

Lots 73A, 74A, 75A, 76B, 77B, 78A and the Fee in the private portion of Margaret's Cove as shown on a plan entitled "Definitive Subdivision Modification 'Mine Brook Estates' Franklin, Massachusetts, dated June 28, 2019, Revised: August 29, 2019, September 10, 2019 and October 7, 2019, Scale 1" = 40', Guerriere & Halnon, Inc." recorded herewith as Plan No. ~~100001~~ 4-12 of 2019 in Plan Book 688.

The Grantor, Mary E. Ranieri, hereby reserves the following rights as appurtenant to and benefitting her remaining land described in Deeds recorded with the Norfolk County Registry of Deeds in Book 34742, Page 266 and Book 34742, Page 270: (i) the right to use Margaret's Cove for all purposes for which roads and streets are used in the Town of Franklin; and (ii) the right to use the twelve (12') foot wide right of way from Margaret's Cove over portions of Lots 75A and 76B, as shown on the sketch attached hereto and incorporated herein by reference.

Parcel "A" shown on the above-referenced Plan (being a portion of Lot 81 shown on Plan recorded with said Registry as Plan No. 39 in Plan Book 294) is excepted from the within conveyance and retained by the Grantors.

For Grantors' title, see Deeds recorded with the Norfolk County Registry of Deeds Book 12195, Page 174, Book 12196, Page 42, Book 29024, Page 385, Book 34742, Pages 264, 273 and 275.

Property Address: Lots 73A, 74A, 75A, 76B, 77B, 78A,
Margaret's Cove, Franklin, Massachusetts 02038



RECORD AND RETURN TO:
LOONEY COHEN & AISENBERG LLP
33 BROAD STREET 6TH FLOOR
BOSTON, MA 02109

4

NOT
WITNESS my hand and seal this 3rd day of December, 2019.
OFFICIAL COPY

NOT
OFFICIAL COPY

RANIERI TRUST

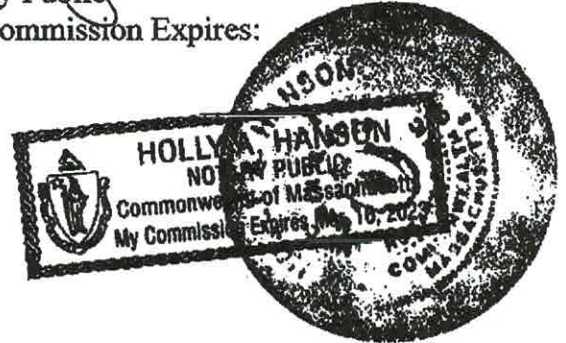
By: Margaret C. Ranieri
MARGARET C. RANIERI, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 3rd day of December, 2019, personally appeared before me, the undersigned Notary Public, MARGARET C. RANIERI, as Trustee aforesaid, proved to me through satisfactory evidence which was known to me to be the person whose name is signed on the within document, and acknowledged that she signed it voluntarily for its stated purpose on behalf of RANIERI TRUST.

Holly A. Hansen
Notary Public
My Commission Expires:



WITNESS my hand and seal this ^{N O T} ~~3rd~~ day of ^{N O T} ~~December~~, 2019.

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

O F F I C I A L
C O P Y
RANIERI TRUST

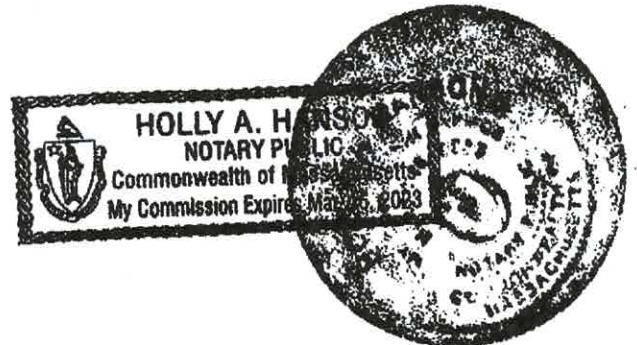
By: Catherine R. Miller
CATHERINE R. MILLER, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 3rd day of December, 2019, personally appeared before me, the undersigned Notary Public, CATHERINE R. MILLER, as Trustee aforesaid, proved to me through satisfactory evidence which was known to me to be the person whose name is signed on the within document, and acknowledged that she signed it voluntarily for its stated purpose on behalf of RANIERI TRUST.

Holly A. Hanson
Notary Public
My Commission Expires:



WITNESS my hand and seal this 4th day of December, 2019.

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

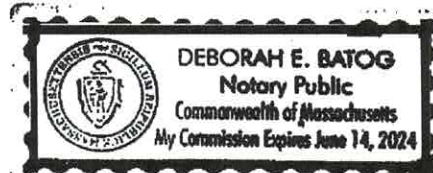
A N
O F F I C I A L
Mary E. Ranieri
MARY E. RANIERI

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 4th day of December, 2019, personally appeared before me, the undersigned Notary Public, MARY E. RANIERI, proved to me through satisfactory evidence which was personal knowledge to be the person whose name is signed on the within document, and acknowledged that she signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission Expires:



(Page 1 of 3)

From the office of:

Gilmore, Rees & Carlson, P.C.

1000 Franklin Village Drive

Franklin, MA 02038

N O T

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C O P Y

QUITCLAIM DEED

I, SHIRLEY A. FRENCH, a widow, of Franklin, Massachusetts,

For consideration paid of Fifteen Thousand and 00/100 (\$15,000.00) Dollars,

Grant to WHITMAN HOMES, INC., a Massachusetts corporation with a mailing address of 1500 Turnpike Street, Canton, Massachusetts 02021,

WITH QUITCLAIM COVENANTS:

A certain tract of meadow and sprout land situated in the northerly part of Franklin on the Southerly side of Mine Brook, bounded and described as follows, to wit:

Beginning at the Northerly corner of the premises at a large rock beside said Mine Book and running Southeasterly by land of the heirs of Benja. Pond to a stone monument and with a ditch; thence running Southwesterly by land of Asa Fuller to a ditch at the Northerly end of said ditch on hard land, then running Southerly by said Fuller's land with a ditch to land of David Lawrence; thence running Westerly by a ditch to a stone monument at the end of a ditch; then running Southwesterly by other land of Calvin Fairbanks to a stone monument; thence running Westerly by land of David Lawrence to said Mine Brook; thence running down stream with said Brook to a bridge over said Brook; thence continuing down stream with said Brook to the rock of one mentioned and the place of beginning, or otherwise bounded.

