

Subject: RE: IRT Request – Brooks BESS at 230 Brooks Street
Date: Tuesday, June 30, 2026 at 7:34:50 AM Pacific Daylight Time
From: Laythe, Amy Beth
To: Planning, Josh Lehman
CC: Cary, Stephen G., Houle, Olivia J., Laythe, Amy Beth
Attachments: image001.gif, image002.jpg

You don't often get email from laythea@worcesterma.gov. [Learn why this is important](#)

Josh

My apologies in advance.

Due to the holiday and office vacations, we are actually going to shift your IRT to July 23rd, between 2:00-4:00pm.

Again, my apologies for any inconvenience this creates and thank you for working with us on this project.

ab

**** Any guidance contained in this email is based on the limited information available. Final zoning determinations are made by Inspectional Services based on certified site plans and architectural plans. ****

Amy Beth Laythe

She/Her

Planning Analyst

Executive Office of Economic Development | Planning & Regulatory Services Division

City of Worcester | 455 Main St., 4th Floor, Worcester MA 01608

P: 508-799-1400 x31467

E: LaytheA@WorcesterMA.gov

www.WorcesterMA.gov

E-mail complete application submissions & revisions to: planning@worcesterma.gov

*Note: Revision deadline for board consideration is 1 week before a meeting;
revision deadline for receipt of staff comments is 10 days before a meeting.*

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application will be requested by check, to be delivered in person or by mail to 455 Main St., 4th Floor, Worcester, MA 01608 or will be requested within the OpenGov portal for on-line applications

From: Planning <Planning@worcesterma.gov>

Sent: Monday, June 29, 2026 9:49 AM

To: Josh Lehman <josh.lehman@greenbridge.energy>; Planning <Planning@worcesterma.gov>

Cc: Inspections <Inspections@worcesterma.gov>; Prevention <Prevention@worcesterma.gov>; Bull, Thomas J. <BullT@worcesterma.gov>; Miller, Todd <MillerT@worcesterma.gov>; Horne, David C. <HorneD@worcesterma.gov>; Laythe, Amy Beth <LaytheA@worcesterma.gov>; Cary, Stephen G. <carys@worcesterma.gov>; Houle, Olivia J. <HouleOJ@worcesterma.gov>

Subject: RE: IRT Request – Brooks BESS at 230 Brooks Street

Good Morning,

This email confirms that we have received your IRT meeting request and will review it for completeness. We will contact you soon with a time, and meeting link or to ask you any follow up questions we may have.

Please be advised, we are currently scheduling 30-minute IRT sessions on July 9, 2026, between 2:00-4:00pm.

Thank you

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Amy Beth Laythe

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From: Josh Lehman <josh.lehman@greenbridge.energy>

Sent: Monday, June 29, 2026 8:25 AM

To: Planning <planning@worcesterma.gov>

Cc: Inspections <inspections@worcesterma.gov>; Prevention <prevention@worcesterma.gov>; Bull, Thomas J. <bullt@worcesterma.gov>; Miller, Todd <millert@worcesterma.gov>; Horne, David C. <horned@worcesterma.gov>

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Caution: This email came from outside the City of Worcester. Do not click on links or open attachments unless you are sure you recognize the sender and you know the contents are safe.

Good morning,

I hope you had a great weekend. I'm reaching out to request an Interdepartmental Review Team meeting for a standalone battery energy storage project we are evaluating at 230 Brooks Street in Worcester.

As background, I recently submitted an IRT request for a similar project concept at 6 Pullman Street. We are currently evaluating both 230 Brooks Street and 6 Pullman Street as potential locations for the same project, and we are hoping to understand the permitting path, site constraints, and department feedback for each location before selecting the final site.

For the Brooks BESS concept, our current plan is for a standalone BESS of approximately 4.998 MW / 23.5 MWh, consisting of approximately six lithium-ion battery containers installed on concrete pads within a fenced yard, with associated medium-voltage transformers, equipment pad, access / perimeter road, and site improvements. I've attached a preliminary site plan and short project summary for reference.

We previously received helpful preliminary guidance from the City on this site. In January 2025, the project was discussed as a use within MG-0.5, and the proposed use was identified as Manufacturing Use #5 / alternative and/or renewable energy systems, subject to Table 4.1 Notes 7 and 12 and the site plan review thresholds in Table 5.1. We also previously received preliminary feedback from Worcester Fire Prevention regarding 527 CMR, NFPA 855, UL 9540, and UL 9540A documentation for the project.

We would appreciate feedback from Planning, Inspectional Services, Fire Prevention, Conservation, DPW / Engineering, and any other appropriate City staff on the following:

1. Confirm use classification, by-right status, and whether any special permit, variance, site plan review, or Zoning Determination Form is required.
2. Confirm whether site plan review or Planning Board approval is triggered and how developed area is measured.
3. Any Fire Department requirements we should be aware of beyond the requirements of 527 CMR, NFPA 855, and UL 9450 (including review of the 9540a test report).
4. Confirm whether our perimeter fence or masonry wall, which would be 8' tall, would be subject to the 25' front yard setback requirement for MG-0.5.
5. Identify Conservation Commission, wetlands, riverfront, floodplain, stormwater and erosion-control requirements.
6. Confirm the Fire Prevention permit path and preferred pre-application submittals.
7. Identify DPW/Engineering, access, utility, building, electrical and other local approvals, with recommended sequencing.
8. Flag site-specific concerns related to Weasel Brook, nearby roadways, and surrounding uses.
9. Any other site-specific issues the City recommends that we address early in design.

For clarity, we are not proposing to build projects at both locations. We are evaluating both sites in parallel and would like to understand the City's feedback on each before making a final site selection.

Please let me know the best next step to get the Brooks BESS on the IRT schedule. I am happy to provide any additional information and to discuss the project live if helpful.

All the best,
Josh



Making clean energy
projects happen

Josh Lehman
Hybrid Energy Lead

email: josh.lehman@greenbridge.energy
cell: [+1.646.831.1458](tel:+16468311458)
website: <https://greenbridge.energy>