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PLANNING BOARD

TOWN OF GRAFTON  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 120 • FAX (508) 839-4602  
www.grafton-ma.gov

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GRAFTON, MA

2018 JUN 13 AM 10:31 *N*

APPLICATION FOR SPECIAL PERMIT

Application No. SP2018-8 / SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME BWC Lake Ripple, LLC  
STREET 137 Newbury St. 4th Floor CITY/TOWN Boston  
STATE MA ZIP 02116 TELEPHONE (617) 209-3122  
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

PROJECT/PLAN INFORMATION:

PLAN TITLE Knowlton Farms Solar Development  
PREPARED BY (name/address of PE/Architect) David S. Kelley, P.E., Meridian Associates, Inc.  
DATES \_\_\_\_\_

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

Construct a solar energy generating facility

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.

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Applicant's Signature [Signature] Date: 6/11/18  
Property Owner's Signature (if not Applicant) Patricia K. Knowlton Date: 6-11-18  
JUN 13 2018

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PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Application No. SP2018-8/SPA

APPLICANT NAME: BWC Lake Ripple, LLC

STREET 137 Newbury St. 4th Floor CITY/TOWN Boston

STATE MA ZIP 02116 TELEPHONE (617) 209-3122

PROPERTY OWNER NAME: Patricia K. Knowlton, Trustee - Knowlton Farms Nominee Trust

STREET 44 Estabrook Avenue CITY/TOWN Grafton

STATE MA ZIP 01519 TELEPHONE (774) 535-1381

Deed recorded in the Worcester District Registry of Deeds Book 35401 Page 337

CONTACT PERSON'S NAME: David S. Kelley, PE, Meridian Associates, Inc.

TELEPHONE (978) 299-0447 x246

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

PLAN INFORMATION:

PLAN TITLE Knowlton Farms Solar Development

PREPARED BY David S. Kelley PE, Meridian Associates, Inc.

DATE PREPARED 6/11/2018 REVISION DATE

Describe proposed changes / additions:

Construct a solar energy generating facility

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

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Applicant's Signature

Signature of Patricia K. Knowlton

Date: 6/11/18

Property Owner's Signature (if not Applicant)

Date: 6-11-18

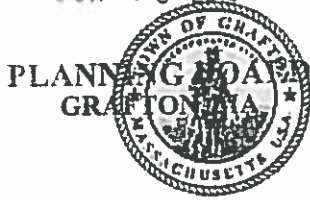
JUN 13 2018

PLANNING BOARD
GRAFTON, MA

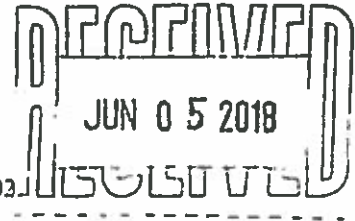
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TREASURER / COLLECTOR

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.

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

Other Permit:

Meridian Assoc.
Petitioner Name
500 Cumming Ctr Suite 5950
Petitioner Address
Beverly MA 01915
City, State, Zip
800-466-5505
Phone

Patricia Knowlton / Knowlton Farm
Property Owner / Company Name
44 Estabrook Ave.
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.

J. Haffty
Treasurer / Collector Name (please print)

J. Haffty
Treasurer / Collector Signature

6/15/18
Date

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GRAFTON, MA

2018 JUN 13 AM 10:00

TOWN OF GRAFTON

GRAFTON MUNICIPAL CENTER  
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MAY 31 2018

GRAFTON  
ASSESSORS

BOARD OF ASSESSORS

Request for Abutters List

Date of Request: May 31, 2018 Date List Needed: As soon as possible

Requested by: David S. Kelley, Meridian Associates, Inc. Phone: (978) 299-0447 x246

Name of Property Owner: Patricia K. Knowlton, Trustee - Knowlton Farms Nominee Trust

Street Address of Property: 44 Estabrook Avenue

Map: 49 Block: 0 Lot: 6

REASON FOR LIST:

Hearing before Zoning Board of Appeals Yes  No   
Hearing before Planning Board Yes  No   
Hearing before Conservation Commission Yes  No

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Other: \_\_\_\_\_

PLANNING BOARD  
GRAFTON, MA

REASON FOR HEARING - (please circle)

Variance Scenic Road Title 5 Special Permit Subdivision

Other: \_\_\_\_\_

RADIUS FOR ABUTTERS - (please check one)

