

Oakham Citizens Against BESS

Developed by Aaron Langlois,
Barbara Piucci and Kathleen Dunn

May 1, 2025

7:00-8:30PM

Oakham Center
School Cafeteria



NO BATTERY STORAGE IN OAKHAM, MA



An aerial photograph of a winding asphalt road that curves through rolling green hills. The scene is captured during the "golden hour" of sunset, with warm, low-angle light creating long shadows and highlighting the textures of the grass and the road. The hills are covered in lush green vegetation, and a wooden fence runs along the edge of the road. The overall mood is peaceful and scenic.

How it all began...
East Hill Road East

Welcome and Purpose

Inform

- Inform residents about BESS

Empower

- Empower Oakham to protect its future

Act

- Share concerns and organize action

OAKHAM CITIZENS AGAINST BESS

RESIDENT MEETING

May 1, 2025 • 7:00-8:30PM

Oakham Center School Cafeteria

AGENDA HIGHLIGHTS:

- Welcome and Purpose
- Understanding BESS and the Oakham Project
- Health, Safety, Environmental, and Financial Concerns
- What Citizens Have Done So Far
- How You Can Help: Taskforces and Action Steps
- Open Resident Q&A
- Wrap-Up and Next Steps

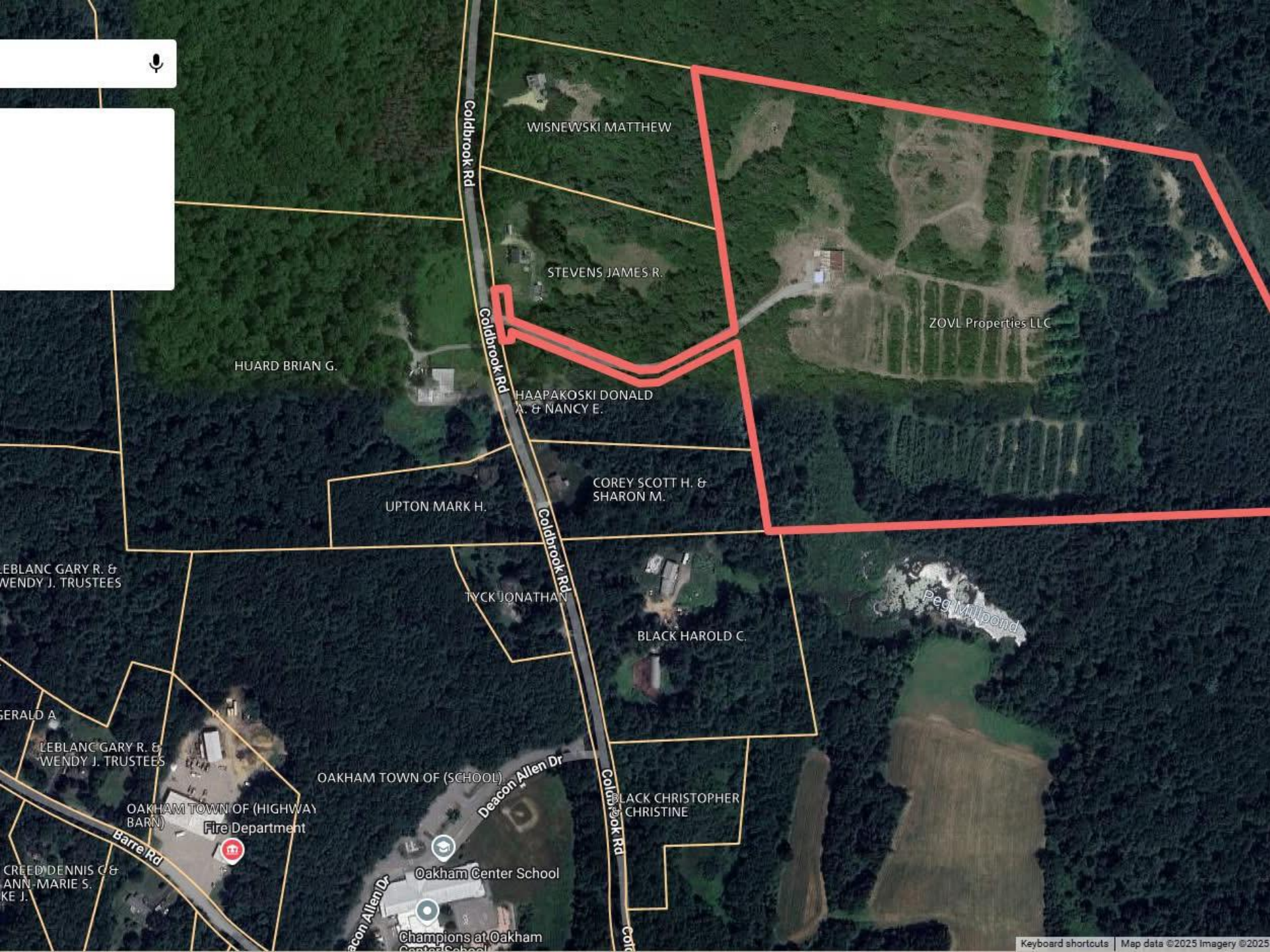
**LET'S STAND TOGETHER
TO PROTECT OAKHAM!**

This is what we want people to think of Oakham, MA



NOT THIS!!





WISNEWSKI MATTHEW

STEVENS JAMES R.

ZOVL Properties LLC

HUARD BRIAN G.

HAAPAKOSKI DONALD
A. & NANCY E.

COREY SCOTT H. &
SHARON M.

UPTON MARK H.

LEBLANC GARY R. &
WENDY J. TRUSTEES

TYCK JONATHAN

BLACK HAROLD C.

GERALD A.

LEBLANC GARY R. &
WENDY J. TRUSTEES

OAKHAM TOWN OF (SCHOOL)

OAKHAM TOWN OF (HIGHWAY
BARN)
Fire Department

CREED DENNIS C &
ANN-MARIE S.
KE J.

