

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

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Franklin Solar Project" and Special Permit(s) for a Large-Scale Ground-mounted Solar Energy System and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: Kearsarge Upper Union LLC  
Address of Applicant: 1200 Soldiers Field Road, Suite 202 Boston MA 02134  
Phone No.: 617-393-4222 Email: abernstein@kearsargeenergy.com
  
2. Name of Owner (if not the Applicant): Cistercian Nuns of Strict Observance  
Address of Owner: 300 Arnold Street, Wrentham MA 02093  
Phone No.: 508-528-1282 Email: sr-alice@msmabbey.org
  
3. Name of Engineer: Michael Lotti, Industria Engineering  
Address of Engineer: 91 Cedar Street, Suite 2 Milford MA 01757  
Phone No.: 508-428-8145 Email: mlotti@industriaeng.com
  
1. Deed of Property recorded with Norfolk Registry of Deeds in Book 2730, Page 496, (or Certificate of Title No. \_\_\_\_\_)
  
2. Location and Description of Property:  
The property is located on the east side of Upper Union Street and is 142.64 acres in area. There are approximately 35 acres of farmed fields on the property with remaining area, ~111 acres, being wooded.  
  
Zoning District: RR  
Assessor's Map: 333 Lot: 001  
Square Footage of Building(s): no buildings proposed  
Impervious Coverage of Existing Upland: None
  
3. Purpose of Site Plan:  
To install a ground-mounted solar photovoltaic array.
  
4. Special Permit(s) Requested:  
For a Large-scale Ground-mounted Solar Energy System

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**JAN 4 2019**  
**PLANNING DEPT.**

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

Chapter 185, Section 45.E

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

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

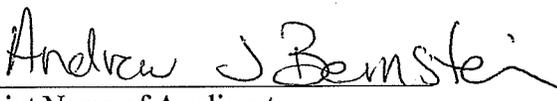
6. Other issues requiring Planning Board Consideration: \_\_\_\_\_

\_\_\_\_\_

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

8. Certificate of Ownership.

  
Signature of Applicant

  
Print Name of Applicant

  
Signature of Owner

  
Print Name of Owner

CERTIFICATE OF OWNERSHIP

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

SECTION A:

Title of Plan: Franklin Solar Project

Date of Plan: December, 2018 Assessor's Information: Map 333; Lot 001

Prepared by: Tighe & Bond

Type of Plan: 81-P; Prelim.; Def.; Site Plan

SECTION B:

Name of Record Owner(s): Cistercian Nuns of Strict Observance

Address of Record Owner(s): 300 Arnold Street

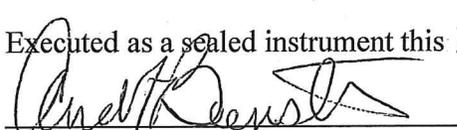
Wrentham, MA 02093

\*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):  
\_\_\_\_\_

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

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

Executed as a sealed instrument this 28<sup>th</sup> day of December 2018



Signature of Applicant

Andrew S Bernstein

Print name of Applicant

Sr Rita Rodrigue ocso

Signature of Owner

Sr Rita Rodrigue ocso

Print name of Owner

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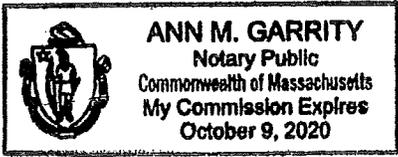
JAN 4 2019

PLANNING DEPT.

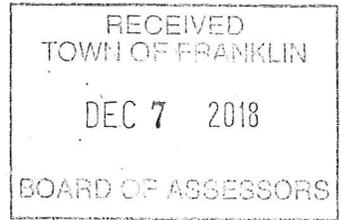
\_\_\_\_\_ ss.

20 18

On this 28<sup>th</sup> day of December 2018, before me, the undersigned notary public, personally appeared Andrew Bernstein (name of Applicant), proved to me through satisfactory evidence of identification, which were driver's license (Ma) to be the person whose name is signed on the preceding document in my presence.



