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JUN 13 2018

PLANNING BOARD
GRAFTON, MA

VIA: HAND DELIVERY

June 12, 2018

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

Re: **Special Permit & Site Plan Approval Application**
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 BlueWave Capital, LLC. (Applicant), Meridian Associates, Inc. (MAI) is submitting this Special Permit & Site Plan Approval (Applications) to the Town of Grafton Planning Board. The locus property (Site) is located within the Residential Zoning District (R40). The parcel is identified on the Town of Grafton Assessor's Map 49 as Lot 6 (44 Estabrook Avenue).

The site is located within Knowlton Farms, which is a 165-acre parcel of land along the southern side of Estabrook Avenue, south of the Massachusetts Turnpike, and approximately 0.5 miles east of Old Westboro Road, within the northeastern portion of Grafton, Massachusetts. The applicant is proposing to install a solar electric generating facility (solar farm) on the existing parcel. The area is comprised of mostly agricultural land (hay fields) and wooded land. This portion of the property slopes down-gradient northerly towards Estabrook Avenue. A previously approved solar energy generating facility is currently under construction on the subdivided parcel now referred to as lot 1B per Town of Grafton Assessor's Department, northeast of the locus area.

The applicant is proposing to install a 2.9± Megawatt (AC) solar photovoltaic array over a 15.0±-acre portion of the parcel. The solar panels will be installed using a racking system elevated above the ground utilizing posts. This installation method limits the need to regrade the area within the proposed array minimizing impact. A fifteen (15) foot wide gravel access drive, with a five (5) foot wide gravel shoulder, shall provide direct access to the site, while a twenty (20) foot wide gravel access drive will be provide along the northern portion of the array for scheduled maintenance and emergency access from Estabrook Avenue. The gravel access drive will be comprised of coarse gravel, and extend along the northern side of the array. The existing gravel access path to the west of the existing dwelling is proposed to be expanded to a width of fifteen (15) feet with a five (5) foot wide gravel shoulder.



The proposed activities within the locus area will result in an increase in stormwater runoff. In order to mitigate the increase in runoff rate and volume, two (2) sedimentation basins with riprap overflow weirs



have been proposed to the north of the solar array. Staked haybales have been proposed throughout the project area to ensure sedimentation control. Following the installation of the solar farm, the area within the array and all disturbed areas shall be seeded with a "Solar Farm Seed Mix". This seed mix contains a variety of low-growing, low-maintenance fescues that will stabilize the ground surface.

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

- One (1) original and twenty-four (24) copies of this Cover Letter dated June 12, 2018;
- One (1) original and four (24) copies of the Applications for Special Permit and Site Plan Approval dated June 12, 2018;
- Twenty-five (25) copies of the Project Narrative dated June 12, 2018;
- Twenty-five (25) copies of the Town of Grafton Certificate of Good Standing dated May 30, 2018;
- Twenty-five (25) copies of the Request For Waivers letter dated June 12, 2018;
- Abutter Notification Materials dated June 1, 2018;
- Two (2) sets of mailing labels;
- Two (2) sets of pre-stamped envelopes;
- Three (3) copies of the drainage report entitled "Stormwater Analysis & Calculations for 44 Estabrook Avenue" dated June 12, 2018;
- One (1) original and four (4) full size copies of the "Knowlton Farms Solar Development-Phase 3" Plan Set (set of 12 sheets) dated June 12, 2018;
- Twenty (20) reduced size copies of the "Knowlton Farms Solar Development Phase 3" Plan Set (set of 12 sheets) dated June 12, 2018;
- \$250 check for Special Permit and Site Plan Approval Application Fee;
- \$65 check for Legal Advertising Fee – Special Permit;
- \$65 check for Legal Advertising Fee – Site Plan Approval; and
- \$40 check for Request for Waiver Fee (Two (2) waivers requested).

