

OXFORD ENERGY CENTER BATTERY ENERGY STORAGE SYSTEM PROJECT

North Larkey Road (Parcel ID No. 25-25-1-BB-2)
Town of Oxford, Connecticut



PREPARED FOR

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PREPARED BY



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Introduction

As requested by East Point Energy (the Client), Vanasse Hangen Brustlin, Inc. (VHB) is pleased to present this Environmental Resource Evaluation (ERE) for the proposed Oxford Energy Center Battery Energy Storage System (BESS), (Project), interconnection, and associated utility infrastructure located along North Larkey Road in the Town of Oxford, Connecticut (Figure 1). This ERE was prepared to support the proposed Project's Connecticut Siting Council (CSC) Petition for Declaratory Ruling that a Certificate of Environmental Compatibility and Public Need is not required for the construction and future operation and maintenance of the proposed facility.

Existing Conditions

The Project property is ± 24 acres of primarily undeveloped forest; an Eversource transmission easement bisects the property from north to south (Figure 2). Utility poles and a gravel access road are present, but no structures are present onsite. The remainder of the site is forested, dominated by a mature canopy, with a dense understory of herbaceous species. The Waterbury-Oxford Airport (OXC) and a portion of the Larkin State Park Trail bound the site to the north and west, with industrial and residential properties to the east. An Eversource substation and an industrial property are present to the south. Topography onsite gently slopes from east to west.

Proposed Project Components

The proposed Project development is generally limited to the eastern side of the Project property, between the onsite utility easement and North Larkey Road. Please refer to the CSC Petition application for a detailed description of proposed Project components. As shown on the accompanying design plan set prepared by VHB, titled Site Plans – Oxford Energy Center Siting, the Project proposes to construct utility infrastructure on approximately 2 acres of the ± 24 -acre Project property. An underground transmission line is proposed to connect to the nearby Eversource substation located to the south/west of the Project site. The development will be accessed from North Larkey Road. A stormwater basin is proposed in the northwestern portion of the development area, and a sound barrier is contemplated to the south of the proposed battery enclosures. For security and public safety purposes, the development area will be enclosed by a seven-foot-high chain link fence.



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Environmental Resource Evaluation

Air Quality

The Project is not anticipated to create any disturbances to air quality in the surrounding area either during construction or operation. The equipment on site does not discharge any emissions during working operations, and dust control will be employed as part of the Project's Erosion & Sediment Control plan. The project will also require the approval of a Stormwater General Permit for Construction Activities from CTDEEP which is the regulatory permitting needed for water quality and air quality.

Noise, Visual and Lighting

The Project does not contemplate any proposed lighting so no light pollution is expected as a result of the Project. Visually, the Project is located in a secluded portion of Town with North Larkey Road being a dead-end street containing industrial uses. Photo simulations of the facility superimposed on the landscape were prepared by TreeLine Utility Solutions Inc. dated September 30, 2024. Accordingly, visual impacts are anticipated to be minimal. A noise study estimating the acoustic impacts of the Project on surrounding parcels was prepared by RSG dated September 30, 2024 and concluded that the Project as designed will fall within State-prescribed noise emittance guidance standards.

Wetlands and Watercourses

VHB completed a wetland and watercourse delineation across the entire Project property on June 1 and 2, 2021, and documented the delineation effort's findings in a June 24, 2021 Wetland and Watercourse Delineation Report. An amendment study and memo were performed and prepared dated September 27, 2024 revising the limits of wetlands. Both of these reports will accompany the Project's CSC Petition application. In summary, inland wetlands were field verified to be present onsite. One perennial watercourse was identified in the western half of the property. No vernal pools were identified onsite. As shown in Figure 3, the proposed development remains outside of the associated 100-foot Upland Review Area buffer of any wetland resources onsite. No direct or indirect impacts on existing wetland resources are anticipated as a result of this Project.

