

CARPENTER HILL POWER · CHARLTON, MASSACHUSETTS

Community Benefits Plan

What Charlton gets for hosting the 150 MW / 600 MWh battery energy storage facility proposed at 131 Carpenter Hill Road, how each item gets checked, and what happens if something slips.

Public comment draft · v0.2

September 30, 2026

34 open decisions

This is a working draft, published for public comment on September 30, 2026. Comment is open through November 30, 2026. Send comments through the form on carpenterhillpower.com, by email to jsantiago@esa-solar.com, or in person at any fall meeting. We respond to every comment in writing. Words in brackets are decisions that are not made yet.

Prepared for the Citizen Advisory Committee by the project team. The live version, the slides, and every document this plan rests on are at carpenterhillpower.com/benefits/plan.

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HOW TO READ THE BRACKETS

Text in [square brackets] is a decision that is not made yet. There are 34 of them in this draft. Some belong to the committee, some to the town, and some to the project.

PART 1 · STATE TEMPLATE V.A.1

1 Executive Summary

Carpenter Hill Power is a proposed battery energy storage facility at 131 Carpenter Hill Road in Charlton. This plan sets out what Charlton gets for hosting it, how each item gets checked, and what happens if something slips.

The project in one paragraph

The facility stores electricity from the regional grid and sends it back when the grid needs it. It is rated at 150 megawatts and 600 megawatt hours, enough stored energy to serve up to 120,000 homes for about four hours. The current design uses 136 Tesla Megapack 3 units on a fenced area of about 5 acres or less, inside a 15-acre leased area on a 47-acre parcel, next to the existing Carpenter Hill substation. Construction would take 12 to 18 months. The project is in the state's pre-filing engagement period under 980 CMR 16.00, ahead of an application to the Energy Facilities Siting Board.

What this plan is

Massachusetts siting rules require the project to pursue a community benefits plan with the host community, following the state's Standards and Guidelines for Community Benefit Plans and Agreements. This document is that plan, in draft. It lists the benefits the project proposes for Charlton, where each one came from, and the terms that make it checkable.

It is not the permit, and it does not replace the studies, permit conditions, and mitigation the project has to deliver whether or not this plan exists. Those are listed separately at the end of Part 3 and are not counted as benefits. It is also not a signed agreement. Whether items in this plan move into a signed agreement between the town and the project is a decision the town and the project make together, with review by the Select Board and the Town Administrator. The state siting board gives due weight to a plan developed with the community, and the state's guidance encourages signed agreements that include remedies for non-performance. Where a card gives a job to a town board or department, that is a proposal. No board has agreed to it, and each one decides whether to take it on.

Four terms that get mixed up, and how this document works

Four terms come up in every conversation about benefits, and they get mixed up. Each one is a different tool, held by different people.

Term	What it is	Who decides	Where it stands for this project
Community Benefits Plan	This document. A plan the project develops with the community under the state siting rules. It lists proposed benefits, where each came from, and the terms that make each one checkable.	The project publishes it. The state siting board gives a plan developed with the community due weight in its decision.	Draft now. Final on November 30, filed with the application.
Community Benefit Agreement, often called a host community agreement	A signed contract between the town and the project that turns items from the plan into enforceable terms, with remedies if the project falls short.	The Select Board and the Town Administrator for the town, and the project owner.	Not yet. Whether to sign one is a decision the town and the project make together.
Payment in lieu of taxes, or PILOT	A tax agreement under Massachusetts law that sets fixed payments to the town each year instead of a yearly assessment of the equipment. It is about the town's tax revenue, not about benefits on top of it.	The Select Board and the Board of Assessors for the town, and the project owner, [with Town Meeting approval where the law requires it].	Open. It is one of two instruments in the payments card in Part 3. The other is standard assessment.
Permit conditions	Requirements the state siting board attaches to its decision. Mitigation for the project's own impacts lives here, whether or not anyone negotiates for it.	The siting board.	Set when the permit is decided.

The plan is where ideas get shaped in public. The agreement and the permit are where they get locked. Money for the town can travel by either of two roads: a PILOT or standard taxes for the payment every host town receives, and a signed agreement for the benefits on top. This plan says what is proposed on both roads. The town chooses the vehicles.

How this draft was built

Every priority in this draft traces to something a resident, a town board, a town official, or a state reviewer said on the record between April and September 2026. Two cards are the project's own proposals and are labeled that way. Where the project set a number itself, such as a distance or a number of days, it is a starting point for comment. The record: the state pre-filing consultation on April 9, the Select Board on April 14, the Planning Board and the first Citizen Advisory Committee meeting on June 3, the first public community meeting on July 8, the second committee meeting on August 4, the fire safety webinar on August 19, the state agency consultation on

September 4, Old Home Day on September 6, the third committee meeting on September 10, and first conversations with the MassHire workforce board, the regional planning commission, and Bay Path Regional Vocational Technical High School. Part 2 lists the priorities and where each came from. Part 6 lists every meeting.

The committee spent most of its third meeting, on September 10, working on what the plan should contain. It has not reviewed this text. The draft goes to the committee and to the whole town at the public forum on September 30, when public comment opens and runs through the end of November. A revised draft goes to a public meeting of its own in early November, and a final draft is published when comment closes on November 30. We respond in writing to every comment. We are also asking every town board to review this draft, especially the Planning Board, because many of its terms touch their work.

The burdens this plan responds to

- Fire and emergency response. At every public meeting since June 2026, residents have asked whether Charlton Fire has the equipment, training, and water supply to respond to this facility. The plan answers with equipment, training, and a pre-energization check that the Fire Chief controls.
- Private wells and groundwater. Charlton's history with groundwater contamination makes this the sharpest concern at every public meeting. The plan answers with baseline and ongoing well testing at the project's cost, and a guarantee if a well is affected.
- Trees, land, and habitat. Replanting to offset the project's own clearing is mitigation, not a benefit. The plan answers with conservation funding beyond what mitigation requires.
- Construction traffic and roads. Twelve to 18 months of construction traffic on Carpenter Hill Road, with heavy loads concentrated in the site work and delivery phases. The plan answers with a road condition survey, repairs at the project's cost, and a bond that guarantees them.
- A fair return for hosting. Committee members said in June that Charlton already hosts more than its share of energy infrastructure, and residents do not see lower electric bills for it. The plan answers with predictable annual payments to the town and with benefits residents can use.
- Commitments that last. Residents asked for commitments that survive a sale of the project. Part 4 explains how permit conditions, agreement terms, and the decommissioning bond run with the project to any future owner, and how this plan can only be changed upward.

BENEFITS ARE IN ADDITION TO MITIGATION

Mitigation offsets the project's own impacts and becomes a permit condition whether or not anyone negotiates for it. Benefits are what Charlton gets on top of that. This plan keeps the two apart so the benefits are not inflated by things the project has to do anyway.