Thank you for your attention to this Application. We look forward to meeting with the Board at a date and time yet to be determined to discuss the development options. 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 Engineer

P:\6108_Estabrook_Grafton_Phase3\ADMIN\Site Plan Application\6108-Cover Letter (PB).doc

Enclosures

cc: Aidan Foley/John DeVillars, BlueWave Capital, LLC (1 Set)
Jeffrey M. Walsh, Graves Engineering, Inc. (1 Set)
Paul Knowlton (1 Set)

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PLANNING BOARD
GRAFTON, MA

**Project Narrative
Knowlton Farms Solar Development
44 Estabrook Avenue, Grafton, Massachusetts
June 12, 2018**

BlueWave Capital (BlueWave) has executed a lease option with Knowlton Farm Nominee Trust, Patricia Knowlton Trustee to develop a third solar energy facility (hereinafter referred to as "Grafton 3") on farmland at 44 Estabrook Avenue in Grafton Massachusetts. BlueWave proposes to construct a ground-mounted solar energy facility that will produce up to approximately 2.9 Megawatts DC (MWDC) of power, and 2.0 Megawatts AC (MWAC) of power. BlueWave proposes to do so under two potential designs: (i) a standard ground-mount design akin to the other projects on the neighboring properties, and (ii) an elevated canopy that will allow agricultural activities – namely, a combination of light livestock and food crops – to continue unimpeded under the array (i.e. "dual-use"). BlueWave submits this Application for a Special Permit and Site Plan Approval for the Grafton 3 solar energy facility at Knowlton Farm. The following sections describe the facility, how it will be constructed, how potential impacts will be addressed, and the benefits to the community.

The Solar Energy Facility

The facility will be comprised of approximately 7,236 360-watt solar panels to produce electricity. Approximately sixty-seven 30 kW inverters and one 2,000 kW transformer station are required to step the power up to the required Medium Voltage, and electrical infrastructure to transmit the power and interconnect it to the existing three-phase power system at 44 Estabrook Road. The solar panels will be held in place by a racking system elevated above the ground by posts driven into the subsurface. In the case of the proposed dual-use design, the low end of the panels will be high enough to accommodate the landowner's tractor and equipment – approximately 8-12 feet depending on the final design. There will be 36 rows of panels of differing lengths and numbers of panels as necessary to accommodate the particular characteristics of the site. The electrical cabling system in the solar array on-site will be buried for 450 feet and then transition to poles. At the northern portion of the site, there will be a meter and disconnect and other important control systems. It is the responsibility of National Grid, the utility serving the area, to do the interconnection work and the Medium Voltage work within the public rights of way. On May 7, 2018, BlueWave and National Grid, signed an Interconnection Services Agreement.

The project will utilize high quality equipment, selected for its safety, durability, and the manufacturers' ability to offer substantial product warranties. We currently contemplate that the solar panels will be high-efficiency panels manufactured by LG; the inverters by SMA, and the racks by RBI Solar. In each instance, we may elect to replace the equipment with equipment of equal quality dependent on market conditions and availability at the time of construction; however the mechanics and functionality of the system as described herein will be unchanged.

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Access and Security

Access to Phase Three of the solar energy facility will be afforded as follows: directly from the southern side of Estabrook Avenue running south along the existing fifteen (15) foot wide gravel access drive through a controlled gate and onto a twenty (20) foot wide gravel driveway around the northern side of the solar array. The access drive is necessitated by the location of the existing wetlands and the proposed sedimentation basins. The solar energy facility will be secured from unauthorized access with a 7-foot tall perimeter chain link fence. A twenty-four (24) foot wide control gate located at the northwest corner of the facility, and four (4) 10-foot wide gates throughout the facility boundary. A Knox box will be located at the main gate and municipal emergency personnel will have key access to the box for entry to the facility as necessary. Signs will be placed at the gate as well as around the fence perimeter to make it clear that unauthorized access to the facility is prohibited.

