



# TOWN OF WORTHINGTON

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## PLANNING BOARD

May 19, 2026

BlueWave  
116 Huntington Avenue, Suite 601  
Boston, MA 02116  
(857) 930-7682

To whom it may concern,

What follows is a list of requests for responses relating to your proposed Large Scale Ground Mounted Solar Installation at 190 Ridge Road. They are based on a memorandum received May 18, 2026 from PARE Corp which is providing Peer Review services to the town on this project. That memorandum is available on the town website, on the Planning Board page dedicated to this project.

We look forward to your responses,

Bart Niswonger  
Worthington Planning Board, chair

### **1. Traffic and Access**

- a. Please provide a traffic impact analysis or Institute of Traffic Engineers (ITE) trip generation letter report for the construction period and the operation phase.
- b. Please provide a turning analysis or vehicle maneuvering plan for the access road and proposed turnaround utilizing the Town of Worthington's largest fire/emergency apparatus.
- c. Please provide an analysis of access to the interior of the array in the case of a brush fire or equipment fire (tractor), working with the Fire Chief to determine appropriate equipment.

## **2. Battery Energy Storage System & Interconnection Components**

- a. Please provide details of the BESS battery system and building, including interior layout and whether the BESS system is UL listed.
- b. Please provide details on the fire detection and smoke detection system including how it is powered, whether there is a secondary source of power, and what mechanism it uses to report detected smoke or fire and to whom.
- c. Please provide demonstrate that the BESS building is a suitable enclosure for the batteries.
- d. Please provide MSDS for all the parts of the battery system and spill containment features.
- e. Please provide details of the 2000 kVA transformer, including insulation type and protection features, and provide details of the 4000 Amp switchboard.
- f. Please state whether a sprinkler system is provided, and if so, please provide details showing a dry connection for the fire department to connect to, or details of a permanently connected wet sprinkler system.
- g. Please provide details regarding the size of the battery spill containment or other containment based on sprinkler system type.
- h. Please coordinate with the fire department and provide the board a plan for an appropriate hose connection if a dry system is utilized.
- i. Please provide a Failure Modes and Effects Criticality Analysis as requested by WFRD and provide a hazard mitigation analysis performed by the BESS vendor.
- j. Please provide information from the utility provider regarding the number and configuration of poles required for interconnection. Please include a discussion of the minimum number of poles they require.

## **3. Emergency Management.**

- a. Please provide safety documentation and emergency procedures related to disaster planning and meet with Town officials to detail an emergency management plan.
- b. Please review all aspects of emergency management with the Fire Chief and Emergency Management director and submit a draft plan to the board.
- c. Please discuss whether the plan should or should not include a drinking water hazardous release plan.

**4. Stormwater Management.**

- a. Please provide the purpose and results of the Geotech or test pit investigations in evidence during the site visit on April 24, 2026. Please include a map or schematic showing the approximate layout of the test pits.

**5. Sound impacts and mitigation.**

- a. Please discuss whether you would agree to provide a sound study at the same locations and time of day which includes a pre-construction baseline and observations during operations within six months of commencement of operations. Please provide details as to timing and duration of such a study.
- b. Please share an existing sound study from a similar project that includes a BESS and similar tracker technology. Please include a discussion of vibration.
- c. Please provide sound profiles and complete specs of OEM equipment that will be used.

**6. Site landscaping, screening, and security.**

- a. Please discuss whether you would agree to screening along the southeastern boundary to provide screening from the road and the golf course.
  - i. Please provide a plan for such screening. Ideally this screening would be a multilevel mixed mass planting and not a line of solitary single genus plants. It would mimic the eco region of Western MA which is mixed northern hardwood forest. This could include successional pioneer woodland plants and early colonizing grasses and shrubs.
- b. Please provide a plan for care and maintenance of planted screening both during installation and establishment and on an ongoing basis.
- c. Please provide a reference to the requirement for a fence enclosing the array. Please discuss the need for an 8' tall fence. Please discuss other means to provide site security.
- d. Please provide a report on the balloon test carried out in fall of 2025.
- e. Please provide evidence of where the 50' setback ought to begin along Ridge Road and Buffington Hill Road, noting that the town right of way does not always match the property line.

**7. Decommissioning costs and bonding.**

- a. Please provide supporting documentation that all materials used are recyclable, as assumed in your decommissioning plan.
- b. Please provide locations for disposal and trucking costs based upon those locations.
- c. Please submit a decommissioning plan estimate with the seal of a qualified engineer.
- d. Please provide an updated decommissioning plan estimate with prevailing wages, in the case that the town must perform the decommissioning.
- e. Please update the plan to use more recent inflation figures.

**8. Contractor Experience.**

- a. Please detail BWC Wade Stream LLC's requirements for the agrivoltaic construction contractor you will select.
- b. Please provide a template bid solicitation used by BlueWave, or any LLC formed by BlueWave, to obtain quotes for agrivoltaic solar projects in Massachusetts.
- c. Please discuss whether you would agree to covering the cost of a Project Manager during the construction phase to provide Project Management and Oversight services for the town, as suggested by the Building Commissioner.

**9. Ownership and Insurance**

- a. Please provide an updated insurance policy as the current one has expired.
- b. Please provide a list of coverages that you would expect to have in place during construction.
- c. Please provide a list of coverages that you would expect to have in place during operation.
- d. Please discuss whether you would agree to listing the town on the insurance policy.
- e. Please discuss whether you would agree to a condition requiring 30 days' notice to the Town of any change in ownership of the equipment, project or the ownership of the LLC

**10. Glare from the panels and other equipment and fixtures.**

- a. Please provide the specification sheet for the proposed solar panels, racking system, tracker system and other equipment, being sure to include information about potential glare.
- b. Please provide results of any glare studies you are aware of involving similar equipment.

**11. Racking and support system, generally and specifically as to the system's ability to withstand the high winds common in the area of the proposed facility.**

- a. Please detail the method of panel, support and racking installation/ anchoring and provide spec sheets, including wind load ratings.
- b. Please discuss what impact the high winds in the project area may have on noise levels produced by this installation relative to other installations.
- c. Please discuss what impact the array may have on snow which currently blows onto Ridge Road.