

CIVIL ENGINEER

Mark M. Santora, PE Inc. #40167
123 Old Westboro Road
North Grafton, MA 01536

CONSTRUCTION CONTROL

Mark M. Santora, PE Inc. #40167
123 Old Westboro Road
North Grafton, MA 01536

USE DESIGN CONSULTANT

Manifold Design and Development Inc.
207 Lawrence St.
Denver, Colorado 80205

OWNER

The Taylor Group
10 Liberty Way
Franklin, MA 02038

APPLICANT

19th Fairway Development Inc.
42 Adin Street
Hopedale, MA 01747

LAND SURVEYOR

Continental Land Survey LLC
105 Beaver Street
Franklin, MA 02038

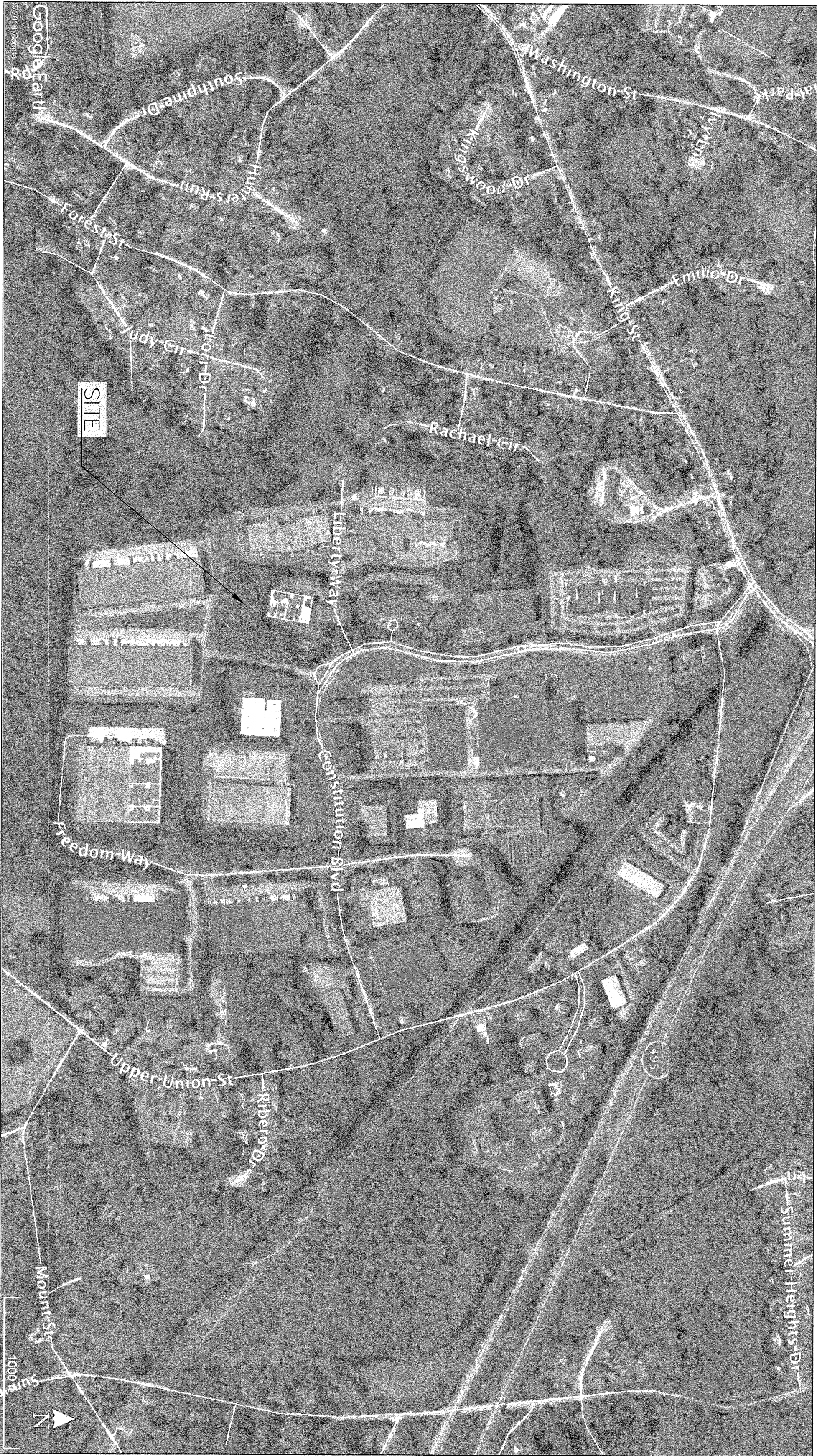
TITLE	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
EROSION CONTROL PLAN	3
SITE UTILITY, PARKING PLAN & FACILITIES PLAN	4
GRADING AND DRAINAGE	5
LANDSCAPE PLAN	6
CONSTRUCTION DETAILS	7
CONSTRUCTION DETAILS	8

SITE PLAN
FOR
COMMERCIAL BUILDING
4 LIBERTY WAY
IN
FRANKLIN, MASSACHUSETTS

DATE: SEPTEMBER 25, 2018

CERTIFICATE OF VOTE:

SEE CERTIFICATE OF VOTE FROM THE FRANKLIN
PLANNING BOARD VOTING TO APPROVE AT A
MEETING ON APRIL 9TH 2019 THE PLAN ENTITLED
"SITE DEVELOPMENT FOR CANNABIS
CULTIVATION" PLAN DATED SEPTEMBER 25, 2018
REVISED THRU FEBRUARY 7, 2019 BY MARK
SANTORA PE INC.



