

**COMMONWEALTH OF MASSACHUSETTS
ENERGY FACILITIES SITING BOARD**

Initial Petition and Application of Moraga Storage, LLC	)	
Pursuant to Chapter 239 of the Acts of 2024, Section 118	)	EFSB 26-01
for a Certificate of Environmental Impact and Public Interest	)	
	)	

EXHIBIT A TO FINAL DECISION IN EFSB 26-01

CERTIFICATE OF ENVIRONMENTAL IMPACT AND PUBLIC INTEREST

Pursuant to its authority under Section 118 of An Act Promoting a Clean Energy Grid, Advancing Equity and Protecting Ratepayers, St. 2024, c. 239 (the “2024 Climate Act”), the Energy Facilities Siting Board (the “Siting Board”) hereby GRANTS the Initial Petition and Application of Moraga Storage, LLC (“Moraga” or the “Company”) and issues this Certificate of Environmental Impact and Public Interest (“Certificate”) to Moraga. This Certificate constitutes Exhibit A to, and is part of, the Final Decision in Moraga Storage, LLC, EFSB 25-07 (2026) (“Final Decision”).

I. SCOPE OF CERTIFICATE

In accordance with Section 118 of the 2024 Climate Act, this Certificate “shall be in the form of a composite of all individual permits, approvals or authorizations that would otherwise be necessary for the construction and operation of the energy storage system” and it acts in the place of the permits referenced below. This Certificate relates to the proposal by Moraga to construct and operate a 180 MW/720 MWh battery energy storage facility, together with a new substation, a new switching station, and an interconnection line tap (the “Project”), with a footprint of approximately 10.8 acres on a 42.9-acre parcel at 358 Coldbrook Road in Oakham, Massachusetts.

This Certificate authorizes Moraga to construct and operate the Project, including the Substation at the location in Oakham, as was approved by the Siting Board in the Final Decision.

II. APPROVALS

This Certificate contains the following approvals (collectively, “Approvals”):

1. An approval that is the equivalent of an Order of Conditions issued by the Oakham Conservation Commission pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40) and its implementing regulations (310 CMR 10.00).
2. An approval that is the equivalent of a Determination of Applicability issued by the Department of Conservation and Recreation pursuant to the Massachusetts Watershed Protection Act, (Chapter 36 of the Acts of 1992, M.G.L. c. 92A1/2) and its implementing regulations (313 CMR 11.00).
3. An approval that is the equivalent of a Building Permit issued by the Oakham Building Commissioner pursuant to 780 CMR.
4. An approval that is the equivalent of an Electrical Permit issued by the Oakham Wiring Inspector pursuant to 527 CMR 12.00.
5. An approval that is the equivalent of a Road Opening/Trench Permit(s) in the Town of Oakham, pursuant to G.L. c. 82A and 520 CMR 14.00 ordinarily issued by the Oakham Highway Department.
6. An approval that is the equivalent of a Driveway Permit in the Town of Oakham, pursuant to Chapter XVI of the Oakham General Bylaws, ordinarily issued by the Oakham Highway Department.
7. An approval that is the equivalent of a Demolition Permit issued by the Oakham Building Commissioner.
8. An approval that is the equivalent of a Certificate of Occupancy issued by the Oakham Building Commissioner pursuant to 780 CMR.
9. An approval that is the equivalent of a Fire Permit issued by the Oakham Fire Department pursuant to the Massachusetts Fire Code, 527 CMR 1.00 *et seq.*

III. CONDITIONS

The granting by the Siting Board of this Certificate and each of the Approvals herein is subject to the following conditions:

- A. The Company must comply with all conditions in the Final Decision.
- B. The Company has an obligation to construct the Project in conformance with all aspects of the Project as presented to and approved by the Siting Board in the Final Decision and this Certificate. The Company is required to notify the Siting Board of any changes other than minor variations to the Project so that the Siting Board may determine whether to inquire

further into a particular proposed change. The Company must provide the Siting Board with sufficient information on changes to enable the Siting Board to make these determinations.

- C. The Company shall provide a copy of this Certificate, including all Attachments, to its contractor(s) prior to the commencement of construction.
- D. In accordance with Section 118 of the 2024 Climate Act, this Certificate fulfills the requirement for the Company to obtain approval for all remaining state and local permits required to construct and operate the Project. No state or local agency shall require any approval, consent, permit, certificate or condition for the construction, operation, or maintenance of the Project. No state or local agency shall impose or enforce any law, ordinance, by-law, rule or regulation nor take any action nor fail to take any action that would delay or prevent construction, operation, or maintenance of the Project.
- E. Pursuant to Section 118(d) of the 2024 Climate Act, that portion of the Certificate that relates to subject matters within the jurisdiction of a state or local agency shall be enforced by such agency as if it had been directly granted by such agency.
- F. Any appeal of the Siting Board's Certificate Decision shall be brought in accordance with G.L. c.25, § 5, and G.L. c. 164, § 69P.
- G. The Company shall file this Certificate with the Clerk of the Town of Oakham.

