



*Letter of Transmittal*

**To:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Date:** \_\_\_\_\_  
**Project #:** \_\_\_\_\_  
**Project:** \_\_\_\_\_  
\_\_\_\_\_

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**We are sending you:**

Enclosed                       Under separate cover

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**Via:**

Direct from printer                       Taxi  
 Messenger                                       Mail

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**The following items:**

Prints     Sepias     Tracings     Reports     Shop Drawings     Original Drawings  
 Mylar     Linen     Specifications     Samples     Other

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**Description:**

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**Remarks:**

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Signed: \_\_\_\_\_

Copy to: \_\_\_\_\_

P.O. Box 1051  
Sandwich, MA 02563  
(508) 888-9282 · FAX 888-5859  
email: ade@atlanticcompanies.com  
www.atlanticcompanies.com

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

**FORM S:  
APPLICATION FOR SCENIC ROAD WORK PERMIT**

1. Name and Address of Petitioner: VS Union Solar Smart, LLC  
24941 Dana Point Harbor  
Dana Point, CA 92629

Telephone Number: (508) 463-5303

2. Check off the reason(s) which require a Work Permit under MGL Ch. 40, Section 15C (Scenic Roads Act):

- Cutting or removal of trees within a designated Scenic Road
- Tearing down or destruction of stone walls or portions thereof within a Scenic Road

Describe the work proposed and any changes to tree(s) and/or stone wall(s) within the designated Scenic Road:

Proposed construction of an access drive for vehicular access and interconnection purposes related to a ground mounted solar facility.

3. Location of Tree(s) and/or Stone Wall(s): (attach street map with locations marked)

Name of Scenic Road: Upper Union Street

Verified by: \_\_\_\_\_

Tree(s) or Stone Wall(s) to be removed: 30' of Stone Wall roughly 30" high

<b>Specimen of Tree</b>	<b>Diameter of Tree</b>	<b>Length of Stone Wall</b>	<b>Height of Stone Wall</b>
*	*	30'	30"

\*±204 SF of shrubs/trees less than 3" caliper to be removed within the right of way

Photographs of all stonewalls and trees within the proposed work area:

- Attached
- Not Attached

4. Who would be cutting the tree(s) and/or altering stone wall(s)?  
TBD

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5. Required Notice:

Attached

Not Attached

Copies of certified mail, return receipts of Copies of Abutter notice, mailed 14 days in advance of Public Hearing, Copies of Legal Advertisement published at least once in each of two successive weeks of which the first appeared at least 14 days prior to the Public Hearing.

6. Check off and describe all proposed Restoration, Mitigation and Compensatory Actions (attach a street map with locations marked):

Planting of replacement tree(s):

Quantity: \_\_\_\_\_

Caliper (inches): \_\_\_\_\_

Specimen: \_\_\_\_\_

Reconstruction of stone wall(s):

Length (feet): \_\_\_\_\_

Other (describe): \_\_\_\_\_

Measures to be taken to prevent erosion and ensure no off-site tracking of materials onto adjacent public and/or private ways.

