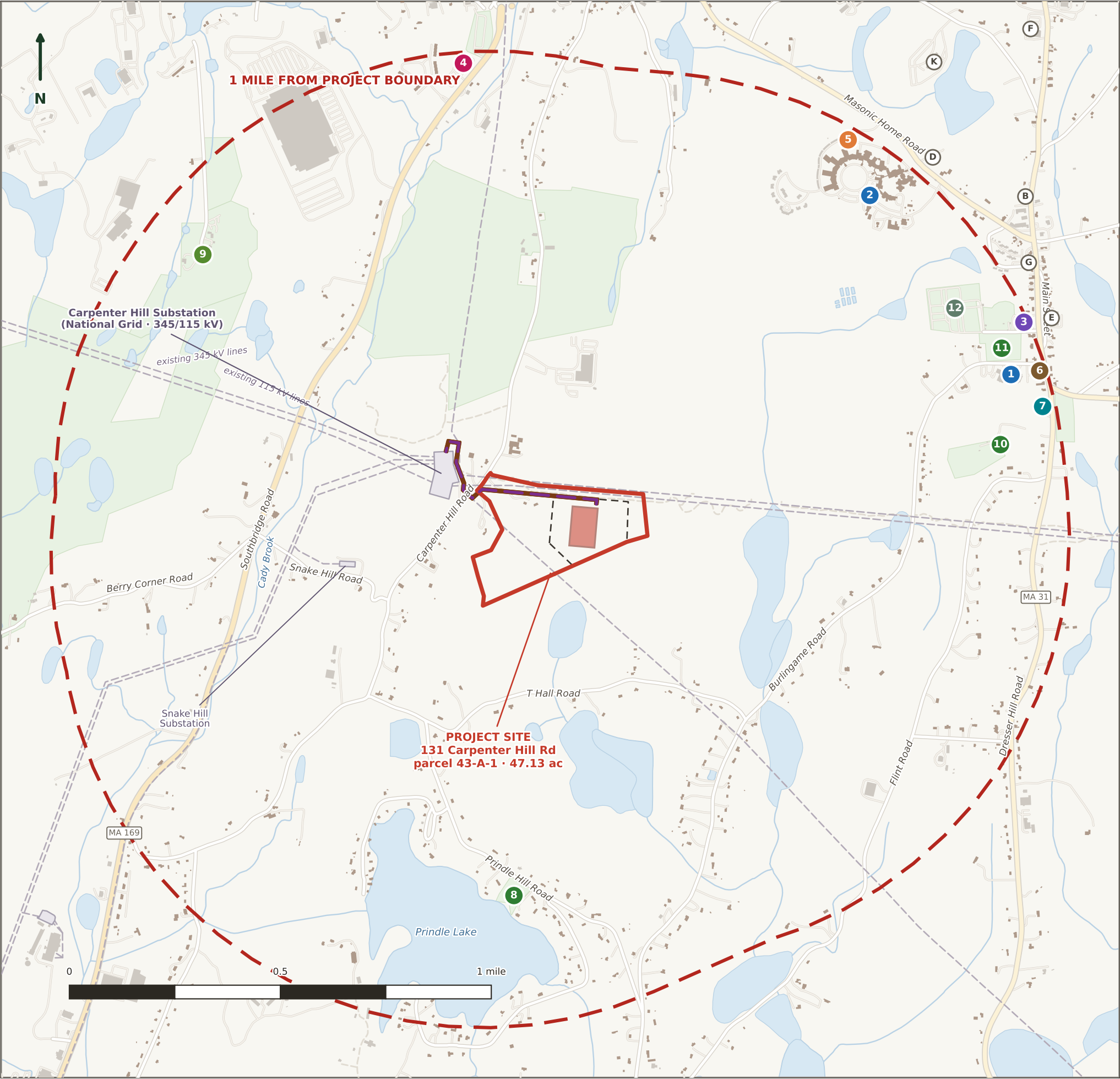




CARPENTER HILL POWER

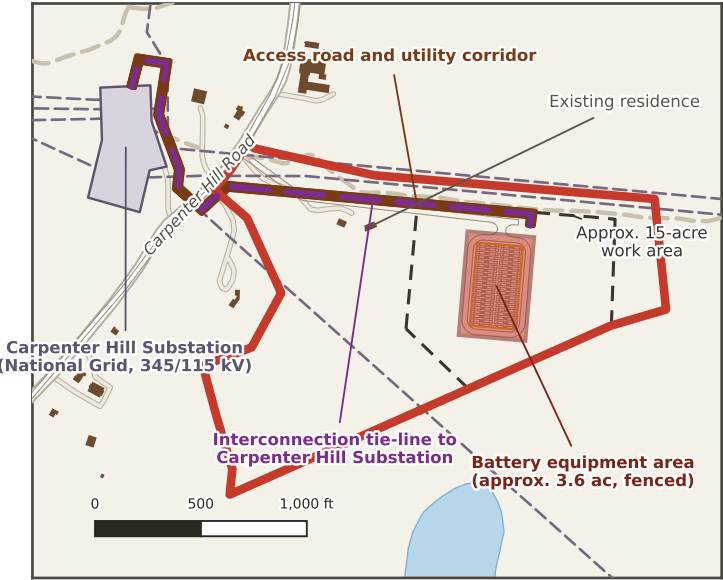
Battery Energy Storage System · 131 Carpenter Hill Road, Charlton, MA

PROJECT LOCATION MAP · 980 CMR 16.09(1)(a)3

Project boundary, project components, and key landmarks, existing buildings, and natural features within one mile of the project boundary.

August 4, 2026 · Rev 1 · Sheet 1 of 2 · carpenterhillpower.com

INSET · Project area detail



LANDMARKS WITHIN 1 MILE OF THE PROJECT BOUNDARY

Every location was verified against MassGIS statewide layers, Town of Charlton assessor parcels, and OpenStreetMap. Distances are from the parcel boundary. Details on Sheet 2.

- | | |
|---|--|
| 1 Charlton Elementary School
0.92 mi · 9 Burlingame Rd | 7 Charlton Community Arts & Activities Center
0.97 mi · 4 Dresser Hill Rd |
| 2 Guild of St. Agnes – Charlton Day Care
0.89 mi · 88 Masonic Home Rd | 8 Prindle Lake Park (town park & beach)
0.69 mi · Prindle Beach, off Prindle Hill Rd |
| 3 Charlton Public Library
0.99 mi · 40 Main St | 9 Capen Hill Nature Sanctuary
0.86 mi · 56 Capen Rd |
| 4 UMass Memorial – Harrington at 169 (clinic)
0.97 mi · 20 Southbridge Rd | 10 Town Recreation Fields (Burlingame Rd)
0.85 mi · Burlingame Rd |
| 5 The Overlook retirement community
0.97 mi · 88 Masonic Home Rd | 11 Memorial Athletic Field & Playground
0.92 mi · Main St |
| 6 Federated Church of Charlton
0.98 mi · 64 Main St | 12 Westridge Cemetery
0.86 mi · West Ridge Cemetery Rd |

LEGEND

- | | |
|-----------------------------------|---|
| Project parcel boundary (43-A-1) | Building on a residential parcel (note 5) |
