

Community Advisory Group

Eversource Energy



January 2024



Agenda

- Slide 3** Welcome
- Slide 4** Recap
- Slide 7** The Electrical Infrastructure Siting Process
- Slide 9** BESS Site Evaluation
- Slide 12** Substation Site Evaluation
- Slide 21** Next Steps



Welcome

- Meet the Moderator
- Meet the Notetaker
- Meet the Subject Matter Expert

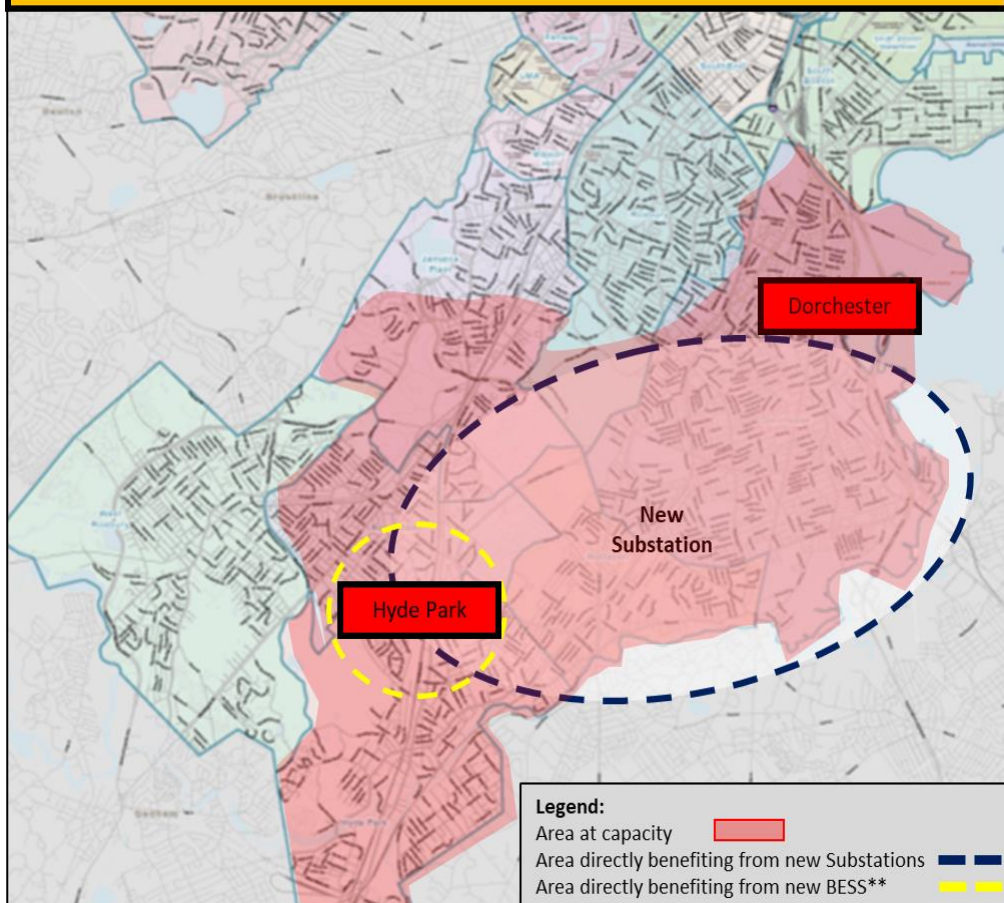
Advisory Group Ground Rules



- **Community Input:** Share the unique needs of your communities.
- **Message Feedback:** Tell us what resonates or doesn't.
- **Respect for Opinions:** As we discuss these critical issues, let's remember to respect each other's viewpoints. Diverse perspectives lead to better solutions.
- **Speak Up:** All perspectives are valuable. Whether positive or negative, your comments are important to us.
- **Recording:** To ensure we capture every gem of wisdom, today's session will be recorded, but all discussions are anonymized.
- **Time:** 1.5 hours—let's make it count!