EXCEPTING THEREFROM the land taken by the United States of America under a Declaration of Taking dated March 26, 1982 and recorded with the Norfolk County Registry of Deeds in Book 6069, Page 584 (See also Plan recorded with said Registry as Plan No. 820 of 1982 in Plan Book 299). Prior to said Taking, the parcel was described as containing 20 acres, more or less. The within conveyance is intended to convey the remaining portion of the 20 acres following said Taking. Further reference is made to the Town of Franklin Assessor Map, Parcel ID: 237-017-000-000.

Property Address: Off Margaret's Cove, Franklin, MA

N O T

N O T

The Premises are conveyed subject to and together with the benefit of any and all rights, restrictions and easements. The Grantor expressly releases and assigns to the Grantee any and all rights and interests of whatsoever nature claimed by the within conveyed Premises.

The Grantor certifies under the pains and penalties of perjury that the within conveyed premises do not constitute her principal residence and no one is entitled to an estate of homestead therein.

For Grantor's title, see Deed of Arthur D. Moore to Leonard S. French, et ux dated December 31, 1963 and recorded with the Norfolk County Registry of Deeds in Book 4132, Page 294 (Being Parcel 6); and Deed of Albert P. Bishop to Leonard S. French, et ux dated November 30, 1971 and recorded with said Registry in Book 5181, Page 302. Leonard S. French having died on November 2, 2017 (See Death Certificate recorded with said Registry in Book 36144, Page 444).

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

NOT AN COPY WITNESS my hand and seal this 18th day of June 2020. NOT AN COPY C I A L

Shirley A French
SHIRLEY A. FRENCH

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss. Orleans

On this 18 day of June, 2020, before me, the undersigned notary public, personally appeared SHIRLEY A. FRENCH, proved to me through satisfactory evidence of identification, which was MA DL, to be the person whose name is signed on the within document, and acknowledged that she signed it voluntarily for its stated purpose.

Valerie Labelle
Notary Public Valerie Labelle
My Commission Expires:



VALERIE LABELLE
Notary Public
Commonwealth of Massachusetts
My Commission Expires February 11, 2022



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: December 15, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – 15 & 17 Margaret’s Cove

The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, December 21, 2020 Planning Board meeting and offers the following commentary:

General

1. The applicant has submitted a Form A application for 81-p Plan Review to accompany the plan titled “Plan of Land, 15 & 17 Margaret’s Cove, Franklin, Massachusetts” dated December 7, 2020.
2. The Applicant purchased lot 237-017-000, that previously abutts lot 78B. The applicant is combining lot 237-017-000 with lot 78B and moving the lot line of 77C to provide a larger lot.
3. The above application depicts a location within the Single Family III Zoning District. The proposed lot shown conforms to lot requirements associated with this zoning district.
 - Minimum Lot area: 20,000 s.f.
 - Minimum Frontage: 125’
 - Lot Width: 112.5’
4. The above application depicts the land known on Assessors Map 237 Lots 16-18.

ANR Summary

- ANR plan depicts 2 conforming lots.
- DPCD notes that they are not adding a new buildable lot, the applicant is only increasing the size of existing lots within the subdivision.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: December 15, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – 55 Couto Street

At the Planning Board meeting on December 7, 2020, the Planning Board approved an 81- P ANR plan for 55 Coutu, with the following conditions: 1) the property owner relinquish ownership of the roadway to the Town so that the Town can accept it, and 2) the property cannot be used for roadway access to extend the development.

This property is subject to the Coutu St Extension Subdivision Certificate of Vote and Order of Conditions approved in 2006. Conditioned in that original approval was that the lots would **not** be further subdivided and the road would remain private.

It has come to our attention that an 81-P ANR cannot be subject to such conditions, as listed above. We have also been informed that the Town will not accept just a cul-de-sac, and that the entire roadway (Coutu Street) would need to be brought up to current standards to be accepted by the Town.

Recommendation:

Per Town Attorney Cerel, it is recommended that the Planning Board *rescind* their vote on the 81-P ANR application, as such conditions listed above are not permitted in an 81-P ANR application.

DPCD recommends that the applicant file a Definitive Subdivision Modification with the Planning Board.

Town of Franklin



Planning Board

**November 2, 2020
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, Associate member Jennifer Williams. Members absent: None. Also present: Michael Maglio, Town Engineer; Amy Love, Planner; Matthew Crowley, BETA Group, Inc.; Maxine Kinhart, Administrative Staff.

*As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

7:00 PM

A. Decision: 162 Grove Street-Retail Marijuana

Ms. Love stated that the Planning Board closed the public hearing on October 19, 2020. She reviewed the waiver request to allow for HDPE storm drain pipe in lieu of class V RCP. She noted the suggested special conditions as listed in her memo to the Planning Board dated October 27, 2020.

Chair Padula stated the waiver request for HDPE pipe should only be for two connections, not throughout the entire site; before endorsement, the waiver request must be changed to indicate the specific locations.

Ms. Carla Moynihan, attorney for the applicant PharmCann, addressed the Planning Board. Mr. Maglio and Mr. Crowley reviewed the locations for the proposed HDPE pipe. Chair Padula confirmed the waiver request will state: To allow for HDPE storm drain pipe in lieu of class V RCP only on connections to the sub-surface infiltration system.

Waiver Request:

Motion to Allow for HDPE storm drain pipe in lieu of class V RCP only on connections to the sub-surface infiltration system. Rondeau. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

ROLL CALL VOTE:

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

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).

Chairman Padula read aloud the following.

