



**DECISION
GRAFTON PLANNING BOARD**

**SPECIAL PERMIT (SP 2014-6) & SITE PLAN APPROVAL
Construct a Solar Electric Generating Facility (solar farm) – Phase II**

43 Estabrook Avenue, Grafton

**BlueWave Capital, LLC (Applicant)
Knowlton Farms Nominee Trust, Patricia K. Knowlton, Trustee (Owner)**

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Decision of the Grafton Planning Board (hereinafter the Board) on the petition of the BlueWave Capital, LLC, 75 Arlington Street, Boston, MA 02116 (hereinafter the APPLICANT), for a Special Permit and Site Plan Approval under Section 3.2.3.1 to construct a solar electric generating facility (solar farm) on property located at 43 Estabrook Avenue, Grafton MA and shown on Grafton Assessor's Map 49, Lot 1 and owned by the Knowlton Farms Nominee Trust, Patricia Knowlton, Trustee 43 Estabrook Avenue, Grafton, MA 01519 (hereinafter the OWNER) by deed recorded in the Worcester District Registry of Deeds in Book 35401, Page 337.

I. BACKGROUND

The above referenced application for a Special Permit / Site Plan Approval (hereinafter APPLICATION) was submitted on August 4, 2014. The Planning Board considered the Application at a properly posted meeting of said Board on September 8, 2014. Notice of the public hearing and the subject matter thereof was published in the Grafton News on August 20 and August 27, 2014 and posted with Town Clerk's Office. Abutters were notified by First Class Mail. At the public hearing, all those wishing to speak to the petition were heard.

The following Board members were present throughout the public hearing: Chairman David Robbins, Vice Chairman Michael Scully, Clerk Sargon Hanna, Members Linda Hassinger and Robert Hassinger, and Associate Member Andrew Clarke. At the hearing the following people presented the Application: Ann Reitmay of BlueWave Capital LLC, Adam Christie of Meridian Associates, and Paul Knowlton, Owner. At the public hearing, all those wishing to speak to the petition were heard. Following public input the hearing was closed.

II. SUBMITTALS

The following items were submitted to the Board for its consideration of this application:

- EXHIBIT 1.** Application packet prepared and submitted by the Meridian Associates, received August 4, 2014; consisting of the following:
- Application for Special Permit, 1 page.
 - Application for Site Plan Approval, 1 page.
 - Correspondence from Meridian Associates, Special Permit & Site Plan Approval Application, Knowlton Farms Solar Development, 43 Estabrook Avenue, Grafton, Massachusetts; dated August 1, 2014; 2 pages.

(11) OK

- Project narrative and description, prepared by Blue Wave Capital; dated August 1, 2014; 4 pages.
 - Certified Abutters List; dated July 15, 2014; 1 page.
 - Certificate of Good Standing signed by the Treasurer Collector's Office on July 10, 2014; 1 page.
 - Request for Waivers, dated August 19, 2014; 1 page.
 - Stormwater Analysis & Calculations Report for 43 Estabrook Avenue, Grafton, Massachusetts, Phase 2 Solar Development; prepared by Meridian Associates, Inc., dated August 1, 2014.
 - Plan Set, Knowlton Farms Solar Development, 43 Estabrook Avenue; 24" x 36", color; 11" x 17", color; prepared by Meridian Associates; dated August 1, 2014, 9 pages including the following:
 - Sheet 1: Cover Sheet & Locus Context Map
 - Sheet 2: Record Conditions Plan 1
 - Sheet 3: Record Conditions Plan 2
 - Sheet 4: Permit Site Plan of Land 1
 - Sheet 5: Permit Site Plan of Land 2
 - Sheet 6: Erosion & Sediment Control Plan 1
 - Sheet 7: Erosion & Sediment Control Plan 2
 - Sheet 8: Site Detail Sheet 1
 - Sheet 9: Site Detail Sheet 2
- EXHIBIT 2.** Return memorandum, departmental project review comments, Board of Assessors, received August 19, 2014; 2 pages.
- EXHIBIT 3.** Correspondence from Graves Engineering; Knowlton Farms Solar Development – Phase 2, 43 Estabrook Avenue, Site Plan and Stormwater Management Regulations Review; dated August 15, 2014; received August 19, 2014; 2 pages.
- EXHIBIT 4.** Copy of correspondence from Meridian Associates to the Grafton Conservation Commission, Site Plan and Stormwater management Regulations Review, Knowlton Farms Solar Development – Phase 2, 43 Estabrook Avenue, Grafton, Massachusetts; dated August 18, 2014; received August 19, 2014; 3 pages.
- EXHIBIT 5.** Return memorandum, departmental project review comments, Sewer Department, received August 21, 2014; 1 page.
- EXHIBIT 6.** Return memorandum, departmental project review comments, Zoning Board of Appeals, received August 22, 2014; 1 page.
- EXHIBIT 7.** Correspondence from Graves Engineering; Knowlton Farms Solar Development – Phase 2, 43 Estabrook Avenue, Site Plan and Stormwater Management Regulations Review; dated August 19, 2014; received August 26, 2014; 3 pages.
- EXHIBIT 8.** Correspondence from the Grafton Fire Department, Knowlton Farms Solar Development – Second Phase; dated August 26, 2014; received August 27, 2014; 1 page.
- EXHIBIT 9.** Revised application materials submitted by the Meridian Associates, received September 2, 2014; consisting of the following:

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- Correspondence from Meridian Associates, Special Permit & Site Plan Approval Application, Knowlton Farms Solar Development, 43 Estabrook Avenue, Grafton, Massachusetts; dated August 29, 2014; 2 pages.
- Copy of correspondence from Meridian Associates to the Grafton Conservation Commission, Site Plan and Stormwater management Regulations Review, Knowlton Farms Solar Development – Phase 2, 43 Estabrook Avenue, Grafton, Massachusetts; dated August 18, 2014; 3 pages.
- Correspondence from Graves Engineering; Knowlton Farms Solar Development – Phase 2, 43 Estabrook Avenue, Site Plan and Stormwater Management Regulations Review; dated August 15, 2014; 2 pages.
- Correspondence from Graves Engineering; Knowlton Farms Solar Development – Phase 2, 43 Estabrook Avenue, Site Plan and Stormwater Management Regulations Review; dated August 19, 2014; 3 pages.
- Copy of correspondence from the Conservation Commission to Blue Wave Capital, Stormwater Bylaw Permit Approval w/Special Conditions, Stormwater Permit #14-001; dated August 26, 2014, 5 pages.
- Stormwater Analysis & Calculations Report for 43 Estabrook Avenue, Grafton, Massachusetts, Phase 2 Solar Development; prepared by Meridian Associates, Inc., dated August 1, 2014 (Revision 1: August 15, 2014).
- Plan Set, Knowlton Farms Solar Development, 43 Estabrook Avenue; 24" x 36", color; 11" x 17", color; prepared by Meridian Associates; dated August 1, 2014, revised August 15, 2014; 9 pages including the following:
 - Sheet 1: Cover Sheet & Locus Context Map
 - Sheet 2: Record Conditions Plan 1
 - Sheet 3: Record Conditions Plan 2
 - Sheet 4: Permit Site Plan of Land 1
 - Sheet 5: Permit Site Plan of Land 2
 - Sheet 6: Erosion & Sediment Control Plan 1
 - Sheet 7: Erosion & Sediment Control Plan 2
 - Sheet 8: Site Detail Sheet 1
 - Sheet 9: Site Detail Sheet 2

EXHIBIT 10. Return memorandum, departmental project review comments, Police Department, received September 8, 2014; 2 pages.

EXHIBIT 11. Public Hearing Sign-In Sheet, September 8, 2014, 1 page.

EXHIBIT 12. PowerPoint Presentation Handout; Estabrook Avenue, Grafton, Phase II, Grafton Planning Board, September 8, 2014; submitted by the Applicant at the September 8, 2014 Public Hearing; 13 pages.

