

**Town of Bolton  
Planning Board**

The Planning Board will hold a public meeting on Wednesday, March 28th, 2012 at 7:30 p.m. to consider the application of Syncarpha Solar, LLC and Renewable Energy Massachusetts LLC who is requesting a Special Permit for the construction of a Solar Energy Facility to be located on a portion of property owned by the Davis Farms Trust located at 125 Still River Road, Bolton MA. The public hearing will be held at the Houghton Building located at 697 Main Street, Bolton , MA 01740.

The application and plans are available for review at the Town Clerk's Office in the Town Hall, Tuesday, 9 a.m. to 4 p.m. and 6 p.m. to 8 p.m., and Monday, Wednesday and Thursday, 9 a.m. to 2:30 p.m.

Any person interested or wishing to be heard on the application and plans, should appear at the time and place designated.

# BEALS ASSOCIATES INC.

2 THIRTEENTH STREET CHARLESTOWN, MA 02129  
PHONE: 617-242-1120 FAX: 617-242-1190

2012 FEB 16 PM 2:19

**February 16, 2011**

Ms. Jennifer Burney  
Town Planner  
Town of Bolton  
663 Main Street  
Bolton, MA 01740

**RE: Solar Energy Facility  
125 Still River Road  
Special Permit Application**

Dear Ms. Burney,

On behalf of Syncarpha Solar, LLC and Renewable Energy Massachusetts LLC, we are hereby submitting an application for a Special Permit pursuant to the Town of Bolton Special Permit Rules and Regulations for the construction of a Solar Energy Facility to be located on a portion of the property owned by the Davis Farms Trust at 125 Still River Road in Bolton, Massachusetts.

The proposed Solar Energy Facility will be located in an area of an operating mineral extraction facility that will be removing the final volumes of material prior to construction. The Solar Facility will be comprised of a series of photovoltaic solar panels arranged in rows at an angle designed to maximize exposure to the available solar radiation. The panels are constructed in parallel rows and are mounted onto supports that screw directly into the ground without concrete footings. These supports hold the panels at the appropriate angle to the sunlight. Spaces between the rows of panels will allow the storm water generated by the panels to infiltrate into the ground in a similar manner to the existing drainage pattern. In addition to the panels, the project will include a series of inverters and a two transfer stations in order to provide a connection to the two distinct electric grids operated by National Grid.

Enclosed please find:

An original and eleven copies of the application for a Special Permit and attachments dated February 16, 2012

Twelve (12) full sized sets of plans (7 sheets each) including the following drawings:

1. Cover Sheet
2. General Notes and Legend
3. Existing Conditions Plan
4. Overall Site Plan

Ms. Jennifer Burney.  
February 16, 2012  
Bolton MA Solar Facility Special Permit Application  
5. 60 Scale Site Plan  
6. Detail Sheet 1  
7. Detail Sheet 2

Page 2

Twelve (12) 11" x 17" sets of reductions of the above plans

A check in the amount of \$540.00 as payment of the filing fee

We understand that the Board may require project review fees for peer review consultants once the members have reviewed the attached materials. Please feel free to contact our office should you have any questions or require additional information. We look forward to presenting the proposed project in detail at the next available public hearing.

Sincerely,  
**Beals Associates, Inc.**



Todd P. Morey, P.E.  
Senior Professional Engineer

Enc.

C: Brian Kopperl, REM  
Bob Knowles, REM  
C-763 Bolton

# REM

SFOFX BCMF!FOFSH Z!N BTTBD! VTFUJ!MD!

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!  
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syncarpha

February 9, 2012

Town of Bolton  
663 Main Street  
Bolton, MA 01740

Introduction of Bolton Orchards Solar Field – Notice of Abutter Meeting - Thurs. 3/8/12 @ 7pm

Dear Town of Bolton,

As an abutter of Bolton Orchard's property at 125 Still River Road (the "Site"), you are cordially invited to attend a public meeting to introduce the planned solar energy project proposed to be developed at the Site by Renewable Energy Massachusetts LLC ("REM") and the Project owner, Syncarpha Solar, LLC. **The meeting will be held at the Bolton Orchards Market, 125 Still River Road, Bolton, on Thursday, March 8, 2012 at 7:00 PM.** Representatives of REM will attend the meeting together with our land use advisors at Beals Associates, Inc. of Charlestown, MA. The meeting is scheduled to last about an hour and there will be opportunities to ask questions about the Project.

As brief background, the photovoltaic (PV) solar energy facility is to be located on approximately 30 acres of Bolton Orchards presently unused gravel pit. The solar panels will be mounted on poles that will be secured into the ground, and the facility will produce enough energy to supply the electricity needs of approximately 1,000 surrounding homes. The entire electric output of the Project will be sold to National Grid, which in turn will distribute the energy on its grid serving Bolton for local use at no added cost to the surrounding Bolton residents.

We are presently in the process of beginning the facility's permitting process in Bolton through our advisors at Beals Associates. Together with Beals Associates, we will describe the Project in greater detail when we meet with abutters on March 8<sup>th</sup>. We wish to underscore that solar facilities have a long and safe operating history and that the proposed Project will be a quiet neighbor that has no moving parts, sheds no glare, and will be low to the ground. We look forward to showing you a picture of the planned facility and its layout.

Please **RSVP for the meeting to Bob Knowles by March 1, 2012**, via email at: [Bknowles@REMenergyco.com](mailto:Bknowles@REMenergyco.com), or by phone at 617-650-3557. If you are unable to attend the meeting, but would like to discuss any questions you may have about the Project, you may reach me at the above number. Thank you for your attention and consideration, and we hope to see you on March 8 at 7pm.

