



**Town of Groveland**  
**Economic Development**  
**Planning & Conservation Department**  
**Planning Board**  
 183 Main Street  
 Groveland, MA 01834

Brad Ligols, Chair  
 Walter Sorenson, Vice-Chair  
 John Stokes III  
 Chris Goodwin  
 DJ McNulty  
 Jason Naves, Associate

**APPROVED 4-2-2024**

<b>BOARD:</b>	Planning Board
<b>MEETING DATE:</b>	<b>February 6, 2024</b>
<b>MEETING PLACE:</b>	Town Hall and Zoom
<b>TIME:</b>	7:00 PM
<b>MEMBERS PRESENT:</b>	Brad Ligols, DJ McNulty, Jason Naves, Chris Goodwin
<b>MEMBERS ABSENT:</b>	John Stokes III, Walter F. Sorenson Jr.
<b>GUESTS:</b>	Annie Schindler (Town Planner & Conservation Agent), Sam Joslin (Building Commissioner), Chief Robert Valentine (Fire Department), Deputy Chief Daniel Briscoe (Fire Department), Kevin Snow (GMLD), Craig & Kathy Weaver (25 Cannon Hill Ave), Scott Edwards (GML Coop), Steve Bern (Citizens Energy Corp), Stephen Herling (Citizens Energy Corp)

TOWN CLERK  
 RECEIVED/POSTED  
 APR -3 PM 1:17  
 TOWN OF GROVELAND

*Note: Minutes are not a transcript; see the recorded meeting for verbatim information.*

*Pursuant to Chapter 20 of the Acts of 2021, "An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency", extended by the Governor on March 30, 2023, which extended permission for boards and commissions to conduct remote meetings, the Planning Board conducted this meeting in a hybrid format.*

**MOTION:** Goodwin motions to open the Planning Board meeting. McNulty seconds the motion. Voted all in favor. The motion passes unanimously.

**NEW PROPOSED ZONING BYLAW CHANGES:** Pursuant to M.G.L. Ch.40A, Section 5 to consider amendments and additions to the Zoning Bylaw as follows:

- 1) Addition of a Battery Energy Storage System section to Article 7, Special Use Regulations.
- 2) Addition of a section to Article 13, Section 2(A) Applicability for Site Plan Review, to require a site plan review for Battery Energy Storage Systems.

Ligols: Reads the above legal notice.

Joslin: The Battery Energy Storage Systems Bylaw are something that myself, the Town Planner and the Municipal Light Department General Manager thought were necessary to bring forwards as an article because there is interest in people putting them in. If we don't have a bylaw in place, they would be allowed in town as they are protected in 40A 3 as a utility. If we don't have anything in place, we have no prevue over anything that goes in. We can reasonably regulate it, but not prohibit it. We took the state model bylaw and all the best parts of other bylaws that other Towns have created. It allows us control for site development, construction of the battery, safety features, decommissioning, bonding for decommissioning, how emergency response will be dealt with, etc. It puts a burden on the applicant to prove that it's safe.

Snow: It's usually paired with a substation, and you can use it in various ways. You can store energy and dispense it at peak times. It also reduces capacity and transmission cost. People who use these systems try to hit these peaks to reduce these costs. This is usually why you see this level of systems. Generally, they are container sized systems. There are batteries stored in them and they typically have fire suppressing in the container. The other thing you can do with them is to power portions of a town during a power outage. You could also use it for frequency regulations.

McNulty: Is it on standby or is it constantly on at a low voltage?

Snow: It would always be on unless it was taken out for service.

Ligols: What do you do with the batteries when they're no good?

Burn: Generally, when you put together a large system like this there are a lot of automated systems and what happens is cell level management. We have a constant look at everything that is happening. If we end up having a thermal event, we have controls that as soon as there's a change in temperature or voltage the systems shut everything down. There is a lot of mitigation that's goes into these systems. There's gas, smoke, and fire detection, typically the system's air on the side of caution which will then such down, which will trigger the operator of the system to go to the site and see what is going on. In Wesley people are asking about having a water connection to the containers which would allow you to flood the container and be more direct than putting water on top of it.

McNulty: Are they fan cooled?

