

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: August 2, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Upper Union St Solar
Site Plan

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, August 7, 2023 Planning Board meeting and offers the following commentary:

General:

1. The site is on Upper Union Street, 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. 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. Applicant is proposing cape cod berm along the roadway.



July 6, 2023

Mr. Gregory Rondeau, Chairman
Planning Board
Town of Franklin
355 East Central Street
Franklin, MA 02038

**Re: *Site Plan Review and Stormwater Management Permit Application
Upper Union Solar Project
0 Upper Union Street Franklin, MA (Parcel ID 319-009-000-000)
Atlantic Job #3328.00***

Dear Chairman Rondeau:

Enclosed, please find documents relative to a Site Plan Review Application and Stormwater Management Permit for the Upper Union Street Solar Project being submitted on behalf of VS Union Solar Smart, LLC (the Applicant). Per Section 185 Attachment 4 of the Franklin Zoning Bylaws, the proposed ground-mounted solar array project requires a Site Plan Review from the Planning Board. We have provided copies of the following items for the Planning Board's consideration per the requirements of Sections 153-16 *Stormwater Management Plan* and 185-31 *Site Plan and Design Review* of the Town of Franklin Bylaws:

1. Two (2) full size copies and five (5) reduced size copies Site Development Plans prepared by Atlantic Design Engineers, Inc., Sheets 1-9, dated 6/20/23 – *attached under separate cover*;
2. Two (2) copies Form P Application for Approval of a Site Plan;
3. Two (2) copies Certificate of Ownership
4. One (1) copy Certified Abutters List;
5. One (1) copy Stormwater Drainage Analysis dated 6/19/2023;
6. One (1) copy Single Line Electrical Diagram;
7. The following check:
 \$1500.00 for Site Plan Review
8. (1) Memory Stick containing all documents

Project Narrative

The proposed project locus is a ±6.2-acre lot located off Upper Union Street in Franklin, Massachusetts (“Site”) shown as Lot 9 on the Town of Franklin Assessor Map 319. The Site is located within the Industrial Zoning District. The subject property is located just to the north of Ribero Drive and is presently comprised of an electric utility easement, vacant woodlands, and wetlands. The area of the site targeted for this proposed solar development is currently woodlands.

The Applicant, VS Union Solar Smart, LLC, proposes to construct a medium-scale ground-mounted solar photovoltaic system in accordance with the Franklin Zoning Bylaw Section 185-31 *Site Plan and Design Review*.

The proposed medium-scale ground-mounted solar photovoltaic system with a rated output of ±240 kW/AC will provide clean electricity to the grid. The project will encompass a fenced-in ±2.3-acre portion of the 0 Upper Union Street property and is designed to not significantly increase measurable impervious area and will only require minor grading that will not result in any major changes in drainage patterns. The proposed project equipment includes solar modules, security fencing, stormwater measures, a gravel access road, a transformer on a concrete pad, electrical inverters, racking systems (single axis tracking-tilt) and above and below ground electric infrastructure tied to the existing utility line located adjacent to the site on Upper Union Street.

A wetland delineation of the subject Site was completed by Goddard Consulting, LLC on April 17, 2023, and a large bordering vegetated wetland (BVW) was flagged along the eastern property line. An isolated vegetated wetland (IVW) was also flagged to the south of the proposed array area. Work proposed within the 100’ buffer zone to the IVW and BVW includes the construction of a gravel access drive, installation of small portions of solar panels, chain-link fence, and erosion control measures. A Notice of Intent (NOI) has been filed concurrently with the Town of Franklin Conservation Commission.

The proposed clearing, solar panels and associated equipment adhere to the required property line setbacks per Chapter 185 Attachments 4 and 9. The nearest residential lot/home is approximately ±545 feet southeast from the solar array panels.

A 20’ wide gravel access road with a paved apron at the entrance and a turn-around adjacent to the array has been proposed per Fire Department request.