Oakham Center School

Champions at Oakham
Center School

BLACK CHRISTOPHER
CHRISTINE

Peg Mill Pond

Join at [menti.com](https://www.menti.com) | use code **8200 3425**

Instructions

Go to
www.menti.com

Enter the code

8200 3425



Or use QR code



Menti
Oakham Citizens Again...



Choose a slide to present

Instructions

What one word comes to mind when you think about Oakham?

How concerned are you about the proposed HS2 project in Oakham?

0

0

0

0

What concerns you most about the HS2 proposed in Oakham?



Join at menti.com | use code **8200 3425**

 Mentimeter



AL

Very concerned

How concerned are you about the proposed BESS project in Oakham?

0

Very concerned

0

Somewhat concerned

0

Neutral

0

Not concerned

Menti

Oakham Citizens Again...



Choose a slide to present

Instructions

What one word comes to mind when you think about Oakham?

How concerned are you about the proposed BESS project in Oakham?



What concerns you most about the BESS proposed in Oakham?



Join at menti.com | use code **8200 3425**

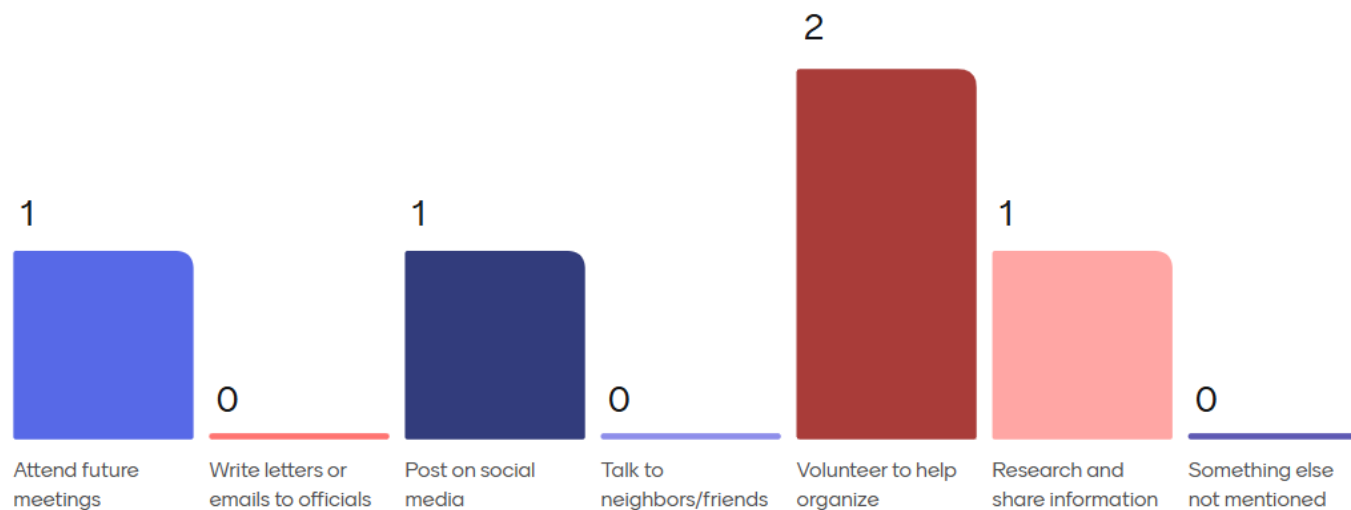


Menti

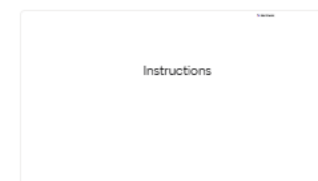
Oakham Citizens Again...



How are you willing to help in the fight against the BESS project?



Choose a slide to present



Join at menti.com | use code 8200 3425

Mentimeter

What concerns you most about the BESS proposal in Oakham?

transpiration
leader bold
creative
fast
inspiration
focus



AL

Menti

Oakham Citizens Again...



Choose a slide to present

Instructions

What one word comes to mind when you think about Oakham?

What concerns are you most about the proposed BESS project in Oakham?



What concerns you most about the BESS proposal in Oakham?





Menti

Oakham Citizens Again...



Choose a slide to present

Instructions

What one word comes to mind when you think about Oakham?

How concerned are you about the proposed 2025 govt in Oakham?

0 0 0 0

What concerns you most about the 2025 proposed in Oakham?

Join at menti.com | use code 8200 3425



AL

Mentimeter

Menti

Oakham Citizens Again...



What are the top priorities we must protect in Oakham?

- 1st | Public Safety
- 2nd | Environmental Preservation
- 3rd | Property Values
- 4th | Community Voice/Bylaw Respect
- 5th | Emergency preparedness

Choose a slide to present

Instructions

What one word comes to mind when you think about Oakham?

How concerned are you about the proposed BSS project in Oakham?

What concerns you most about the BSS proposed in Oakham?



Join at <https://www.menti.com/al98bj5iyw28>

Are you willing to stand with us to protect Oakham against this BESS project?

0

YES

0

Maybe, need more info

0

No



AL

Menti

Oakham Citizens Again...



Choose a slide to present

Instructions

What one word comes to mind when you think about Oakham?

How concerned are you about the proposed BESS project in Oakham?

What concerns you most about the BESS proposal in Oakham?



AL

Join at menti.com | use code **8200 3425**

 Mentimeter

Menti

Oakham Citizens Again...



In one sentence, why do you believe we must protect Oakham?

All responses to your question will be shown here

Each response can be up to 200 characters long

Turn on voting to let participants vote for their favorites

Choose a slide to present

Instructions

What one word comes to mind when you think about Oakham?

How concerned are you about the proposed HS2 project in Oakham?

What concerns you most about the HS2 project in Oakham?





Menti

Oakham Citizens Again...