(Signature of the Chair of the Energy Facilities
Siting Board)

Date

ATTACHMENT 1

MORAGA STORAGE, EFSB 26-01

CERTIFICATE OF ENVIRONMENTAL IMPACT AND PUBLIC INTEREST

APPROVAL IN LIEU OF OAKHAM CONSERVATION COMMISSION APPROVAL OF MASSACHUSETTS WETLANDS PROTECTION ACT ORDER OF CONDITIONS

1. Pursuant to its authority under Section 118 of the 2024 Climate Act, the Energy Facilities Siting Board (the “Siting Board”) hereby grants to Moraga Storage, LLC (“Moraga” or the “Company”) an Approval in lieu of an Order of Conditions from the Conservation Commission to construct and operate a 180 MW/720 MWh battery energy storage facility, together with a new substation, a new switching station, and an interconnection line tap (the “Project”), with a footprint of approximately 10.8 acres on a 42.9-acre parcel at 358 Coldbrook Road in Oakham, Massachusetts, in accordance with the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40) and its implementing regulations (310 CMR 10.00). This Approval authorizes the construction of the Project, which has been approved by the Siting Board in Moraga Storage, LLC, EFSB 25-07 (2026) consistent with the Notice of Intent submitted by Moraga on May 12, 2026 (the “NOI”), which was prepared in accordance with the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40) and its implementing regulations (310 CMR 10.00).
2. This Approval is issued subject to the Conditions in the Certificate of Environmental Impact and Public Interest that is appended as Exhibit A to the Final Decision in Moraga Storage, LLC, EFSB 25-07 (2026).
3. Moraga shall maintain ongoing communication with the Town of Oakham Conservation Commission and other municipal officials, as appropriate, regarding the work undertaken pursuant to the Siting Board’s Certificate and this Approval.

ATTACHMENT 2

MORAGA STORAGE, EFSB 26-01

CERTIFICATE OF ENVIRONMENTAL IMPACT AND PUBLIC INTEREST

APPROVAL IN LIEU OF DETERMINATION OF APPLICABILITY ISSUED BY THE DEPARTMENT OF CONSERVATION AND RECREATION PURSUANT TO THE MASSACHUSETTS WATERSHED PROTECTION ACT

1. Pursuant to its authority under Section 118 of the 2024 Climate Act, the Energy Facilities Siting Board (the “Siting Board”) hereby grants to Moraga Storage, LLC (“Moraga” or the “Company”) an Approval in lieu of a Determination of Applicability issued by the Department of Conservation and Recreation in accordance with the Massachusetts Watershed Protection Act, (Chapter 36 of the Acts of 1992, M.G.L. c. 92A1/2) and its implementing regulations (313 CMR 11.00). This Approval authorizes the construction and operation of a 180 MW/720 MWh battery energy storage facility, together with a new substation, a new switching station, and an interconnection line tap (the “Project”), with a footprint of approximately 10.8 acres on a 42.9-acre parcel at 358 Coldbrook Road in Oakham, Massachusetts, which has been approved by the Siting Board in Moraga Storage, LLC, EFSB 25-07 (2026).
2. This Approval is issued subject to the Conditions in the Certificate of Environmental Impact and Public Interest that is appended as Exhibit A to the Final Decision in Moraga Storage, LLC, EFSB 25-07 (2026).
3. Moraga shall maintain ongoing communication with the Department of Conservation and Recreation, as appropriate, regarding the work undertaken pursuant to the Siting Board’s Certificate and this Approval.

ATTACHMENT 3

MORAGA STORAGE, EFSB 26-01

CERTIFICATE OF ENVIRONMENTAL IMPACT AND PUBLIC INTEREST

APPROVAL IN LIEU OF BUILDING COMMISSIONER APPROVAL OF BUILDING PERMIT IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE 780 CMR

1. Pursuant to its authority under Section 118 of the 2024 Climate Act, the Energy Facilities Siting Board (the “Siting Board”) hereby grants to Moraga Storage, LLC (“Moraga” or the “Company”) an Approval in lieu of a Building Permit in accordance with the Massachusetts State Building Code, 780 CMR. This Approval authorizes the construction and operation of a 180 MW/720 MWh battery energy storage facility, together with a new substation, a new switching station, and an interconnection line tap (the “Project”), with a footprint of approximately 10.8 acres on a 42.9-acre parcel at 358 Coldbrook Road in Oakham, Massachusetts, which has been approved by the Siting Board in Moraga Storage, LLC, EFSB 25-07 (2026).
2. This Approval is issued subject to the Conditions in the Certificate of Environmental Impact and Public Interest that is appended as Exhibit A to the Final Decision in Moraga Storage, LLC, EFSB 25-07 (2026).
3. Moraga shall maintain ongoing communication with the Oakham Building Commissioner and other municipal officials, as appropriate, regarding the work undertaken pursuant to the Siting Board’s Certificate and this Approval.

