

**Planning Board Application**  
**Site Plan Review**  
**Special Permit**  
**Stormwater and Land Disturbance Permit**  
July 2022



**0 Bartzak Drive  
Holliston, MA**

**Prepared for**

Bartzak PV I, LLC  
c/o Galehead Development  
200 Portland Street, 5<sup>th</sup> Floor  
Boston, MA 02114

**Prepared by**

**BEALS · ASSOCIATES** INC.  
2 PARK PLAZA, SUITE 200, BOSTON, MA 02116

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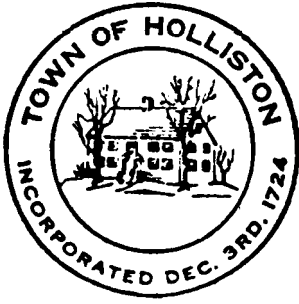
- i. Application for Grant of Site Plan Review and Special Permit
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TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

**APPLICATION FOR GRANT OF SITE PLAN  
REVIEW AND SPECIAL PERMIT**

Date Filed: July 27, 2022

Applicant's Name: Bartzak PV I, LLC

Applicant's Address: 200 Portland Street, 5th Floor, Boston, MA 02114

Applicant's Phone Number: 617-971-7823

Owner's Name: Bartzak Land, LLC

Owner's Address: 200 Portland St, 5th Floor Boston, MA 02114

The Owner hereby appoints Beals Associates, Inc. to act as his/her/its agent for the purposes of submitting and processing this application for a special permit.

The Owner's title to the land that is the subject matter of this application is derived under deed from G&J Realty Trust, dated March 24, 2022

And recorded in Middlesex South Registry of Deeds, Book 79886, Page 148

Or Land Court Certificate of Title No. \_\_\_\_\_, registered in

District Book \_\_\_\_\_, Page \_\_\_\_\_.

The land is shown in the Assessor's records as Lot 21.4 on Map 14, Block 4

And has an address of or is located at 0 Bartzak Drive.

Nature and subject matter of Special Permit:

Large-scale solar power generation system in an Industrial District

Section of Zoning Bylaw that permits this use by grant of Special Permit:

Section III.F.2.

The Applicant presents the following evidence that supports the grant the Special Permit:

a. The use is in harmony with the general purpose and intent of the bylaw because:

See attached narrative.

b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:

See attached narrative.

c. The following evidence is offered in support of the petition's compliance with the provisions of Rules and Regulations Section 7.4 Performance Standards for Non-Residential Development with regard to Aesthetics, Lighting, Landscaping and Screening, Stormwater Management Site Development Standards, Traffic Management, utilities, Security and Emergency systems and Fiscal Impact:

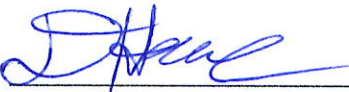
See attached narrative.



### Designer's Certificate

I hereby certify that the plan entitled Plans to Accompany Permit Documents for 0 Bartzak Dr  
And accompanying data is true and correct to the accuracy required by the Rules and  
Regulations of the Holliston Planning Board, and my source of information about the  
location of boundaries shown on said plan were one or more of the following:

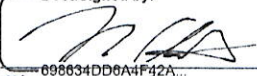
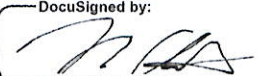
- a. Deed dated March 24, 2022 and recorded at the Registry of Deeds  
in Book 79886 Page 148 ;
- b. Other plans, as follows: "Parcel A - Bartzak Drive, ALTA/NSPS Land Title Survey  
in Holliston, MA" prepared by Precision Land Surveying, Inc., dated January 28, 2022.
- c. Detail and topography has been established by \_\_\_\_\_ aerial survey,  
X on-ground survey, other \_\_\_\_\_,
- d. Other sources, including: LIDAR, MassGIS

Signed: 

(Registered Professional Engineer or Land Surveyor)

Address: Beals Associates, Inc. - 2 Park Plaza, Suite 200, Boston, MA 02116

### Signatures

<div>DocuSigned by:  698634DD6A4F42A...</div>	7/25/2022
Signature of Owner	date
<div>DocuSigned by:  698634DD6A4F42A...</div>	7/25/2022
Signature of Applicant	date

**HOLLISTON PLANNING BOARD  
SITE PLAN REVIEW  
DEVELOPMENT IMPACT STATEMENT (DIS)**

**Please type or print information in blanks below.**

1. Name of Proposed Development Proposed Large-Scale Solar Power Generation System
2. Location 0 Bartzak Drive
3. Name of Applicant(s) Bartzak PV I, LLC
4. Brief Description of the Proposed Project Large-scale ground-mounted solar  
generation system
5. Name of Individual Preparing this DIS Patrick Connolly  
Address 2 Park Plaza, Suite 200, Boston, MA 02116  
Business Phone 617-242-1120

**A. Site Description**

7. Present permitted and actual land uses by percentage of the site.

<i><b>Uses</b></i>	<i><b>Percentage</b></i>
Industrial	0
Commercial	0
Residential	0
Forest	90
Agricultural	0
Other (specify) <u>Cleared, gravel area</u>	10

8. Total acreage on the site: 2.909 acres.

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non agriculture)	0	0
Forested	2.37	1.13
Agricultural (includes orchards, cropland, pasture)	0	0
Wetland	0	0
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (rock, earth, or fill)	0.40	1.63
Roads, buildings and other impervious surfaces	0.14	0.14
Other (indicate type)	0	0

**Development Impact Statement (Continued)**

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

<b><i>District</i></b>	<b><i>Percentage</i></b>
Industrial Zoning District	54%
Agricultural-Residential District B	46%

10. Predominant soil type(s) on the site: Narragansett-Hollis-Rock outcrop complex

Soil drainage (Use the US Soil Conservation Service's definition)

<b><i>Soil Type</i></b>	<b><i>% of the Site</i></b>
Well drained	100%
Moderately well drained	
Poorly drained	

11. Are there bedrock outcroppings on the site? Xyes     no

12. Approximate percentage of proposed site with slopes between:

<b><i>Slope</i></b>	<b><i>% of the Site</i></b>
0 - 10%	73%
10 - 15%	11%
greater than 15%	16%

13. What percentage of the site is located in the Groundwater Protection District?

100 %

How close is the site to a public well? ~3,120 feet (to Well No. 6; ~4,225' to Well No. 2)

To a surface water body? ~450 feet (drainage area on 84 October Hill Rd.)

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Holliston Conservation Commission).

    yes

Xno

If yes, specify:

\_\_\_\_\_

**Development Impact Statement (Continued)**

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formations?  
\_\_\_\_yes                      X\_\_\_\_no

If yes, specify: \_\_\_\_\_

16. Are there any established foot paths running through the site or railroad right of ways?  
\_\_\_\_yes                      X\_\_\_\_no

If yes, specify: \_\_\_\_\_

17. Is the site presently used by the community or neighborhood as an open space or recreation area?      \_\_\_\_yes                      X\_\_\_\_no

Is the site adjacent to conservation land or a recreation area?      \_\_\_\_yes                      X\_\_\_\_no

If yes, specify: \_\_\_\_\_

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view?      \_\_\_\_yes                      X\_\_\_\_no

If yes, specify: \_\_\_\_\_

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?  
X\_\_\_\_yes                      \_\_\_\_no

If yes, specify resources found on site or contiguous to site: Wetland area in rear of  
93 Bartzak Drive (south of subject site)

If yes, have the required permits been granted or applied for? Please list permits and status. Notice of Intent from Holliston Conservation Commission

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws?      \_\_\_\_yes                      X\_\_\_\_no

If yes, specify: \_\_\_\_\_

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site?      \_\_\_\_yes                      X\_\_\_\_no

If yes, specify results: \_\_\_\_\_

**Development Impact Statement (Continued)**

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste?      ☐ yes      ☒ no

If yes, specify \_\_\_\_\_

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Holliston Historic Commission or the Holliston Historical Society.)  
☐ yes      ☒ no

If yes, please describe \_\_\_\_\_

24. Is the project contiguous to or does it contain a building in a national register district?  
☐ yes      ☒ no

**B. Circulation System**

(Is a Traffic Impact Report required -- > or = 100 vehicle trips per day? See s.7.3.4)

25. What is the average weekday traffic and peak hour traffic volumes generated by the proposal?

Average weekday traffic	
Average peak hour volumes      morning	
Average peak hour volumes      evening	

26. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development (Any within 20 feet? See s. V-C(3)(f) of Zoning):

Name of ways \_\_\_\_\_

27. Location of existing sidewalks within 1000 feet of the proposed site? \_\_\_\_\_

28. Are there parcels of undeveloped land adjacent to the site?      ☐ yes      ☐ no

Will access to these undeveloped parcels be provided within the proposed site?

☐ yes      ☐ no

If yes, please describe \_\_\_\_\_

If no, please explain why \_\_\_\_\_

## Development Impact Statement (Continued)

### C. Utilities

#### 29. Storm Drainage

- a. Describe nature, location and surface water body receiving current surface water of the site: See Narrative, Plan Set, and Stormwater Management Report

- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: See Narrative, Plan Set, and Stormwater Management Report

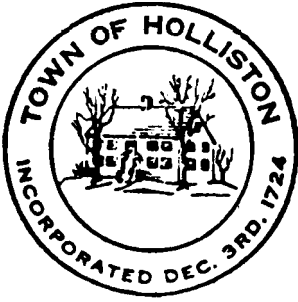
- c. Will a NPDES Permit be required? Xyes \_\_\_no

#### 30. Sewage Disposal - Describe nature of sewage disposal service proposed for the site.

N/A

If a tertiary treatment facility is proposed, will it have any excess capacity?

\_\_\_yes Xno



**TOWN OF HOLLISTON  
PLANNING BOARD**

703 Washington Street  
Holliston, MA 01746  
(508)429-0635

***SITE PLAN AND/OR SPECIAL PERMIT APPLICATION CHECKLIST***

- X     **Completed** signed application (Original and 14 copies)
- X     Eight (8) full size plan and six 11" x 17" (6) copies of the plan set sets  
(See Section 7.3)
- Site Plan
  - Building elevations and plans
  - Depiction of proposed signs
  - Landscaping Plan
  - Lighting Plan
  - Traffic Impact Report (if applicable)
- X     Two drainage reports
- X     Certified abutters list (1 copy)
- X     Two sets of stamped envelopes to all abutters and six surrounding towns.  
Also include one stamped envelope addressed to the Owner and Applicant  
(if different than the Owner) and one certified stamped envelope. Labels  
will be supplied by the Assessor's office.
- X     Filing Fee (Refer to fee schedule)

Please note: Failure to submit a complete application can result in a hearing continuance until the Planning Board receives all information.



TOWN OF HOLLISTON  
PLANNING BOARD

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR STORMWATER AND LAND DISTURBANCE  
PERMIT

Address of Property: 0 Bartzak Drive (Parcel 14-04-21.4)

Applicant:

Bartzak PV I, LLC

Name

200 Portland Street, 5th Floor, Boston, MA 02114

Mailing Address

617-971-7823

Telephone

Property Owner (If Different from Applicant):

Bartzak Land, LLC

Name(s)

200 Portland Street, 5th Floor, Boston, MA 02114


Mailing Address

617-971-7823

Telephone

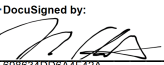
Project Description (See Section 11.3.1 of the Board's Regulations):

The construction of a large-scale solar solar power generation system with an anticipated land disturbance of approximately 92,500 SF. Other improvements include the installation of supplemental equipment for the solar panels, stormwater management systems, and electrical utility connections.

DocuSigned by:  


7/26/2022

Applicant

DocuSigned by:  


Date  
7/26/2022

Owner

Date



## 1.0 INTRODUCTION

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On behalf of the applicant, Bartzak PV I, LLC (the “Applicant”), Beals Associates, Inc. (“BAI”) is filing the enclosed Application for Grant of Site Plan Review and Special Permit, and Application for Stormwater and Land Disturbance Permit with the Town of Holliston Planning Board for the development of a large-scale solar power generation system. The proposed development will be located at 0 Bartzak Drive in Holliston, MA on an  $\pm 2.9$ -acre parcel located to the east of the terminus of Bartzak Drive and to the west of the intersection of Praying Indian Way and Mohawk Path. The Town of Holliston Assessor’s database lists the property as Parcel 14-04-21.4. Existing conditions of the site include a mostly forested site with about 0.25-acres cleared and covered in gravel.

The property is split-zoned with a majority of the property being located within the Industrial Zoning District (“I”) and the remaining land to the east, within 100-feet of Jennings Road, being in the Agricultural-Residential District B (“AR-2”). According to the Town of Holliston Zoning By-Laws, dated May 10, 2021, large-scale solar power generation systems are permitted in the Industrial District by a Special Permit granted by the Planning Board. Although this use is not permitted within the AR-2 District, MGL Chapter 40A, Section 3 (commonly referred to as the ‘Dover Amendment’) provides exemption to the solar power generating use. Due to the resulting area of land disturbance totaling approximately 95,000 SF, the project is also subject to the granting of a Major Land Disturbance Permit by the Planning Board.

