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PLANNING DEPARTMENT

TOWN OF GRAFTON  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1120 • FAX (508) 839-4602  
planningdept@grafton-ma.gov  
www.grafton-ma.gov

RECEIVED TOWN CLERK  
2018 AUG 16 11:42

Handwritten initials "K"

EXHIBIT 1a.

APPLICATION FOR MODIFICATION OF  
A SPECIAL PERMIT & SITE PLAN APPROVAL

Application No. SP 2018-9 Modification # 1

APPLICANT & PROPERTY OWNER INFORMATION

NAME Estabrook Valley, LLC  
STREET 111 Huntington Ave. Suite 650 CITY/TOWN Boston  
STATE Ma ZIP 02199 TELEPHONE (330) 715-1579  
NAME OF PROPERTY OWNER (if different from Applicant) Patricia K. Knowlton, Trustee - Knowlton Farms Nominee Trust  
Deed recorded in the Worcester District Registry of Deeds Book 35401 Page 337

SITE INFORMATION:

STREET AND NUMBER 43 Estabrook Avenue  
ZONING DISTRICT R40 ASSESSOR'S MAP 49 LOT #(S) 6 (1-A)  
LOT SIZE 55+/- Acres FRONTAGE 612+/- Feet  
CURRENT USE Agriculture, Single family dwelling, Cell tower and solar array

PROJECT/PLAN INFORMATION:

PLAN TITLE Knowlton Farms Solar Development  
PREPARED BY (name address of PE/Architect) David S. Kelley, P.E., Meridian Associates, Inc. ~~GRAFTON, MA~~  
DATES August 2018 ~~PLANNING BOARD~~

AUG 16 2019

Briefly state requested modification:

Request a One-Year extension to the permit

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Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

Sections 1, 2, 3 and 4

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature [Signature]

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

Owner's Signature (if not Applicant) Patricia K. Knowlton

Date: 8-15-19



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AUG 16 2019

PLANNING BOARD  
GRAFTON, MA

VIA: HAND DELIVERY

August 14, 2019

Mr. Joseph Laydon and  
Members of the Grafton Planning Board  
Grafton Memorial Municipal Center  
30 Providence Road  
Grafton, Massachusetts 01519

**EXHIBIT 1b.**

**Re: Minor Changes to Special Permit & Site Plan Approval  
Special Permit (SP 2018-9) & Site Plan Approval  
Knowlton Farms Solar Development  
43 Estabrook Avenue  
Grafton, Massachusetts**

Dear Mr. Joseph Laydon and Members of the Grafton Planning Board:

On behalf of Estabrook Valley, LLC. (Applicant), Meridian Associates, Inc. (MAI) is submitting this request for a minor change to the previously approved Special Permit and Site Plan Approval for the above referenced site. The Applicant is looking to extend the permit expiration date by one (1) year.

In support of this filing we are providing the following information:

- One (1) original Modification of a Special Permit & Site Plan Approval;
- One (1) original Certificate of Good Standing;
- Abutter Notification Materials:
  - One (1) original Certified Abutters List;
  - Two (2) sets of Mailing Labels;
  - Blank Envelopes with Postage;
- One (1) original Request for a Minor Change letter, dated August 14, 2019;
- Application Filing fee check for \$100;
- Legal Advertising fee check for \$136;
- One (1) USB Thumb drive with electronic copies of the above documents;



MAI is asking for the Board to consider this as a minor modification and not as being substantial in nature per condition 2 of the Board's decision. MAI requests that the Board schedule this as an action item at an upcoming meeting.

Thank you for your attention to this request. Please do not hesitate to contact us in advance of the meeting date if you have questions or require additional information.