- a) Proposed project addresses or is consistent with neighbor or Town need.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)

- b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)

- c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)

- d) Neighborhood character and social structure will not be negatively impacted.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-YES. Vote: 5-0 (5-Yes; 0-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.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)

- f) Number, height, bulk, location and siting of building(s) and structures(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.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-YES. Vote: 5-0 (5-Yes; 0-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.
Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-YES. Vote: 5-0 (5-Yes; 0-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.

Padula-YES; Power-YES; Halligan-YES; Rondeau-YES; David-YES. Vote: 5-0 (5-Yes; 0-No)

Chair Padula stated there were also the standard conditions of approval #1-13.

Chair Padula read aloud the 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 are 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.

5. Applicant is to provide an access easement agreement with Planet Fitness, located at 166 Grove St.

Motion to Approve 162 Grove Street, Special Permit & Site Plan, including the above five Special Conditions and that the Special Conditions be included on the front page of the plans before they are endorsed by the Planning Board. Halligan. Second: Power. Vote: 5-0 (5-Yes; 0-No)

B. Limited Site Plan: 100 Financial Way

Chair Padula stated the applicant would not be present at the meeting; the applicant will plan to attend the next meeting. This item is for the Planning Board to have a discussion. He stated the applicant is requesting to split the lot into different ownerships. He spoke with Attorney Mark Cerel. When a site is split, there needs to be legal access and easements to each site, or each ownership must meet all the requirements of the Site Plan without the easements such as separate parking, drainage and setbacks per parcel. He stated this item can be put on the November 16th agenda under General Business.

C. 81-P ANR: 100 Financial Way

Chair Padula stated this item is for the separation of the lots.

D. Partial Form H: Dean Ave Apartments

Mr. Halligan recused himself.

Ms. Love stated the applicant has submitted a Partial Form H and Engineer's Certificate of Completion for the following building uses: Building 5, and Garages 7-8. She stated that DPCD recommends the sound wall on Dean Avenue be improved. It was the understanding that landscaping would be planted in front of the wall; however, due to the underground utilities, this is not possible. DPCD recommends that the wall be covered and improved to blend in with the nearby vegetation. She stated that BETA has provided an onsite report with pictures.

Mr. Maglio stated the area in front of the wall called for landscaping. He stated that there were issues with runoff during construction. There is a 16 in. water main running along the wall area. He stated that he does not want pine trees and landscaping features in that area as it would be detrimental long term to have them growing over the water line; the applicant was asked not to put the landscaping features back.

Mr. Brian McCarthy of RJ O'Connell Associates addressed the Planning Board. He discussed the revised landscaping plan for the wall area. He stated small 4 ft. shrubs would not screen the wall. However, artificial vine matting has been installed on one panel; he showed the image to the Planning Board. He stated the stone berm is about 3 ft. high. Chair Padula noted the artificial vine greenery and asked if some purple rip rap could be put in the swale to make it more decorative. Mr. McCarthy stated they could find some stone to make it more visually acceptable. Mr. Rondeau asked if it was possible to plant some evergreens along the asphalt sidewalk which would eventually block the view of the wall. Mr. Maglio stated the right of way is very close, and they need to be cautious to not plant on the adjacent neighbor's property; he will look into it. Mr. David agreed with Mr. Rondeau's suggestion.

Mr. Crowley addressed outstanding items from his site visit including that the chain link fence was not installed, the dumpster enclosure was not completed, some no storage signs were not installed, and hand rails were not installed. Chair Padula confirmed the hand rails were for ADA compliance; they are a necessity for public safety and must be completed. Mr. McCarthy reviewed the required hand rails and said they are part of the building certificate of occupancy. He noted they are working on the dumpster enclosure and the chain link fence; those items will be completed this week. He stated the proposed dog park has been completed.

Motion to Approve the Partial Form H for Dean Ave Apartments. Power. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

Mr. Halligan re-entered the meeting.

7:05 PM **PUBLIC HEARING** – *Initial*
 206 Grove Street
 Site Plan Modification
 Documents presented to the Planning Board are on file.

Motion to Waive the reading. Rondeau. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Edward Cannon, attorney for applicant; Mr. Levi Reilly of Marcus Partners; and Mr. David Kelly of Kelly Engineering Group addressed the Planning Board. Mr. Cannon stated a revised ANR plan was proposed, and they have revised the existing Site Plan.

Mr. Reilly provided a review of the history of the submission. He stated Site Plan approval was received in August. They returned to the Planning Board in September because the project lender wanted three distinct lots so there was land collateral associated with each building. The Planning Board asked that the Site Plan be amended to match the ANR. As this was being done, a few construction changes were made, so it was determined a Site Plan Modification was needed. The Site Plan has been revised to create three distinct lots. They are requesting approval of the Site Plan and the ANR.

Chair Padula reviewed the proposed ownership of the three lots. He stated that he spoke with Attorney Mark Cerel about splitting the lots after a Site Plan was approved. He stated if they are going to be separate Site Plans and separate ownership, then they will have to be on their own for drainage, parking, etc. Each parcel has to conform to setbacks, etc., unless they have deed restrictions and easements. The drainage, snow storage, etc. cannot be running from one property to another. They each have to comply separately. Mr. Cannon stated that would be a condition of approval. He stated there will be cross access, cross drainage, and cross utility easements. He will have them approved by Town Counsel. Chair Padula stated all these documents must be provided before the Planning Board approves. Mr. Reilly asked if this could be approved with the condition that the easements will be forthcoming as the legal documents take time to draft. He requested Site Plan and ANR approval so they can move forward with their bank. Chair Padula stated he would not be comfortable with that under Town Counsel's direction; he will not take a vote to approve until the legal documents are submitted. Mr. Rondeau agreed with Chair Padula that they must do the right thing for the Town.