| Battery equipment area | Other building (MassGIS footprint) |
| Approx. 15-acre work area | Pond / lake / stream |
| Access road / utility corridor | Wetland (MassDEP) |
| Proposed interconnection tie-line | Protected / recreational open space |
| 1-mile line from project boundary | Wooded area (OSM) |
| Electric substation (existing) | A Facility beyond 1 mile (see Sheet 2) |
| Existing transmission line | |
- Landmark categories:**
- | | | | |
|---------------------|------------------|-------------------|-------------|
| School / child care | Library | Health care | Senior care |
| Place of worship | Community center | Park / recreation | Cemetery |
| | | Nature sanctuary | |

NOTES

- The project boundary is Charlton assessor parcel 43-A-1 (131 Carpenter Hill Rd, 47.13 acres). The drawn boundary matches the town parcel geometry exactly.
- The one-mile line is measured from the parcel boundary, not from a center point, in EPSG:26986.
- No hospital lies within one mile. The nearest acute-care hospital is UMass Memorial Health, Harrington Hospital, 100 South St, Southbridge, 3.96 miles from the boundary. The entire one-mile area is in Charlton.
- Component locations reflect the current preliminary design and may shift with final engineering in the EFSB consolidated permit filing. Exact survey data will be available with that filing.
- A building is drawn as "on a residential parcel" when the assessor parcel beneath it carries a use code that includes housing (see Sheet 2 for the code list). Within one mile there are 507 such buildings on 323 residential parcels. They include garages, sheds, and barns as well as homes; the map does not tell these apart.