III. PROJECT HISTORY and OVERVIEW

This application is for the installation a second phase of a solar facility, associated equipment, and site improvements at 43 Estabrook Avenue. Phase I was permitted in 2013, Special Permit SP2013-4 and Site Plan Approval, which is at the same street address and is situated on 25 acres to the west of the proposed site for Phase II which will encompass approximately 55 acres. The Phase I project, currently under construction, is scheduled to produce 2 megawatts of energy and Phase II will produce 3 megawatts for a total of 5 megawatts for both facilities combined on the one site. Site security including fencing and monitoring, as well as maintenance will be coordinated jointly between both areas as they are managed by the same company. The Phase I project will connect to the National Grid system via poles running west along Estabrook Avenue to Old Westboro Road. Phase II will connect via poles running east along Estabrook Avenue to Adams Road.

Phase I and Phase II share the same parcel owned by the Knowlton Family at 43 Estabrook Avenue which was previously used for farming. During the permitting process for the Phase I installation, the Owner stated that the proposed use would enable their family to generate revenue to offset the cost of maintaining the rest of the farm land on this site as well as a large parcel immediately across the street also owned and maintained by the Owner.

IV. FINDINGS

At their meeting of October 6, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Scully) voted 5-0 in favor to make the following Findings:

- F1. That determinations regarding the following findings are based upon the plans identified in this Decision, as well as the information and materials submitted and presented in association with the Application.
- F2. That determinations regarding the following findings are also predicated upon satisfactory completion of the work and site improvements shown on the Plans in accordance with this Decision, as well as all applicable Federal, State and Local regulations, except where modified by this Decision.
- F3. That the subject site (as identified by the Applicant and shown in EXHIBIT #1 and EXHIBIT #9 of this Decision) is located within a Residential 40 (R40) zoning district.
- F4. That this Application is for a Special Permit and Site Plan Approval under Section 3.2.3.1 – Public Utility Uses. Applicant is seeking to build a solar generating facility on privately owned land at 43 Estabrook Avenue, Grafton.
- F5. That during the public hearing the Board and Applicant discussed the nature of the application. The current site is 75.3 acres. Presently on site are the Owner's family farm residence, several outbuildings associated with the farming operation, a previously approved cell tower and a solar farm on 25 acres on the western portion of the site (see II. Project History and Overview). The site is bordered by the Massachusetts Turnpike (I-90) to the north and Estabrook Avenue to the south. The

proposed solar farm has been designed to occupy approximately 55 acres on the central portion of the site.

- F6. That during the public hearing the Board and the Applicant discussed the various review and approvals required by the Conservation Commission including the Town's Stormwater By-law. The Applicant had presented their application to the Conservation Commission in a public hearing and had received a Stormwater Bylaw Permit Approval w/Special Conditions (Stormwater Permit #14-001) on August 26, 2014.
- F7. The Board and the Applicant discussed erosion control on the site. The Applicant stated that there would be minimal clearing in the area of one retention pond. The site consists for meadowland that had been cleared and used for farm fields in the past. The site consists of 6% to 8% slopes with little grading proposed. It will be maintained much in the same manner as a meadow to minimize runoff. Low growth solar field grass seed will be used to keep the vegetation between the rows down, to prevent erosion and for easy maintenance.
- F8. That during the public hearing the Board and Applicant discussed fencing, security and access requirements. The Grafton Fire Department had requested that the roadway be expanded to and maintained at a minimum width of eighteen (18') feet to accommodate their emergency apparatus in all seasons (see EXHIBIT #8). In addition the Fire Department requested that access road run the whole perimeter of the site and that it be maintained for proper access in all seasons at all time. The entire site will be surrounded by a seven foot chain link fence similar to the fencing system approved in Phase I. The Operator will maintain the road year round to ensure all season access to the site as required by the Town's public safety departments. It was further noted that the Applicant had submitted an Operations and Maintenance Plan which addresses some of the maintenance issues discussed at the public hearing (see EXHIBIT #1).
- F9. That during the public hearing the Board and Applicant discussed visual impacts. The Applicant stated that there was a stand of trees screening most of the area from Estabrook Avenue. Minimal clearing will be required for the construction of a retention pond but other than that no additional clearing is proposed. Less than one acre of site clearing will be needed near the pond area. The rest of the site is currently an open field. With regards to the solar panels it was noted that the Phase II panels are similar to those in Phase I and have a slightly smaller surface area.
- F10. That during the public hearing the Board and Applicant discussed the need for some form of surety that could be accessed by the Town in the event that the facility is abandoned or requires decommissioning. The Board notes that the language in the model by-law developed by the Massachusetts Department of Energy Resources (DOER) was used to condition the Phase I Special Permit and Site Plan Approval. The Board noted that Town Counsel is working with the Applicant to develop a form of surety acceptable to the Town. Surety for this Phase will be conditioned and managed in the same fashion.
- F11. That during the public hearing the Board and the Applicant discussed proposed connection from the site to the National Grid system. The Applicant stated the site will connect to the National Grid system via poles running east down Estabrook Avenue to an interconnection on Adams Road. The Applicant confirmed that is different from the Phase I which is connecting to the system via poles running west down Estabrook Avenue to Old Westboro Road.

