

TOWN OF AVON
2023 APR 10 A 9:42
TOWN CLERK

NextGrid

March 24, 2023

Mr. Charles P Comeau – Chair
Avon Planning Board
Town of Avon
65 East Main Street
Avon, MA 02322

**Re: 225 Bodwell St – Rooftop Solar Installation Project
Special Permit Application – Water Supply Protection District**

Dear Mr. Comeau and Members of the Board:

NextGrid, Inc., presents the Rooftop Solar Installation Project proposed at 225 Bodwell St in Avon, MA. The applicant is submitting this project for Special Permit, under the Town of Avon Zoning By-laws, section 255-5.4 Water Supply Protection District

Existing Site Summary: The current property at 225 Bodwell St falls within the Industrial District and totals approximately 3.99 acres (173,790 sf). The site is comprised of one (1) steel building steel totaling approximately 76,000 sf. In addition, the site has an existing bituminous concrete parking lot, with a total of 45 spaces. All existing and proposed structures are within the Industrial District. There are bordering vegetated wetlands located along the southern edge of the property, and there are no estimated habitats of rare wildlife. Finally, the entire of the site falls within the Town of Avon’s Water Supply Protection District.

Project Summary: The proposed project includes the installation of a rooftop only solar array, with accessory structures for the equipment associated with the array, including a stationary battery storage system along the northern property line. The project proposes a total of 1,566 panels. In addition, the applicant proposes a new electrical service, including a concrete equipment pad with utility enclosures. There is no new impervious area, outside of two small equipment pads, which total less than 150 sf.

The proposed area encompassing the solar panels be leased to NextGrid by the property Owner and after the useful life (20-25 years) will be disassembled and removed by the NextGrid.

Compliance with Town of Avon Performance Standards: The proposed project has been designed to comply with Section 255-5.4, subsection E(4) Standards, and will not result in the following:

1. A one-percent or greater reduction in the groundwater yield of the public wells in the district;
 - a. ***The project, as proposed will result in not increase in groundwater yield of the public wells in the district, as the solar panels or equipment require no connection to any public water supply.***

2. Pollution from sewerage wastes, stormwater runoff or other liquid or water-soluble materials that would reduce the affected aquifers or streams to below drinking water standards or otherwise reduce the quality of water available in the public wells in the district or in downtown surface water supplies;
 - a. ***The project will result in no pollution from sewer wastes, stormwater runoff or other liquid or water-soluble materials as the solar panels produce no waste and are inert materials. In addition, there will be no impact to stormwater as they panels are located on previously impervious areas (i.e. roof).***

3. Violation of underground injection control regulations under 310 CMR 27.
 - a. ***The project will result in no violation of underground injection control regulations under 310 CMR 27, as the project requires no underground injection of any materials.***

It is anticipated that the project will take approximately 2-months for installation, once permits are finalized. The applicant anticipates starting construction as soon as possible, following project approval.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,

NextGrid Inc.



Nathan A. Collins, P.E.
Senior Manager of Engineering

Attachments:

1. Special Permit Application
2. Certified Abutter's List

Enclosures Under Separate Cover

3. Plan entitled "Proposed Layout Plan" prepared by NextGrid Inc. and dated 3/24/23.
4. Interconnection Plan Set Prepared by ARC Design dated 11/16/21.

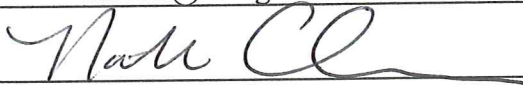


Town of Avon Planning Board

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- Application for Site Plan Approval
- Application for Special Permit Approval
- Type of Special Permit Water Supply Protection District
(See Zoning By-Law Section 7-4)

Official Use:	
Date of Receipt:	_____ Received by: _____ Approval Date: _____
Complete:	_____ Not Complete: _____ Date: _____

1. Application Information	
Address of Property Location:	225 Bodwell St
Map/Plot/Route:	B7/3/3
Owner:	Paul Mamane – ONEG II LLC
Address:	225 Bodwell St, Avon, MA 02322
Telephone No.:	617-953-3353
Fax No.:	
Email:	paul@marshallpapertube.com
Owner's Agent:	Nathan A. Collins, P.E. - NextGrid Inc.
Title:	Senior Manager of Engineering
Address:	23 Deer Hollow Rd, Forestdale, MA 02644
Telephone No.:	774-269-1861
Fax No.:	
Email:	nathan@nextgrid.com
Signature:	
Tenant/Lessee/Purchaser (If Applicable):	
Title:	

Address: _____

Telephone No.: _____ Fax No.: _____

Email: _____

Signature: _____

Comments: _____

2. Property Information

Zoning District: Industrial

Type of Structures: Residential: Existing Proposed Commercial: Existing Proposed
 (Existing or Proposed Property)

