



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Web Site: portal.ct.gov/csc

**VIA ELECTRONIC MAIL & CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

November 8, 2024

Mark J. Cook, Esq.
Tobin, Carberry, O'Malley, Riley & Selinger, P.C.
43 Broad Street, P. O. Box 58
Waterford, CT 06320
mcook@tcors.com

RE: **PETITION NO. 1623** - HQCA Energy Solutions, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 4.0-megawatt AC battery energy storage facility and associated equipment located at 40 Norwich Road, Waterford, Connecticut, and associated electrical interconnection.
Final Decision.

Dear Attorney Cook:

At a public meeting held on November 7, 2024 the Connecticut Siting Council (Council) considered and denied the above-referenced petition that was submitted to the Council on March 27, 2024, with supplemental information submitted on September 13 and September 25, 2024, due to distance to the nearest property line as compared to the 300-foot evacuation zone recommended by the International Association of Fire Chiefs and associated public safety concerns.

Enclosed is a copy of the staff report on this project.

Please do not hesitate to contact our office if you should have questions.

Sincerely,

Melanie A. Bachman
Executive Director

MAB/RDM/dll

Enclosure: Staff Report dated November 7, 2024

c: The Honorable Robert J. Brule, First Selectperson, Town of Waterford (rbrule@waterfordct.org)
Stephen Dubicki, Fire Marshal, Town of Waterford (sdubicki@waterfordct.org)
Service List, dated March 28, 2024
CGS §16-50j(g) State Agency Comment List

STATE OF CONNECTICUT)

: ss. Southington, Connecticut November 8, 2024

COUNTY OF HARTFORD)

I hereby certify that the foregoing is a true and correct copy of the Decision and Staff Report in Petition No. 1623 issued by the Connecticut Siting Council, State of Connecticut.

ATTEST:



Melanie A. Bachman
Executive Director
Connecticut Siting Council

STATE OF CONNECTICUT)

: ss. New Britain, Connecticut November 8, 2024

COUNTY OF HARTFORD)

I certify that a copy of the Connecticut Siting Council Decision and Staff Report in Petition No. 1623 has been forwarded by Certified First Class Return Receipt Requested mail, on November 8, 2024, to each party and intervenor, or its authorized representative, as listed on the attached service list, dated March 28, 2024.

ATTEST:



Dakota LaFountain
Office Assistant
Connecticut Siting Council

**LIST OF PARTIES AND INTERVENORS
SERVICE LIST**

Status Granted	Document Service	Status Holder (name, address & phone number)	Representative (name, address & phone number)
Petitioner	<input checked="" type="checkbox"/> E-mail	HQCA Energy Solutions, LLC	<p>Mark J. Cook, Esq. Tobin, Carberry, O'Malley, Riley & Selinger, P.C. 43 Broad Street, P. O. Box 58 Waterford, CT 06320 (860) 447-0335 mcook@tcors.com</p> <p>Glen Padilla HQCA Energy Solutions, LLC 400 Spectrum Center Drive Suite 1400 Irvine, CA 92618 glen.padilla@qcells.com</p>



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Petition No. 1623 HQCA Energy Solutions, LLC 40 Norwich Road, Waterford

**Staff Report
November 7, 2024**

Notice

On March 27, 2024, the Connecticut Siting Council (Council) received a petition from Hanwha Q Cells America, Inc. (HQC) for a declaratory ruling pursuant to Connecticut General Statutes (CGS) §4-176 and §16-50k for the construction, operation and maintenance of a 4.0-megawatt (MW) alternating current (AC) battery energy storage facility (BESF)¹ and associated equipment to be located at 40 Norwich Road, Waterford, Connecticut, and associated electrical interconnection (Petition or Project).

Pursuant to Regulations of Connecticut State Agencies (RCSA) §16-50j-40 on or about March 26, 2024, HQC notified the abutting property owners, Town of Waterford (Town) officials², Town of Montville³ officials, and state officials and agencies of the proposed Project.

On March 28, 2024, the Council sent correspondence to the Town and the Town of Montville stating that the Council has received the Petition and invited the municipalities to contact the Council with any questions or comments by April 26, 2024. The Town submitted comments⁴ to the Council on July 17, 2024 regarding noise and vibrations that could impact the United Cerebral Palsy of Eastern CT building located on an abutting parcel to the proposed BESF site. The Council received comments from the United Cerebral Palsy of Eastern CT on April 22 and June 27, 2024 regarding safety, noise, health and visibility concerns.

