



BWC Wades Stream, LLC LSGMSPI

To: Worthington Town Planning Board
From: WSP USA Inc.
Cc: BWC Wades Stream, LLC
Ref: US-EI-3652230438
Date: 2025-09-17
Subject: Site Plan Review Application for BWC Wades Stream, LLC LSGMSPI

Introduction

On behalf of BWC Wades Stream, LLC, (Applicant), WSP USA Inc. is pleased to submit this Site Plan Review Application to the Worthington Town Planning Board for a proposed Large-Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI) (the Project) located at 190 Ridge Road, Worthington, Massachusetts in Hampshire County (the Site).

Contact Information for Applicant:

- Name: BWC Wades Stream, LLC
- Address: 116 Huntington Avenue Suite 601, Boston MA, 02116
- Telephone: (518) 530-0803
- Point of Contact: Aaron Simms

The required information for Site Plan Review is included in this letter and its appendices including the Site Plan Review Application Form in Appendix A. The Site Plan Review fees will accompany this application from the Applicant under separate cover.

Based on preliminary discussions with Worthington Town Planning Board representatives, it is anticipated that the Project will be allowable in accordance with the Town of Worthington Protective Zoning By-laws (the By-laws).

Existing Use of the Site

The Project Limit of Work covers approximately 29.95 acres of a 71.5-acre parcel owned by Timothy J. Sena and Catherine Rude-Sena (the Owners), PIN: 407-0-28. The Applicant will be leasing the Site from the Owners. The executed Notice of Lease and Easement Agreement can be found in Appendix A. The Site is located within the Residential Agriculture Zoning District (see Appendix C for the Zoning Map). All adjacent parcels are also zoned for Residential Agriculture. The Project location consists primarily of



open agricultural land, predominantly grass-covered fields. The area to the north and east is bordered by a tree line and local roads. The surrounding area to the west, and south, is forested. The forested area to the west, approximately 500 feet from the proposed northern array, consists of permanently protected conservation land. Most of these lands are owned by the Commonwealth of Massachusetts, while some are owned by towns, nonprofit organizations, or are protected under Agricultural Preservation Restriction (APR) or Conservation Restriction (CR) programs.

Proposed Use of the Site

The Project includes the installation of approximately 7,462 ground-mounted PV modules and will generate approximately 3.95-megawatts (MW) direct current (DC) and 2.00 MW alternating current (AC). The Project is considered a Large-Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPi) per the Town of Worthington Protective Zoning By-laws (the By-laws). The maximum height of the array panels will be approximately 10 feet above the existing ground surface. The array will be surrounded by an 8-foot-high woven-wire agricultural fence equipped with a self-locking gate for security and electrical code purposes. The fenced area includes approximately 27.45 acres. Access to the site will be provided via an existing gravel driveway off Ridge Road. This driveway shall be improved and widened as necessary to provide a road width between 16 and 20 feet. A four-leg intersection shall be added to the existing driveway to provide short access drives and parking areas for maintenance vehicles. The IFP Plan Set showing the existing and proposed conditions of the Site is included in Appendix D.

The array will be connected through a series of inverters, switchboards, and transformers mounted on two concrete pads located near the middle of the array on either side of the access road. The array will be accompanied by Battery Energy Storage System (BESS) equipment, also located on the concrete pads. The purpose of the transformers is to step up the voltage to match and allow for interconnection with the existing Eversource Energy utility grid. Medium voltage power from the transformers will run in an underground distribution line under the perimeter fence and transition to overhead distribution on a series of seven proposed utility poles to be constructed along the access drive. The new poles will provide the overhead interconnection to an existing utility pole identified as Utility Pole (UP) #27-20-11 near the Site entrance on the west side of Ridge Road.

To treat and infiltrate new runoff from the increase in impervious area and achieve a post-development peak runoff rate equal to or below the pre-development conditions, three infiltration trenches shall be installed. Each infiltration trench has a corresponding pre-treatment vegetated filter strip to settle out sediment and debris. The Stormwater Management Report detailing the drainage patterns and calculations in designing these best management practices (BMPs) is included in Appendix M.

Impact Statement

The Applicant is committed to comply with Local, State and Federal regulations through all phases of the Project. The Project will not have negative economic effects on adjoining properties, nor will it result in disruptive noise, odor, fumes, or vibration on adjoining properties. The Project is generally compatible with adjacent and other properties in the district. The Project will not impact any municipal or educational services for the community. The effects to traffic by the Project will be minimal. During construction of the Project, the area will experience a slight increase in traffic during typical work hours. Following construction, traffic impact will be limited to the occasional maintenance vehicle for servicing of the array.