Choose a slide to present

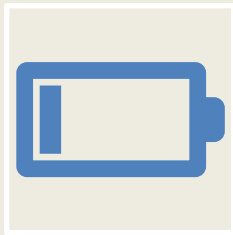
Instructions

What one word comes to mind when you think about Oakham?

How concerned are you about the proposed BESS project in Oakham?

What concerns you most about the BESS proposal in Oakham?

Understanding BESS



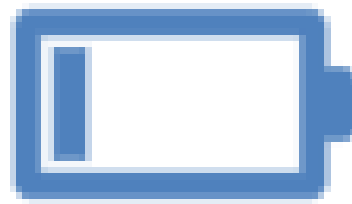
- What is a Battery Energy Storage System (BESS)?



- Overview of the Oakham project proposal



- State mandates and the EFSB process



- What is a Battery Energy Storage System (BESS)?

Battery Energy Storage Systems (BESS)

Understanding the Basics and Importance

What is a Battery Energy Storage System (BESS)?

- A BESS stores electrical energy for later use.
- Uses rechargeable batteries — often lithium-ion, but can include other chemistries (e.g., flow batteries, lead-acid).
- Acts as a buffer between energy supply and demand.
- Helps improve energy reliability and resilience.

How Does BESS Work?

- Electricity is stored during periods of low demand or high renewable output (e.g., solar, wind). * NOT COLDBROOK ROAD PROPOSAL *
- Stored energy is discharged when demand is high or renewable production falls.
- Managed using a Battery Management System (BMS) that ensures safety, efficiency, and performance.

Why is BESS Important?

- Supports grid reliability and reduces outages.
- Enables greater use of renewable energy sources.
- Helps balance supply and demand fluctuations.
- Provides backup power in emergencies.
- Supports decarbonization efforts by storing clean energy.

What are the Components of BESS?

- Battery Cells and Modules
- Battery Management System (BMS)
- Inverter/Converter Systems
- Thermal Management System (cooling and fire suppression)
- Monitoring and Control Systems



- Overview of the
Oakham project proposal

Oakham Battery Project Overview

- Developer: Moraga Storage LLC
- Project: 180 MW Battery Energy Storage System (BESS)
- Location: 358 Coldbrook Street, Oakham, MA
- Filing: April 1, 2025, with EFSB seeking zoning exemptions
- Purpose: Grid stability, renewable integration, energy resilience

Key Details and Environmental Considerations

- Filing includes project description, need analysis, alternatives assessment, environmental impact.
- Environmental studies and Environmental Justice (EJ) review completed.
- Compliance with the Global Warming Solutions Act (GWSA).
- Public outreach events including an Open House.

Current Status and Contacts

- Project currently under EFSB review.
- Official records available via DPU File room.

<https://www.mass.gov/info-details/oakham-battery-project#project-information->

Contact:

Massachusetts DPU Siting Division

Phone: (617) 305-3525

1 South Station, 3rd Floor, Boston, MA 02110



- State mandates and the EFSB process

Battery Energy Storage Systems (BESS) in Massachusetts

- State Mandates and Energy Facilities Siting Board (EFSB) Process Overview

Massachusetts State Mandates for Energy Storage

- 1,000 MWh Target by 2025 (Act to Advance Clean Energy)
- 5,000 MW Procurement by 2030 (2024 Clean Energy Act)
 - 3,500 MW mid-duration storage
 - 750 MW long-duration storage
 - 750 MW multi-day storage

EFSB Process for BESS Projects

- Jurisdiction over large energy facilities
- Must demonstrate:
 - Reliable energy supply
 - Minimal environmental impact
 - Lowest possible cost
- Oversees consolidated permitting process

Consolidated Permitting Highlights

- Large Projects (≥ 100 MWh):
 - Single consolidated permit
 - 15-month EFSB deadline
- Small Projects (< 100 MWh):
 - Local consolidated permitting option
 - 12-month local deadline

Enhanced Public Participation

- Office of Public Participation created within EFSB
- Intervenor Support Fund established
- Increased focus on Environmental Justice (EJ) communities

Progress and Outlook

- 569 MWh installed as of February 2024
- 8,806 MWh in development pipeline
- Continued incentives and policy support for energy storage expansion

Table 10-1: Project Outreach Meetings Summary

– Pages 45-46 Rhynland Petition

Date	Group(s) / Local Officials	Topic
12/01/2022	Chairman of Oakham Planning Board	Formal introductory email about the Project and Moraga Energy Storage, LLC.
01/13/2023	Chairman of Oakham Planning Board	Presentation on the Project to Chairman Warbasse.
1/18/2023 – 2/7/2023	Chairman of Oakham Planning Board	Follow-up email correspondence regarding the Project and zoning bylaws.
9/17/2024 (with additional follow-up on 9/30/2024)	Chairman of Oakham Planning Board	Update email about intent to develop the Project in Oakham.
10/29/2024	Oakham Fire Department	Introduction to the Project and Moraga Energy Storage, LLC.

Table 10-1: Project Outreach Meetings Summary

– Pages 45-46 Rhynland Petition (continued)

Date	Group(s) / Local Officials	Topic
2/28/2025	Oakham Fire Department	Copies of 2/25/25 fire safety presentation and NFPA code provisions sent to Fire Department.
3/19/2025	Public (Neighbors within 0.5 miles, including Town Hall)	Invitations mailed for an open house about the Project.
3/27/2025	Public Open House at Woods Memorial Library, Barre, MA	Open house hosted from 4–7 PM; 150 attendees.
3/19/2025	Public Website	Project website published: https://www.moragaenergystorage.com/

Massachusetts BESS Approval Process (EFSB)

→ Procedural Phase

- Notify public, abutters, municipalities
- Hold Public Hearing and Site Visit
- Request Intervenor or Limited Participant status
- Set formal case schedule

→ Evidentiary Phase

- File project details and expert testimony
- Conduct Discovery (questions, documents)
- Hold Evidentiary Hearings

→ Decision Phase

- Submit Post-Hearing Briefs
- Tentative Decision and Public Comments
- Final Board Vote and Issuance of Decision

