

**COMMONWEALTH OF
MASSACHUSETTS
ENERGY FACILITIES SITING BOARD**

**NOTICE OF ADJUDICATION AND
ADJUDICATORY HEARING**



[https://www.mass.gov/info
-details/certificate-for-
oakham-bess](https://www.mass.gov/info-details/certificate-for-oakham-bess)

**Moraga Storage, LLC - Request for a Certificate of Environmental Impact and Public
Interest - EFSB 26-01**

Notice is hereby given that Moraga Storage, LLC (“Moraga” or the “Company”) has filed with the Energy Facilities Siting Board (the “Siting Board” or “EFSB”), pursuant to St. 2024, c. 239, § 118, an Initial Petition and an Application for a Certificate of Environmental Impact and Public Interest (“Certificate”). The Company seeks a Certificate with nine state and local permits to allow the construction and operation of a 180-megawatt /720-megawatt-hour battery energy storage system (“BESS”) project at 358 Coldbrook Road, Oakham Massachusetts (“Project”). The Siting Board granted individual and a comprehensive zoning exemptions for the Project subject to conditions by final decision on June 26, 2026, in EFSB 25-07. The Siting Board’s website has a project-specific webpage for this proceeding and will update it during the proceeding: <https://www.mass.gov/info-details/certificate-for-oakham-bess>.

IMPORTANT DATES:

Tuesday, September 8, 2026:

- (1) An individual or organization seeking to participate in the proceeding as an intervenor or limited participant must file a petition with the EFSB by September 8, 2026, (see instructions below);
- (2) Any person may submit written comments to the EFSB by September 8, 2026, (instructions below). Your written comments help inform the Siting Board about public concerns regarding the Certificate request and important issues for review in the proceeding.

Intervenors or limited participants in EFSB 25-07 are automatically granted the same status in this proceeding (EFSB 26-01) without need of filing a new petition.

A petition to intervene must demonstrate that the petitioner may be substantially and specifically affected by this proceeding. Petitions to intervene or participate must satisfy the requirements of 980 CMR 1.05, the Siting Board’s procedural rules, which are on the Siting Board’s website at: <https://www.mass.gov/how-to/file-a-petition-to-intervene-in-an-efsb-or-dpu-siting-case>.

Both petitions to intervene or participate on a limited basis and written comments must be filed with: (1) the Siting Board in electronic format, by e-mail attachment to dpu.efiling@mass.gov; (2) the presiding officer at Daniel.W.Keleher@mass.gov; and (3) Moraga’s counsel at akaplan@pierceatwood.com. The text of the e-mail must specify: (1) the docket number of the proceeding (EFSB 26-01); (2) the name of the person or entity submitting the filing; and (3) a

brief description of the document. The electronic filing should also include the name, title, telephone number, and e-mail address of a person to contact in the event of questions about the filing.

Thursday, October 22, 2026:

The Siting Board will conduct an initial remote evidentiary hearing to collect evidence related to Moraga's Initial Petition and Application, beginning on Thursday, October 22, 2026, at 10:00 a.m. Details on viewing or participating in that hearing will be posted on the EFSB's information webpage and provided to the service list before the hearing.

PERMITS REQUESTED BY MORAGA

Pursuant to St. 2024, c. 239, § 118, the Company seeks a Certificate that would include the following nine approvals and permits required for the Project:

1. An approval that is the equivalent of an Order of Conditions for the Project issued by the Oakham Conservation Commission pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40) and its implementing regulations (310 CMR 10.00).
2. An approval that is the equivalent of a Determination of Applicability issued by the Department of Conservation and Recreation pursuant to the Massachusetts Watershed Protection Act (Chapter 36 of the Acts of 1992, M.G.L. c. 92A1/2) and its implementing regulations (313 CMR 11.00).
3. An approval that is the equivalent of a Building Permit issued by the Oakham Building Commissioner pursuant to 780 CMR.
4. An approval that is the equivalent of an Electrical Permit issued by the Oakham Wiring Inspector pursuant to 527 CMR 12.00.
5. An approval that is the equivalent of a Road Opening/Trench Permit(s) in the Town of Oakham, pursuant to G.L. c. 82A and 520 CMR 14.00 ordinarily issued by the Oakham Highway Department.
6. An approval that is the equivalent of a Driveway Permit in the Town of Oakham, pursuant to Chapter XVI of the Oakham General Bylaws, ordinarily issued by the Oakham Highway Department.
7. An approval that is the equivalent of a Demolition Permit issued by the Oakham Building Commissioner.
8. An approval that is the equivalent of a Certificate of Occupancy issued by the Oakham Building Commissioner pursuant to 780 CMR.
9. An approval that is the equivalent of a Fire Permit issued by the Oakham Fire Department pursuant to the Massachusetts Fire Code, 527 CMR 1.00 et seq.

DESCRIPTION OF THE PROJECT

Moraga proposes to install 184 lithium-ion batteries, a substation, and other equipment to allow

for the transmission of electricity between the batteries and an adjacent and already established transmission line. The Project would be constructed on an approximately 42.9-acre parcel of land (“Project Site”) in the Town of Oakham. The Project construction envelope (encompassing all the work for the Project, including the storage of materials) would consist of approximately 18 acres, and the Project itself, once completed, would have a footprint of about 10.8 acres. A portion of the proposed Project Site was formerly an auto salvage and recycling facility.

The Company proposes to connect the batteries to an adjacent existing overhead 115-kV transmission line (Line A127-4) owned by Massachusetts Electric Company d/b/a National Grid via an air-insulated substation, an on-site overhead 115 kV line tap that extends about 250 feet, and a 3-breaker ring bus.

OVERVIEW OF THE SITING BOARD’S REVIEW PROCESS

In this adjudication, the Siting Board will review Moraga’s Initial Petition and Application, which were filed together on June 30, 2026. On July 24, 2026, the Chair of the Siting Board issued a Determination Letter providing that the Siting Board would: (1) accept Moraga’s Initial Petition for a Certificate; (2) consolidate Moraga’s Initial Petition with its Application; (3) defer a decision on the merits of the Initial Petition; and (4) adjudicate Moraga’s Initial Petition and Application concurrently.

Moraga’s Initial Petition and Application

Moraga asserts that the exercise of the Siting Board’s Certificate authority is needed to construct and operate the Project as approved by the Siting Board. In its Certificate Initial Petition, Moraga alleges that the Town’s Conservation Commission, Board of Selectmen, Planning Board, Board of Health, Oakham Inspectional Services Department (Wire and Building), and Fire Chief have all publicly opposed the Project. Moraga alleges further that it cannot commence construction of the Project because the Conservation Commission or the Board of Health are likely to delay or deny Project permits and approvals. The Company asserts that, without a Certificate from the EFSB, the Project cannot proceed. In this proceeding, the Siting Board will determine whether Moraga has demonstrated at least one of the grounds for a Certificate in St. 2024, c. 239, § 118. See also G.L. c. 164, § 69K^{1/2}.

In this proceeding, the Siting Board will consider whether Moraga’s Application demonstrates that the issues raised by state agencies or local governments have been addressed in a comprehensive manner, and make findings regarding (i) the compatibility of the BESS with considerations of environmental protection, public health, and public safety; (ii) the extent to which construction and operation of the BESS will fail to conform with existing state and local laws, ordinances, bylaws, rules, and regulations and reasonableness of exemption thereunder, if any, consistent with the implementation of the energy policies contained in G.L. c. 164; and (iii) the public interest or convenience requiring construction and operation of the BESS. See G.L. c. 164, 69 O^{1/2}.

