

SMALL CLEAN ENERGY PERMITTING AND ZONING INFO SESSION

June 4, 2026



Planning Department

CITY of BOSTON

Interpretation Information



English: For interpretation in [____],

1. Go to the horizontal control bar at the bottom of your screen. Click on “Interpretation.”
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in [_____]

Spanish: Para traducción en Español,

1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “Interpretation”.
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma “Español”.

Haitian Creole: Pou entèpretasyon Kreyòl ayisyen,

1. Ale nan kontwòl ba nan pati anba ekran an epi Klike sou "Interpretation"
2. Apre sa, klike sou lang ke ou ta renmen tande a.
3. Kounye a ou gen aksè a reyinyon an Kreyòl ayisyen

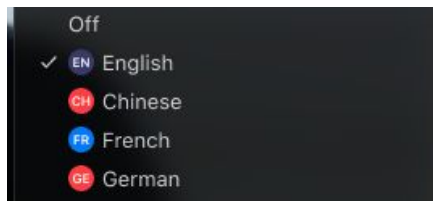
Vietnamese: Cho thông dịch Tiếng Việt

1. Tìm thanh điều khiển ngang phía dưới màn hình của bạn. Bấm vô từ: "Interpretation"
2. Sau đó chọn lựa ngôn ngữ mà bạn cần lắng nghe.
3. Hiện tại bạn đang tham gia buổi họp bằng Tiếng Việt

1.



2.



3.



Interpretation Information



Cabo Verdean Creole: Gossim bu ta entra na reuniao na kriolu,

1. Bai na barra de controlo horizontal na parte inferior di computador bu kalka na "Interpretation".
2. Depos kalka na idioma qui bu kre ovi.
3. Agora djabu sta ta entra na reuniaun em creole.

Cantonese: 若需粵語口譯服務:

1. 與屏幕下方之長方形控制欄中, 煩請點擊 "Intepretation."
2. 煩請點擊您所需收聽的語言。
3. 您即可聽到粵語的會議口譯。

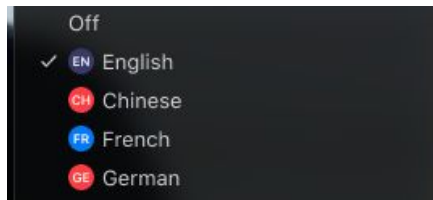
Mandarin: 若需普通话口译服务:

1. 在屏幕下方的长方形控制栏中, 请点击 "Intepretation."
2. 请点击您所需收聽的語言。
3. 您即可收听普通话的会议口译。

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2.