→ Additional Notes

- Zoning Exemption possible
- Consolidated Permitting starts mid-2026 (Oakham Wiring & Building Inspector, OFD)
- Public input critical to outcome

Key Concerns for Oakham



- Health and Safety Risks



- Environmental and Land Impacts



- Financial and Liability Risks



- Loss of Local Control

Battery Energy Storage Systems (BESS)

- Health, Safety, Environmental, and Financial Concerns Overview

Health and Safety Concerns

- Thermal runaway leading to fires or explosions
- Toxic fume exposure during fire events
- Emergency response challenges
- High-voltage electrocution risks
- Need for specialized firefighter training and equipment

Environmental Concerns

- Groundwater contamination from battery leaks
- Air pollution from battery fires
- Noise pollution from cooling and inverter systems
- Land use impacts and habitat disruption
- Limited recycling infrastructure for batteries

Financial Concerns

- High insurance and liability costs
- Costly fire damage and property loss
- Ongoing maintenance and monitoring expenses
- Decommissioning and battery disposal costs
- Potential burden on municipal emergency services

Local Control Concerns Over BESS Siting in Massachusetts

- Impact of 2024 Clean Energy Act and EFSB Consolidated Permitting

Erosion of Local Authority

- EFSB can issue a single comprehensive permit.
- Local zoning and permitting processes may be overridden.
- Municipalities worry about diminished land-use autonomy.

Community Engagement and Environmental Justice

- Centralized decision-making may overlook specific community concerns.
- Public health, safety, and environmental justice risks.
- Example: Westfield BESS project controversy over Barnes Aquifer.

Limitations on Municipal Moratoria

- Towns attempted to impose moratoria to study BESS impacts.
- Attorney General disapproved several moratoria, citing conflict with clean energy mandates. ***OAKHAM BYLAW LONG APPROVED***
- Increased frustration among local governments. ***OR THE TOWNSPEOPLE**

Seeking a Balanced Approach

- Municipalities advocating for preservation of local input. ***OR THE TOWNSPEOPLE**
- Calls for siting processes that better incorporate community voices.
- Goal: Balance clean energy goals with local rights and protections.

Local Control vs State Control

Local Control

- Zoning Bylaws
- Community-Specific Risks
- Direct Resident Input

State Control (EFSB)

- Streamlined Permitting
- Climate Goals Priority
- Override Local Rules



WWLP

<https://www.wwlp.com> › local-news › hampden-county

Jupiter Power lithium battery project in Westfield canceled ... ✓

2 days ago — A developer for the proposed lithium battery energy storage facility in Westfield has decided to pull back on the project.

Missing: ~~defeats~~ | Show results with: **defeats**



City of Westfield, MA

<https://www.cityofwestfield.org> › CivicAlerts

News Flash • Jupiter Power withdraws its proposal for a Batt ✓

City of Westfield. Posted on: April 25, 2025. Jupiter Power withdraws its proposal for a Battery Energy Storage System Site in Westfield.

Missing: ~~defeats~~ | Show results with: **defeats**



Yahoo

<https://www.yahoo.com> › news › jupiter-power-lithium...

Jupiter Power lithium battery project in Westfield canceled ... ✓

2 days ago — A developer for the proposed lithium battery energy storage facility in Westfield has decided to pull back on the project.



Western Mass News

<https://www.westernmassnews.com> › 2025/04/25 › plan...

Plans cancelled for lithium battery storage facility in Westfield ✓

2 days ago — Westfield Mayor Mike McCabe announced on Friday that plans for a lithium battery energy storage facility in the city have been cancelled.

Missing: ~~defeats~~ | Show results with: **defeats**



WWLP

<https://www.wwlp.com> › video › jupiter-power-lithium-...

Jupiter Power lithium battery project in Westfield canceled ... ✓

2 days ago — ... battery energy storage facility in Westfield has decided to pull back on the project.

Jupiter Power lithium battery project in Westfield ...



MassLive

<https://www.masslive.com> › news › 2025/03 › as-the-gri...

As the grid goes green and electrifies, residents fret over ... ✓

Mar 23, 2025 — “NO Lithium Battery Storage Over Our Aquifer” say the hundreds of signs that Dan Allie, a

They can
be beat!!

Westfield,
MA



WWLP

<https://www.wwlp.com> › local-news › hampden-county

Jupiter Power lithium battery project in Westfield canceled ... ✓

2 days ago — A developer for the proposed lithium **battery energy storage** facility in Westfield has decided to pull back on the project.

Missing: [defeats](#) | Show results with: [defeats](#)



City of Westfield, MA

<https://www.cityofwestfield.org> › CivicAlerts

News Flash • Jupiter Power withdraws its proposal for a Batt ✓

City of Westfield. Posted on: April 25, 2025. Jupiter Power withdraws its proposal for a **Battery Energy Storage System Site in Westfield**.

Missing: [defeats](#) | Show results with: [defeats](#)



Yahoo

<https://www.yahoo.com> › news › jupiter-power-lithium...

Jupiter Power lithium battery project in Westfield canceled ... ✓

2 days ago — A developer for the proposed lithium **battery energy storage** facility in Westfield has decided to pull back on the project.



Western Mass News

<https://www.westernmassnews.com> › 2025/04/25 › plan...

Plans cancelled for lithium battery storage facility in Westfield ✓

2 days ago — Westfield Mayor Mike McCabe announced on Friday that plans for a lithium **battery energy storage** facility in the city have been cancelled.

Missing: [defeats](#) | Show results with: [defeats](#)



WWLP

<https://www.wwlp.com> › video › jupiter-power-lithium...

Jupiter Power lithium battery project in Westfield canceled ... ✓

2 days ago — ... **battery energy storage** facility in Westfield has decided to pull back on the project.

Jupiter Power lithium **battery** project in Westfield ...



MassLive

<https://www.masslive.com> › news › 2025/03 › as-the-gri...

