



License Transaction:

Special Legislation: As Provided In Chapter 382 of Legislative Acts of 2020.

Applicant: MADD Deli, Inc. d/b/a Dacey's Market and Deli

The applicant is seeking a New Wine and Malt Retail Package Store License to be located at 353 Lincoln Street, Franklin, MA 02038. The License Manager will be Scott Corvi.

All departments have signed off on this application.

MOTION to approve the request by MADD Deli, Inc. d/b/a Dacey's Market and Deli, for a new wine and malt retail package store license and approve the manager, Scott Corvi, as provided in Chapter 382 of the Legislative Acts of 2020.

DATED: _____, 2021

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

Nancy Danello
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council

**NOTICE OF PUBLIC HEARING
FRANKLIN, MA**

**NEW WINE AND MALT RETAIL PACKAGE STORE LICENSE
MADD Deli, Inc. d/b/a Dacey's Market and Deli**

The Franklin Town Council will hold a Public Hearing on an application by MADD Deli, Inc. d/b/a Dacey's Market and Deli, located at 353 Lincoln Street, Franklin, MA for a New Wine & Malt Retail Package Store License. This hearing will be held on Wednesday, February 17, 2021 at 7:10 PM. This hearing will provide an open forum for the discussion. This meeting will be held remotely via the "ZOOM" platform. Residents can visit the Town Website (Franklinma.gov) and click on the Town Calendar for up to date information on how to access the meeting. If you have any questions, please call the Town Administrator's Office at (508) 520-4949.

*Submitted by,
Alecia Alleyne
Licensing Administrator*



TOWN OF FRANKLIN

RESOLUTION 20-58

**REQUEST FOR SPECIAL LEGISLATION,
RE: AUTHORITY FOR TOWN OF FRANKLIN,
ACTING THROUGH THE FRANKLIN TOWN COUNCIL
TO GRANT WINES AND MALT BEVERAGES NOT
TO BE DRUNK ON THE PREMISES ALCOHOLIC BEVERAGES
LICENSE IN EXCESS OF TOWN'S QUOTA TO
MADD DELI, INC. D/B/A DACEY'S MARKET**

WHEREAS, G.L. Chapter 138, Section 17 sets a quota on the number of alcoholic beverage licenses a municipality is authorized to grant, including licenses pursuant to G.L. Chapter 138, Section 15 for the sale of retail of wines and malt beverages not to be drunk on the premises, and

WHEREAS, Town of Franklin has already granted the maximum number of said type of alcoholic beverage license currently available to the Town under said statutory quota, and

WHEREAS, MADD Deli, Inc. d/b/a Dacey's Market operates a neighborhood market and deli at 353 Lincoln Street, Franklin and is desirous of obtaining a wine and malt beverages Section 15 alcoholic beverages license for its business, and

WHEREAS, the Franklin Town Council, as the local licensing authority for the Town of Franklin is willing to consider granting MADD Deli, Inc. d/b/a Dacey's Market said alcoholic beverages license, if Town receives authority to grant an additional license, and

WHEREAS, the so-called Home Rule Amendment to the Massachusetts Constitution provides a mechanism for a municipality to petition the General Court to enact legislation applicable only to that municipality, including authority to grant an additional alcoholic beverages license.

NOW, THEREFORE, the Town of Franklin, acting by and through its Town Council, hereby petitions the General Court to enact the legislation captioned "Authority for the City known as the Town of Franklin to grant an additional wines and malt beverages not to be drunk on the premises alcoholic beverages license", a copy of which is attached hereto as "Exhibit 1" for Franklin's benefit, in substantially the form attached, and directs the Town Administrator to transmit said legislation to State Representative Jeffrey N. Roy for filing.

Sponsor: Administration

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: OCT. 17th, 2020

VOTED: passed

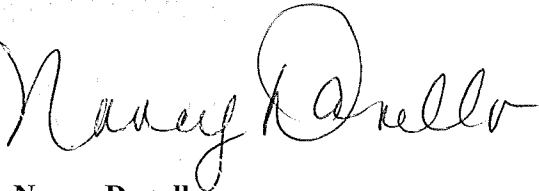
UNANIMOUS: 2

YES: 7 NO: 1

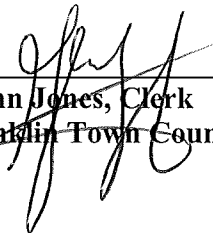
ABSTAIN: ABSENT: 1

RECUSED: 1

A TRUE RECORD ATTEST:



Nancy Danello,
Temporary Town Clerk



Glenn Jones, Clerk
Franklin Town Council

EXHIBIT 1

**AUTHORITY FOR THE CITY KNOWN AS THE TOWN OF FRANKLIN
TO GRANT AN ADDITIONAL WINES AND MALT BEVERAGES
NOT TO BE DRUNK ON THE PREMISES ALCOHOLIC BEVERAGES LICENSE**

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1.

- (a) Notwithstanding the quotas on the number of alcoholic beverages licenses contained in G.L.Ch. 138, §17, the City known as the Town of Franklin acting through the Franklin Town Council, as the local licensing authority, is hereby authorized to grant an alcoholic beverages license pursuant to G.L. Chapter 138, Section 15 for the sale at retail of wines and malt beverages not to be drunk on the premises to MADD Deli, Inc. d/b/a Dacey's Market located at 353 Lincoln Street, Franklin; the Franklin Town Council shall grant said license only after compliance with the publication, notice and hearing requirements contained in G.L. Chapter 138, Section 15A and its determination that the grant of said license satisfies the public need.
- (b) The licensing authority shall not approve the transfer of the license granted pursuant to this section to any other location but it may grant the license to a new applicant at the same location if the applicant files with the licensing authority a letter from the department of revenue and a letter from the department of unemployment assistance indicating that the license is in good standing with those departments and that all applicable taxes, fees and contributions have been paid.
- (c) If a licensee terminates or fails to renew a license granted under this section or any such license is cancelled, revoked or no longer in use, it shall be returned physically, with all of the legal rights, privileges and restrictions pertaining thereto, to the licensing authority, and the licensing authority may then grant the license to a new applicant at the same location under the same conditions as specified in this section.
- (d) All licenses granted pursuant to this act shall be issued within 1 year after the effective date of this act; provided, however, that a license originally granted within that time period may be granted to a new applicant pursuant to subsection (b) or (c) thereafter.

SECTION 2. This act shall take effect upon its passage.

Acts (2020)

Chapter 382

AN ACT AUTHORIZING THE CITY KNOWN AS THE TOWN OF FRANKLIN TO GRANT AN ADDITIONAL WINE AND MALT BEVERAGES NOT TO BE DRUNK ON THE PREMISES ALCOHOLIC BEVERAGES LICENSE.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. (a) Notwithstanding section 17 of chapter 138 of the General Laws, the city known as the town of Franklin acting through the Franklin town council, as the local licensing authority, may grant an alcoholic beverages license pursuant to section 15 of said chapter 138 for the sale at retail of wines and malt beverages not to be drunk on the premises to MADD Deli, Inc. d/b/a Dacey's Market located at 353 Lincoln street, in the city known as the town of Franklin. The Franklin town council shall grant said license only after compliance with the publication, notice and hearing requirements contained in section 15A of said chapter 138 and its determination that the grant of said license satisfies the public need.

(b) The licensing authority shall not approve the transfer of the license granted pursuant to this section to any other location but it may grant the license to a new applicant at the same location if the applicant files with the licensing authority a letter from the department

of revenue and a letter from the department of unemployment assistance indicating that the license is in good standing with those departments and that all applicable taxes, fees and contributions have been paid.

(c) If a licensee terminates or fails to renew a license granted under this section or any such license is cancelled, revoked or no longer in use, it shall be returned physically, with all of the legal rights, privileges and restrictions pertaining thereto, to the licensing authority, and the licensing authority may then grant the license to a new applicant at the same location under the same conditions as specified in this section.

(d) All licenses granted pursuant to this act shall be issued within 1 year after the effective date of this act; provided, however, that a license originally granted within that time period may be granted to a new applicant pursuant to subsection (b) or (c) thereafter.

SECTION 2. This act shall take effect upon its passage.

Approved, January 15, 2021 .