ATTACHMENT 4

MORAGA STORAGE, EFSB 26-01

CERTIFICATE OF ENVIRONMENTAL IMPACT AND PUBLIC INTEREST

**APPROVAL IN LIEU OF WIRING INSPECTOR APPROVAL OF ELECTRICAL
PERMIT IN ACCORDANCE WITH THE MASSACHUSETTS ELECTRIC
CODE 527 CMR 12.00**

1. Pursuant to its authority under Section 118 of the 2024 Climate Act, the Energy Facilities Siting Board (the “Siting Board”) hereby grants to Moraga Storage, LLC (“Moraga” or the “Company”) an Approval in lieu of an Electrical Permit in accordance with the Massachusetts State Electrical Code, 527 CMR 12.00. This Approval authorizes the construction and operation of a 180 MW/720 MWh battery energy storage facility, together with a new substation, a new switching station, and an interconnection line tap (the “Project”), with a footprint of approximately 10.8 acres on a 42.9-acre parcel at 358 Coldbrook Road in Oakham, Massachusetts, which has been approved by the Siting Board in Moraga Storage, LLC, EFSB 25-07 (2026).
2. This Approval is issued subject to the Conditions in the Certificate of Environmental Impact and Public Interest that is appended as Exhibit A to the Final Decision in Moraga Storage, LLC, EFSB 25-07 (2026).
3. Moraga shall maintain ongoing communication with the Oakham Wiring Inspector and other municipal officials, as appropriate, regarding the work undertaken pursuant to the Siting Board’s Certificate and this Approval.

ATTACHMENT 5

MORAGA STORAGE, EFSB 26-01

CERTIFICATE OF ENVIRONMENTAL IMPACT AND PUBLIC INTEREST

APPROVAL IN LIEU OF HIGHWAY DEPARTMENT APPROVAL OF ROAD OPENING/TRENCH PERMIT(S) IN ACCORDANCE WITH G.L. c. 82A AND 520 CMR 14.00

1. Pursuant to its authority under Section 118 of the 2024 Climate Act, the Energy Facilities Siting Board (the “Siting Board”) hereby grants to Moraga Storage, LLC (“Moraga” or the “Company”) an Approval in lieu of a Road Opening/Trench Permit(s) from the Oakham Highway Department pursuant to G.L. c. 82A and 520 CMR 14.00. This Approval authorizes all work required for the construction and operation of a 180 MW/720 MWh battery energy storage facility, together with a new substation, a new switching station, and an interconnection line tap (the “Project”), with a footprint of approximately 10.8 acres on a 42.9-acre parcel at 358 Coldbrook Road in Oakham, Massachusetts, which has been approved by the Siting Board in Moraga Storage, LLC, EFSB 25-07 (2026).
2. This Approval is issued subject to the Conditions in the Certificate of Environmental Impact and Public Interest that is appended as Exhibit A to the Final Decision in Moraga Storage, LLC, EFSB 25-07 (2026).
3. Moraga shall maintain ongoing communication with the Oakham Highway Department and other municipal officials, as appropriate, regarding the work undertaken pursuant to the Siting Board’s Certificate and this Approval.

ATTACHMENT 6

MORAGA STORAGE, EFSB 26-01

CERTIFICATE OF ENVIRONMENTAL IMPACT AND PUBLIC INTEREST

APPROVAL IN LIEU OF OAKHAM HIGHWAY DEPARTMENT APPROVAL OF DRIVEWAY PERMIT IN ACCORDANCE WITH CHAPTER XVI OF THE OAKHAM GENERAL BYLAWS

1. Pursuant to its authority under Section 118 of the 2024 Climate Act, the Energy Facilities Siting Board (the “Siting Board”) hereby grants to Moraga Storage, LLC (“Moraga” or the “Company”) an Approval in lieu of a Driveway Permit from the Oakham Driveway Department in accordance with Chapter XVI of the Oakham General Bylaws. This Approval authorizes all work required for the construction and operation of a 180 MW/720 MWh battery energy storage facility, together with a new substation, a new switching station, and an interconnection line tap (the “Project”), with a footprint of approximately 10.8 acres on a 42.9-acre parcel at 358 Coldbrook Road in Oakham, Massachusetts, which has been approved by the Siting Board in Moraga Storage, LLC, EFSB 25-07 (2026).
2. This Approval is issued subject to the Conditions in the Certificate of Environmental Impact and Public Interest that is appended as Exhibit A to the Final Decision in Moraga Storage, LLC, EFSB 25-07 (2026).
3. Moraga shall maintain ongoing communication with the Oakham Highway Department and other municipal officials, as appropriate, regarding the work undertaken pursuant to the Siting Board’s Certificate and this Approval.