Erosion control and stormwater measures will be provided in accordance with the DEP Stormwater Management Policy and Chapter 153 *Stormwater Management* within the Town of Franklin Bylaws. A complete Stormwater Report is included with this application.

*Mr. Gregory Rondeau, Chairman
Planning Board
Site Plan Review Application
Upper Union Street Solar Project Franklin, MA
July 6, 2023 – Page 3*

The project complies with all applicable zoning requirements and setbacks including the minimum 75-foot setback from residential zones. The project is anticipated to be completed in approximately four to six months once construction has commenced.

If you have questions, please feel free to reach out to us at (508) 888-9282.

Very truly yours,

ATLANTIC DESIGN ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "Richard J. Tabaczynski". The signature is fluid and cursive, written over the printed name.

Richard J. Tabaczynski, P.E.
Vice President

SITE PLAN REVIEW APPLICATION FORM

&

CERTIFICATE OF OWNERSHIP

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled
“Site Development Plans for Upper Union Street Solar”
Prepared By Atlantic Design Engineers, Inc. for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: VS Union Solar Smart, LLC
Address of Applicant: 24941 Dana Point Harbor Dana Point, CA 92629
Phone No.: (508) 463-5303 Email: Colleen@valtaenergy.com

2. Name of Owner (if not the Applicant): John C. Colella Jr.
Address of Owner: PO Box 454 Franklin MA 02038
Phone No.: _____ Email: jcbltrs@yahoo.com

3. Name of Engineer: Atlantic Design Engineers, Inc.
Address of Engineer: PO Box 1051 Sandwich, MA 02563
Phone No.: (508) 888-9282 Email: rtab@atlanticcompanies.com

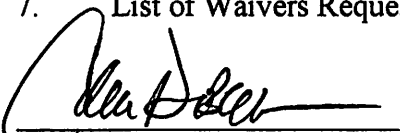
4. Deed of Property recorded with Norfolk Registry of Deeds in
Book 31678, Page 107, (or Certificate of Title No. _____)

5. Location and Description of Property:
0 Upper Union Street - Parcel ID 319-009-000-000

Square Footage of Building(s) N/A
Assessor's Map 319 Lot 9

6. Purpose of Site Plan: Proposed Solar Array

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



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: Site Development Plans for Upper Union Solar Project Prepared By Atlantic Design

Date of Plan: 6/20/2023 Assessor's Information: Parcel ID 319-009-000-000

Prepared by: Atlantic Design Engineers, Inc.

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

SECTION B:

Name of Record Owner(s): John C Collela Sr.

Address of Record Owner(s): PO Box 454 Franklin MA 02038

*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):

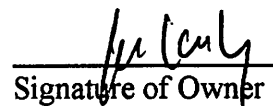
*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: _____

*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 20th day of JUNE 2023

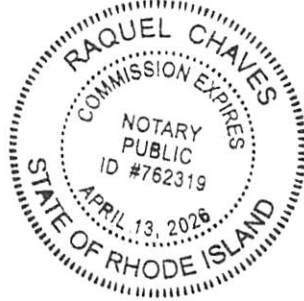

Signature of Applicant

Colleen DeBenedetto
Print name of Applicant


Signature of Owner

John Collela Jr
Print name of Owner

On this 20th day of June, 2023, before me, the undersigned notary public, personally appeared Colleen Debenedetto (name of Applicant), proved to me through satisfactory evidence of identification, which were RID# 30517546 to be the person whose name is signed on the preceding document in my presence.



[Handwritten Signature]

(Official signature and seal of notary)

Notary Public:

My Commission Expires: 4/13/26

Town of Franklin

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PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, July 24, 2023 and again on July 31, 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 7, 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 "Site Development Plans for Upper Union Street Solar" prepared by Atlantic Design Engineers, Inc., Sandwich, MA, and submitted to the Department of Planning & Community Development on July 6, 2023, by VS Union Solar Smart, LLC, Dana Point, CA.

The property is located in the Industrial Zoning District, Assessors Map 319, Lot 9. 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