

Town of Franklin

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: March 6, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Maplegate Solar South
Site Plan

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, March 11, 2024 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 proposed project includes the construction solar panels, along with drainage.
3. The Applicant has filed a NOI with the Conservation Commission.
4. DPCD refers to BETA and Town Engineer for stormwater management comments.

Comments from February 26, 2024 meeting:

1. Provide a letter from the Fire Department accepting one entrance in and out of the site.
2. Provide a letter from the Town of Bellingham showing that there is no access to parcel 2 or 3 from Bellingham.
3. Clearly define what Parcel will be used for.
4. No new plans have been submitted since last meeting.

Special Conditions:

1. Applicant shall enter into a monetary agreement (PILOT) at the sole discretion of Administration and the Town of Franklin prior to commencement of construction.
2. A Surety bond in the amount of \$46,768.00 shall be issued by a surety company acceptable to the Town of Franklin prior to commencement of construction. Bond must include tree replanting plan.