ATTACHMENT 7

MORAGA STORAGE, EFSB 26-01

CERTIFICATE OF ENVIRONMENTAL IMPACT AND PUBLIC INTEREST

APPROVAL IN LIEU OF BUILDING COMMISSIONER APPROVAL OF DEMOLITION PERMIT IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE 780 CMR

1. Pursuant to its authority under Section 118 of the 2024 Climate Act, the Energy Facilities Siting Board (the “Siting Board”) hereby grants to Moraga Storage, LLC (“Moraga” or the “Company”) an Approval in lieu of a Demolition Permit in accordance with the Massachusetts State Building Code, 780 CMR. This Approval authorizes the demolition of all structures on the property at 358 Coldbrook Road, Oakham, as required for the construction and operation of a 180 MW/720 MWh battery energy storage facility, together with a new substation, a new switching station, and an interconnection line tap (the “Project”), with a footprint of approximately 10.8 acres on a 42.9-acre parcel at 358 Coldbrook Road in Oakham, Massachusetts, which has been approved by the Siting Board in Moraga Storage, LLC, EFSB 25-07 (2026).
2. This Approval is issued subject to the Conditions in the Certificate of Environmental Impact and Public Interest that is appended as Exhibit A to the Final Decision in Moraga Storage, LLC, EFSB 25-07 (2026).
3. Moraga shall maintain ongoing communication with the Oakham Building Commissioner and other municipal officials, as appropriate, regarding the work undertaken pursuant to the Siting Board’s Certificate and this Approval.

ATTACHMENT 8

MORAGA STORAGE, EFSB 26-01

CERTIFICATE OF ENVIRONMENTAL IMPACT AND PUBLIC INTEREST

APPROVAL IN LIEU OF BUILDING COMMISSIONER APPROVAL OF CERTIFICATE OF OCCUPANCY IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE 780 CMR

1. Pursuant to its authority under Section 118 of the 2024 Climate Act, the Energy Facilities Siting Board (the “Siting Board”) hereby grants to Moraga Storage, LLC (“Moraga” or the “Company”) an Approval in lieu of a Certificate of Occupancy in accordance with the Massachusetts State Building Code, 780 CMR. This Approval authorizes the use and occupancy of all structures as required for the operation of a 180 MW/720 MWh battery energy storage facility, together with a new substation, a new switching station, and an interconnection line tap (the “Project”), with a footprint of approximately 10.8 acres on a 42.9-acre parcel at 358 Coldbrook Road in Oakham, Massachusetts, which has been approved by the Siting Board in Moraga Storage, LLC, EFSB 25-07 (2026).
2. This Approval is issued subject to the Conditions in the Certificate of Environmental Impact and Public Interest that is appended as Exhibit A to the Final Decision in Moraga Storage, LLC, EFSB 25-07 (2026).
3. Moraga shall maintain ongoing communication with the Oakham Building Commissioner and other municipal officials, as appropriate, regarding the work undertaken pursuant to the Siting Board’s Certificate and this Approval.

ATTACHMENT 9

MORAGA STORAGE, EFSB 26-01

CERTIFICATE OF ENVIRONMENTAL IMPACT AND PUBLIC INTEREST

APPROVAL IN LIEU OF MASSACHUSETTS FIRE CODE, 527 CMR 1.00 *ET SEQ.*

APPROVAL OF FIRE PERMIT

1. Pursuant to its authority under Section 118 of the 2024 Climate Act, the Energy Facilities Siting Board (the “Siting Board”) hereby grants to Moraga Storage, LLC (“Moraga” or the “Company”) an Approval in lieu of a Fire Permit in accordance with the Massachusetts Fire Code, 527 CMR 1.00 et seq. This Approval authorizes the construction and operation of a 180 MW/720 MWh battery energy storage facility, together with a new substation, a new switching station, and an interconnection line tap (the “Project”), with a footprint of approximately 10.8 acres on a 42.9-acre parcel at 358 Coldbrook Road in Oakham, Massachusetts, which has been approved by the Siting Board in Moraga Storage, LLC, EFSB 25-07 (2026).
2. This Approval is issued subject to the Conditions in the Certificate of Environmental Impact and Public Interest that is appended as Exhibit A to the Final Decision in Moraga Storage, LLC, EFSB 25-07 (2026).
3. Moraga shall maintain ongoing communication with the Oakham Fire Chief and other municipal officials, as appropriate, regarding the work undertaken pursuant to the Siting Board’s Certificate and this Approval.