

**City of Revere, MA  
Public Hearing Notice**

Notice is hereby given, in accordance with the provisions of Section 5 of Chapter 40A of the Massachusetts General Laws and Title 17, Chapter 17.56, Sections 17.56.010 – 17.56.030 of the Revised Ordinances of the City of Revere, that (a) the Revere City Council will conduct a public hearing on Monday, August 25, 2025 at 6:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, and (b) the Revere Planning Board will conduct a public hearing on Tuesday, August 26, 2025 at 5:30PM in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts 02151, relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

**AN ORDINANCE ESTABLISHING ZONING PROVISIONS FOR BATTERY ENERGY  
STORAGE SYSTEMS IN THE CITY OF REVERE**

*Be it ordained by the City of Revere, MA as follows:*

**SECTION 1.** Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section:

**§ 17.08.092 Battery energy storage system.**

“Battery energy storage system” or “BESS” shall mean one or more structures on a lot containing batteries and related equipment, assembled together, capable of storing electrical energy in order to supply electrical energy to a power grid at a future time. This includes all accessory equipment on said lot necessary for energy storage including but not limited to inverters, transformers, cooling equipment, switching gear, metering equipment, transmission tie-lines, and other power interconnection facilities and/or a project substation, but does not include public utility owned and operated equipment, regardless of location, or other interconnection equipment to be located on the real property of the public utility or within its right of way, deemed to be necessary by the public utility to facilitate the BESS interconnection with the power grid. This definition and use shall apply to BESS which have an aggregate energy capacity greater than or equal to thirty megawatts (30 MW) and shall not apply to a stand-alone 12-volt vehicle battery or an electric motor vehicle.

**SECTION 2.** Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new row below “Small wind energy facilities” in the Table of Uses:

<b>F. OTHER USES:</b>	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
Fill & excavation	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp
Commercial wind energy facilities	no	no	no	no	no	no	no	no	sp	sp	no	no	no	no	sp	yes	sp	sp
Small wind energy facilities	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	sp	yes	sp	sp
Battery energy storage systems	no	no	no	no	no	no	no	no	no	no	no	no	no	no	sp	sp	no	no

**SECTION 3.** Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new chapter:

### **Ch. 17.30 BATTERY ENERGY STORAGE SYSTEMS**

#### **§ 17.30.010 Purpose.**

The purpose of this chapter is to advance and protect the public health, safety, welfare, and quality of life by creating regulations for the installation and use of battery energy storage systems. This chapter is intended to be used in conjunction with other regulations adopted by the city, including general Zoning regulations and other controls designed to encourage appropriate land use and the provision of adequate infrastructure development in the city of Revere. This chapter shall be further construed to be consistent with state law, including but not limited to the provisions of General Laws chapter 40A, section 3, the State Building Code, State Fire Code, and State Electrical Code. All battery energy storage systems shall comply with NFPA 855, Standard for the Installation of Stationary Energy Storage Systems. In the event of any conflict between the provisions of this chapter and the provisions of state law or regulations, the state law and regulations shall prevail.

#### **§ 17.30.020 Definitions.**

“ANSI” shall mean the American National Standards Institute.

“Battery energy storage system” or “BESS” is defined in § 17.08.092 of this title.

“Building Code” shall mean the Massachusetts Building Code, 780 CMR.

“Fire Code” shall mean NFPA 1 and 527 CMR 1.00.

“HazMat” shall mean hazardous materials.

“NFPA” shall mean the National Fire Protection Association.

“NFPA 70” shall mean “National Electric Code” or “NEC” and shall refer to the set of standards for the safe installation of electrical wiring and equipment in the United States.

“NFPA 855” shall mean the Standard for the Installation of Stationary Energy Storage Systems.

“UL 9540” shall mean the standard for Energy Storage Systems and Equipment set by the Underwriters Laboratory.