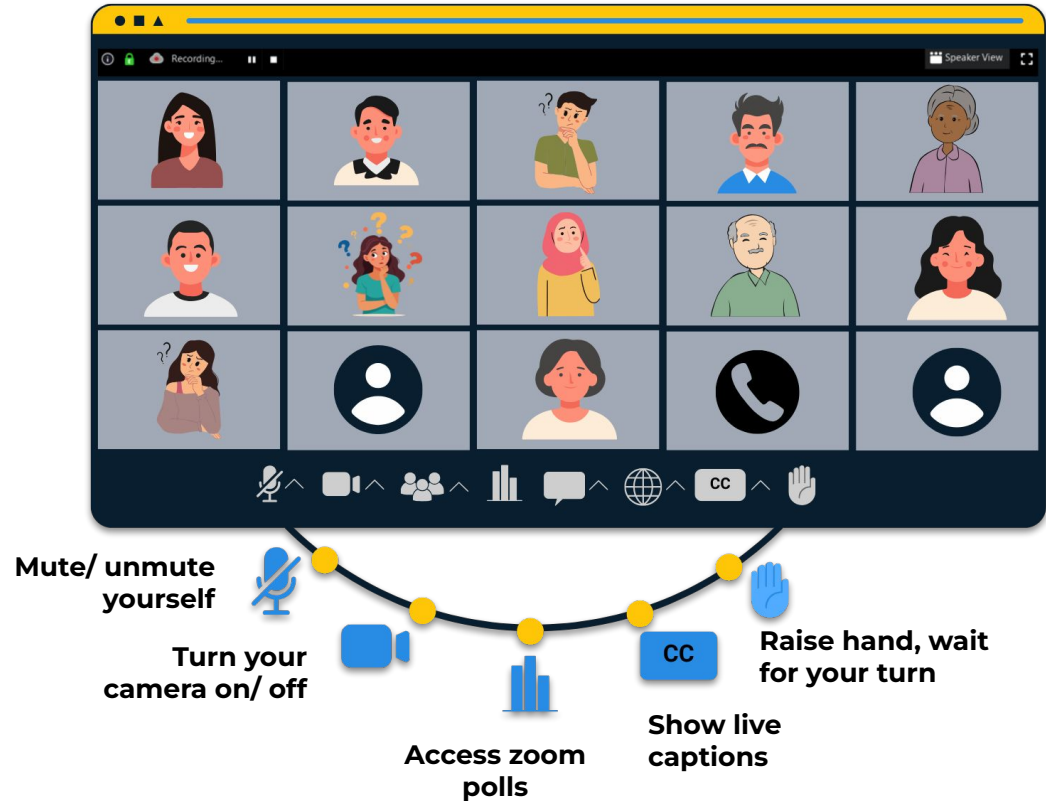


3.



ZOOM TIPS AND MEETING INFO

- We will be recording this meeting and posting it on the Planning Department's project webpage
- Use raise hand function (dial *9 if joining by phone) to be invited to unmute (dial *6 if joining by phone) to ask your question or provide comment
- You can also add your questions or comments in the chat.



MEETING INFO AND EXPECTATIONS

- This meeting is in a webinar format as it is intended for City of Boston residents to learn more about upcoming Clean Energy Infrastructure initiatives
- This meeting will open up for question and answer upon completion of the presentation
- Visit the Planning Department's website for more information about the initiative:
<https://www.bostonplans.org/planning-zoning/zoning-initiatives/energy-infrastructure-zoning-and-permitting>

Once the meeting is open for question and answer....



Visit our website for full details.

Raise hand to ask questions



Use the Q&A icon to ask a question

MEETING INFORMATION

- The presentation for this evening will be available to view on the project webpage on the Planning Department website (also available in chat)
- Meeting recording will be uploaded to the project webpage within 48 hours
- Further comments or questions may be directed to:
travis.anderson@boston.gov

Planning & Zoning > Current Zoning Initiatives > Energy Infrastructure **Zoning** and Permitting

CURRENT ZONING INITIATIVES

SMALL CLEAN ENERGY INFRASTRUCTURE PERMITTING AND ZONING

[Overview](#)
[Timeline](#)
[Engagement](#)

Overview

The City of Boston is currently drafting a new permitting process and zoning amendments for [Small Clean Energy Infrastructure](#). This initiative aligns with the City's and the Commonwealth's broader climate goals to achieve net zero carbon emissions by 2050, increase resilience, and modernize the electrical grid.

The 2024 Act Promoting a Clean Energy Grid, Advancing Equity, and Protecting Ratepayers ("2024 Climate Act" or the "Act") requires the City of Boston to adopt a [Consolidated Permit Pathway for Small Energy Infrastructure](#) (CMR 29.00) to achieve our emissions goals. To offer this optional pathway to developers, the City of Boston must amend its review process and zoning code for this type of infrastructure, to abide by the new Consolidated Permit Pathway (CMR 29.00) taking effect on October 1, 2026.

Contact

- [Travis Anderson](#), Sr Infrastructure and Energy Planner
- [Chris Maskas](#)
- [Eldin Villafane](#)



MEETING CODE OF CONDUCT



Respect one Another

All attendees are expected to respect one another and any differences of opinion

Welcome Difference in Opinion



We welcome differences of opinion, including opinions that differ from the Planning Dept



Constructive Feedback

Constructive comments and opinions should be aimed at topics, not people

Allow All to Speak



To allow your fellow attendees a chance to ask their questions or comments, speaking time will be limited to 2 minutes

Code of Conduct



TABLE OF CONTENTS

1 OVERVIEW: CLEAN ENERGY
INFRASTRUCTURE

2 POLICY BACKGROUND

3 IMPLEMENTATION AND APPROACH

4 QUESTIONS

TODAY'S PRESENTERS



TRAVIS ANDERSON
Sr. Infrastructure and
Energy Planner



CHRIS MASKAS
Planner



ANDREW PLUMB
Planner



Overview: Clean Energy Infrastructure



Key Terminology

Kilowatts (kW), megawatts (MW), and gigawatts (GW) are all units of power, with each representing a progressively larger amount of electrical power.