The floor rule

Once the town and the project sign an agreement, the money, the years, and the terms in it can go up. They cannot go down. The money is set as a rate for each megawatt the project builds, so the town's deal holds if the size of the project changes. Until an agreement is signed, the floor is the structure of this plan: its categories, its review process, and its remedies. Everything above that floor, including which programs the money funds and who delivers them, stays open to change every year through the public review in Part 4. A plan that can be quietly weakened is worth nothing, and a plan that cannot change stops fitting the town. The floor rule is how this plan does both.

PART 2 · STATE TEMPLATE V.A.2

2 Identified Community Priorities

Every priority below was raised by a resident, a committee member, a town board, or a state reviewer. Priorities are inputs to this plan, not commitments. Part 3 shows which ones became commitments and what shape they took.

Priority	Who raised it, and when	Where it landed
Fire equipment, training, and water supply for Charlton Fire	Planning Board on June 3. Committee meeting 1 on June 3. Public meeting 1 on July 8. Committee meeting 2 on August 4. Fire safety webinar on August 19. Committee meeting 3 on September 10.	Fire readiness card, Part 3. The Emergency Action Plan itself is required mitigation.
Private well testing and groundwater protection	Public meeting 1 on July 8. Committee meeting 2 on August 4.	Well protection card, Part 3.
Tree replanting, conservation, and habitat	Committee meeting 1 on June 3. Public meeting 1 on July 8. Committee meeting 2 on August 4.	Conservation card, Part 3. Replanting to offset clearing is required mitigation.
Predictable payments to the town	Planning Board on June 3. Committee meeting 1 on June 3. Public meeting 1 on July 8.	Payments card, Part 3.
A senior and community center	Committee meetings 1 and 2.	Senior and community center card, Part 3.
Local hiring, local trades, and vocational education	Committee meeting 1 on June 3. Committee meeting 2 on August 4.	Local hiring and training cards, Part 3.
Roads: truck traffic, soil compaction, and bonding for damage	Public meeting 1 on July 8.	Roads card, Part 3.
Protections for close neighbors: screening, monitoring, property value	Public meeting 1 on July 8.	Neighbor protections card, Part 3.
Accessible recreation, including a fully accessible park and playground	Committee meeting 2 on August 4.	Accessible recreation card, Part 3. Raised, not yet shaped.
Historic preservation of town-owned sites	Committee meeting 2 on August 4.	Historic preservation card, Part 3. Raised, not yet shaped.
A structured post-construction review	Committee meeting 1 on June 3.	Post-construction review card, Part 3.

Priority	Who raised it, and when	Where it landed
Commitments that are binding and survive a sale	Public meeting 1 on July 8. Committee meeting 2 on August 4.	Part 4: how commitments become binding, and what survives a sale.
Better notice and outreach	Committee meeting 2 on August 4.	Already a tracked commitment: a month's mailed notice before public meetings. Part 4 carries it forward, and the liaison card in Part 3 builds on it.
Electric bills and the cumulative burden of hosting	Committee meeting 1 on June 3. Public meeting 1 on July 8.	An open question for the committee in Part 3, under Environmental Justice and Equity.
Benefits that start before construction	Committee meeting 3 on September 10.	Partly answered. The conservation contribution is paid when construction starts. Everything else in this draft starts at construction or later, and that is open for comment.
The size of the decommissioning bond, and whether it covers full removal	Committee meeting 3 on September 10.	Required mitigation, listed at the end of Part 3. The bond covers full removal and restoration. The amount is not set yet.
Town water extended to the site for firefighting, and a liner under the site to catch firefighting runoff	Fire safety webinar on August 19, second session.	The liner is answered by required mitigation: capturing firefighting water on site, listed at the end of Part 3. Town water is not in this draft. The fire water supply is planned with the Fire Chief in the Emergency Action Plan, and whether a water main belongs in this plan is open for comment.
Local control: the town's own limits on battery storage, and a state process that does not go through local zoning	Planning Board on June 3.	Outside what this plan can change. State law sets the permit process. The town can take part in the state review, and taking part in this plan does not give up that right or signal support.

How the priorities map to the state's four categories

The state groups community benefits into four categories. Not every category applies to every project, and the guidance says so. Here is where the priorities land.

Category	Priorities that land here
Infrastructure and Community Support	Fire readiness, the senior and community center, roads, accessible recreation, historic preservation.
Environmental and Public Health Protection	Well protection, the conservation fund, neighbor protections, the post-construction review.
Economic Development and Workforce	Payments to the town, local hiring and trades, training slots for students.
Environmental Justice and Equity	Nothing raised by residents yet. Part 3 explains the gap, offers two project proposals, and puts one question to the committee.

WHAT ALREADY CHANGED BECAUSE OF THIS INPUT

Tree clearing outside the transmission right-of-way is capped at 10 acres. The project added a third public meeting beyond the two the state requires, moved abutter conversations to run alongside the agency meetings, and committed to a month's mailed notice before public meetings after the July mailer went out late. Every question from July 8 got a written answer. Separately, the design moved from 156 units to 136 when newer equipment became available. That was a newer model from the same supplier, and it happens to shrink the footprint; it was not a response to a request, and we do not count it here.

PART 3 · STATE TEMPLATE V.A.3

3 Benefit Commitments

This is the core of the plan. Each commitment answers the same questions: what changes and for whom, how anyone checks, when and for how long, who decides how it is used, where the money comes from, and what happens if it slips. Words in brackets are decisions the committee and the town still have to make.

How to read a card

The first four questions are how the plan applies the SMARTIE standard the project committed to in April: specific, measurable, achievable, relevant, time-bound, inclusive, and equitable. The fifth question, what happens if it slips, is there because the committee asked for it in June. Every card also states its funding source, which the project committed to on August 4. Each card carries a status: worked with the committee, drafted by the project from the record, raised but not yet shaped, or proposed by the project.

Three kinds of card

Cards marked Benefit are things Charlton gets on top of what the project has to do. Cards marked Protection go beyond required mitigation but exist because of the project's own impacts, such as road repair and well testing. Cards marked Accountability are structures that keep the rest of the plan honest. All three are commitments. The plan labels them so nobody mistakes one for another.

CATEGORY

Infrastructure and Community Support

Physical and social infrastructure the community needs, such as roads, emergency services, and community facilities.

This is where most of what Charlton has asked for lands: readiness for Charlton Fire, a senior and community center, the roads construction will use, and two priorities raised on August 4 that still need their shape.

3.1**Benefit****Worked with the committee**

Equipment and training for Charlton Fire

For: Charlton Fire Department, and the mutual aid departments it calls on.

1. WHAT CHANGES, AND FOR WHOM

Before the facility is first energized, Charlton Fire has the equipment the Chief identifies in the Emergency Action Plan for a battery storage response, and every shift has completed training specific to this facility. Every year the facility operates, the department gets refresher training and an equipment and training allowance of [amount to be set], so readiness keeps up as staff and equipment change.