Sincerely,

**MERIDIAN ASSOCIATES, INC.**

*David S. Kelley*

David S. Kelley, P.E.  
Senior Project Manager

P:\6108\_PILOT (5650 IS DATABASE)\ADMIN\Letters\_Memos\2019-08-14 Minor Changes to 43 Estabrook Site Plan.doc

Enclosures

cc: Estabrook Valley, LLC  
Paul Knowlton

AUG 16 2019



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PLANNING BOARD
GRAFTON, MA

TREASURER / COLLECTOR

EXHIBIT 1c

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

Permit Issued? Yes No
Building - Inspection(s)
Building - Electric
Building - Plumbing
Board of Health
Septic System
Conservation
Planning
Other

Other Permit:

Meridian Associates Inc
Petitioner Name
500 Cummings Center, Suite 5950
Petitioner Address
Beverly, Ma 01915
City, State, Zip
(978) 299-0447
Phone

Patricia K. Knowlton - Knowlton Farms
Property Owner / Company Name
43 Estabrook Avenue
Property Address
Grafton, MA
City, State, Zip

Table with 4 columns: Date, Current, Delinquent, N/A. Rows include Real Estate, Personal Property, Motor Vehicle Excise, Disposal, General Billing.

Christine Atchue
Treasurer / Collector Name (please print)
Christine Atchue
Treasurer / Collector Signature
8/13/19
Date