Access to Moraga's Petition and Application for a Certificate

The documents for this proceeding may be accessed for public inspection in electronic format at the following locations:

- The Siting Board's website at: <https://eeaonline.eea.state.ma.us/dpu/fileroom/#/dockets/docket/13025> (filings under "Document Type: Initial Filing").
- Moraga's website at: [Moraga Energy Storage](#)

Physical copies of the Initial Petition and Application may also be inspected at the following locations:

- Energy Facilities Siting Board, One South Station, 3rd Floor, Boston, MA, 02110
- Town Clerk, Town of Oakham, 2 Coldbrook Rd., Unit 1, Oakham, MA 01068
- Fobes Memorial Library, 4 Maple St, Oakham, MA 01068

Requests For Accommodations And Language Services

Reasonable accommodations for people with disabilities (e.g., Braille, large print, electronic files, audio format) are available upon request. To request an accommodation, please do so well in advance by contacting:

Melixza Esenyie
Non-Discrimination Coordinator and Director of Diversity, Equity, and Inclusion
Massachusetts Executive Office of Energy and Environmental Affairs
Human Resources, 9th Floor
100 Cambridge Street, Boston, MA 02114
eeadiversity@mass.gov
617-626-1282

Language interpretation services are also available upon request to Yonathan Mengesha at (617) 305-3544 or Yonathan.Mengesha@mass.gov. Include in your request the language required and your contact information. To assist us in accommodating your request, please submit it as soon as possible.

Non-Discrimination Notice

The Siting Board does not discriminate on the basis of race, color, national origin, disability, age, sex, income, ethnicity, class, disability, religious creed or belief, gender identity, sexual orientation, genetic information, English language proficiency, or ancestry in administration of its programs or activities. See the Siting Board's Non-Discrimination Notice at: <https://www.mass.gov/info-details/efsb-non-discrimination-notice-and-grievance-procedure>.

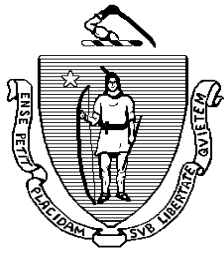
If you have any questions about this notice or any of the Siting Board's non-discrimination programs, policies, or procedures, or believe the Siting Board has discriminated against you,

you may contact Melixza Esenyie for more information.

Contact

Any person desiring additional information regarding the Notice, including information regarding intervention or participation in the proceeding, should contact the Siting Board through the Presiding Officer at the following email address:

Daniel Keleher, Presiding Officer
Energy Facilities Siting Board
One South Station, 3rd Floor
Boston, Massachusetts 02110
Daniel.W.Keleher@mass.gov
(617) 305-3623



**THE COMMONWEALTH OF MASSACHUSETTS
ENERGY FACILITIES SITING BOARD
ONE SOUTH STATION
BOSTON, MA 02110
(617) 305-3525**

Translation and Interpretation Services

English

ATTENTION: Additional translation and/or interpretation services are available upon request at no direct cost to the individual requesting the service. Include in your request the language required and a way to contact you if we need more information. It may not be possible to fulfill last-minute requests. Contact Yonathan Mengesha at Yonathan.Mengesha@mass.gov to make a request.

Portugues (Standard Portuguese)

ATENÇÃO: Serviços adicionais de tradução e/ou interpretação estão disponíveis mediante solicitação, sem custo direto para o indivíduo que solicita o serviço. Inclua em sua solicitação o idioma necessário e uma forma de contato caso precisemos de mais informações. Pode não ser possível atender a pedidos de última hora. Entre em contato com Yonathan Mengesha pelo e-mail Yonathan.Mengesha@mass.gov para fazer a solicitação.

-Kreyòl Ayisyen (Haitian Creole)

ATANSYON: Sèvis tradiksyon ak/oswa entèpretasyon siplemantè disponib si w mande sa san yon pri dirèk pou moun k ap mande sèvis la. Nan demann ou an, mete lang ou egzijè a ak yon mwayen pou kontakte w si nou bezwen plis enfòmasyon. Li gendwa pa posib pou ranpli yon demann nan dènye lè. Kontakte Yonathan Mengesha nan Yonathan.Mengesha@mass.gov pou w fè yon demann

Français (French)

ATTENTION : Des services de traduction et/ou d'interprétation supplémentaires sont disponibles sur demande, sans frais directs pour le demandeur. Indiquez dans votre demande la langue requise et un moyen de vous contacter si nous avons besoin de plus d'informations. Il se peut que nous ne puissions pas répondre aux demandes de dernière minute. Merci de contacter Yonathan Mengesha à Yonathan.Mengesha@mass.gov pour faire une demande.