The proposed development is estimated to generate approximately 499 kilowatts of clean energy. The installation will be comprised of solar panels oriented appropriately in rows to maximize solar exposure. A transformer, two inverters, metering, disconnect, and recloser will be located on two concrete pads located in the northwestern corner of the area of development. The generated power will be transferred from the facility to an existing underground circuit on Bartzak Drive.

All solar panels and associated equipment will be enclosed by a perimeter fence with a 20-foot-wide security gate containing a knox box providing access to the site from the existing driveway from Bartzak Drive through the 104 Bartzak Drive property to Praying Indian Way and Mohawk Path via an existing 30-foot-wide access and utility easement. Although the property contains legal frontage on Praying Indian Way, all access and utility connections will be from Bartzak Drive. This approach is intended to limit disturbances to residential neighbors while also containing a majority of the technical elements of the development within the Industrial Zoning District.

Also, as part of this application, the Applicant is requesting waivers pursuant to the Special Permit and Site Plan Regulations for consideration by the Planning Board. The waiver requests are detailed in Appendix A.

## 2.0 EXISTING CONDITIONS

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### 2.1 LAND USE AND COVER

The  $\pm$ 2.9-acre parcel is currently undeveloped and contains a forested land cover with the exception of a 0.25-acre area that has been previously cleared and contains a gravel ground surface.

To the north, west, and south are industrial buildings and to the east is a residential neighborhood.

### 2.2 FRONTAGE

The property contains approximately 132.83-feet of frontage along Praying Indian Way. However, access to the property will be from Bartzak Drive via the existing driveway and an easement permitting use of the driveway.

### 2.3 TOPOGRAPHY

As shown on the Existing Conditions Plan included with the project plan set, the topography of the property varies across the site. While the northeastern corner of the property is generally level with no noticeable changes in elevation, the property slopes in a south/southwestern direction from approx. 358-362 down to el. 344 at the lowest point located along the southwestern property boundary. The southeastern corner of the property contains the steepest slopes, decreasing from el. 362 to el. 345 in a western direction over the span of approx. 120-feet. Rock outcrops located within the property, specifically near the adjacent water tower at the rear of the property attribute to some of the topographical changes.

### 2.4 SOILS

A Natural Resources Conservation Service ("NRCS") soil resource report was obtained for the Bartzak Drive property. The NRCS report contains generalized soil information which can be used for a base level understanding of the soils on the site as well as the surrounding areas.

According to the NRCS Report the property primarily contains one (1) distinct soil classification group – Narragansett-Hollis-Rock outcrop complex. This soil group contains 3 to 15 percent slopes, is characterized in hydrologic soil group A, and is denoted as Map Unit 106C in the NRCS Map included with this application.

A small portion of the site is located within the Broadbrook very fine sandy loam soil group (Map Unit 341C), contains 8 to 15 percent slopes, and is characterized in hydrologic soil group D.

## 2.5 NATURAL RESOURCE AREAS

### 2.5.1 BORDERING VEGETATED WETLANDS

There are no wetland resource areas on-site, however, there is a wetland resource area located to the south of the property. The wetland was identified on the site during investigations conducted on July 15, 2022. A portion of the respective 100-foot resource area buffer encroaches onto the property where development is proposed. As a result, a Notice of Intent will be filed with the Holliston Conservation Commission for approval of this work.

### 2.5.2 NATURAL HERITAGE AREAS

The Natural Heritage Endangered Species Program (“NHESP”) mapping was reviewed to determine if any areas of Priority or Estimated Habitats exist on or adjacent to the property. Based on the NHESP map provided within this application, there are no identified Priority or Estimated Habitat areas, Areas of Critical Environmental Concerns, nor any potential or certified vernal pools within the property boundary.

### 2.5.3 GROUNDWATER PROTECTION

According to Figure 6-2: Zone II and Zone II Delineation, the property is located within the Zone III Delineation Area.

### 2.5.4 FEMA FLOODPLAINS

The Flood Insurance Rate Map (“FIRM”) for Middlesex County, Massachusetts was reviewed to determine any floodplain areas located within the property. Based on the information in Map Tile No.25017C0631F (effective date: July 7, 2014), there are no FEMA Floodplains located within, or adjacent to, the Bartzak Drive property.

### 3.0 ZONING

In its location, the property contains two (2) zoning districts per the Town of Holliston Zoning Map, date May 2011. The eastern area of the property within 100-feet of Praying Indian Way and the discontinued Jennings Road is located within the Agricultural-Residential District B ("AR-2") while the remaining land to the west is within the Industrial Zoning District ("I").

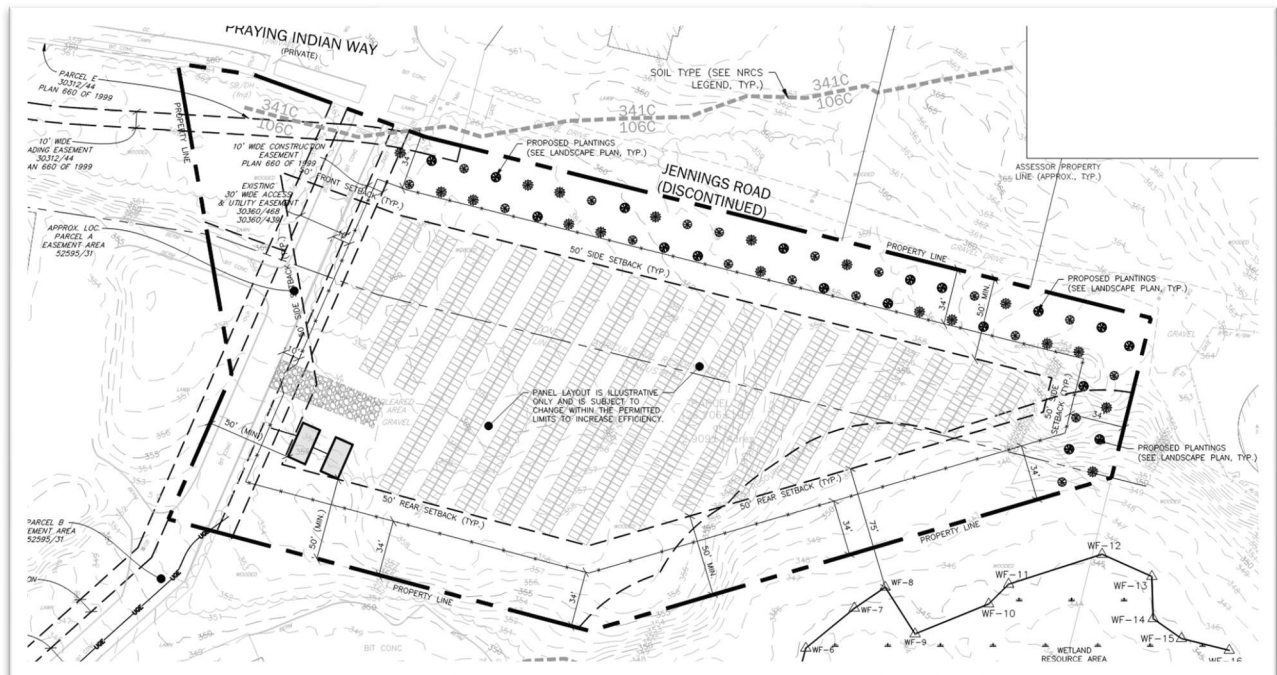
The proposed use as a large-scale solar power generation system is permitted in the Industrial Zoning District by a Special Permit granted by the Planning Board. Although the Use Regulation table in Section III of the Town of Holliston Zoning By-Laws lists this use as a prohibited use in the AR-2 Zoning District, the 'Dover Amendment', as described in MGL 40A Section 3, provides exemption for the solar use from the zoning by-law, stating that "no zoning ordinance or by-law shall prohibit or unreasonably regulate the installation of solar energy systems..." This citation provides clarification that the proposed large-scale solar power generation system can be developed within the AR-2 zoning district.

ZONING SUMMARY			
<u>CRITERIA</u>	<u>AR-2 REQUIRED</u>	<u>INDUSTRIAL REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT SIZE	40,000 SF	20,000 SF	126,707 SF
LOT AREA FRONTAGE	180 FEET	100 FEET	132.83 FEET
FRONT YARD SETBACK	40* FEET	30* FEET	> 50 FEET
SIDE YARD SETBACK	30* FEET	20* FEET	> 50 FEET
REAR YARD SETBACK	40* FEET	30* FEET	> 50 FEET
MAX LOT COVERAGE	25%	40%	0.5%±
MINIMUM LOT DEPTH	200 FEET	150 FEET	265 FEET
<i>*For all ground-mounted small- and large-solar power generation systems, minimum perimeter setbacks shall be 50 feet from any component to any lot line.</i>			

In addition, the property is located within a Zone III Delineation Area of the Groundwater Protection Overlay District. According to Section V-L of the Town of Holliston Zoning By-Laws, the proposed use is permitted on the parcel.

## 4.0 PROPOSED DEVELOPMENT

The proposed development will feature the construction of a large-scale solar power generation system that will generate approx. 499 kilowatts of clean AC power on a yearly basis. The solar panels and associated equipment will be enclosed by a perimeter fence with a security gate providing access to the solar equipment from the existing driveway stemming from Bartzak Drive. An existing 30-foot-wide access and utility easement grants access to the property via this driveway.



*Proposed site layout of the solar facility.*

### 4.1 SOLAR PANEL LAYOUT AND ELECTRICAL CONNECTION

The panels will be installed in rows of two and oriented generally in an east/west direction. Each panel will be tilted appropriately to maximize solar exposure on the site. Clearing of the land will be required for installation of the panels and for full solar exposure. The Landscaping Plan included illustrates the proposed plantings along the eastern and southeastern property boundaries which will supplement the clearing in all required areas and areas where plantings will not disrupt the solar panel operations.

All generated electricity will be processed by a transformer and two inverters installed on a concrete pad within the northwestern corner of the fenced in facility. A separate, adjacent concrete pad will hold mounted meters, a disconnect, and recloser. The generated power from

the facility will be interconnected to the existing underground circuit in Bartzak Drive. The interconnection layout shown on the plan set is for illustrative purposes only with the final coordination being made with the utility provider. The Applicant also requests utilizing underground facilities for interconnection such that no new utility pole locations are necessary. However, in the event that the utility provider will not allow this for a valid technical reason, poles will be installed.

It is to be noted that water and sewer services are not required, nor provided, for the solar facility.

## 4.2 VEHICULAR AND PEDESTRIAN ACCESS

Vehicular access to the site will be provided by an existing driveway from Bartzak Drive through the 104 Bartzak Drive property that extends to Praying Indian Way. An existing easement grants access to the property utilizing the driveway. A 18-foot-wide gravel access road will provide access from the existing driveway to the solar facility. Vehicles will not be permitted onto the site or into the fenced in facility unless specifically authorized.

Similarly, this site will not be accessible to pedestrians and only those authorized will be permitted.

## 4.3 EMERGENCY ACCESS

In the case of an emergency, first responding vehicles will be able to access the property utilizing the driveway from Bartzak Drive and can access the solar equipment via a 20-foot-wide security gate with a knox box.

## 4.4 PARKING AND LOADING

Parking is not required, nor provided, for the proposed development.

## 4.5 STORMWATER MANAGEMENT

The existing site contains limited drainage features. Stormwater from the site generally flows to Bartzak Drive, an offsite detention pond, and an offsite wetland resource area. In the center of the site, there is a ridge point that directs runoff in the northern, western, eastern, and southern directions.

The proposed project will feature a Low Impact Development stormwater management system. The stormwater runoff from the gravel access road and the concrete pads will be conveyed into adjacent infiltration trenches that will recharge stormwater prior to releasing the stormwater to the existing drainage features.

## 4.6 TRAFFIC ASSESSMENT

The proposed use will not generate traffic on a consistent basis, with the only vehicles entering and exiting the site being those providing support as deemed necessary. As a result, a traffic assessment has not been provided.

## 4.7 EROSION AND SEDIMENT CONTROL

The project will be managed during construction to control erosion and sedimentation. Siltation fence will be installed downstream of any disturbed areas to trap runoff borne sediments until the site has been stabilized. The site entrance off of the private driveway will be temporarily stabilized with a stone construction entrance and inlet protection will be installed in existing catch basins to capture any sediment borne runoff from the site. These erosion and sedimentation control features are shown on the plans and are intended to only be the minimum requirements. Should further measures be required, the contractor will be directed to install the additional measures.

## 5.0 SITE PLAN & SPECIAL PERMIT PERFORMANCE STANDARDS

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The proposed large-scale solar power generation system will comply, where applicable, with the following Performance Standards for Nonresidential Development as outlined in Section 7.4 of the Holliston Planning Board Special Permit and Site Plan Regulations.

