

Framingham Planning Board

Memorial Building • Room 205 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



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2016 DEC -9 P 2:44

TOWN CLERK
Town Clerk Stamp
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Planning Board Members
Christine Long, Chair
Lewis Colten, Vice Chair
Victor Ortiz, Clerk
Thomas F. Mahoney
Stephanie Mercandetti

Planning Board Staff:
Amanda L. Loomis, AICP, Planning Board Administrator
Raphaela Morais-Peroba, Community Outreach Coordinator

TOWN OF FRAMINGHAM - PLANNING BOARD

Notice of Decision
Regarding the Application of SunPower Corporation
for the Property located at
100 The Mountain Road, Framingham, MA
Decision dated December 8, 2016

On November 3, 2016, SunPower Corporation filed with the Planning Board and on November 3, 2016 the Planning Board filed with the Town Clerk, an application for a Modification to a previously approved Site Plan Review – Minor Site Plan Review. The project includes the construction of a ground mounted solar array system that will connect to the Bose Office Building, along with associated site improvements. The property is located at 100 The Mountain Road, zoned as Technology Park (TP), and the Framingham Assessor's Parcel ID is 086/24/5984/000 and 086/24/7666/000.

The opening public hearing was held on November 21, 2016; notice of the opening public hearing was published in "The MetroWest Daily News" on November 7, 2016 and November 14, 2016 and mailed to parties of interest pursuant to the Framingham Zoning By-Law and M.G.L. Chapter 40A. A continued public hearing was held on December 8, 2016.

On December 8, 2016 the Planning Board **APPROVED** the application for a Modification to a previously approved Site Plan Review – Minor Site Plan Review for the property located at 100 The Mountain Road and a **DECISION** was filed in the office of the Town Clerk on December 9, 2016.

Christine Long, Chair
FRAMINGHAM PLANNING BOARD

Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

Framingham Planning Board

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TOWN OF FRAMINGHAM - PLANNING BOARD

Notice of Decision
Regarding the Application of SunPower Corporation
for the Property located at
100 The Mountain Road, Framingham, MA
Decision dated December 8, 2016

Notice is hereby given in accordance with M.G.L. c. 40A, Section 15 that in the applications of SunPower Corporation for a Modification to a previously approved Site Plan Review – Minor Site Plan Review for the property located at 100 The Mountain Road. The project includes the construction of a ground mounted solar array system that will connect to the Bose Office Building, along with associated site improvements. The opening public hearing was held on November 21, 2016, notice of the opening public hearing was published in “The MetroWest Daily News” on November 7, 2016 and November 14, 2016 – a continued public hearing were held on December 8, 2016. The Planning Board APPROVED said applications on December 8, 2016 and the decision was filed in the Office of the Town Clerk on December 9, 2016. For additional information please see the Planning Board’s webpage at www.framinghamma.gov.

Christine Long, Chair
FRAMINGHAM PLANNING BOARD

Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

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Planning Board Members:
Christine Long, Chair
Lewis Colten, Vice Chair
Victor Ortiz, Clerk
Thomas F. Mahoney
Stephanie Mercandetti

**DECISION OF THE FRAMINGHAM PLANNING BOARD
ON THE APPLICATION OF THE SUNPOWER CORPORATION
FOR THE PROPERTY LOCATED AT 100 THE MOUNTAIN ROAD
DECISION DATED DECEMBER 8, 2016**

THIS DECISION WAS GRANTED UNDER THE APRIL 2016 FRAMINGHAM ZONING BY-LAW

TOWN CLERK
FRAMINGHAM

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General Property Information

Project Number: PB-037-16
Property Address: 100 The Mountain Road
Assessor's Information: 086-24-5984-000 and 086-24-7666-000
Zoning District: Technology Park (TP)

Application Information

Application(s): Modification to a previously approved Site Plan Review - Minor Site Plan Review
Sections of the Framingham Zoning By-Law under review: Technology Park (Section II.F) and Minor Site Plan Review (Section VI.F)
Date application(s) were filed with the Planning Board: November 3, 2016
Date application(s) were filed with the Town Clerk: November 3, 2016