2. HOW ANYONE CHECKS

The Fire Chief confirms in writing to the Select Board, once before energization and then once a year, that the equipment is in service and the training is complete. Each confirmation is posted on the project website and in the town's records.

3. WHEN, AND FOR HOW LONG

The initial package before energization. The allowance and the refresher training every year of commercial operation, for the operating life of the facility.

4. WHO DECIDES HOW IT IS USED

The Fire Chief decides what equipment and training the department needs and who provides it. The Select Board receives the annual confirmation. The Citizen Advisory Committee sees it at the annual review.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner pays for the initial equipment and training package directly, up to [amount to be set]. The annual allowance of [amount to be set] is paid to the town each year, and the amount is revisited at the five-year and ten-year reviews.

6. WHAT HAPPENS IF IT SLIPS

The facility does not energize until the Chief's written confirmation is in hand. We propose this as a term of any signed agreement, and as a condition the project asks the siting board to attach. A missed annual payment carries forward at full value plus interest, and the town can draw it from security the owner posts before construction.

NOT DECIDED YET

The amounts for the initial package and the annual allowance.

Whether staffing support, which residents raised on August 4, belongs in this card or in the payments to the town.

MILESTONES

- Emergency Action Plan complete and reviewed by the independent third party the town selects, before the site plan filing.
- Equipment list and training plan agreed with the Chief before the site plan filing.
- Equipment delivered and the first training cycle complete before energization.
- Annual confirmation posted within 30 days of each anniversary of commercial operation.

Delivery partners. Charlton Fire Department. The battery supplier provides facility-specific training material and instructors.

Where it came from. Raised at the Planning Board on June 3, 2026, and at every public meeting since. Built as the example card at the second committee meeting on August 4, 2026. The Fire Chief joined the third committee meeting on September 10.

Mitigation and tracked commitments. Builds on the Emergency Action Plan, the fire water supply plan, and the third-party review of the plan. Those are tracked commitments already, and the plan itself is required under the state fire code, so none of them is counted as a benefit here.

3.2**Benefit****Worked with the committee****Support for a senior and community center**

For: Charlton seniors, and the residents who use a community center, through the Council on Aging.

1. WHAT CHANGES, AND FOR WHOM

The town's senior and community center project receives a capital contribution of [amount to be set] from the project. The Council on Aging receives [amount to be set] every year the facility operates to run programs it chooses. The example the committee worked through on August 4 was one part-time program coordinator, twenty hours a week, every year the project operates, with the Council on Aging deciding the programming.

2. HOW ANYONE CHECKS

The Town Accountant confirms each payment. The Council on Aging reports once a year on what the program money funded, and the report is posted on the project website.

3. WHEN, AND FOR HOW LONG

When the capital contribution is paid is open. [The committee told us on September 10 that the town's grants pay back money already spent, so money that arrives early is worth more to the center than money that arrives when the facility starts operating. We are looking at payments tied to the state permit being issued.] The program support is paid every year of commercial operation, for the operating life of the facility.

4. WHO DECIDES HOW IT IS USED

The town, through the Select Board and the Senior Center Feasibility Committee, decides how the capital contribution is used. The Council on Aging decides the programming.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner. [Whether the capital contribution is held in escrow, and when it is released, follows the timing decision.]

6. WHAT HAPPENS IF IT SLIPS

A missed annual payment carries forward at full value and does not reduce a later year. If the town's center project does not go forward within five years of commercial operation, the capital contribution goes to the Council on Aging for programs or another facility the town chooses, not back to the project.

NOT DECIDED YET

The split between a one-time capital contribution and annual program support.

The amounts.

When the capital contribution is paid.

MILESTONES

- Capital and program amounts set with the town before the plan is final.
- First annual program report posted within 12 months of commercial operation.
- Escrow funded when construction starts.

Delivery partners. Charlton Council on Aging. Senior Center Feasibility Committee.

Where it came from. Raised at the first committee meeting on June 3, 2026. Walked through as a worked example at the second committee meeting on August 4, 2026.

3.3

Protection

Drafted from the record

Roads: repair what construction damages, guaranteed by a bond

For: Everyone who drives Carpenter Hill Road and the truck route agreed with the town.

1. WHAT CHANGES, AND FOR WHOM

Carpenter Hill Road and the truck route agreed with the town come out of construction in the condition they went in, or better, at the project's cost. Truck routes and hours are set with the town before the first heavy load.

2. HOW ANYONE CHECKS

A pavement condition survey of the route before construction and another after, done by the town's Highway Department or an engineer the town chooses. Both surveys are posted, and repairs are checked against them.

3. WHEN, AND FOR HOW LONG

From the first heavy load through construction, and for one year after construction ends, to catch damage that shows up later.

4. WHO DECIDES HOW IT IS USED

The town's Highway Department decides the repair scope. The traffic management plan is agreed with the town before construction.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project posts a road bond of [amount to be set], sized by the town's engineer, before the first heavy load. Repairs are paid for by the project.

6. WHAT HAPPENS IF IT SLIPS

If repairs are not made within 60 days of the town's written notice, the town draws on the bond and does the work itself.

NOT DECIDED YET

The bond amount, which the town's engineer sizes.

MILESTONES

- Truck route and traffic management plan agreed with the town before construction.
- Post-construction survey posted within 90 days of the end of construction.
- Pre-construction survey posted before the first heavy load.

Delivery partners. Charlton Highway Department. The construction contractor.

Where it came from. Raised at the first public community meeting on July 8, 2026, where residents asked about truck traffic, soil compaction, and whether local roads are rated for the loads.

Mitigation and tracked commitments. The traffic management plan is a tracked commitment and a near-certain permit condition. This card is the repair guarantee on top of it.

3.4**Benefit****Raised, not yet shaped**

A fully accessible park and playground

For: Charlton families, and residents with disabilities.

1. WHAT CHANGES, AND FOR WHOM

A contribution of [an amount to be set] toward a fully accessible park and playground, at a site the town chooses.

2. HOW ANYONE CHECKS

The park is built and open. The town confirms completion, and the confirmation and photos are posted.

3. WHEN, AND FOR HOW LONG

One-time, delivered within two years of commercial operation.

4. WHO DECIDES HOW IT IS USED

The town, through its Recreation Commission or the board it designates.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner, placed in escrow when construction starts.

6. WHAT HAPPENS IF IT SLIPS

If the park is not built within the window, the escrow goes to another accessible recreation use the town chooses, not back to the project.

NOT DECIDED YET

Whether this is its own item or part of the senior and community center project. Amount, site, and timing.

MILESTONES

- Shape agreed with the committee and the town before the plan is final.
- Site and scope identified by the town.

Where it came from. Raised at the second committee meeting on August 4, 2026.

3.5**Benefit****Raised, not yet shaped**

Historic preservation of town-owned sites

For: Charlton's town-owned historic sites, and the groups that care for them.