### 5.1 AESTHETICS

#### 1. Compatibility.

Due to the proposed use as a solar facility, the project will not include the construction of any buildings or structures subject to compliance with building materials, operational characteristics, and general architecture. Thus, this performance standard is not applicable.

### 5.2 LIGHTING

Only emergency lighting will be provided for the development. There are no fixtures proposed that would produce lighting to unreasonably interfere with the use and enjoyment of property within the Town. As a result, a lighting plan has not been developed.

#### 1. Shielding.

All emergency lights will be shielded so as to meet the goals of the respective Special Permit and Site Plan Regulations.

#### 2. Light Trespass.

Only emergency lighting will be provided.

#### 3. Light Intensity.

Only emergency lighting will be provided.

#### 4. Indoor Lighting.

n/a

#### 5. Sodium Vapor or Metal Halide Lighting.

There are no outdoor light fixtures using sodium vapor or metal halide lamps proposed.

#### 6. Outdoor Signs.

There are no illuminated outdoor signs proposed.



7. Flickering and Flashing Lights.

There are no flickering or flashing lights proposed.

8. Height of Fixtures.

Only emergency lighting will be provided.

9. Hours of Operation.

n/a

### 5.3 LANDSCAPING AND SCREENING

1. Street Buffer Strip.

A landscaped buffer strip at least five-feet-wide will be provided from any adjacent public road and will be planted accordingly. Trees and shrubs will be set back a sufficient distance from all streets or driveway intersections.

2. District Buffer Strip.

The property is split-zoned being located within both the AR-2 Zoning District and the Industrial Zoning District. Therefore, this standard is not applicable.

3. Large Parking Areas.

There are no parking areas proposed.

4. Fencing.

A perimeter fence will enclose the solar facility and equipment which adheres to the appropriate yard setbacks. There are plantings proposed between the fence and property boundaries.

5. Retaining Walls.

There are no retaining walls proposed.

6. Berms.

There are no berms proposed.

7. Unsightly Uses and Areas.

The electrical utility equipment will be screened by a fence. There are no exposed storage areas, refuse disposal facilities, machinery, service areas, and truck loading areas proposed.

8. Maintenance.

All landscaping features, structures and areas will be properly maintained. Dead shrubs or trees will be replaced within one growing season as a condition of approval.

## 5.4 STORMWATER MANAGEMENT

The proposed development has been designed to meet Section 11.10 Stormwater Management Performance Standards and Section 11.11 Stormwater Management Calculations and Design Practices of the Holliston Planning Board Stormwater Management and Land Disturbance Regulations. The system will include adequate provisions and/or measures to prevent pollution of surface or groundwater, minimize erosion and sedimentation, prevent changes in groundwater levels, increased run-off, and the potential for flooding, and minimize adverse impacts to neighboring properties by flooding from excessive run-off.

## 5.5 SITE DEVELOPMENT STANDARDS

1. Land Disturbance.

After the site has been cleared, the solar panels will be installed on the existing ground surface to the greatest extent practicable, with minimal earthworks being required. An application for a Stormwater and Land Disturbance Permit has been included with this Planning Board filing as the project will disturb approximately 95,000 SF.

2. Replication.

Clearing of vegetation and any alteration of topography, as deemed necessary, will be replicated with native vegetation planted in disturbed areas as needed to enhance or restore wildlife habitat.

3. Clearing for Utility Trenching.

Clearing for any utility trenching will be limited to the minimum area necessary to maneuver a backhoe or other construction equipment. Roots will be cut cleanly rather than pulled or ripped out during utility trenching. Tunneling for utilities installations will be utilized wherever feasible to protect root systems of trees.

4. Site Design.

A. The placement of the solar panels and associated equipment will not detract from the site's scenic qualities and will blend with the natural landscape to the greatest extent practicable.

B. There are no buildings proposed.

C. According to the MassGIS database, there are no rare and endangered species on site. Vegetative clearing is proposed for installation of the solar panels.

5. Archaeological or Historical Resources.

There are no archaeological or historical resources located onsite.

6. Preservation of Existing Vegetation.

Clearing of existing vegetation is required for not only the installation of the solar panels and associated equipment, but also to provide full solar exposure to the panels. All vegetation cleared along the eastern and southeastern property boundaries will be remediated with proposed plantings per the Landscaping Plan provided.

7. Limit of Clearing.

Clearing of existing vegetation is required for not only the installation of the solar panels and associated equipment, but also to provide full solar exposure to the panels. All vegetation cleared along the eastern and southeastern property boundaries will be remediated with proposed plantings per the Landscaping Plan provided.

A. In order to minimize the clearing and grading, construction related activities will be limited to the area of development.

B. Topsoil will not be stockpiled in areas or protected trees or the buffer area to the adjacent wetland resource area.

8. Finished Grade.

The solar facility will be constructed on the existing grades of the ground surface to the greatest extent practicable, with minimal earthworks required for the development.

9. Phasing of Development.

All construction will occur in one phase.

10. Re-vegetation.

Proper re-vegetation techniques will be employed during construction using native species, proper seed bed preparation, fertilizer and mulching to protect germinating plants. Re-vegetation will occur within seven calendar days of any final grading and will occur during the planting season appropriate to the selected plant species.

11. Topsoil

A minimum of 6" of topsoil will be placed on all disturbed surfaces which are proposed to be planted.

12. Irrigation.

The Applicant understands that the Planning Board may require that water, for the purpose of irrigation, be provided by an onsite well, after consultation with the Water Department.

## 5.6 TRAFFIC MANAGEMENT: PEDESTRIAN AND VEHICULAR ACCESS

1. Access.

Access to the site will be provided by an existing driveway from the Bartzak Drive cul-de-sac. This driveway services the 104 Bartzak Drive property and extends from Bartzak Drive to Praying Indian Way. An existing easement permits the use of this driveway.

A. Although the existing driveway being utilized for property access extends to Praying Indian Way, which is within the AR-2 Zoning District, access from the residential district will be avoided. All vehicles entering/ exiting the site will do so via Bartzak Drive.

B. The proposed means of access will cause the least impact to the surrounding neighborhoods.

2. Driveways.

The development will be served by the existing driveway from Bartzak Drive through the 104 Bartzak Drive property. Although general access to the site is prohibited and only those authorized are permitted onsite, this driveway contains adequate sight distances to pedestrians, bicyclists, and motorists exiting to public ways.

3. Curb Cuts.

The development of the solar facility will result in a curb cut along the existing driveway from Bartzak Drive.

4. Interior Circulation.

As a large-scale solar power generation system development, there is no interior circulation proposed.

5. Transportation Plan Approval.

Due to the proposed use, this standard is not applicable.

6. Reduction to Parking.

Parking is not proposed for the development; therefore, this standard is not applicable.

7. Level of Service Maintenance or Improvement.

Due to the proposed use, this standard is not applicable.

8. Dangerous Intersections.

The Applicant understands that the Planning Board may require respective mitigation. However, the applicant believes that this standard is not applicable due to the proposed use.

9. Sight Distance.

Acceptable sight distances are provided and will be maintained at all access locations, egress locations, and all intersections affected by the development. At a minimum, the sight distances will meet the stricter of the Massachusetts Highway Department and American Association of State Highway Transportation Officials standards for safe stopping and intersection sight distances.

10. Maximum Parking.

Parking is not proposed for the development; therefore, this standard is not applicable.

11. Mitigation.

The Applicant understands that the Planning Board may require as a condition of approval of any special permit off-site improvements to mitigate the impact of the proposed development.

12. Pedestrian and Bicycle Safety.

Due to the proposed use, pedestrians and bicyclists are not permitted onsite unless authorized to do so by the facility operator.

13. Location of Parking Areas.

Parking is not proposed for the development; therefore, this standard is not applicable.

14. Traffic Calming Features.

Due to the proposed use, this standard is not applicable.

## 5.7 UTILITIES, SECURITY, AND EMERGENCY SYSTEMS

1. Wastewater Treatment and Disposal.

Sewer services are not proposed, nor required, for the development; therefore, this standard is not applicable.

2. Water.

Water services are not proposed, nor required, for the development; therefore, this standard is not applicable.

3. Site Security.

The solar panels and associated equipment will be enclosed by a perimeter fence which will include a 20-foot-wide security gate with a Knox box in the case of an emergency. The Applicant is requesting that certification of the site security by the Police Chief be made a condition of approval.

4. Underground.

The electrical equipment will connect to the underground circuit located in Bartzak Drive. The interconnection layout shown on the plan set is for illustrative purposes only with the final coordination being made with the utility provider. The Applicant also requests utilizing underground facilities for interconnection such that no new utility pole locations are necessary. However, in the event that the utility provider will not allow this for a valid technical reason, poles will be installed.

5. Fire Alarm System.

The site will feature sufficient municipal fire alarm system capacity to meet the operating requirements of the proposed development and use under applicable codes, regulations, and statutes enforced by the Fire Chief.

## 5.8 FISCAL IMPACT

As a solar facility, the development will not result in any direct fiscal impacts, but rather will have positive impacts to the electrical grid and environment by producing clean energy.

## 6.0 LAND DISTURBANCE PERMIT PERFORMANCE STANDARDS

---

The proposed large-scale solar power generation system development will feature land disturbances totaling approximately 95,000 SF. As a result, the development is subject to a Major Land Disturbance Permit granted by the Planning Board. In accordance with Section 11.10 of the Holliston Planning Board Stormwater Management and Land Disturbance Regulations, the project will comply, where applicable, with the following Performance Standards.

### 6.1 STORMWATER MANAGEMENT PERFORMANCE STANDARDS

The Town of Holliston has adopted their own Stormwater Management Performance Standards to further safeguard stormwater management. The stormwater management report documents that all of the applicable performance standards have been met.

### 6.2 EROSION CONTROL DESIGN STANDARDS

The stormwater management report documents that all of the applicable performance standards have been met.

## APPENDIX A: REQUEST FOR WAIVERS

---

The following waivers from requirements outlined within the Holliston Planning Board Special Permit and Site Plan Regulations are hereby requested by the Applicant:

### **SECTION 7.3.1(k) – ROCK OUTCROPS AND MAJOR TREES**

The proposed use will require a majority of the site to be cleared of existing trees and vegetation for installation of the solar panels and for full solar exposure. The panels will be installed on the existing ground surface to the greatest extent practicable, with minimal earthworks required beyond the vegetative clearing proposed. As a result, the Applicant is requesting a waiver pursuant to Section 7.3.1(k) to not include the location of rock outcrops or of any major trees (12" caliper and over) currently onsite.

### **SECTION 7.3 – SURVEYOR**

As noted in Section 7.3, "the plan shall be signed and sealed by a licensed land surveyor." The information shown on the plan was gathered from an ALTA/NSPS Land Title Survey for the property prepared by Precision Land Surveying, Inc. dated January 28, 2022 and the MassGIS database, with topographic information being obtained using LIDAR technology.

The following waivers from requirements outlined within the Holliston Planning Board Stormwater Management and Land Disturbance Regulations are hereby requested by the Applicant:

### **SECTION 11.4.4 – NPDES GENERAL PERMIT AND SWPPPP**

The Applicant requests that the NPDES General Permit and associated SWPPPP document be submitted, in full, to the Town prior to any land disturbances on site.



## APPENDIX B: PROPERTY DEED

---

# Middlesex South Registry of Deeds

## Electronically Recorded Document

This is the first page of the document - Do not remove

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### Recording Information

Document Number	: 45931
Document Type	: DEED
Recorded Date	: March 28, 2022
Recorded Time	: 12:39:08 PM
Recorded Book and Page	: 79886 / 148
Number of Pages(including cover sheet)	: 7
Receipt Number	: 2798311
Recording Fee (including excise)	: \$1,979.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 03/28/2022 12:39 PM  
Ctrl# 355707 05827 Doc# 00045931  
Fee: \$1,824.00 Cons: \$400,000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

**THIS INSTRUMENT PREPARED BY and  
AFTER RECORDING RETURN TO:**

K&L GATES, LLP  
c/o Mundo de la Fuente  
609 Main St., Suite 4150  
Houston, TX 77002

**QUITCLAIM DEED**

G&J Realty Trust, established under Declaration of Trust, dated June 9, 1994, recorded in Norfolk Registry of Deeds in Book 10547, Page 552, with an address of G&J Realty Trust, c/o Victor Alexandropoulos, 5 Aldis Ln., Wrentham, MA 02093 ("Grantor"), for consideration paid and in full of FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00), hereby grants to BARTZAK LAND, LLC, a Delaware limited liability company, having an address of c/o Galehead Resource Development, LLC, attention John Clifford, 200 Portland St., FL 5, Boston, MA 02114 ("Grantee"), WITH QUITCLAIM COVENANTS, all of its right, title, and interest in that certain parcel or parcels of land in the County of Middlesex, Commonwealth of Massachusetts, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all of Grantor's right, title and interest, if any, in and to all streets and roads abutting the said parcel or parcels and all easements, rights and interests appurtenant to such land (collectively, the "Land"), TOGETHER WITH all buildings and improvements located on the Land, whether below or above grade level, as well as all fixtures and systems located therein and thereon (all such buildings, improvements, fixtures and systems being collectively referred to as the "Improvements"). The Land and the Improvements are together hereinafter referred to as the "Premises".