Also, on March 28, 2024, pursuant to RCSA §16-50j-40, the Council notified all state agencies listed therein, requesting comments regarding the proposed Project be submitted to the Council by April 26, 2024.

On April 24, 2024, CEQ submitted comments regarding noise mitigation and compliance with state standards.⁵ No other state agencies provided written comments on the Project.

While the Council is obligated to consult with and solicit comments from state agencies by statute, the Council is not required to abide by the comments from state agencies.⁶

Pursuant to CGS §4-176(e) of the Uniform Administrative Procedure Act, an administrative agency is required to take an action on a petition for a declaratory ruling within 60 days of receipt. During a regular meeting held on May 9, 2024, pursuant to CGS §4-176(e), the Council voted to set the date by which to render a decision

¹ CGS §16-50i(a)(3) - the Council has jurisdiction over energy storage facilities using any fuel throughout the state.

² HQC met with Town officials from January to March 2024.

³ The Town of Montville is located within 2,500 feet of the proposed facility.

⁴ https://portal.ct.gov/-/media/csc/3_petitions-medialibrary/petitions_medialibrary/mediapetitionnos1601-1700/pe1623/stateagencycomments/pe1623_pubform_townofwaterford_a.pdf?rev=fd05e9fa560f4b5c8eccb0de0e08f8c1&hash=30CA843BD14FD2B25FA8CC8DF914F51F

⁵ https://portal.ct.gov/-/media/csc/3_petitions-medialibrary/petitions_medialibrary/mediapetitionnos1601-1700/pe1635/comments/pe1635_statememo-ceq_commentsrecd_a.pdf

⁶ *Corcoran v. Conn. Siting Council*, 284 Conn. 455 (2007).

on the Petition as no later than September 23, 2024, which is the 180-day statutory deadline for a final decision under CGS §4-176(i).

The Council issued interrogatories to HQC on June 5, 2024. HQC requested an extension of time to respond to the Council's interrogatories on June 21, 2024. The Council granted HQC an extension of time to respond to the Council's interrogatories to July 19, 2024.

Pursuant to CGS §4-176(i), the 180-day statutory deadline for a final decision could be extended by no more than an additional 180-days with consent from the parties and intervenors to the proceeding. HQC is the only party to the proceeding. The final extended statutory final decision deadline for this Petition would be March 22, 2025 with HQC's consent to the extension.

On July 12, 2024, due to a Project redesign HQC reduced the export capacity of the proposed BESF to 3.92 MW, HQC requested a second extension of time to respond to the Council's interrogatories and consented to an extension of time for the Council to render a final decision on the Petition to November 1, 2024. The Project redesign became necessary due to the unavailability of the selected battery storage units and Eversource Energy (Eversource) electrical interconnection criteria. On July 12, 2024, the Council granted HQC an additional extension of time to respond to the Council's interrogatories to August 30, 2024, and pursuant to CGS §4-176(i), the Council acknowledged HQC's consent to extend the deadline for a final decision to November 1, 2024.

On September 13, 2024, HQC submitted responses to the Council's interrogatories and supplemental information specific to the redesigned Project, including, but not limited to revised equipment specifications and indicated it would submit a revised site plan to the Council as soon as it is completed. HQC discussed the Project redesign with the Town and provided updated equipment specifications, updated site plans, as well as a revised noise analysis.

Also on September 13, 2024, HQC filed a Motion for Protective Order (MPO) related to the disclosure of project costs, cost recovery mechanisms and energy pricing contained within the response to Council interrogatory Nos. 4 and 62d for the proposed facility, pursuant to CGS §1-210(b) and RCSA §16-50j-62(d), on the basis that it contains confidential, proprietary information. On September 26, 2024, the Council granted the MPO.

On September 25, 2024, HQC submitted the revised site plan to the Council.

On September 27, 2024, HQC consented to an additional extension of time for the Council to render a final decision on the Petition to December 30, 2024 to allow the Council time to review the redesigned Project. On September 27, 2024, pursuant to CGS §4-176(i), the Council acknowledged HQC's consent to extend the deadline for a final decision to December 30, 2024.