1. WHAT CHANGES, AND FOR WHOM

An annual grant of [an amount to be set], every year the facility operates, for preservation work on town-owned historic sites.

2. HOW ANYONE CHECKS

The Historical Commission reports once a year on what the grant funded, and the report is posted.

3. WHEN, AND FOR HOW LONG

Every year of commercial operation.

4. WHO DECIDES HOW IT IS USED

The Charlton Historical Commission decides which sites and which work.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner.

6. WHAT HAPPENS IF IT SLIPS

A missed year carries forward at full value.

NOT DECIDED YET

Whether this is its own item, or a use the town can direct its annual payments to.
Amount and term.

MILESTONES

- Shape agreed with the committee.

Delivery partners. [Charlton Historical Commission. Charlton Heritage Preservation Trust. Neither has been approached yet.]

Where it came from. Raised at the second committee meeting on August 4, 2026.

CATEGORY**Environmental and Public Health Protection**

Conservation and restoration, pollution prevention, monitoring, and protection of the people closest to the facility.

Private wells and trees are the two concerns raised at every public meeting. The cards here go past what the permits require. What the permits require is listed at the end of this part and is not counted.

3.6

Protection

Drafted from the record

Private well testing and a well protection guarantee

For: Every household with a private well within 1,000 feet of the project's work limit, whether or not the well is in the state's records. Also the wells downhill of the site on T. Hall Road, which our first drainage screen identified, and any other well the Board of Health identifies as downgradient.

1. WHAT CHANGES, AND FOR WHOM

Every eligible private well is tested at the project's cost before construction, so each household has a baseline it owns. Testing repeats once during construction and once within 12 months after construction ends. After that, wells are tested again whenever there is an incident on the site, blasting near a well, or a request from the Board of Health. If a test shows a change linked to the site, the project pays for bottled water within 48 hours and for treatment or a replacement well.

2. HOW ANYONE CHECKS

An independent laboratory chosen with the Board of Health does the testing. Each household gets its own results. A summary without addresses is posted after every round.

3. WHEN, AND FOR HOW LONG

A baseline round before construction, a round during construction, and a round within 12 months after construction ends. After that, testing is triggered by an incident, by blasting, or by the Board of Health, for the life of the facility.

4. WHO DECIDES HOW IT IS USED

The Board of Health sets the testing protocol, the parameters, and who qualifies. Each household chooses whether to take part.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner pays for all testing. A well protection fund of [amount to be set] is set aside before construction to pay for water, treatment, or replacement wells.

6. WHAT HAPPENS IF IT SLIPS

The Board of Health can direct testing and draw on the fund without waiting for the project. An independent hydrogeologist, chosen by the Board of Health and paid for by the project, decides whether a change is linked to the site. During construction and for one year after it ends, a change in an eligible well is treated as linked to the site unless the hydrogeologist finds otherwise.

NOT DECIDED YET

The size of the fund.
What the tests measure, which the Board of Health sets.

MILESTONES

- Protocol set with the Board of Health before the site plan filing.
- Baseline round complete before ground is broken.
- First summary posted after the baseline round.

Delivery partners. Charlton Board of Health. An independent laboratory.

Where it came from. The sharpest concern at the first public community meeting on July 8, 2026, given Charlton's history with groundwater contamination. Residents asked for baseline and ongoing well testing at the second committee meeting on August 4, 2026, and for a clear answer on who pays and how fast.

Mitigation and tracked commitments. Builds on the groundwater monitoring program with the Board of Health and the report from the MassDEP groundwater meeting, which are tracked commitments.

3.7

Benefit

Drafted from the record

Conservation funding beyond required replanting

For: Charlton's forests and wildlife habitat, and the land trusts that protect them.

1. WHAT CHANGES, AND FOR WHOM

The project funds land conservation or habitat restoration in Charlton beyond what it must do to offset its own clearing. It pays a one-time contribution of [an amount to be set] when construction starts, so the partner has money on hand when land comes up for sale, and an annual stewardship payment of [an amount to be set] from commercial operation for [a term of years to be set]. Both go to a conservation partner to protect, restore, and care for land in Charlton, including meadow and old farmland habitat as well as forest.

2. HOW ANYONE CHECKS

The partner reports what the money protected or restored, including any recorded conservation restriction, and the report is posted. Replanting required by the permit is tracked separately and is not counted here.

3. WHEN, AND FOR HOW LONG

A one-time contribution when construction starts. Annual stewardship payments from commercial operation.

4. WHO DECIDES HOW IT IS USED

The conservation partner, with the Conservation Commission, decides which land and which work. Where the land is and who holds it is their decision. This plan makes no claim about any part of the project parcel.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner. The one-time contribution is paid to the partner when construction starts.

6. WHAT HAPPENS IF IT SLIPS

A missed payment carries forward at full value and does not reduce a later year.

NOT DECIDED YET

The amounts, and how many years the stewardship payments run.

The partner.

MILESTONES

- Partner selected with the committee and the Conservation Commission.
- Amount and form set.
- First partner report posted.

Delivery partners. [Candidates the committee named in June: Opacum Land Trust, Charlton Heritage Preservation Trust, Mass Audubon, and The Trustees. None has been approached yet.]

Where it came from. Raised at the first committee meeting on June 3, 2026, at the first public community meeting on July 8, 2026, and again on August 4, 2026, when committee members added land conservation and habitat diversity.

Mitigation and tracked commitments. Replanting to offset the acres the project clears is mitigation, and it happens whether or not this plan exists. Only what goes beyond that is counted here.

Note. The project will clear no more than 10 acres of trees outside National Grid's transmission right-of-way. That limit covers everything the project builds there: the equipment area, grading, stormwater work, and construction staging. The project's driveway and interconnection line run through the right-of-way. Every acre of trees the project removes there for its own work will be shown on the filed site plans and reported on the Commitment Tracker, so nothing the project cuts goes uncounted. National Grid's easements, recorded in 1959 and 1964, let National Grid clear trees inside its right-of-way at any time. The project does not control that, and this plan makes no promise about it.

3.8

Protection

Drafted from the record

Protections for close neighbors

For: The households closest to the site, within 1,000 feet of the project's work limit.

1. WHAT CHANGES, AND FOR WHOM

Neighbors closest to the site get three things. A say in the screening plan before it is final. Sound checked at their property line after the facility starts operating, against the sound study and the state limit. And a property value protection program: if a home within 1,000 feet of the project's work limit sells for less than an independent appraisal says it is worth without the facility, the project pays the difference up to [a per-property cap], for five years after commercial operation. The program does not cover the home of the landowner who leases the site to the project.

2. HOW ANYONE CHECKS

The screening plan shows the changes neighbors asked for. Post-construction sound measurements at the property line are posted. The program's terms are in writing, and a yearly summary of claims, without names, is posted.

