

FOUR SCORE

December 19, 2018

Via Hand Delivery

Town of Charlton
Planning Board
37 Main Street
Charlton, MA 01507

Re: Application for Special Permit and Site Plan Approval
for a Marijuana Establishment
Property Address: 144 Sturbridge Road, Charlton, MA 01507
Applicant: Four Score Holdings LLC

Dear Honorable Members of the Planning Board:

Four Score Holdings LLC (“**Four Score**” or “**Applicant**”) is seeking a Special Permit and Site Plan Approval from the Planning Board for the Town of Charlton (the “**Board**”) to allow the operation of its proposed Marijuana Establishment at 144 Sturbridge Road, Charlton, MA 01507 (the “**Property**”).

The Applicant received a peer review response from the Town’s engineer, Graves Engineering, Inc. on September 14, 2018 and offers the following comments (in blue) in response:

Zoning Bylaw Review Comments

1. The plans must state the name and address of the Applicant.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto.

2. A Planning Board signature block shall be provided on each plan sheet at approximately the same location.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto. Please see the notes on the existing conditions plan prepared by DC Engineering.

3. Percentages of building coverage, unoccupied space, and area free of wetlands for the subject property must be included on the plans; GEI understands that the site is existing with minor site modifications however this data must still be provided.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto. Please see the notes on the existing conditions plan prepared by DC Engineering.

4. The plans shall state the existing and proposed uses of the land and buildings.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto. Please see the notes on both the existing and proposed conditions plan prepared by DC Engineering.

5. The plans shall state the gross floor area of the existing building with dimensions.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto.

6. Existing and proposed site and building lighting is not shown on the plans; the building elevation plans show several building wall pack fixtures but it is unclear if they are existing or proposed. Considering that the property immediately to the east is residential, the Board may wish to require a photometric plan to demonstrate that there will be no spillage off the site property.

FS Response: The Applicant hereby submits that all wall pack fixtures shown on the elevation plans are existing and the Applicant is not proposing any new wall pack fixtures or lighting on the exterior of the building. Please see the elevation plans included as sheet 7 of 7 of the revised plans.

7. If exterior dumpsters are proposed, they are required to be properly screened from view with solid fencing and/or landscaping; dumpster areas are not currently shown.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto and is showing a proposed dumpster pad adjacent to the existing garage. Please see the proposed conditions plan prepared by DC Engineering.

8. Handicap parking signage must be shown. Also, a proposed "concrete handicap accessible sidewalk" is shown but is not detailed, dimensioned or graded to determine compliance with the Massachusetts Architectural Access Board requirements for handicap accessibility (521 CMR). A finish floor elevation shall also be provided at the building's handicap accessible entrance to determine compliance.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto. Please see the proposed conditions plan prepared by DC Engineering.

9. Proposed parking space and aisle dimensions shall be shown and lines and hatching noted to be painted.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto. Please see the proposed conditions plan prepared by DC Engineering.

10. Snow storage areas shall be designated on the plans.

FS Response: The Applicant is proposing to locate the snow storage to the rear (north) side of the property. FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto. Please see the proposed conditions plan prepared by DC Engineering.

11. Proposed freestanding business signage locations (if any) shall be shown on the plans with the understanding that such signage will require separate permitting from the Town. Existing signage is not also not shown; GEI believes there is a small business sign on the front lawn area. The building elevation plans indicate all mounted signs are proposed.

FS Response: The Applicant respectfully submits that it has included the location of the existing business sign on the front lawn area in its revised plans. This signage will remain as it is the property address and exists for the benefit of the police and fire departments. The Applicant is not proposing any additional freestanding business signage. Please see the proposed conditions plan prepared by DC Engineering.

12. The locus plan must identify zoning district boundaries and all buildings within 1,000 feet of the property. The zoning boundaries shall also be shown on the site plans if applicable.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto. Please see the existing conditions plan prepared by DC Engineering.

13. The plan does not show any proposed landscaping improvements and, in fact, due to proposed sidewalks and equipment pads, landscaping will be lost on the east and west ends of the building. GEI respectfully defers to the Planning Board for discussion of proposed landscaping requirements.

FS Response: The Applicant respectfully defers to the Board for discussion and guidance on proposed landscaping. The Applicant submits that the current landscaping features complement the existing building and are compliant with state law.

14. The required parking calculations are based upon a combination of "other business use" and "transportation, industrial, and utility use"; GEI requests that additional information be provided to support the proposed building areas utilized in these calculations (i.e. which areas of the building are included with each calculation).

FS Response: The Applicant respectfully submits that the "transportation, industrial and utility use" is meant to correspond to its cultivation use as identified in its plans, and that the "other business use" is meant to correspond to its other business uses such as offices and/or retail if proposed in the future.

Drainage, Hydrology & Stormwater Management Comments

15. In the terms of MassDEP Stormwater Management, the project is considered a redevelopment as it results in no net increase of impervious surfaces. As such, the project shall meet to the maximum extent practicable Standards 2 and 3 and the pretreatment and structural stormwater best management practice requirements of Standards 4, 5, and 6. Comments pertaining to compliance with the applicable Standards follow below. At a minimum, a brief narrative addressing the Standards and the MassDEP Checklist For Stormwater Reports shall be prepared and submitted.