Flood Hazard Areas

Based on a 2024 review of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Mapping (Map No. 09009C0232H and 09009C0234H, dated December 17, 2010), a 0.2% Annual Chance Flood Event, or 500-year flood event, is present on the western half of the property, but no flood hazard areas are mapped on the eastern half where development is proposed. No direct or indirect impacts to flood hazard areas are anticipated as a result of this Project.

Water Quality and Stormwater

The Project property is located within the Housatonic Major Basin Watershed (HUC No. 01100005) and ± 4 linear miles to the east of the nearest Aquifer Protection Area. There are no known impaired or degraded groundwater classifications present onsite. A permanent stormwater basin is proposed in the northwestern portion of the development area, promoting stormwater infiltration in a controlled setting rather than directly discharging to the downgradient wetlands onsite. No direct or indirect impacts to water quality or peak rates of runoff are anticipated as a result of this Project.

Species Habitat

A Connecticut Department of Energy and Environmental Protection (CTDEEP) Natural Diversity Data Base (NDDDB) Determination was received on February 5, 2024, for the property (File No. 202401532) and resulted in no state Endangered, Threatened, or Special Concern species habitat present onsite.

No direct or indirect impacts to state listed threatened and endangered species are proposed as part of this Project.

Core Forest

No Core Forest or Forestland Habitat Impact area is present within the property based on a review of CTDEEP's Forestland Habitat Impact Mapper as of September 2024. The Project will require approximately ± 2 acres of tree-clearing. The Project will not indirectly impact potential Core Forests within the vicinity of the property.

Prime Farmland

Based on a review of the CT Environmental Conditions Online (CT ECO) mapper, Prime Farmland Soils are present within the property and proposed development area. However, as the proposed Project is a BESS, and is filing for a Petition with the CSC, no consultation with the Connecticut Department of Agriculture is required. Additionally, based on a review of historic aerial imagery, the Project site does not appear to have been an agricultural farmland since at least the early 1930's.