Mr. Kelly reviewed the revised plan and focused on the changes that have happened since it was originally approved. He stated the plan set shows they have conformed to all zoning requirements for each of the three lots when split; each lot would stand alone. He stated that this will be a business park that operates as three separate owners, but the site will operate as one site. They have been designed to stand alone once they are past the legal concern. He reviewed that the primary changes to the plans represented in the modification fall into two categories: changes that have happened as a logical progression to construction which are rather minor in nature; and changes related as a result of the ongoing negotiations with potential tenants for the space. He explained there is a shortage of trailer storage spaces; as such, they are proposing additional spaces. To accommodate the onsite truck circulation, they have proposed to enlarge the access in and out. They have shown one additional loading door. He stated they are working with Mr. Crowley regarding curbing options.

Chair Padula explained the lot lines have changed as there is now a lot line through a parking area. There would need to be shared easements. The same is true for snow storage and drainage as it goes from one owner's property to another. He noted impervious surfaces increased which would require a Limited Site Plan Modification; BETA and Mr. Maglio will need to address this. He stated a report from the Fire Chief will be needed. He stated upright granite or reinforced concrete curbing is required in the Town's bylaws.

Mr. Crowley stated the applicant modified the stormwater and drainage based on the added impervious surface. Mr. Maglio confirmed the applicant addressed all that was needed. Ms. Love stated the applicant will need to file an amended Order with the Conservation Commission. Mr. Reilly stated none of the changes are within Conservation jurisdiction; he plans to send them an updated set of plans. Ms. Love stated the Conservation Commission must make that determination.

Motion to Continue the public hearing for 206 Grove Street, Site Plan Modification, to December 7, 2020. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – *To Be Continued*
Maple Hill
Definitive Subdivision
Documents presented to the Planning Board are on file.

Motion to Continue the public hearing for Maple Hill, Definitive Subdivision, to November 16, 2020. Halligan. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – *Continued*
70, 72 & 94 East Central St – Multi-Family
Special Permit & Site Plan Modification
Documents presented to the Planning Board are on file.

Chair Padula recused himself.

Mr. Richard Cornetta, attorney representing the applicant; Mr. Brad Chaffee, owner/applicant; Ms. Liz Ranieri of Kuth Ranieri Architects; and Mr. Rick Goodreau of United Consultants, Inc. addressed the Planning Board. Mr. Cornetta stated that at the last Planning Board meeting there was concern about the commercial building at 88 East Central Street. As such, new architectural renderings have been submitted. Ms. Ranieri reviewed the new renderings. She stated the revised design is more in keeping with the New England character. The scale of the peak and height of the addition have been reduced to keep in line with the current house, and the exterior materials have been revised.

Mr. Cornetta stated the balance of the comments from BETA have been addressed. Mr. Goodreau stated that four comments were received from the Planning Board at the last meeting with respect to the Site Plan. As such, they have added additional screening to some parking spaces, a fence on top of the ledge area, plantings for screening at the rear of the site, and a new dumpster location.

Ms. Love reviewed the Planning Board’s comments from the October 19, 2020, meeting which included holding the occupancy for the last two units, until the addition on the house is weather tight. Per Town Attorney Cerel, the Planning Board can add the following condition: This special permit is personal to this applicant, or an entity owned by the applicant and shall NOT run with land; any proposed change in the project, including a change of ownership, shall require submittal to and approval by Franklin Planning Board. Mr. Maglio stated he had no further comments on the submission; Mr. Crowley stated he had no further comments on the submission.

Vice Chair Halligan requested comments from Planning Board members on the new renderings. Ms. Williams stated it is an improvement; it matches more with the character. Mr. Power commended the applicant for taking the suggestions of the Planning Board. He stated this is a reasonable solution, and it looks like it belongs there now. Mr. David stated he is good with the new exterior finish. Mr. Rondeau pointed out that this house hinges on the four-story building in the back, and they need to be tied together to

protect the Town. He reiterated that he would have liked the house removed and the back building moved forward.

Mr. Chaffee addressed the final occupancies of the final two units to be held until the finished renovation of this building and stated that he would be willing to tie this together with the occupancy of the last unit. Mr. Rondeau requested two units be held. Mr. David and Mr. Power agreed. Vice Chair Halligan noted the applicant would need to return for a Limited Site Plan for a tenant. He stated he wants the outside of the building to be finished; he is not concerned about the interior being completed. He confirmed it seems like the Planning Board has agreed to the new design. However, this design change must return to the Historical Commission and Design Review Commission. He stated that the Planning Board does not close a public hearing until all other boards' approvals are received. He confirmed BETA suggested an ANR plan should be provided to show the lot lines. Ms. Love stated an ANR is not typically attached to a Site Plan. Vice Chair Halligan confirmed the site will be all granite curbing. Mr. Goodreau confirmed vertical granite curbing detail on Sheet 7 and Sheet 3 of the plans.

Vice Chair Halligan asked Mr. Cornetta about drafting language regarding retaining the last two units. Mr. Cornetta noted that Attorney Cerel provided specific language. Ms. Love read aloud the wording providing by Mr. Cerel. Vice Chair Halligan asked what happens if the building was sold. Mr. Cornetta stated language specific to the two units would be needed; he stated that he will speak with Attorney Cerel to work out the language.

Motion to Continue the public hearing for 70, 72 & 94 East Central St – Multi-Family, Special Permit & Site Plan Modification, to November 16, 2020, at 7:20 PM. David. Second: Power. Vote: 4-0-0 (4-Yes; 0-No).

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Power. Second: David. Vote: 4-0-0 (4-Yes; 0-No). Meeting adjourned at 8:41 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary

Town of Franklin



Planning Board

**November 16, 2020
Meeting Minutes**

Chair Anthony Padula called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 7:00 PM. Members in attendance: Joseph Halligan, William David, Gregory Rondeau, Rick Power, Associate member Jennifer Williams. Members absent: None. Also present: Amy Love, Planner; Matthew Crowley, BETA Group, Inc.; Maxine Kinhart, Administrative Staff.

*As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, the Planning Board will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

7:00 PM Commencement/General Business

Chair Padula read aloud the Zoom platform call-in phone number and the Zoom link which were also provided on the meeting agenda.

A. Election of Officers

Motion to Elect Anthony Padula for Chair by Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Elect Joseph Halligan for Vice Chair by Rondeau. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

Motion to Elect William David for Clerk by Halligan. Second: Power. Vote: 5-0-0 (5-Yes; 0-No).