- One kilowatt is 1,000 watts; it can power a large appliance
- One megawatt is 1,000 kilowatts; it can power a large factory or small town
- One gigawatt is 1,000 megawatts; it can power a large city or a major industrial facility

Kilowatt-hours (kWh) measure energy consumption over time, or how much energy is used by an appliance, device, or household over an hour. This is the unit of your electricity bill, multiplied across a given billing cycle.



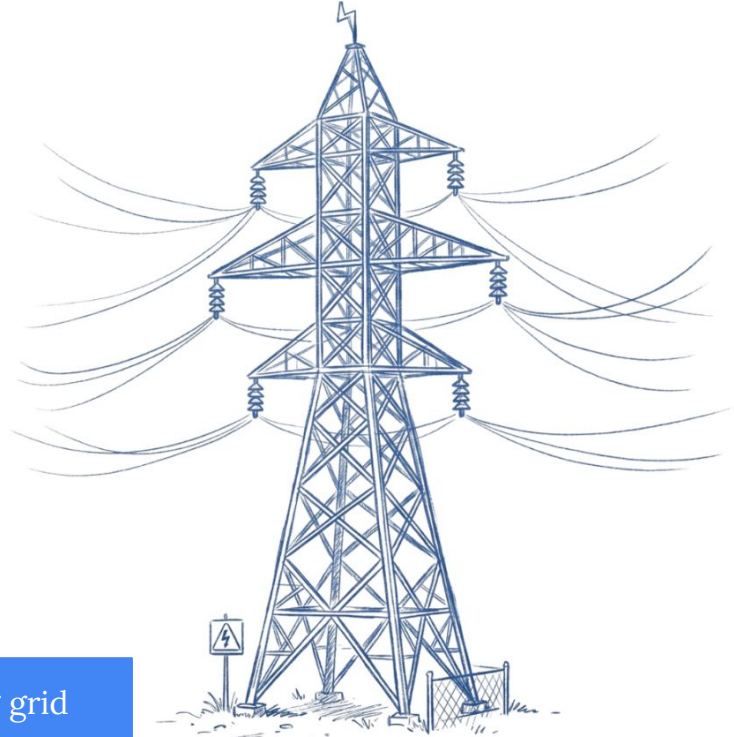
**Standard LED lightbulbs
are 5 - 20 watts.**

Boston's Changing Energy Grid

Boston's energy needs are growing...

- We will need much more electricity in the coming years, according to the power grid operators.
- The City wants to make the power grid more reliable while reducing costs.
- The old ways of handling this are expensive and “dirty”.

Small Clean Energy Infrastructure can support our changing grid



WHAT IS SMALL CLEAN ENERGY INFRASTRUCTURE?

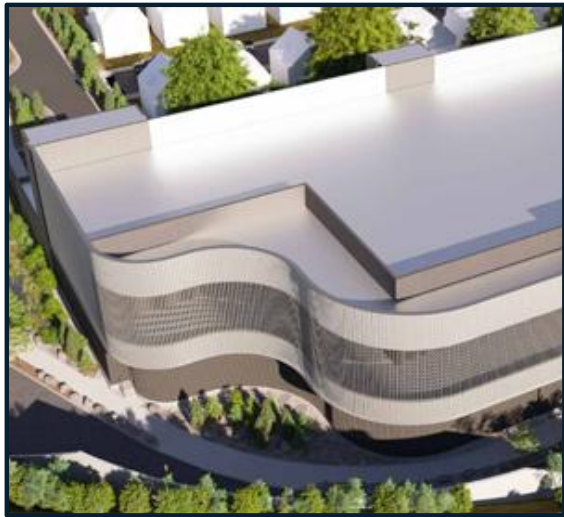
State definition:

“A Small Clean Energy Generation Facility, Small Clean Energy Storage Facility or Small Clean Transmission and Distribution Infrastructure Facility.”

WHAT IS NOT COVERED IN THIS EFFORT?



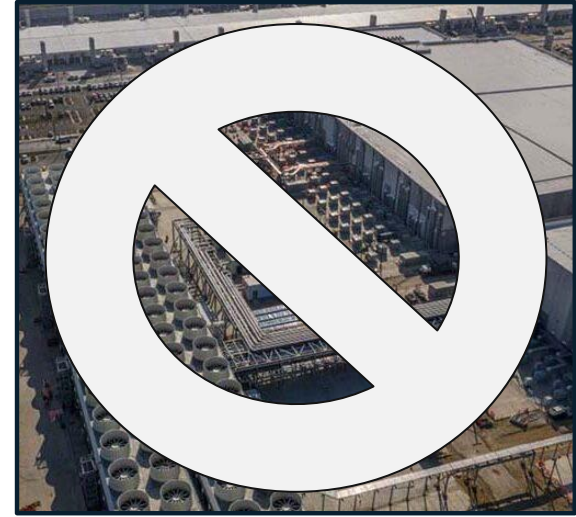
- Large Clean Energy Storage Systems > 100 MWh
- Large Clean Energy Generation Systems > 25 MW
- Substations of any size or scale
- Data Centers of any size or scale