LOCUS MAP

GRAPHIC SCALE



ZONING TABLE REQUIREMENTS	
DISTRICT	INDUSTRIAL
LOT AREA	40,000 SF
CONTINUOUS FRONTAGE	175'
DEPTH	200'
LOT WIDTH	157.5'
MIN. YARD FRONT	40'
MIN. YARD SIDE	30'
MIN. YARD REAR	30'
MAX. HEIGHT OF BUILDING	3 STORIES
MAX. IMPERVIOUS COVERAGE OF EXIST. UPLAND, STRUCTURES	70%
MAX. IMPERVIOUS COVERAGE OF EXIST UPLAND, STRUCTURES PLUS PAVING	80%

ALL ABUTTING LAND USES
ARE INDUSTRIAL

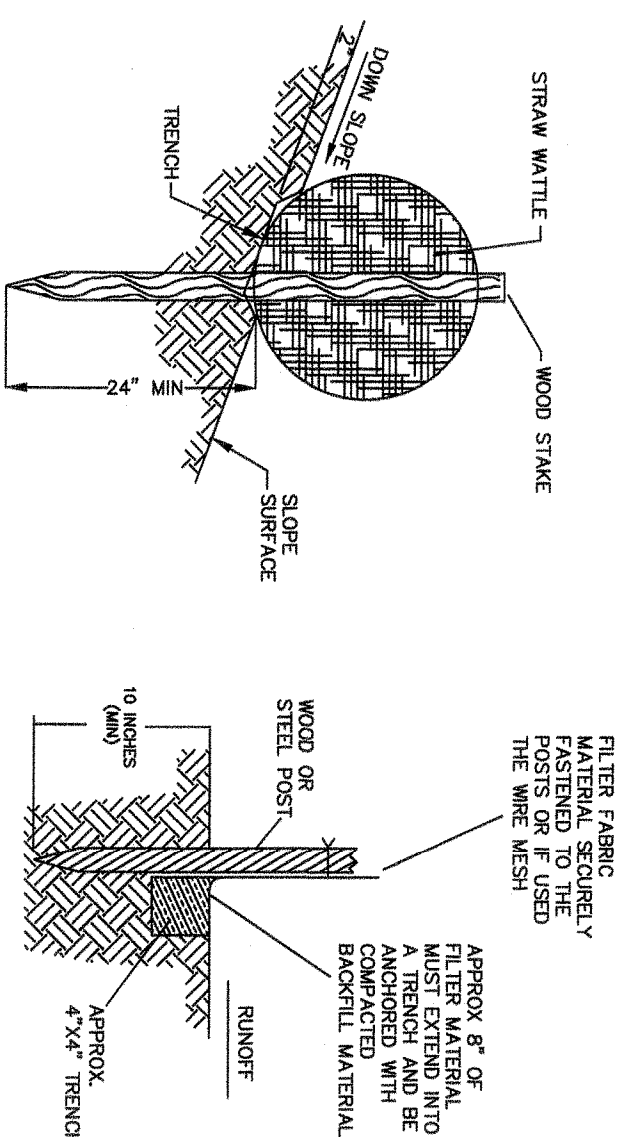
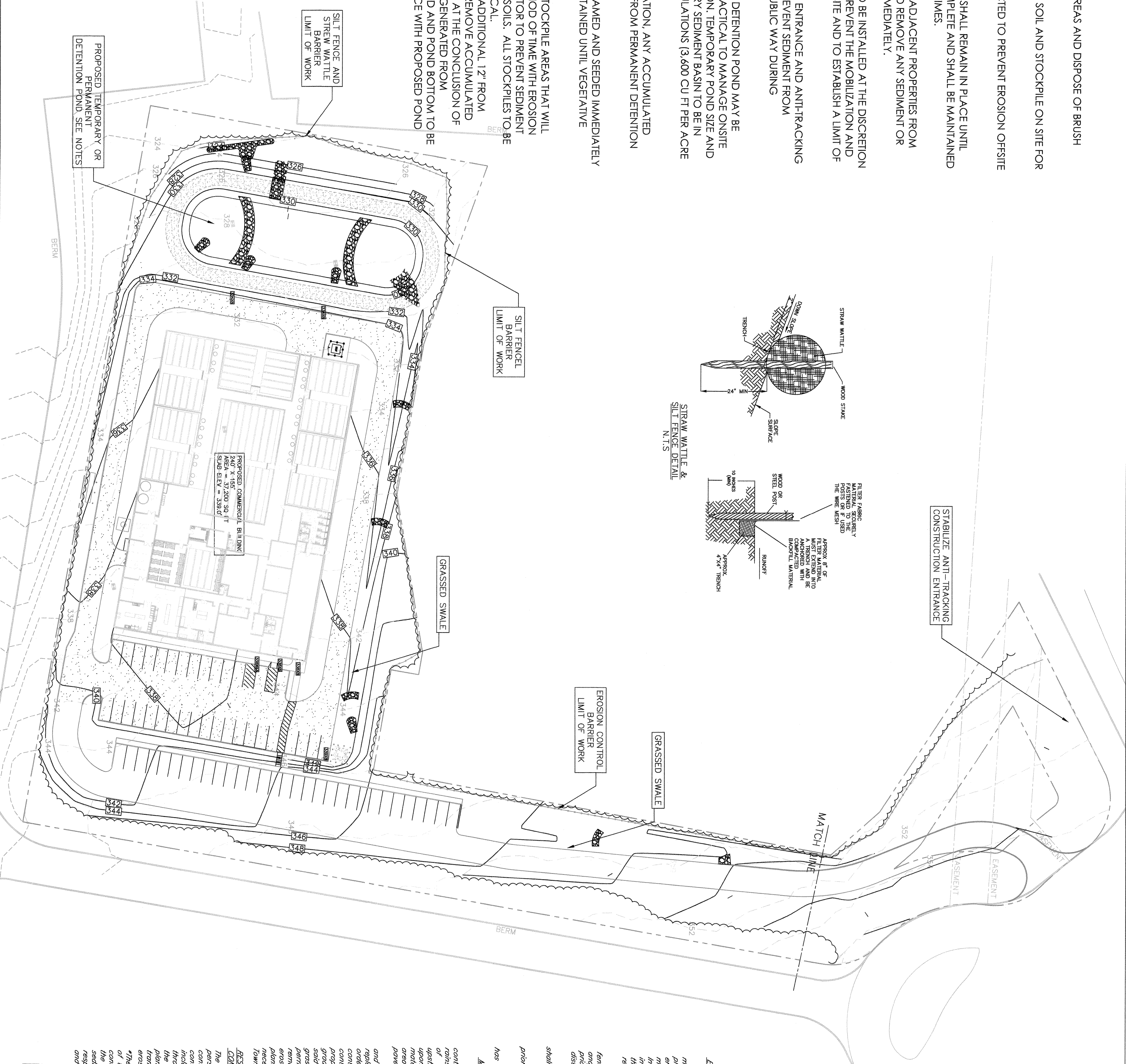
GENERAL NOTES:

- ALL APPLICABLE UTILITY WORK TO BE IN ACCORDANCE WITH TOWN OF FRANKLIN DPW RULES AND REGULATIONS AND PERFORMED BY A LICENSED DRAIN LAYER.
- CONTRACTOR TO CONTACT DIGSAFE PRIOR TO CONSTRUCTION ACTIVITIES 1-888-DIG-SAFE
- THE WORK SHALL BE PERFORMED BY THE CONTRACTOR WHOM SHALL HAVE RESPONSIBILITY FOR DETERMINING MEANS AND METHODS FOR PROPOSED WORK.
- THIS PLAN IS FOR THE PURPOSE OF OBTAINING SITE PLAN AND SPECIAL PERMIT APPROVAL FROM THE TOWN OF FRANKLIN PLANNING BOARD. OWNER AND CONTRACTOR TO VET AND VERIFY PRIOR TO CONSTRUCTION.

APPROVED DATE: FRANKLIN PLANNING BOARD <i>John Powell</i> <i>William Santora</i>	DATE: <u>4-8-19</u> BEING A MAJORITY																										
<table><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td>2/7/19</td><td>TOWN LETTER</td><td>MMS</td></tr><tr><td>2/6/19</td><td>BETA LETTER</td><td>MMS</td></tr><tr><td>1/28/19</td><td>BETA LETTER 1/24/18</td><td>MMS</td></tr><tr><td>1/15/19</td><td>BETA LETTER 12/5/18</td><td>MMS</td></tr><tr><td>1/23/18</td><td>BETA LETTER 11/8/18</td><td>MMS</td></tr><tr><td>DATE</td><td>REVISIONS</td><td>APPY'D</td></tr></table>										2/7/19	TOWN LETTER	MMS	2/6/19	BETA LETTER	MMS	1/28/19	BETA LETTER 1/24/18	MMS	1/15/19	BETA LETTER 12/5/18	MMS	1/23/18	BETA LETTER 11/8/18	MMS	DATE	REVISIONS	APPY'D
2/7/19	TOWN LETTER	MMS																									
2/6/19	BETA LETTER	MMS																									
1/28/19	BETA LETTER 1/24/18	MMS																									
1/15/19	BETA LETTER 12/5/18	MMS																									
1/23/18	BETA LETTER 11/8/18	MMS																									
DATE	REVISIONS	APPY'D																									
APPLICANT: 19th FAIRWAY DEVELOPMENT INC. 42 ADIN STREET HOPEDALE, MA 01747																											
PROJECT TITLE: SITE DEVELOPMENT FOR CANNABIS CULTIVATION 4 LIBERTY WAY FRANKLIN, MA, 02038																											
PLAN TITLE: COVERSHEET																											
SCALE: 1" = 1000'																											
DRAWN BY: MMS CHECKED BY: MMS APPROVED BY: MMS																											
MARK SANTORA, P.E., INC. Civil & Environmental Engineering 123 Old Westboro Road North Grafton, MA 01536 Phone (508) 559-3113																											
SHEET: 1 OF 8																											

GENERAL NOTES:

1. CLEAR AND GRUB WOODED AREAS AND DISPOSE OF BRUSH AND STUMPS OFFSITE.
2. CONTRACTOR SHALL STRIP TOP SOIL AND STOCKPILE ON SITE FOR REUSE.
3. SOIL STOCKPILES TO BE PROTECTED TO PREVENT EROSION OFFSITE OR INTO ONSITE DRAINAGE.
4. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SURFACE RESTORATION IS COMPLETE AND SHALL BE MAINTAINED IN GOOD CONDITIONS IN ALL TIMES.
5. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
6. EROSION CONTROL BARRIER TO BE INSTALLED AT THE DISCRETION OF THE SITE CONTRACTOR TO PREVENT THE MOBILIZATION AND TRANSPORT OF SEDIMENT OFF SITE AND TO ESTABLISH A LIMIT OF WORK.
7. A TEMPORARY CONSTRUCTION ENTRANCE AND ANTI-TRACKING PAD SHALL BE PROVIDED TO PREVENT SEDIMENT FROM TRACKING ONTO ADJACENT PUBLIC WAY DURING CONSTRUCTION.
8. A TEMPORARY OR PERMANENT DETENTION POND MAY BE CONSTRUCTED AS SOON AS PRACTICAL TO MANAGE ONSITE RUNOFF DURING CONSTRUCTION. TEMPORARY POND SIZE AND DETAILS MAY VARY. TEMPORARY SEDIMENT BASIN TO BE IN ACCORDANCE WITH EPA REGULATIONS (3,600 CU FT PER ACRE OF DISTURBANCE)
9. PRIOR TO PERMANENT STABILIZATION, ANY ACCUMULATED SEDIMENT SHALL BE REMOVED FROM PERMANENT DETENTION POND.
10. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED IMMEDIATELY UPON COMPLETION AND MAINTAINED UNTIL VEGETATIVE GROWTH IS ESTABLISHED.
11. CONTRACTOR TO SURROUND STOCKPILE AREAS THAT WILL REMAIN FOR AN EXTENDED PERIOD OF TIME WITH EROSION CONTROL BARRIERS. CONTRACTOR TO PREVENT SEDIMENT TRANSPORT FROM STOCKPILED SOILS. ALL STOCKPILES TO BE REMOVED AS SOON AS PRACTICAL.
12. TEMPORARY POND BOTTOM. REMOVE ACCUMULATED SEDIMENT BUILDUP AS NEEDED. AT THE CONCLUSION OF CONSTRUCTION ALL SEDIMENT GENERATED FROM CONSTRUCTION TO BE REMOVED AND POND BOTTOM TO BE CONSTRUCTED IN ACCORDANCE WITH PROPOSED POND SPECIFICATIONS.



