

COPY



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

PLANNING DEPARTMENT

EXHIBIT 1a.

APPLICATION FOR MODIFICATION OF  
A SPECIAL PERMIT & SITE PLAN APPROVAL

Application No. SP 2018-8 Modification # 1

**APPLICANT & PROPERTY OWNER INFORMATION**

NAME BWC Lake Ripple, 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 44 Estabrook Avenue  
ZONING DISTRICT R40 ASSESSOR'S MAP 49 LOT #(S) 6  
LOT SIZE 171+/- Acres FRONTAGE 6,176+/- Feet  
CURRENT USE Agriculture

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**PROJECT/PLAN INFORMATION:**

PLAN TITLE Knowlton Farms Solar Development  
PREPARED BY (name address of PE Architect) David S. Kelley, P.E., Meridian Associates, Inc. AUG 16 2019  
DATES August 2019

PLANNING BOARD  
GRAFTON, MA

**Briefly state requested modification:**

Request a One-Year extension to the permit. To add a gravel drive, an animal shelter, concrete pad & fenced in paddock; Battery Storage within the fenced in array;

**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

Date: 8/12/2019

Property Owner's Signature (if not Applicant)

Patricia K. Knowlton

Date: 8-15-19



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AUG 16 2019

**VIA: HAND DELIVERY**

**PLANNING BOARD  
GRAFTON, MA**

August 14, 2019

**EXHIBIT 1b.**

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

**Re: Minor Changes to Special Permit & Site Plan Approval  
Special Permit (SP 2018-8) & Site Plan Approval  
Knowlton Farms Solar Development Phase 3  
44 Estabrook Avenue  
Grafton, Massachusetts**

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

On behalf of BWC Lake Ripple, 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.

As a part of the farming plan, unrelated to the solar project, the owner wants to add a gravel drive, a shed, a shelter with a concrete pad and a fenced in paddock, southeast of the proposed solar array. All of these appurtenances are to be located in the southeast corner of the property, outside of the fenced in array and in an area that was previously proposed to be cleared. This additional work does not increase the area of disturbance. The stormwater calculations have been updated to reflect the changes in ground cover, and there is no negative impact to the currently proposed drainage system.

As part of the solar project plan, we have included an additional concrete pad on the northern part of the site, within the previously approved fenced in array, to accommodate a battery storage unit that the project proponent intends to construct. The stormwater calculations have been updated to reflect the change in ground cover, and there is no negative impact to the currently proposed drainage system.

Additionally, 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;
- One (1) original copy of the drainage report entitled "Stormwater Analysis & Calculations for 44 Estabrook Avenue" dated July 12, 2019;
- One (1) original copy and seven (7) reduced sized copies of the "Knowlton Farms Solar Development-Phase 3" Plan Set (set of 12 sheets) dated August 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\_Estabrook\_Grafton\_Phase3\ADMIN\Letters\_Memos\2019-08-14 Minor Changes to 44 Estabrook Site Plan.doc

Enclosures

cc: BWC Lake Ripple, LLC  
Paul Knowlton

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AUG 16 2019

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

Patricia K. Knowlton - Knowlton Farms
Property Owner / Company Name

500 Cummings Center, Suite 5950
Petitioner Address

44 Estabrook Avenue
Property Address

Beverly, Ma 01915
City, State, Zip

Grafton, MA
City, State, Zip

(978) 299-0447
Phone

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
Treasurer / Collector Signature

