

An aerial photograph of the Medway Battery Energy Storage System, showing several long, white, rectangular battery storage containers arranged in rows. The image is overlaid with a large, stylized geometric pattern consisting of several overlapping triangles in shades of blue, green, and white. The background of the entire slide is a textured, golden-yellow pattern resembling a network or a map.

# Medway Battery Energy Storage System

Select Board Meeting  
August 14, 2023

## Our Massachusetts Development Portfolio

The developers represent **the largest portfolio of BESS development assets in Massachusetts** with four projects in the Greater Boston Area and two projects in the Worcester and Springfield areas. We control land at each site and have secured interconnection with ISO-NE through the interconnection filing process.



### Massachusetts Projects

- Boston, MA: 185MW
- Chelsea, MA: 250MW
- Haverhill, MA: 310MW
- Medway, MA: 300MW
- Bellingham, MA 440MW
- Agawam, MA: 500MW
- Ludlow, MA: 600MW



# Medway Project Overview

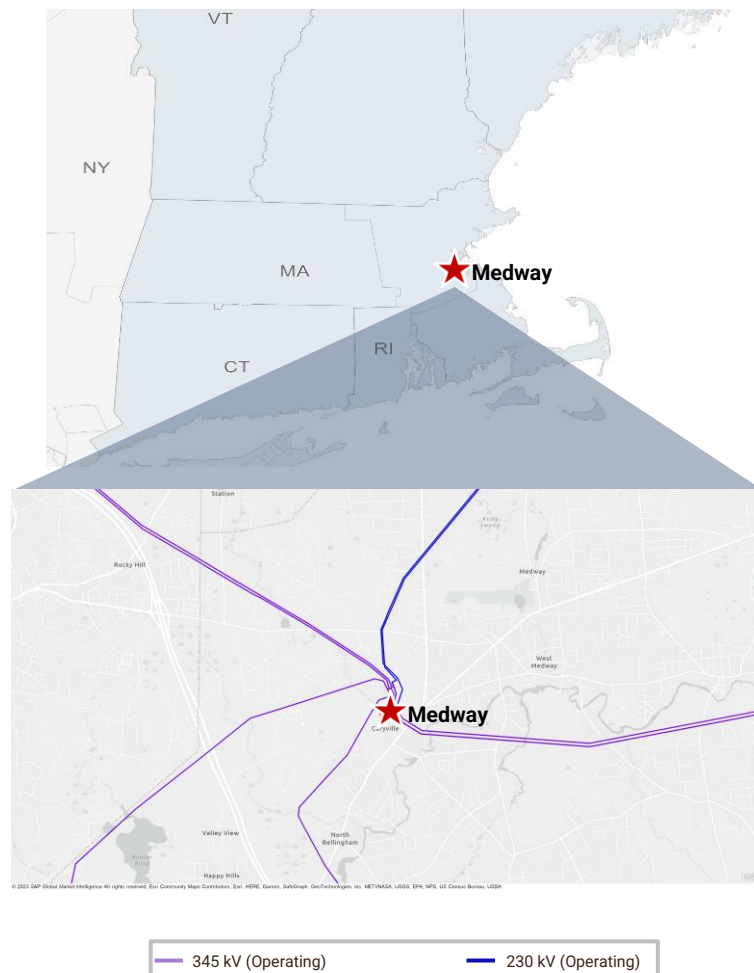
## Overview

- Medway Energy Center is a 300MW /1200 MWh development BESS asset located in Medway, MA in Norfolk County, MA
- The Medway site consists of three parcels set on 83.7 Acres of Land, 56.2 Acres located in Medway and 27.5 Acres located in Bellingham
- The project is expected to connect to the West Medway 345 kV Substation and execute the SGIA by Q2 2024

## Project Summary

|                                |   |
|--------------------------------|---|
| Location                       | Medway, MA  |
| Expected Capacity / Generation | 300 MW <sup>(1)</sup> /1200 MWh                             |
| Targeted NTP / COD             | Q3 2025 NTP / Q4 2026 COD                                   |
| ISO Zone                       | ISO-NE  |
| Point of Interconnection       | West Medway 345 kV Substation                               |
| Site Control                   | 83.7 acres of land secured via option-to-purchase agreement |
| Estimated Capital Cost         | 227-\$553mm/(\$1,621-\$1,844/kW)                            |

