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Connecticut Light and Power 2026 Rate Case – Complex Environmental Remediation Summary





Outline

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Summary of CL&P Complex Environmental Remediation Sites

- Currently there are 15 properties where CL&P has environmental liability.
- The current environmental liability for these sites is approximately $17M.
- Four additional sites were closed between 2017 – 2025.
- These sites include former Manufactured Gas Plants (MGPs), CL&P Area Work Centers (AWC), Electrical Substations, and other properties where CL&P has environmental liability.
- The Remediation Team works with environmental consultants and remediation contractors to obtain third party estimates, at least once every two years, to keep the environmental liability estimate as accurate as possible.
- Remediation is completed annually on select sites to maintain compliance and approach regulatory closure.
- We maintain “lead sheets” for each site with scopes and costs for each remediation task needed to achieve regulatory closure.

CL&P Site Priority Rankings

Site #	Site Name	Priority Ranking
5	Rockville -Land MGP	Medium
5	Rockville-River MGP	Medium
8	Torrington MGP	Medium
9	Winsted MGP (50%)	Low to Medium
23	Ridgefield	Low
27	Portland	Medium
55	Hunts Brook	High
58	Enfield Area Work Center	Low
63	Berlin Settling Basin (80%)	Remediated and closed
66	East Hampton Area Work Center	Medium
68	Simsbury Area Work Center	Low
103	Durham (PCB-Stream bed)	Low (Approaching closure))
117	Berlin Campus	Low
118	Enfield Main Street	Medium
119	Windsor Operations Center	Low (Nearing completion)
121	Bartholomew	Low to Medium





Summary of 2026 Anticipated Spend

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Site #	Site Name	Anticipated Cost 2026
119	Windsor Operations Center	$2,100,000.00
5	Simsbury AWC	$95,000.00
5	Rockville MGP	$90,000.00
121	Bartholomew 18	$60,000.00
66	East Hampton AWC	$55,000.00
8	Torrington MGP	$50,000.00
55	Hunts Brook	$40,000.00
117	Berlin Campus	$35,000.00
27	Portland	$15,000.00
23	Ridgefield	$10,000.00
103	Durham	$10,000.00
118	2 Main Street, Enfield, CT	$6,000.00
58	Enfield AWC	$5,000.00
63	Berlin Campus Settling Pond (80%)	$2,400.00
9	Winsted MGP (50%)	$1,000.00
67	Madison AWC	$0.00
	Total	$2,574,400.00



Remediation Windsor Operations Center



Drilling – Madison AWC

Environmental Investigation and Remediation

Environmental Investigation

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- When investigating if a property has been environmentally impacted, CT DEEP guidance indicates the following steps:
  - Phase I Environmental Site Assessment (ESA) – Site research and reconnaissance observations to identify Areas of Concern (AOC).
  - Phase II Investigation – Subsurface investigation of the AOCs identified in the Phase I ESA.
  - Phase III Investigation – Comprehensive investigation to delineate the extent (vertical & horizontal) of any impacts detected during the Phase II Investigation.



Berlin Settling Basin Remediation



Simsbury AWC Soil Sampling



Soil Core Sample

Phase I Environmental Site Assessment

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- A Phase I Environmental Site Assessment (ESA) includes reviewing the following:
  - Site description (location and legal description, site and vicinity characteristics, the current use, site improvements, and surrounding area uses)
  - User provided information (land records, specialized knowledge, common information, value reduction of environmental issues, and owner and occupant information)
  - Previous environmental reports
  - Records review (environmental database report, CT DEEP records, municipal records, physical setting, historical photos, directories, topographic maps, fire insurance maps, etc.)
  - A site reconnaissance walk and observations of the Site and/or abutters
  - Conducting interviews (owner, occupants, and local government)
  - Additional available information (hazardous building materials, radon, regulatory compliance, cultural and historic resources, industrial hygiene, health & safety, and ecological resources)

