

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

RECEIVED
JUL 21 2023
PLANNING DEPT.

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: Maple Street Solar, LLC
Address of Applicant: 177 Huntington Ave, Suite 1703 Unit 73069 Boston, MA 02115
Phone No.: 720.217.5939 Email: daniel@nextgrid.com
- 2. Name of Owner (if not the Applicant): Maple Gate 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

RECEIVED
2023 JUL 21 A 9:28
TOWN OF FRANKLIN
TOWN CLERK

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

[Signature] Daniel Serber
Signature of Applicant Print Name of Applicant

[Signature] FOR OWNER FOR OWNER
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: Proposed Site Plan Documents

Date of Plan: 7/20/2023 Assessor's Information: _____

Prepared by: Bohler Engineering

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

SECTION B:

Name of Record Owner(s): Maple Gate 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 the Maple Gate Realty Trust

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: Maplegate 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; 5938/496
Massachusetts

Executed as a sealed instrument this _____ day of _____ 20____

[Signature]
Signature of Applicant

Daniel Sel
Print name of Applicant

[Signature]
Signature of Owner

AS WINSER FOR OWNER PETER A. BROWN AS OWNER FOR OWNER
Print name of Owner

Suffolk ss.

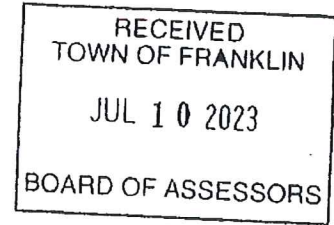
2023

On this 20th day of July 2023, before me, the undersigned notary public, personally appeared Richard Sese (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.

[Signature]
(Official Signature and seal of notary)
Notary Public: ALLISON FINNELL
My Commission Expires: 11/17/28



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 PARCEL 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 payment and submission of the form for the Assessors office to complete the processing of your request.

Date of Request July 6, 2023

Assessors Parcel ID # (12 digits) Parcel # 239-010 (A, B, C, D, E), 254-009, 255-001

Property Street Address 160 Maple Street _____

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 Maple Gate Realty Trust _____

Property Owner's Mailing Address 160 Maple Street _____

Town/City Bellingham State MA Zip Code 02019 _____

Property Owner's Telephone # c/o Peter Brown, Brown Legal 617-463-9133

Requestor's Name (if different from Owner) Bohler Engineering
(Nicole Hughes nhughes@bohlereng.com)

