

ATTACHMENT 8
(Decommissioning Plan)

**Fairy Lake, LLC
Salem New London Road
Battery Energy Storage Facility**

Decommissioning Plan

Introduction

The Salem New London Road Battery Energy Storage Facility ("the Facility") is located on approximately 0.45 acre of land located at 380 New London Road in Salem, Connecticut (the "Property"). The Property is located on the east side of State Route 85 and developed with a garden center. The Project Area is in the northeastern portion of the Property, with access across the northern portion of the Property. The proposed Project area is mostly cleared, with scattered mature trees located in the area to be developed for the battery storage compound.

The 5 MW/20 MWh battery energy storage system will consist of lithium-ion phosphate batteries installed in 20-foot long containers. The containers will be installed on concrete foundations. Inverters and transformers will be installed on separate concrete slabs. A sound barrier will be placed adjacent to portions of the equipment; a chain link fence will surround the equipment and sound barrier.

Decommissioning

Decommissioning of the Facility will occur at the end of the Project's economic and technological lifetime, anticipated to be 20 years. The goal of decommissioning activities is to safely remove and provide for disposition of all components of the Project: storage units, ancillary equipment, sound barrier and infrastructure. Following removal, the ground will be restored and vegetated. It is anticipated that the stormwater management basin will remain in place. In general, facility decommissioning will occur in the reverse order of facility construction.

Decommissioning and restoration activities will adhere to the applicable requirements of relevant regulatory authorities and any relevant decommissioning agreements.

Decommissioning Preparation

During pre-closure activities and restoration planning, BlueWave will:

- Review and assess applicable local, state and federal requirements, including zoning requirements, permitting needs, and applicable environmental regulations to ensure the compliance of the final plans.
- Complete an analysis of the project materials and their composition;
- Identify project components that can be recycled and determine the most appropriate disposal method (including salvage) for non-recyclable components;
- Determine and document the specific sequence and procedures to be followed;
- Develop and document a project-specific health and safety plan;
- Develop specific processes for demolition and site reclamation;
- Identify recycling facilities and disposal sites for materials;
- As appropriate and necessary, coordinate plans for the transportation of materials and equipment to and from the site with local officials;
- Place temporary bridge over culvert crossing of Horse Pond Brook;
- Secure any required demolition and/or electrical permits; and
- Develop and implement training for the personnel who will manage and perform the various aspects of decommissioning work, and document appropriately.

Decommissioning and Restoration Plan

Decommissioning would proceed in phases, to be implemented in the sequence identified during the planning activities. Decommissioning and restoration activities will include:

- disconnecting power and other utilities;
- removal of specialized equipment;
- removal of hazardous and regulated materials;
- removal of equipment;
- removal of above-ground piping;
- structural demolition; and
- removal of concrete slabs and foundations
- removal of underground piping and utilities; and
- backfilling and site restoration.

For removal of specialized installations, electrical equipment would be de-energized and hazardous materials associated with that equipment would be removed. Modular equipment will be removed as modular components in the same manner as with the original delivery. This material will be recycled and sold as scrap to the greatest extent possible.

Excavation will be required for the removal of foundations, piping, and utilities; it is intended to remove that infrastructure to a depth of two feet. Above-ground piping will be removed, followed by excavation and removal of foundations (with appropriate disposal of concrete and steel), then excavation and removal of underground piping. Excavated areas would be backfilled.

Site restoration will maintain the approximate grade of the project area and include establishment of ground cover and soil stabilization as quickly as possible. Portions of the gravel access road, created solely for the purpose of accessing the facility, will be removed and revegetated with a native seed mix consistent with the original development's vegetative cover.

Credits associated with salvage or resell values are expected to exceed costs of removal.

Decommissioning Standards and Practices

Fairy Lake, LLC intends to:

- Utilize environmentally appropriate deconstruction practices available at the time, including the recycling of as much equipment as can be done within a reasonable timeframe;
- Adhere to high standards of health and safety as documented in the health and safety plan developed in preparatory activities; and
- Maintain compliance with all local, state, and federal laws and regulations.

The Petitioner has prepared the Plan to outline the methods and means to decommission the Project at the end of the Project's lifespan. The purpose of the Plan is to identify the methodology to be used to mitigate potential impacts resulting from the cessation of operations of the storage facilities.