Drainage

The drainage system has been designed to capture an expected increase in runoff resulting from the clearing of existing treeline and the construction of concrete equipment pads, gravel access drive, and sedimentation basins. The general drainage pattern of the locus area will be unchanged with water flowing from south to north toward the bordering vegetative wetland resource areas located to the north of the proposed facility.

A drainage system consisting of two (2), water quality swales, two (2) sedimentation basins with associated riprap overflow weirs have been designed and incorporated into the existing topography in order to manage stormwater runoff in an appropriate and responsible manner. The planting plan within the swales will include a mix of herbaceous perennials, shrubs and understory trees that can tolerate intermittent ponding and extended dry periods. More specifically, peak rates and volumes of stormwater runoff in the proposed conditions will not result in an increase in the 2, 10, and 100-year storm events at the selected design points.

Construction Sequence

The construction activities are closely sequenced for cost efficiency and environmental protection purposes.

The first step will be to stake out the limit of work in accordance with municipal permits to ensure that contractors can clearly see the extent of the work area and where work is prohibited. This will include providing sediment and erosion control measures in association with the clear limit of work demarcation. Before any site clearing can commence, a construction access tracking pad will be built at the construction site access location: from Estabrook Avenue to the location of the solar facility which will be both the long term and the construction access.

The second step is to clear the forested sections of the site. This will involve removal of all vegetation, stumping/grubbing and grading the land, and providing stabilization initially with woodchips as well as seeding for long-term erosion control.

The third step will be to build the drainage facilities including the water quality swales and sedimentation basin at the northern side of the proposed facility, south of the existing wetlands.

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Once the stormwater management system has been installed, the proposed gravel access drive shall be constructed.

This work will be followed by construction of the solar energy facility including the solar panels and racking system and associated electrical infrastructure. In the case of the dual-use design, the land will be tilled in strategic locations after the installation of racking poles and before rest of the racking infrastructure, including modules, as per recommendations from the Natural Resource Conservation Service (NRCS) to allow for adequate land preparation for agricultural activities. The electrical system and the utility owned poles to the interconnection point at 44 Estabrook Avenue will be conducted in parallel by National Grid as it will own and operate these facilities as part of its overall electrical utility system. The proposed perimeter fencing shall be installed along with the associated gates.

Operations and Maintenance

It will be essential to all parties that the solar energy facility functions at its fullest potential. It will be equipped with a SCADA system so that its performance can be monitored remotely 24/7. Should there be any irregularities with the system's performance, technicians can respond quickly to trouble-shoot the problem and make the necessary corrections. National Grid will hold an access easement in the central portion of the site to allow it to maintain its electricity facilities on the grid side of the project electrical meter.

Generally, the solar panels are self-cleaning. The panels are angled toward the sun and each time it rains or snows the precipitation that contacts the panel flows down its face removing any dust or dirt that may have accumulated on the panels since the previous rain event. The inverters are maintained on a semi-annual basis and as needed under a performance contract with the inverter manufacturer to ensure that it is operating at peak functionality. In the case of the standard ground-mount design, the grass growing within the solar panel array will also need to be cut periodically to ensure that it does not shade the panels. In the case of the dual-use design, the solar panels will be elevated high enough above a managed meadow to allow for grass growth that will accommodate light grazing on portions of the land within and around the array. At certain times, the landowner may elect to prepare the soil and/or install temporary paddocks in certain locations to accommodate the cultivation of other agricultural products, such as food crops.

Decommissioning/Restoration

The solar energy facility will have an estimated useful lifetime of approximately 30 years or more, subject to equipment replacement and repowering. The agreement between the developer and landowner currently contemplates a twenty-year (20) primary term with two five-year (5) extension option periods. The facility will consist of numerous recyclable materials, including glass, semiconductor material, steel, wood, aluminum, copper, and plastics. When the facility reaches the end of its operational life, the component parts can be dismantled and recycled. The various components of the system will be dismantled and removed using minimal impact conventional construction equipment and recycled or disposed of safely.

