



Stormwater Management and Land Disturbance Permit Application

Town of Medway General Bylaws (Article XXVI)

Medway Grid Energy Storage Project Milford Street - Medway, MA

Medway Grid, LLC

Submitted to:

Medway Conservation Commission
Medway Town Hall
155 Village Street
Medway, MA 02053

Submitted by:

Medway Grid, LLC
988 Howard Avenue, Suite 200
Burlingame, CA 94010

Prepared by:

Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, Massachusetts 01754

June 8, 2023





June 8, 2023

Medway Conservation Commission
155 Village Street
Medway, MA 02053

**Subject: Stormwater Management and Land Disturbance Permit Application
Medway Grid Energy Storage Project
Milford Street, Medway, Massachusetts**

Dear Medway Conservation Commission:

On behalf of Medway Grid, LLC ("Medway Grid" or "the Proponent") please find enclosed an application for a Stormwater Management and Land Disturbance Permit for the proposed Medway Grid Energy Storage Project ("the Project").

The enclosed application has been prepared in accordance with Section 26.5 of Medway General Bylaws Article XXVI (Stormwater and Land Disturbance Bylaw). As noted in Section 26.5.3 of the bylaw, the Conservation Commission shall be the permitting authority for this permit if there is no approval required from the Planning and Economic Development Board and there are activities proposed within the Commission's jurisdiction under the Massachusetts Wetlands Protection Act or the Town's Wetlands Protection Bylaw.

Please note that the Proponent is filing a Notice of Intent ("NOI") under the Massachusetts Wetlands Protection Act ("MWPA") (G.L. c. 131 § 40), its implementing Regulations (310 CMR 10.00), the Town of Medway Wetlands Protection Bylaw (Article XXI), and the Rules and Regulations of the Town of Medway Conservation Commission (amended June 25, 2020) concurrently with this application. Much of the information required under the Stormwater and Land Disturbance Bylaw is included in that NOI application. Please see the attached Stormwater and Land Disturbance Bylaw form for specific details.

In summary, the proposed Project consists of a 250 megawatt ("MW")/500 megawatt-hour ("MWh") standalone battery energy storage system ("BESS") and an ancillary structure (a new electric substation), on approximately 10.6 acres of land off Milford Street (Route 109) in Medway,

Massachusetts. The Project will also involve installation of a new underground 345 kV transmission line interconnection approximately 1,420 feet from the proposed new electric substation on the Project Site to Eversource Energy's existing West Medway Substation to the south.

Attached please find the required local form that provides references to the pertinent information for the Commission's review under the Stormwater and Land Disturbance Bylaw.

We expect that the public hearing for this application will be conducted jointly with the public hearing for the NOI application at the Commission's next public meeting (June 22, 2023). If the Commission would like to conduct a site walk prior to that date or has any questions regarding this application, please do not hesitate to contact me at 978-461-6253 or via email at mbergeron@epsilonassociates.com. Thank you.

Sincerely,
EPSILON ASSOCIATES, INC.



Marc Bergeron
Project Manager/Principal

Encl.

CC: Justin Adams, Medway Grid, LLC
Barry Fogle, Keegan Werlin
Andrew Kaplan, Pierce Atwood LLP



Town of Medway, MA
Community and Economic Development Department
LAND DISTURBANCE PERMIT APPLICATION

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the *Medway General Bylaws – ARTICLE XXVI - Stormwater Management and Land Disturbance*. The Bylaw is posted at:

https://www.townofmedway.org/sites/g/files/vyhlif866f/uploads/sw_bylaw_clean_voted_at_june_8_2020_tm_final_bjs.pdf

Depending on the scope and location of the planned land disturbance and what other permits are required, this application shall be acted upon by the Medway Conservation Commission, the Medway Planning and Economic Development Board, or the Department's Administrative Team.

This application must be filed at the same time as the associated land use permit applications are filed with the Conservation Commission and/or the Planning and Economic Development Board.

The Town's Engineering Consultant may be asked to review the Application and associated plans and provide a review letter. A copy of any review letter will be provided to you.

You and/or your duly authorized Agent/Designated Representative are expected to attend the Board or Commission meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board or Commission may request.

Your absence at the hearings may result in a delay in review and action.

