



November 29, 2022

Mr. Zachary Bergeron, Chair  
Town of Andover Planning Board  
36 Bartlet Street  
Andover, MA 01810

Re: 1320 South Street Energy Storage Facility

Dear Mr. Bergeron:

At the October 25th meeting of the Planning Board, a few outstanding questions and requests were made to provide the Board additional information on the above referenced Battery Energy Storage Project. New Leaf Energy is pleased to submit the attached information addressing those outstanding questions. To aid the Board in reviewing the information submitted, below is a breakdown of the items included.

1. **Visual Impact** - To minimize the visual impact of the project, a “supplemental planting” zone has been added to the plans. See attached sheet C-3.0.
2. **Updated Plans** - Please find updated plans attached. Updates to the design include:
  - a. Wildlife Barrier specified along chain link fence: As discussed at the October 25th Planning Board meeting, a barrier has been added to the base of the chain link fence portion of the perimeter fence. This will prohibit wildlife from entering the facility and potentially getting trapped.
  - b. Revised Interconnection Pole location: The utility has informed us that the originally proposed interconnection is not viable. Therefore, they required us to interconnect into the electrical grid off of Moonlight Drive. The revised location of the poles are shown on the attached plans.
3. **Operation and Maintenance Plan** - As requested by the Tewksbury Fire Department, the O&M plan has been supplemented to ensure management of vegetation in and around the facility.
4. **Decommissioning Estimate** - As discussed on 10/25, attached is a Decommissioning Estimate calculating the amount of surety to be posted by the applicant, and held by the Town of Andover prior to construction, with the landowner as an additional loss payee.

This provides protection to the town as well as the landowner, by allowing either entity to act to remove the system if it is not being operated in accordance with the permit or the lease agreement with the landowner. Please see the proposed condition of approval below.

5. **Noise Impacts to Wildlife** - Short-duration noise measurements were taken within the electrical easement area, to the northeast of the project site, along the trails maintained by AVIS. Noise levels were found to be approximately 48dB during a workday morning. The sampling location coincided with the estimated 45dB sound contour modeled for this project. This shows that due to the proximity of I-495, the project will not result in an increase to ambient noise levels for significant portions of the trail network and turtle nesting habitat. Areas closer to the system and further from the highway may result in higher noise levels, but this area is more confined to the project area, and still conforms to MassDEP noise policy standards.
6. **Waiver Requests** - Please see below for the bylaw waivers formally requested for this project
  - a. Request for waiver from basin shape requirement under IX.14 of the Andover Stormwater Regulations. We ask for a waiver from this standard on the basis of the fact that this regulation's purpose is to improve aesthetics of stormwater areas visible to the public. This is applicable to subdivision design, traditional commercial design (grocery stores, malls, box stores). The stormwater basin for this project is well screened from the public and so the aesthetics are not critical.
7. **Conditions of Approval** - In order to aid the Board and Planning in ensuring all items discussed during permitting are addressed, New Leaf has reviewed all correspondence with the Planning Board, Board of Health, Tewksbury and Andover Fire Departments, Tewksbury DPW, and public comments over the course of permitting and have compiled the below list of conditions. We propose these project-specific conditions be incorporated into any generic conditions the Planning Board typically requires for non-residential commercial projects.

Prior to Issuance of a Building Permit

- a. The Project Proponent shall notify the Planning Board within 6 (six) months of any transfer or change in ownership of the project/facility, lease holder, and/or operating company, including but not limited to any sale, transfer or assignment of the permit, other than assignment of the permit to a mortgagee pursuant to financing.
- b. Prior to issuance of a building permit, the Project Proponent shall provide and maintain a surety in the form of a bond or deposit of money sufficient in the opinion of the board to cover the cost of removal of the facility in the event the

town must remove the facility and remediate the site. The Town shall be an additional loss payee with the Landowner to ensure that the Town or Landowner may avail itself of the bond in the event that the Project Owner fails to decommission the installation. The amount shall include a mechanism for calculating increased removal costs due to inflation. The surety amount shall be \$410,495.00 (Four-Hundred Ten Thousand, Four-Hundred Five Dollars).

