



February 14, 2023

Carver Town Hall
Attn: Thomas Bott, Planning Board Director
108 Main St.
Carver, MA 02330

Re: Request by Cranberry Point Energy Storage, LLC for a Site Plan Minor Modification and Special Permit Extension Request to the Town of Carver in connection with its battery energy storage system to be located at 31R Main Street, Carver, MA (the "Property")

Dear Mr. Bott:

As detailed below, Cranberry Point Energy Storage, LLC's (the "Applicant") hereby respectfully requests that the Town of Carver (the "Town") grant: (a) a 24-month extension of Applicant's Site Plan and Special Permit, until March 31, 2025 pursuant to Sections 3170 and 5370 of the Town's Zoning By-Laws; and (b) a minor site plan modification in connection with its proposed lithium-ion battery energy storage system ("Cranberry Point") to be located on the above-referenced Property. As mentioned below, the Cranberry Point team respectfully requests to participate in the **Tuesday, March 14, 2023** Planning Board meeting should you or the Board members have any questions.

Relevant Background Information:

On March 26, 2019, the Town Planning Board issued the Applicant a Site Plan approval and Special Permit to construct a lithium-ion battery energy storage system and associated facilities ("BESS"), located on the Property. Subsequently, in March 2021, an extension to both the Site Plan and Special Permit was requested and granted. The Site Plan and Special Permit is set to expire on March 31, 2023. On May 18, 2021, the Applicant submitted a minor site plan modification request to the Town for Cranberry Point and received approval on June 22, 2021.

In addition, on August 27, 2021, the Applicant submitted a petition to the Massachusetts Energy Facilities Siting Board (the "Siting Board") seeking approval, pursuant to G.L. c. 164, § 69J ¼, to construct a BESS at Cranberry Point. Moreover, on May 11, 2022, and pursuant to the provisions of G.L. c. 40A, § 3, the Applicant submitted a petition to the Massachusetts Department of Public Utilities (the "Department") seeking a comprehensive zoning exemption from the operation of the Town of Carver Zoning By-Laws related to the BESS. The Applicant's two petitions have been

consolidated before the Siting Board under docket number EFSB 21-02/D.P.U. 22-59 (the “Siting Board Review”). Finally, the Siting Board conducted evidentiary hearings for the Project using Zoom videoconferencing beginning on Wednesday, October 26, 2022, and ending on Tuesday, November 1, 2022. The Siting Board Review is still pending with a final decision anticipated in June 2023 per the Siting Board’s procedural schedule.

It’s also important to note that safety, and review of safety measures, is of the utmost importance for Cranberry Point. Throughout the development of the Cranberry Point project, the project team has communicated with the Carver Fire Department on project design specifics and safety measures for the site.

Site Plan and Special Permit Extension Request:

As stated above, the Applicant’s Site Plan and Special Permit is set to expire on March 31, 2023. However, the Applicant’s Siting Board Review is still pending and Applicant has not commenced construction because construction cannot commence until the Siting Board issues its decision. The Applicant also sought and received a 7-year capacity supply obligation for its BESS from the Independent System Operator of New England (“ISONE”). The target commencement of construction date for Cranberry Point, given these two factors, is Q1 2024. Given the new construction start date, Plus Power respectfully requests an extension of the Planning Board’s Site Plan and Special Permit until March 31, 2025, ensuring approvals remain valid throughout construction.

Site Plan Minor Modification Request:

In addition, Plus Power would like to request the Planning Board’s approval of minor modifications to its approved site plan. The modifications are driven by updated engineering designs and construction details. These improvements and updates include: (1) a reduction in the total number of battery enclosures from 116 to 82 proposed enclosures; (2) relocations of some battery enclosures, all within the project footprint previously approved by the Town, primarily to facilitate realignments to access lanes within the site; (3) minor updates to substation equipment type and size, including feedback and details from Eversource; and (4) minor updates to fence locations within the previously approved development area. These design changes serve to improve ease of access and maintenance of equipment and do not affect the overall footprint of the project site. Additionally, Cranberry Point will continue to incorporate and complete the conditions set forth in the original Site Plan Review and Special Permit award.