180 MWh “35 Electric Avenue”
proposed in Brighton, MA



K Street Substation in South Boston,
MA



Microsoft's AI Data Center in Mt.
Pleasant, WI

Large Clean Energy Infrastructure will be subject to the Commonwealth's Energy Facilities Siting Board Regulations

WHAT IS SMALL CLEAN ENERGY INFRASTRUCTURE?

As defined by the State of Massachusetts:

1. Solar, wind, or anaerobic digestion energy installations: *generation less than 25 MW*
2. Battery energy storage systems (BESS): *capacity less than 100 MWh*
3. Energy transmission infrastructure: *new corridor less than 1 mile long*



~1 MW Solar Canopy - Roxbury, MA



100 kW Wind Turbine - Dorchester



300 kW Anaerobic Digester -
So. Burlington, VT

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250 kWh BESS - Westchester, NY



45.6 MWh BESS - Buffalo, NY



Underground Electric Transmission Lines

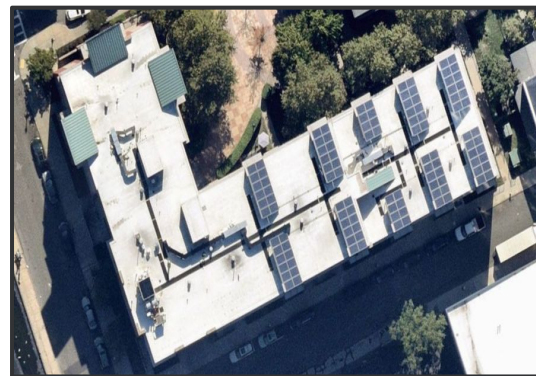
WHAT CAN SOLAR ARRAYS LOOK LIKE?



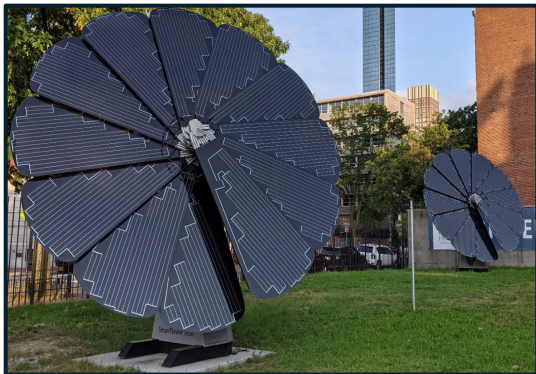
537 kW Roof-Mounted Solar - Jamaica Plain, MA



3.8 kW Roof-Mounted Solar - East Boston, MA



35 kW Roof-Mounted Solar - East Boston, MA



2.5 kW (per) Ground-Mounted Solar - South End, Boston, MA



2.4 MW Ground-Mounted Solar - Sterling, MA



250 kW Solar Canopy - Roxbury, MA

WHAT CAN BATTERY ENERGY STORAGE LOOK LIKE?



50 kWh

3.9 MWh



Residential Heat Pump

Transformer

U-Haul Trailer

Full Size Dumpster

Standard Shipping Container

WHY DOES BOSTON NEED BATTERY ENERGY STORAGE?

Boston relies on the electric grid to power everything that needs electricity (homes, businesses, heating, cooling, etc.). Boston's grid can face problems, especially when there's a sudden surge in electricity demand (exceptionally hot or cold days) or when there isn't enough energy being produced.

What role does Battery Energy Storage play:



- **Helps During Power Shortages:** BESS can store extra energy when there's a lot of it and release it when there's not enough, helping to prevent blackouts or energy shortages.



- **Reduces Costs:** By storing energy when it's cheaper and using it when the price is higher, BESS can help lower electricity costs on individual and city-wide scales.



- **Supports Clean Energy:** BESS supports the usage of more renewable energy, which are cleaner for the environment. The more energy we store, the less we need to rely on coal or natural gas as power sources.