Immediate \_\_\_\_\_ 300 Feet  Upon, along, across or under: \_\_\_\_\_

LABELS

Two Sets of Labels will be provided if needed: Yes  No   
(Planning Board requires 2 sets of Labels)

Office Use Only

Date List Prepared: 6-1-18 Address Labels Prepared: 6-1-18

Fee Charged: \$ 25<sup>00</sup> Amt. Paid: 25<sup>00</sup> \$ Date: 6-1-18

Check: # 002748 Cash: \$ \_\_\_\_\_ Money Order: \$ \_\_\_\_\_

COPY

*Sammy Kalinowski*  
Thimmy Kalinowski, Office Manager

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	BK	PG
1100039.0-0000-0004.0	59 OLD WESTBORO ROAD	KNOWLTON PATRICIA K TRUSTEE	KNOWLTON FARMS NOMINEE TRUST	43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	344
1100048.0-0000-0008.A	29 OLD WESTBORO ROAD	MASON CONSTRUCTION		65 DEPOT STREET		S GRAFTON	MA	01560	33100	316
1100048.0-0000-0008.B	31 OLD WESTBORO ROAD	MASON DAVID		65 DEPOT STREET		S GRAFTON	MA	01560	35932	1
1100048.0-0000-0012.D	48 OLD WESTBORO ROAD	GRAFTON TOWN OF		30 PROVIDENCE ROAD		GRAFTON	MA	01519	30447	60
1100048.0-0000-0017.0	38 OLD WESTBORO ROAD	KNOWLTON PATRICIA K TRUSTEE		43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
1100049.0-0000-0001.0	43 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE		43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
1100049.0-0000-0001.A	43 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE		43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
1100049.0-0000-0001.B	21 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE		43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
1100049.0-0000-0002.0	55 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE		43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
1100049.0-0000-0002.1	55 ESTABROOK AVENUE	SIMPSON WALDO W JR		SUNEDISON - ATTN BRIANNA BALES 13736 RIVER PORT DRIVE, SUITE 1000 MARYLAND HEIGHTS		GRAFTON	MA	01519	35401	337
1100049.0-0000-0003.0	57 ESTABROOK AVENUE	CHIASSON LORNA KIM		55 ESTABROOK AVENUE		GRAFTON	MA	01519	4629	74
1100049.0-0000-0004.0	59 ESTABROOK AVENUE	GOODSPEED STEPHEN F		57 ESTABROOK AVENUE		GRAFTON	MA	01519	15491	104
1100049.0-0000-0005.0	61 ESTABROOK AVENUE	LOUGHAN LAWRENCE J		59 ESTABROOK AVENUE		GRAFTON	MA	01519	6401	19
1100049.0-0000-0006.0	64 ESTABROOK AVENUE	LOUGHAN LAWRENCE J		61 ESTABROOK AVENUE		GRAFTON	MA	01519	54747	300
1100049.0-0000-0006.1	61 ESTABROOK AVENUE	KNOWLTON PATRICIA K TRUSTEE		43 ESTABROOK AVENUE		GRAFTON	MA	01519	35401	337
1100050.0-0000-0001.0	19 ADAMS ROAD	PECORA ANN-MARIE, ANGELL ROBERT		43 ESTABROOK AVENUE		GRAFTON	MA	01519	52019	261
1100050.0-0000-0002.0	23 ADAMS ROAD	WALLACE WILLIAM A		19 ADAMS ROAD		GRAFTON	MA	01519	21728	75
1100050.0-0000-0002.A	21 ADAMS ROAD	ANDERSON ROGER D		23 ADAMS ROAD		GRAFTON	MA	01519	54596	136
1100050.0-0000-0003.A	75 ESTABROOK AVENUE	THIESING PAUL MICHAEL & BONNIE THIESING LIVING TRUS		21 ADAMS ROAD		GRAFTON	MA	01519	17952	24
1100050.0-0000-0003.B	73 ESTABROOK AVENUE	HALPIN KENNETH J		75 ESTABROOK AVENUE		GRAFTON	MA	01519	14583	262