We look forward to continued collaboration with the Town of Carver leaders, commissions, boards and community to ensure continued electric reliability to the region and associated economic benefits to the Town.

Thank you in advance for your support in granting the Applicant's request to extend the Planning Board's March 23, 2019 Site Plan and Special Permit through and including March 31, 2025 and minor modification request.

The Cranberry Point team respectfully requests to participate in the **Tuesday, March 14, 2023** Planning Board meeting should you or the Board members have any questions.

Sincerely,



Allyson Sand

Director of Project Development

Plus Power

cranberrypoint@pluspower.com

www.pluspower.com



TOWN OF CARVER

Planning Board

108 Main Street, Carver, MA 02330
Phone: 508-866-3450 Fax: 508-866-3430
Email: stephen.cole@carverma.org

APPLICATION FOR MINOR MODIFICATION TO SITE PLAN

FILE # _____

Please supply the following information (print legibly or type)

Date: February 14, 2023

Applicant: Name Cranberry Point Energy Storage, LLC

Address (mailing) 1780 Hughes Landing Blvd, Ste 675,
The Woodlands, TX 77381

Phone 832-585-1238

Email cranberrypoint@pluspower.com (Allyson Sand, Director of Project Development at Plus
Power)

Project: Name Cranberry Point Energy Storage Project

Street Address 31R Main Street, Carver, MA 02330

Assessors Sheet 61 Lot(s) # 7 (see note ---->)

The title to said land is derived from Owner: Gary F. Weston, Trustee of the Weston Realty Trust "B"
By deed dated (full legal description attached after signature page) and recorded in the
Plymouth District Registry of Deeds Book , Page , registered in
the Plymouth Registry District of the Land Court, Certificate of Title
No. .

Date of Original Approval: March 26, 2019

Briefly describe proposed modifications: _____

The overall number of battery enclosures has been reduced due to the latest product design, but the development area remains the same. Some enclosures have shifted location on the site to accommodate minor updates in substation equipment, layout and fencing. Access from the East has been simplified to allow for easier access & maintenance.

Note: parcel 61-7 is a merger of former parcels 61-7 and 61-10.

To assist the Planning Board in their review, please check all items which you are proposing modification to:

- A. the location and boundaries of the lot, adjacent streets or ways;
- X B. existing and proposed structures, including dimensions and elevations;
- X C. the location of parking and loading areas, driveways, walkways, access and egress points;
- D. the location and description of proposed exterior lighting;

- _____ E. the location and description of all proposed septic systems, water supply, storm drainage systems, utilities, refuse and other waste disposal methods, and snow disposal methods;
- X F. proposed landscape features including the location of screening, fencing, and planting;
- _____ G. the location, dimensions, height, and characteristics of proposed signs;
- _____ H. the location and a description of proposed open space or recreation areas;
- _____ I. the soil erosion and sedimentation control measures that will be utilized within the site.

The reviewing board may waive any information requirements it judges to be unnecessary to the review of a particular plan. If you are requesting any waivers, list them here, along with a brief statement of why the requirements are unnecessary:

N/A

All site plans shall be prepared by a professional land surveyor, professional engineer, registered architect, or landscape architect as appropriate, unless this requirement is waived by the reviewing board because of unusually simple circumstances. All site plans shall be on standard 18" x 24" x 36" sheets and shall be prepared at a sufficient scale (1" = 40' preferred).