- Crushed Stone Tracking Pad

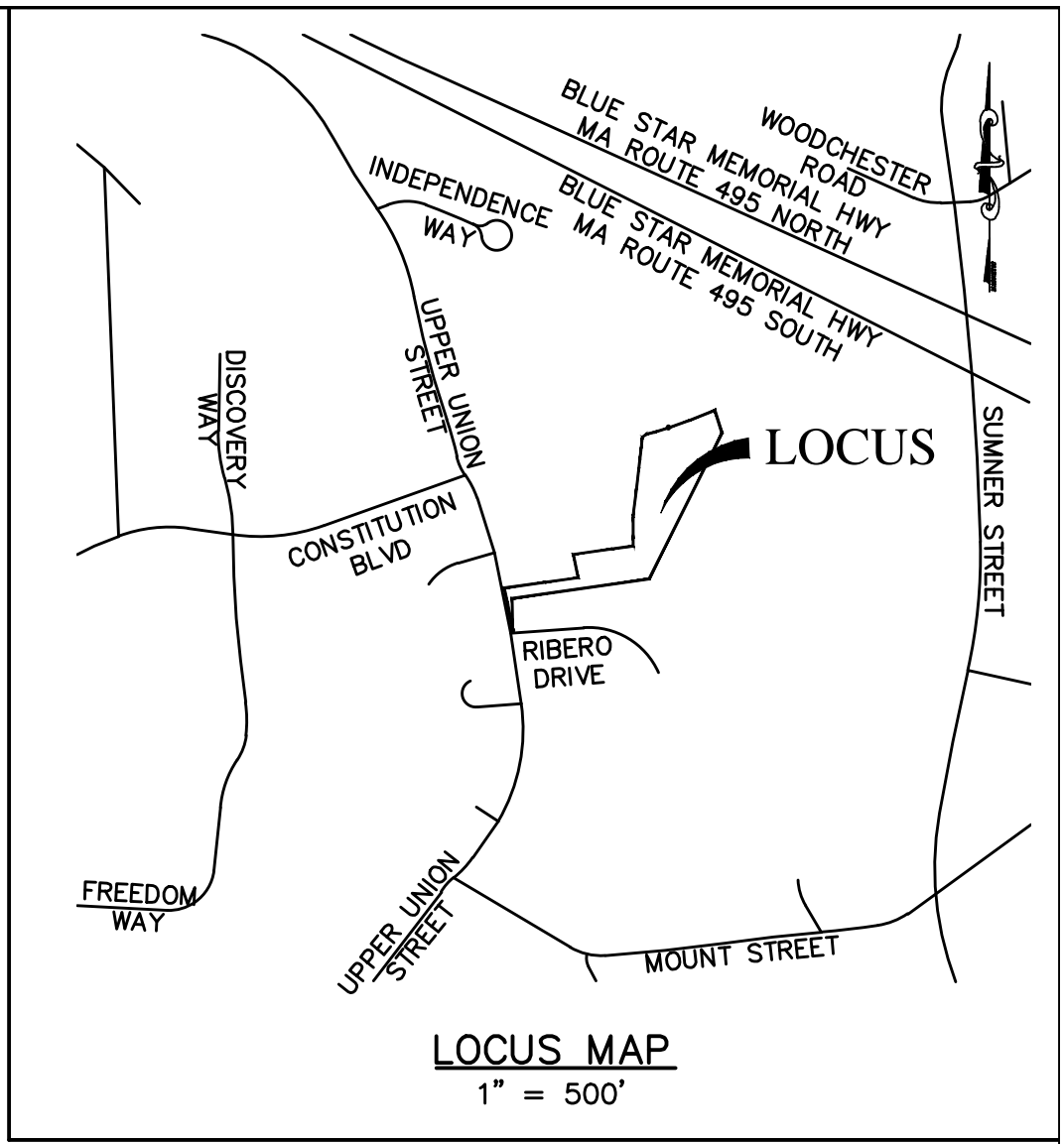
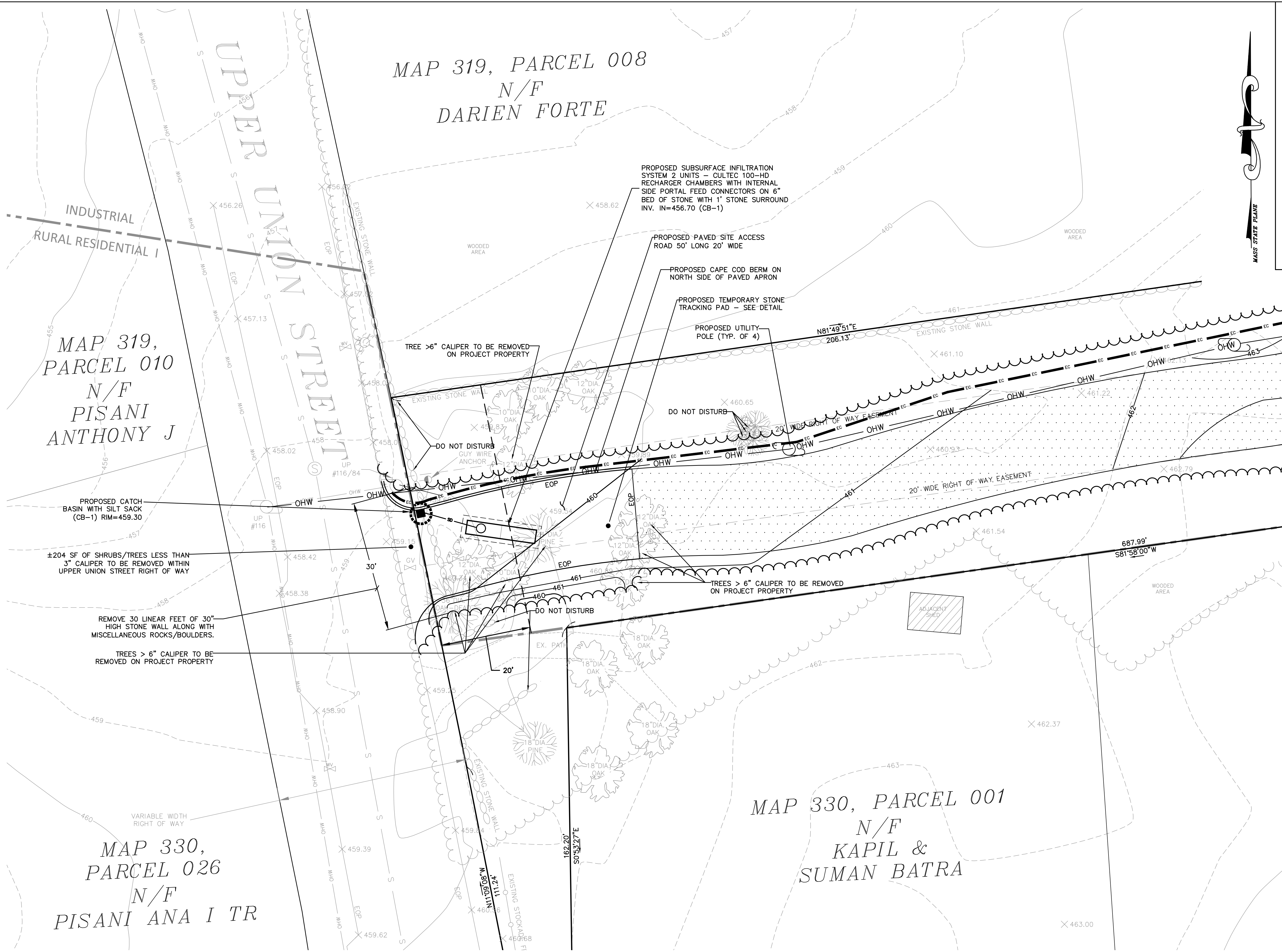
- Sediment Log