Typical activities during the solar energy facility decommissioning and site reclamation phase include facility removal, breaking up of concrete pads and foundations, removal of access drives

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that are not maintained for other uses and re-contouring the surface where appropriate. BlueWave will contract with the property owner to ensure proper decommissioning with adequate surety.

Potential for Glare

Some people ask if solar panels will produce glare. The first part of the answer is that the purpose of the solar photovoltaic module is to maximize the amount of sunlight captured to produce electricity and the industry has put considerable amount of effort into minimizing loss of sunlight and the resulting reflections. According to a study by Sandia National Labs, the reflectivity of solar panels is typically kept to around 2% of sunlight – or in other words, on par with a body of water.¹ The second part of the answer is that in most cases, people are not in a position where they can see glare from a solar project. That is because the sunlight reflection is cast skyward.

Need for Screening

Neighbors who live in sight of a proposed solar project often request that the proponent include some landscaping as part of the project to mitigate visual impacts of the project. While that point of reasoning may make sense in certain situations, it is not applicable for this project for two central reasons. First, the location of the project is sparsely populated. The land to the north, west, and south is either protected forest land or under the care and ownership of the Knowlton Family. The proposed project and the nearest dwellings to the east are separated between approximately 1,250 feet of woodland. The facility will not be visible. Second, the location where the project may be visible to the public will be for pedestrians and travelers proceeding along Estabrook Avenue. Under current conditions, the land between the Knowlton's fields and the road is well vegetated with native primarily deciduous trees and bushes. This proposed project is approximately 650 feet from the Estabrook Avenue right-of-way.

Project Benefits

The following are some of the benefits of the project.

- The 2.9 MWDC project will generate approximately 3,715,400 kilowatt-hours ("kWh") in its first year of operation, and over 70.5 million kWh over its expected twenty-year life. The typical Massachusetts home uses 633 kWh per month, and this project will generate enough energy to power approximately 490 homes.
- The project is proposed to be a community solar array, whereby residents, businesses, and government entities in the greater Grafton area will have the opportunity to purchase energy from the facility and realize savings on their electricity bills.
- The array will generate lease revenue that will support the continued expansion of Knowlton Farms.
- In the case of the dual-use design, the array will directly contribute to the creation and preservation of new farmland and will be among the first commercial-scale dual-use solar farms in the country.
- The project will provide new tax revenue to the town with minimal demand on town services resulting in a net financial gain for the town budget. Because the current parcel

¹ ACRP Synthesis 28, "Investigating Safety Impacts of Energy Technologies on Airports and Aviation"

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of land is enrolled in the Chapter 61A Program which protects the sustainability of farmland, BlueWave proposes to take the land out of the program in the case of a standard ground-mount design and pay all roll-back taxes due for the previous five-year period. If the project proceeds as a dual-use array, thereby preserving and enhancing the agricultural use of the site, the Chapter 61A program may still apply.

- In addition to generating energy, the project will also qualify for federal tax benefits. The project will be financed using a combination of development equity and tax-equity, which is normal for projects of this nature.
- The project will produce clean renewable energy the carbon offset of which is equivalent to approximately 2,500 acres of forestland.

JUN 13 2018

PLANNING BOARD
GRAFTON, MA

TO: TOWN OF GRAFTON PLANNING BOARD
FROM: DAVID S. KELLEY, P.E.
SUBJECT: SUPPORTING DOCUMENTATION FOR SPECIAL PERMIT AND SITE PLAN APPROVAL FOR A LARGE-SCALE GROUND-MOUNTED SOLAR PHOTOVOLTAIC FACILITY
DATE: JUNE 12, 2018
CC: BLUEWAVE CAPITAL, LLC

Project Objective:

The proposed large-scale ground-mounted photovoltaic facility installation shall enhance the public health, safety, and welfare of the inhabitants of the town by generating onsite clean, renewable energy which directly offsets brown power generated from the electric utility eliminating greenhouse gas emissions.