Please see APPENDIX at the end of this form for definitions of key terms used throughout this application form.

June 8, 2023

APPLICANT INFORMATION

Applicant's Name: Medway Grid, LLC

Mailing Address: 988 Howard Avenue, Suite 200, Burlingame, CA 94010

Name of Primary Contact: Justin Adams

Telephone: Office: N/A

Cell: (860) 839-8373

Email address: justin.adams@eolianenergy.com

☒ Please check here if the Applicant is the equitable owner (*purchaser on a purchase and sales agreement.*)

SITE INFORMATION

Location Address: 55, 53, and 49 Milford Street (Route 109)

The land shown on the plan is shown on Medway Assessor's Map #_____ as Parcel(s) #_
46-057, 46-056, 46-055, and 56-006

Total Acreage of Land Area: 10.6 acres

Description of Property and Existing Conditions (or provide and reference an existing conditions plan): See Attachment A (Project Narrative) and Attachment E (Engineering Plans) in NOI Application.

Medway Zoning District Classification: AR-2 (Agricultural Residential 2)

Current Use of Property: 46-057 (Residential/Utility Corridor), 46-056 (Commercial), 46-055 and 56-006 (Residential)

Site presently includes the following EXISTING stormwater management components. Check all that apply.

- ☐ Surface stormwater basin (detention, retention, rain garden)
- ☐ Sub-surface detention or infiltration systems (e.g. Cultec, Stormceptor units)
- ☐ Roof drains
- ☐ Perimeter drains discharging to: _____
- ☐ Previously approved stormwater connection to the Medway MS4. *(Provide documentation of such approval from the Medway Department of Public Works)*
- ☐ Unauthorized and/or Illicit stormwater connection to the Medway MS4. *(Identify location and describe type of connection):* _____
- ☐ ~~describe what is being discharged.):~~ _____
- ☐ Unauthorized illicit discharge to the Medway MS4. *(Identify location of discharge and* _____ *)*
- ☐ Other (Please describe) _____

NOTE – All of the above listed existing stormwater management components must be shown on the Erosion and Sediment Control Plan to be submitted with this application.

PROPOSED DEVELOPMENT PROJECT INFORMATION

Provide a description of the proposed project that will result in a land disturbance. Attach an additional sheet if needed: Project is a 250 MW/500 MWh standalone battery energy storage system and a new electric substation on the Project Site with a new approximately 1,420 foot long underground 345 kV transmission line interconnection to the existing Eversource West Medway Substation. See Attachment A (Narrative) of NOI for more details.

Type of Project - Check all that apply. NOTE - A project may include both New Development & Redevelopment.

New Development (See definition in Appendix)	Redevelopment (See definition in Appendix)
<input type="checkbox"/> Single family dwelling <input type="checkbox"/> Residential Subdivision (# of lots ____)	<input type="checkbox"/> Single family dwelling expansion
<input type="checkbox"/> Two family dwelling	<input type="checkbox"/> Two family dwelling expansion
<input type="checkbox"/> Multi-family development	<input type="checkbox"/> Multi-family development expansion
<input checked="" type="checkbox"/> Commercial, industrial, office development	<input type="checkbox"/> Commercial, industrial, office development expansion
<input type="checkbox"/> Site improvements (e.g., pool, patio, athletic court, landscaping, parking, etc.)	<input type="checkbox"/> Site improvements (e.g. pool, patio, athletic court, landscaping, parking, etc.)
<input type="checkbox"/> Grading and/or site work without a building or structure	<input type="checkbox"/> Grading and/or site work without a building or structure
<input type="checkbox"/> Accessory structure(s) (e.g., garage, barn, pavilion, storage facility, accessory family dwelling unit, etc.)	<input type="checkbox"/> Accessory structure(s) (e.g. garage, barn, pavilion, storage facility, accessory family dwelling unit, etc.)

Estimated Total Size of Land Disturbance (ft²) (Limit of Work): 320,000

Area (ft²) of Impervious Surface (building footprint(s), pavement, parking, roofs, decks, patios, etc.). Complete table below.