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM

APPLICATION FOR A NEW LICENSE

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN

STATE

ZIP CODE

For the following transactions (Check all that apply):

- New License
- Change of Location
- Change of Class (i.e. Annual / Seasonal)
- Change Corporate Structure (i.e. Corp / LLC)
- Transfer of License
- Alteration of Licensed Premises
- Change of License Type (i.e. club / restaurant)
- Pledge of Collateral (i.e. License/Stock)
- Change of Manager
- Change Corporate Name
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Management/Operating Agreement
- Change of Officers/ Directors/LLC Managers
- Change of Ownership Interest (LLC Members/ LLP Partners, Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Change of Hours
- Other
- Change of DBA

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

**Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3
 Chelsea, MA 02150-2358**



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Municipality

Franklin

LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES

TYPE

CATEGORY

CLASS

Off-Premises-15

\$15 Package Store

Wines and Malt Beverages

Annual

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Dacey's Market & Deli is a local neighborhood convenience store that also offers quality deli and meats. We are looking to expand our customer base by adding beer & wine.

Is this license application pursuant to special legislation?

Yes No

Chapter

Acts of

BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Entity Name

MADD DELI INC.

FEIN

DBA

Dacey's Market & Deli

Manager of Record

Scott Corvi

Street Address

353 Lincoln Street, Franklin MA 02038

Phone

Email

Alternative Phone

Website

DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Dacey's Market is a deli/fresh meat and convenience store. It is a one-floor building with three rooms that include storage and prep areas. There are no outside areas. Total square footage is 7,000 sq.ft.

Total Square Footage:

7,000

Number of Entrances:

2

Seating Capacity:

NA

Number of Floors

1

Number of Exits:

4

Occupancy Number:

NA

APPLICATION CONTACT

The application contact is the person whom the licensing authorities should contact regarding this application.

Name:

Scott Corvi

Phone:

Title:

Owner-President

Email:

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure	<input type="text" value="Corporation"/>	Date of Incorporation	<input type="text" value="7/15/2019"/>
State of Incorporation	<input type="text" value="Massachusetts"/>	Is the Corporation publicly traded? <input type="radio"/> Yes <input checked="" type="radio"/> No	

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises(Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="Scott Corvi"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="Owner-President"/>	<input type="text" value="100"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached? Yes No

CRIMINAL HISTORY
 Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions. Yes No

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
Cormar Inc.	On Premise-Restaurant	Main Street Cafe	Medway
NLC Corporation Inc.	On Premise-Restaurant	Union Street Grill	Franklin

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Own ▼

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales? Yes No

APPLICATION FOR A NEW LICENSE

8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	\$450,000.00
B. Purchase Price for Business Assets	
C. Other * (Please specify below)	
D. Total Cost	\$450,000.00

*Other Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Total:	

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
Charles River Bank	\$300,000.00	20 Year Note	<input checked="" type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

Sold NLC Corporation Inc. in July 2019 for \$775,000.00. All proceeds from that sale went to purchase Dacey's Market & Deli.

9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? Yes No

Please indicate what you are seeking to pledge (check all that apply) License Stock Inventory

To whom is the pledge being made?

10. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name Date of Birth SSN

Residential Address

Email Phone

Please indicate how many hours per week you intend to be on the licensed premises

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?* Yes No *Manager must be a U.S. Citizen
If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? Yes No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
1993	2005	President	Cormar Inc.	Self-Scott Corvi
2005	2019	President	NLC Corporation Inc.	Self-Scott Corvi

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature Date

11. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?
 If yes, please fill out section 11.

Yes No

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

11A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone		
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>		
Name of Principal	Residential Address	SSN	DOB	
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB	
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
 If yes, attach an affidavit providing the details of any and all convictions.

Yes No

11B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES

LICENSE

Does any individual or entity identified in question 11A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 11A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 11A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Has any of the disclosed licenses listed in questions in section 11B, 11C, 11D ever been suspended, revoked or cancelled?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

11F. TERMS OF AGREEMENT

a. Does the agreement provide for termination by the licensee? Yes No

b. Will the licensee retain control of the business finances? Yes No

c. Does the management entity handle the payroll for the business? Yes No

d. Management Term Begin Date e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

\$ per month/year (indicate amount)

% of alcohol sales (indicate percentage)

% of overall sales (indicate percentage)

other (please explain)

ABCC Licensee Officer/LLC Manager

Management Agreement Entity Officer/LLC Manager

Signature:

Signature:

Title:

Title:

Date:

Date:

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

I have owned and operated two previous long-term successful restaurants, both with a full liquor license during the past 30 years. During that time I insured that myself as well as my employees had been trained and certified to serve alcohol responsibly. Last year I left the restaurant business to own and operate a neighborhood deli/meat & convenience store in the community of Franklin. Dacey's Market & Deli is located in a densely populated area of Franklin that nearby borders the town of Medway. Lincoln Street is a heavily traveled road between the two towns that is used to get to both routes 140 & 109. Since January 2020, Dacey's Market has been welcomed and supported by the community as a go-to local stop for sandwiches, deli and meats, as well as grocery convenience items, that customers otherwise would have to drive to the supermarket for. Recently we have added prepared foods to our offerings. Throughout the COVID 19 pandemic patrons have been extremely happy to shop in a smaller atmosphere than shopping in a larger scale grocery store. By adding beer & wine, this addition will increase store revenue and will be positively received in this part of Franklin where there is little competition. Dacey's Market will be the "One-Stop Shop".

APPLICANT'S STATEMENT

I, Scott Corvi the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of MADD DELI INC.
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature: Scott Corvi

Date: 1/12/2021

Title: Scott Corvi-Owner & President

CORPORATE VOTE

The Board of Directors or LLC Managers of MADD DELI INC.
Entity Name

duly voted to apply to the Licensing Authority of Franklin and the
City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 1/6/2021
Date of Meeting

For the following transactions (Check all that apply):

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other | <input type="checkbox"/> Change of DBA |

"VOTED: To authorize Scott Corvi
Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint Scott Corvi
Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."


A true copy attest,


Corporate Officer /LLC Manager Signature

Scott Corvi
(Print Name)

For Corporations ONLY

A true copy attest,


Corporation Clerk's Signature

Scott Corvi
(Print Name)

COMMERCIAL LEASE

Lease Agreement entered into as of the 1 day of May, 2020 by and between **353 LINCOLN STREET LLC**, a Massachusetts limited liability company with a principal place of business at 44 October Drive, Franklin, Massachusetts 02038 (hereinafter referred to as the “Lessor”) and **MADD DELI, INC.**, a Massachusetts corporation with a principal place of business at 44 October Drive, Franklin, Massachusetts 02038 (hereinafter referred to as the “Lessee”).

1. Premises. The Lessor does hereby lease, demise, and let unto the Lessee the land and a portion of the building located at 353 Lincoln Street, Franklin, Massachusetts 02038 (the “Premises”), more particularly described in **Exhibit A** annexed hereto and incorporated herein by reference together with the right to use the parking area, walk ways and common area in common with others also entitled to use same. The Lessor warrants and represents that the Lessor is the owner of record of the Premises and that the Lessor has sufficient interest in the Premises to grant the interest conveyed hereby.

2. Term & Rent. The term of the Lease shall be for Five (5) years commencing on May 1, 2020 and ending April 30, 2025. The annual base rent for this period shall be Twenty-one Thousand Six hundred Dollars and 00/100 (\$21,6000.00) due and payable in twelve equal monthly installments of One Thousand Eight Hundred Dollars and 00/100 (\$1,800.00), which installments shall be due and payable on the first day of each month in advance. The Lessee shall have the option to extend the term of this Lease for four (4) additional five (5) year terms commencing upon the date after the expiration date of the original term of this Lease, provided that the Lessee shall not, at the time of the exercise of such option, be in default of any of the terms of this Lease and that the Lessee continues to occupy the Premises. If the Lessee elects to exercise said option, it shall do so by giving notice of such election to the Lessor on or before the date which is six (6) months prior to the expiration date of the original term of this Lease. Such extended period shall be upon the terms and conditions as the original terms of the Lease.

