BLUEWAVE

To: Worthington Planning Board

From: BWC Wades Stream, LLC

Date: December 15th, 2025

Subject: Continuance Agreement for Site Plan Review Application for BWC Wades Stream, LLC LSGMSPI

Dear Planning Board Members,

BWC Wades Stream, LLC (Applicant) respectfully submits the following information to the Worthington Planning Board regarding the Site Plan Review Application for a proposed Large-Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI) (the project) located at 190 Ridge Rd, Worthington, Massachusetts in Hampshire County.

Section 2.6.4 Form and Contents of Site Plan Review Application

A. Every Site Plan Review application shall be on a form approved by the Site Plan Reviewing Authority and shall be accompanied by five sets of site plans, each bearing the project name, location, date, and plan scale. The Site Plan Reviewing Authority may require that one copy be in an electronic format specified by the Site Plan Reviewing Authority.

The Site Plan Review application form is included in Appendix A of the Site Plan Application from 9/23/2025. The required copies of the Issued for Permitting (IFP) Plan Set are included with the application.

B. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal.

Dimensions and scales are included in the IFP Plan Set attached as Appendix A of the Response to Comments for Site Plan Application from 10/21/2025.

C. The contents of the Site Plan Review application shall include:

All required site features are shown in the IFP Plan Set included Appendix A of the Response to Comments for Site Plan Application from 10/21/2025.

1. All existing lot lines, easements and rights of way

See Sheet V-101.

2. Location of all proposed new lot lines

   No new lot lines are proposed.

3. Location and use of all existing and proposed buildings and structures, including approximate height and floor area

   See Sheet V-101.

4. Location and description of any existing and proposed open space or recreation areas

   See Sheet V-101 for existing open space. No open space or recreation areas are proposed.

5. Location of proposed private and public ways on the site

   See Sheet C-101 through C-104.

6. Location and size of proposed parking areas

   See Sheet C-101 through C-104.

7. Location and use of buildings and structures within 300 feet of the site

   See Sheet V-101.

8. Location of wetlands on site and within 300 feet of the site, according to the latest data from the National Wetlands Inventory

   See Sheet V-101

9. Location of proposed water supply well, if any

   No water supply wells are proposed.

10. Location and date of all registered percolation tests

    No percolation tests related to the Project have yet been performed. Geotechnical engineering investigations shall be conducted prior to construction. Copies of the subsequent geotechnical reports shall be available to the Town upon request.

11. A runoff and drainage plan, showing the proposed snow storage areas, drainage facilities and storm water impacts on site and on adjacent downstream surface water bodies and flood plain

The Stormwater Management Report, which details the runoff and drainage plan, is included in Appendix M of the Site Plan Application from 9/23/2025. The proposed snow storage area is called out on Sheet C-101. Seasonal snow removal shall be managed by the landowners or sub-contracted by the Project company to ensure the access maintains good condition and functionality.

12. A plan for control of erosion and sedimentation, including both temporary and permanent measures

    Sedimentation and erosion control measures are explained on Sheet G-001, displayed on Sheet C-101 through C-104, and detailed on Sheets C-501 and C-502 of the IFP Plan Set in Appendix A of the Response to Comments for Site Plan Application from 10/21/2025. Additional erosion and sedimentation control information can be found in the Stormwater Management Report in Appendix M of the Site Plan Application from 9/23/2025.

13. Existing and proposed changes in topography

    See Sheets V-101, C-101 and C-103.

14. Location of stone walls

    See Sheet V-101.

15. Size and location of existing and proposed sign(s)

    See Details 7 and 11 on Sheet C-501 for proposed signs and Sheet C-102 for sign location(s).

16. Location of proposed outdoor lighting

    No outdoor lighting is proposed.

17. Method and location of waste disposal

    Solid waste generated during construction shall be stored in designated locations in covered containers such as a roll-off dumpster. Containers will be removed by a licensed vendor, in compliance with the applicable regulations. Minimal waste generation is expected post-construction, and any found shall be removed promptly during routine maintenance visits.

18. Location of fire protection measure

Knox Boxes shall be installed at each gate leading to the array, allowing emergency response teams full access to all electrical components. Future technology procured for BESS will be in compliance with State and Fire Codes, and NFPA 855 and UL certifications. The BESS will be equipped with safety features and will be remotely monitored offsite 24/7.

19. Proposed landscape features, including the location and description of buffers, screening, fencing, and plantings (specifying the size and type of plant materials)

    See Sheet C-101 for the location of fencing and Details 10 and 11 on C-501.

20. Traffic patterns at the site including entrances and egresses, loading and unloading areas, and curb cuts on site and within one hundred feet of the site

    The existing dirt access road will be widened to 20 feet to accommodate two-way traffic and vehicle turnarounds are proposed to accommodate larger vehicles. Since the Project utilizes an existing road and associated curb cut for access, no curb cuts are proposed. See Sheet V-101 for the location of all curb cuts within one hundred feet of the Site. It is unlikely traffic during or after construction will impact any of these identified curb cuts.

21. Information sufficient to assess the traffic safety impacts of the proposed project on the carrying capacity of any adjacent bridge, highway or road, to include the projected number of motor vehicle trips to enter or depart from the site estimated for daily hour and peak hour traffic levels

    During construction, the heaviest truck to enter site are typically wheelbase 67 (WB67) trucks at a typical length of 67 feet and maximum weight of 80,000lbs. These are used to deliver equipment approximately 20-35 times, spaced out over the course of a few weeks, 2-3 times per day. Other deliveries are on smaller, straight trucks (typically 10 to 26 feet long), and are typically between 10,000-15,000lbs. Following construction, the anticipated traffic will be one pickup truck per quarter throughout the year for regular maintenance and inspections.

22. Projected need for public utilities and services, including schools, fire protection and security

    The Project does not require special public utility or service accommodations. As a code-compliant system, emergencies are unlikely. However, in the event of an emergency, local emergency services are the first responders. For context, amongst nine operational BlueWave projects in MA and ME, first responders have been called once, due to a faulty sensor triggering an alarm. No emergency occurred.