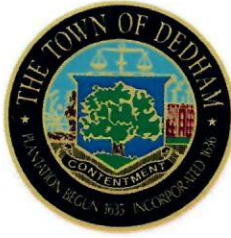


PLANNING BOARD

Michael A. Podolski, Esq., Chair
John R. Bethoney, Vice Chair
Robert D. Aldous, Clerk
James E. O'Brien IV
Ralph I. Steeves

Planning Director

Richard J. McCarthy, Jr.
rmccarthy@dedham-ma.gov

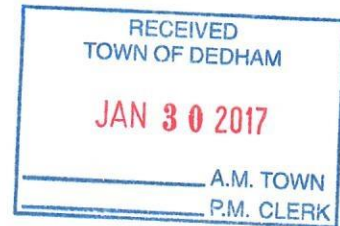


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**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS
PLANNING BOARD**

CERTIFICATE OF ACTION



APPLICANT: SunRaise Investments LLC
PROPERTY: 480 Sprague Street, Dedham, MA
PROPERTY OWNER: Griffith Properties
OWNER'S ADDRESS: 260 Franklin Street, Boston, MA 02110
PROJECT: Modification Minor Site Plan Review
DATE: January 12, 2017

PROJECT SUMMARY

Griffith Properties is the owner of the real estate known and number as 480 Sprague Street, Dedham, MA. The Project consists of a 1,280 kWDC and 960 kWAC, solar panels will be installed on the roof with a ballasted racking system and positioned at a 5 degree tilt, electrical inverters will be installed on the roof, a pad mounted step up electrical transformer and three (3) new poles. One of the poles will be owned by Sprague Street Solar LLC and the remaining two (2) poles will be owned by Eversource. The proposal is subject to Minor Site Plan Review Modification by the Dedham Planning Board pursuant to Section 9.5 of the Dedham Zoning By-Law.

BACKGROUND AND FINDING OF FACTS

1. Griffith Properties (hereinafter referred to as the "Applicant") is the owner of the real estate known and numbered as 480 Sprague Street, Dedham, MA (hereinafter referred to as the "Subject Property").

2. The Subject Property, shown on the Dedham Assessors' Map 157, Lots 7 and 5, contains approximately 645,995 square feet of land, and has approximately 960 feet of frontage on Sprague Street.
3. According to the Zoning Map for the Town of Dedham, the Subject Property is located in the Limited Manufacturing A (LMA) Zoning District.
4. The Project is subject to Minor Site Plan Review Modification under Section 9.5 of the Dedham Zoning By-Law.
5. On or about December 19, 2016 Applicant submitted, the following to the Planning Board (hereinafter referred collectively as the "Application"):
 - a. Form X: Application for Site Plan Review Modification(with Project Narrative);and,
 - b. Letter from SunRaise Investments LLC outlining the scope explaining the project dated December 16, 2016;and,
 - c. Site Development Plan dated **Joseph** Raymond Jancauskas, Electrical, No. 49168, Registered". Joe works for dGen Energy Partners, LLC 12/15/16.
6. The Application was reviewed by the Planning Board and the Planning Director, and was determined to satisfy all of the submittal requirements for the filing of a Site Plan Review Modification pursuant to Section 9.5 of the Dedham Zoning By-Law.
7. The Planning Board determined a peer review and mailing to direct abutters was not required for this modification.
8. At the meeting, Applicant and its representatives were provided an opportunity to make a full presentation.

DECISION

At the meeting duly held on January 12, 2017, after discussion, the Planning Board, consisting of Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien IV, voted unanimously (5-0), to approve the "Application for Minor Site Plan Review Modification" with the following **CONDITIONS**:

1. The privacy fence (6 feet in height) with brown colored slats shall be installed around the equipment enclosure. The privacy fence entitled Fence Colors prepared

by Joseph Raymond Jancauskas, Electrical, No. 49168, Registered". Joe works for dGen Energy Partners, LLC 12/13/16 is incorporated into the plan set.

2. Members of the Planning Board and the Planning Director shall be permitted access to the project site during construction with proper notification to the Applicant subject to applicable safety requirements as established by the Applicant or its Contractor.
3. Applicant agrees that no later from one year from occupancy permit being issued or in the case where no occupancy permit one year from completion of the project, the Applicant shall file a written report with the Planning Director detailing the progress of the project and compliance with all terms and conditions of this certificate and the expected completion date. The Planning Board reserves the right to require the Applicant to appear before the Planning Board to further discuss and review compliance with this certificate of action.
4. The Planning Director will be contacted by the Applicant upon completion of the project to verify that the project has been completed in full compliance with the specifications of the modified plan as submitted and approved in this Certificate of Action. The Planning Director will be contacted either prior to any occupancy permit being issued or in the case where there isn't any occupancy permit required after the project is completed.
5. All municipal taxes and fees shall be paid in full and all tax accounts shall be in good standing prior to the issuances of any building permit.

In granting site plan approval the Planning Board has considered the objectives set forth in Section 9.5 Site Plan Review of the Dedham Zoning By-Law, and has determined that the site plan, as conditioned above, meets said objectives.

Dated: January 25, 2017

By the Planning Board:


Robert D. Aldous, Clerk