

# **DECOMMISSIONING AND RESTORATION PLAN**

## **Qcells BESS Facility**

**0 State Pier Road, New London, Connecticut**

**November 30, 2023**

### **I. Qcells BESS Facility Site Description and Current Status**

The Qcells BESS Facility will be located at 0 State Pier Road, New London also identified as City of New London Assessor's ID: F10 0247 005A (the "Host Parcel"). The Host Parcel is 0.84 acres, previously disturbed, partially graded and is currently vacant with no structures on it.

Access between the Qcells BESS Facility and the public State Pier Road will be via 163 State Pier Road, New London identified as City of New London Assessor's ID: F10 0247 005 on the existing access way on 163 State Pier Road, New London ("Access Parcel"), the adjacent lot hosting the electrical supply retail business.

The area around the Qcells BESS Facility is generally commercial and industrial in nature, including an electrical retail business to the immediate north and an auto repair shop to the northeast. A recreational park owned by the City of New London is located across Crystal Avenue and a portion of the area is situated the bottom of an embankment, approximately 210 feet away from the Qcells BESS Facility, screening the Qcells BESS Facility from view. Connecticut State Route 32 runs to the immediate south of the Host Parcel.

The Host Parcel is located in a City of New London General Commercial C-1 Zone, which generally allows other public and private utility facilities. There is substantial, regenerating vegetation and a growing, mature tree canopy on the Host Parcel's southern and western boundaries.

## **II. Qcells BESS Facility Decommissioning and Restoration Plan**

The Qcells BESS Facility is expected to have an economic and technological useful life of approximately thirty years.

Decommissioning and restoration Plan objective is to safely decommission Qcells BESS Facility by dismantling and removing entire Qcells BESS Facility and to restore surface of the Qcells BESS Facility site to a condition reasonably similar to that existing on the Host Parcel as of the effective date of the Lease.

### **A. Decommissioning and Restoration Plan Sequence**

A New London site-specific Qcells BESS Facility health and safety plan will be created articulating procedures regarding the decommissioning of the Qcells BESS Facility and restoration of the Host Parcel surface.

Decommissioning and restoration will take approximately 12 weeks to complete. No equipment associated with the Qcells BESS Facility is anticipated on the Access Parcel.

### **B. General Decommissioning and Restoration Plan Sequence:**

1. Equipment de-energized: Disconnect power and communications.
  - Plan for de-energizing Qcells BESS facility by qualified electricians will allow for safe decommissioning.
2. Remove coolant, Ester Oil, etc.
  - Performed by qualified and trained technicians.
3. Dismantle and remove Qcells BESS Facility equipment suitable for resale.
4. Dismantle and remove Qcells BESS Facility equipment suitable for recycling.
5. Demolish and remove other above-grade equipment.
  - Crane may be utilized to remove BESS Units from site. If so, crane permitting will be coordinated with City of New London.
6. Remove Qcells BESS Facility equipment not less than three feet below grade.
7. Grade with topsoil and reseed areas where pads located with grasses or natural vegetation.

8. Any gravel access way constructed by Qcells on Host Parcel may remain on Host Parcel unless ground owner specifically requests removal.

**C. Compliance**

Decommissioning and restoration activities will adhere to all CT Siting Council requirements and local, state and federal regulations.

Environmentally appropriate methods of deconstruction will be applied. The entire decommissioning and restoration process will be subject to quality control and documentation.

Environmental permitting and licenses associated with the operation of the Qcells BESS Facility will be closed with appropriate state and federal agencies. A demolition permit may be required by the City of New London.