



## TOWN OF SHREWSBURY

Richard D. Carney Municipal Office Building  
100 Maple Avenue  
Shrewsbury, Massachusetts 01545-5338

**Planning Board Regular Meeting**  
**Selectmen's Meeting Room - 100 Maple Avenue**  
**Thursday, September 7, 2023 – 7:00 PM**

### MINUTES

**Present:** Mr. Maurice DePalo, Chairperson, Ms. Julie Holstrom, Clerk, Mr. Dino Eliadi, and Matthew Kaestner, Alternate

**Also Present:** Christopher McGoldrick, Director of Planning and Economic Development

**Absent:** Mr. Stephan Rodolakis and Mr. Purna Rao

Mr. DePalo called the meeting to order at 7:00 PM.

1. **Review and Approve Minutes** - None

2. **Review and Sign Bills**

On a motion by Mr. Eliadi, seconded by Ms. Holstrom, the Board voted, 3-0, to approve the bills as read by the chair totaling \$11,055.00 for traffic peer review at 1-7 Maple Avenue.

3. **Board Member Comments and Announcements**

Mr. McGoldrick commented that the Planning Department will be attending the SNEAPA conference October 5-6<sup>th</sup> and may request the next Planning Board meeting be done remotely.

Mr. DePalo announced an alternate has been appointed to the Board and introduced Matthew Kaestner.

4. **51-53 Bay View Drive Duplex; Request for De Minimis Change; Waterview Realty Trust; New Public Meeting; Location: 51-53 Bay View Drive**

Robert Haddon and Russell Dedoming, owners of 51-53 Bay View Drive, appeared before the board. Mr. Haddon said the Planning Department came out for walk through and the original plan had a set of stairs leading to the back yard which they have since decided they would never use. He noted the Building Department did not require the stairs and the as built have been submitted.

On a motion by Ms. Holstrom, seconded by Mr. Eliadi, the Board voted, 3-0, to approve the changes as diminimis.

5. **Storage Use in the Limited Industrial District; Administrative Site Plan Review; 218 Flanders Road, LLC; New Public Meeting; Location: 4 Commerce Road**

Mr. McGoldrick said the administrative site plan review is done at staff level but the application has been forwarded to the Board for comments. He explained the request is for an industrial contractor's yard use on 4 Commerce Road. He said the property is existing industrial and is surrounded by primarily industrial uses. He added the proposal does include a chain link fence and vegetative buffer but no site work or utilities are being proposed.

Mr. Eliadi asked what materials would be stored there and Mr. McGoldrick replied plastic material and tractor trailer vehicle storage.

There were no other comments from the Board.

**6. Pavement Increase to Training Facility; Request for De Minimis Change; WD Centech Park LLC; New Public Meeting; Location: 15 Fortune Boulevard**

David Kelly, Meridian Associates, appeared before the board. He said they were before the board two years ago for an addition to the Eversource training facility and during construction decided to put in a canopy with gravel underneath. He said they would now like to replace the gravel with asphalt which has already been approved from a storm water standpoint.

Mr. McGoldrick said the building inspector's comments were addressed and this is a fairly innocuous request.

On a motion by Mr. Eliadi, seconded by Ms. Holstrom, the Board voted, 3-0, to approve the changes as diminimis.

**7. Proposed Battery Energy Storage; Site Plan Approval and Special Permit; Town of Shrewsbury & SELCO; New Public Hearing; Location: 6-8 Worthington Avenue; Decision Deadline: 90 days from close of hearing**

Ms. Holstrom read the legal notice into record. Mr. Kaester sat in on this agenda item with special permit granting authority. Patrick Collins, SELCO, appeared before the board and introduced the project noting the following:

- This is Shrewsbury's first proposed utility scale battery storage project.
- The project will be in partnership with Delorean Power (not in attendance tonight).
- Final engineering drawings and designs with technical details will be submitted at a later date.
- The proposed location is on Worthington Avenue on a vacant site which was previously used as a National Grid substation site.
- Area will be screen fenced.
- They are planning on installing DC fast chargers on an adjacent parcel which will be to open to the public as a separate project.
- Purpose of the system is for peak shaving so this battery would be dispatched to reduce Shrewsbury's load on a hot day like today.
- System use will result in wholesale energy savings for SELCO that can help stabilize and keep rates low for customers.
- They expect savings of about 10 million dollars over a 20 year partnership with Delorean Power.
- There are no direct emissions with battery storage.

