

BLUEWAVE

To: Town of Worthington Planning Board

From: BWC Wades Stream, LLC

Date: July 13th, 2026

Subject: Response to Worthington Fire-Rescue Department Comment 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") received the Worthington Fire- Rescue Department dated 5/12/2026 related to the above referenced project. Subsequently, at the 6/18/2026 Planning Board Public Hearing, the Fire Chief provided handwritten comment, to which WSP and BlueWave have responded to below. The numbering corresponds to the numbering on the WFRD handwritten questions. BlueWave and the Fire Risk Alliance held a meeting with the Fire Chief to discuss a draft version of this response on 7/9/2026.

HMA Questions:

2a. As with any emergency, we suggest that the Fire Department use their expertise to analyze and respond to the emergency at hand. The project's electrical design will include appropriate separation distances, including a 10' minimum setback between vegetation and BESS and a 3' minimum clearance between the BESS and other electrical equipment to limit fire spread and thermal exposure. Other electrical equipment should be addressed with the standard firefighting practices for any electrical fire, typically with Class B or C Fire Extinguishers. As for the array, trackers within the array are very often grid-powered. Hosting a water tank on site for a solar + storage facility is not common practice in MA. Accordingly, we do not suggest a 5000-gallon tank on site, and rather will provide three 20-pound Class B and C Fire Extinguishers on site, as is addressed below. Per the meeting with the Fire Chief on 7/9/26, the contact information for another MA Fire Chief with solar in their community has been shared directly with the Fire Chief.

3. Addressed in 6/18/26 Planning Board Hearing. The road is sized at 20' in width per NFPA855 and maintains suitable turning radius/angles for approach/departure with a minimum inside turning radius of 25' (per HMA Section 5.2.10). We have no objection to a condition requiring final construction plan sets be provided prior to building permit issuance.

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4. Addressed in 6/18/26 Planning Board Hearing. We have no objection to a condition that the Fire Chief receive a 90-day window to review NFPA/UL documentation prior to building permit issuance, per the request of the Fire Chief. We have no objection to a condition on requiring applicant to purchase, if not available for free, searchable versions the NFPA, UL or other documents on behalf of the Fire Department prior to building permit issuance.

5a. Addressed in 6/18/26 Planning Board Hearing. Landowner is responsible for snow removal, per the lease. Snow sensors will be present on site.

6. Addressed in 6/18/26 Planning Board Hearing. We have no objection to a condition that the Fire Chief receive the final ERP, including information on solar equipment, with a 90 day window to review prior to building permit issuance. To respond to a question of the Fire Chief from the 7/9/2026 meeting, project submittals typically contain approximately 80 pages of reading, which covers the ERP and HMA, both of which will simply be finalized versions of the current drafts. Additionally, 3 designs are commonly shared, approximately 60-80 pages total, including the final Issued for Construction Civil, Racking, and Electrical design. The specific amount of documentation is contingent on the requests of the Fire Chief, particularly in the Special Permit conditions.

7a. An example, illustrative fire alarm system conceptual design matrix, including dial-out functionality, is included in Appendix A of this submittal.

7b. Addressed in 6/18/26 Planning Board Hearing. We have no objection to a condition that the Fire Chief receive a 90-day window to review electrical design prior to building permit issuance, per the request of the Fire Chief.

7c. As stated in our HMA, the optional fire suppression system is not needed/advised. The enclosure is IP-rated, but not specifically for containment of internal water spray, though it may perform as such to a certain extent.

7d. Addressed in 6/18/26 Planning Board Hearing. Landowner is responsible for snow removal, per the lease. Snow sensors will be present on site.

9. An example, illustrative fire alarm system conceptual design matrix, including dial-out functionality, is included in Appendix A of this submittal. We have no objection to a condition that the Fire Chief receive a 90-day window to review the final fire alarm design matrix prior to building permit issuance.

10. Acknowledged as similar in nature to the previous comment of “WFRD needs to coordinate inputs to Town of Worthington ERP, with several Town entities & consultants to address proposed large-scale Solar/Bess installations” of which we would answer the same, we have no objection prior to applying for building permit addressing this comment

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with WFRD and providing the Building Inspector with all documented communications with WFRD and summary of actions taken by BlueWave in response to concerns or requirements identified by WFRD.