Cranberry Point Energy Storage, LLC

Applicant Signature: _____

By: Blair D. Hiten

Date: 2/8/23

EXHIBIT A

DESCRIPTION OF THE PARCEL

The real estate in said Carver, Plymouth County, Massachusetts conveyed to Carver Plains, Inc. by deed of Elizabeth A. Costello et al dated October 15, 1964 and recorded with the Plymouth County Registry of Deeds in Book 3162, Page 151, and deed of Herbert J. Vaughan to T.T. Vaughan Bog Company, duly recorded in said Registry; deed of Herbert J. Vaughan et al. Trustees to the T.T. Vaughan Bog Company dated June 10, 1949 and recorded in said Registry in Book 2049, Page 59, and intending to convey all of the remaining land owned by Carver Plains, Inc. as deed dated December 29, 1983 and recorded at said Registry at Book 5542, Page 95, being the all the same land as conveyed to Gary Weston, trustee of the Weston Realty Trust "B", under Declaration of Trust dated September 14, 1999 , recorded at said Registry at Book 17970, Page 155.

APN 61-7-0-R

and

That certain parcel of land situated off the Southwesterly side of Main Street in said Carver bind show as "Lot 2 Remaining = 12.2654 Acres" on a Plan entitled Division of Land for Commonwealth Electric Co. in Carver, MA Scare 1" = 100' Nov. 20 1986 drawn by G.A.F. Engineering Inc. and recorded with Plymouth County Registry of Deeds as Plan No. 379 of 1987. Being the all the same land as conveyed to Gary Weston, trustee of the Weston Realty Trust "B", under Declaration of Trust dated September 14, 1999, recorded at said Registry at Book 17970, Page 157.

APN 61-10-0-R

Weston makes no representations or warranties as to the accuracy of the above legal descriptions. In the event of dispute, the tax parcel information shall control.

EXHIBIT A-1 LAND

METES AND BOUNDS DESCRIPTION

Lease Area A

Cranberry Point Energy Storage, LLC

Carver, Massachusetts

A certain easement situated in the Commonwealth of Massachusetts, County of Plymouth, Town of Carver, shown as "Lease Area A" on a plan entitled "Easement and Lease Area Plan", dated May 5, 2021, (and last revised May 27, 2021) prepared by Beals and Thomas, Inc. and expected to be recorded at the Plymouth County Registry of Deeds in Plan Book _____, Page _____. More particularly bounded and described as follows:

Beginning at the most northwesterly point of said lease area, thence running;

N 81° 47' 13" E 119.26 feet to a point, thence turning and running;

N 44° 03' 05" W 0.26 feet to a point, thence turning and running;

N 81° 47' 13" E 628.01 feet to a point, thence turning and running;

S 81° 13' 55" E 99.85 feet to a point, thence turning and running;

N 81° 46' 05" E 106.51 feet to a point, thence turning and running;

S 05° 32' 01" W 75.72 feet to a point, thence turning and running;

S 04° 51' 07" W 53.24 feet to a point, thence turning and running;

S 01° 30' 14" W 46.93 feet to a point, thence turning and running;

S 06° 11' 52" W	26.38 feet to a point, thence turning and running;
S 89° 55' 18" W	517.16 feet to a point, thence turning and running;
S 04° 54' 31" W	14.40 feet to a point, thence turning and running;
S 29° 52' 21" W	78.87 feet to a point, thence turning and running;
S 42° 37' 47" W	72.92 feet to a point, thence turning and running;
S 61° 14' 05" W	78.66 feet to a point, thence turning and running;
N 56° 35' 53" W	101.45 feet to a point, thence turning and running;
N 71° 45' 29" W	107.18 feet to a point, thence turning and running;
N 04° 10' 28" E	264.45 feet to the point of beginning.

Containing 235,514 square feet more or less, or 5.407 acres, more or less.

Exhibit A-1 (continued)

METES AND BOUNDS DESCRIPTION

Lease Area B

Cranberry Point Energy Storage, LLC.