Sincerely,

Robert M. Knowles  
Co-Founder & COO

Cc: Todd Morey  
Beals Associates

**SITE PLAN REVIEW AND SPECIAL  
PERMIT APPLICATION  
FOR  
SOLAR ENERGY FACILITY  
125 STILL RIVER ROAD  
BOLTON, MASSACHUSETTS  
FEBRUARY 16, 2012**

*Prepared for:*

**SYNCARPHA SOLAR, LLC  
645 MADISON AVE., 14<sup>TH</sup> FLOOR  
NEW YORK, N. Y. 10022**

**AND**

**RENEWABLE ENERGY MASSACHUSETTS LLC  
17 ARLINGTON STREET  
CAMBRIDGE, MA 02140**

*Prepared by:*

**BEALS ASSOCIATES, INC.  
2 THIRTEENTH STREET  
CHARLESTOWN, MA 02129**

Project Number:  
C-763 BOLTON, MA

**BEALS ASSOCIATES** INC.

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## **ATTACHMENT 1**

### **Formwork**

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- Application Form for Special Permit
- 3<sup>rd</sup> Party Billing Form
- Draft Public Notice



From: Ch. 40A S 9 "Each application for a special permit shall be filed by the petitioner with the city or town clerk and a copy of said application, including the date and time of filing certified by the city or town clerk, shall be filed forthwith by the petitioner with the special permit granting authority.

**LIMITED BUSINESS DISTRICT / BUSINESS DISTRICT  
Application Form for Special Permit**

Bolton, Mass \_\_\_\_\_ 20\_\_\_\_\_  
(Date of Filing)

Name of Applicant Syncarpha Solar, LLC Renewable Energy Massachusetts LLC  
Madison Avenue, 14th Floor 17 Arlington Street  
Address New York, NY 10022 Cambridge, MA 02140

Name of Registered Engineer or Surveyor Beals Associates, Inc  
Address 2 Thirteenth Street, Charlestown, MA 02129

Deed or property Recorded in: Book No. 3586 Page 427 of  
the Worcester Registry of Deeds.

Location and Description of Property (include zoning district(s)): 125 Still River Road  
Zoned Residential - See Attached Narrative

Lot Frontage: 1,955 +/- feet Lot Area: 4,591,224 Square Feet  
(616' +/- on Still River Road) (105.4 Acres)  
(1,339' +/- on Main Street)  
Proposed Land Use(s) Requiring a Special Permit Construction of a Solar Energy Facility

*Please include all materials listed in the Rules and Regulations for Limited Business Districts and Business Districts (see attached checklist) if required by the Board. Failure to include all required materials could delay processing of the application.*

Signature of Owner or Agent John C. Orle Trustee Shurs Farms Trust  
Address 125 Still River Rd. Bolton Ma 01740  
Phone Number 978-779-2733

Date Received \_\_\_\_\_

By \_\_\_\_\_

Fee Paid \_\_\_\_\_



## Town of Bolton

Town Hall, 663 Main Street, Bolton, MA 01740

Phone 978-779-3308 Fax 978-779-5461

planner@townofbolton.com

### 3<sup>rd</sup> Party Billing Form

Date: 2/10/2012

To: Gate House Media (Bolton Common)  
Legal Notice Department

I hereby authorize Gate House Media to bill me directly for the legal notice to be published in the Bolton Common on \_\_\_\_\_ and \_\_\_\_\_ This legal notice pertains to a hearing being held on \_\_\_\_\_.

Brian Kopperl  
Signed: Applicant/Authorized Agent

2/10/2012  
Date

Print Name: BRIAN KOPPERL

Address: RENEWABLE ENERGY MASS. LLC  
17 ARLINGTON ST.  
CARBMOOR MA 02140

Phone: 617.875.4259



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## **ATTACHMENT 2**

### **Abutter Data**

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- Request for List of Abutters
- List of Abutters



**TOWN OF BOLTON**  
ASSESSORS OFFICE  
TOWN HALL  
663 MAIN STREET  
BOLTON, MASSACHUSETTS 01740  
PHONE (978) 779-5556 FAX (978) 779-5461

Date of Application \_\_\_\_\_

### REQUEST FOR LIST OF ABUTTERS

Effective August 24, 2004, anyone requesting a list of abutters must give at least three (3) working days notice. This notice will allow the Assessors Office sufficient time necessary to prepare the list of Abutters.

Effective July 1, 2004, the fee schedule is \$15 per certified abutters list.

*\*Please note that these fees apply to preparation of new list or verification or reverification of an existing list.*

Please indicate with a check

- ☒ Immediate Abutters (Board of Selectmen)
- ☒ Board of Appeals, Planning Board, Site Plan review - within 300 feet
- \_\_\_\_\_ Conservation Commission within 100 feet or distance = \_\_\_\_\_ feet
- \_\_\_\_\_ Planning Board for sub division - 500 feet
- \_\_\_\_\_ Abutter to Abutter within distance of \_\_\_\_\_ feet

Map 6A Parcel(s) 4

Syncarpha Solar, LLC, and,  
Renewable Energy Massachusetts LLC  
Applicant (please print)

125 Still River Road, Bolton  
Location of Property

*Brian Koppel, CEO*  
Signature of Applicant  
c/o Renewable Energy Massachusetts, LLC

