

Eric Trott

From: Scott Connuck <sconnuck@eastpointenergy.com>
Sent: Wednesday, July 28, 2021 12:19 PM
To: Eric Trott
Subject: Re: [EXTERNAL] P&Z Commission follow-up
Attachments: EndorsementLetterDraft_CoventryEnergyCenter_21.07.14.docx

Eric,

Sorry for the slow response; I got sucked into some other stuff. I have attached a draft of what I would look for from the PZC. At a basic level, I would love to have a short letter from the PZC stating that they support the project as it has been presented. Obviously, the decision would be non-binding. The purpose of this letter is to give the project some momentum as we go into the Siting Council approval process.

Does that address your question? I can provide more direction if there are more specific questions. I'm also happy to speak to the PZC again, if that would be helpful. Thank you.

Best,

Scott Connuck, Sr. Project Developer
East Point Energy
(434) 465-6211



From: Eric Trott <etrott@coventryct.org>
Date: Tuesday, July 13, 2021 at 3:32 PM
To: Scott Connuck <sconnuck@eastpointenergy.com>
Subject: RE: [EXTERNAL] P&Z Commission follow-up

Hi Scott – We had our PZC meeting last night and the Commission members who were present (there were 2 absences) was satisfied with the responses you provided. With the endorsement, I would ask that you provide a specific request to the Commission for that and perhaps give them some guidance on what you are looking for. I don't have a great feel at the moment on how all the members view the project overall, as some members had many questions. Perhaps you can give them direction on that to help foster a supportive motion? I can bring the request to them at one of our upcoming meetings. Thanks!

Eric M. Trott
Coventry Director of Planning and Development
(860) 742-4062

From: Scott Connuck <sconnuck@eastpointenergy.com>
Sent: Tuesday, July 6, 2021 3:35 PM

To: Eric Trott <etrott@coventryct.org>
Subject: Re: [EXTERNAL] P&Z Commission follow-up

Eric,

Just wanted to touch base quickly. Have you heard any follow-up from the Commission? I would be happy to join another meeting to answer more questions. Ultimately, an endorsement from the Town would go a long way for our application to the Siting Council, if it is possible. Thank you in advance.

Best,

Scott Connuck, Sr. Project Developer
East Point Energy
(434) 465-6211



From: Scott Connuck <sconnuck@eastpointenergy.com>
Date: Monday, June 21, 2021 at 9:12 AM
To: Eric Trott <etrott@coventryct.org>
Subject: Re: [EXTERNAL] P&Z Commission follow-up

Great. Thank you for the update. Talk to you soon.

Scott Connuck, Sr. Project Developer
East Point Energy
(434) 465-6211



From: Eric Trott <etrott@coventryct.org>
Date: Monday, June 21, 2021 at 9:06 AM
To: Scott Connuck <sconnuck@eastpointenergy.com>
Subject: RE: [EXTERNAL] P&Z Commission follow-up

Thanks Scott – I will share with the Commission and see if they would like to do a follow up. We can revisit the endorsement issue at that time.

Eric M. Trott
Coventry Director of Planning and Development
(860) 742-4062

From: Scott Connuck <sconnuck@eastpointenergy.com>

Sent: Thursday, June 17, 2021 4:45 PM

To: Eric Trott <etrott@coventryct.org>

Subject: [EXTERNAL] P&Z Commission follow-up

Eric,

Thank you again for helping me set up the discussion with the P&Z Commission earlier this week. I wanted to respond to some of the questions I was unable to answer.

1. ***Is East Point Energy a US-owned company?*** Yes, all investors are from the US.
2. ***Can you describe the HVAC system?*** The HVAC will be a conventional, commercial-grade system. The HVAC will be a closed loop and will not require water pumped in.
3. ***Can you describe how the project will be insured?*** The project will be insured and protected in two main ways:
 - a. The EPC/integrator will provide a 15-20 year warranty to protect against the failure of the system to perform as agreed due to cell failures, integration issues, etc. (but not external damage).
 - b. The project will be properly insured based on commercial norms against damage and loss to the system from external causes (storms, trees, etc.) The project and site will carry liability coverage for damage caused by the system or site imperfections to other people or property. We are not aware of any unique coverage adjustments for BESS.
4. ***How have battery projects changed since the APS fire in 2019?*** Among other things, battery-fire safety has evolved significantly over the last few years. The APS System was one of the early utility-scale battery storage systems in the US, and the technology has and will continue to mature between 2017 and 2024. The major fire improvements since that event are:
 - a. Training – first responders that responded to the fire were not trained for a battery fire. We would include training for all officials that could respond to the fire.
 - b. Encloser Redesign – encloser no longer have center aisles; all equipment in enclosures can be accessed from doors on the outside. The explosion at the APS facility occurred because first responders entered the encloser to ensure no one was inside and added oxygen to the system.
 - c. Alarms/Notifications – now all systems come with 24/7 monitoring and remote gases and smoke (among other things)
 - d. Ventilation Systems –in the event that hot gases accumulate in the encloser, battery systems now include an remote ventilation system
 - e. Water failsafe – systems now come with a water system as a failsafe the gas fire suppressant were to fail.
 - f. Sources:
 - i. Easy reading [this](#) and [this](#)
 - ii. [Official Report](#) from the utility – very detailed. Emphasis on pages 46, 61, and 64
 - iii. New, [Industry-wide guidelines](#) from the Energy Storage Association, that incorporate many of the changes discussed. Among other things, NFPA and UL standards will be part of all projects.

I'm happy to answer any other questions should they come up. I'll plan on reaching out in a few weeks about whether or not it makes sense to do a second session with the Commission.

Best,

Scott Connuck, Sr. Project Developer
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Insert Town Letterhead

Town of Coventry, CT
Planning & Zoning Commission
1712 Main St
Coventry, CT 06238

Coventry Energy Center, LLC
C/O East Point Energy, LLC
200 Garrett St., Suite J
Charlottesville, VA 22902

[insert date]

To Whom It May Concern:

Coventry Energy Center, LLC is a grid-scale energy storage project being developed at 617 N. River Road, Coventry, CT 06238, Parcel ID: 17/ / 29/ /. East Point Energy has described the scope and nature of this project to the Land Use Department and the Commission between February and July 2021. The Planning and Zoning Commission is supportive of this project as it goes before the Connecticut Siting Council and any other pertinent agencies.

Sincerely,

Bill Jobbagy
Planning & Zoning Commission Chairperson
[phone]
[email]

Insert town letterhead