B. 2021 Meeting Dates

Motion to Accept 2021 Planning Board Meeting Dates. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

C. 81-P ANR Signing Authority

Motion to Approve 81-P Signing Authority. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

D. Phase Plan: 160 Grove St – Marijuana Cultivation

Mr. Jim Stukel of Stukel Group addressed the Planning Board. He stated the original submission in November 2018 indicated all infrastructure for the site would be put in for Phase 1. The only item not going to be done for Phase 1 will be the paving in the back parking lot on the east side; it will be done in Phase 2. The infrastructure, stormwater basin, and drainage will be installed in Phase 1. In response to Chair Padula’s questions, Mr. Stukel stated that the sidewalks and curbing will be put in place except the for the back parking lot sidewalk. Mr. Rondeau asked if some of the landscaping can be done in the front of the building as it is listed in Phase 2. He questioned the number of grow warehouses in the second phase. Mr. Stukel stated the landscaping and signage will be put in place. He stated that in Phase 1 there will be three or four grow houses; the number of grow houses will increase as the income comes into the facility. He believes

there will be a total of nine. Discussion commenced on the total number of grow houses. Chair Padula asked to have that number clarified before this is endorsed; as well, he requested the landscaping plan be included. Mr. Stukel reviewed the emergency vehicle access which will have a binder course. Ms. Love confirmed the applicant's plans were submitted on October 16, 2020. Mr. Stukel stated he has additional plans which he will submit. Mr. Halligan confirmed the hydrants in the back of the building will be installed. Mr. Stukel explained changes to the plans. Mr. Halligan stated that he is okay with the concept but would like to see a clear print before signing off.

E. Partial Form H: Fairfield at Dean Ave – Apartments

Mr. Halligan recused himself.

Ms. Love stated the applicant submitted a Partial Form H for the occupancy of Building 6 and Garages 9-10. BETA performed a site visit and provided an observation report. She stated that Building 6 does not look like it is ready for occupancy. Chair Padula stated concern about items that were still to be completed including stair railings, retaining wall walkway, dumpster enclosures, guardrails, and final plantings.

Mr. Brian McCarthy of RJ O'Connell Associates addressed the Planning Board. He reviewed items that have been completed including the stair railings. He said the only dumpster enclosure remaining is at Building 6; the railing along the retaining wall at Building 6 are ready to go in within the next few days. He reviewed the plantings at the sound wall that were discussed at the last meeting. He said the landscape contractor determined planting that would not create an impact for the underground infrastructure. They will install three spruce trees and some lower junipers to screen the rip rap on the ground. At the sound wall, they will put in some Colorado blue spruce trees at 10 ft. to 12 ft. high. He noted they will put a growing vine on the wall for screening. Chair Padula stated that there is a concern about the underground pipes. He confirmed that the roots for the proposed plantings stay at the top of the ground and therefore would not disturb the pipes. Ms. Williams stated she thinks this is a great solution and visual improvement. Mr. Crowley stated that the applicant explained the outstanding items well.

Mr. McCarthy discussed a concern about the driveway that runs between Building 5 and Building 6. He proposed installing a row of landscape boulders of about 3 ft. diameter spaced about 8 ft. on center instead of the guardrail. He stated this was discussed with the Town Engineer who did not see it as an issue but stated it should be brought to the Planning Board. Mr. David questioned if the 8 ft. spacing was too far apart. Mr. McCarthy said the boulders would be complementary visually and they could space them closer than 8 ft. Mr. David confirmed he would like the boulders spaced closer. Discussion commenced about the slope in the area and why boulders were proposed rather than some type of rip rap.

Motion to Approve the Partial Form H: Fairfield at Dean Ave – Apartments, with the stipulation that there be no Certificate of Occupancy until the railings are in between Building 3 and Building 6. Rondeau. Second: David. Vote: 4-0-0 (4-Yes; 0-No).

Mr. Halligan re-entered the meeting.

F. 81-P ANR: 140 Beech Street

Mr. Scott Ambler, attorney for the applicant, and Mr. Mike Savard, applicant, addressed the Planning Board.

Chair Padula discussed the required frontage, expressed concern that Joseph Circle is a private way, and discussed the existing egress. Mr. Ambler reviewed the frontage and egress; he stated he believed the lot only needed the 200 ft. frontage which it has on Beech Street. The bylaws stated they do not need 200 ft. on the sides of a corner lot. Chair Padula reviewed the bylaw frontage requirements. He stated he would like Town Attorney Mark Cerel to review this item. Ms. Love stated that she consulted Town Attorney Cerel regarding the second lot having the frontage on Joseph Circle which is a private way; Mr. Cerel said it is acceptable for

frontage. She noted the lot only needs frontage on one street, not both streets. Planning Board members asked questions. Mr. Savard reviewed the utilities on Joseph Circle. He said it is underground power, and it will be bonded. Chair Padula noted that the applicant will have to go before the Town Council to get an easement to tap into the sewer. He stated that since Ms. Love checked with Mr. Cerel who said it was fine, then he is all set with this. Ms. Love stated the circle should be added prior to signature. Mr. Ambler said he can have that corrected tomorrow and sent over.

Motion to Approve the 81-P ANR: 140 Beech Street. David. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – Initial
 Zoning Bylaw Amendment 20-861
 On or Near Oak Street
 Documents presented to the Planning Board are on file.

Mr. Bryan Taberner, Director of Planning and Community Development, addressed the Planning Board. He explained that the Department of Planning and Community Development (DPCD) and other Town staff are undergoing a multi-year project to better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts, the Zoning District line is moved so each parcel is only in one zoning district, in most cases based on the current land use. He reviewed the proposed Zoning Map Amendment that would change the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code). He discussed Zoning Bylaw Amendment 20-861: Zoning Map Changes from Rural Residential II and Single Family Residential III, to Rural Residential II or Single Family Residential III an area on or near Oak Street. He noted that provided in the Planning Board's meeting packet are the amendment document, a list of parcels proposed for rezoning, and a diagram with two maps: one showing the current zoning, and one showing proposed Zoning Map changes.