Public Act 21-53

Public Act 21-53, "An Act Concerning Energy Storage," established a statewide goal to deploy 1,000 MW of energy storage in Connecticut by the end of 2030. It requires the Public Utilities Regulatory Authority (PURA) to develop programs for customer-side and grid-side energy storage systems connected to the electric distribution system and enables DEEP to issue requests for proposals for energy storage systems paired with renewable energy sources and stand-alone energy storage systems connected to the electric transmission or distribution system.⁷

Energy storage system is defined under CGS §16-1(48) as "any commercially available technology that is capable of absorbing energy, storing it for a period time and thereafter dispatching the energy."

⁷ The interim goals of the program are 300 MW by year-end 2024 and 650 MW by year-end 2027.

On July 28, 2021, PURA developed a nine-year electric storage program, the Energy Storage Solutions (ESS) Program⁸, that is administered by the Connecticut Green Bank, Eversource and the United Illuminating Company (UI). It offers performance incentive payments to residential, commercial, and industrial customers who host on-site battery energy storage systems as follows:

1. Behind the Meter (BTM): customer-side distributed resource that serves on-site load (paired or stand-alone) behind a customer meter; and
2. Front of the Meter (FTM): grid-side distributed resource that does not serve on-site load (paired or stand-alone) behind a customer meter.⁹

A paired BTM or FTM storage system has a separate input and output source. For example, a paired system could have a solar facility-generated input and a 23-kV electric distribution line output. A stand-alone BTM or FTM storage system has the same input and output source, such as a 23-kV electric distribution line. Among the technical requirements for storage systems in the ESS program is the capability of the system to provide backup power or island from the grid during outage events.

The proposed BESF is a stand-alone FTM system that was designed in response to the goals identified by the ESS program, including, but not limited to, economic, resiliency and environmental benefits. HQC expects to participate in future procurements for battery energy storage systems.

Public Benefit

A “customer-side distributed resources” facility is defined under CGS §16-1(a)(34) as “generation of electricity from a unit with a rating not more than 65 MW at customer premises within the transmission and distribution system or a reduction in the demand for electricity at customer premises through conservation and load management. A “grid-side distributed resources” facility, is defined under CGS §16-1(a)(37) as “generation of electricity from a unit with a rating not more than 65 MW that is connected to the transmission or distribution system.”

The state Comprehensive Energy Strategy (CES) examines future energy needs and identifies opportunities to reduce ratepayer costs, ensure reliable energy availability, and mitigate public health and environmental impacts. CES Strategy No. 8(B) is “Integrate efficiency, storage, and renewables to meet peak demand.” The state Integrated Resource Plan (IRP) assesses the state’s future electric needs and a plan to meet those future needs. IRP Strategy No. 13 is “Support the development of energy storage resources that can support the reliable integration of variable renewables and avoid fossil peaking generation.”

The proposed BESF is a grid-side distributed resource facility. It would benefit the state electric system by drawing energy from generation resources at times of low demand and subsequently injecting that energy back into the system at times of high demand. The proposed facility is designed to achieve the goals of the state Conservation and Load Management Plan, including, but not limited to, shifting energy demand and servicing system load.

HQC would participate in available energy markets, as applicable.

The BESF would be remotely operated by HQC and would be dispatched according to the provisions of its ESS Program contract with Eversource.

⁸ <https://energystoragect.com/>

⁹ Energy Storage Solutions Program Manual, CT Green Bank, Eversource and UI, dated January 20, 2023, *available at* [https://www.dpuc.state.ct.us/dockcurr.nsf/8e6fc37a54110e3e852576190052b64d/a3ee00544b1b1fc285258940006564b7/\\$FILE/ESS%20Program%20Manual_Updated%201.20.2023_CLEAN.pdf](https://www.dpuc.state.ct.us/dockcurr.nsf/8e6fc37a54110e3e852576190052b64d/a3ee00544b1b1fc285258940006564b7/$FILE/ESS%20Program%20Manual_Updated%201.20.2023_CLEAN.pdf)

Proposed Site

Pursuant to CGS §16-50x, the Council has exclusive jurisdiction over the BESF “site.” Under RCSA §16-50j-2a(29), “site” means a contiguous parcel of property with specified boundaries, including, but not limited to, the leased area, right-of-way, access and easements on which a facility and associated equipment is located, shall be located or is proposed to be located. The Council does not have jurisdiction or authority over any portion of the host parcel beyond the boundaries of the facility “site.” This includes portions of the host parcel retained by the property owner and portions of the host parcel the property owner may lease to third parties. Once a facility is decommissioned, the Council no longer has jurisdiction or authority over the “site.”