17 Arlington Street, Cambridge, MA 02140 (617) 661.4259

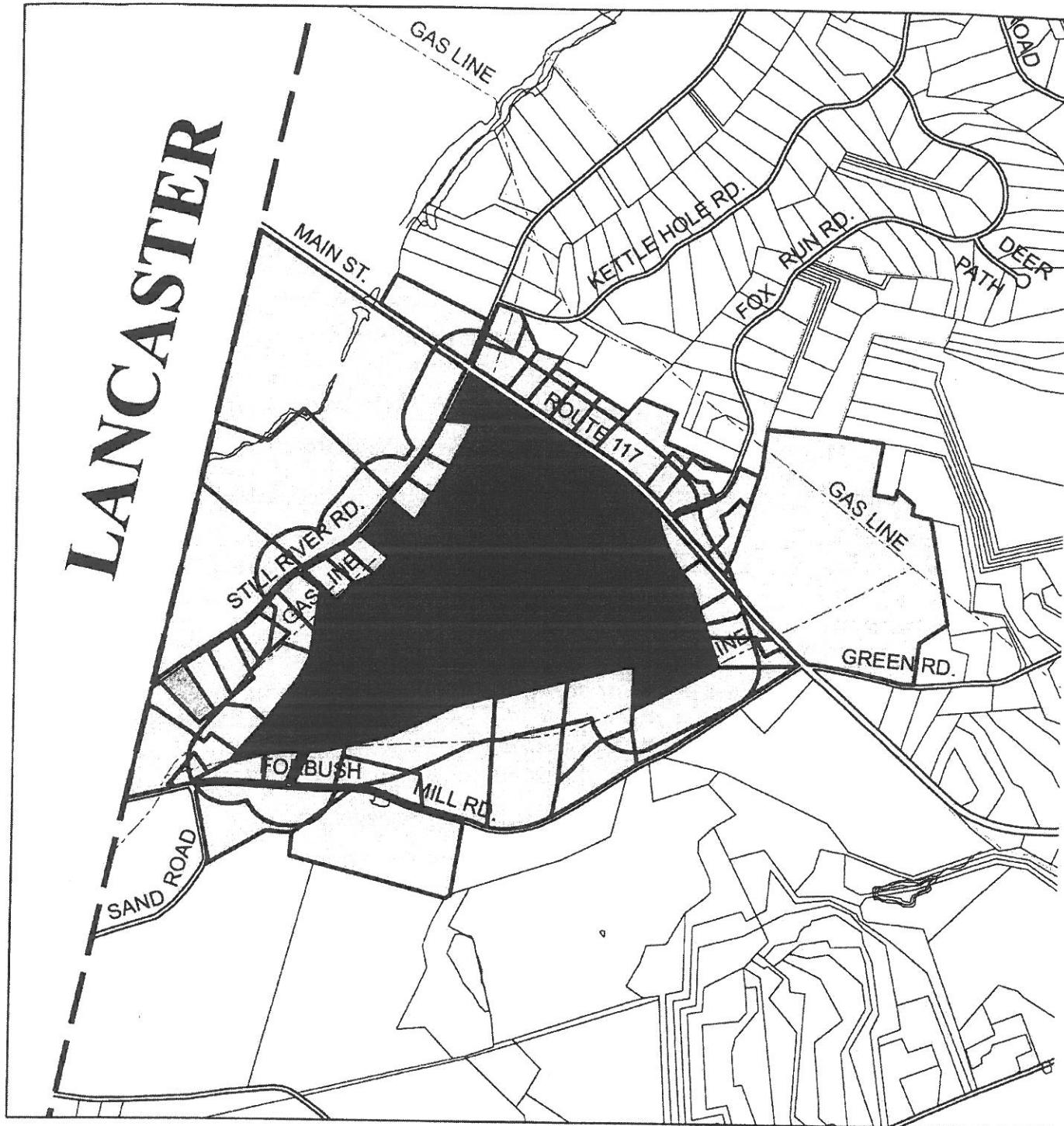
Mailing Address of Applicant

Telephone Number

FAX Number

**PLEASE NOTE: THIS ABUTTERS LIST IS VALID FOR SIX MONTHS**

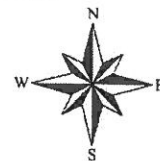
LANCASTER



**Abutters List - 300 Ft / Map 6A-4 / 125 Still River Rd.  
Bolton, MA**

0 1,000 2,000  
Feet

2/13/2012



*Certified: Stephen Bealbury*

TOWN OF BOLTON  
663 MAIN ST  
BOLTON, MA 01740

TOBIN ROBERT E  
PHYLLIS J TOBIN  
P O BOX 243  
BOLTON, MA 01740

GEORGE JAMES B & KATHRYN M  
3 KETTLE HOLE RD  
BOLTON, MA 01740

TOWN OF BOLTON  
GRAVEL PIT  
663 MAIN ST  
BOLTON, MA 01740

DAVIS FARM TRUST  
JONATHAN DAVIS  
P O BOX 305  
BOLTON, MA 01740

PATTEN JOHN C & LAUREN FLANAG  
1181 MAIN ST  
BOLTON, MA 01740

JENSEN BERNHARD M  
CAROL E JENSEN  
131 FORBUSH MILL RD  
BOLTON, MA 01740

BROOMFIELD DONNA M  
99 STILL RIVER RD  
BOLTON, MA 01740

BALEWICZ AMY & JONATHAN  
1173 MAIN ST  
BOLTON, MA 01740

NASHOBA VALLEY REALTY INC  
111 HUDSON RD  
BOLTON, MA 01740

BROOMFIELD THOMAS L  
P O BOX 157  
BOLTON, MA 01740

CHAPPELLE RICHARD J  
P O BOX 397  
BOLTON, MA 01740

BECKER BENNET B & MINOTTI  
167 FORBUSH MILL RD  
BOLTON, MA 01740

LEBARON MARC A  
DONNA LEBARON  
91 STILL RIVER RD  
BOLTON, MA 01740

CONWAY GEORGE T JR  
TERESITA A CONWAY  
P O BOX 303  
BOLTON, MA 01740

FOSTER KEVIN M  
JACKY-ANN FOSTER  
173 FORBUSH MILL  
BOLTON, MA 01740

KENNEDY JOHN W  
CONSTANCE J KENNEDY  
71 STILL RIVER RD  
BOLTON, MA 01740

TOWN OF BOLTON  
P O BOX 278  
BOLTON, MA 01740

MCNULTY LAWRENCE E JR  
50 PEABODY DR  
STOW, MA 01775

BATSON HERBERT R  
PANTIVA BATSON  
61 STILL RIVER RD  
BOLTON, MA 01740

BUSHMAN SUZANNE K  
5 STILL RIVER RD  
BOLTON, MA 01740

TOWN OF BOLTON ACTING  
BOLTON CONSERVATION COMMISSIO  
663 MAIN ST  
BOLTON, MA 01740

MORTIMER THOMAS E & SUSAN P  
P O BOX 155  
LANCASTER, MA 01523

FREY ROBERT D JR  
KAREN D FREY  
19 STILL RIVER RD  
BOLTON, MA 01740-1260

TOWN OF BOLTON  
663 MAIN ST  
BOLTON, MA 01740

JOSEPH BARRY S & GAYLE D  
138 STILL RIVER RD  
BOLTON, MA 01740

TEMPLE MARK P & CHERYL A  
27 STILL RIVER RD  
BOLTON, MA 01740

TOWN OF BOLTON  
663 MAIN ST  
BOLTON, MA 01740

TOWN OF BOLTON  
DOYLE LOT  
663 MAIN ST  
BOLTON, MA 01740

WINKLER JEFFERY L  
43 STILL RIVER RD  
BOLTON, MA 01740

MILLER DANIEL M & CHRISTINE A  
P O BOX 640  
BOLTON, MA 01740

NASHOBA REGIONAL SCHOOL  
BOLTON-STOW-LANCASTER  
12 GREEN RD  
BOLTON, MA 01740

MISSAGGIA PAUL M & STACI L  
59 STILL RIVER RD  
BOLTON, MA 01740

MA LINGFENG & XUAN ZHONG  
17 FOX RUN RD  
BOLTON, MA 01740

LONG ZHENGYU & MIN QIU  
33 STILL RIVER RD  