Hyde Park/Roslindale/Mattapan neighborhoods need new electrical infrastructure

New Infrastructure and Areas That Will Benefit*



*Illustrative only, not to scale

** Battery Energy Storage System

- Step 1:** Battery Energy Storage System (BESS)
- Step 2:** New substation in Hyde Park/ Dorchester/ Mattapan area
- Step 3:** Additional higher capacity, underground transmission lines

To keep pace with electrical demand in this area and to meet Boston's clean energy and decarbonization goals, more electrical infrastructure will be needed in the coming years.

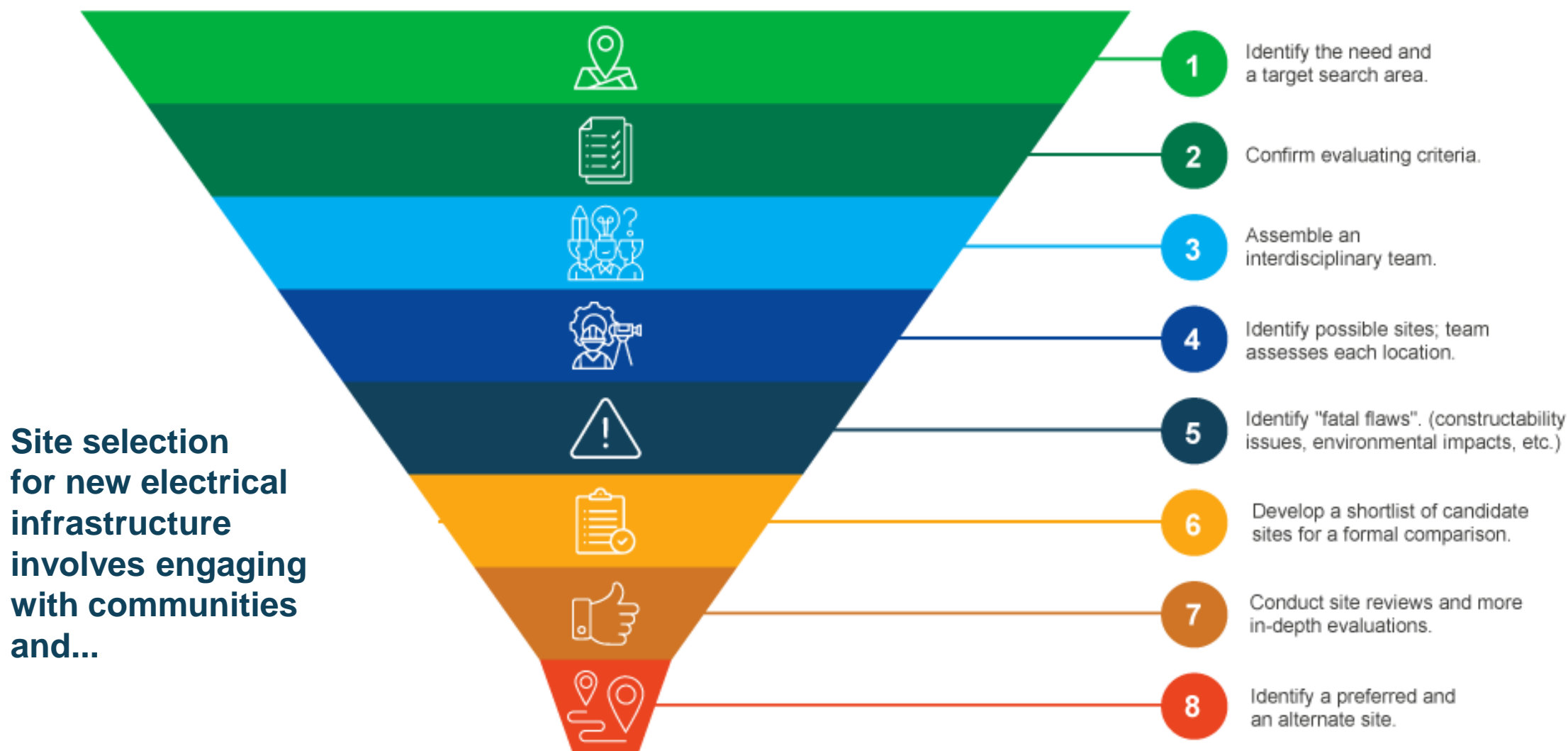
What Will It Take To Achieve A Clean Energy Future?



