

Battery Energy Storage System (BESS)



Example Projects

Palmer, MA



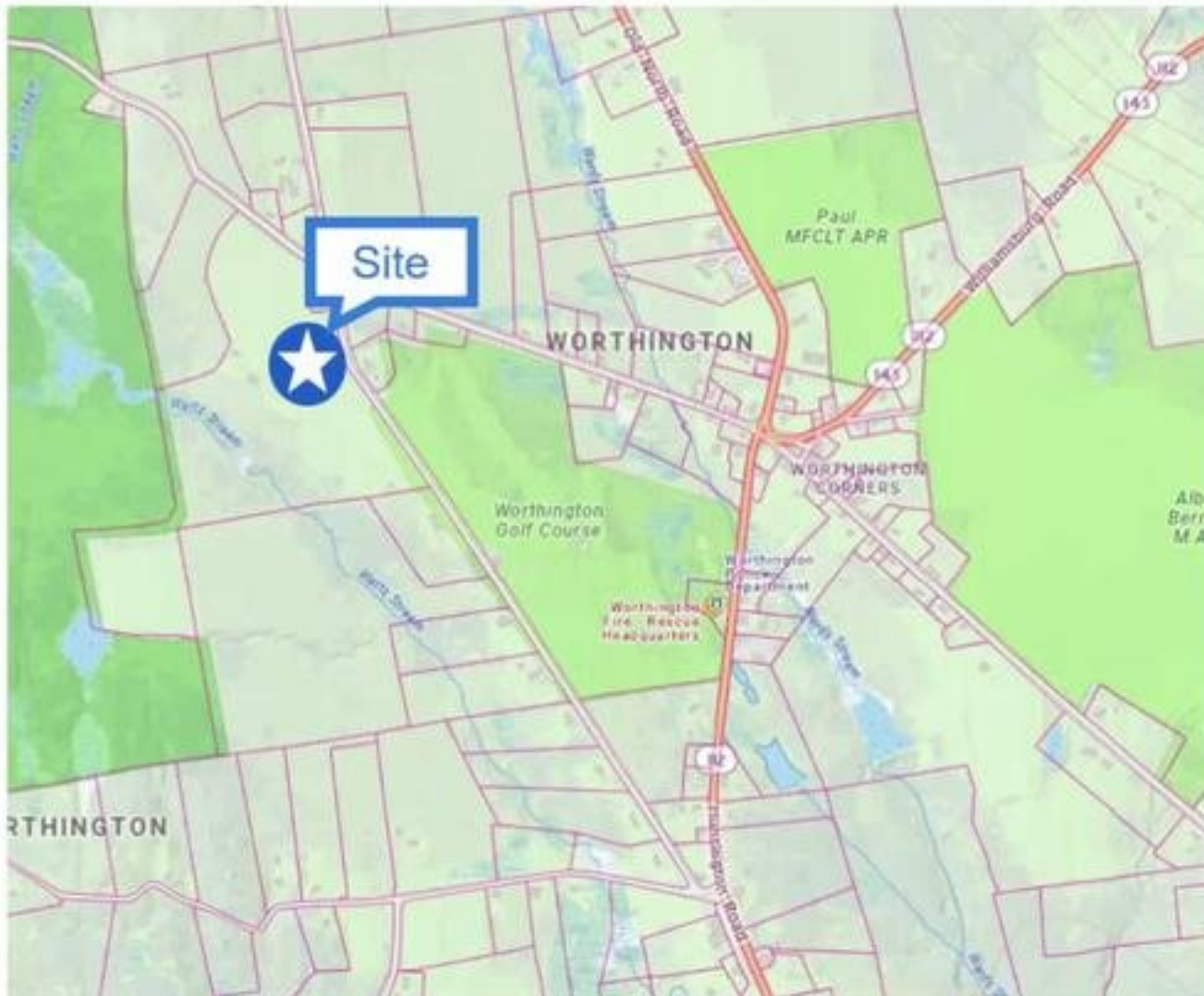
- Beef Cattle and Hay Production
- Same landowner & farmer, same ag uses
- 30' fence clearances allow equipment turns, etc