The Premises are conveyed subject to those matters affecting title to the Premises which are described in Exhibit B attached hereto and made a part hereof for all purposes.

The Premises are the same as those conveyed to Grantor by deed(s) dated April 17, 2009, and recorded at Middlesex County, Middlesex South Registry of Deeds in Book 525951, Page 31.

[The premises do not constitute all or substantially all of the Grantor's property in the Commonwealth of Massachusetts./Grantor hereby represents and warrants that Grantor has not elected to be treated as a corporation for federal tax purposes.]

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and on behalf of said corporation, as of the 25 day of March, 2022.

## GRANTOR:

**G&J REALTY TRUST**, established under Declaration of Trust, dated June 9, 1994, recorded in Norfolk Registry of Deeds in Book 10547, Page 552

(SEAL)

By: [Signature]  
Victor Alexandropoulos, Trustee

COMMONWEALTH OF MASSACHUSETTS §  
COUNTY OF Norfolk § ss.  
§

On this 24 day of March, 2022, before me, the undersigned Notary Public, personally appeared Victor Alexandropoulos, proved to me through satisfactory evidence of identification, namely a driver's license issued by the State of Massachusetts, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of **G&J REALTY TRUST**.

[Notarial Seal]

[Signature: Leah Sue Gordon]  
Notary Public  
My Commission Expires: 11/20/26



LEAH SUE GORDON  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires November 20, 2026

EXHIBIT ALEGAL DESCRIPTION**PARCEL 1:**

A certain parcel of land, with buildings and improvements thereon, situated on the westerly side of Praying Indian Way, a private way, also known as Jennings Road, in the Town of Holliston, Middlesex County, Commonwealth of Massachusetts (the "Premises"), being shown as "Parcel A Portion of Map 14 Block 4 Lot 21.2" ("Parcel A") on the plan entitled "Plan of Land, 104 Bartzak Drive, Assessors Map 14, Block 4, Lot 21.2, Holliston, Massachusetts", dated March 12, 2008, Scale 1" = 40', by Thompson Merrill Engineering and Land Surveying Co., and recorded in the Registry as Plan No. 972 of 2008 (the "Plan"), bounded and described as follows:

Beginning at a point on the westerly side of Praying Indian Way at the northerly corner of said premises and thence running:

S 21° 25' 18" E 47.17 feet along Praying Indian Way to a stone bound drill hole, as shown on the Plan; thence turning and running

S 10° 07' 27" E 109.98 feet along Mohawk Path, as shown on the Plan; thence running

S 16° 00' 38" E 22.85 feet by said Mohawk Path; thence continuing

S 16° 00' 38" E 432.91 feet along the discontinued section of Jennings Road, as shown on the Plan; thence turning and running

S 73° 55' 43" W 100 feet along land now or formerly of Lennar Central Partners Limited Partnership, as shown on the Plan; thence turning and running

N 46° 23' 08" W 331.23 feet; thence turning and running

N 15° 06' 47" W 265.16 feet, the last two courses by land now or formerly of New Barn Cove Family Limited Partnership, as shown on the Plan; thence turning and running

N 83° 32' 58" E 96.28 feet; thence turning and running

N 50° 10' 39" E 191.53 feet, the last two courses by Parcel B, as shown on the Plan, to the point of beginning.

Containing according to the Plan approximately 126,706 square feet or 2.91 acres, more or less.

**PARCEL 2:**

Non-exclusive right and easement for the benefit of and as appurtenant to Parcel A, only, to use that portion of the area shown as "EXISTING 30' WIDE ACCESS & UTILITY EASEMENT"

Bartzak - Middlesex County, MA

over, under and across Parcel B as shown on the Plan ("Parcel A Easement Area"), set forth in Quitclaim Deed dated June 19, 1999, recorded in Book 52595, Page 31, for the purpose of (i) access to and egress from Parcel A from and to Bartzak Drive, by passing and re-passing by vehicle or by foot over the Parcel A Easement Area, including, without limitation, the right to use, inspect, maintain, repair, plow, and replace the paved way and other related improvements now or hereafter located within the Parcel A Easement Area, and (ii) the provision of gas, telephone, electric, cable television, fiber optic, water, and other utilities and services to Parcel A, including, without limitation, the right to install, tie into, use, inspect maintain, repair, expand, and replace cables, wires, pipes, conduits, and other equipment or facilities.

Assessor's Parcel ID: 014.0-0004-0021.4

Exhibit BPERMITTED EXCEPTIONS

1. Covenant with the Planning Board of the Town of Holliston recorded in Book 14072, Page 43, pertaining to Subdivision shown on Plan recorded as Plan No. 1138 of 1980 in Book 14072, Page 43, as affected by a Modification to Covenant recorded in Book 16913, Page 170, and a Modification to Covenant recorded in Book 19864, Page 82, and as affected by a Modification to Covenant recorded in Book 24688, Page 487, and as affected by a Modification to Covenant recorded in Book 30360, Page 442, and as further affected by a Lot Release recorded in Book 30360, Page 447.
2. Order of Conditions by the Holliston Conservation Commission concerning File No. 185-77 recorded in Book 14239, Page 188, as affected by an Extension Permit recorded in Book 15329, Page 287, as affected by an Extension Permit recorded in Book 18061, Page 123, as affected by an Extension Permit recorded in Book 19073, Page 17, as affected by an Amendment of Order of Conditions recorded in Book 19287, Page 296, affected by an Extension Permit recorded in Book 19930, Page 349, as affected by an Extension Permit recorded in Book 20932, Page 414, and as further affected by an Extension Permit recorded in Book 31962, Page 568.
3. Declaration of Property Restrictions and Establishment of Lot Owners Association for Subdivision Known as New Englander Industrial Park recorded in Book 20932, Page 433, as affected by a First Amendment to Declaration of Property Restrictions and Establishment of Lot Owners Association for Subdivision Known as New Englander Industrial Park recorded in Book 21070, Page 170.
4. Articles of Association and Bylaws of the New Englander Industrial Park Owners Association recorded in Book 20932, Page 437 with the power to assess common charges and assessments, as affected by a First Amendment to Articles of Association and Bylaws of the New Englander Industrial Park Owners Association recorded in Book 21070, Page 170.
5. Subject to and with the benefit of rights and easements set forth in Deed recorded in Book 21070, Page 204, and further conveyed in Deed recorded in Book 30360, Page 468, as affected by a Release of Easement recorded in Book 32041, Page 133 and Book 39389, Page 614 on Plan No. 1138 of 1980.
6. Notice of Variance by the Zoning Board of Appeals of the Town of Holliston recorded in Book 14206, Page 88.
7. Utility Easement to Boston Edison Company recorded in Book 14321, Page 262.
8. Utility Easement to New England Telephone and Telegraph Company recorded in Book 14358, Page 42.
9. Terms and provisions set forth in Deeds recorded in Book 24831, Page 82 and Book 25401, Page 48.
10. Utility Easement to New England Telephone and Telegraph Company and Boston Edison Company recorded in Book 29352, Page 299.
11. Easement Grants for road widening and grading to Fafard Real Estate and Development Corp. recorded in Book 30312, Page 44, and as shown on Plan recorded as Plan No. 660 of 1999 in Book 30309, Page 169.
12. Grant of Access and Utility Easement to Fafard Real Estate and Development Corp. et al recorded in Book 30360, Page 439 on Plan No. 517 of 1999, sheet 1 of 2.

13. Decision for Special Permit and Site Plan Approval by the Planning Board of the Town of Holliston recorded in Book 30360, Page 449.

14. Decision of Variance by the Zoning Board of Appeals of the Town of Holliston recorded in Book 51002, Page 399.

15. Subject to and with the benefit of Terms, Conditions, Rights and Easements set forth in Deed recorded in Book 52595, Page 31 on Plan No. 972 of 2008 and Plan No. 660 of 1999.

16. Terms and Provisions set forth in Deed conveying all right, title and interest of fee in Bartzak Drive to the Inhabitants of the Town of Holliston and acceptance by said Town recorded in Book 70523, Page 82, and as shown on Plan recorded as Plan No. 36 of 2018.

17. All matters shown on Plans recorded as Plan Nos. 517 and 518 of 1999 in Book 30182, Pages 531 and 533, and Plan No. 972 of 2008 including building setback, wetland buffer and access and utility easements.



## APPENDIX C: SITE PHOTOS



Adjacent Wetland Resource Area



Bedrock and boulder on site



Bedrock outcrops on site



Existing cleared area



Existing cleared area



Frontage along Praying Indian Way





View toward Bartzak Drive cul-de-sac



View toward Praying Indian Way



General Site Conditions



General Site Conditions



General Site Conditions



General Site Conditions

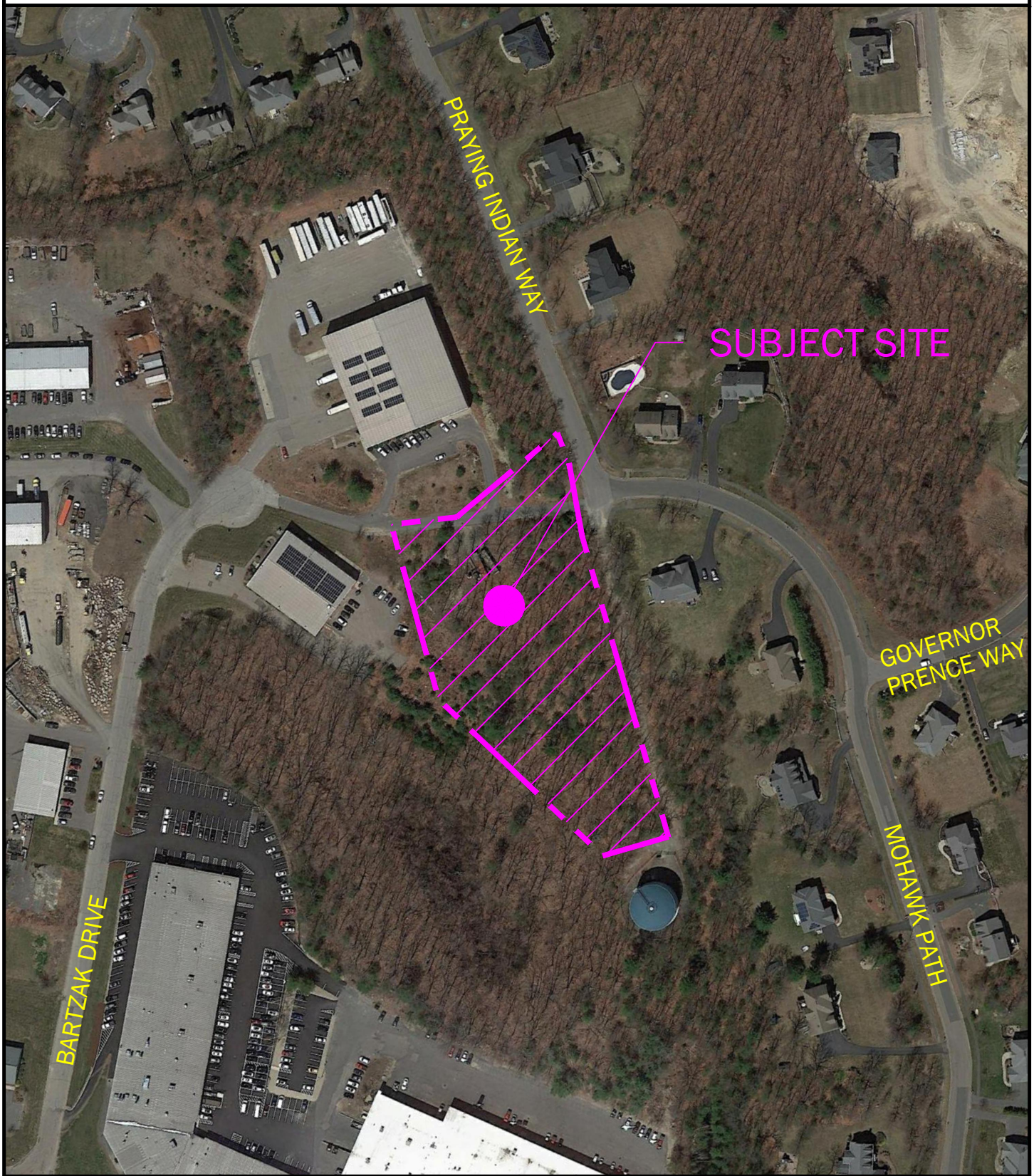


## APPENDIX D: SITE MAPS

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REFERENCES:

PROPERTY LINE INFORMATION OBTAINED FROM MASS GIS. AERIAL PHOTOGRAPHY OBTAINED FROM GOOGLE IMAGERY.