The Electrical Infrastructure Siting Process



Eversource's Site Selection Process



BESS Site Evaluation



BESS Site Evaluation Matrix

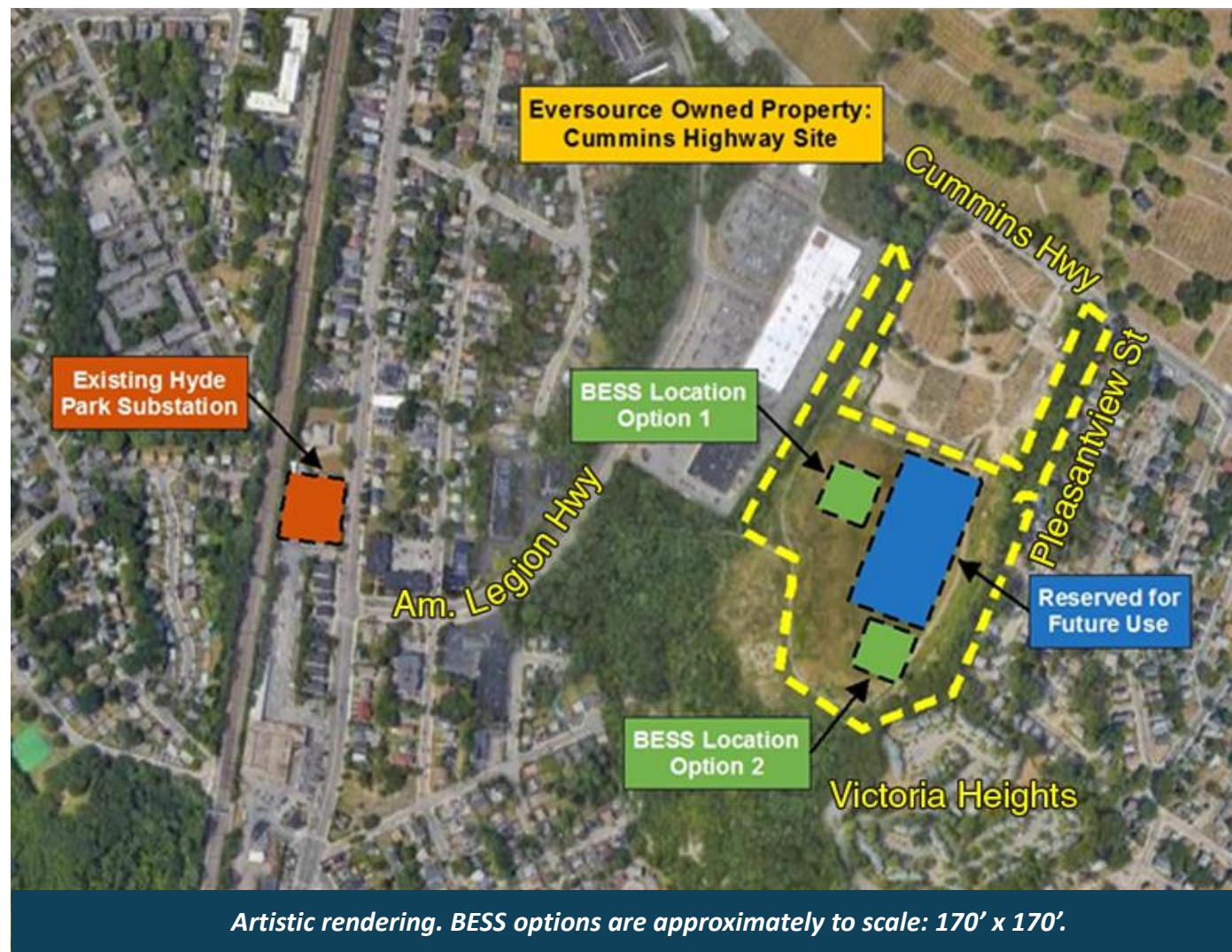
Category	Site Evaluation Criteria	Cummins Hwy 427	Hyde Park Ave 785	Mattapan site 1	Hyde Park site 1	Mattapan site 2	Hyde Park site 2	Roslindale site 1	Roslindale site 2	Roslindale site 3
Distribution System	Within 1/2 mile of Hyde Park SS	●	●	●	●	●	●	●	●	●
	Direct Access to Distribution System	●	●	●	●	●	●	●	●	●
Site layout	Sufficient size and shape	●	●	●	●	●	●	●	●	●
Land	Owner / Requires property or rights acquisition	●	●	●	●	●	●	●	●	●
	Zoning Subdistrict	●	●	●	●	●	●	●	●	●
	Current land use	●	●	●	●	●	●	●	●	●
	Historic / Registered Property	●	●	●	●	●	●	●	●	●
	Open Space Designation	●	●	●	●	●	●	●	●	●
Surroundings	Description of surrounding area, including proximity to statutory facilities (schools, playgrounds, daycares, etc.)	●	●	●	●	●	●	●	●	●
	Outreach, distance to nearest resident, effect on public health and safety, possible objections to noise, etc.	●	●	●	●	●	●	●	●	●
	Environmental Justice Community	●	●	●	●	●	●	●	●	●
Environment	Tree removal required	●	●	●	●	●	●	●	●	●
	Wetland, vernal pool, watercourse, and floodplain	●	●	●	●	●	●	●	●	●
	Wildlife and habitat (e.g., rare, threatened, endangered species, priority habitats)	●	●	●	●	●	●	●	●	●
	Proximity to public water supply watershed and aquifer areas	●	●	●	●	●	●	●	●	●
Comparing Cumulative Rankings Between Sites		●	●	●	●	●	●	●	●	●