Under a lease agreement with the property owner, HQC proposes to construct the BESF on an approximately 6,000 square foot site on a 0.98 acre host parcel that is owned by Montville Four LLC. The host parcel, zoned commercial, is located on the west side of Norwich Road (Route 32). The eastern portion of the host parcel contains a vacant commercial building and associated parking area.

The BESF would be located in an approximate 4,356 square foot area in the western portion of the host parcel, behind the vacant building.

Land use in the surrounding area is commercial to the north and south, residential to the west and a cemetery to the east, across Route 32.

The nearest residential property line and residence from the proposed facility site is approximately 50 feet and 182 feet, respectively, to the west at 17 Maple Road. The nearest property line from the BESF is a commercial property 16 feet to the south.

Proposed Facility and Associated Equipment

The proposed grid-side BESF, as redesigned from the original configuration proposed in the Petition, would consist of four Tesla Megapack 2 XL battery storage units consisting of lithium-ion cells with a total maximum export capacity of 3.92 MW AC. Each battery storage unit has a maximum energy storage capacity of approximately 3.916 MWh for a total maximum storage capacity of approximately 15.7 MWh¹⁰. The BESF would be capable of providing a maximum of 15.7 MWh of electrical energy to the grid based on 3.92 MW AC at the point of interconnection¹¹.

Other equipment includes 4 electrical cabinets, one 4 MVA transformer, one panel board and one switchboard. All equipment would be mounted on concrete pads.

All of the battery storage units would be dispatched simultaneously and respond together to keep battery degradation equal across all of the units. Battery storage capacity degrades by approximately 2% annually. The anticipated life of a battery before replacement/replenishment is 15 years.

Recharging would occur during off-peak hours or during times specified by Eversource based on energy demand and favorable energy pricing periods.

The battery storage units each measure 28.9 feet wide by 5.4 feet deep by 9.1 feet high. Each unit includes, but is not limited to, batteries, thermal management system, battery management system, and electrical equipment. The thermal management system includes a liquid coolant system for battery cells and electrical components.

¹⁰ While the facility would be theoretically capable of storing 15.7 MWh of energy, the maximum discharge is approximately 14.67 MWh based on a 93.7% efficiency rating.

¹¹ The BESF will be managed to discharge from 100% to 10% of its stored capacity.

The facility would be located within an approximate 98-foot by 44-foot compound, enclosed by a 12-foot tall chain link fence with green privacy slats. An approximate 0.23-acre area would be disturbed to construct the compound.

HQC has an easement to access the facility using a 21-foot wide, 120-foot long access drive extending from Route 32, across the existing parking lot. A 22-foot long gravel access drive would extend from the western edge of the parking lot to the BESF gate.

The facility would interconnect to an existing 13.2-kV circuit located on the west side of Route 32. The interconnection would require one new utility riser pole in the northeast corner of the compound to support an overhead line connecting to an existing Eversource utility pole on Route 32.

Eversource completed the system impact study and Interconnection Design Review. Based on the result of these studies, HQC does not expect any substantial changes to the currently proposed interconnection design. An executed interconnection agreement is expected by March 2025.

Construction of the BESF is expected to begin in early 2026 with completion and operation by December 2026.

Due to the results of the soil survey, the geotechnical engineer recommended equipment be placed on concrete slabs with excavations of up to two feet to remove any fill or subsurface structures and utilities. The geotechnical report did not specify blasting was necessary to install BESF foundations. HQC would have the engineer on-site during excavation and site preparation. A Phase I and Phase II Site Assessment did not identify any subsurface contaminants within the construction area. A septic system and associated leaching field associated with the abandoned building are within the construction area.

Once operational, the facility would require planned maintenance visits based on manufacturers inspection protocols. HQCs would maintain the interior portion of the fenced BESF compound including vegetative control, snow removal, and litter clean-up as necessary. The owner of the host parcel would maintain the area outside the fenced BESF compound including vegetative control, mowing, snow plowing, and litter clean-up, as necessary.

At the end of the approximately 30-year service life, all BESF components would be dismantled and removed, and the site restored in accordance with the terms of the lease with the owner of the host parcel.

The estimated cost of the facility is subject to a Protective Order issued by the Council on September 26, 2024.