BOLTON, MA 01740

PRUDENTE KEVIN & JAIME A  
7 FOX RUN RD  
BOLTON, MA 01740

NASHOBA VALLEY RTY INC  
PACKAGE STORE  
111 HUDSON RD  
BOLTON, MA 01740

RADZIEWICZ CHARLES T & CYNTHIA  
PO BOX 823  
BOLTON, MA 01740-0023

KATSIS MIHAEL  
MK REALTY TRUST  
11 PETERS AVE  
MARLBORO, MA 01752

CNC BUILDERS INC  
18 FRANKLIN CIRCLE  
NORTHBOROUGH, MA 01532

NASHOBA PARK REALTY TR D F SOC  
NASHOBA PARK CONDOMINIUM  
216 NORTH HOLLAND POINT DR  
STELLA, NC 28582

*Dufosse Richard & Patricia  
11 Still River Rd  
Bolton MA 01740*

ODONNELL MARTIN JR J  
JOANNE A ODONNELL  
1100 MAIN ST  
BOLTON, MA 01740

LAMONTAGNE ROBERT L EST OF  
1108 MAIN ST  
BOLTON, MA 01740

DAVIS ROBERT DAVIS SANDRA WARE  
DAVIS SARAH TRUSTEES DAVIS FARI  
P O BOX 305  
BOLTON, MA 01740

ERNST JAMES L & MARY ANN  
1141 W MAIN ST  
BOLTON, MA 01740

# Abutters List Report

Town of Bolton, MA

February 13, 2012

## Subject Properties:

006.A-0004.0

DAVIS FARM TRUST  
JONATHAN DAVIS  
P O BOX 305  
BOLTON, MA 01740

006.A-0000-0004.0

125.00 STILL RIVER RD

Parcel Number: 005.A-0009.0  
Cama Number: 005.A-0000-0009.0  
Property Address: 0.00 FORBUSH MILL RD

Mailing Address: TOWN OF BOLTON  
663 MAIN ST  
BOLTON, MA 01740

Parcel Number: 005.A-0011.0  
Cama Number: 005.A-0000-0011.0  
Property Address: 95.00 FORBUSH MILL RD

Mailing Address: TOWN OF BOLTON  
GRAVEL PIT  
663 MAIN ST  
BOLTON, MA 01740

Parcel Number: 005.A-0012.0  
Cama Number: 005.A-0000-0012.0  
Property Address: 131.00 FORBUSH MILL RD

Mailing Address: JENSEN BERNHARD M  
CAROL E JENSEN  
131 FORBUSH MILL RD  
BOLTON, MA 01740

Parcel Number: 005.A-0012.A  
Cama Number: 005.A-0000-0012.A  
Property Address: 0.00 FORBUSH MILL RD

Mailing Address: NASHOBA VALLEY REALTY INC  
111 HUDSON RD  
BOLTON, MA 01740

Parcel Number: 005.A-0012.B  
Cama Number: 005.A-0000-0012.B  
Property Address: 167.00 FORBUSH MILL RD 2

Mailing Address: BECKER BENNET B & MINOTTI  
167 FORBUSH MILL RD  
BOLTON, MA 01740

Parcel Number: 005.A-0012.C  
Cama Number: 005.A-0000-0012.C  
Property Address: 173.00 FORBUSH MILL RD 1

Mailing Address: FOSTER KEVIN M  
JACKY-ANN FOSTER  
173 FORBUSH MILL  
BOLTON, MA 01740

Parcel Number: 005.A-0013.0  
Cama Number: 005.A-0000-0013.0  
Property Address: 189.00 FORBUSH MILL RD

Mailing Address: MCNULTY LAWRENCE E JR  
50 PEABODY DR  
STOW, MA 01775

Parcel Number: 005.A-0017.0  
Cama Number: 005.A-0000-0017.0  
Property Address: 0.00 FORBUSH MILL RD

Mailing Address: TOWN OF BOLTON ACTING  
BOLTON CONSERVATION COMMISSIO  
663 MAIN ST  
BOLTON, MA 01740

Parcel Number: 005.A-0019.0  
Cama Number: 005.A-0000-0019.0  
Property Address: 97.00 FORBUSH MILL RD