3. WHEN, AND FOR HOW LONG

Screening input before the site plan filing. Sound checks within 12 months of commercial operation and at each post-construction review. The property value program for five years after commercial operation.

4. WHO DECIDES HOW IT IS USED

Neighbors within the radius decide whether to use the program. An independent appraiser chosen by the town decides claims.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner. The property value program is backed by a fund of [an amount to be set], replenished when a claim is paid.

6. WHAT HAPPENS IF IT SLIPS

Claims not paid within 60 days of the appraiser's decision are drawn from the fund by the town.

NOT DECIDED YET

The per-property cap and the size of the fund.

MILESTONES

- Screening walk-through with abutters before the site plan filing.
- First sound check posted within 12 months of commercial operation.
- Program terms written before construction.

Delivery partners. An independent appraiser chosen by the town.

Where it came from. Raised at the first public community meeting on July 8, 2026.

Mitigation and tracked commitments. The state sound limit and the sound study are required. The property value program and the neighbors' say in screening are on top of them.

Note. Two of the agreements in the Document Library, Medway and Tewksbury, use a radius of 300 to 650 feet, a per-property cap, a replenished fund, and a five-year window. This draft sets the distance at 1,000 feet from the work limit, because homes here sit farther apart than in those towns and a shorter distance would reach almost no one. The window is five years. The cap and the fund are still open.

3.9

Accountability

Drafted from the record

A structured post-construction review

For: The town's departments, and the residents who live with the facility.

1. WHAT CHANGES, AND FOR WHOM

Twelve months after commercial operation, and again at five and ten years, the town and the project review how the facility is performing against what this plan and the permits promised: sound at the property lines, stormwater, well results, road condition, emergency drills, and every commitment in this plan. The review report is public.

2. HOW ANYONE CHECKS

A written report published within 30 days of each review, with the measurements attached. Anyone can compare it to the sound study, the stormwater plan, and this plan.

3. WHEN, AND FOR HOW LONG

At 12 months, 5 years, and 10 years after commercial operation. The annual review in Part 4 continues every year for the life of the facility.

4. WHO DECIDES HOW IT IS USED

Charlton Fire, the Planning Board, the Board of Health, the Highway Department, the Conservation Commission, and the Citizen Advisory Committee take part. The town can hire an independent reviewer at the project's cost.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner pays the town's costs of each review, up to [a cap per review].

6. WHAT HAPPENS IF IT SLIPS

Each finding gets a corrective plan with a date, published within 60 days. A finding that is not fixed by its date goes to the off-schedule review described in Part 4.

NOT DECIDED YET

The cost cap per review.

MILESTONES

- Review protocol agreed with the town before commercial operation.
- First review report published within 13 months of commercial operation.

Where it came from. Raised at the first committee meeting on June 3, 2026, as a 5 to 10 year review involving local emergency services, planning, health, and public works.

CATEGORY**Economic Development and Workforce**

Local jobs, support for local businesses, training, payments to the town, and long-term economic opportunity.

The town's payment terms sit here because that is where the state's guidance puts them. No dollar figure appears in this draft. The project's tax research is not finished, and the amount is the town's to negotiate.

3.10

Benefit

Drafted from the record

Predictable annual payments to the town

For: The Town of Charlton.

1. WHAT CHANGES, AND FOR WHOM

The town receives a predictable payment every year the facility operates, in an amount the town and the project owner negotiate, so the town can plan around it instead of guessing at an assessment each year. [Amount, term, and any escalator to be set.]

2. HOW ANYONE CHECKS

If the town chooses a PILOT, the agreement states the schedule. Under standard assessment, the town's tax bills do. Either way, the Town Treasurer confirms each payment, and the schedule and the confirmations are posted.

3. WHEN, AND FOR HOW LONG

Every year of commercial operation for [a term of years to be set], with standard tax treatment applying after that.

4. WHO DECIDES HOW IT IS USED

The Select Board and the Town Administrator negotiate for the town. The town decides how the money is used. Residents can propose uses through the review in Part 4.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner's operating revenue.

6. WHAT HAPPENS IF IT SLIPS

Late payments carry interest, and the agreement gives the town the remedies available under the Massachusetts law it is made under. The floor rule in Part 4 means that once an agreement is signed, the rate and the term can go up and cannot go down.

NOT DECIDED YET

The amount, the term, and any escalator.

The instrument: a payment in lieu of taxes agreement under Massachusetts law, or standard assessment.

Whether the floor locks the total only, or also the split across categories.

MILESTONES

- Tax and assessment research published before negotiations begin. This is a tracked commitment.
- Any agreement the town chooses to sign is in place before construction.
- Term sheet between the town and the project.

Delivery partners. The Town of Charlton. The Board of Assessors, for the valuation the town relies on.

Where it came from. Raised at the Planning Board and the first committee meeting on June 3, 2026, and at the first public community meeting on July 8, 2026.

Note. No dollar figure appears here on purpose. The project's tax research is not finished, and the amount is the town's to negotiate. Other towns' agreements are in the Document Library so residents can see what the terms of such an agreement look like.

3.11**Benefit**

Drafted from the record

Local hiring and local trades during construction

For: Charlton residents and contractors first, then the surrounding towns.

1. WHAT CHANGES, AND FOR WHOM

Construction work goes first to people and firms from Charlton and nearby. The construction contractor posts every open position and subcontract locally before advertising more widely, and the project sets a target of [a share to be set] of construction labor hours from Charlton and the rest of Worcester County.

2. HOW ANYONE CHECKS

A quarterly construction workforce report showing labor hours by home town and subcontracts by firm location, posted on the project website. The town can check it against certified payroll.

3. WHEN, AND FOR HOW LONG

The whole construction period, 12 to 18 months. A local-first preference continues for operations and maintenance contracts for the life of the facility.

4. WHO DECIDES HOW IT IS USED

The construction contractor runs the outreach. The Citizen Advisory Committee reviews each quarterly report.

5. WHERE THE MONEY OR RESOURCES COME FROM

No separate fund. This is a procurement rule of the project, and the cost of local outreach is the project's.

6. WHAT HAPPENS IF IT SLIPS

If a quarter falls below the target, the contractor publishes a corrective outreach plan within 30 days.

NOT DECIDED YET

The share of labor hours.

MILESTONES

- Target share set with the committee.
- Local hiring plan published before construction.
- First quarterly report within 90 days of the start of construction.

Delivery partners. [Local building trades councils. Bay Path Regional Vocational Technical High School in Charlton, which we first met on September 8. Nothing is decided.]

Where it came from. Raised at the first committee meeting on June 3, 2026, as local trades and local hiring during construction.

3.12

Benefit

Drafted from the record

Paid training slots for local students

For: Charlton students interested in electrical, energy, and trades work.

1. WHAT CHANGES, AND FOR WHOM

[A number of paid internship or training slots to be set] each year, during construction and the first five years of operation, for students from Bay Path Regional Vocational Technical High School, and from Shepherd Hill Regional High School if it chooses to join, in the trades the facility uses.