*Full evaluation matrix truncated to heat map for ease of viewing

Cummins Highway: Battery Energy Storage System



1. Battery Enclosures
2. Power Conversion System
3. Transformer



Artistic rendering. BESS options are approximately to scale: 170' x 170'.

Substation Site Evaluation

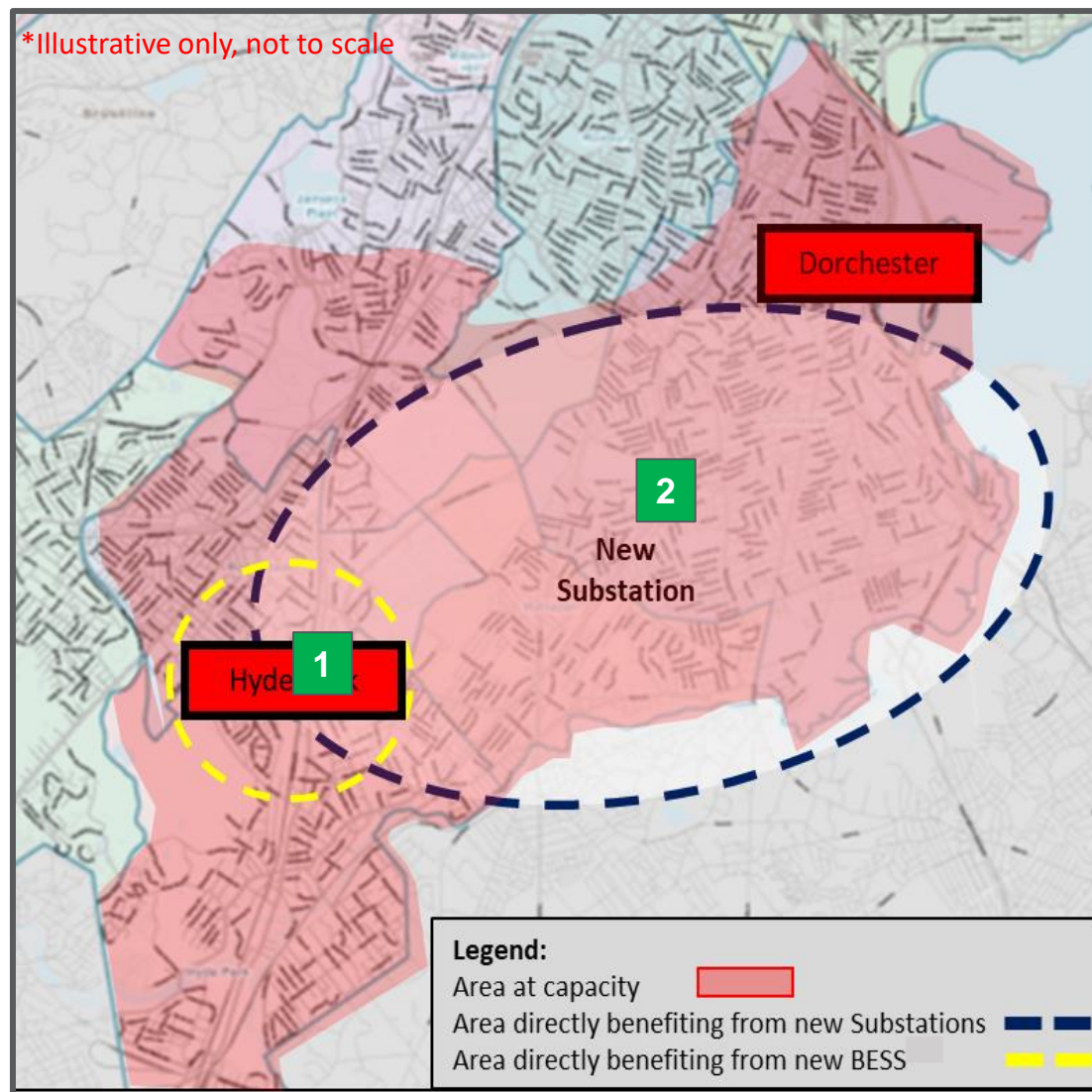


Substation Site Evaluation Matrix

Category	Site Evaluation Criteria	Cummins Hwy, Hyde Park	161-191 New England Ave, Mattapan	Dorchester site 1	Jamaica Plain site1	Dorchester site 2	Dorchester site 3	Jamaica Plain site 2	Roxbury site 1	Roslindale site 1	Jamaica Plain site 3
Schedule	Meets Project Timeline	●	●	●	●	●	●	●	●	●	●
Land	Ability to acquire parcel	●	●	●	●	●	●	●	●	●	●
	Site acquisition costs	●	●	●	●	●	●	●	●	●	●
	Encumbrances (easements, licenses, buildings, or other man made features, etc.)	●	●	●	●	●	●	●	●	●	●
	Zoning	●	●	●	●	●	●	●	●	●	●
Surroundings	Description of surrounding area, including proximity to sensitive receptors (schools, playgrounds, daycares, etc.)	●	●	●	●	●	●	●	●	●	●
	Outreach, distance to nearest resident, effect on public health and safety, possible objections to noise	●	●	●	●	●	●	●	●	●	●
Environment	Wildlife and habitat (e.g., rare, threatened, endangered species, priority habitats)	●	●	●	●	●	●	●	●	●	●