**§ 17.30.030. Use.**

- A. Provided that the use complies with all requirements set forth in this chapter, the construction of a BESS shall be subject to the issuance of a special permit by the city council only in the HB and TED districts. In all other districts, BESS are prohibited.
- B. The applicant shall be required to comply with the site plan review process set forth in Chapter 17.17 of this title as part of their application for a special permit. The site plan review committee shall complete its review of a completed application for a BESS and issue its findings to the city council, who shall then review the completed application pursuant to Article III of Chapter 17.48 of this title.

**§ 17.30.040. Dimensional controls.**

All battery energy storage systems and any building or structure containing or otherwise associated with a battery energy storage system shall comply with the requirements of the applicable provisions of the State Building Code, State Fire Code, State Electrical Code, and NFPA 855. Energy storage system capacities, including array capacity and separation, are limited to the thresholds contained in NFPA 855.

- A. Height. Each BESS and its associated equipment shall comply with the building height provisions of the zoning district in which it is located.
- B. Setbacks. Each BESS and its associated equipment shall comply with the building setback provisions of the zoning district in which it is located.
- C. Lighting. Each BESS and its associated equipment shall comply with NFPA 855 requirements related to lighting. Other lighting requirements for electrical infrastructure specified in this title, state statute, or code shall be applied so long as they do not conflict with NFPA 855.
- D. Signage. The signage shall comply with ANSI Z535 and shall include the type of technology associated with the BESS, any special hazards associated, the type of suppression system installed in the area of the BESS, and 24-hour emergency contact information, including reach-back phone number.
  - 1. As required by the State Electrical Code, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
  - 2. Signage compliant with ANSI Z535 shall be provided on doors to rooms, entrances to BESS facilities, and on BESS outdoor containers.
- E. Security and screening. A BESS shall have a perimeter fence of at least eight (8) feet in height, consistent with requirements established in NFPA 70. A BESS shall also comply with specifications established in NFPA 855 relating to barriers and buffering.
- F. Utility connections. All utility connections from the BESS shall be underground to the nearest utility pole or transformer, unless the applicant demonstrates by substantial evidence that the construction of such underground facilities would be unreasonable owing to circumstances relating to the soil conditions, shape, or topography of such a site or if the utility provider requires the connections to be above ground. The electrical transformer for the utility interconnections may be above ground if required by the utility provider.
- G. Batteries. Failed battery cells and modules shall not be stored on the site and shall be removed not less than thirty (30) days after deemed failed by the BESS operator or

cell/module manufacturer. The operator shall notify the Revere Fire Chief in advance if the type of battery or batteries used onsite is to be changed.

**§ 17.30.050. Commissioning and safety standards.**

**A. Commissioning plan.**

Prior to issuance of a building permit, BESS applicants shall submit a commissioning plan that includes, but is not limited to:

1. An electrical diagram detailing the BESS layout, associated components, and electrical interconnection methods, with all National Electric Code compliant disconnects and over current devices.
2. A preliminary equipment specification sheet that documents the proposed BESS components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to issuance of a building permit.
3. Name, address, and contact information of the proposed system installer and the owner and/or operator of the BESS. Such information of the final system installer shall be submitted prior to the issuance of a building permit. For so long as the system is in use, the operator of the BESS shall provide the Revere Fire Department, Revere Police Department and Building Commissioner with contact information for personnel that can be reached 24-hours a day, and this contact information shall be updated by the operator whenever there is a change in the information.
4. A commissioning report meeting the requirements of NFPA 855 § 6.1.5 shall be submitted prior to final inspection.

**B. Safety requirements.**

A BESS shall comply with the latest published version of NFPA 855 at the date of the submission of the application.

Prior to issuance of a building permit, BESS applicants are required to:

1. Submit an emergency response plan as an appendix to the project application which shall be approved by the Revere Fire Chief. A copy of the approved plan shall be provided to the Revere Fire Department and Revere Police Department.