2. HOW ANYONE CHECKS

The partner school confirms placements each year, and the confirmation is posted.

3. WHEN, AND FOR HOW LONG

Construction, and the first five years of operation.

4. WHO DECIDES HOW IT IS USED

The partner schools choose the students. The project owner and its contractors host them.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner pays the stipends.

6. WHAT HAPPENS IF IT SLIPS

Slots that go unfilled in a year convert to a scholarship of equal value, awarded by the school.

NOT DECIDED YET

The number of slots and the stipend.

MILESTONES

- Partner schools approached before the plan is final.
- First placements during construction.

Delivery partners. [Bay Path Regional Vocational Technical High School, which we first met on September 8 and which is matching the credentials the project needs to its coursework. Shepherd Hill Regional High School, not approached yet.]

Where it came from. Committee members raised vocational education partnerships alongside local hiring at the first and second committee meetings.

CATEGORY WITH AN OPEN QUESTION**Environmental Justice and Equity**

Addressing past harms, reducing burdens, sharing decisions, and making sure the people most affected get first access to benefits.

Nothing raised by residents lands here yet. On August 4 the committee was asked whether something belongs in this category, or whether the plan should say why it does not apply. Two things from the record come close: committee members said in June that Charlton hosts more than its share of energy infrastructure without seeing lower electric bills, and residents asked in August for better notice and real two-way communication. The state's guidance lists examples for this category: a compensated advisory committee with a standing role, a named local liaison, and programs that lower energy costs in the host town. The two cards below are the project's proposals for the first two. The third is put to the committee as a question, not a card: [would energy efficiency or heating upgrades for income-qualified Charlton households belong here?]. Nobody has asked for it, so the plan does not propose it.

3.13**Accountability****Proposed by the project****The Citizen Advisory Committee continues for the life of the facility**

For: Charlton residents who want a standing seat at the table.

1. WHAT CHANGES, AND FOR WHOM

The committee keeps meeting after the permit: quarterly during construction, and at least once a year in operation, with the annual review in Part 4 as its standing job. Membership stays open to anyone who accepts the responsibilities in the charter. [Members are compensated for their time, which the state's guidance names as an example of an equity benefit.]

2. HOW ANYONE CHECKS

Meetings held and minutes posted, as now. The roster is public. [Compensation paid is reported once a year.]

3. WHEN, AND FOR HOW LONG

The life of the facility, through decommissioning.

4. WHO DECIDES HOW IT IS USED

The committee sets its own agenda within its charter. The project provides staff, a meeting place, and interpretation on request.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner pays the meeting costs [and member compensation].

6. WHAT HAPPENS IF IT SLIPS

We propose this as a term of any signed agreement. If the project stops convening the committee, the town can convene it and bill the project.

NOT DECIDED YET

Whether the committee wants to continue, and in what form. Compensation, which the committee should decide it wants before the project offers it.

MILESTONES

- The committee decides whether it wants this role before the plan is final.
- Charter updated before the plan is final.

Where it came from. Proposed by the project. The committee's charter left how long the committee runs as a question for this plan, and the state's guidance names a compensated committee with a standing role as an equity benefit.

3.14**Accountability****Proposed by the project**

A named community liaison from now through operations

For: Anyone in Charlton with a question, a concern, or a complaint about the project.

1. WHAT CHANGES, AND FOR WHOM

One named person, with a phone number and an email address posted on the website, is responsible for answering. Concerns get a response within 10 business days. Safety concerns about something happening on the site get a same-day response through a separate line. Translation and interpretation are available on request.

2. HOW ANYONE CHECKS

The name and contact details are posted. A summary of concerns raised and response times, without names, is published in each quarterly update.

3. WHEN, AND FOR HOW LONG

From now, through construction and operation, until decommissioning is complete. The name changes when the owner changes, and the change is posted.

4. WHO DECIDES HOW IT IS USED

The project owner names the liaison. Anyone not satisfied with an answer can take it to the committee, the Town Administrator, or the state siting board.

5. WHERE THE MONEY OR RESOURCES COME FROM

The project owner.

6. WHAT HAPPENS IF IT SLIPS

We propose this as a term of any signed agreement. Response times are reported publicly, so a miss is visible.

NOT DECIDED YET

The response windows. Whether the concerns line and the emergency line are different people.

MILESTONES

- Liaison named in the plan before it is final.
- First quarterly summary in the next project update.

Where it came from. Proposed by the project, drawing on the state's guidance and on the committee's request on August 4 for better notice and real two-way communication.

Required mitigation, not counted as a benefit

The project has to do all of the following whether or not this plan exists. They are tracked on the public Commitment Tracker so residents can see them, and they are listed here so the line between mitigation and benefit is visible. None of them is part of the floor.

The Emergency Action Plan with Charlton Fire	Required under NFPA 855 through the state fire code. The depth of the collaboration is ours; the plan is not optional.
Capturing firefighting water on site	Required under NFPA 855 through the state fire code. The state's draft baseline standard for battery storage points to the same NFPA 855 requirement.
Post-construction runoff held at today's rate	State stormwater standards cap it. The basin layout is design-pending; the outcome is not.
Erosion controls through construction	Required by the construction stormwater permit.
Replanting to offset the acres cleared	Mitigation for the project's own clearing. Expected as a permit condition. Anything beyond it is the conservation card above.
Sound within the state limit at the property line and the nearest home	The state's guidance sets the limit at 10 decibels above background. The sound study is required for the filing.
Restricted access to the site	A required baseline. Round-the-clock cameras and vehicle barriers in the current design go beyond it.
Grounding and surge protection	Code requires it. The NFPA 780 system in the current design is standard practice.
A traffic management plan filed with the town	Standard practice and a near-certain permit condition. The road bond above is the guarantee on top of it.

A decommissioning bond posted before construction

A standard permit condition. It secures full removal and restoration no matter who owns the project, and it is separate from this plan's floor.

Every card above has a row on the Commitment Tracker once it is agreed, and the tracker is where its status changes first.

PART 4 · STATE TEMPLATE V.A.4

4 Monitoring and Accountability Framework

This plan runs for as long as the facility does. It is built to change, under two rules: the floor cannot drop, and everything above the floor is open. This part says how progress gets checked, how anyone proposes a change, who decides, and what happens when something slips.

The floor

The floor is set when the town and the project sign an agreement. It is the rate the project pays each year for each megawatt it builds, [rate to be set], the number of years the payments continue, [term to be set], the share committed to each category if the plan sets shares, and every other term in that agreement. A rate for each megawatt means the town's deal holds if the size of the project changes. Until an agreement is signed, the floor is the structure of this plan: its categories, its review process, and its remedies. Once set, the floor can be raised or extended. It cannot be reduced, narrowed, delayed, or made conditional on something new. Commitments that law or a permit already requires are not part of the floor and are not counted as benefits.

