

**DECISION
GRAFTON PLANNING BOARD**

SPECIAL PERMIT (SP 2015-3) - Construct a Self-Storage Facility

SPECIAL PERMIT (SP 2015-2) - Construct Solar Generating Facilities

100 Milford Road, South Grafton

Self Storage Facility – Conditions Check List

PRIOR TO ISSUANCE OF BUILDING PERMIT

- _____ **CONDITION #C25** – Record the Decision at the Worcester District Registry of Deeds; provide a copy of the filed Decision with Book and Page Number in the Planning Department and Building Department.
- _____ **CONDITION #C4:** Prior to the issuance of the a building permit, the Applicant shall submit a final plan set to be reviewed and approved by the Planning Board or its Agent to include:
 - _____ All revisions and changes made during the course of the public hearing and in particular the Landscaping & Lighting Plan
 - _____ Conditions of this Special Permit & Site Plan Approval and Special Permit (SP 2015-2) & Site Plan Approval (SPA 2015-2).
- _____ **CONDITION #C5:** Submit a construction and occupancy phasing plan to include:
 - _____ identifying the elements of the project to be constructed in phases
 - _____ a timeline for completion of each element
 - _____ specific structures to be constructed in each phase
 - _____ provide information on how site access shall be maintained for construction of subsequent phases following the occupancy of the first phase
 - _____ Ensure access is maintained to the Solar Facility in Northbridge.
 - _____ Ensure the installation of storm water systems and landscaping shall be done so as to be completed prior to the issuance of the first certificate of occupancy.
- _____ **CONDITION #C8** - submit and maintain a positive construction period review fee account to be administered by the Town.

PRE-CONSTRUCTION PERIOD

- _____ **CONDITION #C21:** An initial inspection of erosion control /site stabilization measures shall be performed by agent(s) of both the Planning Board and Conservation Commisison in the presence of a representative of the Applicant/developer, and notice of such inspection forwarded to both Boards.
- _____ **CONDITION #C21:** No construction activity shall occur on the Site until the Applicant/developer receives written authorization from both the Planning Board and Conservation Commission regarding the adequacy of the initial erosion control and site stabilization measures.
- _____ **CONDITION #C22:** Submit a bond or other type of security for ensuring adequate stormwater management and erosion control /site stabilization during the construction process.

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100 Milford Road, South Grafton

CONSTRUCTION PERIOD

_____ **CONDITON #C9:** Landscaping Plan: Pre-Installation Inspection – the Board or its Agent shall inspect plant material delivered to the site prior to installation to ensure it is compliant with the landscaping plan.

PRIOR TO ISSUANCE OF CERTIFIATE OF OCCUPANCY

_____ **CONDITON #C9:** Landscaping Plan: Regular Inspections – prior to the issuance of a Certificate of Occupancy for any new structure on site, the Planning Board or its Agent shall inspect the site, with particular attention to the landscaping, to ensure continued compliance with this Special Permit and Site Plan Approval.

_____ **CONDITION #C16:** Submit “As-Built” plans prepared by a professional engineer. Said as-built plans shall be subject to review and approval by the Planning Board or its Agent prior to issuance of a Certificate of Occupancy.

Solar Generating Facilities – Conditions Check List

PRIOR TO ISSUANCE OF BUILDING PERMIT

_____ **CONDITION #C15** – Record the Decision at the Worcester District Registry of Deeds; provide a copy of the filed Decision with Book and Page Number in the Planning Department and Building Department.

_____ **CONDITON #C4:** Submit a final plan set to be reviewed and approved by the Planning Board or its Agent to include:

_____ All revisions and changes made during the course of the public hearing and in particular the Landscaping & Lighting Plan.

_____ Detail installation and / or construction documentation that shows the height of the panels mounted on the rooftops to ensure flush mounting at a height that does not exceed 5 inches above roof. Solar panels will be affixed to the rooftop in a manner that does not allow additional tilting either manually or any other manner.

_____ Conditions of this Special Permit & Site Plan Approval

_____ **CONDITION #C4:** Submit an Operations and Maintenance Plan to be reviewed and approved by the Planning Board or its agent. The plan shall include, but not be limited to:

_____ Information that protects the health, safety and welfare of the Town with regards to connection to utility poles / structures within the Town’s right of way

_____ Information about the system manager with emergency contact information to be provided to the Police and Fire Departments

_____ Maintenance Schedule