General Project Contact Information

Applicant Name: Sunpower Corporation, Contact Bradley Dakake
Applicant Address: 1414 Harbour Way South, Richmond, CA 94804
Landowner Name: Bose Corporation, Contact John Strickland (Director Corporate of Operations)
Landowner Address: 100 The Mountain Road, Framingham, MA 01701
Project Contact Name: Attorney Paul Galvani, Galvani Law Offices, P.C.
Engineer Company: Dewberry Engineers Inc., 280 Summer St, 10th Floor, Boston, MA 02210

Legal Ad & Public Hearing Information

MetroWest Daily News Run dates of the Legal Ad: (14 days prior) November 7, 2016 and (7 days prior) November 14, 2016
Date of abutter/7 Abutting municipalities/parties of interest mailing: November 8, 2016
Date of opening public hearing: November 21, 2016
Date(s) of continued public hearings: December 8, 2016
Applicant's Representatives in attendance at the Public Hearing(s): Attorney Paul Galvani, Galvani Law Offices; Christopher Barrett, Dewberry; Brad Dakake, SunPower; Dan Curran, SunPower; and Edward Cuddahy, SunPower
Planning Board members in attendance at the public hearing(s): Christine Long, Chair; Lewis Colten, Vice-Chair; Victor Ortiz, Clerk; Thomas Mahoney; and Stephanie Mercandetti

TECHNICAL REVIEW TEAM MEETING

On November 15, 2016, the Technical Review Team (TRT) reviewed the project at 100 The Mountain Road.

PLANNING BOARD APPROVAL INFORMATION

Date of Plan reviewed and approved by the Planning Board: October 27, 2016, revised December 5, 2016

PROJECT DESCRIPTION

The 100 The Mountain Road project proposed by the Sunpower Corporation as the Applicant and Bose Corporation as the landowner includes the construction of a ground-mounted solar array system for the purposes of generating solar power for the Bose Corporation headquarters. The solar panels will be fixed on a tilted elevated racking system on the vacant land located between the Bose parking lot on top the mountain and Pennsylvania Avenue. The Project will include a total of 4,260 435-watt solar panels covering the vacant sloped land.

HEARING

The Framingham Planning Board held a total of two public hearings (November 21, 2016 and December 8, 2016) Framingham Planning Board Members present during the public hearings held for the Project were Christine Long, Chair; Lewis Colten, Vice-Chair; Victor Ortiz, Clerk: Thomas Mahoney (On December 8, 2016 Thomas Mahoney disclosed that he filed a conflict of interest form with the Town Clerk under M.G.L c. 268A, Section 23(b)(3); and Stephanie Mercandetti.

During the course of the public hearings, the following individuals appeared on behalf of the Applicant: Attorney Paul Galvani, Galvani Law Offices; Christopher Barrett, Dewberry; Brad Dakake, SunPower; Dan Curran, SunPower; and Edward Cuddahy, SunPower

During the course of the public hearing process, the Planning Board took under advisement all information received from members of the public who provided input during the review of the Project. The Planning Board arrived at this Decision based on the Framingham Zoning By-law, information submitted by the Applicant, comments from town boards and officials and members of the public. Findings made from the application and public hearing process resulted in the development of the conditions contained within this Decision.

Summary of Minutes

The Applicant’s project team presented the proposed project to the Planning Board. Such presentation included existing conditions of the land, the locations of the solar panel system on the slope, the construction and installation of the solar panel system, the purpose of the project, and the management of stormwater and erosion, along with information regarding the existing vegetation and the installation of new landscaping. Mr. Cuddahy provided a technical presentation detailing the construction process and the types of material that would be utilized. Mr. Cuddahy stated that due to the topography of the project area, the solar panels would be constructed across the street on a Bose owned property on Pennsylvania Avenue and then installed on the project area.

The Planning Board made the following comments or requests for additional information.

- Christine Long requested information from Mr. Cuddahy regarding the construction of the solar panels and the drainage. Ms. Long referenced information received from DPW regarding design standards that the State of Maryland currently employs on similar projects. Ms. Long suggested that the Applicant adopt some of these standards for this project.
- Stephanie Mercandetti identified issues with stormwater runoff and requested that the Applicant incorporate stormwater management techniques into the project plans. Ms. Mercandetti stated concerns regarding the height of the proposed chain link fence being 8 feet which would require a variance from the Zoning Board of Appeals.
- Lewis Colten requested clarification regarding the installation of the posts and the number of posts that would be used for the project. Mr. Colten asked what would be used to hold the posts in place. Mr. Colten further expressed concerns regarding maintenance of the landscape and shrubs.
- Victor Ortiz expressed concerns with solar glare that could potentially reflect from the panels.
- Thomas Mahoney requested to see the calculations of stormwater runoff. Mr. Mahoney reiterated concerns relative to glare and requested further information and a study to ensure glare could not be created due to the close proximity of the project to the Mass Turnpike.