What can change

- Which specific programs the money funds.
- How much goes to each program.
- Who delivers a program.
- The schedule of spending inside the committed term.
- What we measure and report.
- Anything new the town or residents want added.

The annual review

Every year, for the life of the facility, there is a public review. At least 30 days before the review meeting, we publish a written report covering the year. It says what was delivered, with the numbers. It says what was missed, with the reason. It says what we propose to change for the coming year, and why. The meeting is open to everyone, held in Charlton, in the evening, in a place people can get to. The Citizen Advisory Committee runs its part of the agenda, and anyone can speak. Within 30 days after the meeting, we publish the decisions, including which proposed changes were adopted, which were not, and why. The community liaison prepares the report and owns the schedule.

Reviews that happen off the annual schedule

- A commitment misses its deadline.
- A change to the project changes its impacts on the town.
- 25 or more Charlton residents ask for one in writing.
- The Town Administrator, the Select Board, or the Planning Board asks for one.
- The Citizen Advisory Committee asks for one.
- A post-construction review finding is not fixed by its date.

How anyone proposes a change

Anyone can propose a change to this plan, at any committee or public meeting, by email to jsantiago@esa-solar.com, through the form on carpenterhillpower.com, or in writing to Carpenter Hill Power, 1135 Townpark Ave, Suite 2125, Lake Mary, FL 32746. You do not have to be a committee member, a town official, or an abutter. In return, we publish your proposal on the site within 10 business days, in your words and without your name if you prefer. We answer in writing within 30 days, and the answer says yes, no, or that we need more time and by when. We do not answer a proposal by ignoring it. When the answer is no, the reason is published, and the proposal stays on the record for the next review to pick up.

Who decides

The town and the project decide together whether a proposed change is adopted. The Select Board and the Town Administrator review changes on the town's side, and any town board can weigh in, especially the Planning Board. The Citizen Advisory Committee advises and does not negotiate on the town's behalf, which matches its charter. Three things are fixed no matter who decides: no change takes effect before it is published, the committee sees and comments on any proposed change before it takes effect, and a change that drops below the floor is not available to either side.

When we miss something

Missing a commitment is not handled by dropping it. When a commitment misses its deadline, we say so in the next quarterly update rather than waiting for the annual review. We publish why. We publish a new date. The commitment carries forward at full value, so a year we underspend does not become a year we keep the difference. If a commitment turns out to be impossible rather than late, we say that plainly, and its value goes back into the plan for the community to redirect through the process above. It does not disappear.

How progress gets reported between reviews

- The Commitment Tracker at carpenterhillpower.com shows every commitment, its current status, and a link to the proof. It is updated as things move, not once a year.
- A quarterly update goes out by email and is posted on the site. Everyone on the email list already gets one; this plan keeps it going through construction and operations.
- The annual report described above.
- Meeting notes for every committee and public meeting, posted after the meeting.
- Reports and the plan itself are published in plain language. Translation is available on request, and the request line is listed on every report. Spanish and Portuguese are offered by default.

How to raise a concern or a complaint

Raising a concern is separate from proposing a change, and it is faster. The community liaison card in Part 3 sets the terms: a named person, a response within 10 business days, a same-day response on a separate line for anything happening on the site right now, and a public summary of concerns and response times every quarter. If you are not satisfied with the answer, you can take it to the committee, the Town Administrator, or the state siting board, and we do not treat any of those as going around us.

How commitments become binding, and what survives a sale

Three things carry commitments past the people who made them. Permit conditions the siting board attaches to its decision. Terms in any agreement the town and the project sign. And the decommissioning bond the owner posts before construction. All three run with the project, so whoever buys it inherits them. We expect to sell the project before construction, and we have said so since April, which is why writing things down properly matters more here than it would if we were going to operate the site ourselves.

Whether items in this plan move into a signed agreement is a decision for the town and the project together, with review by the Select Board and the Town Administrator. The state's guidance encourages signed agreements and says they should include remedies for non-performance, such as escrow releases or financial penalties. Where a card in Part 3 proposes a remedy, it is a proposal for that negotiation, not a promise of the town's signature.

Construction, operation, and decommissioning

The review process runs through all three phases. During construction, reviews happen quarterly instead of annually, because that is the phase where the town feels the most disruption and the most needs adjusting quickly. During operation, the review is annual, with the post-construction review card adding a deeper look at one, five, and ten years. Before decommissioning begins, the plan gets a full review covering what happens to any

commitments still running and what the site becomes. Decommissioning funding is secured separately through the bond and is not part of the floor.

EVERY VERSION STAYS PUBLISHED

When a version of this plan is replaced, the old one stays readable, with the date it changed and the reason. The history is the proof that the floor never moved down.

PART 5 · STATE TEMPLATE V.A.5

5 Sustainability and Long-Term Impact

The most useful benefits are the ones still working in year fifteen. This part says how the plan keeps benefits alive for the life of the facility and how it adapts without weakening.

Recurring over one-time

Where the committee has a choice, this draft leans toward annual commitments over single payments. An annual line item is visible every year and builds a working relationship between the town and the owner. A single payment disappears into one fiscal year. The agreements from other towns in the Document Library show both patterns, and the recurring ones are the ones residents can still point to years later.

Life-of-facility terms

The fire allowance, the program support, the committee, the liaison, and the review cycle are written to run for the operating life of the facility, not for a fixed number of years, unless the town prefers a term. Repowering the facility with new equipment extends its life and extends these terms with it. Decommissioning ends them, after the full review described in Part 4.

A community fund

[Open question for the committee: whether the annual amounts in this plan are paid into a single fund the town holds, with the Council on Aging, the Historical Commission, the conservation partner, and Charlton Fire drawing on it under rules the town sets, or paid to each recipient directly. A single fund is simpler to check and easier to redirect at the annual review. Direct payments are simpler for each recipient to plan around.] The state's guidance does not require a trust fund or endowment, and this draft does not propose one, but the committee can.

Adapting without weakening

The floor rule and the annual review work together. The floor is what the town can count on. The review is how the town changes everything above it as Charlton's needs change. Charlton's needs twenty years from now will not be Charlton's needs today, and a plan that cannot move will stop being useful long before the facility stops operating.

Passing stewardship on

The state's guidance asks that community oversight not depend on a few people. The committee's membership is open, its roster is public, and anyone who accepts the responsibilities in the charter can join at any time. [Open for the committee: whether it wants a rotating chair, and whether it wants to reserve seats for younger residents.]

6 PART 6 · STATE TEMPLATE V.A.6 **Appendices**

The record behind this draft. Everything here is already public on carpenterhillpower.com, and the links go to the live versions.