Environmental Effects and Mitigation Measures

Air and Water Quality

The facility would not require a DEEP Air Permit. No hazardous air emissions would be produced during the operation of the facility.

Operation of the facility would not consume water. An initial fill of water (approx. 53 gallons) would occur to charge the 50/50 water- ethylene glycol cooling loop within each battery storage unit. The coolant loop features a secondary containment system and has a low-level detection system.

Ground water quality in the site area is classified as GA, presumed to be suitable for human consumption without treatment.

The BESF compound site is not located within a Federal Emergency Management Agency-designated flood zone.

There are no wetlands or vernal pools located on the host parcel. Wetlands and a drainage ditch are located on the abutting property to the south.

The site is not located within the coastal boundary, as defined by the Connecticut Coastal Management Act.

The proposed transformers would use a biodegradable ester oil as an insulating media and would feature low-level oil detectors. A secondary containment system is not proposed.

The BESF would be constructed in a cleared area, maintaining existing topography and existing drainage patterns to the extent feasible. Minor grading would occur in the southwest corner of the site to raise a slope by three feet, creating a level surface for the BESF. The area of the compound not occupied by concrete pads would have a gravel surface. Stormwater runoff from the site would be directed to the south.

Pursuant to C.G.S. §22a-430b, a DEEP Stormwater Permit is required for any disturbance greater than 1 acre. The construction limit of disturbance for the proposed facility is approximately 0.23 acre, therefore the Project would not require a DEEP Stormwater Permit. HQC would install erosion and sediment controls consistent with applicable *Connecticut Guidelines for Soil Erosion and Sediment Control*.

Forests and Parks

Development of the site would not require any tree clearing. Tree trimming would be required along the south end of the site.

There are no state parks or forests within 1,000 feet of the site.

Scenic, Historic and Recreational Values

On April 10, 2024, the State Historic Preservation Office submitted correspondence to HQC stating the Project would have no effect on historic or archeological resources.

There are no developed recreational facilities within 1,000 feet of the site.

To screen views of the facility, HQC would install privacy slats on the 12-foot tall fence and install 13-foot green giant arborvitae landscape plantings around the perimeter of the facility, 10 feet from the BESF fence.

Fish, Aquaculture and Wildlife

The site is not located within a DEEP Natural Diversity Database (NDDDB) buffered area. There are no water resources on the host parcel.

Agriculture

The site does not contain farmland soils. Soil at the site is classified as urban land soil.

Public Health and Safety

Noise

The primary sources of equipment noise for the proposed BESF are the 4 battery storage units, and 1 transformer.

A noise analysis determined noise from operation of the facility would be 55 dBA at the north property line (United Cerebral Palsy of Eastern CT parcel and 50 dBA at the west property line (17 Maple Road parcel).

To reduce noise levels, HQC would install a 12-foot high sound barrier (AcoustiFence) on all sides of the BESF perimeter fence. The sound barrier would reduce noise levels at the north property line and west property line to 47 dBA and 45 dBA, respectively. With the sound mitigation barrier, operation of the proposed BESF would be in compliance with state standards.

Construction noise is exempt per DEEP Noise Control Regulations.

The Project redesign shifted the proposed facility further east, increasing the distance to the abutting residential properties to the west and northwest.

Electric and Magnetic Fields

Electric and magnetic fields (EMF) resulting from operation of the BESF would be similar to that of a transmission substation where EMF producing equipment does not result in substantial sources of EMF beyond the BESF perimeter fence. EMF from the BESF would dissipate with distance and therefore be minimal in areas outside of the BESF compound.

Security

The facility would be monitored on a 24/7 basis by a remote-operations control center to detect abnormalities in operation. It includes extensive safety control systems, including both automatic and manual shutdown mechanisms that comply with pertinent engineering standards. If operational abnormalities occur, the BESF can be remotely shut down and emergency responders can be notified if necessary.

The proposed site would comply with the Council's White Paper on the Security of Siting Energy Facilities. Security measures include, but are not limited to, a locked security fence and secured equipment cabinets. Safety signs and emergency contact numbers would be installed on each battery storage unit and at the compound fence and access gate.

The BESF would be enclosed within a 12-foot tall chain link fence that complies with the requirements of the National Electrical Code (NEC).¹² Permanent night lighting of the facility is not proposed.