	Wetland, vernal pool, watercourse, and floodplain	●	●	●	●	●	●	●	●	●	●
	Proximity to public water supply watershed and aquifer areas	●	●	●	●	●	●	●	●	●	●
	Former land use and possible contamination	●	●	●	●	●	●	●	●	●	●
	Permitting complications and permits expected	●	●	●	●	●	●	●	●	●	●
Distribution System	Proximity to distribution load pocket and existing feeders	●	●	●	●	●	●	●	●	●	●
	Length of new distribution lines and new assets to make interconnection	●	●	●	●	●	●	●	●	●	●
Construction	Duration in years	●	●	●	●	●	●	●	●	●	●
Site layout	Sufficient size and shape	●	●	●	●	●	●	●	●	●	●
	Accessibility	●	●	●	●	●	●	●	●	●	●
Transmission System	Proximity to existing transmission electrical circuits	●	●	●	●	●	●	●	●	●	●
	Length of new transmission lines and additional assets needed to make interconnection	●	●	●	●	●	●	●	●	●	●
	High impact crossing at possible underground or overhead T-line egress from stations (rail lines, large sewers, steam lines, etc.)	●	●	●	●	●	●	●	●	●	●
	Utility congestion at possible underground T-line egress from station	●	●	●	●	●	●	●	●	●	●
	Ability to accept new proposed load (T-line capacity and power flow)	●	●	●	●	●	●	●	●	●	●
Comparing Cumulative Rankings Between Sites		●	●	●	●	●	●	●	●	●	●