- F12. That during the public hearing the Board and Applicant discussed construction period parking and storage. The Applicant stated all construction period staging and parking will be contained on site and that there would be no parking along Estabrook Avenue.
- F13. That during the public hearing the Board and the Applicant discussed the purchase of power generated by the project. The Applicant stated that they were in negotiations with a buyer but that no firm agreement has been reached at the time of the hearing.

At their meeting of October 6, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Scully) voted 5-0 in favor to make the following Findings:

- F14. With regard to Section 1.5.5(a) of the ZBL that based upon the Findings stated within this Decision ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe, are adequate.
- F15. With regard to Section 1.5.5(b) of the ZBL, that based upon the Findings stated within this Decision, off-street parking and loading areas where required, and the economic, noise, glare, or odor effects of the Special Permit on adjoining properties and properties generally in the district are satisfactory.
- F16. With regard to Section 1.5.5(c) of the ZBL that based upon the Findings stated within this Decision, refuse collection or disposal and service areas are satisfactory.
- F17. With regard to Section 1.5.5(d) of the ZBL that based upon the Findings stated within this Decision screening and buffering with reference to type, dimensions and character are adequate.
- F18. With regard to Section 1.5.5(e) of the ZBL, that based upon the Findings stated within this Decision, signs and exterior lighting with reference to glare, traffic safety, economic effect is compatible and in harmony with properties in the district.
- F19. With regard to Section 1.5.5(f) of the ZBL that based upon the Findings stated within this Decision, the required yards and other open space requirements are adequate.
- F20. With regard to Section 1.5.5(g) of the ZBL, that the proposed sign and its use (as presented in the EXHIBITS stated within this Decision and by the Applicant during the public hearing) is generally compatible with adjacent properties and properties in the district.
- F21. With regard to Section 1.5.5(h) of the ZBL, that upon satisfying and complying with all applicable Board of Health requirements, and based upon the Findings stated within this Decision, there will not be any significant adverse impact on any public or private water supply.
- F22. With regard to Section 1.5.5(i) of the ZBL, that upon satisfying and complying with all applicable Board of Health requirements, and based upon the Findings stated within this Decision, there will not be any significant or cumulative impact upon municipal water supplies. The site is located with the Water Supply Protection Overlay District.

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- F23. With regard to Section 1.5.5(j) of the ZBL that based upon the Findings stated within this Decision, protection of important historic, cultural and scenic landscapes with regard to the proposed development is satisfactory.

At their meeting of October 6, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Scully) voted 5-0 in favor to make the following Findings:

- F24. That for the reasons stated within the Findings of this Decision, the Special Permit and the Site Plan Approval applications, if granted, are in harmony with the general purpose and intent of the ZBL.
- F25. That for the reasons stated within the Findings of this Decision, the Special Permit and the Site Plan Approval applications, if granted, would not create a nuisance, hazard or congestion.
- F26. That for the reasons stated within the Findings of this Decision, the Special Permit and the Site Plan Approval applications, if granted, would not cause a substantial harm to the neighborhood.
- F27. That for the reasons stated within the Findings of this Decision, the Special Permit and Site Plan Approval applications, if granted, would not derogate from the general purpose and intent of the By-law or the stated district objectives or applicable use criteria.