11. Addressed in 6/18/26 Planning Board Hearing. We recommend that all site personnel and emergency response personnel, who could be responsible for responding to a Worthington BESS emergency, be trained on the ERP prior to energizing the Worthington site. Refresher training should be provided as appropriate, typically annually. We have no objection to a condition that we provide annual training to the Fire Department.

12. Addressed in 6/18/26 Planning Board Hearing. We have no objection to a condition that the Fire Chief receive the final ERP, including information on solar equipment, with a 90 day window to review prior to building permit issuance.

12a. Addressed in 6/18/26 Planning Board Hearing.

ERP Questions

1. Addressed in 6/18/26 Planning Board Hearing. We have no objection to a condition that the Fire Chief receive the final ERP with a 90 day window to review prior to building permit issuance.

2a. Addressed in 6/18/26 Planning Board Hearing. We have no objection to a condition that the Fire Chief receive the final ERP with a 90 day window to review prior to building permit issuance.

2b. As with any emergency, we suggest that the Fire Department use their expertise to analyze and respond to the emergency at hand. The project's electrical design will include appropriate separation distances, including a 10' minimum setback between vegetation and BESS and a 3' minimum clearance between the BESS and other electrical equipment to limit fire spread and thermal exposure. Other electrical equipment should be addressed with the standard firefighting practices for any electrical fire, typically with Class B or C Fire Extinguishers. As for the array, trackers within the array are very often grid-powered. Hosting a water tank on site for a solar + storage facility is not common practice in MA. Accordingly, we do not suggest a 5000-gallon tank on site, and rather will provide three 20-pound Class B and C Fire Extinguishers on site, as is addressed below. Per the meeting with the Fire Chief on 7/9/26, the contact information for another MA Fire Chief with solar in their community has been shared directly with the Fire Chief.

2ba. Addressed in 6/18/26 Planning Board Hearing. As was referenced in the meeting, an E-Stop does not de-energize the BESS. Once equipment selection is finalized, we can ask

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the manufacturer of the system if this is an option we are able to consider. For illustrative purposes, we have asked this question to the manufacturer of the E-Storage SolBank 3 and will provide an update to the Fire Chief as soon as we are able.

‘Next’ 1b. Acknowledged

1c. As discussed in the 6/18/2026 Planning Board Hearing, other equipment and vegetation is spaced away from the BESS to limit thermal radiation and minimize the need to cool surrounding areas with water. An example, illustrative electrical diagram is shared in Appendix B to this submittal.

1d. We have no objection to a condition that the Fire Chief receive the final ERP with a 90 day window to review prior to building permit issuance.

2a. Addressed in 6/18/26 Planning Board Hearing. In the unlikely event of a waste spill, the State emergency response plan will be implemented - there is a State response framework under the Massachusetts Contingency Plan which requires the owner/operator to clean up the waste.

2b. As discussed with the Fire Chief at the 7/9/2026 meeting, we are open to a condition to have three 20-pound Class B and Class C Fire Extinguishers hosted on site,

3. An example, illustrative fire alarm system conceptual design matrix, including dial-out functionality, is included in Appendix A of this submittal.