Mailing Address: TOWN OF BOLTON  
663 MAIN ST  
BOLTON, MA 01740

Parcel Number: 005.A-0020.0  
Cama Number: 005.A-0000-0020.0  
Property Address: 0.00 FORBUSH MILL RD

Mailing Address: TOWN OF BOLTON  
663 MAIN ST  
BOLTON, MA 01740

Parcel Number: 006.A-0001.0  
Cama Number: 006.A-0000-0001.0  
Property Address: 65.00 STILL RIVER RD 2

Mailing Address: TOBIN ROBERT E  
PHYLLIS J TOBIN  
P O BOX 243  
BOLTON, MA 01740



**Subject Properties:**

006.A-0004.0

DAVIS FARM TRUST  
JONATHAN DAVIS  
P O BOX 305  
BOLTON, MA 01740

006.A-0000-0004.0

125.00 STILL RIVER RD

Parcel Number: 006.A-0002.0  
Cama Number: 006.A-0000-0002.0  
Property Address: 0.00 RTE 110 -FORSYTHMailing Address: DAVIS FARM TRUST  
JONATHAN DAVIS  
P O BOX 305  
BOLTON, MA 01740Parcel Number: 006.A-0003.0  
Cama Number: 006.A-0000-0003.0  
Property Address: 99.00 STILL RIVER RDMailing Address: BROOMFIELD DONNA M  
99 STILL RIVER RD  
BOLTON, MA 01740Parcel Number: 006.A-0005.0  
Cama Number: 006.A-0000-0005.0  
Property Address: 113.00 STILL RIVER RDMailing Address: BROOMFIELD THOMAS L  
P O BOX 157  
BOLTON, MA 01740Parcel Number: 006.A-0006.0  
Cama Number: 006.A-0000-0006.0  
Property Address: 91.00 STILL RIVER RDMailing Address: LEBARON MARC A  
DONNA LEBARON  
91 STILL RIVER RD  
BOLTON, MA 01740Parcel Number: 006.A-0007.0  
Cama Number: 006.A-0000-0007.0  
Property Address: 71.00 STILL RIVER RDMailing Address: KENNEDY JOHN W  
CONSTANCE J KENNEDY  
71 STILL RIVER RD  
BOLTON, MA 01740Parcel Number: 006.A-0008.0  
Cama Number: 006.A-0000-0008.0  
Property Address: 61.00 STILL RIVER RD 1Mailing Address: BATSON HERBERT R  
PANTIVA BATSON  
61 STILL RIVER RD  
BOLTON, MA 01740Parcel Number: 006.A-0009.0  
Cama Number: 006.A-0000-0009.0  
Property Address: 0.00 FORBUSH MILL RDMailing Address: MORTIMER THOMAS E & SUSAN P  
P O BOX 155  
LANCASTER, MA 01523Parcel Number: 006.A-0012.0  
Cama Number: 006.A-0000-0012.0  
Property Address: 138.00 STILL RIVER RDMailing Address: JOSEPH BARRY S & GAYLE D  
138 STILL RIVER RD  
BOLTON, MA 01740Parcel Number: 006.A-0016.0  
Cama Number: 006.A-0000-0016.0  
Property Address: 0.00 FORBUSH MILL RDMailing Address: TOWN OF BOLTON  
DOYLE LOT  
663 MAIN ST  
BOLTON, MA 01740Parcel Number: 006.A-0022.0  
Cama Number: 006.A-0000-0022.0  
Property Address: 3.00 KETTLE HOLE RD 5AMailing Address: GEORGE JAMES B & KATHRYN M  
3 KETTLE HOLE RD  
BOLTON, MA 01740Parcel Number: 006.A-0023.0  
Cama Number: 006.A-0000-0023.0  
Property Address: 1181.00 MAIN ST 4AMailing Address: PATTEN JOHN C & LAUREN FLANAGA  
1181 MAIN ST  
BOLTON, MA 01740Parcel Number: 006.A-0024.0  
Cama Number: 006.A-0000-0024.0  
Property Address: 1173.00 MAIN ST 3Mailing Address: BALEWICZ AMY & JONATHAN  
1173 MAIN ST  
BOLTON, MA 01740