8/14/2019

43 Estabrook Avenue  
Map 49, Lot 1

COPY

*Tammy Kalinowski*  
Tammy Kalinowski, Office Manager

| PARCEL ID         | LOCATION              | OWNER 1                     | OWNER 2                      | ADDRESS 1                 | ADDRESS 2 | CITY         | ST    | ZIP   | BK  | PG |
|-------------------|-----------------------|-----------------------------|------------------------------|---------------------------|-----------|--------------|-------|-------|-----|----|
| 031.0-0000-0209.0 | 47 BRIDLE RIDGE DRIVE | SIENG SOKHOM                | TY SOY                       | 47 BRIDLE RIDGE DRIVE     |           | N GRAFTON MA | 01536 | 34883 | 259 |    |
| 031.0-0000-0210.0 | 45 BRIDLE RIDGE DRIVE | PATEL ANIL                  | SOMI SEJAL                   | 45 BRIDLE RIDGE DRIVE     |           | N GRAFTON MA | 01536 | 51798 | 228 |    |
| 031.0-0000-0211.0 | 43 BRIDLE RIDGE DRIVE | PATEL MAFATBHAI             | PATEL SHARADEBEM             | 43 BRIDLE RIDGE DRIVE     |           | N GRAFTON MA | 01536 | 34706 | 262 |    |
| 031.0-0000-0212.0 | 41 BRIDLE RIDGE DRIVE | PATEL P SHAILESH            |                              | 41 BRIDLE RIDGE DRIVE     |           | N GRAFTON MA | 01536 | 35922 | 256 |    |
| 032.0-0000-0100.0 | 81 ADAMS ROAD         | MASS TURNPIKE AUTHORITY     | MASS HIGHWAY DEPT            | 128 NORTH STREET          |           | BOSTON MA    | 02109 | 0     | 0   |    |
| 041.0-0000-0101.0 | 17 VALLEY VIEW DRIVE  | THANAWALLA FARID            | THANAWALLA GEETA             | 17 VALLEY VIEW DRIVE      |           | N GRAFTON MA | 01536 | 36396 | 40  |    |
| 041.0-0000-0102.0 | 19 VALLEY VIEW DRIVE  | SARDELLA STEVE              |                              | 19 VALLEY VIEW DRIVE      |           | N GRAFTON MA | 01536 | 46914 | 1   |    |
| 041.0-0000-0103.0 | 21 VALLEY VIEW DRIVE  | URELLA RICHARD M            | URELLA GINI L                | 21 VALLEY VIEW DRIVE      |           | N GRAFTON MA | 01536 | 32671 | 161 |    |
| 041.0-0000-0104.0 | 23 VALLEY VIEW DRIVE  | DIROBERTO JOANN M           |                              | 23 VALLEY VIEW DRIVE      |           | N GRAFTON MA | 01536 | 51312 | 152 |    |
| 041.0-0000-0116.0 | 14 VALLEY VIEW DRIVE  | KOGAN ELIZAVETA             |                              | 14 VALLEY VIEW DRIVE      |           | N GRAFTON MA | 01536 | 54609 | 05  |    |
| 041.0-0000-0117.0 | 12 VALLEY VIEW DRIVE  | FISHER, DAVID               |                              | 12 VALLEY VIEW DRIVE      |           | N GRAFTON MA | 01536 | 59597 | 366 |    |
| 041.0-0000-0118.0 | 10 VALLEY VIEW DRIVE  | KIMARU FRANCIS              |                              | 10 VALLEY VIEW DRIVE      |           | N GRAFTON MA | 01536 | 55442 | 4   |    |
| 048.0-0000-0012.0 | 48 OLD WESTBORO ROAD  | GRAFTON TOWN OF             |                              | 30 PROVIDENCE ROAD        |           | GRAFTON MA   | 01519 | 30447 | 60  |    |
| 049.0-0000-0001.0 | 43 ESTABROOK AVENUE   | KNOWLTON PATRICIA K TRUSTEE | KNOWLTON FARMS NOMINEE TRUST | 43 ESTABROOK AVENUE       |           | GRAFTON MA   | 01519 | 35401 | 337 |    |
| 049.0-0000-0001.A | 43 ESTABROOK AVENUE   | KNOWLTON PATRICIA K TRUSTEE | KNOWLTON FARMS NOMINEE TRUST | 43 ESTABROOK AVENUE       |           | GRAFTON MA   | 01519 | 35401 | 337 |    |
| 049.0-0000-0001.B | 21 ESTABROOK AVENUE   | KNOWLTON PATRICIA K TRUSTEE | KNOWLTON FARMS NOMINEE TRUST | 125 EAST JEFFERSON STREET |           | SYRACUSE NY  | 13002 | 35401 | 337 |    |
| 049.0-0000-0002.0 | 55 ESTABROOK AVENUE   | SIMPSON WALDO W JR          | SIMPSON BARBARA L            | 55 ESTABROOK AVENUE       |           | GRAFTON MA   | 01519 | 4629  | 74  |    |
| 049.0-0000-0003.0 | 57 ESTABROOK AVENUE   | CHIASSON LORNA KIM          |                              | 57 ESTABROOK AVENUE       |           | GRAFTON MA   | 01519 | 15491 | 104 |    |
| 049.0-0000-0004.0 | 59 ESTABROOK AVENUE   | GOODSPEED STEPHEN F         | GOODSPEED NANCY E            | 59 ESTABROOK AVENUE       |           | GRAFTON MA   | 01519 | 6401  | 19  |    |
| 049.0-0000-0005.0 | 61 ESTABROOK AVENUE   | LOUGHAN LAWRENCE J          | LOUGHAN KATIE A              | 61 ESTABROOK AVENUE       |           | GRAFTON MA   | 01519 | 54747 | 300 |    |
| 049.0-0000-0006.0 | 44 ESTABROOK AVENUE   | KNOWLTON PATRICIA K TRUSTEE | KNOWLTON FARMS NOMINEE TRUST | 44 ESTABROOK AVENUE       |           | GRAFTON MA   | 01519 | 35401 | 337 |    |
| 050.0-0000-0003.F | 63 ESTABROOK AVENUE   | MCNALLY WILLIAM M           | MCNALLY DIANE L              | 63 ESTABROOK AVENUE       |           | GRAFTON MA   | 01519 | 17952 | 24  |    |
| 050.0-0000-0013.0 | 9 VALLEY VIEW DRIVE   | ISLAM KAZI M                | ISLAM TIASHA                 | 9 VALLEY VIEW DRIVE       |           | N GRAFTON MA | 01536 | 57274 | 105 |    |
| 050.0-0000-0014.0 | 11 VALLEY VIEW DRIVE  | AHERN SCOTT                 | AHERN LISA                   | 11 VALLEY VIEW DRIVE      |           | N GRAFTON MA | 01536 | 43121 | 169 |    |
| 050.0-0000-0015.0 | 13 VALLEY VIEW DRIVE  | YOUSEFF WAEL                | SBAT DALIA                   | 13 VALLEY VIEW DRIVE      |           | N GRAFTON MA | 01536 | 51845 | 283 |    |
| 050.0-0000-0016.0 | 15 VALLEY VIEW DRIVE  | URBAN MARTIN A              |                              | 15 VALLEY VIEW DRIVE      |           | N GRAFTON MA | 01536 | 53124 | 370 |    |

EXHIBIT 1d.

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PLANNING BOARD  
GRAFTON, MA