The project consists of the installation of ground-mounted solar modules in the Residential (R40) District, in an existing agricultural field. In support of this use we offer the following based on the criteria set forth in The Grafton Zoning By-Law amended through February 12, 2018 Section 1.3.3.3 Site Plan Review:

The Grafton Zoning By-Law Site Plan Review Requirements Section 1.3.3.3

1.3.3.3 All Applications for Site Plan Review shall be filed with the Planning Board and shall be accompanied by the following:

- a.) Properly executed application form, and (if applicable) all materials necessary for facilitating a public hearing on the application;

The Application for Special Permit and Site Plan Approval have been completed and are attached as a part of the submittal package.

- b.) All required fees;

The required fees have been submitted as a part of the submittal package.

- c.) A written description of the proposed use, signed by the applicant(s) and owner(s) of the property, which provides, at a minimum, the following details:

A Project Narrative has been provided as a part of the submittal package to include the requested information.

- The specific nature of the operations/activities that are proposed on the property;



A Project Narrative has been provided as a part of the submittal package to include the requested information.

- A description of all existing use(s) of the property, and an indication of whether or not such uses will continue with the proposed use(s);

A Project Narrative has been provided as a part of the submittal package to include the requested information.

- Hours of operation of the proposed use(s) or activity;

A Project Narrative has been provided as a part of the submittal package to include the requested information.

- The maximum number of employees on the largest shift;

A Project Narrative has been provided as a part of the submittal package to include the requested information.

- Shipping/receiving activity (including types of delivery vehicles, number/frequency of deliveries);

A Project Narrative has been provided as a part of the submittal package to include the requested information.

- Use of any hazardous materials or substances in the operation of the proposed use;

A Project Narrative has been provided as a part of the submittal package to include the requested information.

- Any potential for future changes to the building or use(s), such as increases in: the square footage of the building; the hours of operation and/or deliveries; the maximum number of employees; or any other significant changes to the proposed use(s) as presented by the current application;

A Project Narrative has been provided as a part of the submittal package to include the requested information.

- Any other information or details that may not be specified herein or required to be shown on the plans, but, as determined by the Planning Board, is relevant due to the specific nature of the proposed use(s) or activity; and;

A Project Narrative has been provided as a part of the submittal package to include the requested information.

- A list of any requested waivers from the requirements of Sections 1.3.3.3(d)-(f), including a detailed explanation/justification of the reason(s) for such request.



A list of requested waivers has been provided as a part of the submittal package to include the requested information.

- d.) A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale. If the plans submitted are 11" x 17" in size, a total of twenty-five (25) copies of the plans shall accompany the application. If the plans prepared exceed 11" x 17" in size, a total of five (5) copies of such plans and twenty (20) sets of reduced-size copies (11" x 17") shall be submitted. The Plan shall include the following information:

- 1.) Name and address of the person(s) submitting the application;

The requested information is shown on the Site Plans, specifically shown on the Cover Sheet.

- 2.) Name and address of the owner(s) of the subject property(ies), if different;

The requested information is shown on the Site Plans, specifically shown on the Cover Sheet.

- 3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

The requested information is shown on the Site Plans, specifically as a note on sheet 2.

- 4.) Proposed use(s) of the land;

The requested information is shown on the Site Plans, specifically as a note on sheet 3.

- 5.) Proposed use(s) of existing buildings, if any;

There is an existing residential dwelling located on the property that is not to be altered.

- 6.) Description and proposed use(s) of the proposed building(s), if any;

There are no proposed buildings.

- 7.) Zoning District(s) in which the parcel is located, including floodplain if applicable;

The requested information is shown on the Site Plans, specifically as notes on sheet 2.

- 8.) Locus Map (scale of 1"=1,000') and north arrow;

The requested information is shown on the Site Plans, specifically shown on the Cover Sheet.



- 9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

The requested information is shown on the Site Plans, specifically shown on the Cover Sheet and on each sheet of the plan set.