Dighton, MA



- Former butternut squash field
- Will be farmed by diversified veg & livestock farmers
- Previous farmer & landowner retired, transitioning to next generation

The Parcel



Address: 190 Ridge Rd
Worthington, MA 01098

Tax Map: 407-0-28

Zoning District: Agricultural Residential &
Water Supply Protection District

Parcel Acreage: 71.6 acres





BLUEWAVE

Worthington Ridge Rd Dual-Use Project Overview

BWC Wades Stream, LLC

November 20th, 2025



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BLUEWAVE

56 Community Solar Projects
developed in Northeast

80+ Agrivoltaic Projects
developed or in development

260+ Megawatts (MW)
operational solar developed

114k Metric Tons of CO₂
avoided annually

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Agrivoltaics Overview



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Agrivoltaics Overview



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Why Dual-Use?



Economically support farms & farmers



Keep farmland in agriculture use



Encourage new generation of farmers



Produce reliable clean energy



Support agricultural municipalities through taxes



Beth Greenblatt



Bart Niswonger



Steven Lipsitz



John Fosnot

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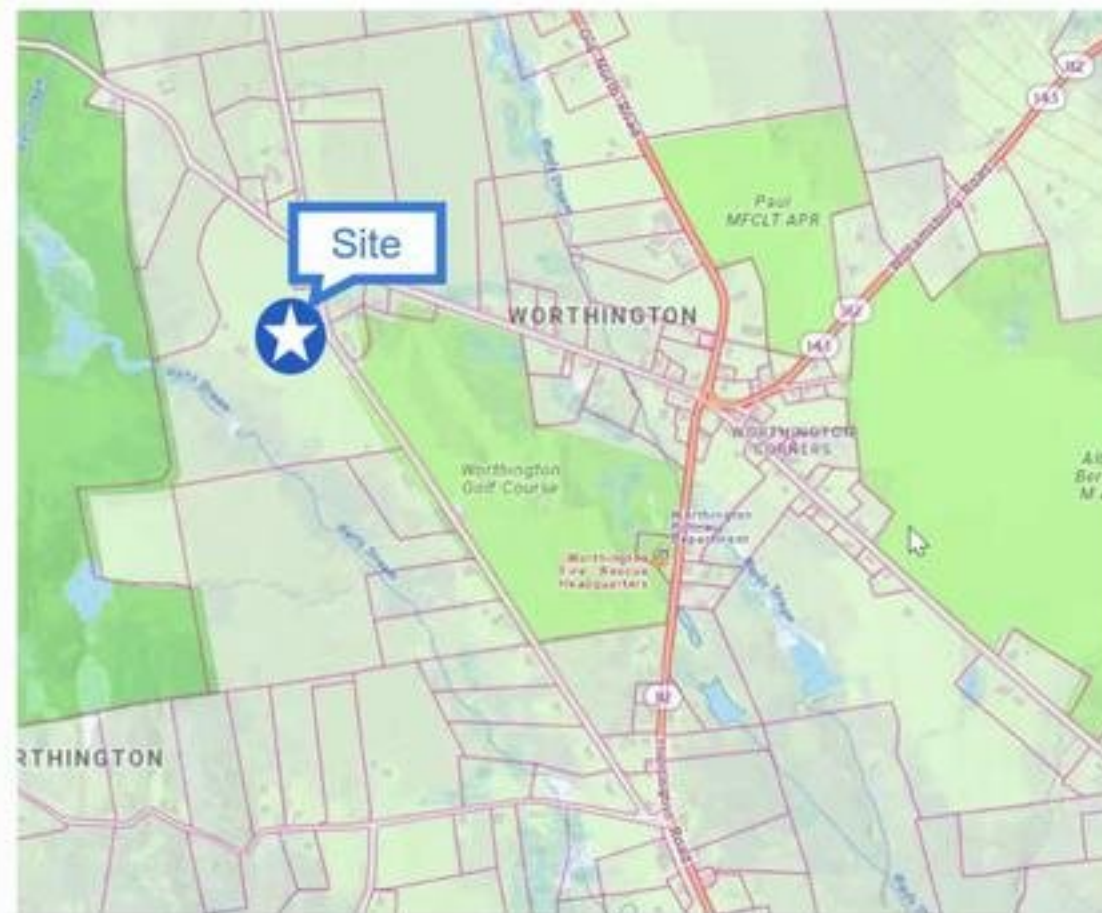