FINDINGS

Having reviewed the application, plans, and reports filed by the Applicant and its representatives; having considered the correspondence from the Department of Inspectional Services (Building Department), the Police Department, and the Department of Public Works within the Town of Framingham; and having allowed for testimony to be made by members of the public, no testimony was made; the Planning Board determines that the Application complies with all applicable provisions of the Framingham Zoning By-Law, including the requirements of Sections II.F and VI.F of the Framingham Zoning By-Law. Specifically, the Planning Board makes the following findings:

1. Technology Park (Section II.F)

- 1.1 The purpose of the Technology Park (TP) Zoning District is to promote technological and light industrial development to allow for economic development.
- 1.2 The installation of solar panels will benefit Bose as the sole user of the source and result in a reduction in energy use overall.

2. Section VI.F –Site Plan Review

2.1 Retain Community Character

1. The solar array system will not obstruct scenic views from publicly accessible locations, nor shall the Project impact natural or historic features of the Technology Park (TP) Zoning District.
2. The power generated by the solar array system will be utilized by the Bose Corporation Headquarters.

3. The solar array system will be installed on vacant land that does not allow for the construction of a building or other type of structure. The underlying vegetation is predominately low-lying shrubs and grasses.

2.2 Traffic, Parking, and Public Access

1. The Project will not have an impact on local traffic or regional traffic, and there will be no additional curb cuts or roadways created as a result of the project.
2. The Project area will to be accessible from the Bose Corporation Headquarters parking lot located above the project and also from Pennsylvania Avenue located below the project.
3. Both The Mountain Road and Pennsylvania Avenue will have the same circulation pre- and post-construction of the solar array system installation.
4. The area where the solar array system will be located does not and will not, in the future, under existing use, lend itself to pedestrian or bicycle traffic.
5. The glare analysis was prepared by Forge Solar on December 2, 2016. The Analysis reviewed the two sections of solar panels as two separate arrays: PV array 1 and PV array 2. The Analysis stated that "No Glare Found" for either observation point.
6. It is not expected that the solar array system will reflect light onto abutting and/or nearby roadways, as the solar panels have been designed to absorb light rather than to reflect light.
7. Snow shall be removed from the solar panels within 48-hours of a snow storm. To ensure the safety of the drivers and pedestrians on Pennsylvania Avenue, the Applicant agrees to remove snow from the project area to prevent snow sliding onto Pennsylvania Avenue.

2.3 Environmental Impact

1. The vacant land where the project will be located will be cleared of vegetation that is too tall to allow for the solar array system to be placed over it. Low-lying vegetation may remain in place post-construction.
2. There will be no clearing of vegetation in the middle section of the vacant land, due to necessary access to the existing sewer easements within this area.
3. New ground cover will be installed and maintained in areas that are disturbed for the installation of the solar array system. The new ground cover will consist of Creeping Red Fescue, Kentucky 31, Domestic Rye, Red Top, and Ladino Cover
4. The area of land where the solar array system will be located is currently vacant and may be classified as Moderate Slope.
5. The solar panels will be installed with a 1" gap or spacing between each solar panel to allow for each panel to act as a diffuser. The proposed gap or spacing will allow stormwater and snow melt to flow between panels thus decreasing the rate of concentration.
6. The solar panels are being installed to utilize flat areas of the vacant land.

2.4 Health (reference: SunPower Corporation, Possible Glare and Reflectance in PV System, initial release: April 4, 2008 – Document # 001-46074 Rev *A)

1. The Project is not expected to impact air quality or create noise that exceeds comfortable limits, or create noxious odors.
2. The solar array system has been designed to absorb heat and sun rays.

3. The Project is not expected to have a negative impact on abutters, vehicles, or pedestrians.
4. The panels will be constructed with stippled glass and has a light-trapping, photon-absorbent solar cell for the purposes of trapping light to decrease the amount of light reflected off of the panels.
5. Glare from the solar array system is significant less than the glare produced by other reflective objects such as windows.
6. The intentions of a solar panel is to efficiently absorb as much light as possible while reflecting the least amount of light possible.

