BLUEWAVE

To: Town of Worthington Planning Board

From: BWC Wades Stream, LLC

Date: February 5, 2026

Subject: Additional Response to Questions for the Special Permit Petition and Site Plan Review for BWC Wades Stream, LLC LSGMSPI

Dear Mr. Niswonger and members of the Planning Board:

WSP USA Inc. ("WSP") and BWC Wades Stream, LLC ("BlueWave") respectfully submit the following responses to questions raised by the Planning Board at the 1/8/2026 Public Hearing.

Questions raised at 1/8/2026 Public Hearing:

1. Can the plans be updated to 1) identify BESS equipment pads, 2) show a 100' radius around the BESS, and 3) show the Water Supply Protection District map?

Response: Please see Appendix B for the updated plan set.

2. Can the appendix to the Predetermination Application be shared?

Response: Please see Appendix C for the appendix to the Predetermination Application (PDA). The DOER shading analysis tool output for the project is Attachment C-1 in the PDA appendix.

3. How is vegetative growth maintained around foundations, where mowing is difficult?

Response: Vegetative growth around foundations will be maintained with a string trimmer (weed whacker). As noted on page 15 of the Predetermination Application, submitted with the 1/2/2026 Response to Comments, Ridge Road Farm does not currently use pesticides and does not anticipate using pesticides or herbicides in the array area.

4. Can a glare study be provided?

Response: A Glare Study is in progress, and the report will be shared with the board when available.

5. Can you provide a range of BESS sizing to help the board understand the scope?

Response: As noted previously, final equipment selection depends on market conditions and supply constraints at procurement, and is typically finalized during the building permit phase. For purposes of a reference point to inform the Board's discussion, we anticipate a system of between 1 to 3 MW, which discharges at a 2- or 4-hour duration. While not final, an industry-standard and code compliant example of a battery under consideration is the e-STORAGE's SolBank 3.0; its specification sheet is in Appendix A.

6. How far outside of the Water Supply Protection District is the battery?

Response: The BESS equipment pads are 22' and 81' outside the boundary of the Water Supply Protection District.

7. Is there enough space for the firefighters to have their standoff?

Response: Yes. The site provides the recommended 100-foot standoff distance. Final standoff locations will be confirmed during a site-specific review with the fire department and incorporated into training.

8. Can you provide more details about the Escondido fire? How long did it burn?

Response: The incident lasted approximately 13 hours. There were no reported injuries.

- **The City of Escondido published findings from monitored air quality, first from the San Diego County Hazmat team and then SDG&E's third-party contractor, Haley & Aldrich Inc. Hazmat reported that "only normal products combustion of a structure fire were detected," and below exposure thresholds. Haley & Aldrich found oxygen levels consistent with normal atmospheric levels.**
- **The fire did not propagate and was limited to a single container out of the 24 on site.**
- **The fire was first detected by the facility's monitoring systems, which triggered an immediate response from SDG&E personnel and local emergency services.**
- **Firefighters arrived and implemented containment strategies to prevent spread to adjacent containers.**

WSP USA Inc. ("WSP") and BWC Wades Stream, LLC ("BlueWave") received the preliminary review comment letter dated 11/18/2025 prepared by Beacon Integrated Solutions related to the above referenced project. Responses were provided on 1/2/2026. We have revised responses to relevant BESS-related questions with illustrative information from a potential battery vendor, e-STORAGE's SolBank 3.0. Section headings and numbering correspond to the numbering in the Beacon Letter.

3. Water Protection District:

a. The Stormwater Management Report addresses impacts on the parcel from the solar array only and does not address any potential impacts results of a major casualty of the Battery Energy Storage System ("BESS").

i. Please provide documentation that the BESS will comply with the State's Electrical Code (527 CMR 12:00), Fire Code (527 CMR 1:00) and NFPA 855.