At their meeting of October 6, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Scully) voted 5-0 in favor to make the following Findings:

- F28. That Section 1.3.3.2 of the ZBL requires that the procedure for Site Plan Review, as defined in the ZBL, be incorporated into the procedure for reviewing Special Permits.
- F29. That Section 1.3.3.3 of the ZBL defines the procedure for Site Plan Review, including a description of the plans and materials to be submitted to the Planning Board. The Board further finds that Section 1.3.3.4 of the ZBL allows an applicant to request waivers from certain requirements of the Site Plan Review procedure.
- F30. That pursuant to Section 1.3.3.4 of the ZBL, the Applicant requested waivers from the following requirements for preparing site plans, as follows (see EXHIBIT #1 and EXHIBIT #9):
- a. Section 1.3.3.3(d) – Scale of Plan at 1" = 40 feet
 - b. Section 8.2.1 – Traffic Study
- F31. That with respect to the nature of this particular Application (see EXHIBIT #1 and EXHIBIT #9 of this Decision), the waivers requested, and the resulting site plan are not contradictory or inconsistent with the intent and purposes set forth in Sections 1.2 and 1.3.3.1 of the ZBL.

V. WAIVERS

- W1. At their meeting of October 6, 2014 after due consideration of the EXHIBITS submitted and the entire record of proceedings introduced and accepted in this matter, and based on the Findings stated

within this Decision, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Scully) voted 5-0 to **GRANT** the Applicant's request for a waiver from **Section 1.3.3.3 (d) Preparation of Site Plan: Scale of Plan 1 inch = 40 feet** of the ZBL with regard to preparing site plans, for the reasons stated within the Findings of this Decision. The Planning Board noted that the vote to grant this waiver was based on the lack of objection from the peer review engineer and the Board as well as the absence of specific concerns during the public hearing (see EXHIBIT #3).

- W2.** At their meeting of October 6, 2014 after due consideration of the EXHIBITS submitted and the entire record of proceedings introduced and accepted in this matter, and based on the Findings stated within this Decision, the Grafton Planning Board (motion by Mr. Hassinger, seconded by Mr. Scully) voted 5-0 to **GRANT** the Applicant's request for a waiver from **Section 8.2.1 – Traffic Study** of the ZBL with regard to preparing site plans, for the reasons stated within the Findings of this Decision. The Planning Board noted that the vote to grant this waiver was based on the scope of the project as well as the absence of specific concerns during the public hearing.

VI. DECISION and CONDITIONS

At their meeting of October 6, 2014 after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Grafton Planning Board (motion by Hassinger, seconded by Mr. Scully) voted 5-0 in favor to **GRANT** this Special Permit and Site Plan Approval with the following conditions:

- C1.** This Special Permit and Site Plan Approval specifically authorizes the construction of a solar energy generating facility, improvement of the existing access road, security features and landscaping as described within the EXHIBITS and FINDINGS of this Decision (EXHIBITS #1 and #9).
- C2.** The work authorized by this Special Permit and Site Plan Approval shall be solely for the purposes noted within Condition #1 of this Decision. Changes to plan presented in this Application may be made only upon authorization from the Planning Board. Such authorization shall only be granted provided the Board finds that any change requested by the Applicant is not substantially different than the plan presented within the EXHIBITS of this Decision, and is consistent with the intent and purpose of this Decision. Requests for such change(s) shall be submitted in writing to the Planning Board.
- C3.** The access road, gate and security facilities shall be maintained at all times to the satisfaction of the Grafton Fire and Grafton Police departments to ensure that emergency service providers will have adequate access and maneuverability at all times (see FINDING #8, EXHIBITS #8 and #10). The emergency access road must be and remain a minimum width of 18 feet. The access road will be maintained at all times to ensure proper emergency service access including but not limited to snow removal and to ensure that emergency vehicles can travel completely around the back of the solar farm and back out to Estabrook Avenue at all times. The Applicant will not commence construction of Phase II until the Phase I roadway has been completed to the satisfaction of the Town.
- C4.** Hours of construction and earthwork proposed shall only occur Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays from 8:00 a.m. and 5:00 p.m. There shall be no construction activity on Sundays or state and federal holidays.