3. Utilities and Services. The Lessee shall pay for all requirements of the Premises for utilities, water, sewer, snow removal, repairs, maintenance and real estate taxes as such bills become due. It is

understood and agreed that the Lessee shall make its own arrangements for such utilities and that the Lessor shall be under no obligation to furnish any utilities to the Premises and shall not be liable for any interruption or failure in the supply of any such utilities to the Premises.

4. Use of Premises. The Lessee shall use the Premises for a convenience store, meat market and deli and for general offices. No trade or occupation shall be conducted on the Premises or use made thereof which will be unlawful, improper, noisy, offensive, or contrary to any law or regulation, or any municipal by-law or ordinance in force in the city or town in which the Premises are situated. The Lessee agrees to comply with any and all local, state or federal rules or regulations applicable to the use herein allowed.

5. Restriction on Assignment. The Lessee shall not assign this Lease Agreement or sublet the whole or any part of the Premises without the written consent of the Lessor which consent shall not be unreasonably withheld.

6. Maintenance. The Lessee agrees to maintain the Premises, including all telephone, electrical and utility systems which service the Premises, in the same condition as they are at the commencement of the term or as they may be put in during the term of this Lease, reasonable wear and tear, damage by fire and other casualty only excepted. Whenever necessary, the Lessee shall replace plate glass and other glass therein, acknowledging that the Premises are now in good order and the glass whole. The Lessee shall not permit the Premises to be overloaded, damaged, stripped or defaced nor suffer any waste.

7. Signs Restricted. The Lessee shall obtain written consent of the Lessor, which consent shall not be unreasonably withheld, before erecting or installing any sign on the exterior of the Premises or which is visible from the exterior of the Premises.

8. Alterations or Additions. The Lessee shall not make structural alterations or additions to the Premises, but may make nonstructural alterations provided the Lessor consents thereto in writing, which consent shall not be unreasonably withheld or delayed. All such allowed alterations shall be at the Lessee's expense and shall be in quality at least equal to the present construction. The Lessee shall not permit any mechanics' liens, or similar liens, to remain upon the Premises for labor and materials

furnished to the Lessee, or claimed to have been furnished to the Lessee, in connection with work of any character performed or claimed to have been performed at the direction of the Lessee and shall cause any such lien to be released of record forthwith without costs to the Lessor. Any alterations or improvements made by the Lessee shall become the property of the Lessor at the termination of occupancy as provided herein, unless otherwise agreed in writing by the parties hereto prior to the commencement of work on such alterations and improvements; provided, however, that Lessee shall have the right to remove any trade fixtures and equipment installed by it upon termination of occupancy, as provided herein.

9. Lessor's Access; Repairs. The Lessor and the Lessee's designees shall have the right to enter upon the Premises during normal business hours for the purpose of inspecting the same and determining the need for repairs to the Premises and removing signs not approved by the Lessor. If repairs are required to be made by the Lessee pursuant to the terms hereof, the Lessor may demand that the Lessee make the same forthwith, and if the Lessee refuses or neglects to commence such repairs and complete the same with reasonable dispatch after such demand, the Lessor may (but shall not be required to) make or cause such repairs to be made and shall not be responsible to the Lessee for any loss or damage that may accrue to the Lessee's stock or business by reason thereof. If the Lessor makes or causes such necessary repairs to be made, the Lessee agrees to pay the Lessor forthwith, as additional rent, for the cost thereof, and in default of such payment, the Lessor shall have the remedies provided herein as well as other remedies provided by law.

10. Affixing Signs. At any time before the expiration of this Lease, the Lessor may affix to any suitable part of the Premises a notice for letting or selling the Premises and for that purpose may enter in or upon said Premises during normal business hours.

11. Lessee's Indemnification and Liability. The Lessee agrees to indemnify and save harmless the Lessor from and against all claims of whatever nature arising from any act, omission or negligence of the Lessee or the Lessee's contractors, licensees, agents, servants or employees, or arising from any accident, injury or damage whatsoever caused to any person, or to the property of any person, occurring during the term hereof in or about the Premises. This indemnity and hold harmless agreement shall

include indemnity against all reasonable costs, expenses and liabilities incurred in or in connection with any such claim or proceeding brought thereon, and the defense thereof, including reasonable attorneys' fees.

12. Lessee's Liability Insurance. The Lessee agrees to maintain in full force a policy or public liability and property damage insurance written by an insurance company reasonably acceptable to the Lessor under which both the Lessee and the Lessor are named as insured, as their interests may appear. The Lessee shall deposit with the Lessor certificates for such insurance at or prior to the commencement of the term. All such insurance certificates shall provide that such policies shall not be canceled without thirty (30) days' prior written notice to the Lessor.

13. Lessee's Fire & Casualty Insurance – Equipment. The Lessee also agrees to keep the Premises and the Lessee's furnishings, merchandise and equipment insured against loss or damage by fire or other casualty. It is understood and agreed that the Lessee assumes all risks of damage to the Lessee's property arising from any cause whatsoever including but not limited to loss by theft.

14. Fire, Casualty, Eminent Domain. Should a substantial portion of the Premises be damaged by fire or other casualty, or be taken by eminent domain, the Lessor may elect to terminate this Lease. When such fire, casualty, or taking renders the Premises substantially unsuitable for their intended use, a just and proportionate abatement of rent shall be made.

15. Default; Bankruptcy. In the event that Lessee shall default in the payment of any installment of rent or other sums herein provided for, or if the Lessee shall default in the observance or performance of any other of the Lessee's covenants, agreements or obligations hereunder, or if the Lessee shall be adjudicated bankrupt or insolvent according to the law, or shall make or enter into an assignment for the benefit of creditors, then, in any such event, the Lessor shall have the right thereafter to terminate this Lease, without prejudicing any other remedies available under this Lease or at law for arrears of rent or other damages. The Lessee shall indemnify the Lessor against all loss of rent and other payments which the Lessor may incur by reason of such termination during the residue of the term of this Lease or any extension. In the event of default, in addition to any other sums due the Lessor hereunder, the Lessee

shall pay the Lessor's reasonable attorneys' fees and all other expenses incurred in connection with enforcing its rights hereunder. If the Lessee shall default in the observance or performance of any conditions or covenants on the Lessee's part to be observed or performed under or by virtue of any of the provisions of this Lease, the Lessor, without being under any obligation to do so and without thereby waiving such default, may remedy such default for the account and at the expense of the Lessee.

16. Quiet Enjoyment. The Lessee, subject to the terms and provisions of this Lease, upon payment of the rent and observing, keeping and performing all of the terms and provisions of this Lease on the Lessee's part to be observed, kept and performed, shall lawfully, peaceably and quietly have, hold, occupy and enjoy the Premises during the term hereof without hindrance or ejection by the Lessor or any persons claiming under the Lessor.

17. Notice. Any notice from the Lessor to the Lessee relating to the Premises or to the occupancy thereof, shall be deemed duly served if hand delivered or if mailed to the Premises, registered or certified mail, return receipt requested, postage prepaid, and addressed to the Lessee or at such other address as the Lessee may from time to time advise in a notice duly served upon the Lessor. Any notice from the Lessee to the Lessor relating to the Premises or to the occupancy thereof shall be deemed duly served if hand delivered or mailed to the Lessor by registered or certified mail, return receipt requested, postage prepaid and addressed to the Lessor at the address set forth on page 1 of this Lease or at such other address as the Lessor may from time to time advise in a notice duly served upon Lessee. All rent shall be delivered to the Lessor at **353 Lincoln Street, Franklin, MA 02038.**

18. Surrender. The Lessee shall at the expiration or other termination of the Lease remove all the Lessee's goods and effects from the Premises (including, without hereby limiting the generality of the foregoing, all signs and lettering affixed or painted by the Lessee, either inside or outside the Premises). The Lessee shall deliver to the Lessor the Premises and all keys, locks thereto, and other fixtures connected therewith and all alterations and additions made to or upon the Premises, in the same condition as they were at the commencement of the term, or as they were put in during the term hereof, reasonable wear and tear and damage by fire or other casualty only expected. In the event of the Lessee's failure to

remove any of the Lessee's property from the Premises, the Lessor is hereby authorized, without liability to the Lessee for loss or damage thereto, and at the sole risk of the Lessee, to remove and store any of the property at the Lessee's expense, or to retain same under the Lessor's control or to sell at public or private sale, without notice, any or all of the property not so removed and to apply the net proceeds of such sale to the payment of any sum due hereunder, or to dispose of such property.