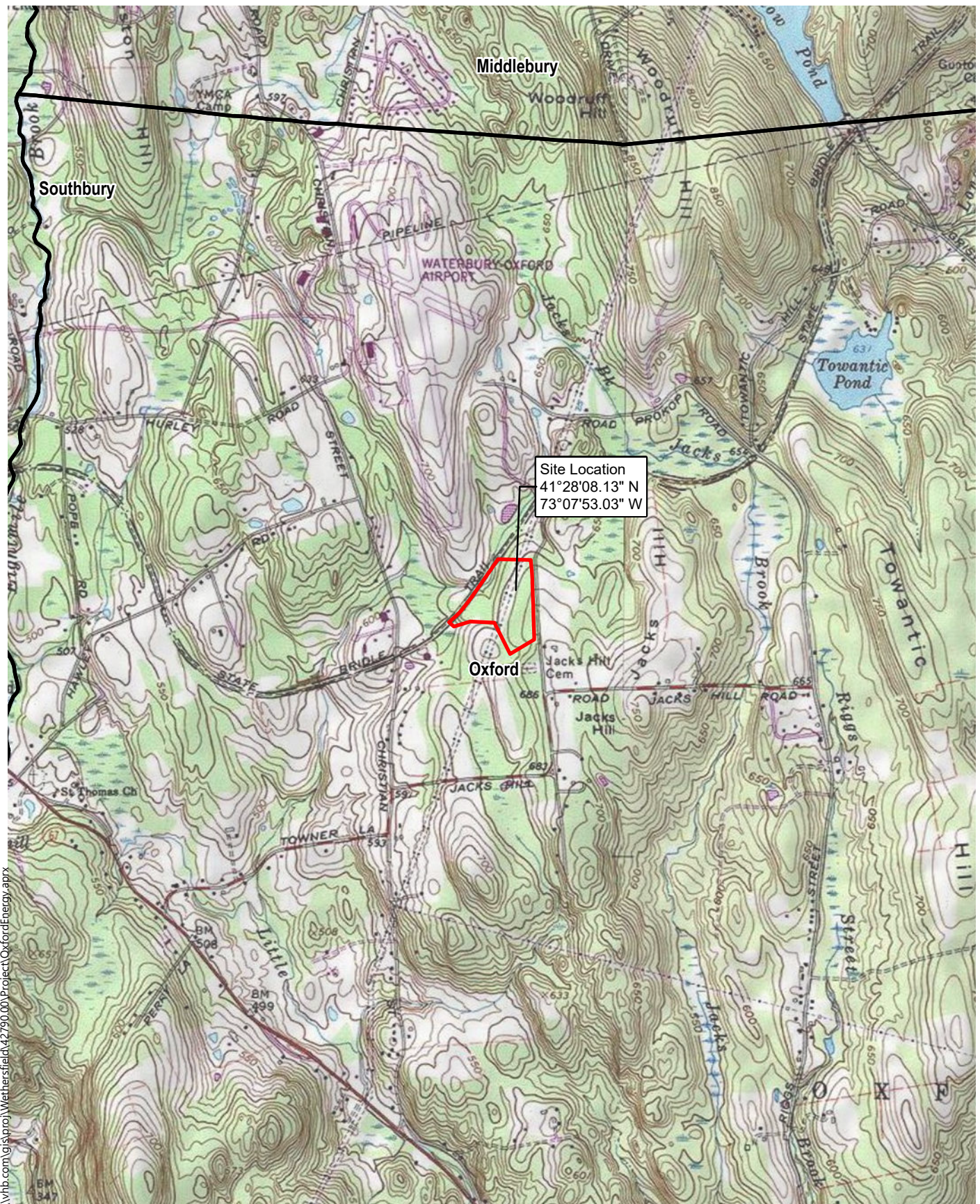
Cultural Resources

Heritage Consultants, LLC completed a Phase 1A Archaeological Assessment and Phase 1B Cultural Reconnaissance Survey of the Project site in 2021 and 2022 respectively, which did not identify any cultural resources onsite, or directly adjacent to the site. One previously recorded archaeological site and three National and State Register of Historic Places listed properties or districts were identified within ± 1 mile of the Project site. The Phase 1A Archaeological Assessment confirmed that no historic properties will be affected by the proposed Project. Additionally, the Phase 1B Cultural Reconnaissance Survey confirmed that no cultural artifacts were found in the field study, therefore it was determined that no impacts to significant cultural resources would occur do to the development proposed Project. The project received a concurrence letter from SHPO dated May 10, 2022, that no historic properties would be affected.

Parks and Recreation

The Larkin State Park Trail, an unpaved walking path, is located directly adjacent to the western half of the property, ± 800 linear feet to the west of the proposed development area. No other public park or recreational area is located within 500 feet of the Project site.

No work is proposed in this portion of the site, and no direct or indirect impacts to parks or recreational areas are anticipated as a result of this Project.