MAP 319, PARCEL 008  
N/F  
DARIEN FORTE

MAP 319,  
PARCEL 010  
N/F  
PISANI  
ANTHONY J

MAP 330,  
PARCEL 026  
N/F  
PISANI ANA I TR

MAP 330, PARCEL 001  
N/F  
KAPIL &  
SUMAN BATRA



LEGEND	
	EXISTING BENCHMARK
	EXISTING SURVEY MONUMENTS
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING SEWER MANHOLE
	EXISTING DRAINAGE MANHOLE
	EXISTING CATCH BASIN
	EXISTING DOUBLE CATCH BASIN
	EXISTING WATER GATE
	EXISTING GAS GATE
	EXISTING OVERHEAD WIRES
	EXISTING SEWER LINE
	EXISTING DRAINAGE LINE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING TREE LINE
	EXISTING STONEWALL
	EXISTING EDGE OF PAVEMENT
	EXISTING STOCKADE FENCE LINE
	EXISTING MONITORING WELL
	PROPOSED TREE LINE
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	PROPOSED CHAIN LINK FENCE
	PROPOSED EROSION CONTROL BARRIER
	PROPOSED DOUBLE EROSION CONTROL
	PROPOSED OVERHEAD WIRES
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UTILITY POLE
	PROPOSED DRAINAGE LINE
	PROPOSED 20' TREE TRIMMING LINE

**Atlantic** DESIGN ENGINEERS, INC.  
P.O. Box 1051, Sandwich, MA 02563 (508) 888 - 9282

Designed by :	SCALE
Drawn by :	SCALE 1" = 10'
Checked by :	
Survey chk. by :	DATE
Approved by :	

NO.	BY	DATE	REVISION

APPLICANT:  
VS UNION SOLAR SMART, LLC  
24941 DANA POINT HARBOR  
DANA POINT, CA 92629

SCENIC ROAD PERMIT PLAN  
FOR  
UPPER UNION SOLAR PROJECT  
FRANKLIN, MA  
AUGUST 7, 2023

FILE: 3328 SCENIC	Sheet	of
	1	1
	JOB NUMBER	
	3328.00	



# 300 foot Abutters List Report

Franklin, MA  
May 25, 2023

## Subject Property:

Parcel Number: 319-009-000  
CAMA Number: 319-009-000-000  
Property Address: UPPER UNION ST

Mailing Address: COLELLA JOHN C SR COLELLA JOHN C JR  
P O BOX 454  
FRANKLIN, MA 02038

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## Abutters:

Parcel Number: 318-033-000  
CAMA Number: 318-033-000-000  
Property Address: SUMMER ST