Fire Protection

An Emergency Response Guide has been developed for the Tesla Megapack battery storage units that provides procedures to address emergency response for substance leaks, fire or other abnormal conditions at the facility.

The battery units are equipped with fuses and circuit breakers that would isolate a battery unit during an off-normal event. The BESF would be remotely monitored by an Emergency Management System (EMS) that can disconnect a battery or the entire BESF from the electric grid, if necessary. When power is shut down, the battery storage units will not be de-energized and a shock hazard may exist.

The BESF would be designed in accordance with the National Fire Protection Association 855 – Standard for the Installation of Stationary Energy Storage Systems (NFPA 855) and the 2022 Connecticut State Fire Code Chapter 52- Energy Storage Systems.

¹² Section 110.31 of the National Electrical Code (NEC), 2020 Edition notes that for over 1,000 Volts, "...a wall, screen, or fence shall be used...A fence shall not be less than 7 feet in height or a combination of 6 feet or more of fence fabric and 1 foot or more...utilizing barbed wire or equivalent."

Each battery storage unit has a Thermal Management System (TMS) to maintain operating temperatures using roof-mounted fans and radiators that cool the 50/50 ethylene glycol-water solution. The TMS utilizes power from the local distribution system and works autonomously to maintain operating temperatures. In the event of abnormal operation, the TMS signals the control center to isolate and shutdown individual battery units or the entire BESF. Thermal and gas detectors are part of a fire control panel which can trigger an alarm and notify the Town fire department.

Each battery storage unit would be equipped with a pressure-controlled ventilation system that would exhaust flammable gases during a thermal event. When the gas ventilation system is activated, a fire control panel would signal the Town fire department of a possible emergency event. In the event of a fire, HQC personnel would be dispatched to the site from operations centers in New York or New Jersey. Additionally, local first responders may begin emergency response measures prior to HQC personnel arrival.

If a battery storage unit is on fire, it should be allowed to self-extinguish. Water directed at a battery fire will only slow the fire burn rate rather than extinguish it. Water for fire suppression should be directed to adjacent areas/structures to prevent the spread of a fire. A fire hydrant is located in front of the host parcel, along Norwich Avenue. A battery unit cell could burn for 48 hours. Per the Underwriters Laboratories (UL) 9540A methodology, the BESF is designed to include different compartments to prevent a fire from spreading to adjacent battery cells.

Fire response and command would be the responsibility of the Town fire department. In the event of a fire that includes a battery burst/rupture, a study for the New York State Energy Research and Development Authority notes that decomposition products or gases could potentially emit toxic fumes similar to that of fires of plastic materials such as sofas, mattresses or office furniture. Per International Association of Fire Chiefs guidance on fire response, persons should maintain a safe distance (at least 300 feet) from the battery storage unit involved.

Three commercial buildings, approximately nine residential properties, and several roadways are within 300 feet of the proposed BESF. The 2021 International Fire Code requires the BESF to have a minimum 10-foot clearance from any public right-of-way or lot line. The BESF would be 16 feet from the nearest property line.

To ensure emergency responders have adequate information and safety information regarding emergency response to the BESF, the Council will order HQC to coordinate with local emergency responders to develop a site-specific emergency response plan and provide training to local responders prior to construction.

Aviation Safety

The nearest airport is Groton-New London Airport in Groton, located 7 miles to the east of the facility site. Based on the Federal Aviation Administration's (FAA) Obstruction Evaluation Tool, the use of a temporary crane during construction of the Project would not be an aviation hazard and would not require notification to the FAA.