Landmarks within one mile of the project boundary (980 CMR 16.09(1)(a)3)

Every landmark was independently verified before it was placed on this map. No location was estimated or guessed.

#	Landmark	Type	Address (Charlton)	Latitude	Longitude	Mi*	Verified against
1	Charlton Elementary School Public school, grades PK-2; Anne M. Fay Playground and Champions after-school program on site	School / child care	9 Burlingame Rd	42.13217	-71.97099	0.92	MassGIS Schools (PreK–12) · OpenStreetMap way 29700707 · Charlton assessor parcel (Town of Charlton – School)
2	Guild of St. Agnes – Charlton Day Care EEC-licensed child care center	School / child care	88 Masonic Home Rd	42.13829	-71.97755	0.89	MassGIS/EEC Licensed Child Care Programs · Charlton assessor parcels
3	Charlton Public Library Town public library	Library	40 Main St	42.13396	-71.97041	0.99	MassGIS Libraries · OpenStreetMap way 212336159 · Charlton assessor parcel (Town of Charlton)
4	UMass Memorial Health – Harrington at 169 Medical offices: primary/specialty care, outpatient behavioral health, audiology, wound care	Medical offices	20 Southbridge Rd	42.14274	-71.99633	0.97	ummhealth.org location page · OpenStreetMap node 11612495715 · Charlton assessor parcels
5	The Overlook retirement community Continuing-care campus incl. Fieldstone at The Overlook care residence	Senior care campus	88 Masonic Home Rd	42.14019	-71.97856	0.97	MassGIS/DPH Long-Term Care Residences · OpenStreetMap way 29683810 · Charlton assessor parcel (Overlook Communities Inc)
6	Federated Church of Charlton Church and community gathering space	Place of worship	64 Main St	42.13230	-71.96967	0.98	MassGIS Places of Worship · OpenStreetMap node 358282285 · Charlton assessor parcel (Federated Church of Charlton)
7	Charlton Community Arts & Activities Center Town community center	Community center	4 Dresser Hill Rd	42.13108	-71.96952	0.97	OpenStreetMap way 212336018 · Charlton assessor parcel (Town of Charlton Community Center)
8	Prindle Lake Park (town park & beach) Town park and beach on Prindle Lake	Park / recreation	Prindle Beach, off Prindle Hill Rd	42.11418	-71.99378	0.69	MassGIS Protected & Recreational Open Space · OpenStreetMap way 29682233 · Charlton assessor parcel (Town of Charlton – Recreation)
9	Capen Hill Nature Sanctuary 56-acre private nonprofit nature sanctuary, open to the public	Nature sanctuary	56 Capen Rd	42.13612	-72.00830	0.86	MassGIS Protected & Recreational Open Space · OpenStreetMap way 887369279 · Charlton assessor parcel (Capen Hill Nature Sanctuary Assoc.)
10	Town Recreation Fields (Burlingame Rd) Municipal recreation fields incl. Maynard Field	Park / recreation	Burlingame Rd	42.12976	-71.97146	0.85	MassGIS Protected & Recreational Open Space (‘Recreation Fields’) · OpenStreetMap · Charlton assessor parcel (Town of Charlton – Recreation)
11	Charlton Memorial Athletic Field & Community Playground Town athletic fields (Memorial, Allen) and Charlton Community Playground	Park / recreation	Main St	42.13307	-71.97142	0.92	MassGIS Protected & Recreational Open Space · OpenStreetMap way 29700558 · Charlton assessor parcel (Town of Charlton – Recreation Ballfield)
12	Westridge Cemetery Town cemetery	Cemetery	West Ridge Cemetery Rd	42.13443	-71.97359	0.86	MassGIS Protected & Recreational Open Space · OpenStreetMap way 641675100 · Charlton assessor parcel (Town of Charlton Cemetery)

* Straight-line distance from the project parcel boundary, in statute miles (EPSG:26986).