EROSION AND SEDIMENT CONTROL PROCEDURES*

The following protective erosion and sediment control measures, as may be also indicated on the plan, shall be put in place for the development of the lot. Once in place, all erosion and sediment control measures shall be continuously maintained throughout the remainder of the construction period. In general, erosion and sediment control measures shall be put in place prior to disturbing the land. After installation of the initially prescribed measures, additional measures may be required to address field conditions as directed by the agent.

A) Install silted geotextile silt barrier fencing downslope of proposed construction activities and/or across natural and temporary drainage paths prior to beginning any construction activities or disturbance of the existing roadway.

B) All soil removed and not used for backfill shall be stock piled or trucked offsite.

C) Patch pave trench and remove all addition material prior to removal of haybales and silt fence

D) Remove haybales and silt fence after all paving has been complete.

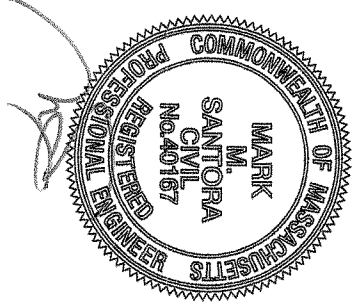
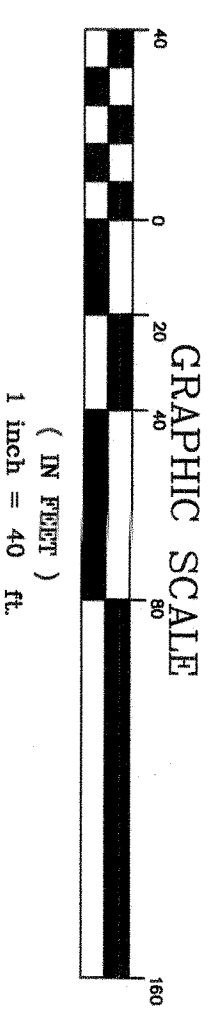
MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

During the period of construction, all erosion and sediment control measures shall be inspected weekly and after each rainstorm and during a major storm event. Accumulated deposits of sediment and silt shall be periodically removed from the upstream side of the erosion and sediment control barriers. Such areas shall be stabilized and seeded and mulched. Such areas which are not subject to erosion, stabilization, or seeding, shall be covered with hay or straw, which are not to be pored or built upon. Haybales, silt fencing and other erosion and sediment control measures shall be repaired, cleaned and/or replaced as necessary throughout the construction period in order to maintain complete and integral erosion and sediment control protection. Once in place, all erosion and sediment control facilities and measures are to remain in place and in proper condition and be continuously maintained until final grading has been completed, all disturbed areas upgrated, or such areas have been stabilized and fully seeded.

When disturbed areas have had at least 10% stabilized and fully seeded, permanent stabilization, the facilities shall be dismantled, removed, and disposed of in an approved manner. Additional erosion and sediment control measures beyond those shown on the plans or prescribed herein shall be put in place, whenever necessary, to address field conditions and/or as ordered by the Town.

RESPONSIBILITY FOR IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL PLAN

The current land owner/applicant and contractor shall be responsible for the implementation of the erosion and sediment control plan and enforcing the provisions of this plan. This responsibility includes the installation and maintenance of control measures throughout the construction period, informing all parties engaged on the plan, notifying the proper town agencies and officials of any transfer of this responsibility, and conveying a copy of the erosion and sediment control plan to the person of responsibility of the site contractor and may be modified with varying site conditions. The contractor may employ any or all of the above measures to stabilize disturbed areas, erosion and sedimentation shall be controlled in accordance with the responsibility to comply with State and local requirements and methods are the responsibility of the site contractor.



APPLICANT:
19th FAIRWAY DEVELOPMENT
INC.
42 ADIN STREET
HOPEDALE, MA 01747

PROJECT TITLE:

SITE DEVELOPMENT FOR
CANNABIS CULTIVATION
4 LIBERTY WAY
FRANKLIN, MA, 02038

PLAN TITLE:

EROSION CONTROL
PLAN

DATE: SEPTEMBER 25, 2018

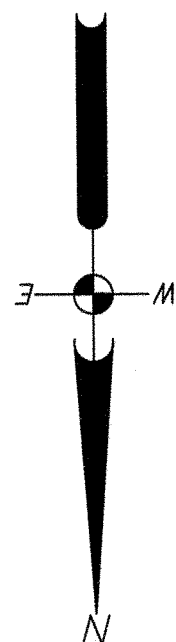
SCALE: 1" = 40'

DRAWN BY: CHECKED BY: APPROVED BY:
DC MMS MMS

MARK SANTORA, P.E., INC.
Civil & Environmental Engineering
123 Old Weather Road
North Grafton, MA 01536
Phone (508) 839-5113

SHEET:

3 OF 8



ZONING TABLE REQUIREMENTS			PROVIDED
DISTRICT	INDUSTRIAL		INDUSTRIAL
LOT AREA	40,000 SF		217,796 SF
CONTINUOUS FRONTAGE	175'		816'
DEPTH	200'		580'
LOT WIDTH	157.5'		178'
MIN. YARD FRONT	40'		40'
MIN. YARD SIDE	30'		30'
MIN. YARD REAR	30'		30'
MAX. HEIGHT OF BUILDING	3 STORIES		1-1/2 STORIES
MAX. IMPERVIOUS COVERAGE OF EXIST. UPLAND, OF EXIST. UPLAND, MAX IMPERVIOUS COVERAGE OF EXIST UPLAND.	70%		16.5%
STRUCTURES PLUS PAVING	80%		39%