**Subject Properties:**

006.A-0004.0

DAVIS FARM TRUST  
JONATHAN DAVIS  
P O BOX 305  
BOLTON, MA 01740

006.A-0000-0004.0

125.00 STILL RIVER RD

Parcel Number: 006.A-0025.0  
Cama Number: 006.A-0000-0025.0  
Property Address: 1165.00 MAIN ST 2Mailing Address: CHAPPELLE RICHARD J  
P O BOX 397  
BOLTON, MA 01740Parcel Number: 006.A-0026.0  
Cama Number: 006.A-0000-0026.0  
Property Address: 1157.00 MAIN ST 1Mailing Address: CONWAY GEORGE T JR  
TERESITA A CONWAY  
P O BOX 303  
BOLTON, MA 01740Parcel Number: 006.A-0037.0  
Cama Number: 006.A-0000-0037.0  
Property Address: 0.00 MAIN STMailing Address: TOWN OF BOLTON  
P O BOX 278  
BOLTON, MA 01740Parcel Number: 006.A-0038.0  
Cama Number: 006.A-0000-0038.0  
Property Address: 5.00 STILL RIVER RD LOT 1 & AMailing Address: BUSHMAN SUZANNE K  
5 STILL RIVER RD  
BOLTON, MA 01740Parcel Number: 006.A-0040.0  
Cama Number: 006.A-0000-0040.0  
Property Address: 19.00 STILL RIVER RD 3Mailing Address: FREY ROBERT D JR  
KAREN D FREY  
19 STILL RIVER RD  
BOLTON, MA 01740-1260Parcel Number: 006.A-0041.0  
Cama Number: 006.A-0000-0041.0  
Property Address: 27.00 STILL RIVER RD 4Mailing Address: TEMPLE MARK P & CHERYL A  
27 STILL RIVER RD  
BOLTON, MA 01740Parcel Number: 006.A-0042.0  
Cama Number: 006.A-0000-0042.0  
Property Address: 43.00 STILL RIVER RD 6Mailing Address: WINKLER JEFFERY L  
43 STILL RIVER RD  
BOLTON, MA 01740Parcel Number: 006.A-0043.0  
Cama Number: 006.A-0000-0043.0  
Property Address: 51.00 STILL RIVER RD 7 & PAR EMailing Address: MILLER DANIEL M & CHRISTINE A  
P O BOX 640  
BOLTON, MA 01740Parcel Number: 006.A-0044.0  
Cama Number: 006.A-0000-0044.0  
Property Address: 59.00 STILL RIVER RD 8 &  
PARCEL FMailing Address: MISSAGGIA PAUL M & STACI L  
59 STILL RIVER RD  
BOLTON, MA 01740Parcel Number: 006.A-0045.0  
Cama Number: 006.A-0000-0045.0  
Property Address: 33.00 STILL RIVER RD 5Mailing Address: LONG ZHENGYU & MIN QIU  
33 STILL RIVER RD  
BOLTON, MA 01740Parcel Number: 006.B-0002.0  
Cama Number: 006.B-0000-0002.0  
Property Address: 25.00 FORBUSH MILL RDMailing Address: NASHOBA VALLEY RTY INC  
PACKAGE STORE  
111 HUDSON RD  
BOLTON, MA 01740Parcel Number: 006.B-0005.0  
Cama Number: 006.B-0000-0005.0  
Property Address: 1076.00 MAIN STMailing Address: KATSIS MIHAEL  
MK REALTY TRUST  
11 PETERS AVE  
MARLBORO, MA 01752

**Subject Properties:**

006.A-0004.0

006.A-0000-0004.0

125.00 STILL RIVER RD

DAVIS FARM TRUST

JONATHAN DAVIS

P O BOX 305

BOLTON, MA 01740

Parcel Number: 006.B-0006.0

Mailing Address: NASHOBA PARK REALTY TR D F SOCH  
NASHOBA PARK CONDOMINIUM  
216 NORTH HOLLAND POINT DR  
STELLA, NC 28582

Cama Number: 006.B-0000-0006.0

Property Address: 1092.00 MAIN ST

Parcel Number: 006.B-0007.0

Mailing Address: O'DONNELL MARTIN JR J  
JOANNE A O'DONNELL  
1100 MAIN ST  
BOLTON, MA 01740

Cama Number: 006.B-0000-0007.0

Property Address: 1100.00 MAIN ST

Parcel Number: 006.B-0008.0

Mailing Address: LAMONTAGNE ROBERT L EST OF  
1108 MAIN ST  
BOLTON, MA 01740

Cama Number: 006.B-0000-0008.0

Property Address: 1108.00 MAIN ST

Parcel Number: 006.B-0009.0

Mailing Address: DAVIS ROBERT DAVIS SANDRA WARS  
DAVIS SARAH TRUSTEES DAVIS FARM  
P O BOX 305  
BOLTON, MA 01740

Cama Number: 006.B-0000-0009.0

Property Address: 0.00 MAIN ST

Parcel Number: 006.B-0010.0

Mailing Address: ERNST JAMES L & MARY ANN  
1141 W MAIN ST  
BOLTON, MA 01740

Cama Number: 006.B-0000-0010.0

Property Address: 1141.00 MAIN ST

Parcel Number: 006.B-0012.0

Mailing Address: NASHOBA REGIONAL SCHOOL  
BOLTON-STOW-LANCASTER  
12 GREEN RD  
BOLTON, MA 01740

Cama Number: 006.B-0000-0012.0

Property Address: 12.00 GREEN RD

Parcel Number: 006.B-0117.0

Mailing Address: MA LINGFENG & XUAN ZHONG  
17 FOX RUN RD  
BOLTON, MA 01740

Cama Number: 006.B-0000-0117.0

Property Address: 17.00 FOX RUN RD 1

Parcel Number: 006.B-0118.0

Mailing Address: PRUDENTE KEVIN & JAIME A  
7 FOX RUN RD  
BOLTON, MA 01740

Cama Number: 006.B-0000-0118.0

Property Address: 7.00 FOX RUN RD 2

Parcel Number: 006.B-0120.0

Mailing Address: RADZIEWICZ CHARLES T & CYNTHIA  
PO BOX 823  
BOLTON, MA 01740-0023

Cama Number: 006.B-0000-0120.0

Property Address: 6.00 FOX RUN RD 4

Parcel Number: 006.B-0121.0

Mailing Address: CNC BUILDERS INC  
18 FRANKLIN CIRCLE  
NORTHBOROUGH, MA 01532

Cama Number: 006.B-0000-0121.0

Property Address: 0.00 MAIN ST 22

Parcel: 006A-0000-0039.0  
11 Still River RdDufosse Richard & Patricia B  
11 Still River Rd  
Bolton MA 01740

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## **ATTACHMENT 3**

### **Development Impact Statement**

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# BEALS ASSOCIATES INC.

2 THIRTEENTH STREET CHARLESTOWN, MA 02129  
PHONE: 617-242-1120 FAX: 617-242-1190

**SITE PLAN REVIEW AND SPECIAL  
PERMIT APPLICATION  
FOR  
SOLAR ENERGY FACILITY  
125 STILL RIVER ROAD  
BOLTON, MASSACHUSETTS  
FEBRUARY 16, 2012**

## **1.0 Development Impact Statement**

### **1.1 Use Description**

The proposed solar energy Project (the "Project") consists of the development of a photovoltaic solar facility which will have a rated capacity of up to 4.95 megawatts (MW) and that will produce enough electricity to power approximately 1,000 homes each year over its estimated 30-35 year lifespan. The electricity that is generated will be distributed to two circuits operated by National Grid.