Requestor's Address 352 Turnpike Road Southborough, MA 01772

Requestor's Telephone # 508 - 480 - 9900 _____

Office Use Only: Date Fee Paid 7/10/23 Paid in Cash \$ _____

Paid by Check \$ 25.00 Check # 012 Town Receipt # 30082

RETURN TO LEEANNE



MAPLEGATE [239-010; 254-009; 255-001] - 300' ABUTTERS

Franklin, MA

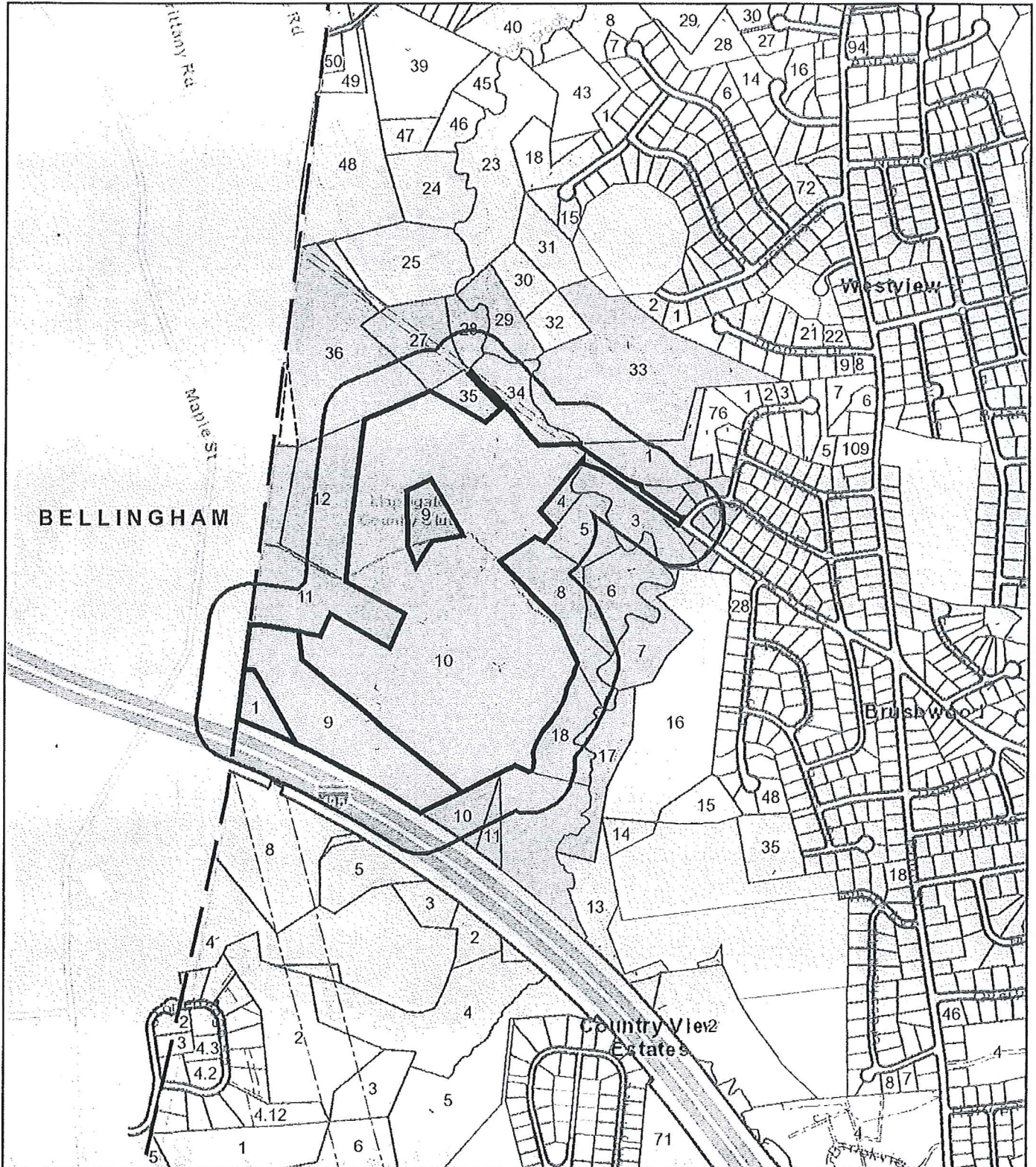


CAI Technologies
Precision Mapping. Advanced Solutions.

July 17, 2023

1 inch = 1000 Feet

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This information is believed to be correct but is subject to change and is not warranted.



300 foot Abutters List Report

Franklin, MA
July 17, 2023

Subject Properties:

Parcel Number: 239-010-000	Mailing Address: WINTERS SALLY TR MAPLE GATE
CAMA Number: 239-010-000-000	REALTY TRUST
Property Address: MAPLEGATE	160 MAPLE ST
	BELLINGHAM, MA 02019

Parcel Number: 254-009-000	Mailing Address: WINTERS SALLY TR MAPLE GATE
CAMA Number: 254-009-000-000	REALTY TRUST
Property Address: MAPLEGATE	160 MAPLE ST
	BELLINGHAM, MA 02019

Parcel Number: 255-001-000	Mailing Address: WINTERS SALLY TR MAPLE GATE
CAMA Number: 255-001-000-000	REALTY TRUST
Property Address: MAPLEGATE	160 MAPLE ST
	BELLINGHAM, MA 02019

Abutters:

Parcel Number: 237-027-000	Mailing Address: UNITED STATES OF AMERICA US ARMY
CAMA Number: 237-027-000-000	696 VIRGINIA ROAD
Property Address: MINE BROOK	CONCORD, MA 01742