1100050.0-0000-0003.C	71 ESTABROOK AVENUE	MCCARTHY JOHN P		73 ESTABROOK AVENUE		GRAFTON	MA	01519	48748	145
1100050.0-0000-0003.F	63 ESTABROOK AVENUE	MCCARTHY JOHN P		71 ESTABROOK AVENUE		GRAFTON	MA	01519	17952	24
1100050.0-0000-0003.G	41 ADAMS ROAD	M McNALLY WILLIAM M		63 ESTABROOK AVENUE		GRAFTON	MA	01536	53597	350
1100050.0-0000-0004.0	41 ADAMS ROAD	DIBELLO MARTIN C		41 ADAMS ROAD		N GRAFTON	MA	01519	49376	393
1100050.0-0000-0004.A	30 ADAMS ROAD	SHEA JAMES		30 ADAMS ROAD		GRAFTON	MA	01519	21495	97
1100050.0-0000-0005.0	28 ADAMS ROAD	NADEAU JOHN A		PO BOX 311		GRAFTON	MA	01536	57324	33
1100050.0-0000-0006.0	28 ADAMS ROAD	URELLA RICHARD M & GINI L TRUSTEES		21 VALEY VIEW DRIVE		GRAFTON	MA	01519	57262	290
1100050.0-0000-0007.0	24 ADAMS ROAD	MOLLOY MICHAEL		24 ADAMS ROAD		GRAFTON	MA	01538	47628	109
1100050.0-0000-0012.0	7 VALLEY VIEW DRIVE	TEAGUE DAVID R		7 VALLEY VIEW DRIVE		N GRAFTON	MA	01536	57274	105
1100050.0-0000-0013.0	9 VALLEY VIEW DRIVE	ISLAM KAZI M		9 VALLEY VIEW DRIVE		N GRAFTON	MA	01519	22747	167
1100050.0-0000-0043.0	46 ADAMS ROAD	GRAFTON TOWN OF		30 PROVIDENCE ROAD		NEWTON	MA	02466	37384	80
1100050.0-0000-0044.0	44 ADAMS ROAD	MISCOE BROOK PRESERVE LLC		42 ADAMS ROAD		GRAFTON	MA	01519	53596	76
1100050.0-0000-0045.0	42 ADAMS ROAD	MCCARTHY MICHAEL H		C/O ADAMS ROAD		NEWTON	MA	02466	43180	65
1100050.0-0000-0046.0	40 ADAMS ROAD	ADAMS ST NUMBER 7 LLC		3 ANGELICA LANE		SOUTHBOROUGH	MA	01772	43180	67
1100050.0-0000-0047.0	38 ADAMS ROAD	ADAMS ST NUMBER 8 LLC		36 ADAMS ROAD		GRAFTON	MA	01519	51644	56
1100050.0-0000-0048.0	36 ADAMS ROAD	PIEL WILLIAM J		34 ADAMS ROAD		GRAFTON	MA	01519	55900	186
1100050.0-0000-0049.0	34 ADAMS ROAD	JAGGI GURPRAKASH		32 ADAMS ROAD		GRAFTON	MA	01519	55632	128
1100050.0-0000-0050.0	32 ADAMS ROAD	WHITERELL EDWARD J		25 ADAMS ROAD		GRAFTON	MA	01519	47724	29
1100050.0-0000-0051.0	25 ADAMS ROAD	GALLAGHER JOHN T		PO BOX 62		WINDSOR	VT	05089	30096	246
1100057.0-0000-0012.0	18 SIDE OLD WESTBORO ROAD	HARRINGTON THOMAS P		55 MERRIAM ROAD		GRAFTON	MA	01519	7265	351
1100057.0-0000-0025.0	55 REAR MERRIAM ROAD	POLER HENRY S		55 MERRIAM ROAD		GRAFTON	MA	01519	4853	335
1100058.0-0000-0001.0	55 MERRIAM ROAD	POLER HENRY S		30 PROVIDENCE ROAD		GRAFTON	MA	01519	10647	356
1100058.0-0000-0002.0	99 MERRIAM ROAD	GRAFTON TOWN OF		15 ADAMS ROAD		GRAFTON	MA	01519	39145	391
1100059.0-0000-0009.0	15 ADAMS ROAD	SMITH CHRISTOPHER J		17 ADAMS ROAD		GRAFTON	MA	01519	55727	157
1100059.0-0000-0010.0	17 ADAMS ROAD	COLE RONALD BLAKE JR				GRAFTON	MA	01519	55727	157

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8/13/2018

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*[Signature]*

PLANNING BOARD  
GRAFTON, MA



Property Information  
 Property ID 110049.0-0000-0006.0  
 Location 44 ESTABROOK AVENUE  
 Owner KNOWLTON PATRICIA K TRUSTEE



MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcel: updated 4/1/2018  
 Properties: updated 4/1/2018

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