19. Lessor's Right to Cure. The Lessor shall in no event be in default in the performance of any of the Lessor's obligations hereunder unless and until the Lessor shall have failed to perform such obligations within thirty (30) days or, despite using diligent efforts, such additional time as is reasonably required to correct any such default, after receipt of written notice by the Lessee to the Lessor properly specifying wherein the Lessor has failed to perform any such obligations.

20. Lessor's Liability. Lessee agrees from time to time to look only to Lessor's interest in the Premises for satisfaction of any claim against Lessor hereunder and not to any other property or assets of Lessor. If Lessor transfers its interest in the Premises, then from and after such transfer Lessee shall look solely to the interest in the Premises of Lessor's transferee for the performance of all of the obligations of Lessor hereunder. The obligations of Lessor shall not be binding on any managers, members, trustees or beneficiaries of Lessor or of any successor, individually, but only upon Lessor's or such successor's assets described in the foregoing sentences.

21. No Waiver. Failure on the part of the Lessor to complain of any action or non-action on the part of the Lessee, no matter how long the same may continue, shall never be deemed to be a waiver by the Lessor of any of its rights hereunder. No waiver at any time of any of the provisions hereof by the Lessor shall be construed as a waiver of any of the other provisions hereof, and a waiver at any time of any of the provisions hereof shall not be construed as a waiver at any subsequent time of the same provisions. The consent or approval of the Lessor to or of any action by the Lessee requiring the Lessor's consent or approval shall not be deemed to waive or render unnecessary the Lessor's consent or approval to or of any subsequent, similar act by the Lessee.

22. Payments on Account. No payment by the Lessee or acceptance by the Lessor, of a lesser amount than shall be due from the Lessee to the Lessor shall be treated otherwise than as a payment on account. The acceptance by the Lessor of a check for a lesser amount with an endorsement of statement thereon, or upon any letter accompanying such check, that such lesser amount is payment in full shall be given no effect, and the Lessor may accept such check without prejudice to any other rights or remedies which the Lessor may have against the Lessee.

23. Partial Invalidity. If any term or provision of this Lease, or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

24. Successors and Assigns. Except as herein otherwise expressly provided, the terms hereof shall be binding upon and shall inure to the benefit of the legal representatives, successors and assigns, respectfully, of the Lessor and the Lessor.

25. Governing Law. This Lease shall be governed exclusively by the provisions hereof and by the laws of the Commonwealth of Massachusetts, as the same may from time to time exist.

26. Subordination. This Lease shall be subject and subordinate to any and all mortgages, deeds of trust and other instruments in the nature of a mortgage, now or at any time hereafter on the property of which the Premises are a part and the Lessee shall, when requested, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this Lease to said mortgages, deeds of trust or other such instruments in the nature of a mortgage.

27. Entire Agreement. This instrument contains the entire agreement between the parties and supersedes all prior or contemporaneous oral or written agreement, and it may not be modified except by a writing signed by all parties.

28. Terminology. Reference in this Lease to the Lessee shall be deemed to refer to the Lessee or Lessees named herein, and if there are more than one Lessee, their obligations hereunder shall be joint and several.

29. Brokerage. The Lessor and the Lessee each represents and warrants to the other that the party making such representation has not employed any broker with respect to this Lease and each shall hold the other harmless from any claim for brokerage or other commission arising from any breach of the foregoing warranty.

30. Captions. The title of the several Paragraphs and Sections contained herein are for convenience only and shall not be considered in construing this Lease.

31. Landlord's Duty to Repair or Replace. Except as provided above, the Lessor agrees that, within a reasonable period of time after receipt of written notice from the Lessee, the Lessor will make such repairs to the exterior of the building of which the Premises are a part, the roof, the structural components and foundation, sidewalks, parking areas, gutters and down spouts and drainage systems as are reasonably necessary to maintain the same in a safe and tenantable condition suitable for the conduct of Lessee's business therein, reasonable wear and tear excepted; provided however, that Lessee shall be responsible for the cost of any such repairs or replacements caused in whole or in part by Lessee's or Lessee's invitees negligence or wrongful acts.

[The balance of this page is intentionally left blank]

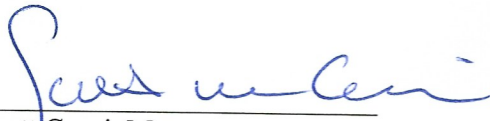
[Signature page to follow]

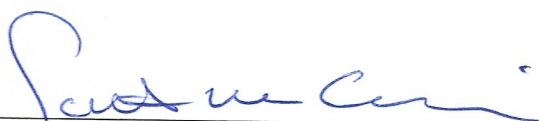
[Signature page to Commercial Lease]

IN WITNESS WHEREOF, the said parties have hereunto set their hands and have executed this Commercial Lease on the date first written above.

LESSOR:
353 LINCON STREET LLC

LESSEE:
MADD DELI, INC.

By: 
Scott Corvi, Manager

By: 
Scott Corvi, President

MADD DELI, INC.

Joint Unanimous Written Action of the Shareholder
And
Member of the Board of Directors in Lieu of Meetings

As of May 1, 2020


The undersigned, being the sole shareholder and sole member of the Board of Directors of Madd Deli, Inc., a Massachusetts corporation (the "Corporation"), and acting in accordance with Chapter 156D of the Massachusetts General Laws and the By-laws of the Corporation, hereby consent to the following actions and adopt the following votes in lieu of Special Meetings of the Shareholders and Board of Directors:

VOTED: That Scott Corvi, the President, Treasurer and Secretary of the Corporation, is authorized to sign the Commercial Lease between 353 Lincoln Street LLC and the Corporation in the form attached hereto as **Exhibit A**.

VOTED: That Scott Corvi the President, Treasurer and Secretary of the Corporation, is authorized and empowered to take all actions and sign all documents necessary to obtain a beer and wine liquor license for the Corporation.

VOTED: The said shareholder and director further adopts, ratifies and approves all actions taken and all things done by the stockholders, directors, officers and employees of this Corporation as the same appear of record or were taken or done in the usual course of business to date, including any transactions and issues of stock certificates of which records appear in any books or records of the Corporation, whether or not in accordance with the Agreement of Association and Articles of Organization or By-laws, and including all action and election of officers and directors at all meetings of which records appear in the record books of the Corporation, whether or not such meetings were properly called and held at proper times and places, whether or not a quorum was present, and whether or not such action and elections were taken or made by the holders of the requisite number of shares of voting stock of the Corporation, and whether or not directors and officers were properly elected and qualified and whether or not such elections and actions were otherwise irregular.

EXECUTED as of the 1 day of May, 2020.



Scott Corvi,
Sole Shareholder and Director

CERTIFICATION

I, Scott Corvi, hereby certify that I am the duly elected and qualified Secretary (Clerk) of the above named Corporation and (i) that the above is a true copy of the Vote that was passed, (ii) that the foregoing is a true copy of a Vote made by the Director of said Corporation, (iii) that Scott Corvi is the duly elected and qualified President of the Corporation, (iv) that Scott Corvi is the duly elected and qualified Treasurer of the Corporation and (iv) that the foregoing Vote is in conformity with the By-Laws of the Corporation, that there are no provisions thereof abrogating or limiting the foregoing Vote, and that the foregoing Vote is within the power of authority of the Corporation.

ATTEST:



Scott Corvi, SECRETARY

D

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Boston, Massachusetts 02108-1512

FORM MUST BE TYPED

Articles of Organization

FORM MUST BE TYPED

(General Laws Chapter 156D, Section 2.02; 950 CMR 113.16)

ARTICLE I

The exact name of the corporation is:

MADD DELI, INC.

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. Chapter 156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

To obtain an alcoholic beverages retail license.

ARTICLE III

State the total number of shares and par value, * if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

WITHOUT PAR VALUE		WITH PAR VALUE		
TYPE	NUMBER OF SHARES	TYPE	NUMBER OF SHARES	PAR VALUE
	100			

*G.L. Chapter 156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. Chapter 156D, Section 6.21, and the comments relative thereto.