Appendix A: Illustrative Fire Alarm System Matrix

SYSTEM INPUTS		SYSTEM OUTPUTS		ANNUNCIATION			NOTIFICATION				CONTROL							
				INDICATE ALARM AT FACP-3	INDICATE TROUBLE STATE AT FACP-3	RECORD STATUS CHANGE AT FACP LOG	DISPLAY EVENT AT FACP-3, FACP-4, ANNUNCIATOR AND SOUND LOCAL PIEZO	TRANSMIT SIGNALS TO SUPERVISING STATION	TRASMIT FIRE ALARM POINTS TO CLIENT MODBUS	ACTIVATE FIRE ALARM HORN STROBE (CLEAR) AT THE CORRESPONDING BESS CONTAINER	ACTIVATE GAS ALARM HORN STROBE (AMBER) AT THE CORRESPONDING BESS CONTAINER	ACTIVATE EXHAUST VENTILATION SYSTEM FOR THE CORRESPONDING BESS CONTAINER	STOP EXHAUST VENTILATION SYSTEM FOR THE CORRESPONDING BESS CONTAINER	ACTIVATE RELAY TO SEND LEVEL I FIRE SIGNAL TO BMS FOR CORRESPONDING BESS CONTAINER	ACTIVATE RELAY TO SEND LEVEL II FIRE SIGNAL TO BMS FOR CORRESPONDING BESS CONTAINER	ACTIVATE RELAY TO SEND EXHAUST VENTILATION SYSTEM STATUS ON SIGNAL TO BMS FOR CORRESPONDING BESS CONTAINER	ACTIVATE RELAY TO SEND SYSTEM FAULT SIGNAL TO BMS FOR CORRESPONDING BESS CONTAINER	ACTIVATE RELAY TO SEND GAS ALARM SIGNAL TO BMS FOR CORRESPONDING BESS CONTAINER
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O				
SMOKE DETECTION FOR THE FACPS IN THE SUBSTATION CONTROL ENCLOSURE	1	●		●	●	●	●											
MANUAL PULL STATION AT BESS CONTAINER	2	●		●	●	●	●	●			●							
SMOKE DETECTOR IN BESS CONTAINER (SENSITVMTY 1.36 - 3.12%/FT)	3	●		●	●	●	●	●			●							
HEAT DETECTOR IN BESS CONTAINER (RATE OF RISE ≥12°F/MIN OR TEMP. REACHES 135°F)	4	●		●	●	●	●	●			●							
BOTH SMOKE DETECTOR AND HEAT DETECTOR ACTVMTE SIMULTANEOUSLY IN BESS CONTAINER	5	●		●	●	●	●	●				●						
FLAMMABLE GAS DETECTOR IN BESS CONTAINER (AT OR ABOVE 10% LFL)	6	●		●	●	●	●		●	●	●	●			●			
EXHAUST VENTILATION SYSTEM MANUAL ACTIVATION SWITCH ON	7								●									
EXHAUST VENTILATION SYSTEM MANUAL ACTIVATION SWITCH OFF*	8									●								
EXHAUST VENTILATION SYSTEM STATUS ON	9	●		●	●	●	●						●					
EXHAUST VENTILATION SYSTEM ACTVMTE SIGNAL WITH NO EXHAUST VENTILATION SYSTEM STATUS ON*	10		●	●	●	●	●							●				
EXHAUST VENTILATION FAULT, BESS CONTAINER FIRE ALARM POWER SUPPLY FAULT, OR GAS DETECTOR FAULT	11		●	●	●	●	●							●				
FIRE TROUBLE SIGNALS FROM THE FACP, ANNUNCIATOR, AND ASSOCIATED DEVICES**	12		●	●	●	●	●											

*THE EXHAUST VENTILATION SYSTEM MANUAL OFF SWITCH PHYSICALLY DISCONNECTS THE RELAY BETWEEN THE FIRE ALARM SYSTEM AND VENTILATION SYSTEM ACTIVATION DRY CONTACT SWITCH. CONDITIONAL LOGIC PROGRAMMING SHALL BE USED SUCH THAT GAS DETECTOR AND EXHAUST SYSTEM FAULT OUTPUT IS INITIATED IF NO POSITIVE INDICATION FROM THE VENTILATION CONTROL PANEL IS RECEIVED WHEN EXHAUST VENTILATION SYSTEM ON IS INITIATED.