As the grid goes green and electrifies, residents fret over ... ✓

Mar 23, 2025 — “NO Lithium **Battery Storage** Over Our Aquifer” saw the hundreds of signs that Dan Allie, a

Westfield's Successful Opposition to BESS Project

- Community activism, municipal leadership, and regulatory engagement helped Westfield defeat a proposed Battery Energy Storage System (BESS) project.

Key Factors Behind Success

- Strong community mobilization (WRAFT advocacy)
 - Proactive municipal leadership (Mayor McCabe, City Council)
 - Regulatory engagement (Intervenor status with DPU)
 - Proposed zoning amendments restricting BESS * **OAKHAM ALREADY HAS ***
 - Highlighting health and environmental risks (Barnes Aquifer, fire hazards)
- * Is there anything more protected than DCR LAND???? Boston Water Supply!

Outcome and Lessons Learned

- Jupiter Power withdrew BESS proposal (April 25, 2025)
- ***Community engagement and zoning protections were critical.***

Lessons:

- Mobilize residents early – **Townspeople started the day the post card arrived!**
- Pass protective local ordinances - **Should we be doing any more? Noise?**
- Seek intervenor status in regulatory proceedings – **Status of town counsel?**
- Emphasize public health and safety concerns

Current BESS Zoning Exemption Requests

Docket Number	Applicant	Project	Location	Request
EFSB 25-08	Hillman Energy Center, LLC	125 MW BESS + Transmission Lines	Tewksbury, MA	Exemption from Tewksbury Bylaw
EFSB 25-07	Moraga Storage LLC	180 MW BESS	Oakham, MA	Exemption from Oakham Bylaw
EFSB 25-06	Eversource (NSTAR Electric)	Substation Expansion	Dartmouth, MA	Exemption from Dartmouth Bylaw
EFSB 25-05	Trimount ESS LLC	700 MW / 2,800 MWh BESS + Lines	Everett, MA	Exemption from Everett Bylaw
EFSB 25-04	Westfield ESS LLC	BESS + Transmission Lines	Westfield, MA	Exemption from Westfield Ordinance

<https://www.mass.gov/info-details/efsb-and-dpu-siting-open-dockets>

What Citizens Have Done So Far

- PUBLIC
AWARENESS NO
BATTERY

TONS OF
RESEARCH, SAVED
FILES, USED SOCIAL
MEDIA PAGE

- CITIZEN PETITIONS

-
COMMUNICATIONS
WITH TOWN
BOARDS

- OUTREACH TO
STATE-LEVEL
OFFICIALS

**NO
BATTERY
PARK
IN
OAKHAM**



No Battery Park in Oakham

Private group · 678 members



+ Invite

Share

Discussion

Featured

Members

Events

Media

Files



Write something...



Reel



Poll



Feeling/activity

Featured 

Add



Aaron Lee Langlois created an event for the group.
April 20 at 8:23 PM



OAKHAM CITIZENS
AGAINST BESS

About

Oakham residents interested in preventing Battery Park!!



Private

Only members can see who's in the group and what they post.



Visible

Anyone can find this group.

Learn more

Chats

No Battery Park Facebook Group Membership and Engagement Summary

Tracking from February 26 to April
26, 2025

Key Highlights

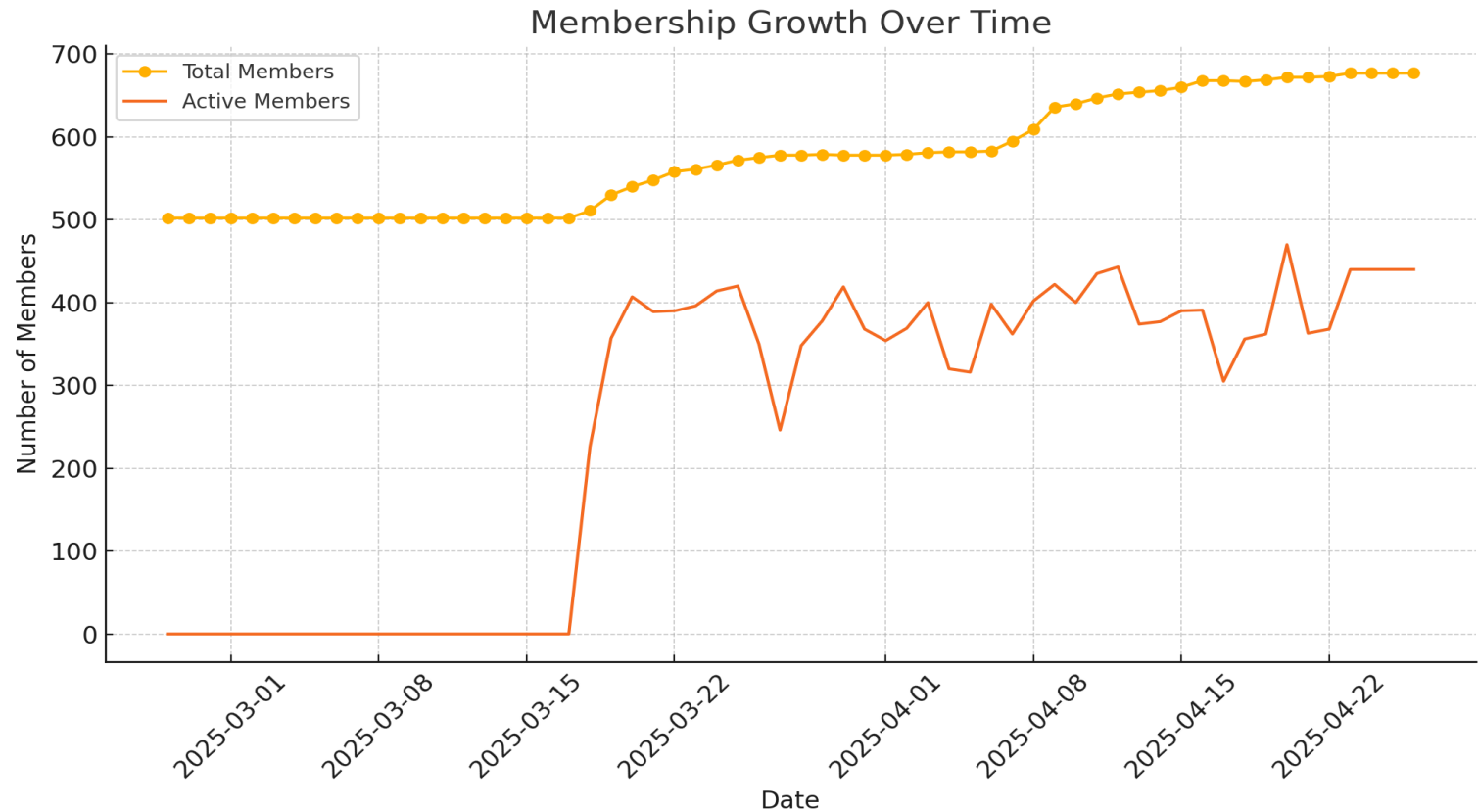
- Membership grew from 502 to 677 members (+175).