- a. This plan shall include, but not be limited to, procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions; procedures for inspection and testing of associated alarms, interlocks, and controls, including time intervals for inspection and testing; procedures to be followed in response to notifications that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to first responders for potentially hazardous conditions in the event of a system failure; and other procedures as determined necessary by the city to provide for the safety of occupants, neighboring properties, and first responders.
  2. Submit a plan as an appendix to the project application for offering site-specific training to the local fire department and emergency personnel prior to commencing operation.
    - a. This plan shall include, but not be limited to, training on emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions; training to sound the alarm, evacuate personnel, de-energize equipment, and control and extinguish the fire; and procedures and schedules for conducting drills of these procedures with local first responders.
  3. Conduct hazard mitigation analyses if specified by NFPA 855.
- C. Equipment certification.
- All batteries integrated within the BESS shall be listed under UL 1973. The BESS shall be listed in accordance with UL 9540, either from the manufacturer or by field evaluation.
- D. No hazardous materials or waste shall be discharged on the site of any BESS. If any hazardous materials or wastes are to be used on site, there shall be provisions for full containment of such materials or waste. An enclosed containment area may be required

to meet this requirement. The BESS shall also be designed to prevent unauthorized access.

1. For so long as the system is in use, the BESS shall have on file with the Revere Fire Department procedures for the safe disposal of BESS equipment damaged in a fire or other emergency event, including maintaining contact information for HazMat personnel available 24-hours a day to safely remove damaged BESS equipment from the site. The expense of such service shall be borne by the owner of the BESS where the removal occurred.
- E. The operator of a BESS shall be required to have an official representative onsite at the BESS not later than two hours after notification by the Fire Chief, Police Chief, or their designee.

**§ 17.30.060. Abandonment or discontinuation of use.**

- A. Removal requirements. Any BESS that has reached the end of its useful life or has been abandoned shall be removed in a way that ensures the return of the property to a useful condition. When the BESS is scheduled to be decommissioned, the applicant shall notify the city by certified mail of the proposed date of discontinued operations and plans for removal. The owner/operator of the BESS shall physically remove the BESS no more than one hundred and fifty (150) days after the date of discontinued operations. At the time of removal, the BESS site shall be restored to the state it was in before the system was constructed or any other legally authorized use. More specifically, decommissioning shall include, but is not limited to, the following:
  1. Physical removal of all battery energy storage systems, equipment, security and fencing barriers, and transmission lines from the site.
  2. Disposal of all solid and hazardous waste in accordance with local and state waste disposal regulations.
- B. Abandonment. Absent notice of a proposed date of decommissioning, the BESS shall be considered abandoned when the system fails to operate for more than one year without the written consent of the city council. If the applicant fails to remove the BESS in accordance with the requirements of this subsection within one hundred and fifty

(150) days of abandonment or the proposed date of decommissioning, the city shall have the authority to enter the property and physically remove the system.

- C. The city council may require the applicant to provide, at the time of issuance of the special permit, a form of surety, either through an escrow account, bond or otherwise, to cover the cost of removal in the event the city must remove the system, in an amount and form determined to be reasonable by the city council, but in no event in the excess of one hundred and twenty-five percent (125%) of the cost of removal and compliance with the requirements of this subsection. Such surety shall not be required for municipally- or state-owned systems. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer.

**§ 17.30.070 Independent consultants.**

Upon submission of an application for a special permit, the city council may hire outside consultants for a peer review of the application, whose services shall be paid for by the applicant.

**SECTION 4.** This ordinance shall take effect upon its passage.

A copy of the aforementioned zoning ordinance (**CZ-25-06**) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and Friday 8:15AM-12:15PM. If unable to attend the public hearing, written proponent/opponent testimony can be submitted via email on or before August 19, 2025 to [amelnik@revere.org](mailto:amelnik@revere.org).

Attest:  
Ashley E. Melnik  
City Clerk

Attest:  
Megan Simmons-Herling  
Planning Board, Chair

Revere Journal  
Send invoice to: [amelnik@revere.org](mailto:amelnik@revere.org)  
8/6/25  
8/13/25