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

Parcel Number: 319-001-000  
CAMA Number: 319-001-000-000  
Property Address: 1 INDEPENDENCE WAY

Mailing Address: UDR UNION PLACE LLC  
1475 SHEA CENTER DRIVE - SUITE 200  
HIGHLANDS RANCH, CO 80129

Parcel Number: 319-004-000  
CAMA Number: 319-004-000-000  
Property Address: UPPER UNION ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY TAX DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

Parcel Number: 319-005-000  
CAMA Number: 319-005-000-000  
Property Address: 860 UPPER UNION ST

Mailing Address: HENRY HAROLD T JR HENRY SHOAAA  
860 UPPER UNION ST  
FRANKLIN, MA 02038

Parcel Number: 319-006-000  
CAMA Number: 319-006-000-000  
Property Address: 864 UPPER UNION ST

Mailing Address: MBBT LLC  
PO BOX 35  
FRANKLIN, MA 02038

Parcel Number: 319-008-000  
CAMA Number: 319-008-000-000  
Property Address: UPPER UNION ST

Mailing Address: FORTE DARIEN  
299 WASHINGTON ST APT1  
CAMBRIDGE, MA 02139

Parcel Number: 319-010-000  
CAMA Number: 319-010-000-000  
Property Address: UPPER UNION ST

Mailing Address: PISANI ANTHONY J PISANI ANA I  
867 UPPER UNION ST  
FRANKLIN, MA 02038

Parcel Number: 319-011-000  
CAMA Number: 319-011-000-000  
Property Address: 863 UPPER UNION ST

Mailing Address: DONOVAN JOSEPH E WHEELER SARAH  
863 UPPER UNION ST  
FRANKLIN, MA 02038

Parcel Number: 319-012-000  
CAMA Number: 319-012-000-000  
Property Address: 145 CONSTITUTION BLVD

Mailing Address: TALON REALTY LLC  
10 DISCOVERY WAY  
FRANKLIN, MA 02038

Parcel Number: 330-001-000  
CAMA Number: 330-001-000-000  
Property Address: 2 RIBERO DR

Mailing Address: BATRA KAPIL BATRA SUMAN P  
2 RIBERO DR  
FRANKLIN, MA 02038



www.cai-tech.com

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



# 300 foot Abutters List Report

Franklin, MA  
May 25, 2023

Parcel Number: 330-002-000 CAMA Number: 330-002-000-000 Property Address: 6 RIBERO DR	Mailing Address: WONG MICHAEL WONG BONA D 6 RIBERO DR FRANKLIN, MA 02038
Parcel Number: 330-003-000 CAMA Number: 330-003-000-000 Property Address: 10 RIBERO DR	Mailing Address: DECECCO SCOTT THOMAS DECECCO PATRICIA DOUGHERTY 10 RIBERO DR FRANKLIN, MA 02038
Parcel Number: 330-004-000 CAMA Number: 330-004-000-000 Property Address: 14 RIBERO DR	Mailing Address: GIESE RICHARD B GIESE NANCY J 14 RIBERO DR FRANKLIN, MA 02038
Parcel Number: 330-005-000 CAMA Number: 330-005-000-000 Property Address: 11 RIBERO DR	Mailing Address: VALUTKEVICH STEPHEN J VALUTKEVICH ERIN 11 RIBERO DR FRANKLIN, MA 02038
Parcel Number: 330-006-000 CAMA Number: 330-006-000-000 Property Address: 7 RIBERO DR	Mailing Address: CATALDO MICHAEL P CATALDO AMY F 7 RIBERO DR FRANKLIN, MA 02038
Parcel Number: 330-007-000 CAMA Number: 330-007-000-000 Property Address: 1 RIBERO DR	Mailing Address: PETIT ARTHUR A PETIT CHRISTINE E 1 RIBERO DR FRANKLIN, MA 02038
Parcel Number: 330-008-000 CAMA Number: 330-008-000-000 Property Address: 874 UPPER UNION ST	Mailing Address: CARMIGNANI JEFFREY V 874 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 330-022-000 CAMA Number: 330-022-000-000 Property Address: 873 UPPER UNION ST	Mailing Address: COLELLA JAMES M COLELLA CAROL 873 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 330-025-000 CAMA Number: 330-025-000-000 Property Address: 871 UPPER UNION ST	Mailing Address: BYKOVA KSENIA MATVEEV VADIM 871 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 330-026-000 CAMA Number: 330-026-000-000 Property Address: 867 UPPER UNION ST	Mailing Address: PISANI ANA I TR ANA I PISANI INVESTMENT TRUST 867 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 331-029-000 CAMA Number: 331-029-000-000 Property Address: RIBERO DR	Mailing Address: J COLELLA & SON INC & JC BLDR PO BOX 454 FRANKLIN, MA 02038
Parcel Number: 331-030-000 CAMA Number: 331-030-000-000 Property Address: 18 RIBERO DR	Mailing Address: TAYLOR AMIE S & MICHAEL C TRS AMIE S TAYLOR REVO TR 18 RIBERO DR FRANKLIN, MA 02038