Phase II Investigation

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- A Phase II Investigation may include the following:
  - Assessing the environmental setting, past uses of the site, bedrock and surficial geology, groundwater and surface water classification, potential receptors, and release history
  - Reviewing the Phase I ESA for: areas of concern and conceptual site model, constituent sources, release mechanisms, constituent migration in soil and groundwater, and attenuation mechanisms
  - Subsurface Investigation that may include: soil borings, test pits, soil sampling and screening, soil vapor sampling, monitoring well installation, water and NAPL measurements, and groundwater sampling
  - Laboratory analyses of soil, groundwater, surface water, soil vapor (depends on constituents of concern and applicable migration pathways)



Test pits



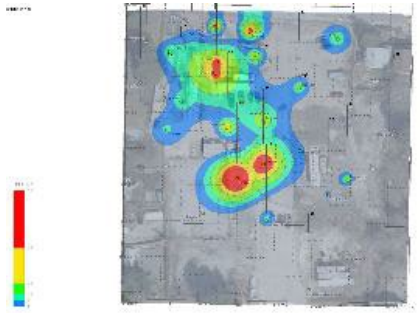
Soil sampling

Phase III Investigations

- The Phase III investigation delineates the extent of environmental impacts, vertically and horizontally, detected during the Phase II investigation
- Phase III environmental investigations include:
  - Review of the Phase I and II investigations
  - Investigations may include soil borings, test pits, installation of additional groundwater monitoring wells, sampling and laboratory analysis of soil, groundwater, surface water, and soil vapor
  - The investigations may also include a feasibility study, ecological risk evaluation, a transmissivity test
  - The results of the Phase III investigation will be used to develop a completion of investigation report, a remedial action plan (RAP) and develop remediation bid specifications.



Soil sampling



Targost model



Targost sampling

Site Remediation

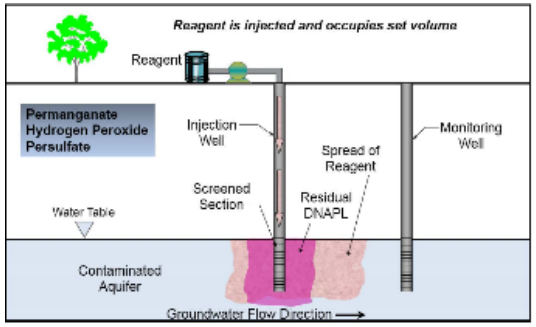
- Remedial Action Plan – with the data from the previous investigations, remedial options are assessed and a plan is prepared.
- Bid specifications – once a remedial option is chosen, a bid specification package is prepared to solicit contractors in a request for proposal (RFP)
- Conduct the Remediation – schedule and complete the selected remedy, which may include soil excavation and disposal, in-situ stabilization, groundwater management, soil vapor extraction, chemical oxidation, etc.



In-situ Stabilization



Soil excavation and off-site disposal



In-Situ Chemical Oxidation

Post Remediation Activities

Post remedial activities may include:

- Groundwater monitoring – long term monitoring of groundwater attenuation
- Environmental Use Restrictions (EUR)
  - Permanent restrictions placed on a property and the remaining pollution is managed through controls at the Site.
  - May restrict future development at or uses of the Site (i.e., residential) and may require annual inspections of control measures (i.e., caps and barriers).



Paved cap to the left. Earthen cap to the right.



Land use restriction sign

Regulatory Challenges

- On March 1, 2026, CT DEEP's new Release Based Cleanup Regulations (RCBRs) took effect.
  - The new regulations are expected to increase the schedule and cost of the investigation and remediation of the CL&P sites
  - More sites will be required to enter a CT DEEP regulatory program that includes annual fees and other requirements that may delay certain aspects of environmental investigation and remediation
- Increased regulatory focus on emerging contaminants including PFAS/PFOA and 1,4-Dioxane
  - Increased assessment and analytical costs for these contaminants
  - Disposal options are limited and expensive