

Changes to Use Table for Battery Storage
Additional Definitions pertinent to Battery Storage

PART A AMEND 2230

2200. USE REGULATIONS

2210. General. No structure shall be erected or used or land used except as set forth in Section 2230, "Use Regulation Schedule", or in Section 2240, "Accessory Buildings and Uses", unless exempted by Section 2250, or by statute. Uses not expressly provided for herein are prohibited.

Symbols employed below shall mean the following:

- Y A permitted use.
- N An excluded or prohibited use.
- SP A use authorized under special permit from the Board of Appeals as provided under Section 5300.
- SP* A use authorized under special permit from the Planning Board as provided under Section 5300.
- SP# A use authorized under special permit from the Board of Selectmen as provided under Section 5300.

2220. Applicability. When an activity might be classified under more than one of the following uses, the more specific classification shall govern; if equally specific, the more restrictive shall govern.

2230. Use Regulation Schedule

Principal Use	USE REGULATION SCHEDULE										
<u>C.</u> <u>INDUSTRIAL</u>	RA	HC	GB	VB	V'	GBP	IA	IB	IC	AP	SSID
Large-scale ground mounted solar photovoltaic installations	SP*	N	N	N	N	SP*++	SP*	SP*	SP*	SP*++	N
Battery Storage Tier 1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Battery Storage Tier 2	SP*	SP*	SP*	N	N	SP*	SP*	SP*	SP*	SP*	SP*
Battery Storage Tier 3	N SP*Y	SP* Y	N SP*Y	N SP*Y	N SP*Y	N	SP* Y	SP* Y	SP* Y	SP* Y	N SP*Y

Additional definitions pertinent to Battery Storage for Article VI. "Definitions"

As used in this bylaw, the following terms shall have the meanings indicated. Terms that are not defined herein or elsewhere in this Zoning Bylaw shall be as defined in NFPA 855 if applicable.

ANSI: American National Standards Institute

Battery or batteries: A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this bylaw, batteries utilized in consumer products are excluded from these requirements.

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Battery Energy Storage Management System (BESS): An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

Cell: The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

Commissioning: A systematic process that provides documented confirmation that a battery energy storage system functions according to the intended design criteria and complies with applicable code requirements.

Dedicated-Use Building: A building that is built for the primary intention of housing battery energy storage system equipment, and complies with the following:

1. The building's only use is battery energy storage, energy generation, and other electrical grid related operations.
2. No other occupancy types are permitted in the building.
3. Occupants in the rooms and areas containing battery energy storage systems are limited to personnel that operate, maintain, service, test, and repair the battery energy storage system and other energy systems.
4. Administrative and support personnel are permitted in areas within the buildings that do not contain battery energy storage system, provided the following:
 - a. The areas do not occupy more than 10 percent of the building area of the story in which they are located.
 - b. A means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing battery energy storage systems or other energy system equipment.

Direct abutter: an owner of property, as shown on the most recent applicable tax list, that is adjacent to the property (ies) seeking a permit.

Forest Land: an ecosystem at least one acre in size stocked with trees capable of producing timber or other wood products which have not been developed for other uses.

Nationally Recognized Testing Laboratory (NRTL): A U.S. Department of Labor designation recognizing a private sector organization to perform certification for certain products to ensure that they meet the requirements of both the construction and general industry OSHA electrical standards.

NFPA: National Fire Protection Association. **Non-Dedicated-Use Building:** All buildings that contain a battery energy storage system and do not comply with the dedicated-use building requirements.

Non-Participating Property: Any property that is not a participating property.

Non-Participating Residence: Any residence located on non-participating property.

Participating Property: A battery energy storage system host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the battery energy storage system owner (or affiliate) regardless of whether any part of a battery energy storage system is constructed on the property.

This bylaw: Section 3590 of the Zoning Bylaw

UL: Underwriters Laboratory