Conclusion

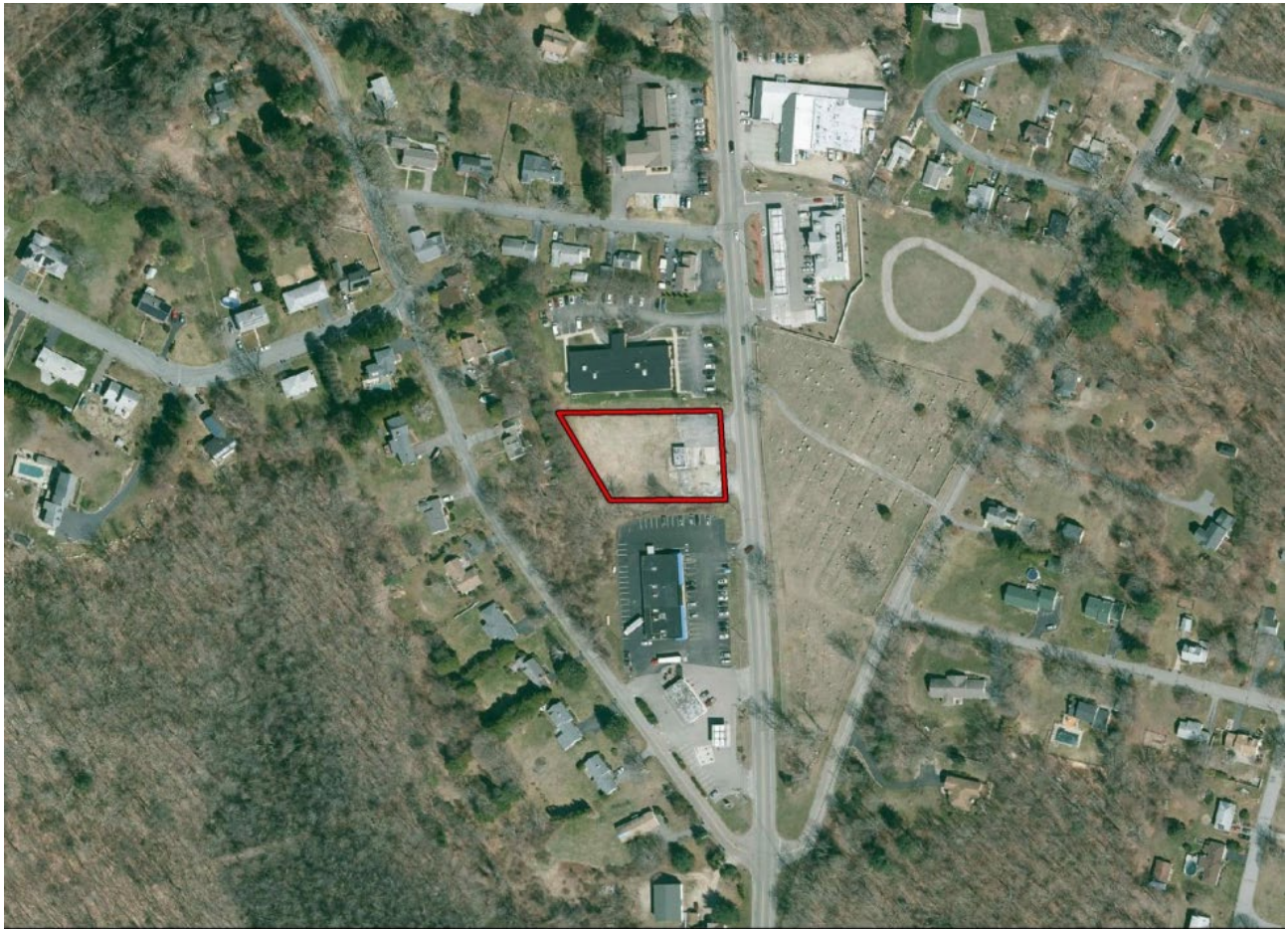
The BESF is a grid-side distributed energy resource with an output capacity of not more than sixty-five megawatts, meets air and water quality standards of the DEEP, and would not have a substantial adverse environmental effect. The proposed Project would further the State's energy policy by integrating storage to meet peak demand and support the reliable integration of variable renewable resources.

If approved, staff recommends the following conditions:

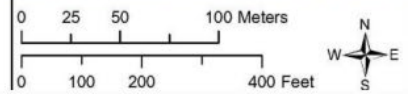
1. Approval of any Project changes be delegated to Council staff;
2. Provide construction hours/days of the week;

3. Submit a site construction plan consistent with applicable *Connecticut Guidelines for Soil Erosion and Sediment Control* prior to the commencement of construction;
4. Submit a final site plan including, but not limited to, final facility layout, access, electrical interconnection, equipment pads, fence design, sound mitigation and landscaping prior to the commencement of construction;
5. Submit a post-construction operational noise study that documents compliance with state standards and the identification of any noise mitigation measures that are employed to adhere to the standards;
6. Submit a construction Fuel Storage and Spill Prevention Control Plan prior to the commencement of construction;
7. Submit a final Emergency Response Plan prior to commencement of operation;
8. Provide a copy of the final Emergency Response Plan to local emergency responders prior to the commencement of operation, and provide emergency response training;
9. Submit a signed certification by the Fire Chief that training has been completed and the Emergency Response Plan is approved prior to commencement of operation; and
10. Submit a copy of the building permit prior to commencement of operation.