- 10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

The requested information is shown on the Record Conditions Plan, Site Plan, Grading Plans and Erosion Control Plans.

- 11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

The requested information is shown on the Site Plans, specifically shown on the Cover Sheet.

- 12.) Existing and proposed topography at two-foot (2') elevation intervals;

The requested information is shown on the Record Conditions Plans, Grading Plans and Erosion Control Plans.

- 13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

The requested information is shown on the Site Plan, Grading Plans and Erosion Control Plans.

- 14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

The requested information is shown on the Site Plan, Grading Plans and Erosion Control Plans.

- 15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

The requested information is shown on the Site Plan, specifically as a note on sheet 2.

- 16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

The requested information is shown on the Site Plan, specifically as a note on sheet 2.

- 17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

The requested information is shown on the Grading Plan specifically as a note on sheet 4.



18.) Driveways and driveway openings/entrances;

The requested information is shown on the Site Plan, Grading Plans and Erosion Control Plans.

19.) Parking and loading spaces;

There is no proposed parking as the site will only be accessed for maintenance and repairs to the solar panels and equipment. there will not be personal onsite on a regular basis.

20.) Service areas and all facilities for screening;

An access road has been provided to the solar array as well as an access drive within the solar array. These will be used to access and maintain the array. Additionally, a seven (7) foot tall fence will surround the array. The array is located more than two hundred (200) feet from any lot line, so screening is not proposed.

21.) Landscaping;

All disturbed areas are to be vegetated using 'New England Conservations/Wildlife Seed Mix'.

22.) Lighting;

There is no proposed lighting as a part of this project.

23.) Proposed signs (business, traffic, etc.);

The signage proposed for the project will be informational signage located on the equipment as well as no trespassing signage located on the perimeter fence.

24.) Sewage, refuse and other waste disposal;

The proposed project does not require water or wastewater.

25.) Stormwater management facilities (drainage);

The requested information is shown on the Site Plan, Grading Plans and Erosion Control Plans.

26.) All structures and buildings associated with the proposed and existing use(s) on the property;

There are no buildings proposed as a part of this project.

27.) Exterior storage areas and fences;

There are no storage areas proposed as a part of this project. The perimeter fence is shown on the Site Plans, Grading Plans and Erosion Control Plans.



28.) Utilities and their exterior appurtenances (e.g., fire connections);

The requested information is shown on the Site Plan, Grading Plans and Erosion Control Plans.

29.) Provisions for dust and erosion control;

The requested information is shown on the Erosion Control Plans and the Erosion Control Details sheets of the plan set.

30.) Any existing vegetation;

The requested information is shown on the Record Conditions Plan, Site Plan, Grading Plans and Erosion Control Plans

31.) Any other details or information deemed necessary by the Planning Board due to the unique nature of a proposed use or the subject property;

Should additional information be requested, the applicant will provide it to the Planning Board.

e.) A stormwater management hydrological study prepared in accordance with the Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts (Sections 3.3.3.19 and 4.7.8).

A Stormwater Analysis and Calculations Report has been provided.

f.) A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

The volume of earth to be removed from the site is minimal, under 100 cubic yards, excluding vegetation that is being removed. As such, an earth removal report is not anticipated to be required.

g.) Written statements from the following:

1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.1 of the Zoning By-Law.

A memorandum has been prepared and signed by the project engineer stating that the site has been designed to comply with the performance standards set forth in Section 4.1 of the Zoning By-Law.



- 2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with, the performance standards set forth in Section 4.1 of the Zoning By-Law.

A memorandum has been prepared and signed by the applicant and owner stating that the site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

- h.) Any other information, materials, reports or studies deemed necessary by the Planning Board, due to the special nature of the proposed use/activity or the subject property, to achieve the purposes set forth in Sections 1.2 and 1.3.3.1 of this By-Law

Should additional information be requested, the applicant will provide it to the Planning Board.