The Project Site is located at 125 Still River Road, at the intersection of Main Street (Route 117) and Still River Road (Route 110) in the westerly portion of Bolton (the "Site"). The overall Site consists of several current uses including the Bolton Orchards retail store and an operating gravel extraction industry that has been continuously mining the Site for approximately 45 years. Concurrently with this application, it is understood that the Site owner is requesting the endorsement of an Approval Not Required (ANR) plan that will result in two parcels, one of which will be for the purpose of housing the proposed solar facility. Davis Farms Trust, the current owners, will retain ownership of both parcels, and will lease the solar portion of the Site to the applicant, Syncarpha Solar, LLC.

The property is currently zoned Residential. Through consultation with the Bolton Building Inspector in December 2011, we have been informed that the Commonwealth's solar zoning statute at MGL c. 40A, section 3, provides the basis for the Project to be properly located at the Site. It is our understanding that the Town of Bolton is currently considering the adoption of a large scale solar bylaw which will assist the Town in evaluating applications for such facilities. In preparing this application, we have considered the Commonwealth of Massachusetts DOER model bylaw to be the starting point for the Town's future bylaw.

The construction of the facility will consist of the installation of a pole-mounted photovoltaic system, equipment pads, underground electrical conduit, fencing, security signage, and interconnection to two existing electrical circuits within the public right of way. There will be approximately 25,000 solar panels installed on frames that are secured to the ground by helical augured posts. The panels will be interconnected through a series of underground electrical connections and will be divided into four (4) zones. Two of these zones will each have a rated capacity of 2 MW each, a third will have a rated capacity of up to 500 kilowatts (kW), and the final zone will have a rated capacity of up to 450 kW. Each zone will transmit the electricity to an inverter. The inverters convert the direct current (DC) energy into alternating current (AC) electricity. The AC power is then routed through a transfer station, which includes safety transformers that will step the power down to levels consistent with the capacity of the three-phase electricity circuits operated by National Grid on Main Street and on Still River Road.

The facility will also feature a security fence around the perimeter of the panels. This fence will feature chain link fabric and will be eight feet in height. There will be a three inch gap at the bottom of the fence between the ground and the fabric which will allow small animals to crawl under the fence.

Upon completion of the installation of the panels, appurtenances and fencing, the entire disturbed area will be seeded with a mix of low growing vegetation which will help maintain a non-erosive soil cover, minimize dust, and require very little maintenance. In addition, there will be no use of fertilizers, pesticides or herbicides for this Project.

The parcel that will be created through the ANR process for the solar facility will be owned by Davis Farms Trust and leased by the applicant, Syncapha Solar, LLC. The parcel is currently part of the overall gravel extraction operation and will have additional gravel removed prior to the installation of the panels. This additional gravel removal is not considered part of this application since it is ongoing work within the existing facility.

The Project area is in a low-lying portion of the overall Site, effectively contained within a bowl that is formed by the reclaimed side slopes of the gravel operation to the south and west and the naturally overgrown side slopes to the north and east. The Project Site is well screened from the residential properties on Still River Road and Main Street and is separated from the abutting Bolton town landfill to the south by a 80+ foot hillside. The perimeter screening will not change during the construction of the Project.

Existing drainage patterns across the parcel indicate that the small volume of runoff is shed to the westerly side of the Site where it is collected in a low lying area and infiltrated into the ground. There is no evidence of an outlet from runoff onto adjacent properties. The Natural Resources Conservation Service (NRCS) soils mapping indicates that the entire Project area is within the Windsor soil complex, which is described as

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loamy fine sand. This material is also defined as a Hydrologic Group A soil, indicating a very well drained soil.

The Project Site does not contain any Priority or Estimated Habitats based on mapping by the Commonwealth's Natural Heritage Program. The closest wetland area appears to be on the northerly side of Still River Road, well in excess of 100 feet from the Project Site. The Site is not within any Federal Emergency Management Agency mapped flood plains. The Site is also not within any identified Areas of Critical Environmental Concerns. Overall, the Project location is very conducive to this type of use.

## **1.2 Drainage**

The proposed Site is located within the interior of a parcel of land that has been the site of a gravel extraction operation for approximately 45 years, according to the Site owner. During this time, the parcel has undergone significant excavation resulting in an area that is bowl shaped with reclaimed side slopes and natural buffers to abutting properties. In creating this shape, the resulting land features no natural outlet for any runoff that is generated.

The NRCS soils maps indicate the area of the proposed Project is comprised of Windsor soils, a fine loamy sand that is within the Hydrologic Group A soils class, resulting in a very well drained Site that features a high amount of natural infiltration.

The Project will consist of the installation of pole mounted solar panels at a height of approximately three (3) feet above the ground surface. The panels are supported by helical foundation posts that are screwed directly into the ground and do not create a permanent cover on the ground surface. This will shed runoff directly onto the ground surface resulting in a project that does not create any significant area of impervious cover.

The unique nature of the panel mounting system allows the project to be developed without high impacts to the ground surface due to foundation preparation or creation of impervious cover. There are other types of solar installations which utilize other foundation types (mats, trays, etc.) that are considered impervious since they leave a semi-permanent footprint directly on the ground surface.

Upon completion of the installation, the disturbed area will be seeded with a low height growing vegetated cover that will help reduce dust and provide a low maintenance surface for the solar area.

Since the Project effectively adds no impervious area, and the Project Site is fully contained in an area where storm water runoff does not leave the property in any direction, our office feels that traditional storm water calculations are not necessary in this case.

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### **1.3 Earth Removal**

The Project Site is currently subject to ongoing gravel extraction in various portions of the property. When the applicant and the property owner entered into their agreements to develop this portion of the property as a solar facility, it was decided that the final gravel removal for the solar portion of the Site would need to be done prior to the construction of the facility since a portion of the property would become encumbered by a long-term lease that would not allow the material to be removed until the panels were removed at the end of the lease.