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- C5. All construction period storage and parking shall be on-site and shall not impede traffic along Estabrook Avenue at any time (see FINDING #F12).
- C6. Any Order of Conditions and/or permits issued by the Grafton Conservation Commission with respect to this application are hereby incorporated by reference and constitute a condition to this Special Permit decision (see FINDING #F6).
- C7. As per the requirements of the Grafton Police Department, site fencing is to be clearly and adequately posted with “No Trespassing” signage. The Applicant will submit a “No Trespass” letter to the Grafton Police Department.
- C8. Signage for, and associated with, the use authorized by this Decision shall be installed in accordance with, and conform to, the Town of Grafton Zoning By-law. This Decision shall not be construed as approving or authorizing any such signage.
- C9. All grading and construction shall be performed in accordance with the approved Plans, as well as all applicable Federal, State and Local regulations, and shall be accomplished so as not to discharge any pollutants or siltation into waterways or resource areas during construction, and after completion, from the site and its associated improvements.
- C10. The Owner / Operator shall submit a notice of proposed date of decommissioning. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the solar photovoltaic installation shall be considered abandoned when it fails to operate for more than one year without the written consent of the Planning Board. Failure to remove the installation in accordance with the requirements of CONDITION #C11 of this Decision within 150 days of abandonment or the proposed date of decommissioning, the Town may enter the property and physically remove the installation (see FINDING #F10)
- C11. Once the solar photovoltaic installation has reached the end of its useful life or has been abandoned it shall be removed. The Owner or Operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The Owner or Operator shall notify the Planning Board by certified mail of the proposed date of discontinued operations and plans for removal. (See FINDING #F10) Decommissioning shall consist of but not be limited to:
- Physical removal of all large- scale ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site.
 - Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
 - Stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.
- C12. The Applicant shall provide a form of surety, prior to the issuance of the building permit, either through an escrow account, bond or otherwise, to cover the cost of removal in the event the Town must remove the installation and remediate the landscape, in an amount and form determined to be reasonable by the Planning Board, but in no event to exceed more than 125 percent of the cost of removal. The Applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation. (See FINDING #F10).

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- C13. In accordance with Section 1.5.8 of the ZBL, this Special Permit and Site Plan Approval shall lapse within one (1) year from the date of the expiration of the appeal period if substantial use, or construction, has not been commenced except in accordance with the law. Any request for an extension of said period of validity shall be considered a Modification of this Special Permit and Site Plan Approval, and such request shall be filed and reviewed in accordance with the procedure specified in Section 1.5 of the ZBL.
- C14. This Special Permit and Site Plan Approval shall not take effect until the Decision has been recorded at the Worcester District Registry of Deeds (WDRD) and provided the Planning Board and the Building Department with a copy of such recording, including the WDRD Book and Page Number and/or Instrument Number.
- C15. By recording this Special Permit and Site Plan Approval Decision in the Worcester District Registry of Deeds, the Applicant agrees to and accepts the conditions set forth in this Special Permit and Site Plan Approval Decision.

cc: Applicant / Owner
Board of Health
Conservation Commission
Assessor
Graves Engineering

To Whom It May Concern: This is to certify that the 20 day appeal period has passed and there have been no appeals made to this office.

A true copy,
Attest:

Donna M Girouard
Donna M. Girouard, Town Clerk
Grafton, MA9

Donna M Girouard
Donna Girouard, Town Clerk

Oct 27, 2014
Date



TOWN CLERK

Donna M. Girouard
Town Clerk

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 195
www.townclerkdept.grafton.ma.us

CERTIFICATE OF NO APPEAL

APPROVAL: PLANNING BOARD
Special Permit 2014-6 & Site Plan Approval

PETITIONER: Blue Wave Capital, LLC
75 Arlington Street, Boston, MA 02116

OWNER: Knowlton Farms Nominee Trust
Patricia K. Knowlton, Trustee
43 Estabrook Avenue, Grafton, MA 01519

DEED REFERENCE: 43 Estabrook Avenue
Assessors Map 49, Lot 1
Worcester District Registry of Deeds
Book 35401, Page 337

This is to certify that a copy of the Decision of the Planning Board of the Town of Grafton, for a Special Permit and Site Plan Approval to construct a solar electric generating facility (solar farm) on the above referenced property was received and filed in the Office of the Town Clerk on October 7, 2014 at 9:37 AM.

No Notice of Appeal of the Decision was filed within the twenty days next, the appeal period ending on October 27, 2014.

A true copy,
Attest:
(Seal)


Town Clerk - Grafton, Massachusetts

ATTEST: WORC. Anthony J. Vigliotti, Register