



TOWN OF ANDOVER

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To: Jacki Byerley
Planner

From: Thomas Carbone
Director of Public Health

Date: January 19, 2023

Re: 1320 South Street
Battery Storage Facility

Since writing my memo of January 10, 2022, I have participated in a meeting with representatives of New Leaf, and reviewed a sample “Commissioning” timeline supplied by them to show how battery systems such as the one proposed are brought on line. The following is my understanding of the proposal:

- While the company is seeking permission to construct the full complement of battery units proposed, the expectation is that there will not be a full buildout initially. The proposed sound barrier has been designed based on a full buildout scenario, meaning that at start-up, there should be less sound being produced at the site than modeled in the study.
- Commissioning will likely take several weeks, with units being activated in small batches at a time, and then placed into a standby status waiting for full start up.

Should the Planning Board approve this project, I recommend that the following conditions be placed on the approval:

1. Prior to beginning any site work, the applicant shall submit to the Town a construction plan that is subject to the approval of the Planning Director or his designee, the Inspector of Buildings, the Director of Public Health, the Fire Chief or his designee, and the Director of Public Works or his designee. Said construction plan shall include the following information:
 - a. A traffic control plan that includes details as to where trucks and equipment will be staged prior to offloading.
 - b. A plan to address the off-hour arrival of equipment.
 - c. Names and contact information of persons who will be responsible for addressing any complaints during construction; that list shall be at least four names deep.
 - d. How any noise complaints will be investigated and resolved.
 - e. A proposed construction timeline, through the expected startup date.

2. The Planning Board requires that funds be deposited with the Town to be used for post construction sound monitoring and review of the data being submitted by the applicant. The amount should be \$30,000.00, and should remain in the town's control until 6 months following 100% operation.
3. Prior to the start of construction, the applicant shall conduct a comprehensive sound study of the neighborhood to establish a baseline of sound levels, and submit that study for review by the Health Division. Further monitoring will be required as follows:
 - a. Upon complaint from a neighbor or the Town of Andover or Tewksbury, the construction company will deploy a handheld sound meter to ensure compliance with applicable state regulations and guidelines.
 - b. Sound monitoring equipment shall be in place prior to the commencement of commercial operation, and shall continue for 14 days following the start of commercial operation. Raw sound data shall be submitted to the town on a weekly basis.
 - c. A sound monitoring report must be submitted to the Town of Andover within 28 days of the start of operation. If at any time it is noted that allowable levels are exceeded, operations will be stopped until such time as it is determined that the violation has been corrected.