ARTICLE IV

Prior to the issuance of shares of any class or series, the articles of organization must set forth the preferences, limitations and relative rights of that class or series. The articles may also limit the type or specify the minimum amount of consideration for which shares of any class or series may be issued. Please set forth the preferences, limitations and relative rights of each class or series and, if desired, the required type and minimum amount of consideration to be received.

There is no minimum amount of consideration.

ARTICLE V

The restrictions, if any, imposed by the articles of organization upon the transfer of shares of any class or series of stock are:

There are no restrictions.

ARTICLE VI

Other lawful provisions, and if there are no such provisions, this article may be left blank.

ARTICLE VII

The effective date of organization of the corporation is the date and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a later effective date is desired, specify such date, which may not be later than the 90th day after the articles are received for filing:

7-15-2019

ARTICLE VIII

The information contained in this article is not a permanent part of the articles of organization.

- a. The street address of the initial registered office of the corporation in the commonwealth:
353 Lincoln Street, Franklin, MA 02038
- b. The name of its initial registered agent at its registered office:
Scott Corvi
- c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

President: Scott Corvi

Treasurer: Scott Corvi

Secretary: Scott Corvi

Director(s): Scott Corvi

- d. The fiscal year end of the corporation:
2020
- e. A brief description of the type of business in which the corporation intends to engage:
Already established Deli & Convenience Store seeking an alcoholic beverage retail license
- f. The street address of the principal office of the corporation:
353 Lincoln Street, Franklin MA 02038
- g. The street address where the records of the corporation required to be kept in the commonwealth are located is:

353 Lincoln Street, Franklin MA 02038, which is
(number, street, city or town, state, zip code)

- its principal office;
- an office of its transfer agent;
- an office of its secretary/assistant secretary;
- its registered office.

Signed this 3rd day of May, 2020 by the incorporator(s):

Signature: Scott Corvi

Name: Scott Corvi

Address: 353 Lincoln Street, Franklin, MA 02038



William Francis Galvin
Secretary of the Commonwealth of Massachusetts



Corporations Division

Business Entity results

Number of records: 1

[Print results](#)

Entity Name	ID Number	Old ID Number	Address
MADD DELI, INC.			

[New Search](#)

COMMONWEALTH OF MASSACHUSETTS

William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Boston, Massachusetts 02108-1512

Articles of Organization
(General Laws Chapter 156D, Section 2.02; 950 CMR 113.16)

I hereby certify that upon examination of these articles of organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$_____ having been paid, said articles are deemed to have been filed with me this _____ day of _____, 20_____, at _____ a.m./p.m.
time

Effective date: _____
(must be within 90 days of date submitted)

WILLIAM FRANCIS GALVIN
Secretary of the Commonwealth

Examiner

Filing fee: \$275 for up to 275,000 shares plus \$100 for each additional 100,000 shares or any fraction thereof.

Name approval

TO BE FILLED IN BY CORPORATION
Contact Information:

C

MADD DELI INC.

M

Scott Corvi-President

353 Lincoln Street, Franklin MA 02038

Telephone: _____

Email:

Upon filing, a copy of this filing will be available at www.sec.state.ma.us/cor. If the document is rejected, a copy of the rejection sheet and rejected document will be available in the rejected queue.



Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

JEAN M. LORIZIO, ESQ.
CHAIRMAN

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: MADD DELI Inc.- DBA Dacey's Market & Deli CITY/TOWN: Franklin

APPLICANT INFORMATION

LAST NAME: Corvi FIRST NAME: Scott MIDDLE NAME:

MAIDEN NAME OR ALIAS (IF APPLICABLE): PLACE OF BIRTH:

DATE OF BIRTH: SSN: ID THEFT INDEX PIN (IF APPLICABLE):

MOTHER'S MAIDEN NAME: DRIVER'S LICENSE #: STATE LIC. ISSUED: Massachusetts

GENDER: MALE HEIGHT: WEIGHT: EYE COLOR: Blue

CURRENT ADDRESS:

CITY/TOWN: Franklin STATE: MA ZIP: 02038

FORMER ADDRESS:

CITY/TOWN: Franklin STATE: MA ZIP: 02038

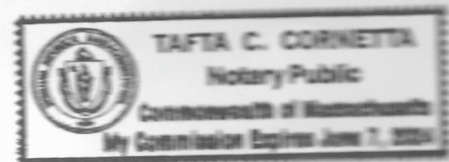
PRINT AND SIGN

PRINTED NAME: Scott Corvi APPLICANT/EMPLOYEE SIGNATURE: *Scott M Corvi*

NOTARY INFORMATION

On this January 12, 2021 before me, the undersigned notary public, personally appeared Scott M Corvi
(name of document signer), proved to me through satisfactory evidence of identification, which were DL license
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Tafta C. Cornetta
NOTARY



DIVISION USE ONLY

REQUESTED BY:

SIGNATURE OF CORI-AUTHORIZED EMPLOYEE:

The DCI Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCI. Certified agencies are required to provide all applicants the opportunity to include this field on



Charles River Bank

P.O. Box 740, Medway, MA 02053
RETURN SERVICE REQUESTED

Phone
(508) 533-8661
Website
www.charlesriverbank.com

Account Statement

Account Number:
Billing Date:
Commercial Loan

Property Description:
353 & 345 Lincoln Street Franklin, MA 02038

000082



CURRENT LOAN INFORMATION

Principal Balance	Escrow Balance	Interest Rate	Year to Date Interest	Prior Year Interest
300,000.00	0.00	4.875%	3,696.89	4,644.80

Payment(s) Due

Payment Due Date	Principal	Interest	Escrow	Late Charge	Other	Total
Apr 22, 2020	0.00	1,259.38	0.00	0.00	0.00	1,259.38
Mar 22, 2020	0.00	0.00	0.00	58.91	0.00	58.91
Total Due:	0.00	1,259.38	0.00	58.91	0.00	1,318.29

Activity since Mar 11, 2020

Effective Date	Post Date	Description	Credits	Debits	Principal Balance
Mar 11, 2020		Starting Principal Balance			300,000.00
Apr 01, 2020		Late Charge Assessment		58.91	
Apr 02, 2020		Regular Payment - Note Interest	1,178.13		

Questions About Your Bill?

Give us a call.
We're here to help!

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email and via text message.



Transaction Processed Successfully.

INVOICE #:

Description	Applicant, License or Registration Number	Amount
FILING FEES-RETAIL	MADD Deli Inc. d/b/a Dacey's Market	\$200.00
		\$200.00

Total Convenience Fee: **\$4.70**

Date Paid: **1/11/2021 8:05:03 PM EDT**

Total Amount Paid: **\$204.70**

Payment On Behalf Of

License Number or Business Name:
MADD Deli Inc. d/b/a Dacey's Market

Fee Type:
FILING FEES-RETAIL

Billing Information

First Name:
Scott

Last Name:
Corvi

Address:

City:
Franklin

State:
MA

Zip Code:
02038

Email Address: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/14/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HUB NE Association Programs 300 Ballardvale Street Wilmington, MA 01887	CONTACT NAME: PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____ <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A : MA Retail Merchants WC Group Inc.</td> <td></td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : MA Retail Merchants WC Group Inc.		INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : MA Retail Merchants WC Group Inc.															
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED MADD Deli, Inc. d/b/a Dacey's Market & Deli 353 Lincoln Street Franklin, MA 02038															

COVERAGES **CERTIFICATE NUMBER:** 00001 **REVISION NUMBER:** 00000

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR VVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPOP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	014005035083121	1/01/2021	1/01/2022	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)							

CERTIFICATE HOLDER Town of Franklin 355 East Central Street Franklin, MA 02038	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <div style="text-align: right; font-family: cursive; font-size: 1.2em;"> </div>
--	---



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 1 Congress Street, Suite 100
 Boston, MA 02114-2017
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses.
 TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information

Please Print Legibly

Business/Organization Name: MADD Deli, Inc. d/b/a Dacey's Market

Address: 353 Lincoln Street

City/State/Zip: Franklin, MA 02038 Phone #: _____

Are you an employer? Check the appropriate box:

- 1. I am an employer with 5 employees (full and/or part-time).*
- 2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
- 3. We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
- 4. We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

- 5. Retail
- 6. Restaurant/Bar/Eating Establishment
- 7. Office and/or Sales (incl. real estate, auto, etc.)
- 8. Non-profit
- 9. Entertainment
- 10. Manufacturing
- 11. Health Care
- 12. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: MA Retail Merchants WC Group Inc.