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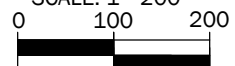
Aerial Image

Holliston  
Massachusetts

Figure 1

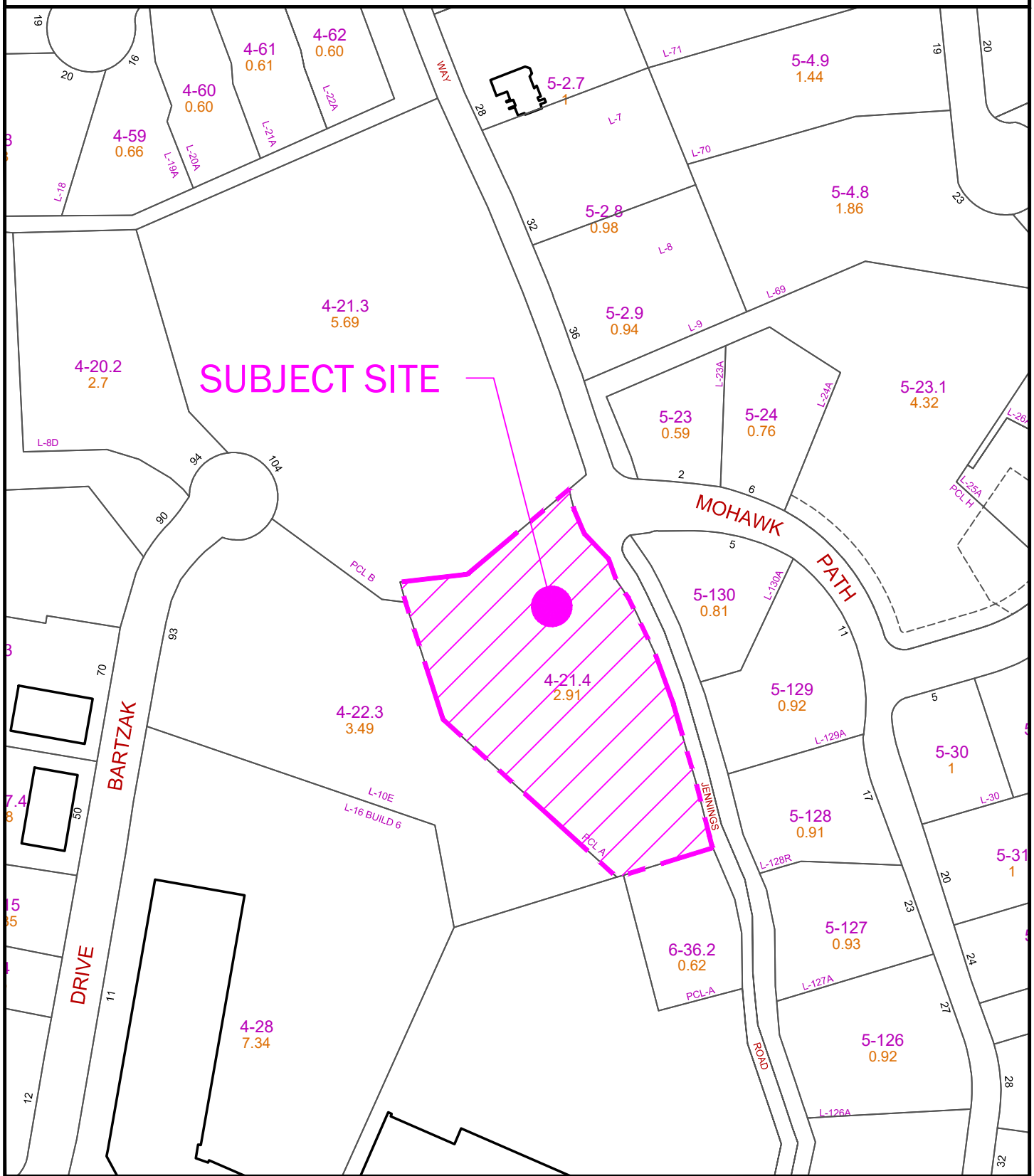
Date: July 2022

SCALE: 1"=200'





REFERENCES:  
PROPERTY LINE INFORMATION OBTAINED FROM MASS GIS. TAX MAP OBTAINED FROM TOWN OF HOLLISTON ASSESSOR'S DATABASE



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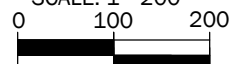
Tax Map

Holliston  
Massachusetts

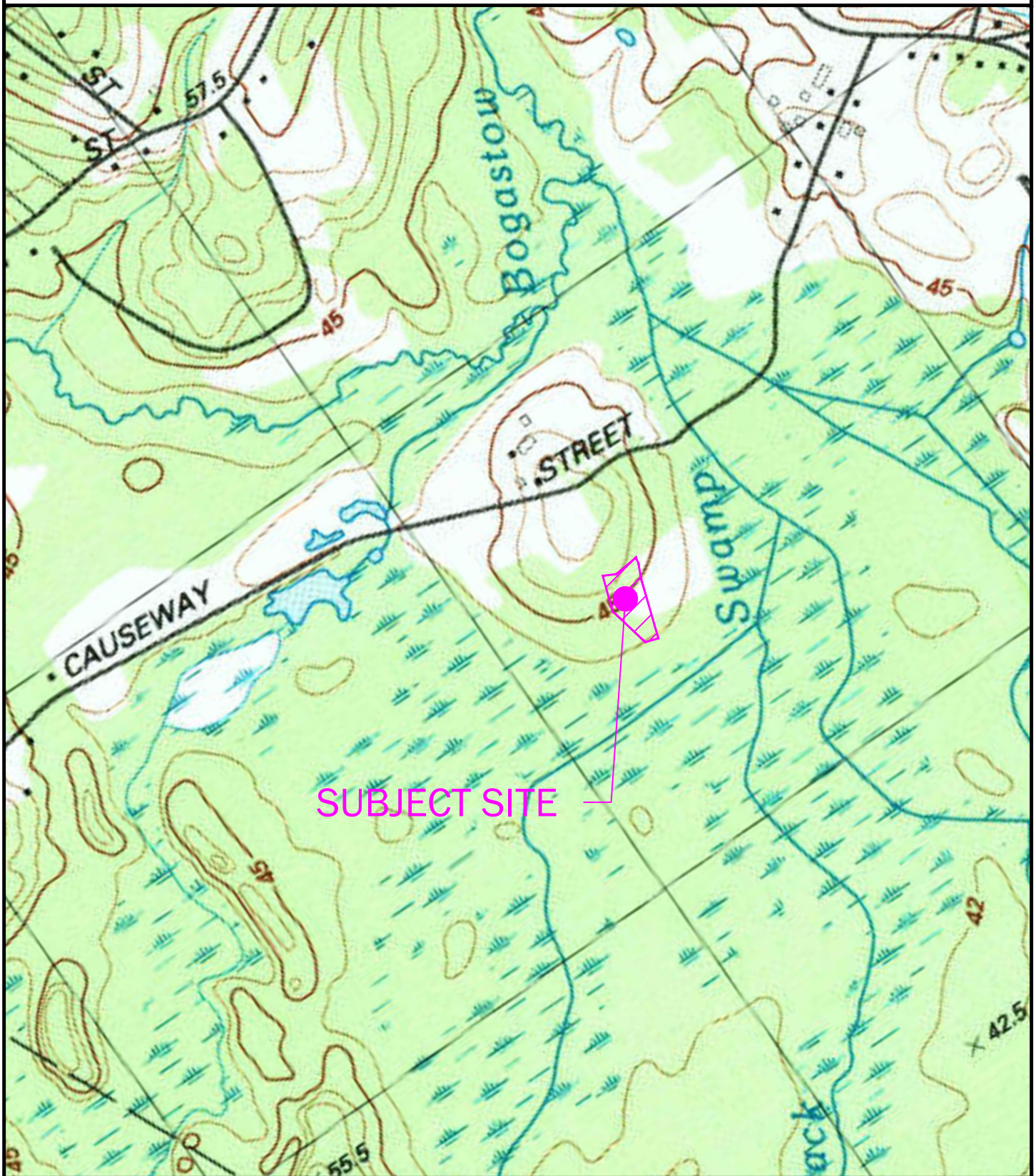
Figure 2

Date: July 2022

SCALE: 1"=200'



REFERENCES: PROPERTY LINE INFORMATION WAS OBTAINED FROM MASS GIS. USGS MAP WAS OBTAINED FROM USGS MEDFIELD MASSACHUSETTS TOPOGRAPHIC MAP DATED 1989.



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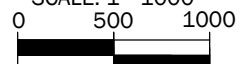
**USGS Map**

**Holliston**  
Massachusetts

**Figure 3**

Date: July 2022

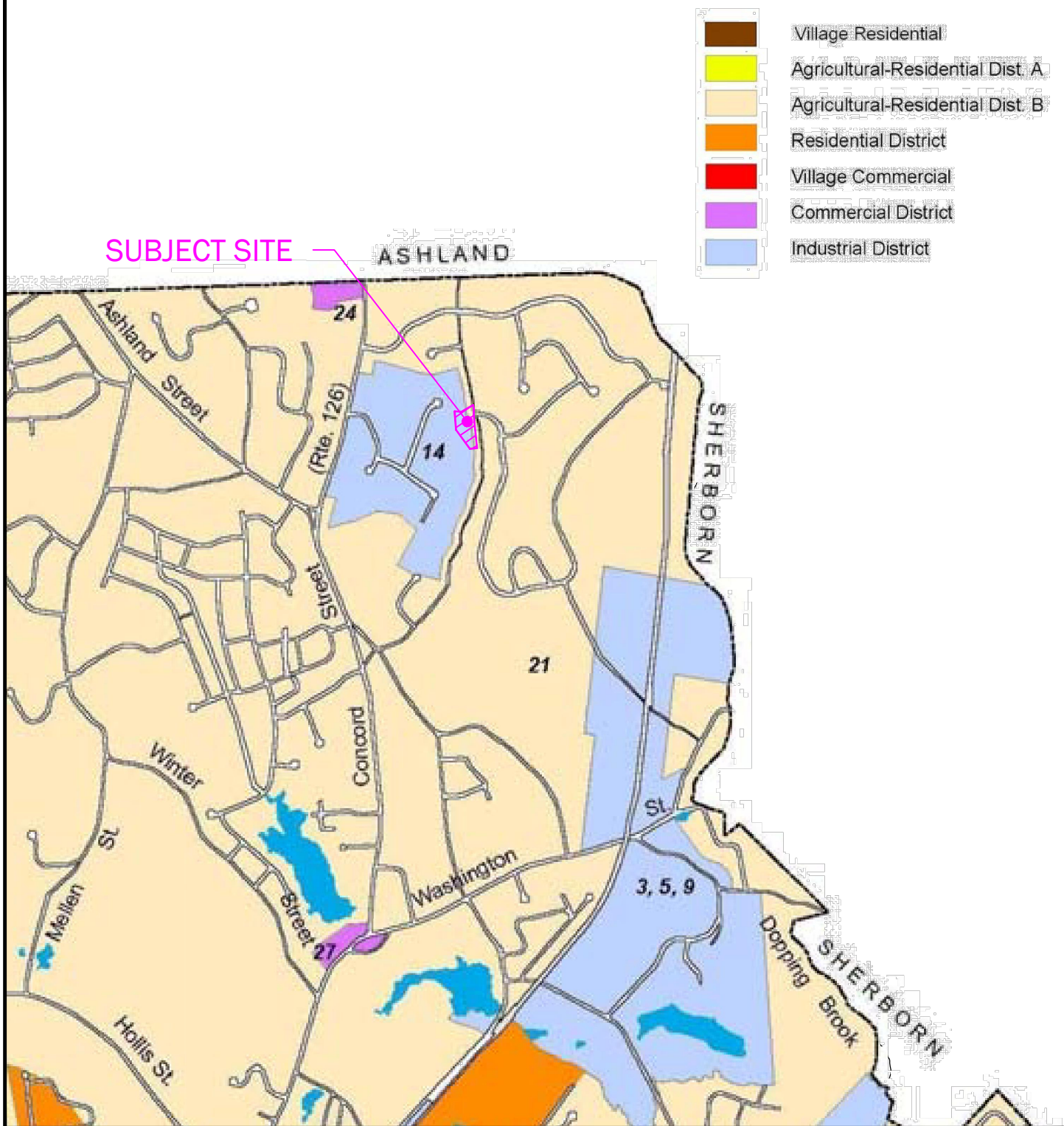
SCALE: 1"=1000'





REFERENCES:

PROPERTY LINE INFORMATION OBTAINED FROM MASS GIS. ZONING MAP WAS OBTAINED FROM TOWN OF HOLLISTON MAPS ONLINE



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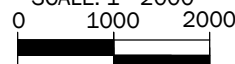
## Zoning Map