*Full evaluation matrix truncated to heat map for ease of viewing

2 Viable Locations for a New Substation: Cummins Highway, New England Avenue



**These site plans are artistic renderings*

Cummins Highway Site

- 18-acres.
- Former landfill, now owned by Eversource.
- City of Boston DPW is planning a future Cummins Highway Reconstruction Project, potential to optimize in-street excavation, if timing aligns.
- No priority habitats, wetlands, or water supply in area.
- Very limited tree canopy.
- Property size allows for both BESS and future substation.
- Bordered by a cemetery, a shopping plaza and residential neighborhood with only a small buffer.
- Located further from the electrical load center, would require more in-street construction.
- Current zoning for substation requires a conditional use permit from ZBA.



Artistic rendering. BESS options are approximately to scale: 170' x 170'.

New England Ave

- ± 0.9 -acres.
- Autobody/used car sales, now owned by Eversource.
- Abuts MBTA Commuter Rail to the rear and ± 0.3 acres of Eversource-owned vacant property across the street.
- The site is already developed with a light industrial use. Redeveloping the site for a substation could present an opportunity for aesthetic improvements.
- Minimal environmental constraints, though additional environmental testing will be conducted.
- Very limited tree canopy on site.
- Located in the middle of both Hyde Park and Dorchester electrical load centers, less in-street excavation.
- Surrounded by dense residential neighborhoods on a very narrow street.
- Zoning relief required.



Boston Substation Examples



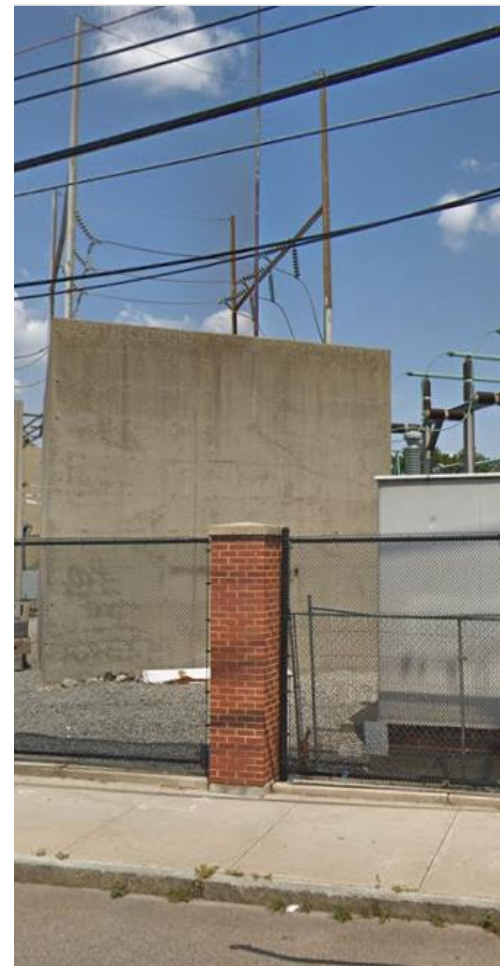
**CHARLES ST. S,
BAY VILLAGE**



**COLBURN ST.,
JAMAICA PLAIN**



**SEAFOOD WAY,
SOUTH BOSTON**



**LINCOLN ST.,
ALLSTON**



**ELLERY ST.,
SOUTH BOSTON**

Boston Substation Examples



HIGH ST.,
NORTH END



SOUTH ST.,
ROSINDALE



KINGSTON ST.,
DOWNTOWN



CHATHAM ST.,
NORTH END



Discussion

Determining Community Benefits

A Community Benefit Agreement is a partnership between Eversource and the communities we serve. We work with community-based organizations and municipalities to determine an equitable and consistent approach that meets regulatory requirements and accounts for the uniqueness of each neighborhood.

Eversource's commitment:

- Letter of Intent during planning phase to cement partnership
- Commitment to provide fixed amount for tangible community benefits for participating neighborhood(s)
- Ongoing dialogue throughout the project's design and construction phase to finalize community benefits



Review

- 1 Diving into Eversource's Site Selection Process
- 2 Discussing a spot at Cummins Hwy for the BESS
- 3 Discussing a spot for the Substation





Next Steps

- Next Meeting
- Attending Town Halls



Thank You