Insurer's Address: _____

City/State/Zip: Franklin, MA 02038

Policy # or Self-ins. Lic. _____ Expiration Date: 12/31/2021

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Handwritten Signature] Date: 1/12/21

Phone #: _____

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

- 1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office
- 6. Other _____

Contact Person: _____ Phone #: _____

ESTIMATED BILLING

MA Retail Merchants WC Group Inc.
 PO Box 859222-9222
 Braintree, MA 02185



For Period: January 01, 2021 to January 01, 2022

Policy Reference:
 Division:
 Print Date:

Rating State: MA

Dacey's Market & Deli
 MADD Deli, Inc.
 353 Lincoln Street
 Franklin, MA 02038

Class Code	Ext	Class Description	Rate	Payroll	Manual Premium
8031		Store: Meat, Fish Or Poultry-R (1/01/2021 - 1/01/2022)	1.55	60,000.00	930
8810		Clerical Office Employees Noc (1/01/2021 - 1/01/2022)	.06	65,000.00	39

Premium Breakdown		Experience Modifiers:	
Manual Premium	969.00	Mod	ARAP
Rate Deviation	15.00%	Eff Dates	01/01/2021
Inc Limits: 500/500/500	1.000%		
Subject Premium	874.00		
Standard Premium	874.00		
Normal Premium	874.00		
Expense Constant			
Domestic Terrorism	38.00+		
Estimated Premium	912.00		
		Balance	
		Premium	912.00
		DIA Assessment	1.440000%
		Expense Constant	14.00
		Premium Paid	
		Balance	<u>926.00</u>

Installments:
 Due January 1, 2021 926.00

Amount Due January 1, 2021 \$926.00

Serviced by: Cove Risk Services, LLC
 PO Box 859222-9222
 Braintree, MA 02185
 (800) 790-8877

Your account will be automatically drafted
 Agent: 05960
 HUB NE Association Programs
 HUB NE Association Programs
 300 Ballardvale Street
 Wilmington, MA 01887



CERTIFICATE OF COMPLIANCE WITH STATE LAWS

Pursuant to M.G.L Chapter 62C, Sec 49A, and M.G.L. Ch. 151A, Section 19A, the undersigned acting on behalf on the License Holder, certifies under the penalty of perjury that, to the best of the undersign's knowledge and belief, the License Holder is in compliance with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support*.

Scott Coeri
** Signature of Individual or Corporate License Holder (Mandatory)

*** License Holder's Social Security Number/or Federal Identification Number

By: Scott Coeri
Corporate Officer
(Mandatory, if applicable)

Date: 1/12/21

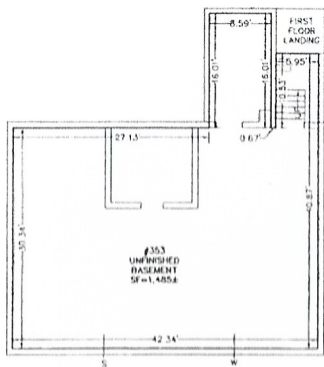
*The provision in the Attestation of relating to child support applies only when the License Holder is an individual.

**Approval of or a renewal of a license will not be granted unless this certification clause is signed by the applicant. For all corporations, a certified copy of the vote of the Board of Directors must be provided.

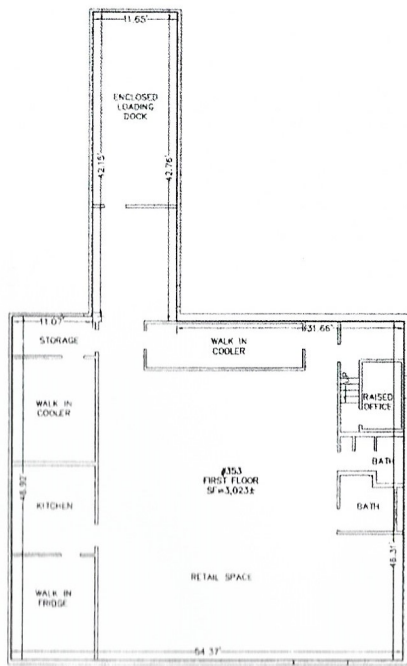
*** Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a license or other agreement issued, renewed or extended. This request is made under the authority of Massachusetts General Laws, Chapter 62C, section 49A.

EXHIBIT A

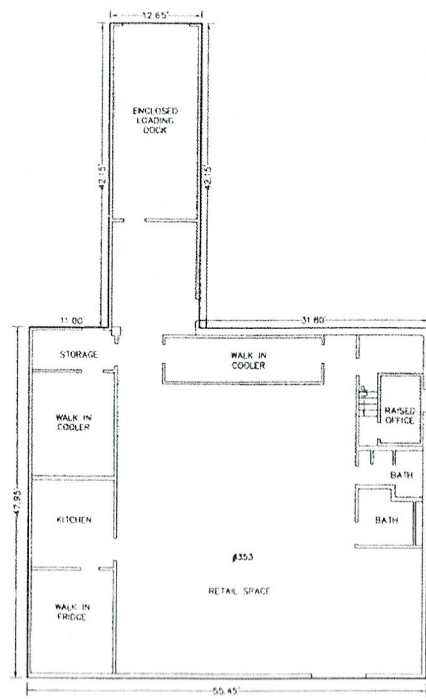
	BASEMENT OR CRAWL SPACE (±SF)	FIRST FLOOR (±SF)	SECOND FLOOR (±SF)	DETACHED GARAGE (±SF)	TOTAL AREA (±SF)
UNIT 345	1,062	1,661	795	651	4,169
UNIT 353	1,485	3,023	0	0	4,508



UNIT 1
INTERIOR BASEMENT



UNIT 1
INTERIOR FIRST FLOOR



UNIT 1
EXTERIOR DIMENSIONS



OWNER(S)/APPLICANT(S):
353 LINCOLN STREET, LLC
44 OCTOBER DRIVE
FRANKLIN, MA 02038
A.M. 250 LOT 59
DEED BK 37083 PG 427

JOB NO. F4321-1

"I HEREBY CERTIFY THAT THIS PLAN SHOWS UNIT 3 AND UNIT 353 OF THE 345-353 LINCOLN STREET CONDOMINIUM, LOCATED AT 345 AND 353 LINCOLN STREET, FRANKLIN, MA, AND I FURTHER CERTIFY IN THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION NUMBERS AND EXTERIOR DIMENSIONS OF THE UNITS AS BUILT."

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS."

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

"THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON."

DRAFT

PROFESSIONAL LAND SURVEYOR

NOTES

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD WITH THE EXCEPTION OF BASEMENT AND CRAWL SPACE WALLS WHICH ARE FOUNDATION TO FOUNDATION.

LEGEND

- BATH BATHROOM
- BH BULKHEAD
- BR BEDROOM
- BC BROOM CLOSET
- CH CHINA HUTCH
- CL CLOSET
- DR DINING ROOM
- DN DOWN
- E ELECTRIC PANEL
- FR FAMILY ROOM
- FP FIRE PLACE
- MR MUD ROOM
- OF OFFICE
- S SEWER LINE
- SR SUN ROOM
- W WATERTIGHT LINE

REVISIONS

DATE	REVISED



Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221 55 WEST CENTRAL STREET
FRANKLIN, MA 02038
Fx. (508) 528-7921
www.gandhengineering.com

345-353 LINCOLN STREET
CONDOMINIUM
CONDOMINIUM UNIT PLAN
EXISTING UNIT 345
AND UNIT 353
FRANKLIN
MASSACHUSETTS

DATE	SCALE
FEBRUARY 13, 2020	1"=8'
SHEET 2 OF 3	JOB NO. F4321-1

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

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED BY A LICENSED ASBESTOS SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION CODES AND REGULATIONS.

2. THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED BY A LICENSED ASBESTOS SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED BY A LICENSED ASBESTOS SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION CODES AND REGULATIONS.

4. THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED BY A LICENSED ASBESTOS SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION CODES AND REGULATIONS.

5. THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED BY A LICENSED ASBESTOS SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION CODES AND REGULATIONS.

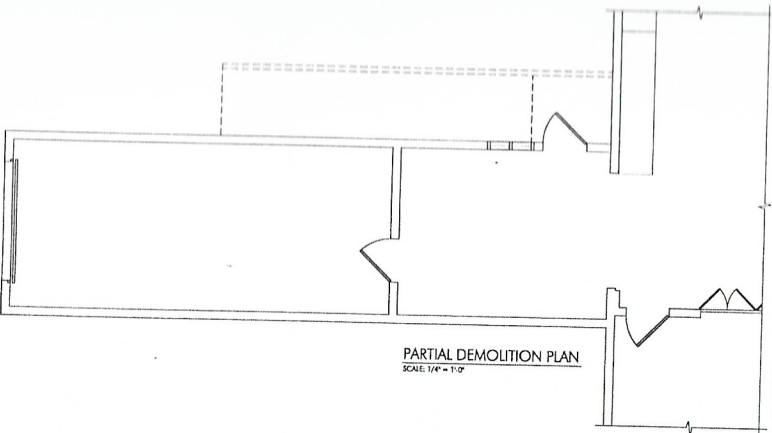
6. THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED BY A LICENSED ASBESTOS SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION CODES AND REGULATIONS.

7. THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED BY A LICENSED ASBESTOS SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION CODES AND REGULATIONS.

8. THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED BY A LICENSED ASBESTOS SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION CODES AND REGULATIONS.

9. THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED BY A LICENSED ASBESTOS SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION CODES AND REGULATIONS.

10. THE CONTRACTOR SHALL VERIFY THAT AN ASBESTOS SURVEY HAS BEEN CONDUCTED BY A LICENSED ASBESTOS SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION CODES AND REGULATIONS.



DEMOLITION FLOOR PLAN SYMBOLS

- REMOVED EXISTING WALL
- REMOVED EXISTING WALL
- REMOVED EXISTING WALL
- REMOVED EXISTING WALL

DEMOLITION FLOOR PLAN SPECIFIC KEYNOTES

- (01) MAKE EXISTING WOODEN FLOOR FINISHES

EQUIP SCHEDULE

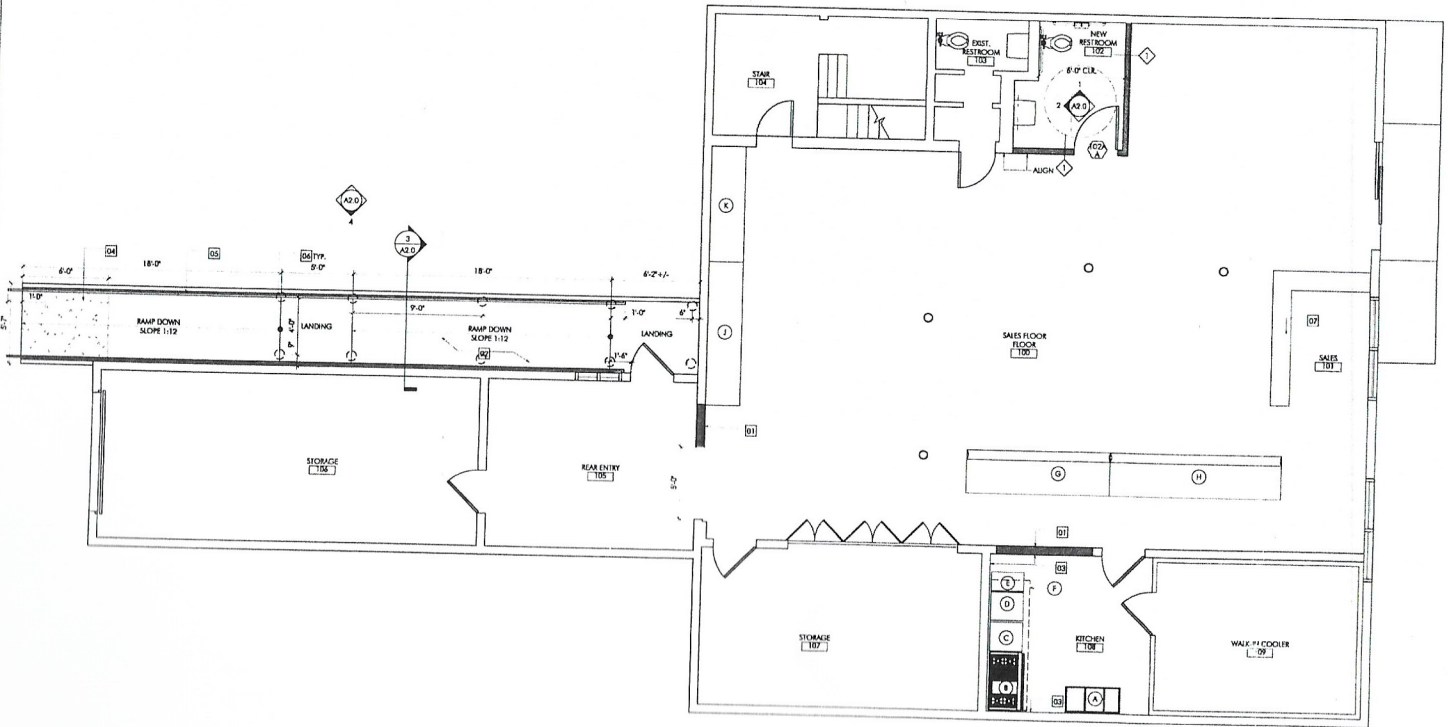
TAG	EQUIPMENT
A	3-BAY SINK
B	6 BURNER STOVE/OVEN
C	CHARBROILER
D	FLAT TOP
E	FRYSLATOR
F	OVERHEAD EXHAUST HOOD
G	10' DELT CASE
H	12' DELT CASE
J	5 DOOR REFRIGERATOR
K	3 DOOR REFRIGERATOR

FLOOR PLAN SYMBOLS

- NEW EXISTING, SEE EXISTING DRAWINGS
- EXISTING WALL, CONSTRUCTION
- NEW EXISTING, SEE EXISTING DRAWINGS
- EXISTING WALL, CONSTRUCTION
- EXISTING WALL, CONSTRUCTION

FLOOR PLAN SPECIFIC KEYNOTES

- (01) MAKE EXISTING WOODEN FLOOR FINISHES
- (02) NEW WOODEN FLOOR FINISH
- (03) FINISH FLOOR WITH POLYURETHANE FLOOR FINISH
- (04) CONCRETE RAMP FINISHES
- (05) 1/2\"/>



FLOOR PLAN
SCALE: 1/4\"/>

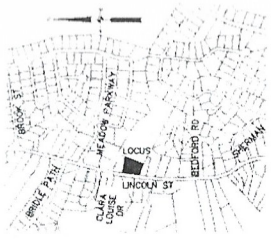
PROJECT NUMBER: 19100
 CLIENT: DENNIS COLWELL ARCHITECTS
 PROJECT LOCATION: 132 CENTRAL STREET, SUITE 200, BOSTON, MA 02108
 PROJECT DATE: 09/20/2019

DENNIS COLWELL ARCHITECTS
 132 CENTRAL STREET, SUITE 200, BOSTON, MA 02108
 P: 617-452-7122 F: 617-452-7123
 WWW.DENNISCOLWELLARCHITECTS.COM



DATE:	09/20/2019
ISSUED FOR PERMIT:	
DRAWING SCALE:	1/4\"/>
DRAWN BY:	XXX
CHECKED BY:	DAK
DRAWING TITLE:	DEMOLITION PLAN AND FLOOR PLAN
DRAWING NUMBER:	A1.0