USE	AREA	REQUIREMENT	TOTAL REQUIRED
OFFICE	2,424	1 SPACE/250 SF	10
WAREHOUSE	22,160	1 SP / 1000 SF	23
INDUSTRIAL	12,616	1 SP / 400 SF	32

TOTAL SPACES REQUIRED=65
TOTAL SPACES PROVIDED=65

USE	CLASSIFICATION	SQ FT
VEST	INDUSTRIAL	85
ELEC	INDUSTRIAL	94
VEST	INDUSTRIAL	119
STOR	INDUSTRIAL	57
LOCKER	INDUSTRIAL	265
BREAK	INDUSTRIAL	426
TRIM MACH	INDUSTRIAL	144
TRIM	INDUSTRIAL	289
TRIM	INDUSTRIAL	847
PACK	INDUSTRIAL	123
CURE PREP	INDUSTRIAL	366
HALL	INDUSTRIAL	159
HALL	INDUSTRIAL	273
IRRIGATION	INDUSTRIAL	504
STAGING	INDUSTRIAL	409
WORK	INDUSTRIAL	1493
WOM	INDUSTRIAL	1133
SHIP	INDUSTRIAL	560
KITCHEN	INDUSTRIAL	625
PRODUCTION	INDUSTRIAL	1367
EXTR PREP	INDUSTRIAL	649
ETHANOL	INDUSTRIAL	132
BHO EXTRACT	INDUSTRIAL	102
UNUSED SPACE*	INDUSTRIAL	2,103
TOTAL		12,616

*UNUSED SPACE = WALL THICKNESS

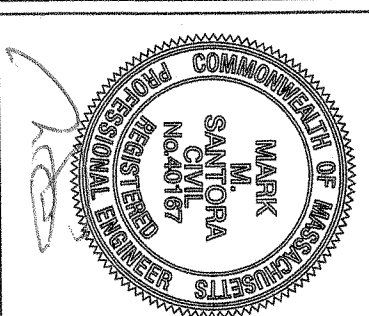
USE	CLASSIFICATION	SQ FT
FLOWER 1	WAREHOUSE	2280
FLOWER 2	WAREHOUSE	2280
FLOWER 3	WAREHOUSE	2225
FLOWER 4	WAREHOUSE	2280
FLOWER 5	WAREHOUSE	2280
VEG	WAREHOUSE	4759
Vault	WAREHOUSE	862
CIRCULATION	WAREHOUSE	4039
DRY CURE	WAREHOUSE	385
DRY CURE	WAREHOUSE	385
DRY CURE	WAREHOUSE	385
TOTAL		22,160

USE	CLASSIFICATION	SQ FT
OFFICE	OFFICE	1786
BREAK	OFFICE	426
OFFICE CULT	OFFICE	212
TOTAL		2424

USE	SQ FT
OFFICE	2,424
INDUSTRIAL	12,616
WAREHOUSE	22,160
TOTAL	37,200

LIBERTY WAY
PUBLIC WAY

2/7/19	TOWN LETTER	MMS
2/6/19	BETA LETTER	MMS
1/26/19	BETA LETTER 1/24/18	MMS
1/15/19	BETA LETTER 12/5/18	MMS
1/23/18	BETA LETTER 11/8/18	MMS
DATE	REVISIONS	APPROV