2.5 Public Services and Utilities

1. The Project requires no public services and therefore shall not impact Town infrastructure.
2. The Project will offset the power consumed by the Bose Corporation which in turn will reduce the demand on the electric grid.
3. The solar array system will provide roughly 35 percent of the power used by the Bose Corporation. Any unused power during off hours will be fed back into the grid.

2.6 Land Use Planning

1. The installation of the solar array system is consistent with the Town's Master Land Use Plan.
2. The Town of Framingham earned designation as a Greener Community in 2013 which required the creation of a solar by-law and identification of locations for solar projects. Although the project does not fall under the jurisdiction of Section III.F Commercial Ground-Mounted Solar Installations, the project benefits the Technology Park and the Framingham business community by reducing demand on the electric grid.

Based on the findings as shown in the submitted documentation and as presented during the public hearing process, the site plan and the proposed project complies with the requirements of Section VI.F of the Framingham Zoning By-Law being consistent thereof.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application and Plans submitted by the Applicant comply with all applicable provisions of the Town's By-Laws relevant to this review. Accordingly, the Planning Board votes are pursuant to relevant provisions of the Town's By-Laws. Therefore, said approval from the Planning Board is subject to the following conditions:

General Provisions

1. Prior to the commencement of authorized site activity, the Applicant and the general contractor shall meet with Planning Board Administrator, Building Commissioner, and the Town Engineer to review this approval.
2. Prior to the commencement of authorized site activity, the Planning Board Office shall be given written notice within not less than 48-hours. If activity on the Property ceases for a period of longer than 30 days, then written notice shall be given within not less than 48 hours to the Planning Board Office prior to restarting work.

3. Prior to the commencement of authorized site activity the Applicant shall provide to the Planning Board Office the name, address and emergency contact telephone number of the individual or individuals who shall be responsible for all activities on site and who can be reached 24 hours a day, seven days a week.
4. A copy of this Decision shall be kept on the Property in a location that is highly visible.
5. Prior to the issuance of any Building Department permit, an electronic copy of the approved Site Plan shall be provided to the Planning Board Office for distribution to Town Departments in order to be reviewed for compliance with this Decision. The Site Plan shall be revised if necessary to reflect the conditions of this Decision. In the event of a discrepancy between the Decision and the Site Plan, the Decision shall take precedence.
6. No material corrections, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any request for a material modification of this approval shall be made in writing to the Planning Board for review and approval by the Planning Board or the Planning Board's Administrator and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.
7. Following notice to the project manager for the Project, members or agents of the Planning Board shall have the right to enter the Site and to gather all information, measurements, photographs and/or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the Site for these purposes shall comply with all safety rules, regulations, and directives of the Applicant and the Applicant's contractors.
8. The Applicant shall record this Decision with exhibit(s) at the Middlesex South Registry of Deeds prior to the issuance of a building permit after the required appeal period has lapsed in accordance with M.G.L., c. 40A, Section 17. The Applicant shall submit proof of recording to the Planning Board. Failure to record the decision or comply with the conditions of approval herein shall render this Decision null and void.
9. This approval for a Modification to an Approved Site Plan - Minor Site Plan Review shall lapse within three years from the date the Decision is recorded at the Middlesex South Registry of Deeds, not including such time required to pursue or await the determination of an appeal from the grant thereof if a substantial use thereof has not sooner commenced except for good cause as determined by the Planning Board.
10. The failure to comply with the Framingham Zoning By-Laws, Framingham General By-Laws, and/or the terms of this Decision may result in revocation of the permit for a Modification to an Approved Site Plan - Minor Site Plan Review and Special Permit for Land Disturbance issued hereunder. The Planning Board shall by first class mail send the owner written notification of any failure to comply with the Framingham Zoning By-Laws, the Framingham General By-Laws, the Planning Board Rules & Regulations, and/or the terms of this Decision. If the owner believes that it is not in violation, it may request and will be granted an opportunity to attend a Planning Board meeting to try to resolve the alleged violation. If within 30 days from the date of mailing of said notice, the owner has not resolved the matter with the Planning Board, or remedied the alleged violation, it shall be grounds for revocation of the approvals issued hereunder. At the expiration of the 30 day period, the Planning Board after a duly noticed public hearing, including notice to the owner by first class mail, may revoke the approvals issued hereunder if it

finds by a four-fifths vote that there has been a violation of the By-law and/or the terms of this Decision and that the owner has failed to remedy it; alternatively, the Planning Board may continue the public hearing, or by a four-fifth vote extend the time period in which the violation may be corrected.