Mr. Collins said they have already been in discussion with the Fire Department and Building Department regarding fire prevention and mitigation. He then presented the site plan showing ten integrated battery storage units towards the back of the parcel and the auxiliary equipment closer to the road.

Mr. Depalo asked when they were looking to start the project and Mr. Collins replied they expect in to be operational by the end of next year.

Ms. Holstrom asked if the operations on site would expand if the project proves to be successful and Mr. Collins pointed out the augmentation space on the plans for adding more containers later. He said they could potentially have double the amount of batteries than what is outlined at the moment.

Mr. Eliadi asked if the Fire Department has approved this and Mr. Collins replied they have had discussions with Deputy Chief Cobby and given him details about the mitigation measures and specific chemicals that are in these units that would put out any thermal runaway. He said there is also a national fire code that will need to be met. Mr.

Eliadi then asked if they were lithium batteries and Mr. Collins conformed.

Mr. McGoldrick commented that they understand the full civil plans are still to come so they look forward to reviewing those.

Mr. Depalo asked if there were any already installed in Massachusetts and Mr. Collins replied there is a system Sterling but that one is dated and not integrated.

#### PUBLIC COMMENT

Paula Derry, 17 Worthington Avenue, said her husband has leukemia and she looked up these systems to find they blow up and emit toxic gases. She then asked why it was being proposed in a residential neighborhood. Mr. Collins replied it will be similar to the use of the substation in this area. Ms. Derry then asked if other sites were considered and how the town will protect the neighborhood if there is an accident. Mr. Collins said there are other sites they are planning to use for battery storage in addition to this one. Mr. McGoldrick explained that the applicant is requesting to continue so there will be another hearing where the more technical questions can be answered after the Board has received the full plans.

Mr. Depalo then asked if they could get a list of all the licenses and permits needed for this and Mr. Collins agreed. Ms. Holstrom also requested that Delorean present some past projects they have done with this type of technology.

Greg O'Connor, 7 Worthington Avenue, said he has questions and concerned about this facility and asked why there is no special permit required for a utility structure over 200 square feet and why it is only site plan approval. Mr. McGoldrick said that was a clerical error in the legal ad but this project is being reviewed for site plan and special permit as noted on the agenda. Mr. O'Connor said the incomplete drawing is also concerning since there are notes that "everything is subject to change". Mr. McGoldrick replied these drawings are preliminary only and the full civil set of plans is still forthcoming. Mr. O'Connor said he was concerned the residents would not have as much time as needed to review the full plans since have not been submitted yet. He said a facility like this in New York was burning for over a week because the fire department didn't know how to deal with it using their antiquated codes on this state of the art technology. He said they don't know what type of alarm, monitoring, or suppression systems will be in place. He said his electrical engineering colleagues say there is a 24/7 noise factor with these facilities that are louder than a transformer at a substation. He then asked what the lighting and security would be for the facility. He asked who actually owns this facility as there is a partnership with the town and who you would go to with a problem. He said venture capital firms are usually gone in five years and said this filing should require environmental impact statements but because these facilities are so new, the regulations haven't caught up with the technology yet. Mr. O'Connor said he could not find another project this company had done in a residential neighborhood, only one in an industrial area where these belong. He then suggested SELCO think about other locations for this with expansion capabilities.

Mr. Eliadi asked where the noise would be coming from and Mr. O'Connor said the batteries have a constant hum and are in operation 24/7. Mr. Collins replied the batteries are 58 decibels at 10 feet which is less than or comparable to a refrigerator at about 40 decibels. He said the power conversion system is just shy of 80 decibels at 16 feet. Mr. Collins said he did not anticipate there being any lighting. Mr. O'Connor replied the testing results may say one thing but there is a huge variation when the units are actually out on site with the noise.