Industrial: Existing Proposed Institutional: Existing Proposed
 Other: _____

Parking Spaces: Existing: 45 Proposed: n/a

Land Area Square Feet: 173,790

Building Area Square Feet: 73,285

Number of Stories: 1 Number of Dwelling Units: n/a

Occupied Partially Occupied Vacant Vacant Land

Are there Wetlands Present Yes No

Is the Property Located in or Near a Flood Plain Yes No

3. Brief Summary of Proposed Work (Use additional Sheets for Project Narrative):
 See attached cover letter.

4. Site Plan Submission Requirements

(Provide one (1) Original and seven (7) copies of all Plans, Narratives, and Applications)

- A. Completed Site Plan Application (this form);
- B. Plan(s) at a scale 1" = 20' or 1" = 40' for large plots
- C. (unless waived by the Planning Board – drawn by a registered land surveyor or professional engineer including the following information (show on multiple sheets for ease of reading):
 - Access and egress to and from the site;
 - Lot lines and easements, if any;
 - Current and proposed building(s) and structure(s) as proposed on the site, or if not, provide the plan of adjacent properties;
 - Topography with the appropriate contours of the site and adjacent sites;
 - A professionally developed plan identifying surface water bodies, flood plain areas(s) and area(s) subject to the 100-year flood elevation. The determination of the items and/or area(s) to be included shall be made by the Planning Board and when appropriate the Conservation Commission;
 - Landscape features, walls, walks, and lighting;
 - Landscaping proposed as determined appropriate and consistent with any screening and/or green space;
 - Location of parking areas and facilities for internal vehicular and pedestrian circulation;
 - Site drainage and supporting data, if required;
 - Any loading facilities as may be required;
 - Traffic study, if required by the PGA, given the proposed development of the site and the expected traffic impact;
 - Architectural drawing of the proposed building(s) and structure(s), if required by the PGA

5. Authorization (Must be Signed by the Owner of the Property)

I am the record owner of this property for which this application is being filed and as such, I am familiar with the work proposed to be carried out on my property.

I hereby give permission for this application to be filed with the full understanding that certain restrictions may be placed on the property relative to the approval of the proposed work.

I further certify that under the penalties of perjury, I am to sign this application.

Paul Mamane

Name (Please Print)

Owner

Title

Signature


3/24/2023

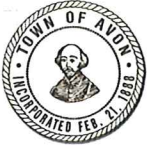
Date

300' CERTIFIED ABUTTERS LIST
225 BODWELL ST.
AVON, MA (B7-3-3)

FOR:
NEXTGRID, INC.

Board of Assessors
Certified Copy
Susan M. Nolan
 As of 2/28/13

Map	Block	Lot	Location	Owners Name	Mailing Address	City	St Zip
B6	1	13	200 Bodwell St.	CSMP Realty Trust, Linda I. Craig, Tr.	8 Pickens Ave.	E. Freetown	MA 02717
B6	1	14	210 Bodwell St.	Lodge #29 International Brotherhood of Boilermakers	210 Bodwell St.	Avon	MA 02322
B6	1	20	11 Ledin Ave.	N.E. Truck Solutions of Avon, LLC	11 Ledin Ave.	Avon	MA 02322
B6	1	21	1 Ledin Ave.	Curning Microwave Corp., c/o PPG Industries	One PPG Place	Pittsburgh	PA 15272
B6	2	1	215 Bodwell St.	Black Branch Terminals LLC	PO Box 25612	Richmond	VA 23260
B7	1	1	230 Bodwell St.	230 Bodwell RE LLC	25 Toby Garden St.	Duxbury	MA 02332
B7	1	2	238 Bodwell St.	238 Bodwell Street LLC	150 Old Page St.	Stoughton	MA 02072
B7	2	1	235 Bodwell St.	235 Bodwell Street LLC	30 Speen St.	Framingham	MA 02060
B7	3	2	21 Parker Dr.	Atlantic Oliver II 21 Parker Dr. LLC, c/o Oliver St. Capital LLC	303 Congress St.	Boston	MA 02210
B7	3	22	1 Shawn Dr.	Patel, Suresh & Patel, Malini S.	1 Shawn Dr.	Avon	MA 02322
B7	3	23	3 Shawn Dr.	Vicki A. Parker, Tr., - Vicki A. Parker Trust Agreement of 2013	3 Shawn Dr.	Avon	MA 02322
B7	3	24	5 Teddy Dr.	Barros, Silvestre B. & Barros, Idalina J.	5 Teddy Dr.	Avon	MA 02322
B7	3	25	7 Teddy Dr.	Merressi, Testay G. & Merressi, Selomie W.	7 Teddy Dr.	Avon	MA 02322
B7	3	8	404 Page St.	Shawn Parker, Tr., Shawn Parker Trust Agreement of 2004	404 Page St.	Avon	MA 02322
B7	3	9	410 Page St.	Joseph, Pierre M.	410 Page St.	Avon	MA 02322