Parcel Number: 237-028-000	Mailing Address: UNITED STATES OF AMERICA US ARMY
CAMA Number: 237-028-000-000	696 VIRGINIA ROAD
Property Address: MINE BROOK	CONCORD, MA 01742

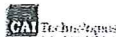
Parcel Number: 237-029-000	Mailing Address: RANIERI MARY E
CAMA Number: 237-029-000-000	59 PLEASANT ST
Property Address: POND ST	FRANKLIN, MA 02038

Parcel Number: 237-033-000	Mailing Address: UNITED STATES OF AMERICA US ARMY
CAMA Number: 237-033-000-000	696 VIRGINIA ROAD
Property Address: MINE BROOK	CONCORD, MA 01742

Parcel Number: 237-034-000	Mailing Address: UNITED STATES OF AMERICA USA
CAMA Number: 237-034-000-000	696 VIRGINIA ROAD
Property Address: MINE BROOK	CONCORD, MA 01742

Parcel Number: 237-035-000	Mailing Address: UNITED STATES OF AMERICA US ARMY
CAMA Number: 237-035-000-000	696 VIRGINIA ROAD
Property Address: OAK ST	CONCORD, MA 01742

Parcel Number: 237-036-000	Mailing Address: WINTERS SALLY TR MAPLE GATE
CAMA Number: 237-036-000-000	REALTY TRUST
Property Address: 160 MAPLE ST	160 MAPLE ST
	BELLINGHAM, MA 02019



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7/17/2023

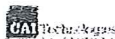
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300 foot Abutters List Report

Franklin, MA
July 17, 2023

Parcel Number: 239-001-000 CAMA Number: 239-001-000-000 Property Address: POND ST	Mailing Address: UNITED STATES OF AMERICA US ARMY 696 VIRGINIA ROAD CONCORD, MA 01742
Parcel Number: 239-002-000 CAMA Number: 239-002-000-000 Property Address: OAK ST	Mailing Address: UNITED STATES OF AMERICA 696 VIRGINIA ROAD CONCORD, MA 01742
Parcel Number: 239-003-000 CAMA Number: 239-003-000-000 Property Address: OAK ST	Mailing Address: UNITED STATES OF AMERICA US ARMY 696 VIRGINIA ROAD CONCORD, MA 01742
Parcel Number: 239-004-000 CAMA Number: 239-004-000-000 Property Address: MINE BROOK	Mailing Address: UNITED STATES OF AMERICA US ARMY 696 VIRGINIA ROAD CONCORD, MA 01742
Parcel Number: 239-005-000 CAMA Number: 239-005-000-000 Property Address: OAK ST	Mailing Address: UNITED STATES OF AMERICA US ARMY 696 VIRGINIA ROAD CONCORD, MA 01742
Parcel Number: 239-006-000 CAMA Number: 239-006-000-000 Property Address: OAK ST	Mailing Address: UNITED STATES OF AMERICA US ARMY 696 VIRGINIA ROAD CONCORD, MA 01742
Parcel Number: 239-007-000 CAMA Number: 239-007-000-000 Property Address: MINE BROOK	Mailing Address: UNITED STATES OF AMERICA US ARMY 696 VIRGINIA ROAD CONCORD, MA 01742
Parcel Number: 239-008-000 CAMA Number: 239-008-000-000 Property Address: MINE BROOK	Mailing Address: UNITED STATES OF AMERICA US ARMY 696 VIRGINIA ROAD CONCORD, MA 01742
Parcel Number: 239-009-000 CAMA Number: 239-009-000-000 Property Address: MAPLEGATE	Mailing Address: WINTERS SALLY TR MAPLE GATE REALTY TRUST 160 MAPLE ST BELLINGHAM, MA 02019
Parcel Number: 239-010-000 CAMA Number: 239-010-000-000 Property Address: MAPLEGATE	Mailing Address: WINTERS SALLY TR MAPLE GATE REALTY TRUST 160 MAPLE ST BELLINGHAM, MA 02019
Parcel Number: 239-011-000 CAMA Number: 239-011-000-000 Property Address: 186 MAPLEGATE	Mailing Address: LMP PROPERTIES LLC C/O RYAN LLC PO BOX 4900 SCOTTSDALE, AZ 85261
Parcel Number: 239-012-000 CAMA Number: 239-012-000-000 Property Address: MINE BROOK	Mailing Address: WINTERS SALLY TR MAPLE GATE REALTY TRUST 160 MAPLE ST BELLINGHAM, MA 02019