Test pits had been conducted by the owners within the past two years in order to obtain a general sense of where the groundwater elevation was located in order to maintain six to eight feet of cover above that elevation in order to maintain future land use development flexibility. The owners will be removing and stockpiling the gravel within the solar portion of the property in order to remove the material prior to the installation of the panels. If this were not to occur at this time, the material would effectively be contained within the area for the full term of the lease.

The removal of this material is considered part of the ongoing operation of the gravel pit and is not considered part of this application. The grades depicted on the plans are the anticipated grades upon the completion of the material removal by the property owners.

### **1.4 Traffic**

Due to the nature of the Project, it is expected that there will be no traffic generated by the ongoing operation of the proposed facility other than an occasional maintenance truck (pick-up truck or small van). The daily monitoring and operation of the facility is conducted remotely and there will be no service personnel onsite on a daily basis. Given the fact that there will be virtually no traffic, we are of the opinion that a traffic impact study would not be warranted.

## **2.0 Environmental Impact Assessment (Town of Bolton Zoning Bylaw 2.5.5.6 (k))**

### **2.1 Light**

The proposed Project does not include the installation of any pole mounted luminaires and will not contribute to nighttime glare. In addition, the solar panels are not reflective since the object is to absorb as much solar energy as possible. The Project will not cast shadows on neighboring property since the elevation is below the abutting residences and well screened by existing vegetation.

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## **2.2 Sound**

The Project does not involve the creation of a significant sound generator. There will be no idling trucks or heavy equipment operated on the Site upon completion of construction. The Project does not involve the installation of large scale noise generating machinery. The solar panels operate in a silent manner. The inverters, which only operate during daylight hours, generate a sound level similar to a household window air conditioner at ten feet away; however, it should be noted that as the distance from the sound source increases, the attenuation of the sound is also increased. When the natural buffers are combined with this distance, it is our opinion that the sound impact due to the inverters will be negligible on private properties.

## **2.3 Stormwater**

Refer to **Section 1.2** above.

## **2.4 Groundwater**

The Project will not have an impact on groundwater. The proposal does not involve the withdrawal of any groundwater for any purpose. The Project does not include subsurface wastewater disposal of any kind. The proposed Project will not create significant impervious areas and will allow infiltration of storm water to occur in the same manner as the current condition.

## **2.5 Utilities**

The Project will not utilize public utilities such as water, sewer, gas, cable television or telephone. The Project will be connected to two different circuits owned and operated by National Grid and will provide electric energy to those circuits through transfer stations and underground interconnect lines. The Project applicants will be entering into a Power Purchase Agreement (PPA) pursuant to which the Project owner will sell 100% of the Project electricity for cash to one or more municipal or governmental entities, which will simultaneously re-sell the electricity to National Grid in exchange for net metering credits under Commonwealth's net metering program.

## **2.6 Odor**

The Project will not create any odors over the operation and maintenance period of the facility.

## **2.7 Vibration**

The operation of the facility will not create any vibration. The panels collect solar energy without any movement of any components. The inverter sheds may experience a small

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amount of vibration on the wall surfaces from typical machinery operation. This vibration will not be experienced unless one were to place their hand on the shed walls.

## **2.8 Sight Lines**

The Project does not appear to have an impact on any significant sight lines. Due to the Project's location in a low lying section of the property and the elevated location of abutting properties, it is our opinion that sight lines will not be adversely affected.

## **3.0 Fiscal Impact Assessment**

### **3.1 Municipal Facilities and Services**

The Project will not require additional police and fire protection. Municipal utilities will not be required to serve the Project Site. The traffic on the public roadway system will not be impacted by this Project.

### **3.2 School Population**

The proposed Project does not create additional housing units; therefore, the school population will not be impacted by the Project.

### **3.3 Impact on Adjacent Public and Private Properties**

The impact of solar installations on adjacent properties has been the subject of ongoing debate; however one thing is certain: The technology is still in its relative infancy in terms of widespread location, and there have not been adequate examples to determine the final impact on adjacent property values. Wind Power faces similar challenges, except that such facilities typically have a much higher visibility than solar panels, especially when compared to the subject Site. In 2009, Ernest Orlando Lawrence from the Berkeley National Laboratory published a paper titled "The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis" in which he concludes that although there is a perceived stigma to the installations, there is no statistical evidence that supports a negative impact on property values. We would offer that solar installations would likely result in a similar finding.

Additional considerations regarding the location of the Project should also be considered when discussing impacts on adjoining properties. Factors such as existing natural screening, distance from adjoining properties, and the low lying nature of the Project should also mitigate any perceived impact.

#### **4.0 Community Impact Assessment**

##### **4.1 Open Space Preservation**

As a privately owned parcel of real estate, the Project Site does not currently offer any open space opportunities as it is an operational gravel pit. The proposed Project would not change the open space opportunities since the facility will be encircled by an eight foot high chain link security fence.

##### **4.2 Residential Privacy**

The proposed Project will not have an impact on residential property. The Project does not involve the removal of significant trees or existing natural buffers to adjacent property. The Project does not involve the construction of elevated structures nor of residential or regular maintenance personnel that would allow new view sheds onto adjacent private property.

##### **4.3 Recreation and Pedestrian Impact**

The proposed Project does not involve the creation of any recreation or pedestrian facilities, especially insofar as there will be no new point of road ingress or egress to the solar portion of the Site. Since there will be no additional housing units created by this Project, nor any traffic generated, there will be no impact on existing recreation or pedestrian facilities in the community.

##### **4.4 Scale and Character**

The proposed Project does not involve the construction of any structures that would be readily visible to public ways. In addition, the solar portion of the Site will be approximately 30 acres of the 105+/- acres on the Site. It is our opinion that scale and character of other community elements will not be negatively impacted by this Project.

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## **ATTACHMENT 4**

### **Index of Drawings**

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