8/13/17
Date

*Tammy Kalinoski*  
Tammy Kalinoski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	BK	PG
039.0-0000-0004.0	59 OLD WESTBORO ROAD	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	344
048.0-0000-0008.A	29 OLD WESTBORO ROAD	MASON CONSTRUCTION		65 DEPOT STREET		S GRAFTON	MA	01560	33100	316
048.0-0000-0008.B	31 OLD WESTBORO ROAD	MASON DAVID		65 DEPOT STREET		S GRAFTON	MA	01560	35932	1
048.0-0000-0012.0	48 OLD WESTBORO ROAD	GRAFTON TOWN OF		30 PROVIDENCE ROAD		GRAFTON	MA	01519	30447	60
048.0-0000-0017.0	36 OLD WESTBORO ROAD	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
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	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
049.0-0000-0002.0	55 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
049.0-0000-0002.0	55 ESTABROOK AVENUE	SIMPSON WALDO W JR	SIMPSON BARBARA L	TERRAFORM C/O PETER J CROSSETT, ESQ BARCLAY DAMON 125 EAST JEFFERSON STREET		SYRACUSE	NY	13002	35401	337
049.0-0000-0003.0	57 ESTABROOK AVENUE	CHIASSON LORNA KIM		55 ESTABROOK AVENUE		GRAFTON	MA	01519	4829	74
049.0-0000-0004.0	59 ESTABROOK AVENUE	GOODSPEED STEPHEN F	GOODSPEED NANCY E	59 ESTABROOK AVENUE		GRAFTON	MA	01519	15491	104
049.0-0000-0005.0	61 ESTABROOK AVENUE	LOUGHAN LAWRENCE J	LOUGHAN KATIE A	61 ESTABROOK AVENUE		GRAFTON	MA	01519	6401	19
049.0-0000-0005.0	61 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	54747	300
049.0-0000-0006.0	44 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
050.0-0000-0001.0	19 ADAMS ROAD	PECORA ANN-MARIE, ANGELL ROBERT J	DILEO KELLEY E	19 ADAMS ROAD		GRAFTON	MA	01519	52019	261
050.0-0000-0002.0	23 ADAMS ROAD	WALLACE WILLIAM A	WALLACE EMILY	23 ADAMS ROAD		GRAFTON	MA	01519	54596	136
050.0-0000-0002.A	21 ADAMS ROAD	ANDERSON ROGER D	ANDERSON BETH C	21 ADAMS ROAD		GRAFTON	MA	01519	54596	136
050.0-0000-0003.A	75 ESTABROOK AVENUE	THIESING PAUL MICHAEL & BONNIE LISA	PAUL & BONNIE THIESING LIVING TRUS	75 ESTABROOK AVENUE		GRAFTON	MA	01519	21728	75
050.0-0000-0003.B	73 ESTABROOK AVENUE	HALPIN KENNETH J	SULLIVAN CHRISTINE A	73 ESTABROOK AVENUE		GRAFTON	MA	01519	55873	120
050.0-0000-0003.C	71 ESTABROOK AVENUE	MCCARTHY JOHN P	MCCARTHY SHERI M	71 ESTABROOK AVENUE		GRAFTON	MA	01519	14583	282
050.0-0000-0003.F	63 ESTABROOK AVENUE	MCMALLY WILLIAM M	MCMALLY DIANE L	63 ESTABROOK AVENUE		GRAFTON	MA	01519	48748	145
050.0-0000-0003.G	41 ADAMS ROAD	DIBELLO MARTIN C		41 ADAMS ROAD		GRAFTON	MA	01519	17952	24
050.0-0000-0004.A	30 ADAMS ROAD	SHEA JAMES	ZHAO-SHEA RUBING	30 ADAMS ROAD		N GRAFTON	MA	01538	53597	350
050.0-0000-0005.0	28 ADAMS ROAD	NADEAU JOHN A		PO BOX 311		GRAFTON	MA	01519	49376	393
050.0-0000-0006.0	26 ADAMS ROAD	URELLA RICHARD M & GINI L TRUSTEES	URELLA FAMILY TRUST	21 VALEY VIEW DRIVE		GRAFTON	MA	01519	21495	97
050.0-0000-0007.0	24 ADAMS ROAD	MOLLOY MICHAEL	MOLLOY BRITTANY	24 ADAMS ROAD		N GRAFTON	MA	01536	57324	33
050.0-0000-0012.0	7 VALLEY VIEW DRIVE	TEAGUE DAVID R	TEAGUE ELISABETH A	7 VALLEY VIEW DRIVE		GRAFTON	MA	01519	57262	290
050.0-0000-0013.0	9 VALLEY VIEW DRIVE	ISLAM KAZI M	ISLAM TIASHA	9 VALLEY VIEW DRIVE		N GRAFTON	MA	01536	47828	109
050.0-0000-0043.0	46 ADAMS ROAD	GRAFTON TOWN OF		30 PROVIDENCE ROAD		N GRAFTON	MA	01538	57274	105
050.0-0000-0044.0	44 ADAMS ROAD	MISCOE BROOK PRESERVE LLC		PO BOX 68192		GRAFTON	MA	01519	22747	167
050.0-0000-0045.0	42 ADAMS ROAD	MCCARTHY MICHAEL H	MICHNIEWICZ LESLIE A	42 ADAMS ROAD		NEWTON	MA	02466	37384	80
050.0-0000-0046.0	40 ADAMS ROAD	ADAMS ST NUMBER 7 LLC	C/O CROWN PROPERTY MANAGEMENT	P.O. BOX 68192		GRAFTON	MA	01519	53586	76
050.0-0000-0047.0	38 ADAMS ROAD	ADAMS ST NUMBER 8 LLC		3 ANGELICA LANE		NEWTON	MA	02466	43180	65
050.0-0000-0048.0	36 ADAMS ROAD	PIEL WILLIAM J	PIEL REBECCA S	36 ADAMS ROAD		SOUTHBOROUGH	MA	01772	43180	67
050.0-0000-0049.0	34 ADAMS ROAD	JAGGI GURPRAKASH	JAGGI ETHEL L	34 ADAMS ROAD		GRAFTON	MA	01519	51644	58
050.0-0000-0050.0	32 ADAMS ROAD	WHITERELL EDWARD J	PIZZOGLIO JEANNE	32 ADAMS ROAD		GRAFTON	MA	01519	55900	186
050.0-0000-0051.0	25 ADAMS ROAD	GALLAGHER JOHN T	CUFF CAROLYN	25 ADAMS ROAD		GRAFTON	MA	01519	55632	128
057.0-0000-0012.0	18 OLD WESTBORO ROAD SIDE	HARRINGTON THOMAS P		PO BOX 52		GRAFTON	MA	01519	47724	29
057.0-0000-0025.0	55 MERRIAM ROAD REAR	POLER GAIL MACVICAR TRUSTEE	GAIL MACVICAR POLER 2007 REVOCABLE TRUST	55 MERRIAM ROAD		WINDSOR	VT	05089	30096	248
058.0-0000-0001.0	55 MERRIAM ROAD	POLER GAIL MACVICAR TRUSTEE	GAIL MACVICAR POLER 2007 REVOCABLE TRUST	55 MERRIAM ROAD		GRAFTON	MA	01519	59949	32
058.0-0000-0002.0	99 MERRIAM ROAD	GRAFTON TOWN OF	CONSERVATION COMMISSION	30 PROVIDENCE ROAD		GRAFTON	MA	01519	59949	32
059.0-0000-0009.0	15 ADAMS ROAD	SMITH CHRISTOPHER J		15 ADAMS ROAD		GRAFTON	MA	01519	10947	356
059.0-0000-0010.0	17 ADAMS ROAD	COLE RONALD BLAKE JR		17 ADAMS ROAD		GRAFTON	MA	01519	39145	391
						GRAFTON	MA	01519	55727	157

EXHIBIT 1d.

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