

## **Appendix J**

### **Regional Site Selection Study**

**Table J-1**  
**Results of Regional Site Selection Study Conducted by Downeast LNG**  
**(FERC Docket No. CP07-52-000)**  
**LNG Import Terminal Candidate Sites – Maine**

Site Number	1	2	3	4	5	6	7
Site Location	Cannery	Gravel Pit	Mill Cove	Coastal	Gleason Cove	Estes Head	Quoddy Head
Town	Robbinston	Robbinston	Robbinston	Perry	Perry	Eastport	Lubec
<b>COMMUNITY ASSESSMENT (40% weight)</b>							
Official Town Support	Yes	Yes	Yes	Questionable	Questionable	Possible	Possible
Residents' Position	Supportive	Supportive	Supportive	Generally supportive	Generally supportive	50/50 or less	> support possible
Land-use Status	Variance needed	Variance needed	Variance needed	Variance needed	Variance needed	Variance needed	No variance
Legal Control of Site	Pending	Pending	Pending	No-action	No-action	No	No-action
Status of Opposition	None in community	None in community	None in community	Against Quoddy	Against Quoddy	Likely	None
Position of Adjacent Communities	Generally supportive	Generally supportive	Generally supportive	Some opposition	Some opposition	Some opposition	None at present
Socioeconomic position	Job+growth focus	Job+growth focus	Job+growth focus	Job/env. Focus	Job/env. Focus	Job Focus	Job+growth focus
Impact on other activities	Minimal	Minimal	Minimal	Minimal	Minimal	Possible	Minimal
<b>SCORE</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>6</b>	<b>5</b>	<b>3</b>	<b>7</b>
<b>MARINE ASSESSMENT (30% weight)</b>							
<b>Technical Issues (15%)</b>							
Sufficient draft (min 38' MLW, ideal 45' MLW)	40 - 200 ft	40 - 800 ft	40 - 3,500 ft or less	40 - 400 ft	40 - 3,500 ft	60 MLW	40 - 1,500 ft
Current	Less than 1 knot	Less than 1 knot	1-5 knots	1 - 2 knots	+5 knots w/tide	Minimal	Minimal
Wave regime	None	None	None	None	None	None	Yes, protected
Shipping channel with sufficient breadth/length (400')	3/4 mile	1/2 mile	+3/4 mile	Several miles	3/4 mile	Yes	NA
Sufficient turning radius (2,000')	3/4 mile	3/4 mile	+3/4 mile	Several miles	3/4 mile	Yes	NA
Transit of bridges	No	No	No	No	No	No	No
Level of shipping traffic at site	Low	Low	Low	Low	Medium	Medium	Low
Security Issues - Ship Protection	Good	Good	Good	Good	Fair	Fair	Good
Security Issues - Tank Protection	Good	Good	Good	Good	Poor	Poor	Good
Port Restrictions - Affects	Low	Low	Low	Low	High	High	Low
<b>SCORE</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>9</b>	<b>3</b>	<b>9</b>	<b>6</b>

**Table J-1 (Cont'd)**

Site Number	1	2	3	4	5	6	7
Site Location	Cannery	Gravel Pit	Mill Cove	Coastal	Gleason Cove	Estes Head	Quoddy Head
Town	Robbinston	Robbinston	Robbinston	Perry	Perry	Eastport	Lubec
<b>Environmental Issues (15%)</b>							
Dredging to Depth	None required	None required	None required	None required	Possible	No	No
Dredging Affects on Bio Resources?	None	None	None	None	High	None	None
Dredge Spoil Contamination Possible?	None	None	None	None	High	None	None
Endangered species/habitat?	No	No	No	No	Yes	No	Maybe
<b>Limited or no fishery activity including:</b>							
Aquaculture leases	No	No	Yes, weir	No	Yes, weir	Yes	No
Lobster habitat	No	No	No	No	No	No	Some
Molluscan habitat	No	No	Possible	No	Yes	Yes	Some
Blood worm habitat	No	No	No	No	Yes	No	No
<b>Limited or no presence of:</b>							
Shorebird habitat	Periodic fly-by	Periodic fly-by	Possible	Periodic fly-by	Possible	Minimal	Some
Waterfowl habitat	Minimal	Minimal	Possible	Minimal	Possible	Minimal	Some
Sea mammal habitat (otters, seals and whales)	None	None	None	None	Yes - otters and seals	Yes	Yes
<b>Aesthetics - View of Pier/Ship</b>							
Degree of Visibility	Partially hidden	Partially hidden	Partially hidden	Visible	Very visible	Visible	Visible
Number of Potential Viewers	Limited	Limited	Limited	None	Very visible	High	High
<b>Marine Use Compatibility</b>							
With Existing Use?	Former Dock	No	No	No	No	Dock	No
With Future Use?	Compatible	Open Use	Open Use	Open Use	Open Use	Compatible	Open Use
With Surrounding Use?	Historical	No	No	No	No	No	No
Cultural Resources - Marine	Low	Low	Low-Medium	Low	Medium	Low	Low
<b>SCORE</b>	<b>8</b>	<b>8</b>	<b>7</b>	<b>8</b>	<b>2</b>	<b>7</b>	<b>7</b>