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Oxford Energy Center, LLC

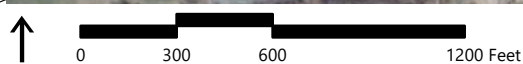
| Oxford, Connecticut

USGS Site Location Map

Source: CTDEEP, VHB, ArcGIS Online



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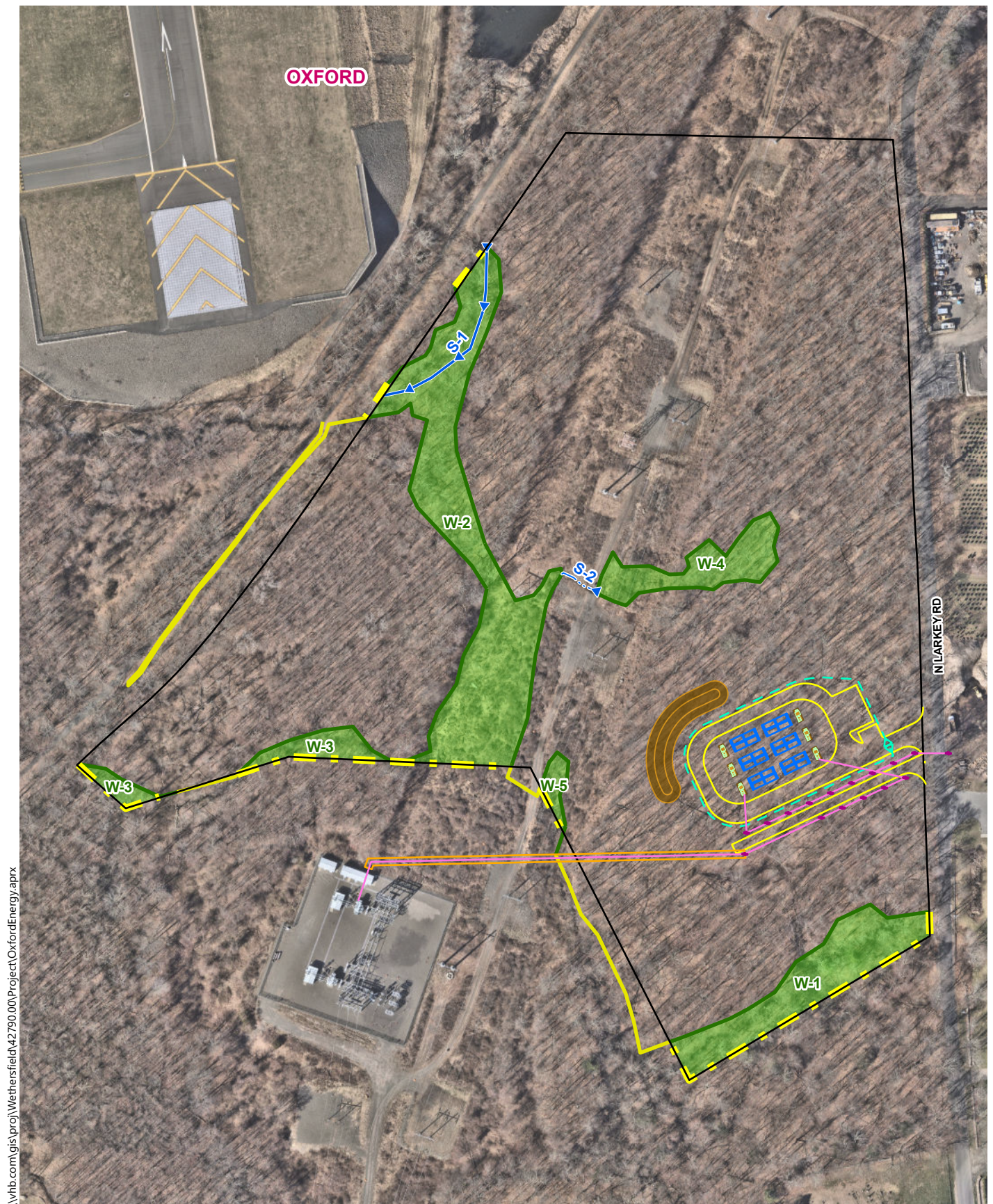


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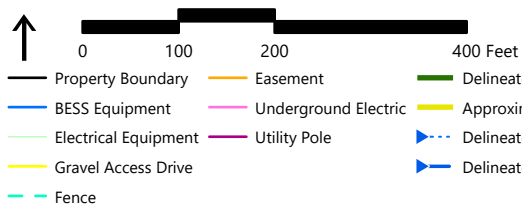
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|---|---|
| Project Site | Fence |
| BESS Equipment | Easement |
| Electrical Equipment | Underground Electric |
| Gravel Access Drive | Utility Pole |

Vicinity Map

Source: CTDEEP, VHB, ArcGIS Online



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Delineated Wetlands (VHB) **Wetland Map**

- Stormwater Basin
- Equipment Pad

Source: VHB, CTDEEP, ESRI