Holliston  
Massachusetts

## Figure 4

Date: July 2022

SCALE: 1"=2000'

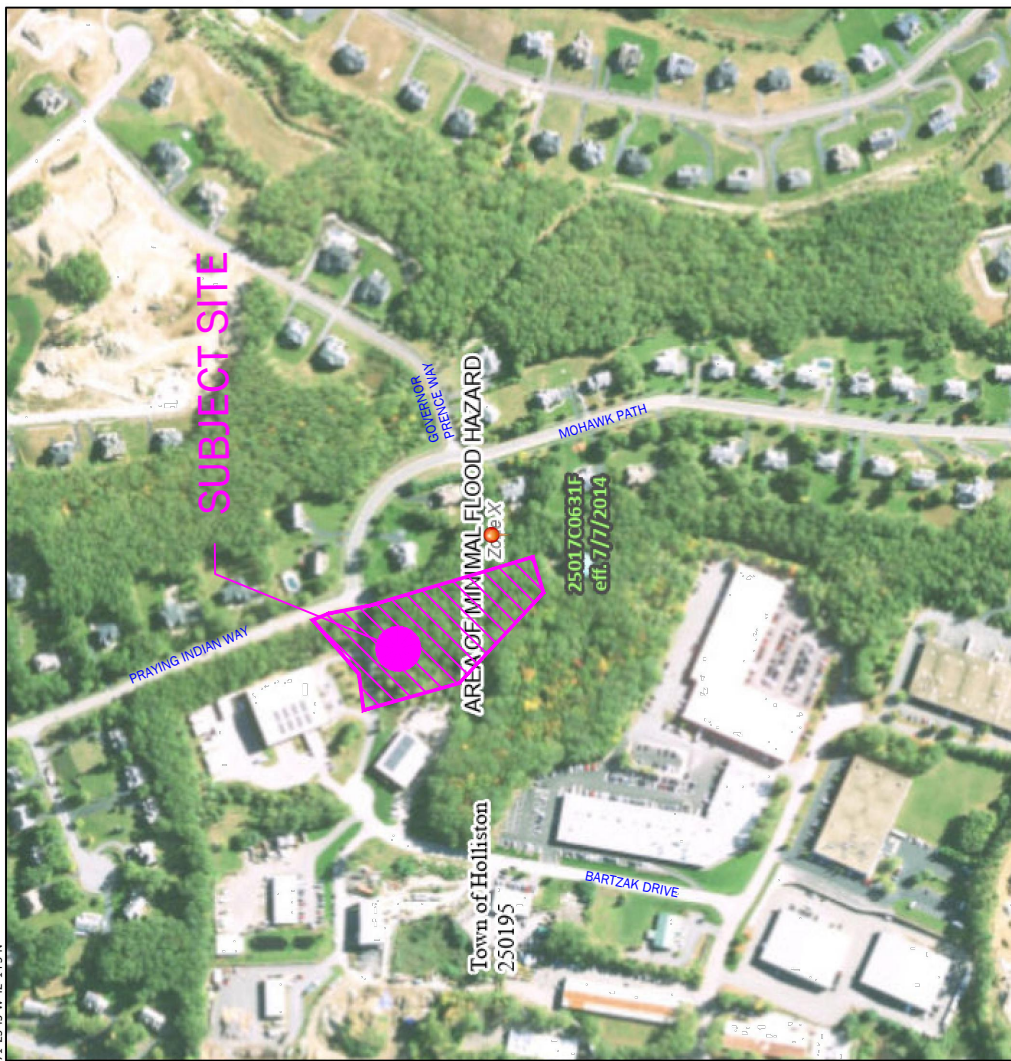


REFERENCES:  
PROPERTY LINE INFORMATION OBTAINED FROM MASS GIS. FEMA WAS OBTAINED FROM FEMA FLOOD MAP SERVICE CENTER.

# National Flood Hazard Layer FIRMette



71°25'45"W 42°14'57"N



0 250 500 1,000 1,500 2,000 Feet  
1:6,000  
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AH, AR	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Tract Base Flood Elevation Line (BFE)

Limit of Study Jurisdiction Boundary

Coastal Tract Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. It is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/25/2022 at 3:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: Basemap Imagery, Flood Zone Labels, Levee Labels, and FIRM panel number and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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FEMA Map

Holliston  
Massachusetts

Figure 5

Date: July 2022

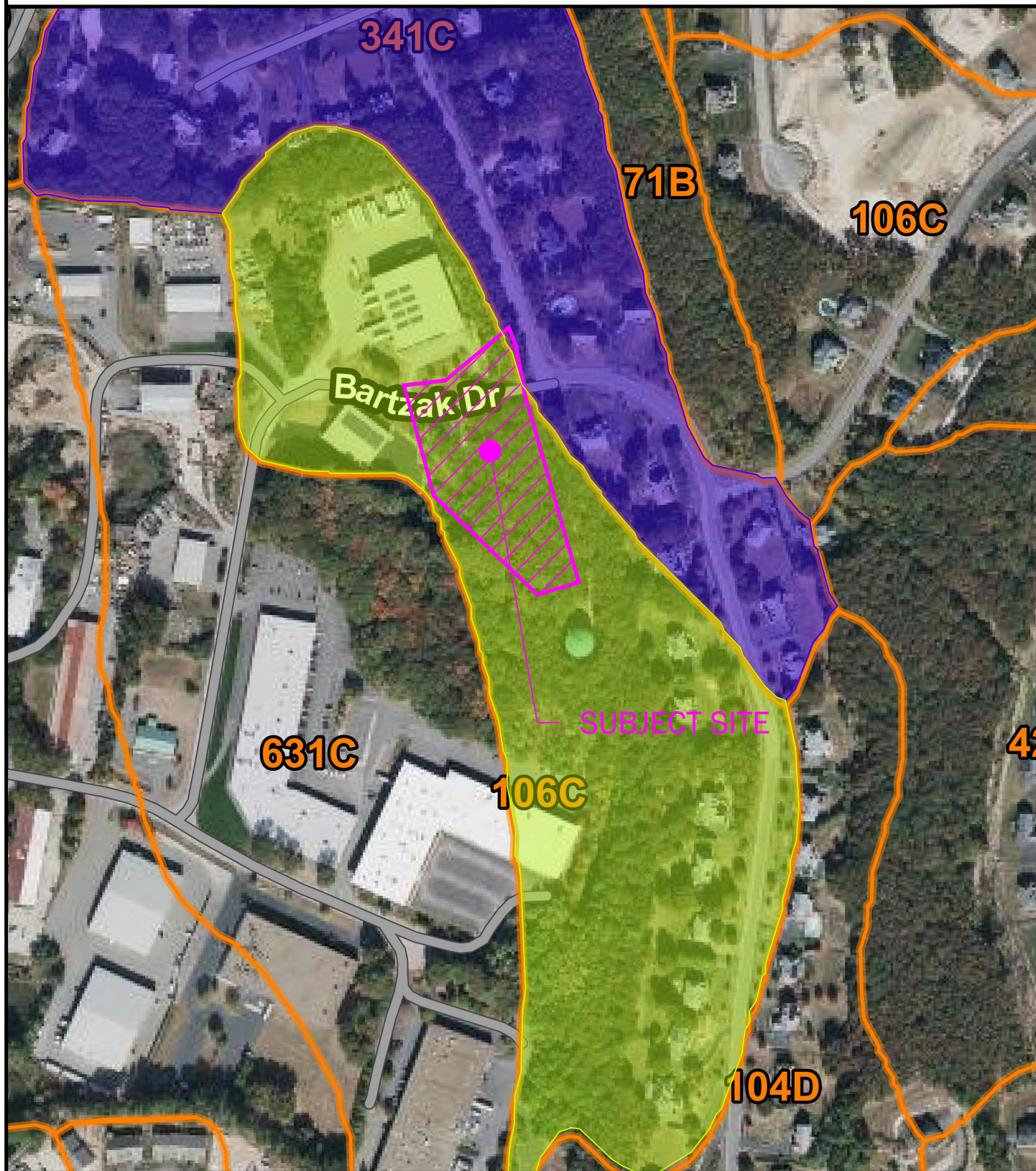
N.T.S.



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REFERENCES:  
INFORMATION OBTAINED FROM NRCS SOIL SURVEY.



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NRCS  
Soil Report  
Holliston  
Massachusetts



Figure 6

Date: July 2022

N.T.S.



REFERENCES:  
INFORMATION OBTAINED FROM NRCS SOIL SURVEY.

MAP LEGEND		
<u>MAP SYMBOL</u>		<u>MAP UNIT NAME</u>
106 C		Narragansett–Hollis–Rock outcrop complex, 3 to 15% slope
341 C		Broadbrook very fine sandy loam, 8 to 15 % slope, very stony

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NRCS  
Soil Report  
Holliston  
Massachusetts

Figure 6

Date: July 2022

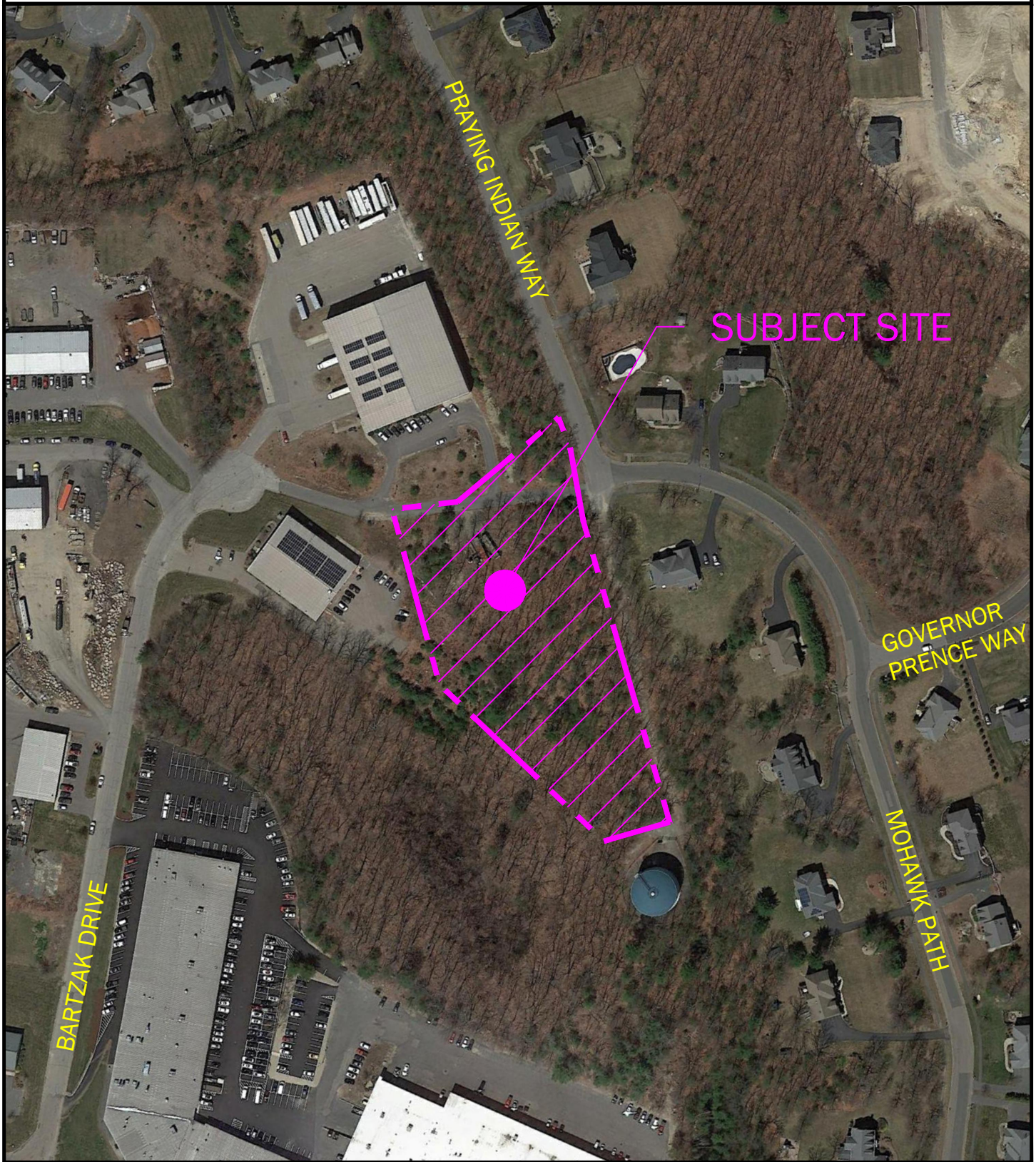
N.T.S.





REFERENCES:

PROPERTY LINE INFORMATION OBTAINED FROM MASS GIS. AERIAL PHOTOGRAPHY OBTAINED FROM GOOGLE IMAGERY. THERE ARE NO ESTIMATED OR PRIORITY HABITATS LOCATED WITH IN THE VICINITY.



