



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

May 3, 2023

Mr. Greg Rondeau, Chairman
Members of the Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: Site Plan – Maplegate North Solar

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and offer the following comments:

1. Permit applications that may need to be filed with the Franklin Department of Public Works include (but are not necessarily limited to) a Soil Erosion and Sediment Control Plan Certification Permit and a Trench Permit.
2. While the Stormwater Report indicates the project will comply with the MADEP Stormwater Standards and the Town's Stormwater Management bylaw, the report should indicate how the project specifically meets the Town's standards criteria under 153-16.
3. The outfall pipes for the surface basin are called out to be HDPE rather than RCP, however they are not in areas subject to traffic.
4. The grading plan shows areas highlighted in red which are to be regraded but it doesn't indicate how the grades will be modified or if it will impact drainage patterns.
5. Rainfall amounts used in the calculations should be updated to reflect current NOAA Atlas 14 values.
6. The spillway elevation for the surface basin is less than 0.10ft higher than the flood elevation for the 100 year storm event. The grading should be revised to provide additional freeboard.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Maglio', written in a cursive style.

Michael Maglio, P.E.
Town Engineer

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: May 2, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Maplegate Solar North
Site Plan

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, May 8, 2023 Planning Board meeting and offers the following commentary:

General:

1. The site is accessed through Bellingham at 160 Maple St, and located in the Industrial Zoning District.
2. The Planning Board approved an 81-P ANR plan on January 9, 2023, combining the lots indicated on the application, into one single lot.
3. The proposed project includes the construction solar panels, along with drainage.
4. The Applicant has filed a NOI with the Conservation Commission.
5. Review letters will be provided from BETA, DPW and Fire.

Comments:

1. Per section §185-31.C(3)(i) – provide outdoor lighting, open space areas, snow storage and parking areas.
2. Per section §185-31.C(3)(j) – provide location, size and sketch of all proposed signs.
3. Per section §185-31.C(3)(k) – provide a complete landscaping plans, including existing vegetation and proposed plantings.
4. Per section §185-31.C(3)(l) – provide a photometric plan.
5. The Town staff recommended providing public access, such as a walking trail around the perimeter of the site or a park with public access.



FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 27 MARCH 2023

RE : MAPLEGATE SOLAR PROJECT NORTH

Thank you for the opportunity to review the above mentioned plan. We would request a small turn around stub be located on the access road near the inverter and transformer on the south part of sheet C-304.

Please contact me should you have any question or require any additional information.

cc: file

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

TOWN OF FRANKLIN
TOWN CLERK

2023 APR 13 12:27

RECEIVED

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled “**Proposed Site Plan Documents**” for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: **Nextgrid Mescalbean, LLC**
 Address of Applicant: **P.O. Box 775 #73069 San Francisco, CA 94120**
 Phone No.: **720.217.5939** Email: **aaron@nextgrid.com**

2. Name of Owner (if not the Applicant): **Maplegate Realty Trust**
 Address of Owner: **160 Maple Street Bellingham, MA 02019**
 Phone No.: _____ Email: _____

3. Name of Engineer: **Bohler Engineering**
 Address of Engineer: **352 Turnpike Road Southborough, MA 01772**
 Phone No.: **508.480.9900** Email: **gdibona@bohlereng.com**

4. Deed of Property recorded with Norfolk Registry of Deeds in Book **8626**, Page **33-43**, (or Certificate of Title No. _____)

5. Location and Description of Property:
Maplegate Country Club - 160 Maple Street Bellingham

 Square Footage of Building(s) **N/A**
Franklin Lots include parcel # 239-010 (A, B, C, D), 254-009, 255-001 (Bellingham parcel 32-0009)

6. Purpose of Site Plan: _____ **Proposed Solar Array** _____

7. List of Waivers Requested (if any): Attach Form R for each waiver

Daniel Serber
Signature of Applicant

Daniel Serber
Print Name of Applicant

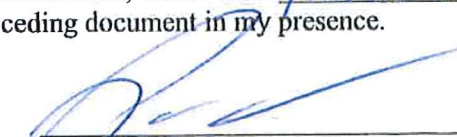
Sally Winters
Signature of Owner
Trustee

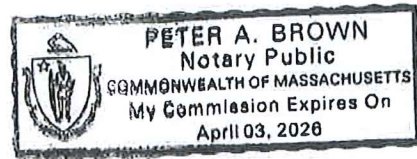
Sally Winters
Print Name of Owner
Trustee

Norfolk ss.

2022

On this 1st day of March 2022, before me, the undersigned notary public, personally appeared Sally Wharton (name of Applicant), proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding document in my presence.