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7/17/2023

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300 foot Abutters List Report

Franklin, MA
July 17, 2023

Parcel Number: 240-031-000
CAMA Number: 240-031-000-000
Property Address: 30 OAK ST EXT

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

Parcel Number: 240-032-000
CAMA Number: 240-032-000-000
Property Address: 32 OAK ST EXT

Mailing Address: ZHOU HENG
32 OAK STREET EXT
FRANKLIN, MA 02038

Parcel Number: 240-033-000
CAMA Number: 240-033-000-000
Property Address: OAK ST EXT

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

Parcel Number: 240-034-000
CAMA Number: 240-034-000-000
Property Address: 45 SCHOFIELD DR

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

Parcel Number: 240-035-000
CAMA Number: 240-035-000-000
Property Address: 46 SCHOFIELD DR

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

Parcel Number: 240-036-000
CAMA Number: 240-036-000-000
Property Address: 31 OAK ST EXT

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

Parcel Number: 240-055-000
CAMA Number: 240-055-000-000
Property Address: 38 SCHOFIELD DR

Mailing Address: BOURNAZIAN DAVID A
38 SCHOFIELD DR
FRANKLIN, MA 02038

Parcel Number: 240-056-000
CAMA Number: 240-056-000-000
Property Address: 42 SCHOFIELD DR

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

Parcel Number: 240-057-000
CAMA Number: 240-057-000-000
Property Address: 43 SCHOFIELD DR

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

Parcel Number: 240-058-000
CAMA Number: 240-058-000-000
Property Address: 39 SCHOFIELD DR

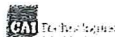
Mailing Address: WILLIAMS MARK R WILLIAMS REGINA M
39 SCHOFIELD DR
FRANKLIN, MA 02038

Parcel Number: 254-009-000
CAMA Number: 254-009-000-000
Property Address: MAPLEGATE

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

Parcel Number: 254-010-000
CAMA Number: 254-010-000-000
Property Address: MINE BROOK

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



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This information is believed to be correct but is subject to change and is not warrantied.



300 foot Abutters List Report

Franklin, MA
July 17, 2023

Parcel Number: 254-011-000
CAMA Number: 254-011-000-000
Property Address: MINE BROOK

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

Parcel Number: 254-012-000
CAMA Number: 254-012-000-000
Property Address: POND ST

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 254-017-000
CAMA Number: 254-017-000-000
Property Address: POND ST

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

Parcel Number: 254-018-000
CAMA Number: 254-018-000-000
Property Address: MINE BROOK

Mailing Address: UNITED STATES OF AMERICA
696 VIRGINIA ROAD
CONCORD, MA 01742

Parcel Number: 255-001-000
CAMA Number: 255-001-000-000
Property Address: MAPLEGATE

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

Kevin W. Doyle, 7-17-2023



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7/17/2023

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BERTONE MARC N
BERTONE CATHLEEN M
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FRANKLIN, MA 02038

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FRANKLIN, MA 02038

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CONCORD, MA 01742

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FRANKLIN, MA 02038

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CONCORD, MA 01742

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

UNITED STATES OF AMERICA
USA
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FRANKLIN TOWN OF
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FRANKLIN, MA 02038

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WILLIAMS REGINA M
39 SCHOFIELD DR
FRANKLIN, MA 02038

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

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MAPLE GATE REALTY TRUST
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BELLINGHAM, MA 02019

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FRANKLIN, MA 02038

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696 VIRGINIA ROAD
CONCORD, MA 01742

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, August 7, 2023 and again on August 14, 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, August 21, 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 July 21, 2023, by Maple Street Solar, LLC, Boston, MA.

The property is located in the Industrial Zoning District and includes the southern 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