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Project Details

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Project Timeline

Milestone	Preliminary Schedule
Conservation Commission Hearing	11/17/2025
Planning Board Special Permit Public Hearing	11/20/2025
Construction Start	2027
Commercial Operation Date	2028





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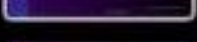
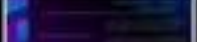
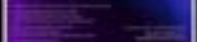
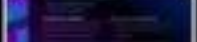
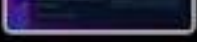
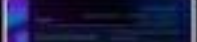
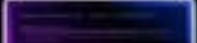
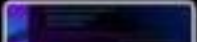
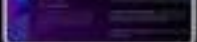
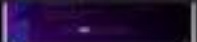
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WORTHINGTON SOLAR DISCUSSION

AGROVOLTIA COMMERCIAL BATTERY HOUSING

7,462 GROUND MOUNTED PV MODULES
GENERATING 3.95 MW OF DC AND 2MW AC,
COMMERCIAL AND INDUSTRIAL USE CATEGORY

WATER SUPPLY PROTECTION DISTRICT



Beth Greenblatt



Bart Niswonger



John Fosnot

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WORTHINGTON SOLAR DISCUSSION

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WATER SUPPLY PROTECTION DISTRICT

PLANNING BOARD. NOVEMBER 20TH

SPECIAL PERMIT REVIEW

190 RIDGE ROAD, WORTHINGTON

Special Permit

Required as the Application for a Large Scale Ground
Mounted Solar Photovoltaic Installation Project *overlaps the*
Water Supply Protection District

Zoning Bylaw 9.2.4 Special Districts, Water Supply Protection
District requires a Special Permit Approval

Town of Worthington Zoning Bylaws

Section 5.5 (Special Permits)

Section 8.7.3 (Site Plan Review)

Section 9.2 (Special Districts)

the Planning Board may not grant either approval until the application is
deemed complete, and all required permits from other boards have been obtained



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PLANNING BOARD. NOVEMBER 20TH

SPECIAL PERMIT REVIEW

190 RIDGE ROAD, WORTHINGTON

Special Permit

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Zoning Bylaw 9.2.4 Special Districts, Water Supply Protection District requires a Special Permit Approval

the Planning Board **may not** grant either approval until the application is deemed complete, and all required permits from other boards have been obtained

Town of Worthington Zoning Bylaws

Section 5.5 (Special Permits)

Section 8.7.3 (Site Plan Review)

Section 9.2 (Special Districts)



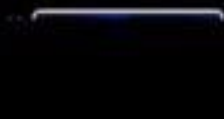
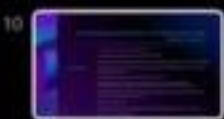
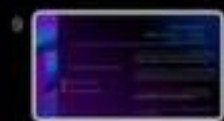
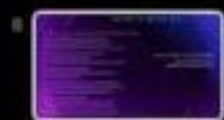
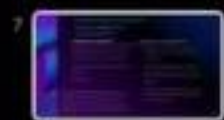
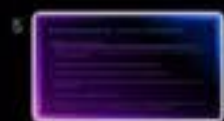
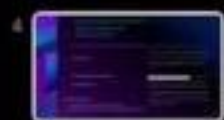
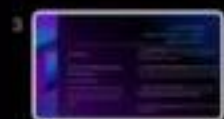
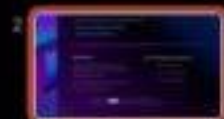
Beth Greenblatt