- Active members peaked at 470 on April 23, 2025.

- Significant engagement growth started March 21, 2025.

- Engagement was steady during April with notable peaks.

Membership Growth



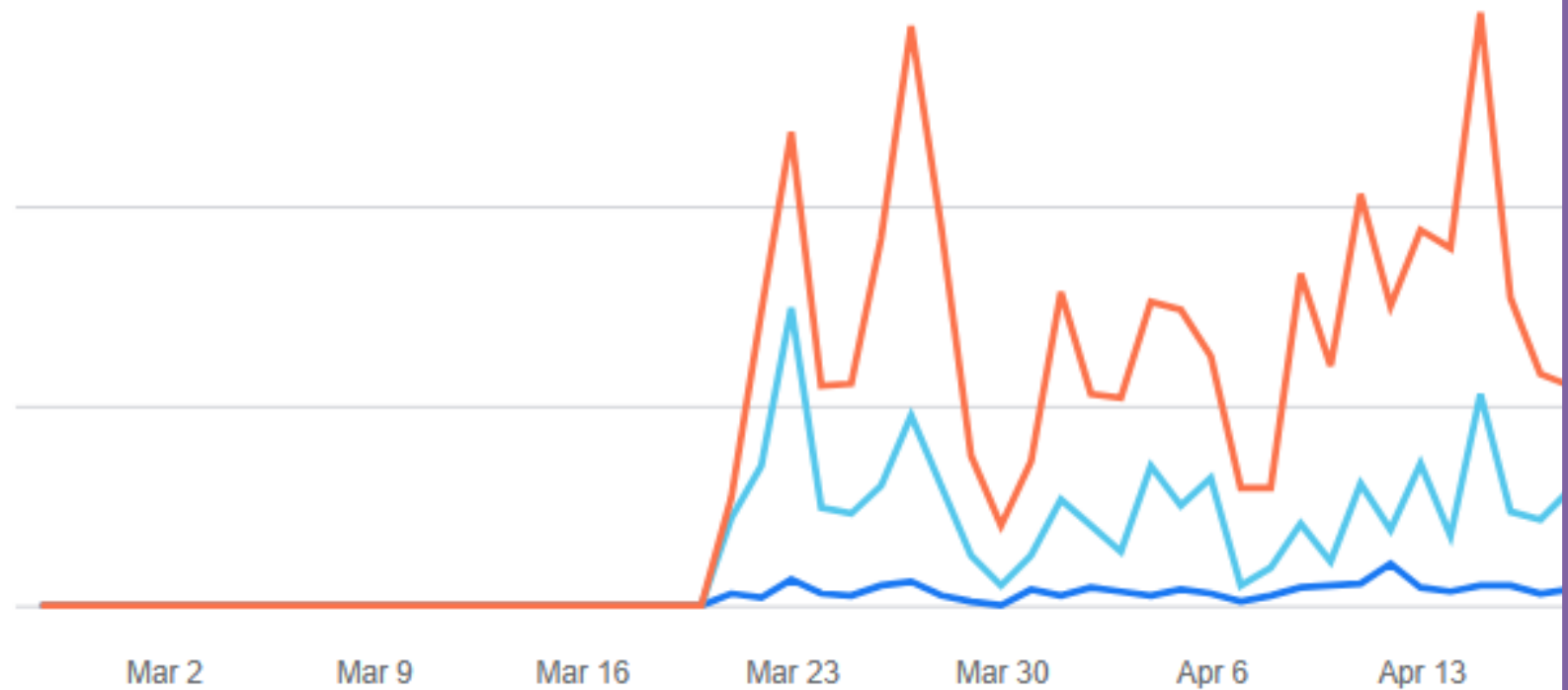
All ⓘ

255 Posts ▲ 25,400%
1,683 Comments ▲ 168,200%
4,862 Reactions ▲ 80,933%

Posts

Comments


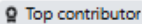




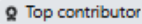




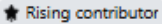




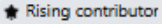








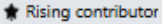



















Feb 26, 2025 - Apr 26, 2025



Top contributors

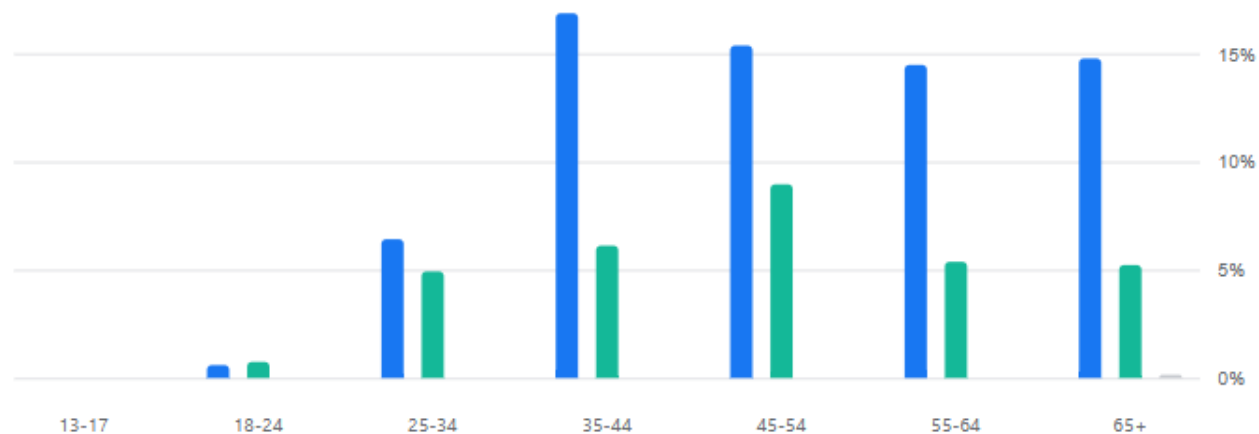
People who were most active on the community feed 28 days before the last update.

Last updated on Apr 24, 2025

- | | | | | | |
|----|---|--|---|--|--|
| 1 |  | Alaina Marie
 |  42 |  100 |  406 |
| 2 |  | Michelle Bert
 |  31 |  84 |  102 |
| 3 |  | Sarah Johnson Petersen
 |  6 |  85 |  413 |
| 4 |  | Michael Greene
 |  4 |  86 |  16 |
| 5 |  | Kathy Henderson Poe
Joined
3 years ago |  1 |  46 |  80 |
| 6 |  | Jesse Mccoy
 |  4 |  29 |  37 |
| 7 |  | Debbie D'Angelo McGrath
Joined
3 years ago |  1 |  30 |  71 |
| 8 |  | Heather Gillen
Joined
3 years ago |  3 |  13 |  28 |
| 9 |  | Linda Hassett
Joined