Site Construction

11. The Applicant shall perform daily cleanup of construction debris, including soil, on Town streets within 200 yards from the entrance of the site driveways, caused by the site construction.
12. Outside construction hours are limited to 7:00 AM - 5:30 PM Monday through Friday and 8:00 AM - 4:00 PM on Saturday. Absent emergency conditions, no construction is permitted on Sunday or holidays. No equipment on-site shall be started and allowed to warm up prior the start of the allowed construction hours. No vehicles are to arrive at the construction site before the designated construction hours, which includes no vehicle parking, standing or idling on adjacent public streets.
13. Any work within the public right of way shall be required to have a police detail during the duration of said work for the purpose of public safety.
14. In the event of blasting or compaction during the construction phase, the Developer's Blasting Operator shall provide no less than ten days' advance notice of the commencement of blasting operations by certified mail to those property owners entitled to a pre-blast inspection pursuant to Massachusetts Comprehensive Fire Code: 527 CMR 1.00 et seq.
 - a. Copies of said mailing shall be furnished to the Planning Board and the Framingham Fire Department.
 - b. Copies of the blasting monitoring reports, noting any vibrations in excess of that allowable by regulation, shall be mailed to the above-referenced property owners, Planning Board and the Framingham Fire Department at the termination of blasting operations.
 - c. The Blasting Operator shall provide notice to the Planning Board and the Framingham Fire Department of any reported damage to real property.
15. The Developer's Blasting Operator shall post a Blasting and/or Compaction Notice Sign in a conspicuous location along the roadway to inform the public of the proposed blasting for the property. Applicant shall notify all abutting residents of such blasting and/or compacting event at the time said notice is posted in a conspicuous location.
16. Said Blasting Notice Sign shall be posted at least ten days prior to any blasting on-site and abutters notified by mail within 500' of the property. The Developer's Blasting Operator shall encourage the abutting properties within 500' of the property boundaries to have their homes inspected at the expense of the Applicant prior to the commencement of blasting and/or compaction. Such reports shall be provided to the Developer's Blasting Operator prior to the commencement of blasting.

Environment

17. The stormwater drainage system for the Project shall be in accordance with the Massachusetts Department of Environmental Protection Stormwater Policy relating to water quality and flood control using Best Management Practices as the standard of performance.
18. All stormwater and erosion control management shall be checked prior to the start and finish of each work day.

19. The Applicant shall check all stormwater features prior to and at the end of each construction day. In the event a multiple day storm event occurs, the project manager shall check on the stormwater features to ensure they are functioning properly and have not exceeded their capacity. Any repairs or adjustments or deficiencies shall be made immediately.
20. The Applicant shall provide appropriate erosion control methods such as silt fences and straw wattles around the stock piles in case of a storm event, in addition to the temporary dust control requirements.
21. The Applicant shall provide straw wattles and other erosion control methods at the base of the driveway during off-construction hours to prevent runoff and erosion from getting onto the public way.