Response: The BESS will comply with 527 CMR 12.00 (Electrical Code), 527 CMR 1.00 (Fire Code), NFPA 855, and applicable UL listings. We have no objection to verification of such compliance being required as a condition of the site plan approval, to be provided prior to building permit issuance. The attached specification sheet (Appendix A) for the e-STORAGE SolBank 3.0 is illustrative of the type of documentation that BlueWave will provide, including NFPA and UL compliance.

ii. Please provide an emergency response plan that includes:

- Emergency shutdown/de-energize
- Emergency procedures in case of a fire, explosion, and release of liquids or vapors.
- Remediation requirements in case of a BESS failure and release.

Response: We are preparing a draft Hazard Mitigation Analysis and will share it once complete. It will be updated following final equipment specifications. We have no objection to making finalization of the Hazard Mitigation Analysis a condition of site plan approval, to be provided before building permit issuance.

5. Equipment Specifications:
    a. Please discuss when the Applicant anticipates finalizing equipment selection.

Response: Given the time between application and construction, BlueWave's preference to use the most efficient and current equipment, and potential supply constraints, equipment selection is typically finalized at the building permit application stage. However, to aid the board's review, we have provided an illustrative specification sheet for the e-STORAGE SolBank 3.0 (Appendix A) and have updated our responses to BESS questions using that unit as a reference point.

d. Regarding the BESS:
    i. The solar project is paired with a DC-coupled BESS which is integral to operations and economics of the project. It is understood that equipment specification is not final, however, from the cut sheet provided, the BESS includes a liquid cooled temperature-controlled system:
        - Does this system also require traditional HVAC equipment for climate control of the BESS? If so, please provide information and equipment specifications.

Response: Many BESS include dedicated HVAC systems. For illustrative purposes, the e-STORAGE unit shown on the Appendix A specification sheet uses liquid cooling for its Thermal Management System. To cool non-battery electrical components, the e-STORAGE SolBank 3.0 unit currently uses the Envicool EC06HDNC1U, a compact, high-efficiency air conditioner designed specifically for outdoor cabinets. We provided an illustrative specification sheet for this air conditioner included in Appendix D. Again, given the time between application and construction, BlueWave's preference to use the most efficient and current equipment, and potential supply constraints, equipment selection is typically finalized at the building permit application stage.

We have no objection to a site plan approval condition requiring that that climate control information and specifications (if any) be provided before building permit issuance.

- Discuss the fire suppression system, which according to the cut sheets includes submerged fire extinguishing system, an aerosol fire suppression system and a water sprinkler system.

Response: For illustrative purposes, the e-STORAGE SolBank 3.0 shown in Appendix A is equipped with the following fire detection equipment: smoke detectors, heat detectors, H2 detectors, a fire alarm control panel (FACP), a sound and light alarm, an alarm bell, an emergency start/stop button of the fan and two F-stop (emergency stop) buttons. If any of the detectors are tripped, the FACP initiates mitigation measures such as activation of fire alarm, stop charging/discharging, and activation of ventilation system. All of these measures are NFPA855 compliant. Again, given the time between application and

construction, BlueWave's preference to use the most efficient and current equipment, and potential supply constraints, equipment selection is typically finalized at the building permit application stage.

We have no objection to a site plan approval condition requiring that that fire suppression system information be provided before building permit issuance.

6. Noise Considerations:
    a. Please provide documentation from the equipment OEM, including inverters, transformers, BESS and single axis trackers, detailing audible impact of the equipment on a 24 hour and seasonal basis.

Response: The project will comply with all local and state noise regulations. For illustrative purposes, per the documentation in Appendix A the e-STORAGE SolBank 3.0 reports a sound level of under 75dBA at 1 meter away from the source, operating capacity and full fan speed, and the proposed BESS equipment pad is 130 meters (427 feet) to the nearest property line. Again, given the time between application and construction, BlueWave's preference to use the most efficient and current equipment, and potential supply constraints, equipment selection is typically finalized at the building permit application stage.

We have no objection to a site plan approval condition requiring submission of OEM acoustic data (including 24 hour operating profiles and seasonal conditions) before building permit issuance, or a condition requiring preconstruction baseline and postconstruction noise studies to verify compliance.