
Subject: Re: Energy storage project at 230 Brooks St
Date: Tuesday, January 7, 2025 at 7:03:49 AM Pacific Standard Time
From: Josh Lehman
To: Miller, Todd, Planning
CC: Horne, David C.
Attachments: image001.jpg

Good morning Todd,

Thank you for the response, and for pointing me to Table 5.1. We expect the total footprint of construction to be well below the 20,000 square foot review threshold for Manufacturing. We will keep this requirement, and the requirements in Table 4.1 Notes 7 and 12, in mind as we move forward.

All the best,
Josh



Josh Lehman
Hybrid Energy Leader

email: josh.lehman@greenbridge.energy
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website: <https://greenbridge.energy>

From: Miller, Todd <MillerT@worcesterma.gov>
Date: Monday, January 6, 2025 at 8:04 AM
To: Planning <Planning@worcesterma.gov>, Josh Lehman <josh.lehman@greenbridge.energy>
Cc: Horne, David C. <HorneD@worcesterma.gov>
Subject: RE: Energy storage project at 230 Brooks St

Josh,

The proposed use would be classified as **Manufacturing Use #5**, see below (emphasis added):

Manufacturing, assembly, processing, packaging, research and other industrial operations, including alternative and/or renewable energy systems, provided

standards in Notes to Table 4.1, Note (7) are met. (See, Notes to Table 4.1, Note (12))

This use is allowed within MG-0.5, but do be cognizant of Site Plan Review triggers located on **Table 5.1**.

Thank you,

Todd Miller

(He | Him | His)

Zoning & Land Use Coordinator

25 Meade Street
City of Worcester, Massachusetts 01610
(508) 799-1198 ext.33029
MillerT@WorcesterMA.gov

From: Planning <Planning@worcesterma.gov>

Sent: Monday, January 6, 2025 10:54 AM

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

Cc: Miller, Todd <MillerT@worcesterma.gov>

Subject: RE: Energy storage project at 230 Brooks St

Good morning Josh,

The matter was referred to Todd Miller (Zoning and Land Use Coordinator) at the Department of Inspectional Services for guidance. He is also copied on this email. He can be contacted by Phone: 508-799-1198 Ext33029; Email: Millet T@worcesterma.gov physical address: 25 Meade St, Worcester, MA01610.

Best,

Jorjette Lewis-Tyndale

She/Her

Administrative Assistant

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

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

Sent: Monday, January 6, 2025 8:55 AM

To: Planning <planning@worcesterma.gov>

Subject: Re: Energy storage project at 230 Brooks St

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Good morning, and Happy New Year!

A quick note to follow up on the below email. Any guidance that you can provide would be greatly appreciated.

Thank you
Josh

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

Date: Monday, December 23, 2024 at 11:06 AM

To: planning@worcesterma.gov <planning@worcesterma.gov>

Subject: Energy storage project at 230 Brooks St

Good afternoon,

I hope you're doing well! I'm reaching out regarding a battery energy storage project my company is developing at 230 Brooks Street in Worcester.

Once constructed, our facility would consist of approximately six battery containers, each 32' wide x 6' deep x 8' tall. The containers would be installed on concrete pads and surrounded by a security fence. For illustrative purposes I've attached an image of an example project here.

230 Brooks Street is in an MG-0.5 zone. Reviewing Worcester's Zoning Ordinance, I see that battery energy storage systems are classified as "Energy, Alternative" and seem to be accounted for under Table 4.1 Note 12. The project should have no problems meeting the requirements set forth in Table 4.1 Note 7.

Can you please confirm whether a standalone battery energy storage system like ours would require a special permit at this site?

Furthermore, what special requirements might apply to this project other than setbacks, open space, and other standard requirements for properties within MG-0.5?

Thank you so much, and Happy Holidays!
Josh

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