Carver, Massachusetts

A certain easement situated in the Commonwealth of Massachusetts, County of Plymouth, Town of Carver, shown as "Lease Area B" on a plan entitled "Easement and Lease Area Plan", dated May 5, 2021, (and last revised May 27, 2021) prepared by Beals and Thomas, Inc. and expected to be recorded at the Plymouth County Registry of Deeds in Plan Book _____, Page _____. More particularly bounded and described as follows:

Beginning at the most northeasterly point of said lease area, thence running;

S 06° 11' 52" E 14.33 feet to a point, thence turning and running;

SOUTHERLY by a curve to the left with a length of 27.62 feet and a radius of
70.00 feet to a point, thence turning and running;

S 16° 24' 36" E 28.16 feet to a point, thence turning and running;

SOUTHERLY by a curve to the right with a length of 42.40 feet and a radius of
20.00 feet to a point, thence turning and running;

N 74° 57' 09" W 181.70 feet to a point, thence turning and running;

WESTERLY by a curve to the left with a length of 66.90 feet and a radius of
45.00 feet to a point, thence turning and running;

N 74° 35' 42" W 12.77 feet to a point, thence turning and running;

N 32° 59' 19" W 67.47 feet to a point, thence turning and running;

N 00° 00' 00" E 14.17 feet to a point, thence turning and running;

N 89° 55' 18" E 294.04 feet to a point, thence turning and running;

Containing 19,169 square feet more or less.

Exhibit A-1 (continued)

METES AND BOUNDS DESCRIPTION
Access Easement A
Cranberry Point Energy Storage, LLC
Carver, Massachusetts

A certain easement situated in the Commonwealth of Massachusetts, County of Plymouth, Town of Carver, shown as "Access Easement A" on a plan entitled "Easement and Lease Area Plan", dated May 5, 2021, (and last revised May 27, 2021) prepared by Beals and Thomas, Inc. and expected to be recorded at the Plymouth County Registry of Deeds in Plan Book ___, Page ___. More particularly bounded and described as follows:

Beginning at a point on the southerly sideline of Main Street 110.21 feet northwesterly from a point that is perpendicular to a Plymouth County Highway Bound located on the northerly sideline of Main Street, which is also the most northwesterly point of said easement, thence running;

S 47° 13' 05" E 25.05 feet to a point, thence turning and running;

S 39° 20' 02" W 124.55 feet to a point, thence turning and running;

S 34° 59' 21" W 83.25 feet to a point, thence turning and running;

S 42° 40' 29" W 100.53 feet to a point, thence turning and running;

SOUTHERLY by a curve to the left with a length of 124.62 feet and a radius of 135.00 feet to a point, thence turning and running;

S 10° 12' 51" E 167.61 feet to a point, thence turning and running;

S 05° 42' 52" E 66.63 feet to a point, thence turning and running;

S 00° 03' 54" W	63.99 feet to a point, thence turning and running;
S 04° 26' 47" W	72.98 feet to a point, thence turning and running;
S 06° 52' 37" W	68.55 feet to a point, thence turning and running;
S 05° 32' 01" W	124.02 feet to a point, thence turning and running;
S 04° 51' 07" W	52.36 feet to a point, thence turning and running;
S 01° 30' 14" W	71.75 feet to a point, thence turning and running;
S 89° 55' 18" W	27.17 feet to a point, thence turning and running;
N 06° 11' 52" E	26.38 feet to a point, thence turning and running;
N 01° 30' 14" E	46.93 feet to a point, thence turning and running;
N 04° 51' 07" E	53.24 feet to a point, thence turning and running;
N 05° 32' 01" E	124.46 feet to a point, thence turning and running;
N 06° 52' 37" E	68.31 feet to a point, thence turning and running;
N 04° 26' 47" E	71.49 feet to a point, thence turning and running;

N 00° 03' 54" E	61.77 feet to a point, thence turning and running;
N 05° 42' 52" W	64.39 feet to a point, thence turning and running;
N 10° 12' 51" W	166.63 feet to a point, thence turning and running;
NORTHERLY	by a curve to the right with a length of 147.69 feet and a radius of 160.00 feet to a point, thence turning and running;
N 42° 40' 29" E	98.85 feet to a point, thence turning and running;
N 34° 59' 21" E	82.52 feet to a point, thence turning and running;
N 39° 20' 02" W	127.00 feet to the point of beginning.

Containing 28,283 square feet more or less.