Ann M. Garrity  
(Official signature and seal of notary)  
Notary Public:  
My Commission Expires: Oct. 9 2020



Town of Franklin – Board of Assessors  
355 East Central St  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923

### Abutters List Request Form

**Please Note:** A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-17)

Date of Request 12 17 2018

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Assessors Parcel ID # (12 digits) 333 - 001 - 000 - 000 JAN 4 2019

Property Street Address 1061 Upper Union Street PLANNING DEPT 300 (2 Lists)

Distance Required From Parcel # listed above (Circle One) 500 **(300)** **(100)**  
(Note: if a distance is not circled, we cannot process your request)

Property Owner Cistercian Nuns of Strict Observance

Property Owner's Mailing Address Mt. St. Mary's Abbey

Town/City Wienham State MA Zip Code 02093

Property Owner's Telephone # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

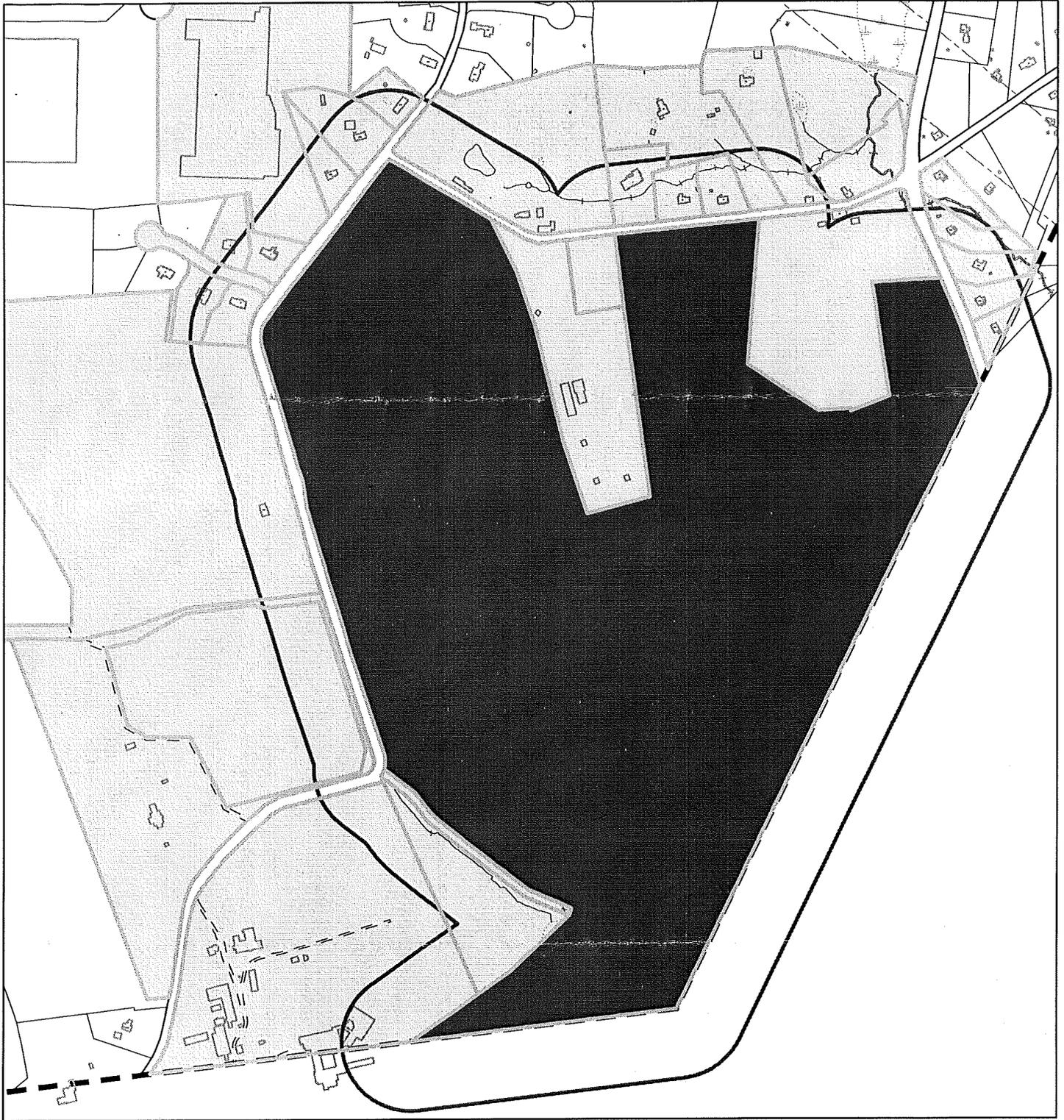
Requestor's Name (if different from Owner) Mike Lott - Industrial Engineering