Burn: Most have HVAC. They are placed on foundation; there are no longer walk-in containers. Now they are more side-door containers which is a safety measure. They are essentially un-manned, it's not large like a solar field.

Joslin: If you look at page 7, 8 and 9 of the bylaws it deals with construction standards, the testing standards, required plans, emergency plans, operation and maintenance plans, etc. The goal is that not much can happen there without us being notified.

Valentine: These will have to meet many requirements that we have. Our job will be to ensure things stay cool until the system can regulate itself. If there were to be an issue the company that owns the battery would have to get a HAZMAT team in to mitigate the site.

Ligols: What if National Grid came in and wanted to put a system at their substation on King St right now?

Snow: I would have no control over that.

Planner: The Board would also have no control. That is why we have proposed this bylaw.

Ligols: What is the State going to do? How much time do we have to prepare?

Joslin: The horse has already left the barn. The State has determined that these are allowed under Chapter 40A Section 3. If we don't have a bylaw in place, they will just be able to go in without shading, etc. and other considerations of the residents. This allows us to require applicants to be required to train our public safety and have communications with the Town.

**MOTION**: Ligols motions to recommend that the Board accepts the addition of a Battery Energy Storage System section to Article 7, Special Use Regulations with the current language. Also to recommend Addition of a section to Article 13, Section 2(A) Applicability for Site Plan Review, to require a site plan review for Battery Energy Storage Systems as it's been written. McNulty seconds the motion. Voted all in favor. The motion passes unanimously.

**HOMESTEAD LANE**: 30-foot no cut zone issue along Cannon Hill Ave.

**MOTION**: McNulty motions to table. Goodwin seconds the motion. Voted all in favor. The motion passes unanimously.

**929-931 SALEM STREET:** Review of vault storage plans.

Joslin: Last week we had reports of work being done at the site. It was confirmed that asphalt was dug up and fencing was installed. I reached out to the attorney, and they informed me that they were preparing to install the vault. We informed him that their engineering report was not complete, nor had they applied for the proper permits. We are still waiting for the final TEC reports. The contractor called to ask if they could put in their pilings because they had a crane on site, and I said they could do it at risk. Beyond that work they are not to do any more work. Our Health Agent is concerned that it is in the wrong location, and too close to the leaching field.

Ligols: What steps are you going to take? We let them open with a temporary CO a couple of years ago.

Joslin: Because they worked without a permit they will have a double permit fee, beyond that we are waiting to see what is applied for with a permit. A double permit fee is a good show that we are serious.

Ligols: Is TEC going to be present for the pour?

Planner: Yes.

Goodwin: Don't we want them to confirm that they are outside of their leach area before they proceed?

Joslin: Yes, they should do that because it would be a very expensive mistake if that was the case. This is their project to run, I'm not going to babysit.

McNulty: What are the next steps if they start building?

Joslin: They would be shut down.

**142 KING STREET:** Close escrow account for initial application.

Planner: This was a single-lot subdivision, the original applicants brought it through the permitting process and then sold it to a new owner. The original applicants still have monies in an escrow account so these funds should be released. We do have an escrow account for the new owner.

**MOTION:** McNulty motions to close the escrow account from the initial application for 142 King Street. Naves seconds the motion. Voted all in favor. The motion passes unanimously.

### **TOWN PLANNER UPDATE**

Planner: At 6-8 Elm Park there is a coming soon sign for a Mexican restaurant. The Building Commission issued a cease and desist because they were working without a permit. They have also been informed they have to file a permit for a special permit for a parking reduction with the Planning Board and a special permit for use with the Zoning Board. We have two potential upcoming projects. A subdivision at 181R School St and an affordable development at Garrison St which would have to go through the Zoning Board. 912 Salem St is almost ready to have their permit signed, they have one small remaining comment from TEC.

### **OTHER ITEMS NOT REASONABLY ANTICIPATED AT TIME OF POSTING**

*None.*

**NEXT MEETING** February 20, 2024

### **ADJOURNMENT**

**MOTION:** Ligols motions to adjourn at 8:10 PM. Goodwin seconds the motion. Voted all in favor. The motion passes unanimously.