Chris Lund, 235 Cherry Street, said he is not next to this property but is a certified building official and values Mr. O'Connor's opinion on this. Mr. Lund said these site plans should meet minimum standards before going forward with a public hearing. He said this public hearing should be revoked and the applicant should start over again when they have a plan that meets the minimum standards.

The board then discussed whether they should continue the hearing to the November meeting or request that the applicant withdraw without prejudice and reapply with a new application for the November meeting.

On a motion by Ms. Holstrom, seconded by Mr. Eliadi, the Board voted, 4-0, to continue the public hearing for 6-8 Worthington Avenue to Thursday October 5th, 2023 at 7:00 PM.

**8. New Business**

**a. Discuss Senior Housing Regulations** – Will be discussed at the next meeting

**b. Discuss CMRPC Local Planning Assistance (LPA) Memorandum**

Mr. McGoldrick said he received a memorandum from the Central Massachusetts Regional Planning Commission noting 12 hours of available Local Planning Assistance. He said the hours can be used for staff time or technical assistance and they've talked about some trail mapping that could be done for utilizing the overhead power lines with New England Power to connect trail networks. He said recently hours have been used for preliminary groundwork.

Ms. Holstrom also suggested looking at town center opportunities for expansion and implementation of some of the documentation done.

**c. Discuss and vote on appointment to Complete Streets Committee**

**- N. Quinsigamond Avenue Project Award**

On a motion by Mr. Eliadi, seconded by Mr. Depalo, the Board voted, 2-0, to appoint Ms. Holstrom to the Complete Streets Committee.

Mr. McGoldrick explained the Complete Streets Committee has been around for quite some time but has been recently reinvigorated. He said he worked on the early stages of the committee in 2016 and they are now implementing those projects including the one on North Quinsigamond Avenue which will close gaps in sidewalk from Main Street to Route 9 with five foot asphalt and a bike lane.

**d. Discuss and vote to issue bond for 42-44 Bowditch Drive**

Mr. McGoldrick explained there would be minimal site work done with some utilities for this project.

On a motion by Ms. Holstrom, seconded by Mr. Eliadi, the Board voted, 3-0, to issue the bond for 42-44 Bowditch Drive.

**e. Review proposed edits to the Rules and Regulations for Site Plan Approvals and Special Permits**

Mr. McGoldrick explained they would wait for a full board to review the edits but noted the changes are in relation to the online permitting system.

**f. Discuss and vote on bond release for Glendale Avenue**

Mr. McGoldrick said Engineering has reviewed and advised the board they are all set to release the bond in its entirety (\$21,527.61)

On a motion by Mr. Eliadi, seconded by Ms. Holstrom, the Board voted, 3-0, to release the bond for Glendale Avenue in its entirety.

**g. Discuss and vote to release technical review fees for 378 Maple Avenue Site Plan Approval**

On a motion by Ms. Holstrom, seconded by Mr. Eliadi, the Board voted, 3-0, to release the technical review fees for 378 Maple Avenue Site plan approval.

**h. Review MBTA Zoning Memo**

Mr. McGoldrick said he would like to hold this as an item on the agenda as they have updates.

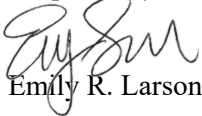
**9. Correspondence**

Mr. Depalo said an email was received regarding SELCO's application.

Hank Moriarty, Lake Street Estates, then appeared before the board regarding correspondence for the 25 unit 55+ community off of Lake Street and said he was looking for guidance on how to close out this project as the developer still has not completed all their tasks. Mr. McGoldrick explained this is in relation to the existing bond and he will put them on the agenda for the October meeting.

At 8:08 PM, on a motion by Ms. Holstrom, seconded by Mr. Eliadi, the Board unanimously voted, 3-0, to conclude the evening's public hearings.

Respectfully Submitted,



Emily R. Larson, Administrative Assistant