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2 PARK PLAZA SUITE 200 BOSTON, MA 02116  
PHONE: 617-242-1120  
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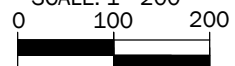
NHESP

Holliston  
Massachusetts

Figure 7

Date: July 2022

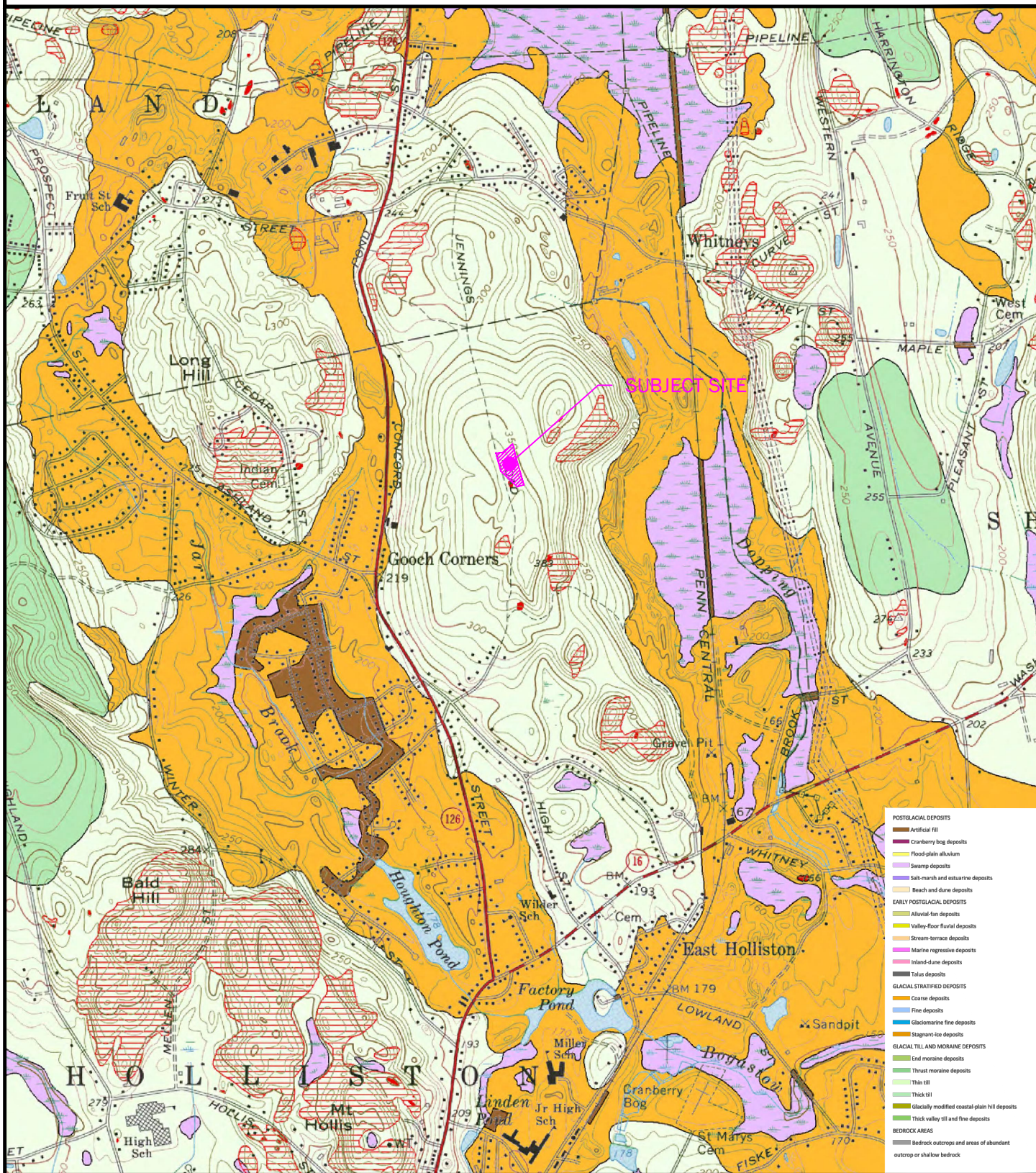
SCALE: 1"=200'





REFERENCES:

INFORMATION OBTAINED FROM SURFICIAL MATERIALS MAP OF THE HOLLISTON QUADRANGLE, MASSACHUSETTS MAP PREPARED BY USGS IN COOPERATION WITH THE COMMONWEALTH OF MASSACHUSETTS MASSACHUSETTS GEOLOGICAL SURVEY.



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# Surficial Geology Holliston Massachusetts

Figure 8  
Date: July 2022

SCALE: 1"=2000'  
0 1000 2000

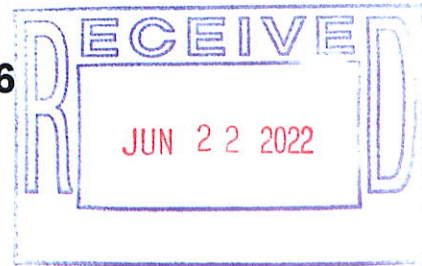




## APPENDIX E: CERTIFIED ABUTTERS LIST

---

HOLLISTON, MASSACHUSETTS 01746  
BOARD OF ASSESSORS



ABUTTER CERTIFICATION REQUEST

DATE: June 21, 2022

COPY

APPLICANT'S NAME: Patrick Connolly

APPLICANT'S ADDRESS: 2 Park Plaza, Suite 200 Boston, MA 02116

APPLICANT'S PHONE: 781-367-9295

SUBJECT PROPERTY ADDRESS: 0 Bartzak Drive

MAP 14 BLOCK 4 LOT 21.4

ASSOCIATED PERMIT/APPROVAL (e.g., Special Permit):

Special Permit & Site Plan Review

PERMIT GRANTING AUTHORITY (e.g., Planning Board)

Planning Board

RADIUS FOR NOTICE (e.g., 100 feet, 300 feet) 300 feet

FEE (made payable to the Town of Holliston): \$50.00 minimum<sup>1</sup>

Signed under the pains and penalties of perjury:

*Patrick Connolly*

Applicant's Signature

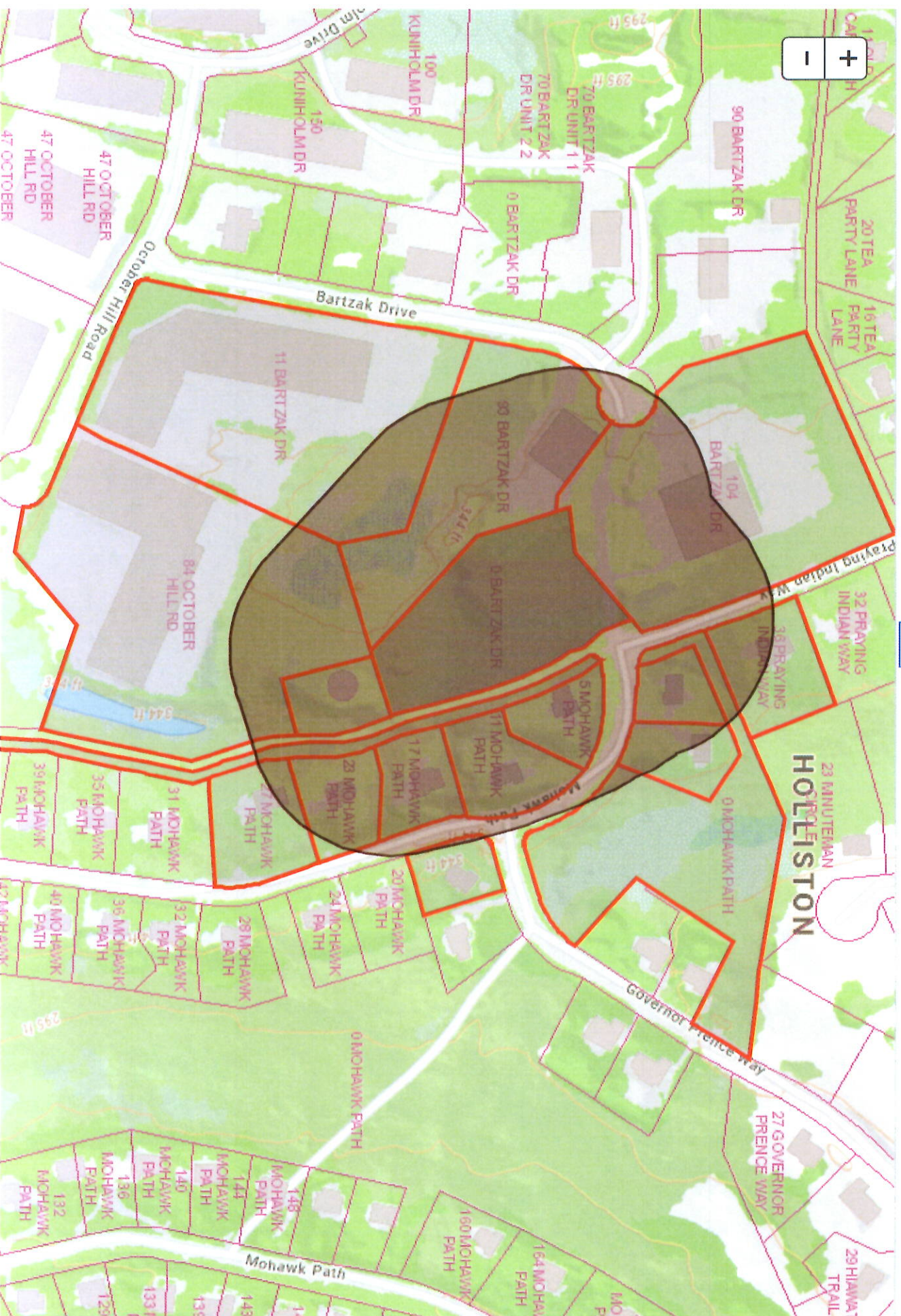
<sup>1</sup> FEE: \$50.00 minimum for up to 25 names/addresses, then \$2 per each additional name/address up to a maximum fee of \$100.00.

(For example, 1-25 names/addresses = \$50.00; 40 = \$80; 50 and above = \$100)

\$50.00  
Paid  
Date of check:  
7/15/2022  
check # 116



1	+
---	---





CERTIFIED ABUTTERS LIST  
SUBJ PROP: 0 BARTZAK DR 14-4-21.4  
RADIUS: 300 FT

PARCEL ID	OWNER 1	OWNER 2	CARE OF	ADDRESS 1	ADDRESS 2	CITY/TOWN	STATE	ZIP CODE
136/011.0-0004-0116.1	BEATTIE, PAUL J TTEE	HIGHLANDS AT HOLLISTON TRUST II		120 QUARRY DR FL 2		MILFORD	MA	01757-
136/014.0-0005-0002.9	OLANIYI, ADOLADE & OLUBUNMI			36 PRAYING INDIAN WAY		HOLLISTON	MA	01746-
136/014.0-0005-0024.0	BRADY, ANNE & KEVIN			6 MOHAWK PATH		HOLLISTON	MA	01746-
136/014.0-0005-0127.0	THAI, RICK & JOAN LEE			23 MOHAWK PATH		HOLLISTON	MA	01746-
136/014.0-0005-0128.0	HALSTEAD, MARK J & MELISSA A TTEES	HALSTEAD MOHAWK REALTY TRUST		17 MOHAWK PATH		HOLLISTON	MA	01746-
136/014.0-0005-0129.0	LAWENDI, YASSER			11 MOHAWK PATH		HOLLISTON	MA	01746-
136/011.0-0006-0036.1	SEVEN OCTOBER HILL, LLC			1881 WORCESTER RD, SUITE 200		FRAMINGHAM	MA	01701-
136/014.0-0005-0030.0	ANWAR, BASSEM & INAS			5 GOVERNOR PRENCE WAY		HOLLISTON	MA	01746-
136/014.0-0005-0126.0	FALCAO, JOSE MARIA & CHERYL LOURDES			27 MOHAWK PATH		HOLLISTON	MA	01746-
136/014.0-0005-0130.0	KEEFE, THOMAS C & YANG, ZHUO			5 MOHAWK PATH		HOLLISTON	MA	01746-
136/014.0-0004-0021.4	BARTZAK LND LLC		c/o GALEHEAD RESOURCE DEV. LLC	200 PORTLAND ST FLR 5	ATTN: JOHN CLIFFORD	BOSTON	MA	02114-
136/014.0-0004-0022.3	93 BARTZAK DRIVE LLC			93 BARTZAK DR		HOLLISTON	MA	01746-
136/014.0-0005-0023.0	KATZ, BRIAN W & CARLOS, NANCY M			2 MOHAWK PATH		HOLLISTON	MA	01746-
136/014.0-0004-0021.3	COBURN, JEANINE KELLY, TR	HOLLISTON REALTY TRUST		104 BARTZAK DR		HOLLISTON	MA	01746-
136/014.0-0004-0028.0	HERB CHAMBERS HOLLISTON LLC			11 BARTZAK DR		HOLLISTON	MA	01746-
136/014.0-0005-0023.1	BEATTIE, PAUL J TTEE	HIGHLANDS AT HOLLISTON TRUST II		120 QUARRY DR FL 2		MILFORD	MA	01757-
136/011.0-0006-0036.2	SEVEN OCTOBER HILL, LLC			1881 WORCESTER RD, STE 200		FRAMINGHAM	MA	01701-



## APPENDIX F: LEGAL AD REQUEST

---

GateHouse Media  
New England

GATEHOUSE MEDIA NEW ENGLAND  
COMMUNITY NEWSPAPER COMPANY  
PATRIOT LEDGER/THE ENTERPRISE  
HERALD NEWS FALL RIVER/TAUNTON GAZETTE  
WALPOLE TIMES/PROVINCETOWN BANNER  
NANTUCKET INDEPENDENT/WICKED LOCAL.COM  
254 Second Ave., Needham, MA 02494-2811  
Remittance Address: P.O. Box 9113, Needham, MA 02492-9113

Date: 7 / 25 / 2022

I hereby acknowledge that the application I am submitting to the:

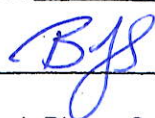
TOWN OF HOLLISTON, MASSACHUSETTS

- |                                                  |                                                        |
|--------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Zoning Board Of Appeals | <input checked="" type="checkbox"/> Planning Board     |
| <input type="checkbox"/> Conservation Commission | <input type="checkbox"/> Historic Districts Commission |
| <input type="checkbox"/> Other: _____            | <input type="checkbox"/> Board Of Selectmen            |

requires a legal notice of public hearing. Said hearing is to be held on: 8 / 18 / 2022. Legal notices are currently submitted to the METRO WEST DAILY NEWS for publication on the following date(s): 8 / 3 / 2022; 8 / 10 / 2022.