APPLICANT:
19th FAIRWAY DEVELOPMENT
INC.
42 ADIN STREET
HOPEDALE, MA 01747

PROJECT TITLE:
SITE DEVELOPMENT FOR
CANNABIS CULTIVATION
4 LIBERTY WAY
FRANKLIN, MA, 02038

PLAN TITLE:
SITE UTILITY,
PARKING, & FACILITIES
PLAN

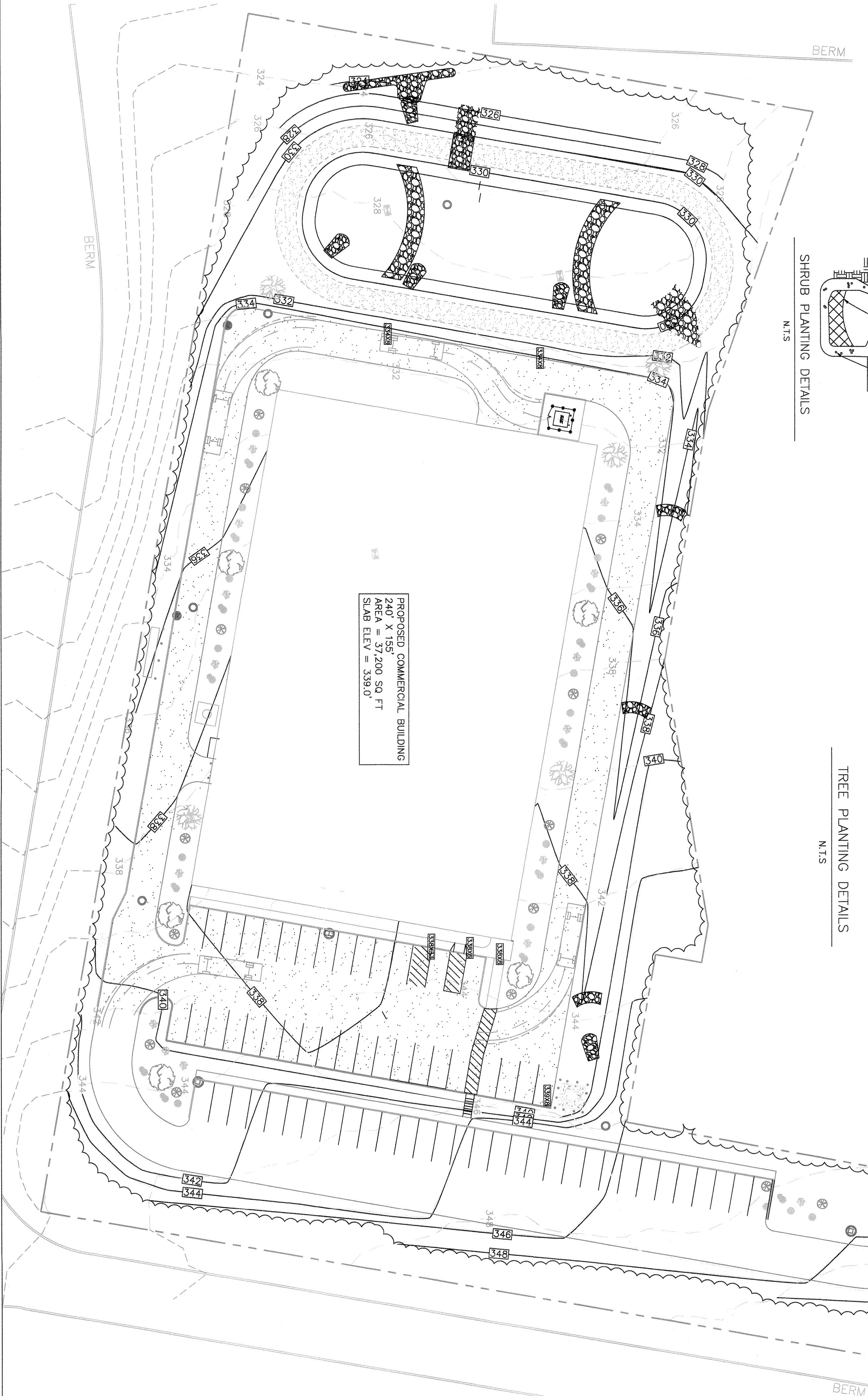
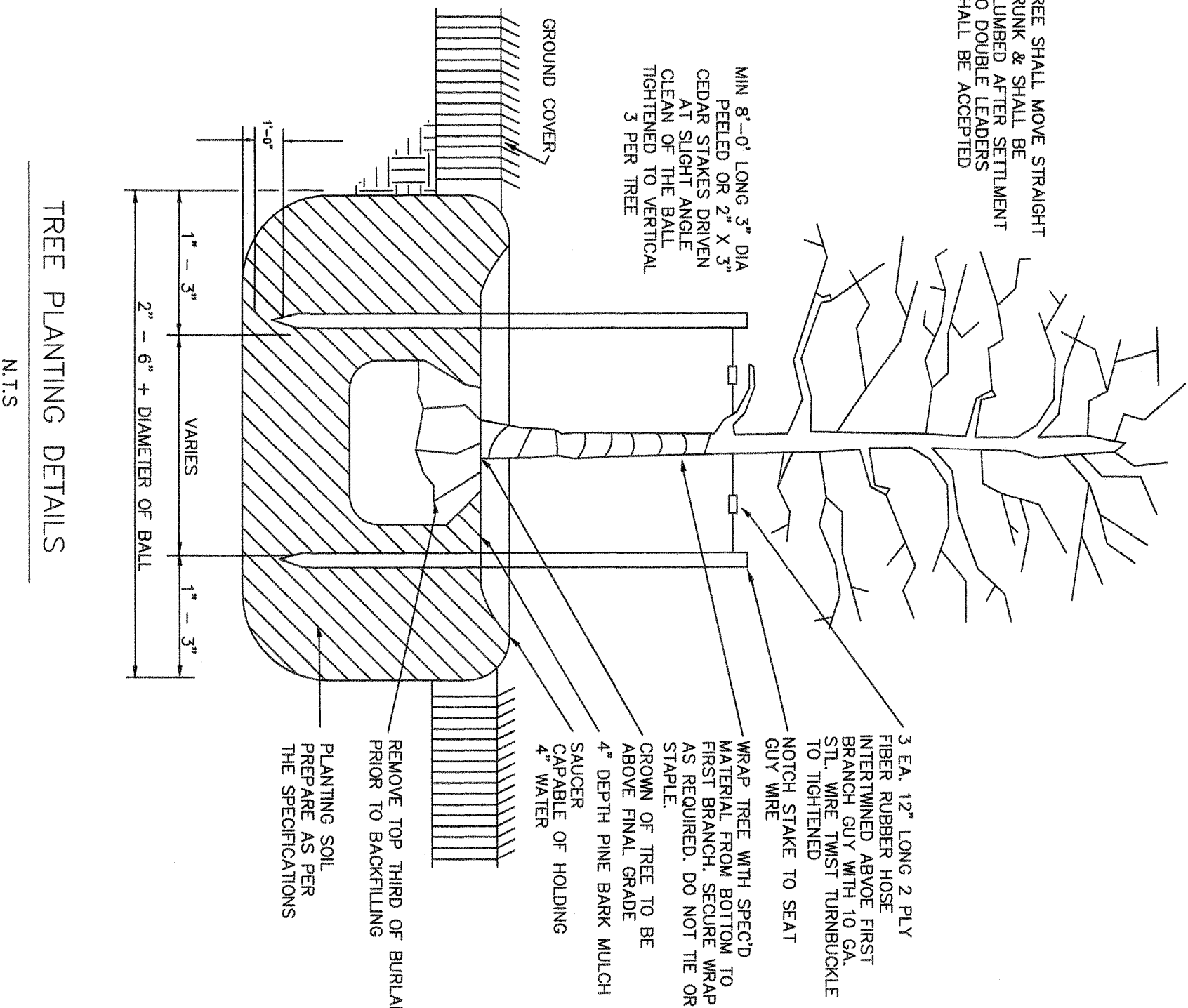
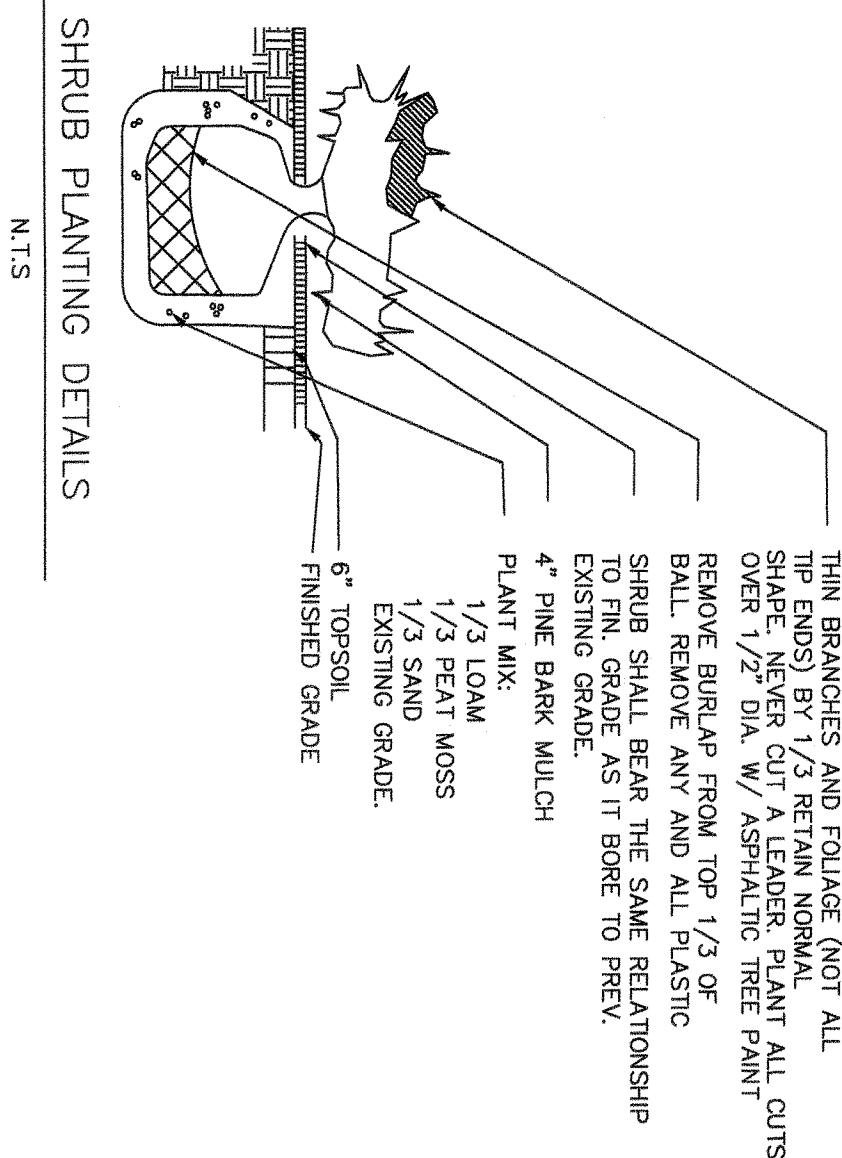
DATE: SEPTEMBER 25, 2018