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John Fosnot



PLANNING BOARD. NOVEMBER 20TH

SPECIAL PERMIT REVIEW

190 RIDGE ROAD, WORTHINGTON

Special Permit	Town of Worthington Zoning Bylaws
Required as the Application for a Large Scale Ground Mounted Solar Photovoltaic Installation Project <i>overlaps the Water Supply Protection District</i>	Section 5.5 (Special Permits)
Zoning Bylaw 9.2.4 Special Districts, Water Supply Protection District requires a Special Permit Approval	Section 8.7.3 (Site Plan Review)
	Section 9.2 (Special Districts)

the Planning Board may not grant either approval until the application is deemed complete, and all required permits from other boards have been obtained

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PLANNING BOARD SITE PLAN REVIEW — ACTIONS

190 RIDGE ROAD, WORTHINGTON

Site Plan Review

Under Town of Worthington Zoning Bylaws,
S5.5 (Special Permits)

S8.7.3 (Site Plan Review)

The Planning Board cannot grant either approval until the application is deemed complete and all required permits from other boards have been obtained.

A. **Deny the Special Permit** Outright as Incomplete...this requires a full re-application after the NOI/OOC process, clock restarts, no grandfathering. Any new bylaw changes apply to new filings.

B. **Close the hearing and deny the application** on substantive grounds, citing water supply protection, fire safety, lack of NEPA 855 (fire protection rules) etc. Clock restarts, no grandfathering. Any new bylaw changes apply to new filings.

C. **Continue the Public Hearing indefinitely**...until after an OOC from the Conservation Commission, which could take upwards of a year, the current bylaw is locked in place, vulnerable to land court challenge

D. **Approval or Constructive Approval**, with or without conditions, current by laws locked in place

190 RIDGE ROAD, WORTHINGTON

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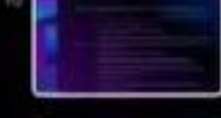
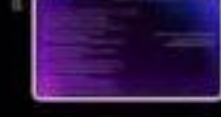
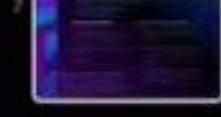
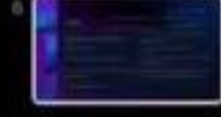
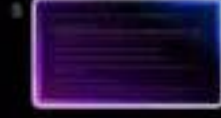
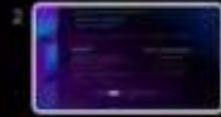
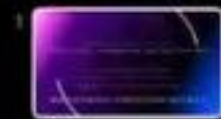


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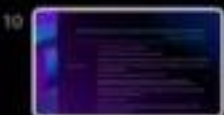
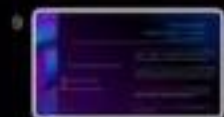
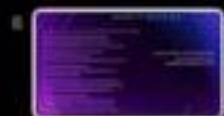
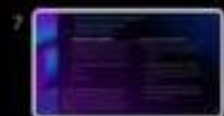
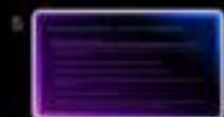
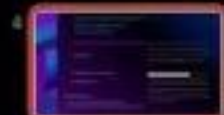
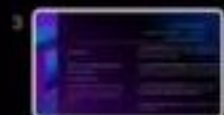
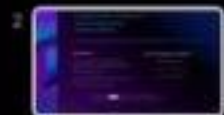
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John Fosnot



PLANNING BOARD. NOVEMBER 20TH

SPECIAL PERMIT REVIEW

190 RIDGE ROAD, WORTHINGTON

Special Permit

Water Supply Protection District

Zoning Bylaw 9.2.4

The lawful choices now are:

1. To continue the hearing until the record is complete or
2. To deny the permit for failure to meet the sole approval criterion in § 9.2.4.

Section 9.2.4 of the Worthington Zoning Bylaws is clear: the only question before us is whether this project will adversely affect the public water supply.

