



The City of Worcester

Department of Inspectional Services

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25 Meade Street

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Inspections@WorcesterMA.gov

Zoning Determination Form

To obtain a building permit, you are required to file the following Board application(s):

Property Address(es): 230 Brooks St, Worcester, MA 01606 Submitted Plan Date: 9/4/2026

Zoning District(s): MG-0.5 Manufacturing, General

Overlay District(s):

Project Description (attach supplemental narrative as needed):

Green Bridge Energy is proposing a standalone battery energy storage system, referred to as Brooks Street BESS, at 230 Brooks Street. The project would consist of approximately four containerized lithium-ion battery energy storage units installed on concrete pads within a fenced and/or screened equipment yard, together with associated inverters, transformers, switchgear, controls, access improvements, stormwater / erosion-control measures, utility equipment, and related site improvements. The project is expected to be approximately 4.998 MW and approximately 25 MWh. Please see attached supplemental narrative for further information and a preliminary site layout.

Planning Board: (indicate all that apply)

Site Plan

☐ Preliminary ☐ Definitive

Trigger(s):

☐ 15% Slope ☐ 5+ Units ☐ Airport
☐ Cluster ☐ GFA ☐ Lodging House
☐ National Register ☐ Subdivision

Special Permit(s)

☐ ADU ☐ AROD ☐ AUM ☐ CCOD ☐ CCRC
☐ Cluster ☐ WRPOD ☐ IZ

Other _____

Subdivision

☐ Preliminary ☐ Definitive ☐ Frontage (Definitive)

☐ Parking Plan

☐ ANR

☐ More than One Building on a Lot (residential)

☐ 81G Street Opening or Ch. 12 Sec. 12 Review

Other Filings: (either Board)

☐ Amendment to: _____

☐ Extension of Time for _____

☐ Other: _____

For Official Use Only:

☐ ☐

ISD Authorized Signature Required: TAM DCH Date

Zoning Board of Appeals: (indicate all that apply)

Variance(s)

Dimension		Requirement	Provided	Relief Requested
Gross Area (SF)		8,700	8,700	None
Frontage (ft.)		Existing	Existing	None
Setback (ft.)	Front	25	see plan	None
	Side	N/A	see plan	None
	Exterior Side	N/A	see plan	None
	Rear	25	see plan	None
	Accessory Structure	5	see plan	None
Height (ft.)		50	10	None
Floor to Area Ratio		0.5	N/A	None
Parking (spaces)		N/A	None	None
Other				None

Special Permit(s)

☐ Use Allowed by Special Permit #: _____

☐ Expansion/Change of privileged nonconforming

☐ Structure ☐ Use ☐ To a Use of a Similar Nature

☐ Mod. Dimensional Requirements for Residential Conversion

☐ Modify Parking/Loading/Layout/Landscaping

☒ Other: No ZBA relief requested. Applicant requests confirmation

☐ Administrative Appeal (ZBA)