(Official signature and seal of notary)
Notary Public:
My Commission Expires: 4/3/26



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: Proposed Site Plan Documents

Date of Plan: 5/10/2022 Assessor's Information: _____

Prepared by: Bohler Engineering

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

SECTION B:

Name of Record Owner(s): Maplegate Realty Trust

Address of Record Owner(s): 160 Maple Street

Bellingham, MA 02019

*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):

Sally Winters, Trustee of Maple Gate Realty Trust
c/o Brown Legal PLLC, 10 Liberty Square, 6th Fl, Boston, MA 02109

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

*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: 10/22/81 - Book 5938, P. 496

Executed as a sealed instrument this 12th day of March 2023

Daniel Serber
Signature of Applicant

Daniel Serber
Print name of Applicant

Sally Winters
Signature of Owner
Trustee

Sally Winters
Print name of Owner
Trustee



Brown Legal PLLC
10 Liberty Square, 6th Floor
Boston, MA 02109
617.463.9133
www.brownlegalllc.com

November 21, 2022

Town of Franklin
Attn: Amy Love, Town Planner
355 East Central Street
Franklin, MA 02038

RE: NextGrid Permitting Project – Maplegate Country Club

Dear Ms. Love:

Please be advised that the undersigned represents the owner of the property that is the subject of Next Grid's ANR Application.

The owner is Sally Winters, Trustee of Maple Gate Realty Trust. The beneficiary of Maple Gate Realty Trust is a joint venture named Maple Gate Realty Associates. That Joint Venture is controlled by its Management Committee through Shirley French. I am Counsel for both the Trustee on behalf of the Trust as well as the Management Committee on behalf of the Joint Venture.

Please forward all correspondence or notices to the property owner directly to my attention. We look forward to working with the Town to see this project permitted.

Thank you for your attention to this matter.

Very truly yours,

/s Peter A. Brown
Peter A. Brown

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, April 24, 2023 and again on May 1, 2023

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 at the Town Hall (and can also be attended remotely) on **Monday, May 8, 2023 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Site Plan application titled "Proposed Site Plan Documents" prepared by Bohler Engineering, Southborough, MA., and submitted to the Department of Planning & Community Development on April 13, 2023, by Nextgrid Mescalbean, LLC, San Francisco, CA.

The property is located in the Industrial Zoning District and includes the northern lots on the Assessors Map 239, Lot 10. Map 254 Lot 009 and Map 255 Lot 001 with access through Bellingham. The applicant is proposing to construct a solar array.

Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time 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.

Greg Rondeau, Chairman

BERTONE MARC N
BERTONE CATHLEEN M
42 SCHOFIELD DR
FRANKLIN, MA 02038

UNITED STATES OF AMERICA
696 VIRGINIA ROAD
CONCORD, MA 01742

BONGIORNO PATRICIA A
CROWLEY KEITH A
30 OAK STREET EXT
FRANKLIN, MA 02038

UNITED STATES OF AMERICA
US ARMY
696 VIRGINIA RD
CONCORD, MA 01742

BOURNAZIAN DAVID A
38 SCHOFIELD DR
FRANKLIN, MA 02038

UNITED STATES OF AMERICA
US ARMY
696 VIRGINIA ROAD
CONCORD, MA 01742

COBB JEANINE A
174 MAPLE ST
BELLINGHAM, MA 02019

UNITED STATES OF AMERICA
US ARMY CORP
696 VIRGINIA ROAD
CONCORD, MA 01742

EVERS JOHN R
EVERS CHERYL L
43 SCHOFIELD DR
FRANKLIN, MA 02038

UNITED STATES OF AMERICA
US ARMY CORP ENG
696 VIRGINIA ROAD
CONCORD, MA 01742

FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

UNITED STATES OF AMERICA
USA
696 VIRGINIA ROAD
CONCORD, MA 01742

LMP PROPERTIES LLC
C/O RYAN LLC
PO BOX 4900
SCOTTSDALE, AZ 85261

WILLIAMS MARK R
WILLIAMS REGINA M
39 SCHOFIELD DR
FRANKLIN, MA 02038

MULLIKEN PETER B
MULLIKEN OLIVIA K
31 OAK STREET EXT
FRANKLIN, MA 02038

WINTERS SALLY TR
MAPLE GATE REALTY TRUST
160 MAPLE ST
BELLINGHAM, MA 02019

RANIERI MARY E
59 PLEASANT ST
FRANKLIN, MA 02038

ZHOU HENG
32 OAK STREET EXT
FRANKLIN, MA 02038

STUART KEVIN G
STUART JUDITH M
46 SCHOFIELD DR
FRANKLIN, MA 02038

ZWICKER TOBIN A
ZWICKER KERRI L
45 SCHOFIELD DR
FRANKLIN, MA 02038