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

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# 300 foot Abutters List Report

Franklin, MA  
May 25, 2023

Parcel Number: 331-031-000  
CAMA Number: 331-031-000-000  
Property Address: 22 RIBERO DR

Mailing Address: GEDMAN KRISTOPHER & JENNIFER TRS  
GEDMAN LIVING TRUST  
22 RIBERO DR  
FRANKLIN, MA 02038

Parcel Number: 331-032-000  
CAMA Number: 331-032-000-000  
Property Address: 26 RIBERO DR

Mailing Address: COLVARIO RICHARD J COLVARIO  
KATHRYN  
26 RIBERO DR  
FRANKLIN, MA 02038-3164

Parcel Number: 331-034-000  
CAMA Number: 331-034-000-000  
Property Address: UPPER UNION ST

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

Parcel Number: 331-035-000  
CAMA Number: 331-035-000-000  
Property Address: 15 RIBERO DR

Mailing Address: TRUENOW MATTHEW D TRUENOW ANN  
MARIE  
15 RIBERO DR  
FRANKLIN, MA 02038



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

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

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

**DATE:** September 8, 2023  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Upper Union Street  
Scenic Road Permit

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The DPCD has reviewed the above referenced Scenic Road Permit application for the Monday, September 18, 2023 Planning Board meeting and offers the following commentary:

#### **General:**

1. §170-53 of the Town Code, requires that any tree or stonewall removal within a Scenic Road must seek a permit through the Planning Board.
2. The applicant is proposing to remove 30' of stonewall and several small trees and shrubs in order to install an access road to the proposed solar farm.
3. The DPW Director indicated that he will be submitting a letter.

#### **Comments:**

The Planning Board will need to take a vote if they are in agreement of issuing a permit to remove the trees and stonewall.



BATRA KAPIL  
BATRA SUMAN P  
2 RIBERO DR  
FRANKLIN, MA 02038

NEW ENGLAND POWER CO  
PROPERTY TAX DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

BYKOVA KSENIA  
MATVEEV VADIM  
871 UPPER UNION ST  
FRANKLIN, MA 02038

PETIT ARTHUR A  
PETIT CHRISTINE E  
1 RIBERO DR  
FRANKLIN, MA 02038

COLELLA JOHN C SR  
COLELLA JOHN C JR  
P O BOX 454  
FRANKLIN, MA 02038

PISANI ANA I TR  
ANA I PISANI INVESTMENT T  
867 UPPER UNION ST  
FRANKLIN, MA 02038

DONOVAN JOSEPH E  
WHEELER SARAH  
863 UPPER UNION ST  
FRANKLIN, MA 02038

PISANI ANTHONY J  
PISANI ANA I  
867 UPPER UNION ST  
FRANKLIN, MA 02038

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HENRY SHOUAA  
860 UPPER UNION ST  
FRANKLIN, MA 02038

WONG MICHAEL  
WONG BONA D  
6 RIBERO DR  
FRANKLIN, MA 02038

J COLELLA & SON INC & JC  
PO BOX 454  
FRANKLIN, MA 02038

KNICKERBOCKER PROPERTIES  
C/O MARVIN F POER & COMPA  
3520 PIEDMONT RD NE SUITE 410  
ATLANTA, GA 30305

MBBT LLC  
PO BOX 35  
FRANKLIN, MA 02038

MEDIAONE OF WESTERN N E I  
C/O PROPERTY TAX DEPARTME  
ONE COMCAST CENTER - 32ND  
FLOOR  
PHILADELPHIA, PA 19103

# 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 Sunday, September 3, 2023 and again on Monday, September 11, 2023

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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 at the Town Hall (and can also be attended remotely) on **Monday, September 18, 2023 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Scenic Road application for the tearing down or destruction of stone walls off of Upper Union Street, prepared by VS Union Solar Smart, LLC, Dana Point CA.

The proposed permit is to remove 30 feet of a stone wall to allow for the construction of an access drive to a ground mounted solar facility for vehicles and interconnection purposes.

**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