3 years ago |  1 |  21 |  32 |
| 10 |  | Diane Peterson
Joined
3 years ago |  1 |  20 |  25 |

Age and gender

● 69% Female ● 31% Male ● 0% Custom



Top countries

United States 674

Philippines 1

[See all](#)

Top cities

Oakham, MA 318

Worcester, MA 62

Rutland, MA 40

Barre, MA 38

Holden, MA 22

Spencer, MA 16

Hardwick, MA 14

New Braintree, MA 13

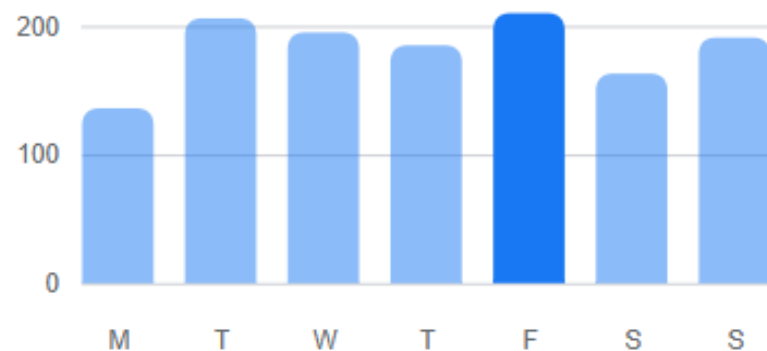
North Brookfield, MA 10

Hubbardston, MA 10

[See less](#)

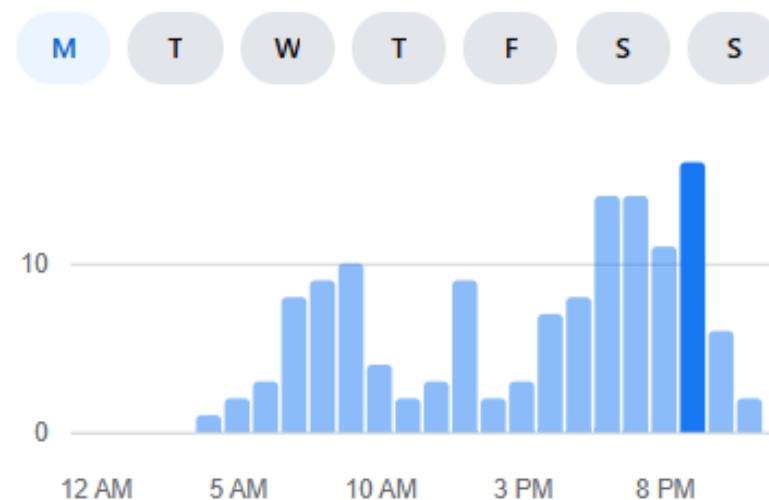
Popular days ⓘ

The average number of times members post, comment or react on a given day in the specified date range.



Popular times ⓘ

The average number of times members post, comment or react at a given hour of the day in the specified date range.





WIRED.COM

Grid-Scale Battery Storage Is Quietly Revolutionizing the Energy System

This energy storage technology is harnessing the potential of solar and wind power—

[View insights](#)

Sarah Johnson Petersen, Alaina Marie and 2 others



We estimate that about
25 metric tons of heavy

batteries aren't the only thing we should worry about in Oakham [@italiamatters](#)



ENERGYMATTERSLLC.COM

Solar Farms Spilling Lead Into The Ground

When most people think of solar, they think "green energy." But are we poisoni

[View insights](#)