Requestor's Address 1 Ash St, Hopkinton, MA 01748

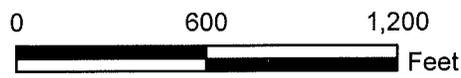
Requestor's Telephone # 774 - 270 - 0834

Office Use Only: Date Fee Paid 12/7/18 Paid in Cash \$ 20.00

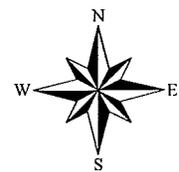
Paid by Check \$ \_\_\_\_\_ Check # \_\_\_\_\_ Town Receipt # 25569



**1061 UPPER UNION ST - 300' ABUTTERS**  
Town of Franklin



12/10/2018



# 300' Abutters List Report

Franklin, MA  
December 10, 2018

## Subject Parcel:

Parcel Number: 333-001-000  
CAMA Number: 333-001-000-000  
Property Address: 1061 UPPER UNION ST

Mailing Address: CISTERCIAN NUNS OF STRICT  
OBSERVANCE  
MT ST MARY'S ABBEY  
WRENTHAM, MA 02093

## Abutters:

Parcel Number: 330-011-000  
CAMA Number: 330-011-000-000  
Property Address: 3 MOUNT ST

Mailing Address: THREE CHIMNEY FARMS LLC C/O  
DONNA ADELSTEIN  
67 HAMMOCK RD  
CLINTON, CT 06413

Parcel Number: 330-012-002  
CAMA Number: 330-012-002-000  
Property Address: 4 MOUNT ST

Mailing Address: HEARN KERRY B HEARN ELENA  
522 GATEHOUSE LN  
FRANKLIN, MA 02038

Parcel Number: 330-015-000  
CAMA Number: 330-015-000-000  
Property Address: 2 UNION MEADOWS RD

Mailing Address: AWWAD MOTASEM ALSHAWABKEH  
MALAK  
2 UNION MEADOWS RD  
FRANKLIN, MA 02038

Parcel Number: 330-015-001  
CAMA Number: 330-015-001-000  
Property Address: 6 UNION MEADOWS RD

Mailing Address: PRESTON RICHARD MICHAEL PRESTON  
LESLIE ANN  
6 UNION MEADOWS RD  
FRANKLIN, MA 02038

Parcel Number: 330-015-005  
CAMA Number: 330-015-005-000  
Property Address: 5 UNION MEADOWS RD

Mailing Address: WARNAKULASOORIYA BERNARD  
LOKUGE ARANGA HINIDUMA  
5 UNION MEADOWS RD  
FRANKLIN, MA 02038

Parcel Number: 330-015-006  
CAMA Number: 330-015-006-000  
Property Address: 1 UNION MEADOWS RD

Mailing Address: RUBIN LAURENCE J RUBIN INNA  
1 UNION MEADOWS RD  
FRANKLIN, MA 02038

Parcel Number: 330-015-008  
CAMA Number: 330-015-008-000  
Property Address: UNION MEADOWS RD

Mailing Address: NITOR DEVELOPMENT INC  
19 LENOX DR  
FRANKLIN, MA 02038

Parcel Number: 330-016-000  
CAMA Number: 330-016-000-000  
Property Address: 893 UPPER UNION ST

Mailing Address: BISSANTI MARK V  
PO BOX 707  
WRENTHAM, MA 02093

Parcel Number: 330-017-000  
CAMA Number: 330-017-000-000  
Property Address: 889 UPPER UNION ST