Existing Impervious Surface Area (ft ²)	Proposed New Impervious Surface Area (ft ²)	Total Net Impervious Surface Area (ft ²) Post Construction
39,200 (to be removed)	95,800	56,600

Have you or will you apply for any of the following other permits for this project? Attach a copy of any permits received to date for this project.

Planning & Economic Development Board	Conservation Commission	Zoning Board of Appeals	Department of Public Works
___ Subdivision	___ ORAD (Order of Resource Area Delineation)	___ Special Permit	___ MS4 Connection and Discharge Permit
N/A Site Plan MADPU 40A Exemption filed	___ RDA (Request for Determination of Applicability)	___ Variance	
___ Special Permit	<input checked="" type="checkbox"/> Notice of Intent/Order of Conditions	___ Comprehensive Permit (40B)	

NOTE - Please attach copies of any of the above permits already received to this application.

EROSION AND SEDIMENT CONTROL PLAN INFORMATION – To be prepared in accordance with Medway General Bylaws, ARTICLE XXVI, Section 26.5.6. The plan must show all existing stormwater management facilities.

Development Name: Medway Grid Battery Energy Storage System

Plan Title: NOI and Land Disturbance Application Plan Set

Plan Date: June 8, 2023

Prepared by: Langan Engineering & Environmental

Name: Frank Holmes

Firm: Langan Engineering & Environmental

Phone #: 617-824-9100 Email: fholmes@langan.com

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Medway Grid, LLC

Mailing Address: 988 Howard Avenue, Suite 200, Burlingame, CA 94010

Primary Contact: Justin Adams

Telephone: Office: _____ Cell: 860-839-8373

Email address: justin.adams@eolianenergy.com

The owner's title to the land that is the subject matter of this application is derived under deed from: Allan Chaffee to Medway Grid, LLC dated April 6, 2023 and recorded in Norfolk County Registry of Deeds, Book 14810 Page 587 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page(s) _____.

CONSULTANT & DESIGNATED REPRESENTATIVE INFORMATION

ENGINEER

Name of Firm: Langan Engineering & Environmental

Mailing Address: 100 Cambridge Street, Boston, MA 02116

Primary Contact: Frank Holmes

Telephone: Office: 617-824-9100 Cell: _____

Email address: fholmes@langan.com

Registered P.E. License #:

SURVEYOR

Name of Firm: Land Planning, Inc.

Mailing Address: 1115 Main Street, Hanson, MA 02341

Primary Contact: Norman G. Hill

Telephone: Office: 781-294-4144

Email Address:

Registered P.L.S. License #: 41786

WETLANDS SCIENTIST

Name of Firm: Epsilon Associates

Mailing Address: 3 Mill & Main Place, Suite 250, Maynard, MA 01754

Primary Contact: Marc Bergeron, PWS

Telephone: Office: 978-461-6253 Cell: 508-212-0420

Email Address: mbergeron@epsilonassociates.com

DESIGNATED REPRESENTATIVE (if not applicant)

Name of Firm: Epsilon Associates

Mailing Address: 3 Mill & Main Place, Suite 250, Maynard, MA 01754

Telephone: Office: 978-461-6253 Cell: 508-212-0420

Email address: mbergeron@epsilonassociates.com

SIGNATURES

The undersigned, being the Applicant for approval of a Land Disturbance Permit, herewith submits this application to the Medway Community and Economic Development Department. I certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize _____ to serve as my Agent/Designated Representative to represent my interests before the Medway Community and Economic Development Department with respect to this application.)

In submitting this application, I authorize Town staff, its consultants and agents, and members of the Conservation Commission and Planning and Economic Development Board to enter the subject property to access the site during the plan review, permitting and enforcement process.

I understand that pursuant to MGL. c.44, s. 53G, the Department, Board and Commission may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that Town staff, its consultants and agents, and members of the Commission and Board may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

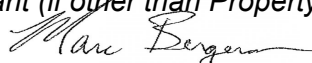


Signature of Property Owner

June 8, 2023
Date

Signature of Applicant (if other than Property Owner)

Date



Signature of Agent/Designated Representative

June 8, 2023
Date

LAND DISTURBANCE PERMIT APPLICATION CHECKLIST

**Submit 3 copies of each of the following documents to the
Medway Community and Economic Development Department.
Incomplete applications will not be accepted.**

Also provide a flash drive or email all documents.

