PLANNING BOARD • MEETING MINUTES

Wednesday, October 7, 2026

Attendance

Board members present: Douglas Mason, Peter Charow, Robert Dane, Will Emmet, Peter Maitland.

Others present: Mike Freeman.

Call to Order

The meeting was called to order at 7:03 p.m.

Franklin Land Trust Special Permit Hearing

The public hearing for the Franklin Land Trust was continued to November 2, 2026, at 7:00 p.m. The regular Planning Board meeting will take place on the same date, with Allison Gage scheduled to participate at 7:30 p.m.

Motion, second, and vote on continuance: Bob moved, Peter M seconded, approved unanimously.

Industrial Uses and Energy-Related Bylaws

The Board discussed developing zoning provisions for large industrial uses, including battery energy storage systems (BESS), solar facilities, and data centers. These bylaws will be a primary focus of the next meeting.

The Board considered an overarching ("umbrella") bylaw to establish common requirements for matters such as decommissioning, noise, and fire safety, while maintaining separate provisions for solar and BESS where their regulatory requirements differ.

Data centers: The board discussed an executive order that he understood to support municipal decisions concerning proposed data centers. The specific order and its legal effect were not verified in these minutes.

Battery technology: Peter Maitland described a sodium-iron battery technology reportedly being implemented at Berkshire East in Charlemont and discussed its potential safety advantages. The technology and project details were not independently verified in these minutes.

Action Items

- Douglas Mason: Republish the Franklin Land Trust public hearing notice and resend required mailings for November 2.
- Douglas Mason: Coordinate with Allison Gage regarding the November 2 meeting.
- Peter Maitland Send Douglas Mason information on the battery technology discussed at Berkshire East.

Adjournment

Adjourned at 7:19pm, Bob moved, Peter M second, unanimous.