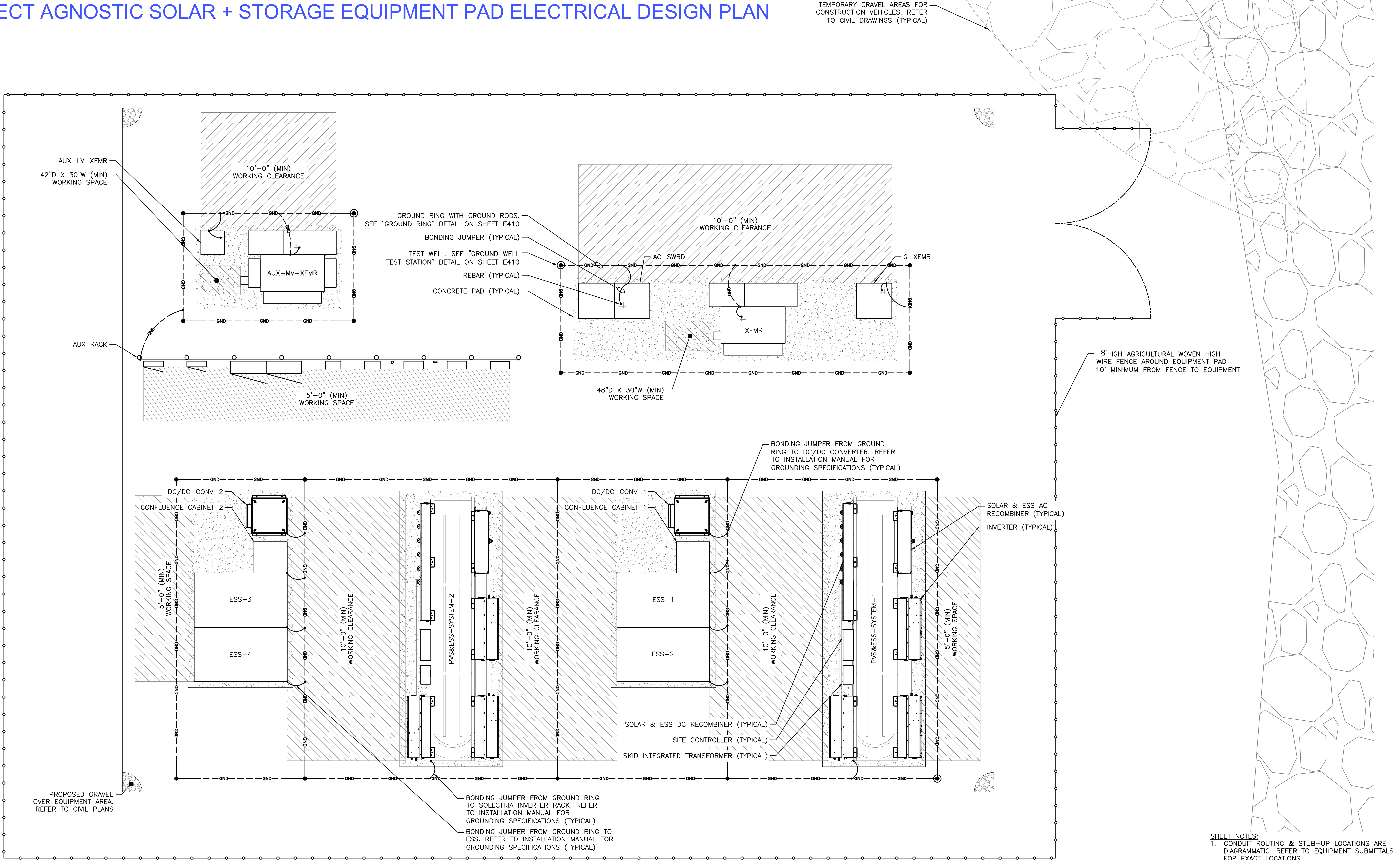
**GENERAL FIRE ALARM TROUBLE INCLUDES: SIGNALING DEVICE FAULT, NOTIFICATION DEVICE FAULT, LOSS OF AC POWER, BATTERY FAULT, CIRCUIT GROUND FAULT, CIRCUIT OPEN FAULT, AND PANEL FAULT.



Appendix B: Example Electrical Design Plan

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EXAMPLE PROJECT AGNOSTIC SOLAR + STORAGE EQUIPMENT PAD ELECTRICAL DESIGN PLAN



- SHEET NOTES:
- CONDUIT ROUTING & STUB-UP LOCATIONS ARE DIAGRAMMATIC. REFER TO EQUIPMENT SUBMITTALS FOR EXACT LOCATIONS.
 - EQUIPMENT SHALL BE INSTALLED AT HEIGHT SUCH THAT THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF THE SWITCH, FUSE, OR CIRCUIT BREAKER, WHEN IN ITS HIGHEST POSITION, SHALL NOT BE MORE THAN 6'7" ABOVE THE WORKING PLATFORM.
 - ALL PAD MOUNTED EQUIPMENT SHALL BE BOLTED AND SECURED TO EQUIPMENT PAD WITH SUITABLE CONCRETE ANCHORS AT FOUR CORNERS.
 - PAD SIZE IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH EQUIPMENT SHOP DRAWINGS.
 - STRUCTURAL DESIGN TO BE DETERMINED.
 - EQUIPMENT SHOP DRAWINGS NOT FINALIZED. EQUIPMENT DIMENSIONS SUBJECT TO CHANGE.