Special Provisions/Periodic Conformance Reporting and Review

22. The Applicant shall provide the following performance guarantees for the Project.
 - a. Upon completion of the project and prior to the request for a final use and occupancy permit, the Applicant shall provide the Planning Board with "As Built Plans" which shall be reviewed by the Planning Board Administrator, for certification.
23. Prior to the issuance of a final use and occupancy permit, the Applicant shall submit an as-built plan stamped by a Professional Engineer registered in the Commonwealth of Massachusetts certifying that all improvements are completed in accordance with the approved Site Plan in a form acceptable to the Town of Framingham, Department of Public Work's Engineering & Transportation Division (DPW). The as-built plan shall be submitted in both hard copy and electronic formats (PDF and AutoCAD). The AutoCAD file must conform to the current form of the Mass GIS Standard for Digital Plan Submission to Municipalities or other standard requested by the Town of Framingham DPW. The plan shall include, but not be limited to, site utility improvements and tie-in dimensions to all pipes and connection points. The as-built information shall be delivered to DPW a minimum of 5 business days in advance of the Applicant seeking a final certificate of occupancy sign-off to allow time for DPW review and approval of submitted information. The Applicant shall also submit a statement certifying that all conditions of approval of this decision have been met and site improvements are complete.
24. The Applicant will ensure long term maintenance of the fences. In the event that a fence becomes damaged and/or worn as it does not serve its purpose. The Applicant will repair and/or replace the fence.
25. The Applicant agrees to maintain the landscaping in good condition.
26. If determined that snow on Pennsylvania Avenue has come from the solar panels the snow will be removed.
27. The Applicant agrees to ensure that Pennsylvania Avenue will remain free of snow accumulation from the solar array system that would prevent unsafe passage of vehicles at any given time before, after or during a snow event.
28. The Applicant shall provide the Chief of the Fire Department, the Chief of the Police Department, the Department of Public Works Director, and the Planning Board Administrator with a copy of project summary, electrical schematics, the final as-built plans, and the emergency response plan. Such emergency response plan shall provide explicit instructions on the shutdown of the solar array system.

29. Prior to the solar array system being placed in service, the Applicant shall provide the Planning Board Administrator, with a copy of the interconnection service agreement between the Applicant and Eversource regarding delivery of the power generated by the solar array system to the electric grid.
30. In the event of discontinuation of use, decommissioning, and/or removal of the solar array system, the Applicant, owner of the property, and/or the operator of the solar array system shall notify the Building Commissioner by certified mail of the proposed date and the procedures of such activities.

WAIVER REQUESTS

The Applicant provided a written request (Dewberry, Subject: Modification to Site Plan Approval, Bose Solar Array, Dewberry No. 50059184, dated November 2, 2016) seeking relief from the following submittal items:

- Planning Board Rules & Regulations:
 - 21.1.3.1 Existing Conditions site plan, showing the locations of all infrastructure on- and off-site, including sidewalks and roadways which are public and private, square feet and dimensional of all existing buildings on-site, existing off-street parking areas with dimensions of landscaping area.
 - 21.1.3.2 A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.
 - 21.1.3.3 A photometric plan showing both the intensity of illumination expressed in foot-candles at ground level to the property's boundaries and the location, orientation, height, wattage, type, style, and color of outdoor luminaire(s) for all existing and proposed lighting. Photometric plan and details should be designed in accordance the Article 22: Site Plan Review Lighting Requirements, in the Planning Board's Rules and Regulations, herein.
- Framingham Zoning By-Law
 - Section VI.F.4.a.2 A written summary, where appropriate, detailing the following:
 - The number of dwelling units to be built and the acreage in residential use,
 - The number of seats and/or number of employees,
 - Evidence the project is in compliance with the Town's off-street parking and off-street loading requirements,
 - The forms of ownership of the property, and
 - A summary of the provisions for ownership and maintenance thereof, identification of all land that will become common or public land, and any other evidence necessary to indicate compliance with this By-law.
 - Section VI.F.4.a.3 Drainage calculations prepared by a professional engineer registered in the Commonwealth of Massachusetts. Storm drainage design must conform to the requirements set forth by the MassDEP Stormwater Management Standards and Department of Public Works, using Best Management Practices. Furthermore, the report may include Town, state, and federal requirements or established standards for implementing best management practices for stormwater management.
 - Section VI.F.4.a.4 A written summary containing the Urban Design Objectives Narrative which provides a description of how the project will be designed to encourage complete streets including transit access and pedestrian and bicycle amenities, and their potential connections to the Town's bicycle and pedestrian system.
 - Section VI.F.4.a.6 A written summary of the design and location of proposed mechanical equipment, including HVAC equipment; noise levels related to mechanical equipment; information regarding possible future expansion, if relevant; location and operation of trash storage and removal systems; location and operation of loading facilities, measures taken to minimize the negative visual and noise impacts of such facilities on abutters; and hours of operation for each proposed use.

Waiver Motions and Votes

The Planning Board voted 5 in favor, 0 opposed, and 0 in abstention to grant application submittal relief from the requested waivers for Section 21.1.3.1, 21.2.3.2, and 21.1.3.3 of the Planning Board Rules and Regulations and Sections VI.F.4.a.2, VI.F.4.a.3, VI.F.4.a.4, and VI.F.4.a.6 for the purposed of generating power for the Bose Corporation at the property located at 100 The Mountain Road.