I hereby AUTHORIZE that the required legal notice be billed directly to me by, GateHouse Media New England, d/b/a, Community Newspaper Company Inc.

Printed Name: Bryan Sutherlin - Beals Associates, Inc.

Signature: 

Address: 2 Park Plaza, Suite 200

City: Boston, State: MA, Zip: 02116

Phone: ( 617 ) 898 - 0396

Original copy to Town, copy to customer and copy to Legal Publication Dept of CNC with ad copy.

## APPENDIX G: ONE LINE ELECTRICAL PLAN (SHEET E-101)

---



MICHAEL D. RUPPERT, PE  
MA LICENSE # 50053

5A	Relay Settings		4/5/22	MR
4	ISO Table 1.2 and 32 PU		3/11/22	MR
3	Add 3 phase 13.2kv recloser		1/25/22	MR
2	Pole Info, Add 32 relay		4/7/21	MR
1	Add pole #. meter CT		2/3/21	MR
Rev	Description		Date	Chk

It is a violation of NY State law for any person to alter any document that bears the seal of a professional engineer, unless the person is acting under the direction of a licensed professional engineer.

This interconnection diagram is a preliminary engineering document not in final form, but is being transmitted to the utility for review, comments and interpretations.

SOLAMERICA ENERGY  
1918 PEACHTREE ROAD  
SUITE 100  
ATLANTA, GA 30309

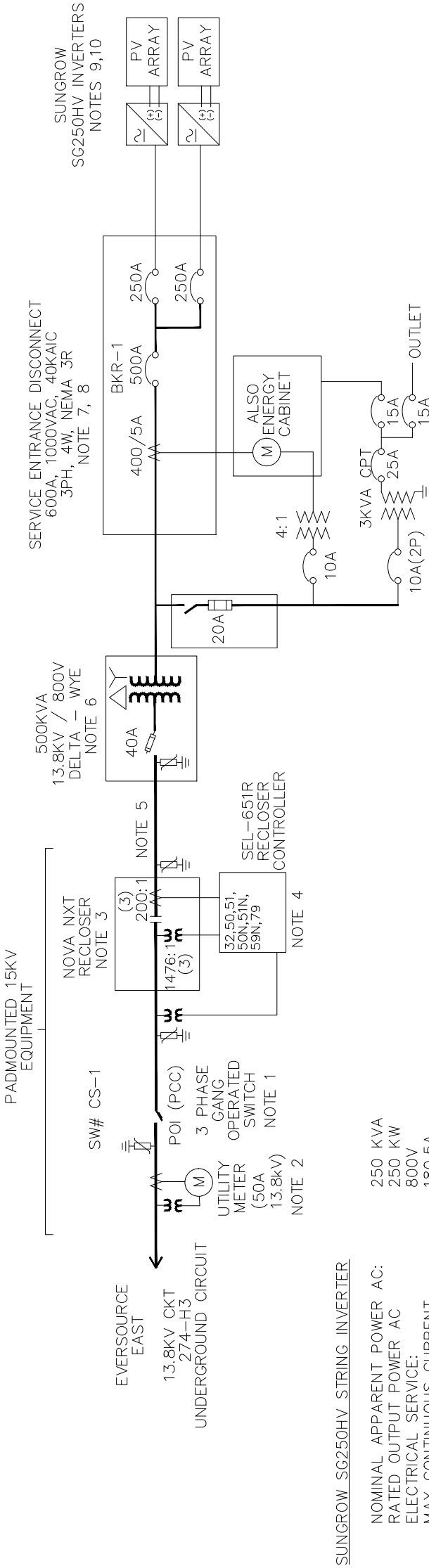


200 Portland St., 5th Floor  
Boston, MA 02114

PROJECT NAME AND ADDRESS  
Bartzak PV I, LLC  
0 Bartzak Drive,  
Holliston MA 01746  
(42.23173089291147,  
-71.42499034571713)

SHEET TITLE  
ONE LINE

ENGINEER	DRAWN BY	MDR
PROJECT NO.	SHEET NO.	
CREATION DATE	1/19/21	E - 101
SCALE	N/A	



SUNGROW SG250HV STRING INVERTER

NOMINAL APPARENT POWER AC: 250 KVA  
RATED OUTPUT POWER AC: 250 KW  
ELECTRICAL SERVICE: 800V  
MAX CONTINUOUS CURRENT: 180.5A  
REGULATORY COMPLIANCE: UL 1741SA, IEEE 1547

SYSTEM CAPACITY

NUMBER OF INVERTERS: 2  
TOTAL CAPACITY (KWAC): 499 (NOTE 10)

INVERTER SETTINGS (ISO-NE TABLE 1&2)

ANSI	PICKUP	TOTAL CLEARING TIME
	TRIP LEVEL (%)	TRIP LEVEL (V) CYCLES SECONDS
27	50%	400V 66 1.10
27	88%	704V 120 2
59	110%	880V 120 2
59	120%	960V 9.6 0.16
	FREQUENCY	CYCLES SECONDS
81O	f > 62.0	9.6 0.16
81O	f > 61.2 Hz	18000 300
81U	f < 58.5 Hz	18000 300
81U	f < 56.5 Hz	9.6 0.16

INVERTER RIDE THROUGH REQUIREMENTS (PER ISO-NE TABLE III & IV)

ISO-NE INVERTER VOLTAGE RIDE THROUGH SETTINGS			
Voltage Range (p.u.)	Operating Mode / Response	Minimum Ride-through Time(s) (design criteria)	Maximum Response Time(s) (design criteria)
V > 1.20	Cease to Energize	N/A	0.16
1.175 < V ≤ 1.20	Permissive Operation	0.2	N/A
1.15< V ≤ 1.175	Permissive Operation	0.5	N/A
1.10 < V ≤ 1.15	Permissive Operation	1	N/A
0.88 ≤ V ≤ 1.10	Continuous Operation	Infinite	N/A
0.65 ≤ V < 0.88	Mandatory Operation	Linear slope of 8.7 s/1 pu voltage starting at 3 sec @ 0.65 pu	N/A
0.45 ≤ V < 0.65	Permissive Operation	0.32	N/A
0.3 ≤ V < 0.45	Permissive Operation	0.16	N/A
V < 0.30	Cease to Energize	N/A	0.16

ISO-NE INVERTER FREQUENCY RIDE THROUGH SETTINGS

Frequency Range (Hz)	Operating Mode	Minimum Time(s) (design criteria)
f > 62.0	No ride-through requirements apply to this range	
61.2 < f ≤ 61.8	Mandatory Operation	299
58.8 ≤ f ≤ 61.2	Continuous Operation	Infinite
57.0 ≤ f < 58.8	Mandatory Operation	299
f < 57.0	No ride-through requirements apply to this range	

DRAWING NOTES:

- THE PV DISCONNECT SWITCH WILL BE A THREE PHASE SWITCH RATED 15KV, 600A, 95KV BIL, 40KAIC LOCKABLE IN THE OPEN POSITION. SIGNAGE TO INCLUDE "PHOTOVOLTAIC SYSTEM AC DISCONNECT SWITCH." DISCONNECT HAS VISIBLE OPEN AIR GAP. DISCONNECTING MEANS SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION WITH 24 / 7 ACCESS BY THE UTILITY.
- CUSTOMER TO PROVIDE CABINET FOR UTILITY PROVIDED CTS, PTS AND METER.
- RECLOSER TO BE AN EATON NOVA NX-T RATED FOR 15KV, 110KV BIL, 630A, 12.5KAIC WITH 1476:1 INTERNAL VOLTAGE SENSING AND 200:1 CTS, ONE PER PHASE.
- RECLOSER CONTROLLER TO BE A SEL-651R AND WILL OPEN THE RECLOSER FOR THE INDICATED SYSTEM CONDITIONS. THE SEL-651R WILL ALSO PROVIDE FAIL SAFE CONTROLS BY TRIPPING FOR TOSLP (TO SLEEP AFTER LOSS OF AC POWER) AND DTFAIL (12VDC TEST FAILURE) CONDITIONS TO PROVIDE FAILSAFE BACKUP TRIPPING ON LOSS OF BATTERY POWER.
- 15KV CABLE TO BE MV-105 RATED WITH EITHER CONCENTRIC NEUTRAL OR STRAPPING WITH A 5.75%Z, X/R = 8, DOE EFFICIENCY RATING AND TRANSFORMER TO BE A 5 LEG CORE 3 PHASE PADMOUNTED TRANSFORMER WITH A 5.75%Z, X/R = 8, DOE EFFICIENCY RATING AND DESIGNED FOR STEPUP OPERATION TO ALLOW FOR THE CONNECTED INVERTER LOAD.
- THE GROUND GRID WILL BE CONSTRUCTED OF 4/0 BARE CONDUCTOR WITH A MAXIMUM RESISTANCE TO GROUND OF 5 OHMS.
- CUSTOMER TO SUPPLY 1000V SWITCHBOARD AND ASSOCIATED HARDWARE. LIGHTS, HEATERS AND 120V GFI OUTLETS TO BE INCLUDED IN SWITCHBOARD. WEATHER STATION, PV METER AND TELECOMMUNICATIONS EQUIPMENT TO BE MOUNTED IN NEMA 3R PANEL AND MOUNTED ON UNISTRUT NEXT TO SWITCHBOARD. POWER TO BE SUPPLIED FROM LOCAL OPT. SWITCHBOARD TO BE 100% RATED FOR THE CONTINUOUS INVERTER CURRENT.
- INVERTERS WILL AUTOMATICALLY DE-ENERGIZE THE OUTPUTS IF THE UTILITY GRID IS REMOVED AND WILL NOT RE-ENERGIZE FOR 5 MINUTES AFTER ACCEPTABLE UTILITY VOLTAGE LEVELS ARE ESTABLISHED.
- INVERTER #1 DERATED TO 249KW.

VOLTAGE AND FREQUENCY TRIPPING NOT REQUIRED AS OUTPUT IS LESS THAN 500KW

PROTECTIVE RELAY SETTINGS

ANSI	PICKUP	TOTAL CLEARING TIME / TIME DIAL / TCC
	VNOM(In) = 202.4V, IRATED = 20A LEA PT RATIO: 1476:1, PTR=39.36, CT=200:1	
	TRIP LEVEL (%)	PRIMARY SECONDARY
32	>100%	499 KW 63.4 W
50	7500%	1500A 7.5A
50N	5000%	1000A 5.0A
51	400%	80A 0.4A
51N	300%	60A 0.3A
59N	50%	101.2V
79	5 MIN AFTER 32 or 59N TRIP and 91.7%V≤V≤105% and 59.5Hz≤f≤60.1Hz	2 sec delay INST 2TD, U4 CURVE 2TD, U4 CURVE 2 sec delay

## APPENDIX H: STORMWATER MANAGEMENT REPORT

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(UNDER SEPARATE COVER)

## APPENDIX I: STORMWATER O&M MANUAL

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(UNDER SEPARATE COVER)

## APPENDIX J: PLANS TO ACCOMPANY APPLICATION

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(UNDER SEPARATE COVER)