EXHIBIT A



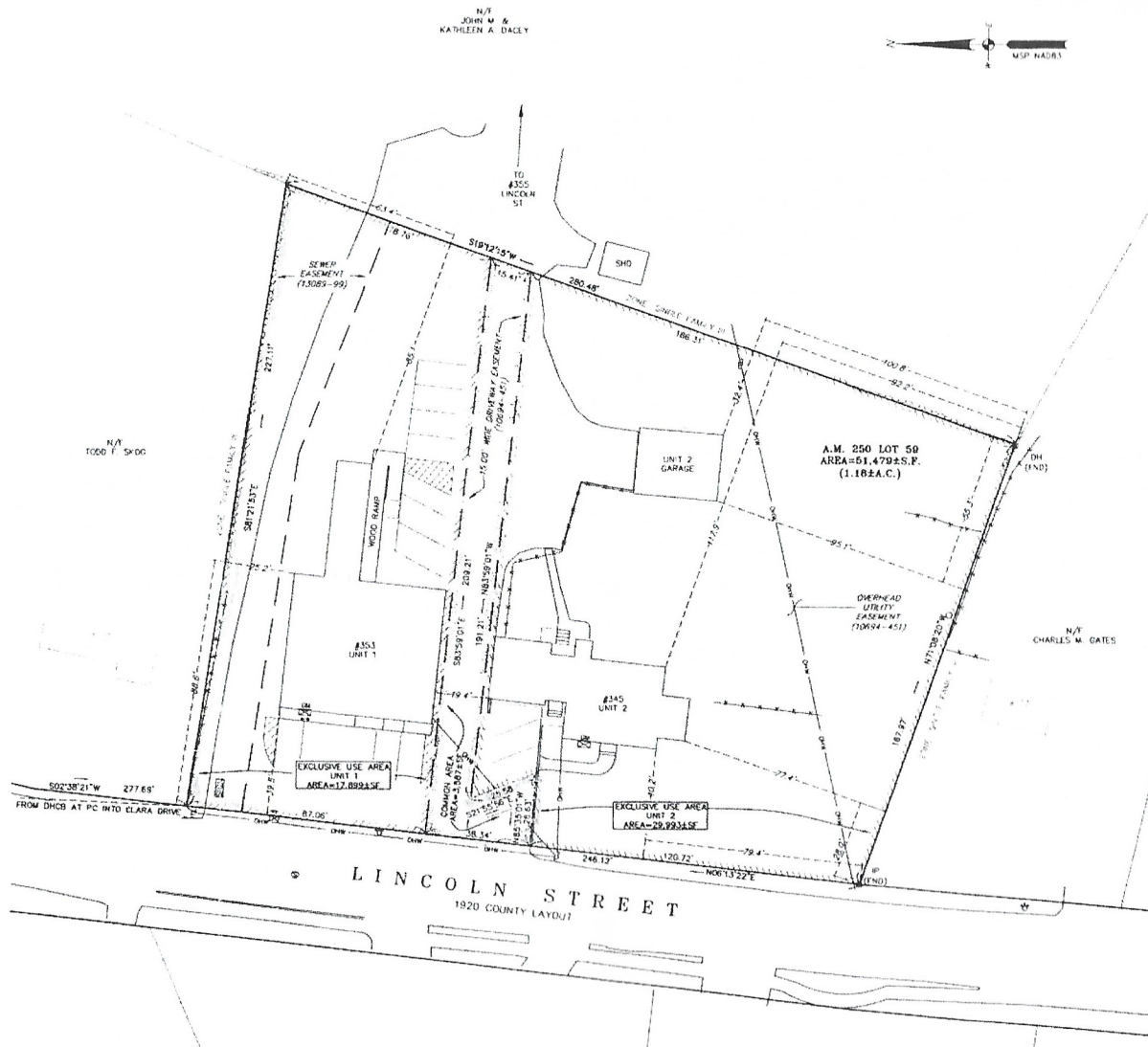
VICINITY MAP
1"=800'

NOTES

1. THIS SITE IS ZONED COMMERCIAL R.
2. THIS SITE IS SHOWN AS ASSESSOR MAP 250 LOT 50.
3. THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY PANEL 2502100307E EFFECTIVE 07/17/2012.
4. THE AREA REPORTED FOR THE EXCLUSIVE USE AREAS INCLUDE THE BUILDINGS.

LEGEND

- SEWER MANHOLE
- WATER SHUT-OFF VALVE
- FIRE HYDRANT
- POWER POLE
- GAS METER
- STONE WALL
- FENCE
- LIMIT OF COMMON AREA
- LIMIT OF EXCLUSIVE USE AREA



N/T
JOHN M. &
KATHLEEN A. DACEY



JOB NO. F4321-1

"I HEREBY CERTIFY THAT THIS PLAN SHOWS UNIT 1 AND UNIT 2 OF THE 345-353 LINCOLN STREET CONDOMINIUM, LOCATED AT 345 AND 353 LINCOLN STREET, FRANKLIN, MA, AND I FURTHER CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION NUMBERS AND EXTERIOR DIMENSIONS OF THE UNITS AS BUILT."

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS."

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS ARE THOSE OF STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

"THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON."

DRAFT

PROFESSIONAL LAND SURVEYOR

OWNER(S)/APPPLICANT(S):
353 LINCOLN STREET, LLC
44 OCTOBER DRIVE
FRANKLIN, MA 02038
A.M. 250 LOT 50
DEED BK. 37085 PG. 427

PLAN REFERENCE:
PLAN NO. 657 OF 1994 PLAN BK. 425

REVISIONS	
DATE	REVISED

Guerriere & Halnon, Inc.
Engineering & Land Surveying
PA. (508) 526-1221 55 WEST CENTRAL STREET
FRANKLIN, MA 02038
FR. (508) 526-7521
www.gandhengineering.com

CONDOMINIUM
SITE PLAN
345-353 LINCOLN STREET
IN
**FRANKLIN,
MASSACHUSETTS**

DATE: FEBRUARY 13, 2020 SCALE: 1"= 20'
SHEET: 1 OF 3 JOB NO. F4321-

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.



Town of Franklin, MA
Department of the Town Clerk
355 East Central Street, Franklin, MA 02038

Date Issued: January 13,
2021
Record #:
Certificate

BUSINESS VERIFICATION CERTIFICATE

In conformity with the provisions of Chapter 110, Section 5 of the General Laws, as amended, the undersigned hereby declare(s) that a business under the title of:


Dacey's Market is conducted at: 353 LINCOLN ST

by the following person:

FULL NAME	RESIDENCE
Scott Corvi	

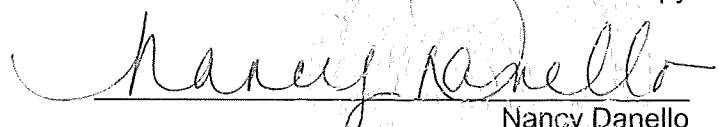
A certificate issued in accordance with this section shall be in force and effect for four years from the date of issue and shall be renewed each four years thereafter so long as such business shall be conducted and shall lapse and be void unless so renewed.

Expiration Date: March 12, 2024



Business Owner Signature #1

Business Owner Signature #2

A True Attest Copy


Nancy Danello
Acting Town Clerk

To learn more, scan this barcode or visit franklinma.viewpointcloud.com/records/105880

Manager Resume: Scott Corvi

I have owned and operated two previous long-term successful restaurants, both with a full liquor license during the past 30 years. During that time I insured that myself as well as my employees had been trained and certified to serve alcohol responsibly. Last year I left the restaurant business to own and operate a neighborhood deli/meat & convenience store in the community of Franklin. Dacey's Market & Deli is located in a densely populated area of Franklin that nearby borders the town of Medway. Lincoln Street is a heavily traveled road between the two towns that is used to get to both routes 140 & 109. Since January 2020, Dacey's Market has been welcomed and supported by the community as a go-to local stop for sandwiches, deli and meats, as well as grocery convenience items, that customers otherwise would have to drive to the supermarket for. Recently we have added prepared foods to our offerings. Throughout the COVID 19 pandemic patrons have been extremely happy to shop in a smaller atmosphere than shopping in a larger scale grocery store. By adding beer & wine, this addition will increase store revenue and will be positively received in this part of Franklin where there is little competition. Dacey's Market will be the "One-Stop Shop".