Русский (Russian)

ВНИМАНИЕ: дополнительные услуги письменного и (или) устного перевода предоставляются по запросу без прямых затрат для лица, обратившегося за услугой. Укажите в запросе требуемый язык и способ связаться с вами, если нам понадобится дополнительная информация. Исполнение срочных запросов не гарантируется. Чтобы сделать запрос, свяжитесь с Yonathan Mengesha по электронной почте Yonathan.Mengesha@mass.gov.

한국어 (Korean)

주의: 추가 번역 및/또는 통역 서비스는 요청 시 직접 비용 없이 제공됩니다.
요청 시, 필요한 언어와 추가 정보가 필요할 경우 연락을 드릴 방법을 포함하십시오. 마지막 순간에 요청하시면 처리가 불가능할 수 있습니다.
요청하시려면 Yonathan Mengesha (Yonathan.Mengesha@mass.gov)에게 연락하시기 바랍니다.

Español (Spanish)

ATENCIÓN: Hay servicios adicionales de traducción y/o interpretación disponibles a pedido sin costo directo para la persona que solicita el servicio. Incluya en su solicitud el idioma requerido y una forma de comunicarnos con usted si necesitamos más información. Es posible que no sea posible cumplir con solicitudes de último momento. Comuníquese con Yonathan Mengesha a Yonathan.Mengesha@mass.gov para realizar una solicitud.

中文 (Simplified Chinese)

注意：可应请求提供另外的翻译和/或口译服务，且不会直接向请求服务的个人收取费用。务必在请求中指明所需的语言，还有我们可以联系您的方式。
临时或迟交的请求，可能无法满足。提出语言服务请求，联系 Yonathan Mengesha 电子信箱：Yonathan.Mengesha@mass.gov。

Tiếng Việt (Vietnamese)

LƯU Ý: Có cung cấp các dịch vụ biên dịch (viết) và/hoặc thông dịch (nói) bổ sung khi được yêu cầu, và dịch vụ này được cung cấp miễn phí cho các cá nhân yêu cầu dịch vụ. Trong yêu cầu của mình, quý vị hãy ghi rõ ngôn ngữ được yêu cầu và phương thức liên hệ quý vị nếu chúng tôi cần thêm thông tin. Những yêu cầu vào phút chót có thể không được đáp ứng. Hãy liên ông Yonathan Mengesha tại địa chỉ Yonathan.Mengesha@mass.gov để gửi yêu cầu.

(Arabic) العربية

ملاحظة: خدمات الترجمة (الشفوية أو التحريرية) متوفرة مجاناً وبدون تكلفة لأي فرد عند الطلب. لتقديم طلب لخدمات الترجمة يرجى التواصل مع Yonathan Mengesha على موقع البريد الإلكتروني Yonathan.Mengesha@mass.gov. تأكد من الحاق وسيلة للتواصل مثل رقم الهاتف والبريد الإلكتروني في حال احتاجنا لأي معلومات إضافية. قد لا نقدر على توفير مترجمين في حال تم إرسال الطلب في الحظاظ الأخيرة.

ខ្មែរ (Khmer)

សូមកត់សម្គាល់: សេវាកម្មបកប្រែឯកសារ និង/ឬបកប្រែផ្ទាល់មាត់មាន មានតាមការស្នើសុំដោយមិនគិតថ្លៃផ្ទាល់ ចំពោះបុគ្គលដែលស្នើសុំសេវាកម្មនេះ។ បញ្ចូលទៅក្នុងសំណើរបស់អ្នក សម្រាប់ភាសាដែលត្រូវការ និងវិធីទាក់ទងអ្នកប្រសិនបើយើងត្រូវការព័ត៌មានបន្ថែម។ ប្រហែលជាមិនអាចបំពេញតាមសំណើដែលជូនដំណឹងយឺតបានទេ។ សូមទាក់ទង Yonathan Mengesha តាម Yonathan.Mengesha@mass.gov ដើម្បីស្នើសុំ។