SCALE: 1" = 30'
DRAWN BY: MMS
CHECKED BY: MMS
APPROVED BY: MMS

MARK SANTORA, P.E., INC.
Civil & Environmental Engineering
223 Old Bedford Road
Needham Heights, MA 01936
Phone (609) 839-5113

PLANT SPECIES LEGEND		
FORM	COMMON NAME	SPECIES NAME
	TREE*	Pin Cherry Prunus pennsylvanica
	SHRUB	bush—honeysuckle Dierwilla lonicera
	SHRUB	pink azalea Rhododendron periclymenoides
	TREE*	hackberry Celtis occidentalis
	SHRUB	great roseboy, great laurel Rhododendron maximum
	SHRUB	black—elderberry Sambucus nigra ssp. canadensis

*TREES TO BE MINIMUM 2-INCH CAULIPER



PROPOSED COMMERCIAL BUILDING
240' X 155' 200' SQ. FT
SLAB ELEV = 339.0'

- PLANTING BED GUIDELINES
- All planting beds should be excavated to a depth of 8" below finished grade. The bottom of the bed shall be scarified to encourage drainage and prevent compaction.
 - All planting beds are to be backfilled with loose, friable, organic loam or compost. Areas to be seeded shall be brought to an elevation of 6" below the proposed finished grade.
 - The subgrade is to be scarified to result in an uncompacted subsoil.
 - 6" of good quality topsoil is then to be applied and raked to finished grade.
 - Seed should be broadcast evenly and worked into the top 1" of soil.
 - Recommended Planting & Seeding Dates: March 15 – June 15 & September 15 – November 15
- SPECIES SELECTION GUIDELINES
- Proposed trees and shrubs shown on the above landscape plan to be installed by landscape contractor after completion of site work and final grading.
 - Species provided shall be selected in accordance with the Town of Franklin "Best Development Practices Guidebook". A plant species legend has been provided herein as a reference depicting native upland trees and shrubs. Any variation from the species legend to be approved by the engineer prior to selection.