A. Engagement to date, and what is coming

Date	Meeting	What it produced
April 9, 2026	State pre-filing consultation with OEJE and the Department of Public Utilities	State reviewers set the engagement standard: language access, a project location map, a third public meeting beyond the two required, and a public log of what we heard and what we did.
April 14, 2026	Charlton Select Board	Introduced the project and committed to writing the benefits plan with a Citizen Advisory Committee, not for it.
May 18, 2026	Annual Town Meeting outreach table	Talked with residents before and after the meeting and recruited the first committee members.
June 3, 2026	First Citizen Advisory Committee meeting	The first priorities: a senior center, payments to the town, tree mitigation and conservation, local labor, and a post-construction review. Charlton Fire took part.
June 3, 2026	Charlton Planning Board	Fire equipment and training, water protection, and payments to the town.
June 4, 2026	Meeting with the Town Administrator	Reviewed where the project stands and the engagement schedule.
July 8, 2026	Town directors briefing, then the first public community meeting	Wells and groundwater, fire response, trees, construction traffic, binding commitments, and protections for neighbors. Every question got a written answer.
August 4, 2026	Second Citizen Advisory Committee meeting	Well testing, fire readiness, long-term financial accountability, the five questions, and the first commitment card. New priorities: accessible recreation, historic preservation, and habitat.
August 14, 2026	MassHire Central Region Workforce Board	A first conversation about connecting local trades and workers to construction and operations jobs. MassHire introduced us to Bay Path. Nothing decided.
August 19, 2026	Fire safety webinar	Two sessions with a third-party fire safety consultant. Both recordings are posted.
August 25, 2026	Central Massachusetts Regional Planning Commission briefing	A walkthrough of the project and this draft plan for the regional planners helping towns prepare for the new siting process.
September 4, 2026	Consultation with state permitting agencies	Study requests from MassDEP, the MEPA Office, Natural Heritage, and Siting Board staff, including a siting and design alternatives analysis and 2070 stormwater design. All added to the study plan.

Date	Meeting	What it produced
September 5, 2026 COMING	Kitchen table talks with Carpenter Hill Road neighbors	Postponed. These sit-down conversations did not take place on September 5. We will contact each household to set a new time and post the date.
September 6, 2026	Old Home Day booth on the Town Common	A booth in the rain on the Town Common. Questions, project maps, and the September 30 forum mailer.
September 8, 2026	Bay Path Regional Vocational Technical High School	An introductory call about opening the project to students in the trades programs. First step agreed: we list the credentials the project needs, Bay Path matches them to coursework.
September 10, 2026	Third Citizen Advisory Committee meeting, virtual, 7:00 to 8:30 PM	The committee's first working session on this draft, with the Fire Chief and local conservation, historic preservation, and economic development groups. New asks: habitat diversity beyond forest, a stewardship fund and ready money for land purchases, benefits that start before construction, and the size of the decommissioning bond.
September 30, 2026	Public forum at Dexter Hall, 12:30 to 1:30 PM and 6:30 to 8:00 PM	The draft went public and the comment period opened. Comment runs through November 30, and the results from both sessions are posted in October.
October 2026 COMING	Forum results posted	Results from both forum sessions, with every paper ballot counted. Comment stays open through November 30, and we respond to every comment in writing.
Early November 2026 COMING	Public meeting on a revised draft	Reflecting comments received in October.
November 30, 2026 COMING	Public comment closes, and a final draft is published	Before the state filing is prepared.

B. Documents this plan rests on

- The Commitment Tracker: every promise made in public, its status, and its proof. carpenterhillpower.com/commitments
- The Engagement Log: every meeting, what we heard, and what we did. carpenterhillpower.com/engagement-log
- The Document Library, including the state's Standards and Guidelines for Community Benefit Plans and Agreements, the minutes of the committee meetings, and the agreements other towns reached with battery projects: the signed Medway and Carver agreements, the Tewksbury agreement (that project was withdrawn

in September 2026), the Revere agreements as approved by its city council, and the Chelsea council order.
carpenterhillpower.com/documents

- How We Follow the Siting Rules: the 980 CMR 16.00 checklist with the project's status on each item.
carpenterhillpower.com/siting-rules
- The Community Engagement Plan filed with state reviewers in April 2026, and the project location map they asked for.
- The Citizen Advisory Committee charter, published with the September 10 meeting materials.

C. Glossary

Battery energy storage system, or BESS

Large batteries that charge from the grid when power is plentiful and send it back when the grid needs it.

Energy Facilities Siting Board, or EFSB

The state board that decides whether the project gets its permit under the 2024 Climate Act's consolidated permit process.

Office of Environmental Justice and Equity, or OEJE

The state office whose Standards and Guidelines set the template this plan follows.

Community Benefits Plan

This document: the benefits the project proposes for Charlton, and the terms that make them checkable. The state requires the project to pursue one.

Community Benefit Agreement, or host community agreement

A signed contract between the town and the project that turns plan items into enforceable terms. Whether to sign one is a decision for the town and the project together.

Payment in lieu of taxes, or PILOT

An agreement under Massachusetts law that sets fixed annual payments to the town instead of a yearly assessment.

Commercial operation

The date the facility starts operating for the grid. Several commitments count from it.

Energization

The date the facility is first connected and carrying power, before commercial operation. The fire readiness card keys off it.

Mitigation

Work that offsets the project's own impacts, such as replanting or stormwater controls. It becomes a permit condition whether or not anyone negotiates for it, and it is not a benefit.

SMARTIE

The state's standard for a commitment: specific, measurable, achievable, relevant, time-bound, inclusive, and equitable.

Pre-filing period

The engagement period under 980 CMR 16.00 that runs before the project applies to the siting board. This plan is written during it.

Decommissioning bond

Money the owner sets aside before construction so the site gets cleared and restored at the end of the facility's life, whoever owns it by then.

Escrow

Money held by a third party and released only when an agreed condition is met. Several cards propose it as the remedy if a payment slips.

Abutter

A property owner whose land touches or sits close to the project parcel.

Citizen Advisory Committee

The open, voluntary committee of Charlton residents that shapes this plan. Its charter is published with its roster.

The floor

The rate, years, and terms that can go up and cannot go down once the town and the project sign an agreement. Until then, the structure of this plan.

D. How to read the brackets

Text in square brackets is a decision that is not made yet. Some belong to the committee, some to the town, and some to the project. The reading version of this plan highlights every one of them, so anyone can count what is still open. When a bracket closes, the change and the reason are logged, the same way every design change has been.



Questions about this draft

Jonathan Santiago, Development Associate, ESA Solar. jsantiago@esa-solar.com or 407-232-7440 ext. 251.

Translation, interpretation, or another accommodation for any meeting about this plan is available on request.

The live version of this plan, the slides, the Commitment Tracker, the Engagement Log, and every document it rests on are at carpenterhillpower.com/benefits/plan. When a version of this plan is replaced, the old one stays readable, with the date it changed and the reason.

Carpenter Hill Power, LLC · 131 Carpenter Hill Road, Charlton, Massachusetts · Public comment draft v0.2 · September 30, 2026