Site Location



 Project Area



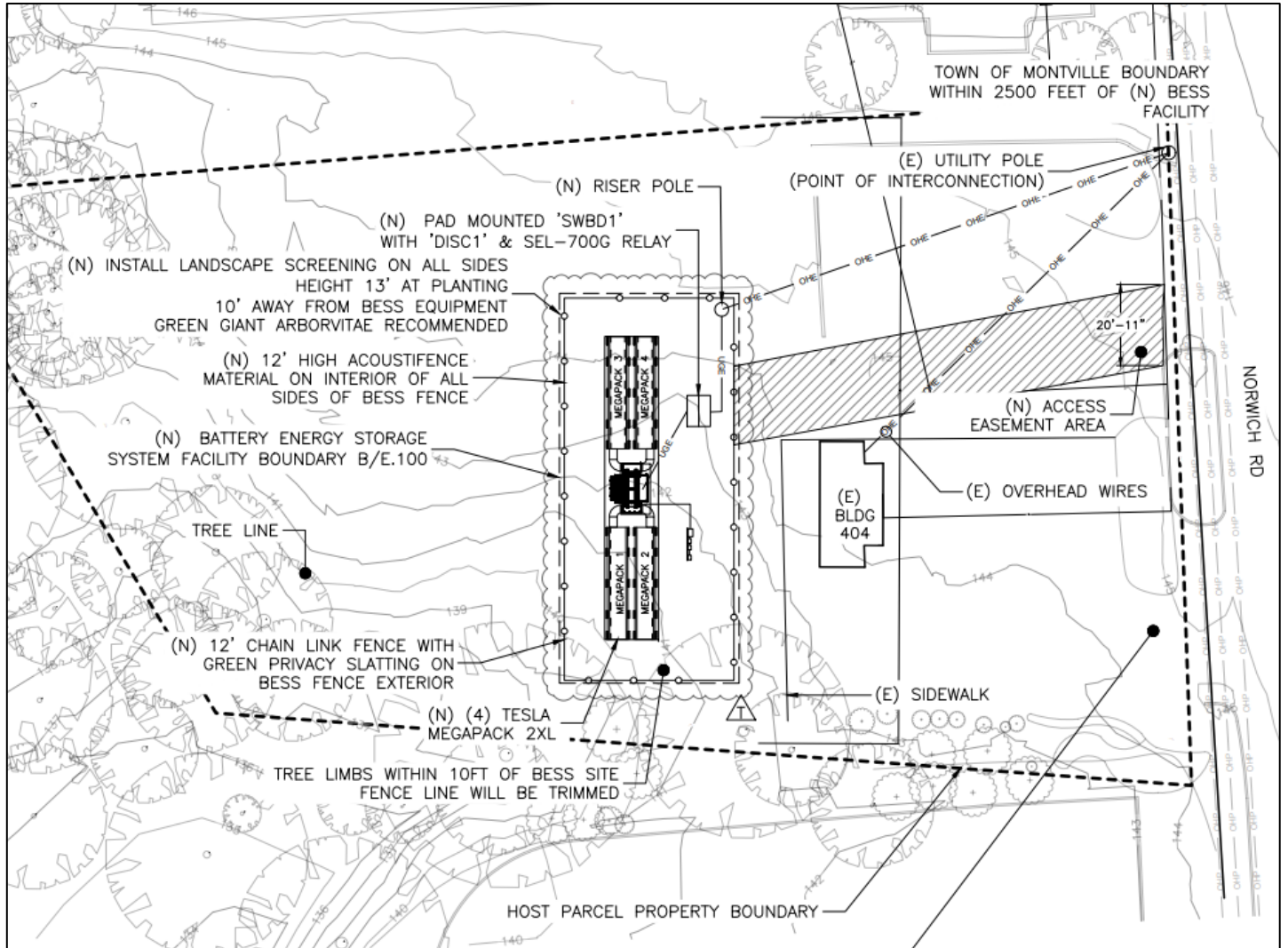
Existing Conditions



Revised Site Layout



Revised Site Plan



BESF Sound Modeling Profile for Revised Site Layout with Noise Mitigation