Nearest key facilities beyond one mile (for context)

Key	Facility	Address	Mi*	Source
A	UMass Memorial Health – Harrington Hospital (acute care, ER)	100 South St, Southbridge	3.96	MassGIS/DPH Acute Care Hospitals
B	Charlton Fire Department HQ	54 North Main St	1.15	MassGIS Fire Stations
C	Charlton Fire Station 2	10 Power Station Rd	1.31	MassGIS Fire Stations
D	Charlton Police Department	85 Masonic Home Rd	1.05	MassGIS Police Stations
E	Charlton Town Hall	37 Main St	1.05	MassGIS Town & City Halls
F	UMass Memorial – Harrington at Charlton (imaging/specialty)	10 North Main St	1.43	ummhealth.org · Charlton assessor parcels
G	Charlton Grange Hall (community meeting hall)	10 Main St	1.07	Assessor parcel (Grange Assoc.) · livingwordcharlton.com
H	Bay Path Regional Vocational Technical High School	57 Old Muggett Hill Rd	1.64	MassGIS Schools (PreK–12)
J	Charlton Middle School	2 Oxford Rd	2.43	MassGIS Schools (PreK–12)
K	St. Joseph Catholic Church	10 H Putnam Rd Ext	1.23	MassGIS Places of Worship
L	Heritage Country Club (golf)	85 Sampson Rd	1.15	MassGIS Open Space · golfink.com

Natural features within one mile

Prindle Lake and its town beach sit 0.69 to 0.78 miles south of the site. Cady Brook crosses the northwest part of the one-mile area, 0.45 to 0.99 miles from the boundary. MassDEP-mapped wetlands occur throughout the area, including on and next to the project parcel; the project's Preliminary Wetlands Index in this document library maps the on-site resource areas in detail. Most of the surrounding land is wooded. Protected open space in the area includes Capen Hill Nature Sanctuary, Prindle Lake Park, the town recreation fields, and an agricultural preservation restriction (APR) parcel 0.46 miles southwest of the site (no public access).

How locations were verified

- The project boundary was checked against the Town of Charlton assessor parcel fabric (MassGIS L3 standardized parcels). The drawn boundary matches parcel 43-A-1 at 131 Carpenter Hill Rd exactly (a one-to-one geometric match; 47.13 acres both ways).
 - The one-mile study line was computed as a true buffer of the parcel boundary in the NAD83 Massachusetts Mainland projection (EPSG:26986).
 - Each landmark had to appear in at least two independent sources before it went on the map: MassGIS statewide facility layers, the Charlton assessor parcel it sits on (owner and site address), OpenStreetMap, and, where needed, the operator's own website (for example ummhealth.org for Harrington at 169).
 - The interconnection point was verified against OpenStreetMap utility mapping and the assessor parcel: Carpenter Hill Substation (National Grid, 345/115 kV) sits on the New England Power parcel at 29 Snake Hill Rd, 0.09 miles west of the project parcel.
 - One OpenStreetMap feature inside the mile (an unnamed golf course polygon at 31 Southbridge Rd) could not be confirmed as an operating facility and was left off the landmark list.
 - Buildings on residential parcels: each MassGIS 2-D footprint was matched to the assessor parcel beneath it and drawn as residential when the parcel's use code includes housing (101-125 dwellings and apartments; 013, 016-019, 031, 041, 061 mixed use with housing; 093 other housing). Vacant residential land (130-132) and accessory land (106) are excluded. Garages, sheds, and barns on those parcels are included, and the layer is labeled that way.
- Landmark data accessed July 19, 2026; all layers refreshed and the residential-parcel layer added August 4, 2026.

Data sources: MassGIS (Bureau of Geographic Information): Schools (PreK-12), Libraries, Acute Care Hospitals, Places of Worship, Licensed Child Care Programs, Long-Term Care Residences, Town and City Halls, Fire Stations, Police Stations, Protected and Recreational Open Space, MassDEP Wetlands, USGS/MassDEP 1:25,000 Hydrography, Building Structures (2-D), L3 Standardized Assessor Parcels, Community Boundaries (Towns). OpenStreetMap contributors (ODbL): roads, points of interest, electric-utility mapping. UMass Memorial Health (ummhealth.org). Golf course status: golfink.com, loopnet.com.