Motion to Recommend to the Town Council Zoning Bylaw Amendment 20-861 On or Near Oak Street. Power. Second: Halligan. Vote: 5-0-0 (5-Yes; 0-No).

7:05 PM **PUBLIC HEARING** – Initial
 Zoning Bylaw Amendment 20-862
 On or Near Longhill Road and Pleasant Street
 Documents presented to the Planning Board are on file.

Motion to Waive the reading. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Mr. Bryan Taberner, Director of Planning and Community Development, addressed the Planning Board. He stated that this proposed zoning bylaw amendment was a little more complicated than the previous agenda item. He reviewed this proposed Zoning Map Amendment that would change the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code). He discussed Zoning Bylaw Amendment 20-862: Zoning Map Changes from Single Family Residential III and Single Family Residential IV, to Single Family Residential III or Single Family Residential IV an area on or near Longhill Road and Pleasant Street. He noted that provided in the Planning Board's meeting packet are the amendment document, a list of parcels proposed for rezoning, and a diagram with two maps: one showing the current zoning, and one showing proposed Zoning Map changes. He noted no objections have been raised from any of the property owners. Chair Padula asked questions.

Motion to Recommend to the Town Council Zoning Bylaw Amendment 20-862 On or Near Longhill Road and Pleasant Street. Halligan. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

7:10 PM **PUBLIC HEARING** – Initial

52 East Central Street
Special Permit & Site Plan Modification
Documents presented to the Planning Board are on file.

Motion to Waive the reading. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Chair Padula recused himself.

Vice Chair Halligan enacted Associate Planning Board Member Jennifer Williams as the alternate to vote as this is a Special Permit.

Mr. Halim Choubah of Choubah Engineering Group, representing the applicant, addressed the Planning Board to convert 600 sq. ft. existing retail space, that is an existing gasoline filling station that has an existing convenience store on site, to accommodate a coffee shop with drive-thru. He stated they are proposing to add a drive-thru window to the existing building on site which is allowed by Special Permit by the Planning Board. The drive-thru window includes adding a drive-thru lane and re-structured parking spaces. He discussed the proposed curb cuts and circulation. He noted they have proposed landscape improvements.

Ms. Love noted that letters from Town Engineer Michael Maglio, Fire Department, and Budling Commissioner have been submitted and are included in the Planning Board’s meeting packet. She stated that BETA is currently reviewing the project. She recommended color renderings for the project be submitted. She noted that a bypass lane is recommended by both the Town Engineer and the Building Commissioner.

Mr. Choubah stated he has not had an opportunity to read the comments from the Town Engineer or Building Commissioner. Vice Chair Halligan stated that the applicant was applying for a Site Plan Modification. He asked if a Site Plan was ever done for this site as one is needed in order to be modified. Mr. Choubah asked Ms. Love if there was an existing Site Plan. Ms. Love stated that she did not think so. Vice Chair Halligan stated that before a Site Plan can be modified, there has to be an existing Site Plan. He asked if the applicant was aware that they needed to have a drive-thru bypass lane. Mr. Choubah discussed a bypass lane; he said it was not possible unless the building was moved. Vice Chair Halligan reviewed some concerns including the Town Engineer’s comments regarding drainage and stormwater. He suggested the applicant review the amount of queuing available so cars would not be backed onto Summer Street. Planning Board members asked questions and noted concerns about safety, traffic flow, the length of the queuing lane, and the queuing bypass lane. Vice Chair Halligan suggested the applicant address said concerns. Mr. Choubah stated he would discuss this with his client.

Motion to Continue the public hearing for 52 East Central Street, Special Permit & Site Plan Modification, to December 21, 2020, at 7:05 PM. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Chair Padula re-entered the meeting.

7:20 PM **PUBLIC HEARING** – *Initial*
515 West Central Street
Site Plan
Documents presented to the Planning Board are on file.

Motion to Waive the reading. Rondeau. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

Ms. Love reviewed that the site is located in the Commercial II Zoning District. The applicant is proposing to construct a two-story 5,250 sq. ft. daycare facility to include parking spaces, drainage, and landscaping. Letters have been received by Fire and DPW. The applicant has applied with the Conservation Commission. She reviewed her comments as outlined in her memorandum to the Planning Board dated November 11,

2020, which included: 1. Dumpster is located next to the abutting residential property. DPCD recommends dumpster is moved to the other side of the property, away from residential units. 2. Fire Department has requested a 20 ft. access drive around the building. 3. Applicant has provided 33 parking spaces, with 10 spaces for visitors or child drop off. How many students will occupy the building? 4. How is the snow going to be stored where indicated on the plans? It appears the only access to the snow storage is through the Wendy's parking area. 5. Applicant is required to apply with the Design Review Commission. 6. DPCD defers to DPW/Engineering and BETA Group, Inc. to address drainage issues. She stated that DPCD recommends continuing the public hearing until all outstanding issues are addressed.

Chair Padula read aloud the comment letter from Town Engineer Michael Maglio to the Planning Board dated November 12, 2020, and the comment letter from the Fire Department to the Planning Board dated October 29, 2020; both letters are provided in the Planning Board's meeting packet.

Mr. Edward Cannon, attorney on behalf of the applicant, Ms. Amanda Cavaliere of Guerriere & Halnon, Inc., and architect Ms. Cheryl Schweiker addressed the Planning Board. Ms. Cavaliere reviewed the plans for the proposed two-story daycare and discussed the exiting conditions including the wetlands. She stated that Goddard Consulting is working with WSI on the ANRAD through the Conservation Commission. She stated they have already gone through Tech Review. She stated the two-story building will be 34 ft. high; a color rendering and elevation plan will be provided under the next submittal. They are proposing 32 parking spaces which include two handicap spaces. She stated a paved drive will go around the facility to allow for emergency access and trash removal. She reviewed the dumpster location and planned pick up schedule. She stated they are in the process of reviewing an alternate traffic pattern. She noted there are access easements from the Wendy's property. She reviewed the proposed playground. She noted there would be up to 22 teachers on site at one time. The proposed hours of operation are 6:30 AM to 6:30 PM. She reviewed the stormwater and drainage when the site was originally developed in 2011. She stated a drainage analysis has been provided; they will address BETA's questions in the next submittal.