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz..... yes
Thomas Mahoney..... yes
Stephanie Mercandetti..... yes

VOTES

The Planning Board voted 5 in favor, 0 opposed, and 0 in abstention to grant an approval with conditions for the a Modification to an Approved Site Plan - Minor Site Plan Review application for the construction of 4,260 435-watt ground mounted solar array system for the purposed of generating power for the Bose Corporation at the property located at 100 The Mountain Road.

Modification to an Approved Site Plan - Minor Site Plan Review (Section VI.F of the Framingham Zoning By-Law)

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz..... yes
Thomas Mahoney..... yes
Stephanie Mercandetti..... yes



By: _____
Christine Long, Chair, Framingham Planning Board

Date of Signature: Dec. 08, 2016

EXHIBITS

Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports required under the requirements of the Framingham Zoning By-Laws. During the review process, the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various Town Departments that reviewed the Project. All of these plans, reports and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. FORM A – Application Cover Letter, Property Address: 100 The Mountain Road, stamped with the Town Clerk on November 3, 2016
2. FORM G – Request for Modification Application, Property Address: 100 The Mountain Road, stamped with the Town Clerk on November 3, 2016
3. Letter from Attorney Paul Galvani, Galvani Law Offices, P.C., RE: Proposed Ground Mounted Solar Array on Bose Corporation Land, dated August 19, 2016, stamped with the Town Clerk on November 3, 2016
4. Letter from Dewberry, Subject: Modification to Site Plan Approval, Bose Solar Array, Dewberry No. 50059184, dated October 27, 2016, stamped with the Town Clerk on November 3, 2016
5. Letter from Dewberry, Subject: Modification to Site Plan Approval, Bose Solar Array, Dewberry No. 50059184, dated November 2, 2016, 2016, received in the Planning Board Office on November 2, 2016, stamped with the Town Clerk on November 3, 2016
6. Project Description – Bose Solar Array, prepared by Dewberry, received in the Planning Board Office on October 28, 2016
7. Site Plan – Preliminary & Final Major Site Plan, Bose GFT Solar Array, Framingham, MA< 100 The Mountain Road, Framingham, MA, prepared for SunPower, prepared by Dewberry, plan dated October 27, 2016, revised on December 5, 2016
8. Structural Calculations for Bose Solar Farm, Framingham, MA, prepared by Rough Brothers Inc., Job No. 163243
9. SunPower, Bose Views of Solar Array from Mass Pike and Route 9, Town of Framingham Planning Board
10. Bose Mountain Solar Site Config – Forge Solar, prepared by Forge Solar, dated December 2, 2016
11. Proposed Ground Cover Document
12. SunPower Corporation, Title: Possible Glare and Reflective in PV Systems, Initial Release: April 4, 2008, Document #001-46074 Rev *A

The Planning Board received correspondence various Town Departments who review the project. The aforesaid correspondence is contained in the Planning Board files and is incorporated herein by reference.

1. FORM B – Building Department Recognition Form – Inspectional Services Division, Property Address: 100 The Mountain Road, Framingham, MA, dated October 28, 2016
2. Special Permit and Site Plan Review Checklist for Application Submittal for the project located at 100 The Mountain Road, dated November 3, 2016, stamped with the Town Clerk on November 3, 2016

3. Legal Ad for the project at 100 The Mountain Road, stamped with the Town Clerk on November 3, 2016, published in the MetroWest Daily News Paper on November 7, 2016 and November 14, 2016
4. Project Review Request and Timeline, Re: Departmental Project Review – Project Loaded to ACCELA for 100 The Mountain Road, dated November 3, 2016, stamped with the Town Clerk on November 3, 2016
5. Correspondence received from the Department of Inspectional Services (Building Department) via ACCELA received on November 15, 2016
6. Correspondence received from the Police Department via ACCELA received on November 04, 2016
7. Letter of comment from the Department of Public Works, RE: Minor Site Plan Review – 100 The Mountain Road, Framingham, dated November 17, 2016
8. Email of correspondence from the Eric Johnson, Subject: RE: Bose Solar Array – Profile Sketch, dated December 6, 2016