225 Bodwell St.

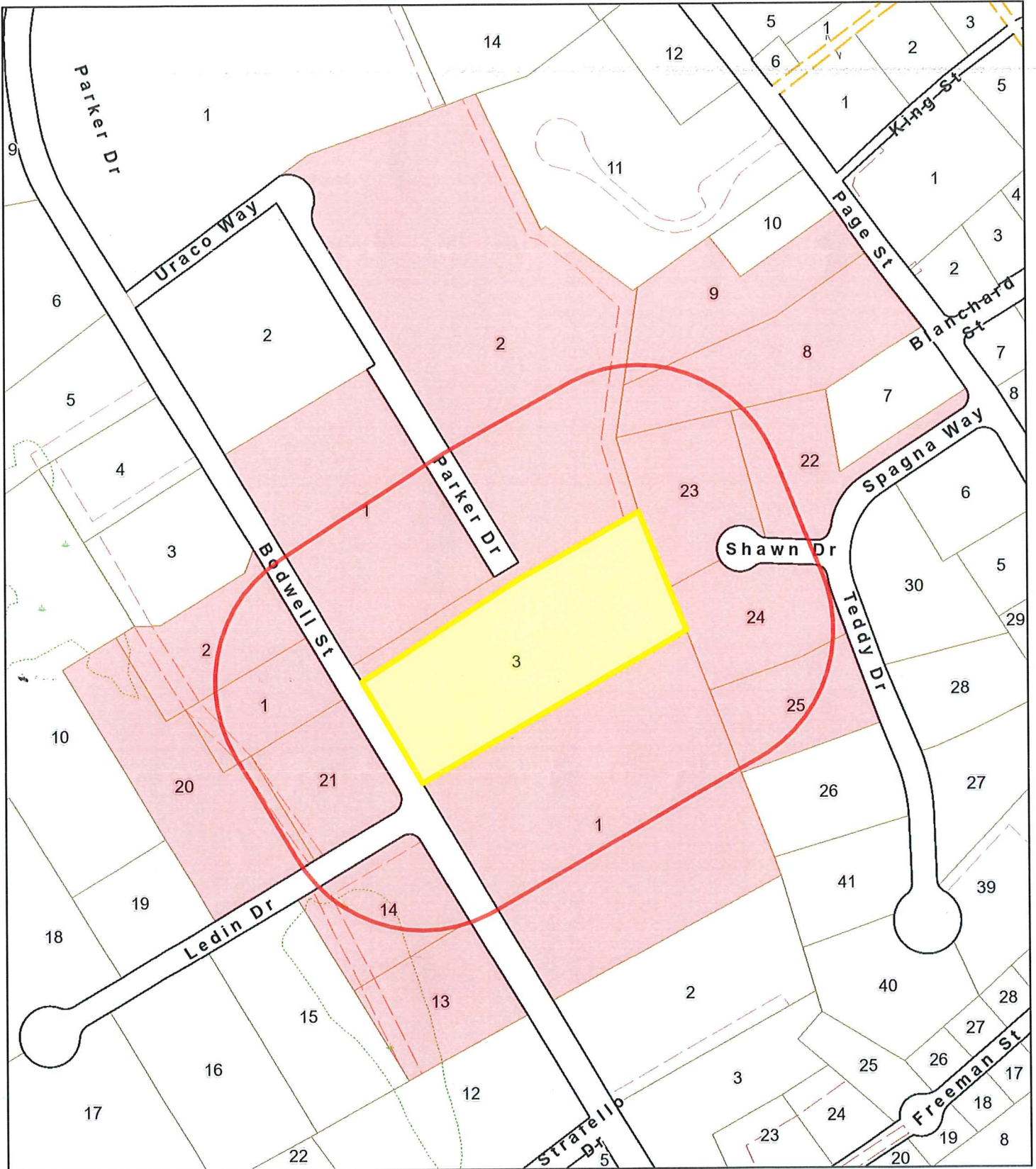
Avon, MA

1 inch = 279 Feet



www.cai-tech.com

March 21, 2023



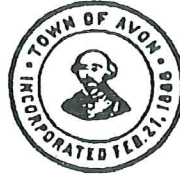
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

BOARD OF ASSESSORS
Warren B. Lane, Chairman
Jonathan D. Madore, Clerk
Sam Kamel, Member

ASSISTANT ASSESSOR

Town of Avon Massachusetts

Town Offices
Buckley Center
65 East Main Street
Avon, MA 02322
(508) 588-0414
FAX (508) 559-0209
www.avon-ma.gov



BOARD OF ASSESSORS

REQUEST FOR ABUTTERS LIST

APPLICANT INFORMATION NAME: Nathan A. Collins, PE
NextGrid Inc.

ADDRESS: 23 Deer Hollow Rd
Forestdale, MA 02644

PHONE #: 774-269-1861

REQUEST FOR ABUTTERS LIST OF PARCELS WITHIN _____ FEET OF PROPERTY
LOCATED AT 225 Bodwell Street

MAP B7 BLOCK 3 LOT 3

REASON FOR REQUEST: Special Permit application for work within
Water Resource Protection Overlay District

DATE OF REQUEST: 3 / 21 / 23

APPLICANT SIGNATURE: *Nathan Collins*

AMOUNT DUE WITH APPLICATION: \$25.00

ELECTRONIC COPY (EXCEL SPREADSHEET): TO **YOUR** FLASH DRIVE OR EMAILED
TO YOU: AN ADDITIONAL \$5.00 CHARGE.

EMAIL ADDRESS: nathan@nextgrid.com