Planning Board members asked questions about how many children will be at the school, the layout, circulation, and safety concerns of the parking lot, drop off procedures, staffing numbers, gravel removal off site, retaining walls of 18 ft., safety concerns regarding the removal of the cul de sac, the address of 515 West Central Street, snow storage, and widening the 18 ft. road to 20 ft.

Ms. Cavaliere stated a traffic flow pattern can be provided for drop off and pick up. Ms. Schweiker stated the facility would be licensed for a maximum of 143 children; they do not expect them all to be there at the same time. Ms. Cavaliere stated an earth removal permit will be filed, if needed. She stated the retaining wall will be designed by others, and information will be provided in the next submittal. Mr. Cannon stated the address is dictated to them; he will review the address and provide information to the Planning Board at a future meeting. Ms. Cavaliere reviewed the existing conditions. Chair Padula reviewed the history of the site and the need for the cul de sac, he noted concern about the dumpster abutting residential property with a suggestion for a new location, and he discussed concern about parking spaces and backup area. Ms. Cavaliere stated updated stormwater information would be provided in future submittals. Mr. Cannon confirmed this is a single-owner lot as part of a trust. Mr. Halligan asked if this lot would have to comply with its own impervious coverage area. He is not in favor of removing the cul de sac.

Mr. Crowley reviewed items of concern from his Site Plan Modification Peer Review letter to the Planning Board dated November 12, 2020, which is included in the Planning Board's meeting packet. Chair Padula told the applicant there would be no HDPE pipe and reinforced concrete is required and should be marked as such. He discussed the playground area and where the cars enter and asked if there would be bollards; 6 ft. PVC fence would not be enough to protect the children from a car if needed.

Motion to Continue the public hearing for 515 West Central Street, Site Plan, to December 21, 2020. Halligan. Second: David. Vote: 5-0-0 (5-Yes; 0-No).

7:25 PM **PUBLIC HEARING** – *To Be Continued*
Maple Hill
Definitive Subdivision
Documents presented to the Planning Board are on file.

Motion to Continue the public hearing for Maple Hill, Definitive Subdivision, to December 7, 2020. David. Second: Rondeau. Vote: 5-0-0 (5-Yes; 0-No).

Chair and Planning Board Comments

Ms. Love stated the solar field on Spring Street that was approved by the Planning Board has been under construction. They have invited the Planning Board to do a site walk. Mr. Crowley provided an update as to where the applicant is in the construction. He stated the applicant has made progress and expects to move the heavy equipment off the site in the next two to three weeks. The solar arrays remain to be installed. The contractor from NEXAMP requested the Planning Board look at the site so if they determine anything else that needs to be done, it can be taken care of before the heavy equipment is moved off site. He confirmed there have been no onsite changes. He noted there were many boulders; the contractor wants to know if they can keep the boulders on site or if they need to remove them off site.

Chair Padula noted that the Planning Board approved a set of lights for the Amego School at the intersection of Washington Street and King Street. He stated that tractor trailers block the intersection when trying to take a left onto King Street as they use both lanes to turn. The tractor trailers run over and scrap the skirt of the island. The design is not made for long tractor trailers; it is not big enough or wide enough. He questioned if the island be taken out and stated that the intersection is not correct. Ms. Love stated she would relay this to Mr. Maglio.

7:20 PM **PUBLIC HEARING** – *Continued*
70, 72 & 94 East Central St – Multi-Family
Special Permit & Site Plan Modification
Documents presented to the Planning Board are on file.

Chair Padula recused himself.

Mr. Richard Cornetta, attorney representing the applicant, and Mr. Brad Chaffee, owner/applicant, addressed the Planning Board. Mr. Cornetta stated all peer review comments have been addressed. At the last public hearing, revised plans for the middle building at 88 East Central Street were provided. The Planning Board noted concern about the historical nature of the building and did not want to close the public hearing until it went before Design Review Commission and the Historical Commission to make sure they approved the new elevation plans for the middle building. He stated that last Tuesday the Design Review Commission approved the latest renderings for 88 East Central Street. Mr. Cornetta read aloud an email sent to Mr. Chaffee from the Historical Commission; the Commission stated they had no objections to the latest design. He requested the Planning Board close the public hearing tonight.

Ms. Love noted the two waivers as listed on her memorandum to the Planning Board dated November 12, 2020. She reviewed her two suggested Special Conditions as outlined in her memo: 1. Hold the occupancy for the last two units until the addition on the house is weather tight. 2. This Special Permit is personal to this applicant, or an entity owned by the applicant, and shall NOT run with land; any proposed change in the project, including a change of ownership, shall require submittal to and approval by Franklin Planning Board. She stated the above wording was written by Town Attorney Cerel and recommended as a condition to withhold the last two occupancy permits.

Vice Chair Halligan stated that he spoke with Mr. Cerel a few weeks ago. He thought the Planning Board was going to receive a letter from the applicant stating that the applicant is going to hold the two units. The signed document would be needed to go along with the application. Ms. Love stated Attorney Cerel said that the applicant needed to go on record stating he agreed to this; at the last meeting the Planning Board asked the applicant, and the applicant went on record that he was agreeable. Mr. Rondeau asked questions including whether the building is historical. Mr. Chaffee stated the building is historical. Discussion commenced about the historical nature of the building, if it was historical, and the altering of a historical building. Mr. Rondeau stated he may need more time to consider this.

Mr. Bryan Taberner, Director of Planning and Community Development, clarified that the Historical Commission will review the partial demolition that will be needed at the property. He noted the Historical Commission can only put in a demolition delay; they cannot actually stop a demolition. He reviewed the Historical Commission's letter. He stated the reason a property goes before the Commission has to do with the year the building was built. He stated it is good to preserve existing structures; however, the applicant did not need to go before the Historical Commission. Mr. Rondeau stated that Mr. Taberner is stating that the white building is not historical; however, at the beginning of this process it was stated that the building was historical. Mr. Taberner stated it is historical, but it does not matter as far as the Planning Board is concerned. Whether the Planning Board would like the building to come down or not should have no bearing on what the Planning Board's decision should be. The Planning Board is making a ruling on the project presented before them.

