

## **BESS, Silver Street, Agawam, MA**

### **Project Zoning and Evidence of Proper Zoning**

The project site is located at 769, 777, and 787 Silver Street in Agawam, MA.

As indicated in Chapter 180 of the Agawam Zoning Ordinance (<https://ecode360.com/6567656>), the proposed project is classified as either:

- a) Solar Energy System, Large-Scale: An active solar energy system that occupies more than one acre of surface area (equivalent to a rated nameplate capacity of about 250 kW DC or greater). (Chapter 180, Article XXI, Section 180-149 Definitions)

or

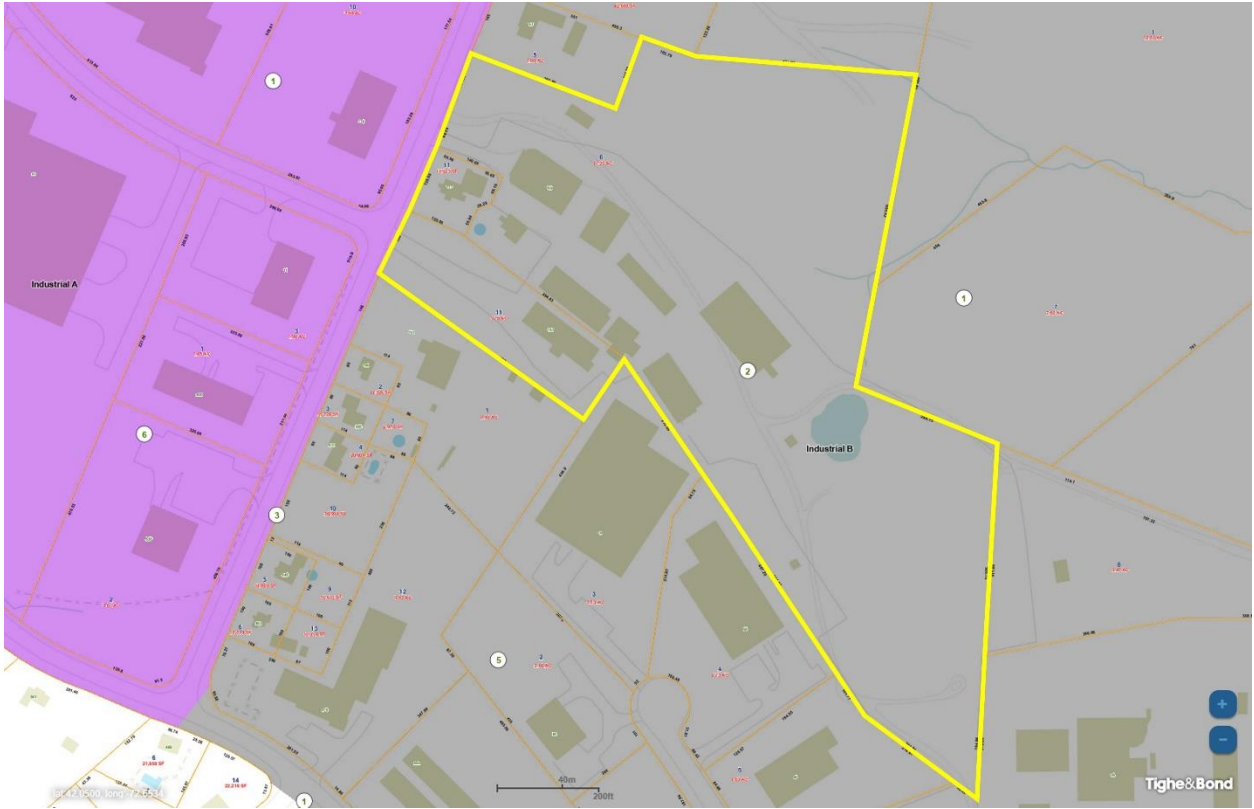
- b) Battery Energy Storage System (BESS): Electrochemical devices that charge, or collect, energy from the grid or a generation facility, store that energy, and then discharge that energy at a later time to provide electricity or other grid services. (Chapter 180, Article XXIII, Section 180-165 Definitions. Please see the attached document.)

More specifically, the proposed project would be classified as a Tier 3 BESS, which “have an aggregate energy capacity greater than 50MWh.” (Chapter 180, Article XXIII, Section 180-166.3.c. Please see the attached document.)

Per Chapter 180, Article XXI, Section 180-154.B., “Location. Large-scale solar energy system installations shall be allowed as a matter of right in any industrial zone, and shall be allowed by special permit only in the Agricultural Zone. No large-scale solar energy system installations shall be constructed or installed in any residential or business zone.”

Per Chapter 180, Article XXIII, Section 180-169, “Tier 2 and Tier 3 Battery Energy Storage Systems are allowed by right in any Industrial zone subject to applicable provisions of the State Building Code, the State Electrical Code, the State Fire Code, and other applicable codes, and subject to site plan review as outlined in §180-13 of the Code of the Town of Agawam and such provisions of this Article as are applicable.”

The image below was generated using the Agawam, MA GIS website which can be found at this link: [https://hosting.tighebond.com/AgawamMA\\_public/](https://hosting.tighebond.com/AgawamMA_public/). The project site at 769, 777, and 787 Silver Street is outlined in yellow. The Industrial B zoning district (labeled) is colored in gray, which covers most of the image. The Industrial A zoning district (labeled) is located to the west/left in purple and the Agricultural zoning district can be seen in the lower left-hand corner in white.



Source: [https://hosting.tighebond.com/AgawamMA\\_public/](https://hosting.tighebond.com/AgawamMA_public/)

Based upon the above information, whether the proposed project is classified as a Large-Scale Solar Energy System or a Tier 3 BESS, the proposed project is permitted as-of-right in the Industrial B zoning district and only requires Site Plan Review by the Planning Board.