Mailing Address: GRANDIZIO DANE GRANDIZIO TIFFANY  
889 UPPER UNION ST  
FRANKLIN, MA 02038

Parcel Number: 330-018-000  
CAMA Number: 330-018-000-000  
Property Address: 885 UPPER UNION ST

Mailing Address: COOPER STEVEN M & NANCY A TRS  
COOPER FAM 2015 REVOCABLE TR  
885 UPPER UNION ST  
FRANKLIN, MA 02038

[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

# 300' Abutters List Report

Franklin, MA  
December 10, 2018

Parcel Number: 330-028-000  
CAMA Number: 330-028-000-000  
Property Address: 20 FREEDOM WAY

Mailing Address: REEP IND FREEDOM MA LLC C/O NY  
LINCOLN PROPERTY CO  
1 VAN DEGRAFF DR  
BURLINGTON, MA 01803

Parcel Number: 331-024-000  
CAMA Number: 331-024-000-000  
Property Address: 20 MOUNT ST

Mailing Address: OLES BRIAN M OLES SHANNON M  
20 MOUNT ST  
FRANKLIN, MA 02038

Parcel Number: 331-025-000  
CAMA Number: 331-025-000-000  
Property Address: 850 SUMMER ST

Mailing Address: BARTOLINI VICKI L L/E  
850 SUMMER ST  
FRANKLIN, MA 02038

Parcel Number: 331-026-000  
CAMA Number: 331-026-000-000  
Property Address: 854 SUMMER ST

Mailing Address: BOURQUE RYAN RAYMOND BOURQUE  
ASHLEY TERRI  
854 SUMMER ST  
FRANKLIN, MA 02038

Parcel Number: 331-027-000  
CAMA Number: 331-027-000-000  
Property Address: 955 SUMMER ST

Mailing Address: BARNETT KENNETH L & BARBARA K  
MAINES, MARIA RINEHART, DEBORA  
955 SUMMER ST  
FRANKLIN, MA 02038

Parcel Number: 331-028-000  
CAMA Number: 331-028-000-000  
Property Address: 16 MOUNT ST

Mailing Address: MMA REALTY LLC C/O SUZANNE  
GENDREAU  
4 PEARLY LN  
FRANKLIN, MA 02038

Parcel Number: 331-028-001  
CAMA Number: 331-028-001-000  
Property Address: MOUNT ST

Mailing Address: HEARN KERRY B HEARN ELENA  
522 GATEHOUSE LN  
FRANKLIN, MA 02038

Parcel Number: 331-037-000  
CAMA Number: 331-037-000-000  
Property Address: 7 MOUNT ST

Mailing Address: BREMNER KARL R BREMNER KAREN L  
7 MOUNT ST  
FRANKLIN, MA 02038

Parcel Number: 331-038-000  
CAMA Number: 331-038-000-000  
Property Address: 8 MOUNT ST

Mailing Address: FOSS AIMEE J  
8 MOUNT ST  
FRANKLIN, MA 02038

Parcel Number: 331-039-000  
CAMA Number: 331-039-000-000  
Property Address: 9 MOUNT ST

Mailing Address: ROBINSON GARY S ROBINSON NATALIE  
G  
9 MOUNT ST  
FRANKLIN, MA 02038

Parcel Number: 331-040-000  
CAMA Number: 331-040-000-000  
Property Address: 11 MOUNT ST

Mailing Address: WILLIAMSON CHRISTOPHER P  
WILLIAMSON JANICE M  
10 STONE AVE  
SCITUATE, MA 02066

Parcel Number: 331-041-000  
CAMA Number: 331-041-000-000  
Property Address: 13 MOUNT ST

Mailing Address: COTTER WENDY  
13 MOUNT ST  
FRANKLIN, MA 02038

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# 300' Abutters List Report

Franklin, MA  
December 10, 2018

Parcel Number: 331-042-000  
CAMA Number: 331-042-000-000  
Property Address: 15 MOUNT ST