Mr. Rondeau stated he was for the white building coming down. A lot of the Planning Board's decisions were based on the white house; he noted this is a Special Permit. He stated that the Planning Board was told the building was historical. He said the Planning Board has made a lot of concessions for this; then, on the eleventh hour, the Planning Board gets a letter that it is not historical. He stated that he thought the Planning Board was going to get a letter from the applicant regarding the two units. The Planning Board wants what is best for the Town. Mr. Power said he is okay where they are at with the project; the applicant has done everything the Planning Board has asked. Vice Chair Halligan stated some of the Planning Board members have been concerned about this since the beginning of the project. He asked what year a house is built that it is considered historical. Mr. Taberner said somewhere in the 1930s. Discussion commenced about historic significance.

Vice Chair Halligan requested that Mr. Chaffee obtain a letter from the National Historical Society indicating this is a historic home with historical significance and should not be torn down. Mr. Chaffee said he could obtain it. Mr. Chaffee discussed information from the Massachusetts Historical Commission that this property is registered as historical from an architectural standpoint. Mr. David expressed concern that Mr. Chaffee is just sharing this information from the Massachusetts Historical Commission at this time; however, the Franklin Historical Commission stated that they have no jurisdiction over this house. Mr. David noted that the Planning Board asked for this information many meetings ago. Vice Chair Halligan asked Mr. Chaffee how long it would take to file for a demolition permit for the house to either get a denial or approval; this would provide the information the Planning Board needs. Mr. Chaffee said it was probably not an easy process. Mr. Cornetta said he does not think this would have to go before the state for the demolition; it would be a local process. Vice Chair Halligan said the Franklin Historical Commission indicated they have no jurisdiction. Mr. Cornetta reviewed what he thinks the Franklin Historical Commission was trying to say in their submitted letter. Vice Chair Halligan stated the way the letter was written confused the Planning Board. Mr. Cornetta asked what would satisfy the concerns of the Planning Board. Vice Chair Halligan reiterated that this issue was brought up many meetings ago; the applicant could have ironed this out previously. He suggested the public hearing should be continued, and the applicant should do further homework on this issue. Mr. Taberner stated that the Planning Board is thinking that demolition of the building would make a better project; however, Mr. Chaffee decided to go with saving the building. He reviewed the filing with the state as historical. He stated that it does not mean that the building cannot be demolished; it is a statement that the Town would like the building preserved. He stated he does not know if

the project before the Planning Board is going to get any better than it is. Vice Chair Halligan stated that he agreed with what Mr. Taberner said; however, this is a Special Permit as there is a bigger building going in behind it which is a four-story multi-family apartment complex.

Ms. Liz Ranieri of Kuth Ranieri Architects noted that at their presentation on June 29, 2020, the historic nature of this building was discussed. This is about preserving Franklin's history. She noted concern about using the phrase eleventh hour. Vice Chair Halligan noted that the letter from the Franklin Historical Commission was just presented to the Planning Board. As this proposed project has been worked on for about nine months, this is the eleventh hour that this information was presented.

Mr. David noted that Mr. Taberner stated that the yellow house in the back is going to be taken down. He asked if that building was historical. Mr. Taberner said it was not listed with the state. Both buildings would need a demolition permit with the local Historical Commission; the state does not have any say in the demolition permit. Vice Chair Halligan asked Mr. Taberner if it were possible to get a demolition permit for the white building. Discussion commenced regarding the historical nature of the building. Mr. Taberner explained the process to obtain a demolition permit and the meaning of a demolition delay. He confirmed that with the project as is, the applicant would need to obtain a demolition permit for the entire back building and the portion of the white building requiring demolition. Vice Chair Halligan stated he was trying to determine the proper way to conclude the meeting as there are some Planning Board members who are uncomfortable; he stated that Mr. Rondeau and Mr. David are not prepared to vote. He stated that Mr. David's concern is that there is a possibility that the house could be torn down. The letter that was requested from the applicant that would address this was never provided. Ms. Love stated that the project as it is now is the project that is before the Planning Board. Vice Chair Halligan reiterated that this is a Special Permit for a multi-family four-story structure behind this historic home. Ms. Love noted that the Special Permit criteria is what must be voted on by the Planning Board. Vice Chair Halligan stated he would like a few more weeks for the members who are uncomfortable before he closes the public hearing and takes a vote.

Mr. Cornetta stated that the Planning Board should provide the applicant with a clear path and direction as to what the Planning Board would like. He reviewed the previous concerns of the Planning Board. He stated that as far as the historical building and whether it should or should not come down, they believe it provides a benefit to the project, not a detriment. Vice Chair Halligan reiterated that he believes this meeting should be continued to allow the members to consider the information provided.

Motion to Continue the public hearing for 70, 72 & 94 East Central St – Multi-Family, Special Permit & Site Plan Modification. David. Second: Power. Discussion: Mr. Rondeau asked for a more defined letter from the Historical Commission and a letter from the applicant stating that two units will be held prior to closing the public hearing. Mr. Chaffee agreed to obtain a new letter from the Historical Commission and to provide a letter regarding holding the two units. Mr. Cornetta reviewed the language pertaining to a weather-tight building. ***Motion to Continue the public hearing for 70, 72 & 94 East Central St – Multi-Family, Special Permit & Site Plan Modification, to December 7, 2020, at 7:10 PM. Power. Second: Rondeau. Vote: 4-0-0 (4-Yes; 0-No).***

Motion to Adjourn the Remote Access Virtual Zoom Planning Board Meeting. Rondeau. Second: David. Vote: 4-0-0 (4-Yes; 0-No). Meeting adjourned at 10:13 PM.

Respectfully submitted,

Judith Lizardi,
Recording Secretary