BESS regulatory organizations

BESS of all scales are highly regulated in the US through a combination of national standards, building and fire codes, state and local laws, and independent safety certifications

Key Regulatory Agencies include:

- National Fire Protection Association (NFPA) UL Solutions
- International Electrotechnical Commission (IEC) International Code Council (ICC)
- American Clean Power Association (ACP) Federal Energy Regulatory Commission (FERC) National testing laboratories
- State and Local Authorities

Codes, Testing, and Validation:

- Batteries must follow strict safety codes in Boston and be independently tested and validated to ensure compliance.
- National labs offer independent, third-party testing and validation of BESS from the cell level up to grid-scale systems
- Grid-scale BESS facilities and those housed indoors are subject to additional standards

Policy Background

Why is Boston taking on this initiative?

2

WHY: THE 2024 CLIMATE ACT AND 225 CMR 29.00

Why:

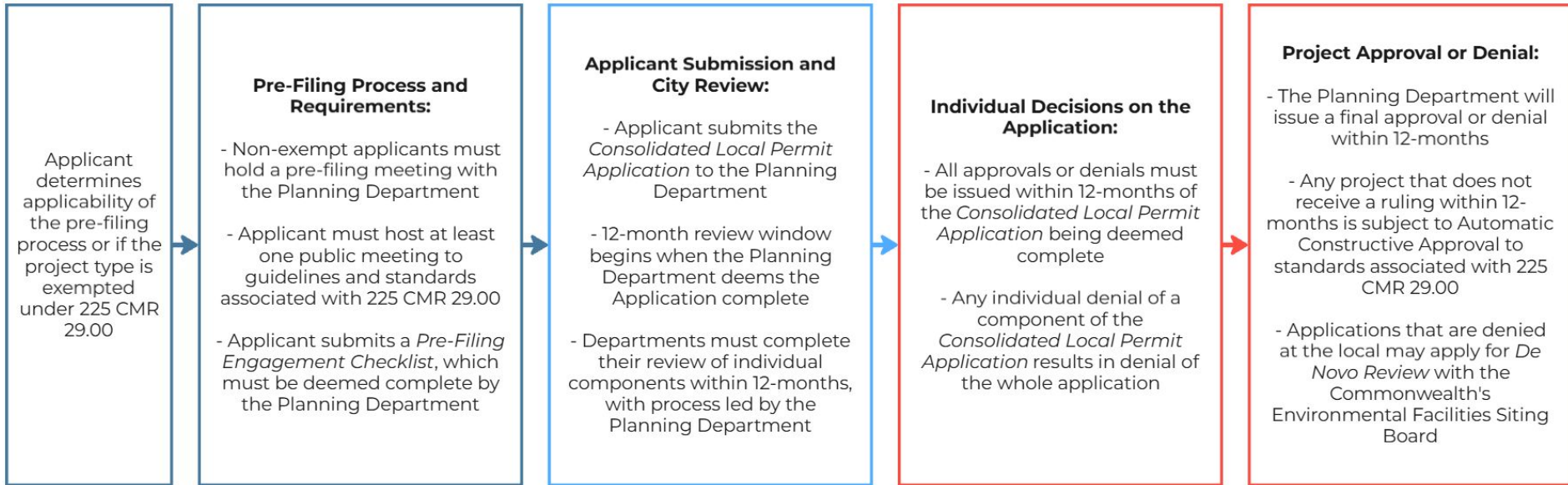
- City of Boston climate and resiliency goals including Carbon Neutrality by 2050 (Boston's 2030 Climate Action Plan)
- Statewide goals for the deployment of Clean Energy Infrastructure and grid resilience for 2030 and 2050
- Compliance with the 2024 *Climate Act* and 225 CMR 29.00 by adopting streamlined permitting pathway for all *Small Clean Energy Infrastructure Facilities*



Requirement: All municipalities legally must offer the new Consolidated Local Permit Pathway for *Small Clean Energy Infrastructure Facilities* by October 1, 2026

Currently: The City is developing draft zoning bylaws that adopt the new Consolidated Local Permit, meeting the Commonwealth's requirements while aligning with Boston's existing permitting processes and procedures

THE CONSOLIDATED LOCAL PERMIT PROCESS



Key Process Notes:

- 225 CMR 29.07 establishes the list of projects that are exempt from the Pre-Filing Process, these projects go straight to submitting their *Consolidated Local Permit Application* to the Planning Department
- The *Consolidated Local Permit Application*, associated completion checklists, and standards & guidelines for the process are published by the Department of Energy Resources (DOER) and must be used by all Municipalities
- Ministerial review by the Inspectional Services Department and Boston Fire Department are not subject to this 12-month deadline

Implementation & Approach

3

What has the State recommended?