Sarah Johnson Petersen, Marcy Kennan and 3 others

Like

Comment

Coldbrook Sale Mortg...		4/12/2025 6:32 PM	Chrome PDF Doc...	97 KB
		4/13/2025 12:50 AM	JPG File	144 KB
ia Beach		4/12/2025 6:50 PM	Chrome PDF Doc...	137 KB
tion Wetlands Delineation N...		4/12/2025 6:42 PM	Chrome PDF Doc...	202 KB
y Planning Board for Special P...		4/12/2025 6:37 PM	Chrome PDF Doc...	186 KB
y Special Permit Planning Board		4/12/2025 6:41 PM	Chrome PDF Doc...	84 KB
s Hadidi Rhyland		4/12/2025 7:09 PM	JPG File	96 KB
us Hadidi		4/12/2025 7:07 PM	JPG File	112 KB
May 1, 2025 First BESS meeting		4/20/2025 10:13 PM	Microsoft PowerP...	4,112 KB
Oakham_Citizens_Against_BEES_Meeti...		4/27/2025 10:23 PM	Microsoft PowerP...	5,094 KB
Woonsocket Hadidi1-12-23-raw_minu...		4/12/2025 7:11 PM	Chrome PDF Doc...	328 KB
Yaniv Cohen		4/12/2025 8:09 PM	JPG File	169 KB
ZOVI Properties Delaware		4/12/2025 7:20 PM	JPG File	190 KB



- CITIZEN PETITIONS

- Alaina started a crowd source online petition which to date has 566 signatures
- Michelle Bertrand has led the paper petition along with other assistance from residents and businesses. Total number of signatures ?



- COMMUNICATIONS WITH TOWN BOARDS

- Public records requests from multiple boards and departments made on 4/15/2025 related to auto salvage hazardous material decommissioning. As of 4.27.25 – Received response from Conservation Commission and Fire Department.
- Over 20 residents attended meeting of the Oakham Planning Board on 4/16/2025.
- Request of Oakham Board of Selectmen to make a formal vote of opposition and send letter to the Governor opposing the attempt to bypass local zoning control. Board of Selectmen offered to have me come present, and when I declined, stating it was self-explanatory, it was not placed on the agenda for 4/28/25 Agenda by Chair.



- OUTREACH TO STATE- LEVEL OFFICIALS

- Multiple emails, texts, and phone calls to Representative Berthiaume, Senator Durant, Governor Healey's office, EFSB Siting Board Public Comments, DEP, DCR Watershed
- Sent a letter to Lieutenant Governor Driscoll, her chief of staff, Senator Durant, Representative Berthiaume and Director of Rural Affairs Anne Gobi. Awaiting a meeting to be scheduled by her office.

How You Can Help

Join

- Join a Taskforce

Attend

- Attend meetings

Contact

- Contact officials

Share

- Share information with neighbors

Organizing Taskforces

- Research and Information
- Fundraising Efforts
- Communications and Outreach
- Government Relations
- Petition and Citizen Action
- Emergency Planning and Safety
- Legal and Policy Review

Open Resident Q&A



- QUESTIONS

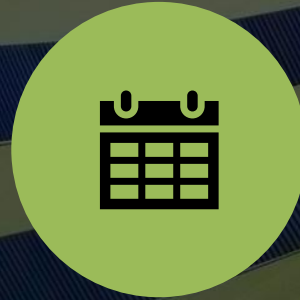


- IDEAS

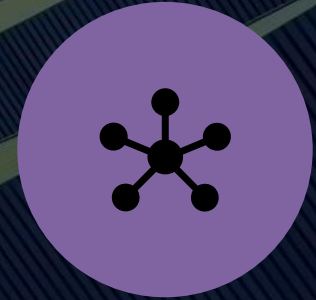
Wrap-Up and Next Steps



- KEY ACTION
REMINDERS



- UPCOMING
IMPORTANT DATES



- STAYING
CONNECTED



Worst Case Scenario & PILOTS

Massachusetts towns hosting Battery Energy Storage Systems (BESS) often enter into **Payment in Lieu of Taxes (PILOT)** agreements with developers. These agreements provide municipalities with predictable revenue streams, especially since BESS installations may qualify for property tax exemptions under state law. [Mass.gov+1Town of Gill, MA+1](#)

Examples of BESS PILOT Agreements in Massachusetts

Chelsea – Flatiron Energy

- **Project:** 250 MW BESS facility on a 3.7-acre site at 284 Eastern Avenue.
- **PILOT Terms:** 20-year agreement totaling just over \$31 million.
- **Additional Benefits:** Flatiron Energy agreed to provide \$584,000 annually for workforce development as part of a separate host community agreement. [chelsearecord.com](#)

Medway – Medway Grid, LLC

- **Project:** 250 MW / 500 MWh BESS on approximately 10.6 acres along Milford Street.
- **PILOT Terms:** Specific financial details are outlined in the agreement, ensuring consistent payments over the project's lifespan. [Medway Archive](#)

Framingham – Solect Energy Development, LLC

- **Project:** BESS installations at municipal sites, including Fuller Middle School and Brophy Elementary School.
- **PILOT Terms:** Agreements for terms not to exceed 25 years, encompassing PILOT payments, power purchase agreements, and shared savings arrangements. [Framingham MA](#)

Gill – Kearsarge Gill, LLC

- **Project:** 2.7 MW solar photovoltaic facility with associated energy storage components.
- **PILOT Terms:** 20-year agreement with an initial annual payment of \$16,489.81, subject to a 2.5% annual escalator. [Town of Gill, MA](#)

Amherst

- **Policy:** The town's zoning bylaw requires that if a BESS project is exempt from property taxes, the developer must enter into a PILOT agreement to provide equivalent tax revenue. [Amherst MA](#)

Legal Framework

Under **Massachusetts General Laws Chapter 59, Section 5, Clause 45**, municipalities can negotiate PILOT agreements for renewable energy and energy storage systems. These agreements help towns secure revenue from projects that might otherwise be tax-exempt. [Mass.gov+1DLS Gateway+1](#)

Key Takeaways

- **Revenue Stability:** PILOT agreements offer towns predictable income over the life of BESS projects.
- **Community Benefits:** Beyond financial payments, some agreements include additional benefits like workforce development funds.
- **Legal Compliance:** These agreements ensure that towns receive compensation even when projects qualify for tax exemptions.

Thank You!

- **Thank you for standing together to protect Oakham's future.**