**This application must be filed at the same time as the corresponding
application(s) (Notice of Intent and/or Site Plan Review or Subdivision Approval)
are filed with the Conservation Commission and/or
the Planning and Economic Development Board.**

X Land Disturbance Permit Application Form with original signatures of applicant,
owner and designated representative

NOI - Att. E Erosion and Sediment Control Plan and associated documents prepared as
specified in Medway General Bylaws, ARTICLE XXVI, Section 26.5.6

NOI - Att. F Drainage Calculations in compliance with the most current Massachusetts
Stormwater Management Standards and the NOAA Atlas 14 precipitation rates

NOI - Att. F Narrative on how the project meets the most current Massachusetts Stormwater
Management Standards

NOI - Att. E Construction sequencing/phasing plan

NOI - Att. F Stormwater Operations and Maintenance Plan for Construction

NOI - Att. F Post-Construction Stormwater Management Plan as specified in Medway General
Bylaws, ARTICLE XXVI, Section 26.5.8

NOI - Att. F Post-Construction Long Term Stormwater Operations and Maintenance Plan as
specified in Medway General Bylaws, ARTICLE XXVI, Section 26.5.9

None Other permits already received for the project

N/A If necessary, Request(s) for Waivers from the provisions of Medway General
Bylaws, ARTICLE XXVI, Section 26.5

N/A Application/filing fee when applicable

APPENDIX OF KEY TERMS – Definitions include those taken from Medway General Bylaws, ARTICLE XXVI – Stormwater Management and Land Disturbance

ILLCIT CONNECTION – A direct or indirect connection, which allows an illicit discharge into the MS4, including without limitation sewage, process wastewater, or wash water and any connections from indoor drains, sinks, or toilets, regardless of whether said connection was previously allowed or approved before the effective date of this Bylaw.

ILLCIT DISCHARGE – Any discharge to a MS4 that is not composed entirely of stormwater except discharges pursuant to a NPDES permit (other than NPDES permit for discharges from the MS4) and discharges from firefighting activities.

IMPERVIOUS SURFACE - Any surface that prevents or significantly impedes the infiltration of water into the underlying soil. This can include, but is not limited to: roads, driveways, parking areas and other areas created using non porous material; buildings, rooftops, structures, artificial turf and compacted gravel or soil.

LAND DISTURBANCE – An action to alter the existing vegetation and/or underlying soil of a site, such as demolition, clearing, grading, site preparation (e.g., excavating, cutting and filling), soil compaction, construction, and movement and stockpiling of top soils.

LIMIT OF WORK – The boundaries of the full extent of the area of land to be altered or disturbed during a construction project. The boundary beyond which no construction work will take place. Includes but is not limited to the areas where trees and other vegetation will be cleared, where the sod layer and other earth materials will be removed, where excavation and grading will occur, where buildings and infrastructure will be constructed, and areas to be used for truck parking, equipment storage, and material storage during construction. Limit of Work is also known as the area encompassed by erosion controls.

MS4 (Municipal Separate Storm Sewer System) – A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, getters, ditches, manmade channels, or storm drains):

- a) Owned and operated by the Town that discharges to waters of the United States
- b) Designated or used for collection or conveyance stormwater

NEW DEVELOPMENT – Any construction activities or land alteration resulting in total land disturbances greater than one acre (or activities that are part of a larger common plan of development disturbing greater than one acre) on an area that has previously been developed which will now include impervious cover (post construction)

NOAA – National Oceanic and Atmospheric Administration. A federal agency within the U.S. Department of Commerce. See https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html for most current precipitation data.

NPDES – National Pollution Discharge Elimination System

POLLUTANT – Dredged spoil, solid waste, incineration residue, filter backwash, sewage, garbage, sewer sludge, munitions, chemical wastes, biological materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal and agriculture waste discharged into water.

REDEVELOPMENT – Any construction, land alteration, or improvement of impervious surfaces resulting in total disturbances greater than one acre (or activities that are part of a large common plan of development disturbing greater than one acre) that does not meet the definition of New Development.

UNAUTHORIZED CONNECTION – A connection that discharges to the Town's MS4 without written permit from the Town.