## Project Location





# Medway Location Information

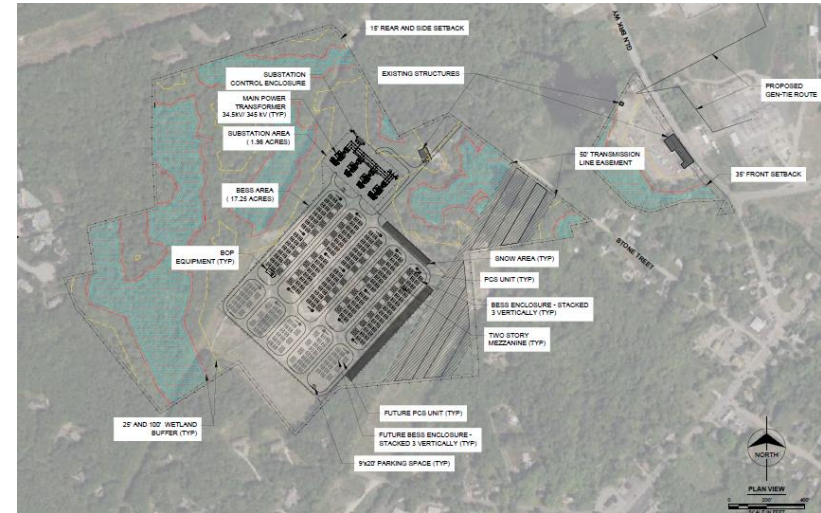
## Detailed Site Information

- Access to the Project anticipated to be off West Street and Stone Street via a network of gravel roads extending onto the site
- Proposed development area is bracketed by existing utility infrastructure, making the property suitable for rezoning for this use
- Project design will be compact to avoid wetland features to greatest extent possible
- Mapped floodplain along Hopping Brook will also be factored into site layout and design
- Short electrical tie into existing West Medway 345 kV substation

## BESS Proximity to and Visibility by Neighbors

- Adjacent to natural gas and electric utility infrastructure and existing substations
- Ability to retain wooded buffer between residentially developed areas
- Careful attention to safety and noise, lighting, and stormwater management to maintain existing neighborhood character
- Compact layout and design provides substantial energy reliability benefit within a limited development footprint

## Site Plan



## Site Design Summary

The facilities are designed as an exterior site with battery containers stacked three levels high. The project consists of two primary groupings of battery storage systems, with space allocated for future enhancements over time.

Power Conversion Systems are envisioned to be at ground level, feeding into a consolidated project substation from which the electric generation tie will extend to the existing West Medway and Medway Substations.

Initial 300 MW project proposed in Medway, with additional phases in the adjacent community of Bellingham.

(1) ICF estimate for first full year of operations.

# Proposed Host Community Agreement for Medway Energy Storage Project

## A Relatively Light User of Municipal Services and a Job Creator

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- Any energy project, and especially an energy storage project, is a relatively light consumer of municipal services
- During the 12-month construction period over 100 construction jobs.

## Training and Education for The Fire Department & First Responders

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- Additionally, the Medway Energy Storage Project believes the safety of the community: we would finance Training & Equipment for the Medway Fire Department & First Responders

## Additional Investment in Property Value Security, Roads, and Green Space

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- CME/Hecate believe in being good neighbors. We would provide a Property Value Security Fund for abutting neighbors. Landscaping Fund for Abutting Neighbors and a Fund to provide assistance to any roads that need to be updated as a result of the project. We want to ensure that residents have a safe and aesthetically pleasing community to live in.

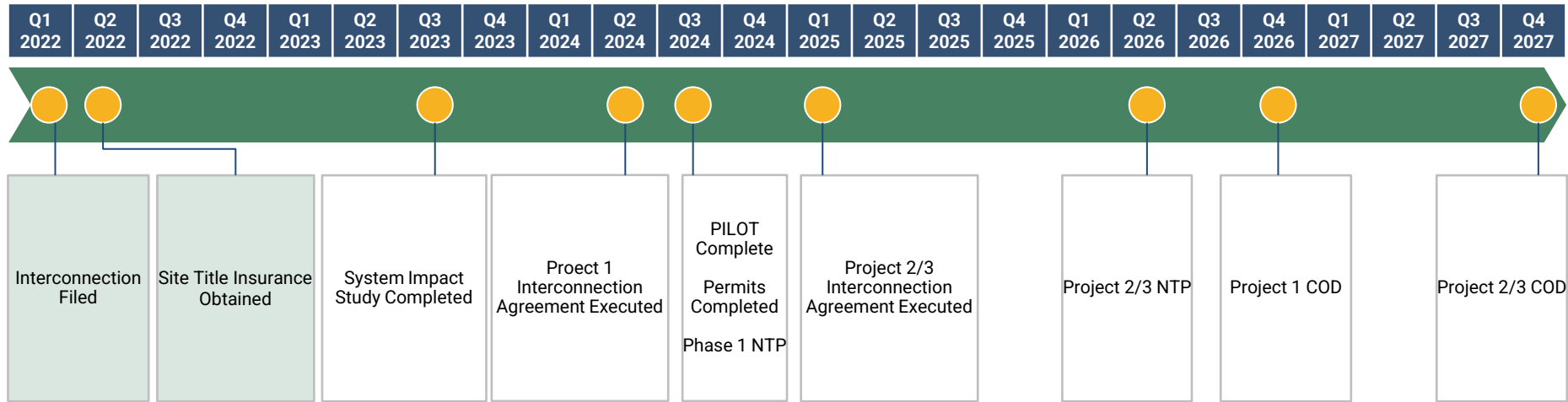
## New Top Taxpayer

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- Medway Energy Storage is prepared to offer a significant annual revenue to the Town of Medway

# Medway Development Timeline

## Timeline



**With a desired construction start date in 2024 and Commercial Operation Date by Late 2026, we look forward to working hand-in-hand with the Town of Medway to provide further education on the project and complete a PILOT and Permits**