The Town of Worthington has demonstrated a strong commitment to renewable energy through its participation in the Solarize Mass program and designation as a Green Community by the Massachusetts Department of Energy Resources (DOER). These initiatives reflect the Town of Worthington's dedication to reducing greenhouse gas emissions, lowering energy costs, and supporting Massachusetts clean energy goals. The Project directly aligns with Worthington's priorities by expanding access to clean energy, further diversifying the local energy mix, and reinforcing the community's leadership in sustainable energy practices.

Additional Permitting

In addition to the Site Plan Review, additional permits and approvals will be pursued to comply with all relevant laws and appropriate agencies as detailed below.

Wetlands

Field investigation for wetland resource areas was conducted on the Site by Fleetwood Environmental Solutions, LLC in Q2-3 of 2023. The delineation was performed in accordance with the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40) and associated regulations. The investigation identified two Bordering Vegetated Wetland (BVW) within or adjacent to the Project area. The Project has been designed to avoid direct wetland impacts to the maximum extent practicable. The Project does not involve the discharge of fill or dredged material into wetlands or Waters of the United States (WOTUS), and a Section 404 permit from the U.S. Army Corps of Engineers is likely not required. Proposed work within the buffer consists exclusively of the installation of the woven wire perimeter fence, which qualifies as an agricultural improvement, and therefore should be exempt under the agricultural provisions of the Wetlands Protection Act. The Applicant will file a Request for Determination of Applicability (RDA) with the Town of Worthington Conservation Commission to confirm the jurisdictional authority and the applicability of exemptions. All work will be performed in accordance with the Massachusetts Wetlands Protection Act and applicable local by-laws. Erosion and sedimentation controls will be installed and implemented to protect adjacent resource areas during construction. The delineated wetlands and buffer zones are shown on the IFP Plan Set included in Appendix D. The wetland delineation is included in the Natural Resources Assessment prepared by Fleetwood Environmental Solutions, LLC in Appendix E.

Worthington Driveway, Building and Electrical Permits

Based on the By-laws, it is assumed that building and electrical permits will be required for the Project. The Applicant will pursue the building and electrical permit approvals prior to construction. Since the Project will utilize an existing access point off Ridge Rd, it is assumed a driveway permit will not be necessary at this time.

Construction General Permit (CGP)

Under the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES), projects that involve one or more acres of earth-disturbing activities require submittal of an electronic Notice of Intent (NOI) to obtain coverage under the CGP. This permit will include the submittal of a Stormwater Pollution Prevention Plan (SWPPP) detailing BMPs including soil erosion and sedimentation controls, pollution prevention standards, inspection and corrective action requirements,



and specifications for temporary and permanent stabilization. The CGP will be acquired prior to construction.

Cultural Resources

The Applicant will concurrently engage with the Massachusetts Historical Commission (MHC) for formal review. The Project is not currently anticipated to impact any potential cultural resources in the vicinity.

Rare, Threatened, and Endangered Species

WSP conducted a desktop review of potential rare, threatened, and endangered (RTE) species and priority habitats coinciding with the Project. The Massachusetts Natural Heritage and Endangered Species Program (NHESP) Priority and Estimated Habitat mapping under the Massachusetts Endangered Species Act (MESA) (M.G.L. c. 131A) was reviewed in August 2025. The Site does not fall within Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife as defined by NHESP. Therefore, a MESA filing is not anticipated. Additionally, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database was consulted to identify potential RTE species and habitats. IPaC results indicate the potential presence of three species within the broader region that could be affected by development activities:

- Northern Long-eared Bat (*Myotis septentrionalis*), listed as endangered under the Endangered Species Act (ESA);
- Tricolored Bat (*Perimyotis subflavus*), listed as proposed endangered under the Endangered Species Act (ESA); and
- Monarch Butterfly (*Danaus plexippus*), a candidate species for federal protection.

No tree clearing is proposed, and no critical habitats have been identified on-site. Therefore, formal consultation under Section 7 of the ESA is not anticipated. Should the Project scope change to include activities that may affect federally listed species or designated critical habitat, the Applicant will coordinate with the USFWS accordingly. IPaC results are included in Appendix F.

Compliance with By-laws

This application, the site plans, and supporting documentation were prepared in accordance with the Town of Worthington Protective Zoning By-laws: Section 8.5: Large-Scale Ground Mounted Solar Photovoltaic Installations and Section 2.6.9: Site Plan Review Criteria. Information required in the By-laws is included in the attached site plans, supporting documentation and narrative below (WSP's comments provided in ***bold italics***).

Section 2.6.9 Site Plan Review Criteria

- A. The Site Plan Reviewing Authority shall use the following criteria in evaluating site plans applications:
1. Whether the architectural design, scale, layout, and landscaping of the proposed development is in harmony with the historic and rural character of the neighborhood and the Town of Worthington;