- c. Prior to issuance of a building permit, the Project Proponent shall obtain a Water Permit from the Tewksbury Department of Public Works. A copy of the permit shall be submitted to the Andover Planning Board.
- d. Prior to issuance of a building permit, the Project Proponent shall obtain a Street and Sidewalk Opening Permit from the Tewksbury Department of Public Works. A copy of the permit shall be submitted to the Andover Planning Board.
- e. Prior to issuance of a building permit, the Project Proponent shall submit a Construction Plan to the Planning Board detailing how deliveries to the site will be accepted, and where excess trucks might be diverted to await offloading. The plan should also include how neighbors and municipal officials can report complaints during construction.
- f. Prior to issuance of a building permit, the Project Proponent shall submit construction level designs for the dry pipe fire safety system performed and stamped by a fire safety engineer licensed in Massachusetts. Minimum hydrant flow calculations shall be included in this design.
- g. Prior to issuance of a building permit, the Project Proponent shall conduct soil testing within the footprints of the infiltration practices to confirm soil texture, exfiltration rates, and the elevation of the Estimated Seasonal High Ground Water. Results shall be provided to the Planning Board with confirmation from a Professional Engineer licensed in Massachusetts stating that the design has adequate separation to groundwater and that the exfiltration rate (2.41 iph) used in the design is appropriate. If the results of soil testing necessitate a change to the design exfiltration rate, a statement confirming that the system will operate as originally designed shall be submitted.
- h. If the separation from the bottom of the infiltration practices to Estimated Seasonal High Groundwater is found to be less than 4 feet, a mounding analysis shall be performed in accordance with the Massachusetts Stormwater Handbook. The mounding analysis shall be submitted to the Planning Board confirmation from a Professional Engineer licensed in Massachusetts stating that the design has adequate separation from Estimated Seasonal High Ground Water.



- i. A completed, signed SWPPP shall be provided to the Planning Board prior to issuance of a building permit.
- j. A signed Illicit Discharge Compliance Statement shall be provided to the Planning Board prior to issuance of a building permit.
- k. A completed, signed Operations and Maintenance Plan shall be provided to the Planning Board prior to issuance of a building permit.
- l. Prior to issuance of a building permit, the Project Proponent shall submit pre-construction sound meter data for the site. Measurements shall be taken using industry standards and following MassDEP approved practices.

#### During Construction

- m. Construction vehicles shall not park or idle for extended periods on Moonlight Drive, or any private property without permission of the property owner.
- n. A rapid entry system (Knox Box or approved equal) shall be installed to enable access by the Andover and Tewksbury Fire Department. Installations shall be consistent with Fire Department Regulations and shall be approved and inspected by the Andover and Tewksbury Fire Department.

#### Post-Construction

- o. Prior to full operation of the facility, a hydrant flow analysis shall be performed in order to confirm adequate flow is available for the designed dry pipe fire safety system. Hydrant flow analysis timing, locations, and procedures shall be determined in coordination with the Tewksbury Department of Public Works, Tewksbury Fire Department, and/or the fire safety engineer.
- p. Prior to full operation of the facility, the Project Proponent shall host a training for first responders at a time and location to be coordinated with the Tewksbury and Andover Fire Departments. This training shall cover proper emergency response procedures, access locations, contact information, as well as as-built locations of fire safety equipment such as the fire hydrant, fire department connection for the battery deluge system, knox box locations, and the HMI (Human Machine Interface, a system interface for first responders).
- q. Within 6 months of the facility being operational, post-construction sound meter data shall be provided to the Planning Board. Measurements shall be taken using industry standards and following MassDEP approved practices.

With this letter and enclosed documents, we feel all outstanding items have been addressed via the submitted information or by conditions New Leaf is amenable to being placed on the project.



We appreciate the Board's time and consideration of this project. If you have any questions regarding the above, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink that reads "Carli Shroyer".

Carli Shroyer  
*Civil Engineer*  
**New Leaf Energy**