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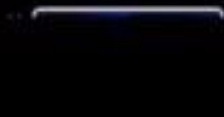
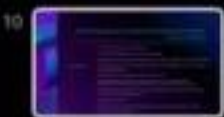
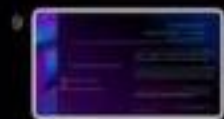
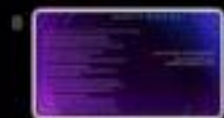
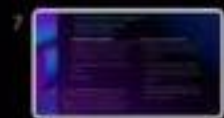
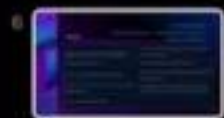
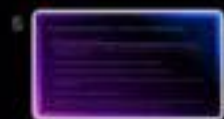
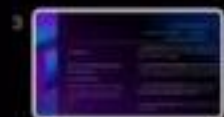
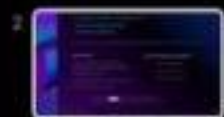
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John Fosnot



PLANNING BOARD. NOVEMBER 20TH

SPECIAL PERMIT REVIEW

196 RIDGE ROAD, WORTHINGTON

Special Permit

Water Supply Protection District

Zoning Bylaw 9.2.4

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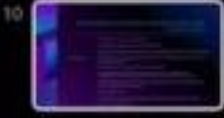
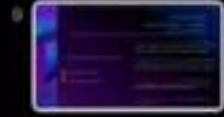
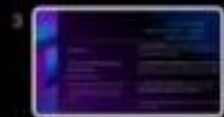
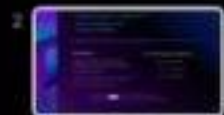
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ZONING BOARD. NOVEMBER 20TH

SPECIAL PERMIT REVIEW

GE ROAD, WORTHINGTON

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170%

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PLANNING BOARD. NOVEMBER 20TH

SPECIAL PERMIT REVIEW

THE ROAD, WORTHINGTON

Permit

Supply Protection District

Bylaw 9.2.4

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WORTHINGTON ZONING BYLAW SECTION 9.2.4 PROHIBITED USES

Prohibited Uses in the Water Supply Protection District

- A. Business and industrial uses, not agricultural, which manufacture, use, **process, store, or dispose of hazardous materials** or wastes as a principal activity, including but not limited to metal plating, chemical manufacturing, wood preserving, furniture stripping, dry cleaning, and auto body repair, or which involve on-site disposal or process Wastewaters
- B. Trucking terminals, bus terminals, car washes, motor vehicle gasoline sales, automotive service and repair shops.
- C. Solid waste landfills, dumps, auto recycling, junk and salvage yards, with the exception of the disposal of brush or stumps.
- D. Underground storage and/or transmission of petroleum products excluding liquified petroleum gas, unless tanks and Piping are double-lined in accordance with the latest State regulations.
- E. Outdoor storage of salt, de-icing materials, pesticides or herbicides.
- F. Dumping or disposal on the ground, in water bodies, or in residential septic systems of any toxic or hazardous material, including but not limited to septic system cleaners which contain toxic chemicals such as methylene chloride, and trichloroethane, or other household hazardous wastes



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PLANNING BOARD

SITE PLAN REVIEW — INCOMPLETE AS OF 11/17

190 RIDGE ROAD, WORTHINGTON

Where we Are:

Because no Order of Conditions exists due to the Conservation Commission determination on 11/17, the application before us is incomplete on its face.

Under S5.5 and 8.7.3, the Planning Board cannot approve Site Plan Review until application is deemed complete.

The Plan was submitted without key data

The application is missing every major engineering deliverable.

Special permit may only be granted after Site Plan Review is Complete

This filing is solely submitted to grandfather the project before the 2026 Site Suit Framework comes into play

The Board has no legal authority to approve, conditionally approve, or even continue deliberating this application

The BESS installation creates an undue hazard to public safety given the capacity Worthington's volunteer fire department and the absence of any fire or emergency

The application should be denied, without prejudice

PLANNING BOARD

SITE PLAN REVIEW — INCOMPLETE AS OF 11/17

190 RIDGE ROAD, WORTHINGTON

Where we Are:

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WHAT'S MISSING?