FS Response: The Applicant respectfully submits a Stormwater Operation and Maintenance Plan & Long-term Pollution Prevention Plan prepared by DC Engineering & Survey, dated October 25, 2018 in response to this requirement.

16. As it pertains to MassDEP Stormwater Management Standard 3, Recharge to Groundwater, the Engineer should consider a drywell or similar to recharge roof runoff with an overflow to the existing site drainage system to demonstrate compliance to the maximum extent practicable. The nature of the site soils (depth to estimated seasonal high groundwater table and ledge) would need to be evaluated in the design to assure proper offsets are maintained; this typically requires a test pit be conducted.

FS Response: The Applicant respectfully submits a Stormwater Operation and Maintenance Plan & Long-term Pollution Prevention Plan prepared by DC Engineering & Survey, dated October 25, 2018 in response to this requirement. Furthermore, the Applicant respectfully submits that it is unable to re-direct the existing stormwater infrastructure to facility relocating existing roof drains.

17. As it pertains to MassDEP Stormwater Management Standard 4, TSS Removal, the Engineer shall develop a site drainage system Operation and Maintenance (O&M) Plan and a Long-Term Pollution Prevention Plan. The O&M Plan shall include all existing drainage system features on the site and any proposed features.

FS Response: The Applicant respectfully submits a Stormwater Operation and Maintenance Plan & Long-term Pollution Prevention Plan prepared by DC Engineering & Survey, dated October 25, 2018 in response to this requirement.

18. Improvements to the existing drainage system shall be investigated and evaluated including, but not limited to, installing hoods on catch basin outlet pipes, and installing or repairing riprap at drain outfalls.

FS Response: The Applicant hereby agrees to install hoods on catch basin outlet pipes and will install or repair riprap aprons at drain outfalls, as deemed necessary by its team and the peer reviewing Town Engineer.

General Engineering Comments

19. The proposed parking layout shall be revisited as there are a few areas of concern as follows:

- a. The existing paved parking and driveway area at the entrance does not have sufficient width to allow parking on both sides; 18-foot long spaces with a 24-foot aisle in between. GEI believes that the previous site occupants utilized the graveled area to the east of the entrance driveway for parking (evident on Google Earth Street View) but this is not proposed with this application. The proposed layout shows 16foot long parking spaces on the building side of the lot; these spaces must be at least 18 feet long.

FS Response: The Applicant respectfully submits that the existing spaces show 16 feet, these have been corrected to 18 feet in depth. The Applicant hereby submits that it has included this information in a revised set of plans attached hereto. Please see the proposed conditions plan prepared by DC Engineering.

- b. By creating a row of parking along the east side of the entrance driveway, site traffic is forced to jog around the parking area to enter and exit the site. This is undesired both for passenger vehicles and could be problematic with larger trucks.

FS Response: The Applicant hereby submits that the site plan has been reconfigured to relocate parking spaces to the rear of the building and move the mechanical addition to the west side facilitating the removal of the problematic row of parking. Please see the proposed conditions plan prepared by DC Engineering.

20. The existing shrubs shown on the proposed concrete sidewalk should be noted to be removed.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto. Please see the proposed conditions plan prepared by DC Engineering.

21. The proposed parking layout shall be shown in bold print on the plan to clearly define it from existing.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto. Please see the proposed conditions plan prepared by DC Engineering.

22. The parking space in front of the main building entrance on the east side does not appear to be included in the count and is recommended to be painted hatched out to provide clear access.

FS Response: The Applicant hereby submits that it did not intend to utilize this as a parking space and shall paint and hatch it as recommended to provide clear access. The Applicant has included this information in a revised set of plans attached hereto. Please see the proposed conditions plan prepared by DC Engineering.

23. The use of the existing 30-foot by 30-foot garage structure on the site should be addressed by the Applicant.

FS Response: The Applicant hereby submits that it intends to use this garage structure for storage. Please see the proposed conditions plan prepared by DC Engineering.

24. The plans appear to indicate that the existing chain link fence across the easterly parking lot shall be removed. The extent of the fence removal should be clarified as there is also a stockade fence along the easterly property line that likely provides screening for the abutting residential property that should remain.

FS Response: The Applicant hereby submits that it does not intend to remove the stockade fence along the easterly property line. The intention is only to remove the existing chain link fence across the easterly parking lot. Please see the proposed conditions plan prepared by DC Engineering.

25. There are no proposed construction details; details are required for all proposed work including drainage structures, piping, concrete sidewalks, curbing, asphalt patch, etc.

FS Response: The Applicant hereby submits that it has included this information in a revised set of plans attached hereto. Please see the proposed conditions plan prepared by DC Engineering.

26. GEI conducted a cursory review of the submitted "Traffic Impact Statement" and summarizes the conclusion that the proposed use of "manufacturing" versus the previous use of a mix of "manufacturing" and "automobile parts sales" results in less trip generations from the site. Should the Planning Board wish to have a peer review of the Applicant's study, GEI can arrange for a traffic engineer subconsultant review.

FS Response: The Applicant respectfully agrees with this analysis.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Daniel S. Glissman', is written over a horizontal line.

Daniel S. Glissman, Esq.

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