APPLICANT: 19th FAIRWAY DEVELOPMENT INC. 42 ADIN STREET HOPEDALE, MA 01747	
PROJECT TITLE: SITE DEVELOPMENT FOR CANNABIS CULTIVATION 4 LIBERTY WAY FRANKLIN, MA, 02038	
PLAN TITLE: LANDSCAPE PLAN	
DATE: SEPTEMBER 25, 2018	
SCALE: 1" = 30'	
DRAWN BY: CHECKED BY: APPROVED BY:	MMS MMS MMS
MARK SANTORA, P.E. INC. <small>Civil & Environmental Engineering 123 Old Westboro Road North Grafton, MA 01536 Phone (508) 839-5113</small>	
SHEET: 6 OF 8	



Planning Board

February 15, 2019
Teresa M. Burr, Town Clerk
Town of Franklin
355 East Central Street
Franklin, MA 02038

CERTIFICATE OF VOTE – (1) ONE SPECIAL PERMIT/SITE PLAN
USE – NON-MEDICAL MARIJUANA CULTIVATION
4 LIBERTY WAY

Applicant: 19th Parkway Development
42 Alvin Street
Hopedale, MA 01747
Owner: Liberty Realty Trust
PO Box 36
Methuen, MA 02739
Prepared By: Mark Santora, 123 Old Westford Road, N. Andover, MA 01536
Survey/Engineer: 4 Liberty Way
Property Location: Map 329 Lot 002

Dear Mrs. Burr:

Please be advised that at its meeting on Monday, February 11, 2019 the Planning Board upon motion duly made and seconded, voted (5-0-0) to APPROVE, with Standard and Special Conditions (1) one Special Permit and Site Plan for 4 Liberty Way for Non-Medical Marijuana Cultivation and Product Manufacturing in the Marijuana Use Overlay District. 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 2-7 attached hereto.

Sincerely,

Anthony Padula, Chairman
Franklin Planning Board

cc: Owners/Applicant/Applicant's Engineer/Applicant's Attorney
Building Commission/DPV/Engineer/DETA Group, Inc.

STANDARD CONDITIONS OF APPROVAL
USE – NON-MEDICAL MARIJUANA CULTIVATION
4 LIBERTY WAY

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, substantial change to the site plan or change in the user/operator of the facility 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 (§ 18) 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 and odor 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 inspection 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 (from ID). 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 effected 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.

PROJECT DESCRIPTION – (1) ONE SPECIAL PERMIT/SITE PLAN
USE – NON-MEDICAL MARIJUANA CULTIVATION
4 LIBERTY WAY

The project is located at 4 Liberty Way, (Assessor's Map 329 Lot 002). The site is located on Liberty Way and near Constitution Blvd in the Marijuana Use Overlay Zoning District. The site is currently the last undeveloped parcel within the Franklin Industrial Park.

The applicant is proposing to construct a 36,000 sq. ft. commercial building, with 65 parking spaces and a 900ft private driveway.

PUBLIC HEARING – (1) ONE SPECIAL PERMIT/SITE PLAN
USE – NON-MEDICAL MARIJUANA CULTIVATION
4 LIBERTY WAY

A proper and complete notice of the October 29, 2018 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 December 3, 2018, December 17, 2018, January 28, 2019 & February 11, 2019.

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 upon motion duly made and seconded, voted (5-0-0) to close the public hearing for the Site Plan and Special Permit Use – Non-Medical Marijuana Cultivation and Product Manufacturing in the Marijuana Use Overlay Zoning District at the February 11, 2019 Planning Board meeting.

PRESSENTATION – (1) ONE SPECIAL PERMIT/SITE PLAN
USE – NON-MEDICAL MARIJUANA CULTIVATION
4 LIBERTY WAY

Mr. Mark Santora, Engineer, Mr. Scott Sherry, Applicant and Mr. Arthur Rungta, QPS Holdings, addressed the Planning Board. Mr. Santora stated this is an application for a special permit and Site Plan for Use of Non-Medical Marijuana Cultivation, Product Manufacturing and Research in a Marijuana Use Overlay Zoning District. Mr. Santora reviewed the site layout, parking, drainage, setbacks and location of impervious pad. The applicant requested a truck from parking, in which it was later withdrawn as enough parking spaces were provided.

The Planning Board expressed their concern for odor. The applicant presented an industrial carbon canister filter by Camfil. Mr. Rungta reviewed the odor generation and mitigation plan and what Camfil recommends in the cannabis industry. Mr. Rungta explained how the mechanical system and odor filtration would function. The Applicant and the Town's consultant reviewed the odor proposal and have included in the decision special conditions for odor.

After a complete presentation and discussion of the project, Planning Board closed the Public Hearing on February 11, 2019.

FINDINGS OF FACTS – (1) ONE SPECIAL PERMIT/SITE PLAN
USE – NON-MEDICAL MARIJUANA CULTIVATION
4 LIBERTY WAY

The applicant submitted their proposed findings with the original application on October 10, 2018. The proposed findings are part of the record.

DECISION – (1) ONE SPECIAL PERMIT/SITE PLAN
USE – NON-MEDICAL MARIJUANA CULTIVATION
4 LIBERTY WAY

(1) Special Permit To allow Non-Medical Marijuana Cultivation and Product Manufacturing use within the Marijuana Use Overlay Zoning District.

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

Anthony Padula	YES	Gregory Rondan	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

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

Anthony Padula	YES	John Carroll	YES
Joseph Halligan Jr.	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 Rondan	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

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

Anthony Padula	YES	Gregory Rondan	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

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

Anthony Padula	YES	Gregory Rondan	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in shading 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 Rondan	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

7. Prior to endorsement of the Site Plan, the driveway entrance shall be moved away from Constitution Blvd and off the ing handle.

(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 Rondan	YES
Joseph Halligan Jr.	YES	John Carroll	YES
William David	YES		

Based upon the information submitted during the public hearings, Planning Board's specific findings, the Planning Board specifically determines that allowing the Use – Non-Medical Marijuana Cultivation and Product Manufacturing in the Marijuana Use Overlay Zoning District at 4 Liberty Way (Franklin Tax Assessor's Map 329, Lot 002) will not have adverse effects that outweigh the 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 February 11, 2019 the Planning Board, upon motion duly made and seconded, voted (5-0-0) to approve the applicant's request to allow the Use – Non-Medical Marijuana Cultivation and Product Manufacturing at 4 Liberty Way.

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

Anthony Padula	YES	Gregory Rondan	YES
Joseph Halligan Jr.	YES	John Carroll	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.