What is the City's approach?

PROJECT TIMELINE

JUNE 2026
Public Information
Session

August 2026
BPDA Board

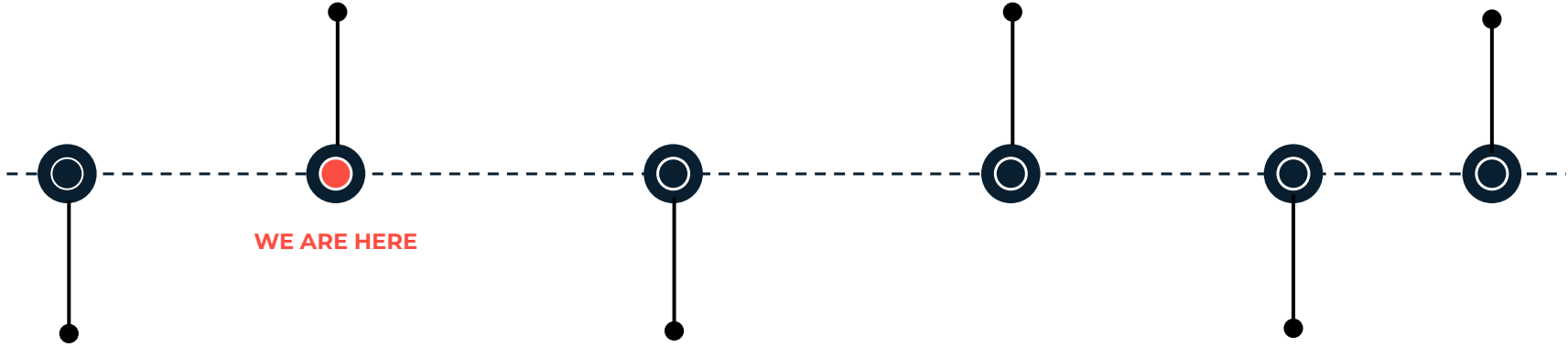
October 1, 2026
Consolidated Permit
Process must be
offered

WE ARE HERE

March 2026
Final regulations
promulgated by the
State

July 2026
Draft zoning release +
Public comment
period

September 2026
Zoning Commission



OVERVIEW: 225 CMR 29.00'S REQUIREMENTS

Consolidated Process: required for City to offer, optional for developer to use

The City must adopt the new permitting process and update zoning to conform to the law.

225 CMR 29.00 Requirements	Flexibility in 225 CMR 29.00	Outside of 225 CMR 29.00
<ol style="list-style-type: none">1. Use of DOER's Consolidated Local Permit Application2. Guaranteed 12-month review by municipality3. Updated zoning bylaws that enable the new permitting process4. Designation of a Local Government Representative5. Collection of a decommissioning surety for all projects	<ol style="list-style-type: none">1. How Boston updates its Zoning Regulations2. How Boston reviews different scales of projects3. Requirements for minimization and mitigation4. How the overall review process is run	<ol style="list-style-type: none">1. How Clean Energy projects undergoing standard review by the City of Boston are handled2. Ministerial Permits granted by the Inspectional Services Department and Boston Fire Department

DRAFT CITY REVIEW PROCESS

Modeled after the City's Office to Residential Conversion Program:

Projects will submit a Consolidated Permit Application to the Planning Department

Departments included in the **DRAFT** Consolidated Review Process:

- Boston Water Sewer Commission
- Conservation Commission
- Boston Public Health Commission
- Parks Department
- Landmarks Commission
- Planning Department

The Public Improvement Commission*, Fire Department and Inspectional Services Department will also be included in early phases of review, although their approval will not happen until the Consolidated Permit is approved.

*Contingent on the type of filing



RELEASE IN EARLY JULY

We will be seeking more specific feedback once we have the draft zoning.

- The draft zoning will build off of the State's *Model Zoning Bylaws*
- Boston's zoning will be unique because we do not have a Special Permit process
- There will be clear requirements based on project type and size
- The amendment will modernize the process for solar projects
- Battery Energy Storage will be regulated using project footprint

THANK YOU

We appreciate your time!

QUESTIONS?

TRAVIS ANDERSON

travis.anderson@boston.gov

OR VISIT:

bostonplans.org



Planning Department

CITY of **BOSTON**