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Management Report required under MA DEP

Protection and NFPA 855 Compliance Materials

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Emergency Response Plan, no plan submitted

Access and suppression plans

Utility Confirmation, Utility Impact, Hosting Capacity Assessment

Access Road Construction Plan

Environmental Impact Materials for the Recharge area

Decommissioning Plan

Stormwater Management Report, Landscaping/Screening Plan,

Erosion and Sediment Control Plan, not tied to BESS buildout

Construction Phasing Plan required for Industrial Solar

Shadow and Light Glare Studies

LiDAR-Based Topographic Analysis given steep slopes

Survey Instruments for site control, easements, title reports

Evidence of Insurance and appropriate Decommissioning Surety

Under our Town Bylaws, Section 5.5 (Special Permit Review) and Section 8.7.3 (Site Plan Review), if the Planning Board cannot approve Site Plan, the Board cannot approve the Special Permit.

PLANNING BOARD. NOVEMBER 20TH

SPECIAL PERMIT REVIEW

190 RIDGE ROAD, WORTHINGTON

Outright Denial of Application

The application for a special permit must meet all submission requirements of the local bylaws, when required materials are not provided, the application is not legally an application

If the town denies, the town is safe in Court as the burden is on the developer

MGL Chapter 40A s11

If the Planning Board *Continues* instead of *Denies*, they are knowingly violating chapter 40A by acting as if a deficient filing is valid. That becomes a basis for Procedural Invalidation of any later approval, Mandamus action to force compliance, Land Court appeal if they approve where abutters enjoy presumptive aggrievement under Chapter 40A s17

MA Case Law- the strongest authority

- *Ardmore Realty v city of Worcester*: Boards may deny when the record does not contain sufficient information for required findings
- *Eldridge v. Board of Appeals of Chatham*: The burden of producing all required materials is on the applicant. Without such materials, the board has no basis to make positive findings and must deny
- *Dartmouth v. Greater New Bedford Landfill*: The court held that an application lacking material required under the zoning ordinance is not considered filed

Beth Greenblatt

Bart Niswonger

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WHAT'S MISSING?

- Because the Conservation Commission rejected the RDA, no NOI, no Order of Conditions
- Stormwater Management Report required under MA DEP
- Missing Fire Protection and NFPA 855 Compliance Materials
- Missing NFPA Hazard Mitigation Analysis, no thermal runaway modeling
- Missing Emergency Response Plan, no plan submitted
- Missing Fire access and suppression plans
- Missing Utility Confirmation, Utility Impact, Hosting Capacity Assessment
- Missing Access Road Construction Plan
- Missing Full Environmental Impact Materials for the Recharge area
- Missing Decommissioning Plan
- Missing Stormwater Management Report, Landscaping/Screening Plan,
- Only Partial Erosion and Sediment Control Plan, not tied to BESS buildout
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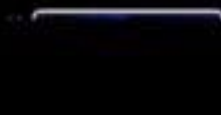
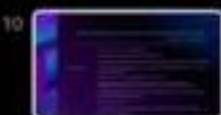
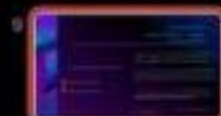
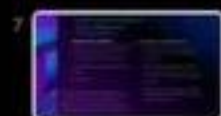
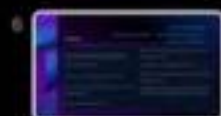
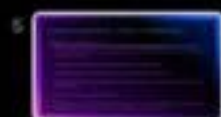
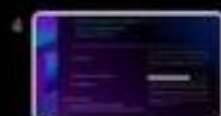
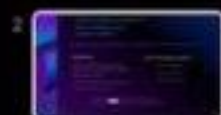
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Under our Town Bylaws, Section 5.5 (Site Plan Review) and Section 8.7.3 (Site Plan Review), the Planning Board cannot approve the project without the following information:



PLANNING BOARD SITE PLAN REVIEW — ACTIONS

190 RIDGE ROAD, WORTHINGTON

The Planning Board must deny the application

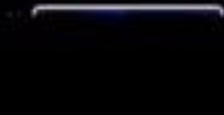
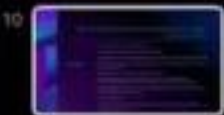
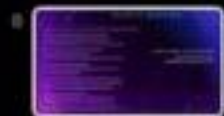
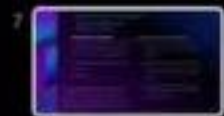
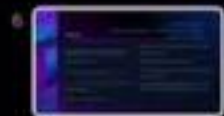
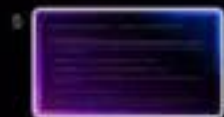
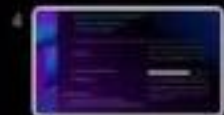
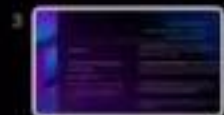
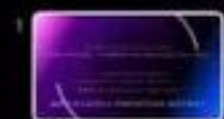
- ❌ Special Permit Application
- ❌ Site Plan Review Application

A. Deny the Special Permit and Site Plan Review Application Outright as Incomplete...this requires a full re-application after the NOI/OOC process, clock restarts, no grandfathering. Any new bylaw changes apply to new filings.

B. Close the hearing and deny the application on substantive grounds, citing water supply protection, fire safety, lack of NFPA 855 (fire protection rules) etc. Clock restarts, no grandfathering. Any new bylaw changes apply to new filings.

C. Continue the Public Hearing indefinitely...until after an OOC from the Conservation Commission, which could take upwards of a year, the current bylaw is locked in place, vulnerable to land court challenge

D. Approval or Constructive Approval, with or without conditions, current by laws locked in place



PLANNING BOARD SITE PLAN REVIEW — ACTIONS

190 RIDGE ROAD, WORTHINGTON

The Planning Board must deny the application

Special Permit Application

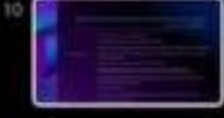
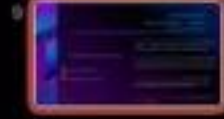
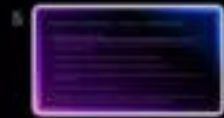
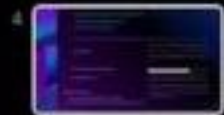
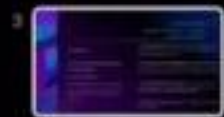
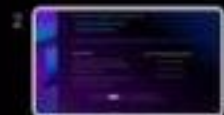
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WHY WOULD BLUEWAVE SUBMIT AN INCOMPLETE APPLICATION

190 RIDGE ROAD, WORTHINGTON

Why the Rush?

- Cascading costs of not obtaining a SMART Grant
- \$20 to \$50K in NOI filings costs and a 3-8 month project delay
- 2024 Climate Act introduced Site Suitability Review, effective March 1, 2026 likely put town out of suitability
- Site Suitability studies and hearing cost between \$50-\$200K + \$100-\$500K in mitigation costs like stream buffers and BESS redesign
- Requirements to offer community benefits like 10% revenue share
- Unapproved SMART projects miss 2025 capacity blocks, 4% a year, \$50-\$100K annually
- Several Massachusetts House Bills siting Solar outside of residential areas and conservation land
- One Big Beautiful Bill accelerated clean energy incentive phase outs, Tax credits reduced if construction doesn't start by July 4, 2026—hence the fence
- No Investment Tax Credits
- Foreign Entities of Concern materials phased down, so cheaper products from China aren't available
- Incentives to call this agricultural

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Beth Greenblatt



Bart Niswonger



John Fosnot

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WORTHINGTON FIRE CHIEF

The head of the fire department shall have the authority to prohibit installation or operation of an energy storage system where the installation or operation presents an imminent danger to public safety.

XII.A.3 of the Worthington ZBL requires us to minimize burdens on town services

527 SMR 1.00 Fire Chief has independent veto power over any BESS >600kWh

Worthington has no paid mutual aid agreement for BESS fires

Fire Chief's authority is State Law, not local zoning

Ironwood Solar v Town of Westfield, 2024

Denial upheld: A municipality may deny site plan approval for a large scale BESS where the local fire department lacks the capacity to respond and no mitigation plan has been provided

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