Mailing Address: MMA REALTY LLC  
4 PEARLY LN  
FRANKLIN, MA 02038

Parcel Number: 331-043-000  
CAMA Number: 331-043-000-000  
Property Address: SUMMER ST

Mailing Address: COTTER WENDY  
13 MOUNT ST  
FRANKLIN, MA 02038

Parcel Number: 332-001-000  
CAMA Number: 332-001-000-000  
Property Address: 862 SUMMER ST

Mailing Address: WEBB BRANDON C WEBB ALYSON  
MCHUGH  
862 SUMMER ST  
FRANKLIN, MA 02038

Parcel Number: 332-002-000  
CAMA Number: 332-002-000-000  
Property Address: SUMMER ST

Mailing Address: LENNIHAN BRUCE LENNIHAN SHARON  
PO BOX 989  
WRENTHAM, MA 02093

Parcel Number: 333-001-000  
CAMA Number: 333-001-000-000  
Property Address: 1061 UPPER UNION ST

Mailing Address: CISTERCIAN NUNS OF STRICT  
OBSERVANCE  
MT ST MARY'S ABBEY  
WRENTHAM, MA 02093

Parcel Number: 333-002-000  
CAMA Number: 333-002-000-000  
Property Address: 929 UPPER UNION ST

Mailing Address: CISTERCIAN NUNS OF STRICT  
OBSERVANCE  
MT ST MARY'S ABBEY  
WRENTHAM, MA 02093

Parcel Number: 344-001-000  
CAMA Number: 344-001-000-000  
Property Address: MOUNT HILL ST

Mailing Address: CISTERCIAN NUNS OF STRICT  
OBSERVANCE  
ST MARYS ABBEY  
WRENTHAM, MA 02093

Parcel Number: 344-001-001  
CAMA Number: 344-001-001-000  
Property Address: MOUNT HILL ST

Mailing Address: CISTERCIAN NUNS OF STRICT  
OBSERVANCE  
ST MARYS ABBEY  
WRENTHAM, MA 02093

Parcel Number: 344-002-000  
CAMA Number: 344-002-000-000  
Property Address: UPPER UNION ST

Mailing Address: CISTERCIAN NUNS OF STRICT  
OBSERVANCE  
MT ST MARY'S ABBEY  
WRENTHAM, MA 02093

Parcel Number: 344-007-000  
CAMA Number: 344-007-000-000  
Property Address: UPPER UNION ST

Mailing Address: CISTERCIAN NUNS OF STRICT  
OBSERVANCE  
ST MARY'S ABBEY  
WRENTHAM, MA 02093

Parcel Number: 344-007-001  
CAMA Number: 344-007-001-000  
Property Address: UPPER UNION ST

Mailing Address: CISTERCIAN NUNS C/O BROWN SMITH  
WALLACE LLC  
#6 CITY PLACE DR SUITE 800  
ST LOUIS, MO 63141

*Kevin M. Boyle,*  
*12-10-18*

www.cai-tech.com

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# Town of Franklin



## Planning Board

TOWN OF FRANKLIN  
TOWN CLERK  
2019 JAN 22 P 1:49  
RECEIVED

The following notice will be published in the Milford Daily Newspaper once on Monday, January 28, 2019 and again on February 4, 2019

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### FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing on **Monday, February 11, 2019 at 7:15 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Special Permit and Site Plan application titled "Franklin Solar Project, Permit Application Set" prepared by Industria Engineering, Milford, MA, and submitted to the Department of Planning & Community Development on January 4, 2019, by Kearsage Upper Union, LLC, 1200 Soldiers Field Road, Boston, MA 02134.

The property is located in the Rural Residential I Zoning District on Upper Union and Mount Streets, Map 333, Lot 001. The applicant proposes to install a solar energy facility consisting of approximately 3,600 +/- modules along with an energy storage system. The applicant is requesting a Special Permit under the Chapter 185 Attachment 4, to allow for a Large Scale Ground Mounted Solar Energy System.

**Please note: This will be your only written notice of this public hearing. All future Public Hearings on this matter, will be posted on the Planning Board's website under Agendas.**

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

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

Anthony Padula, Chairman