**Table J-1 (Cont'd)**

<b>Site Number</b>	1	2	3	4	5	6	7
<b>Site Location</b>	<b>Cannery</b>	<b>Gravel Pit</b>	<b>Mill Cove</b>	<b>Coastal</b>	<b>Gleason Cove</b>	<b>Estes Head</b>	<b>Quoddy Head</b>
<b>Town</b>	Robbinston	Robbinston	Robbinston	Perry	Perry	Eastport	Lubec
<b>LAND ASSESSMENT (30% weight)</b>							
<b>Technical Issues (15%)</b>							
Undeveloped land in the project vicinity – land sufficient to meet thermal and vapor exclusion zones	Yes: 4.5 acre parcel on coast - land in back available, but road crossing	Possible: 9 acres on coast - exclusion zone on adjacent property	Yes: 80 acres on coast - exclusion zone on property	Mixed parcels	45 acres on coast - exclusion zone may cover U.S. Route 1	15 acres - exclusion zone on nearby homes	Some available - 15 acres
Housing units within radius	Tank location no homes - homes near cyropipes	Yes - some buys	No	Possible	No	Yes	Homes nearby
Site availability – land available for purchase ideally with industrial zoning	Yes	Yes	Yes	Yes	Lease negotiation	NA	Yes
Existing infrastructure (Roads, Power, Water, etc.)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Energy corridor commitment – distance to gas transmission lines	20 miles	20 miles	22 miles	30 miles	40 miles	45 miles	45 miles
Flood free zones	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>SCORE</b>	<b>3</b>	<b>6</b>	<b>8</b>	<b>7</b>	<b>7</b>	<b>3</b>	<b>4</b>
<b>Environmental Issues (15%)</b>							
Environmentally sensitive species	No	No	No	No	Yes	Yes	Possibly
Environmentally sensitive ecosystems	No	No	No	No	Yes	Yes	Possibly
Wetlands in vicinity of site	Exempt, small	No	No	No	Yes	No	No
<b>Aesthetics - View of Tanks</b>							
Existing landscape quality	Disturbed / Ind	Disturbed / Ind	Disturbed/ natural	Disturbed	Disturbed	Disturbed	Protected
Degree of Visibility	Low	Low	Low	Low	High	High	High
Number of Potential Viewers	Low	Low	Low	Low	High	High	High
<b>Land Use Compatibility</b>							
With Existing Use?	Yes	Yes	No	No	No	Yes	No
With Future Use?	Probably	Probably	Probably Not	Probably Not	No	Yes	Probably Not
With Surrounding Use?	No	Possibly	No	No	No	Yes	No
With Recreational Use?	Close proximity	No	Not apparent	No	Close proximity	Close proximity	Yes

**Table J-1 (Cont'd)**

<b>Site Number</b>	1	2	3	4	5	6	7
<b>Site Location</b>	<b>Cannery</b>	<b>Gravel Pit</b>	<b>Mill Cove</b>	<b>Coastal</b>	<b>Gleason Cove</b>	<b>Estes Head</b>	<b>Quoddy Head</b>
<b>Town</b>	Robbinston	Robbinston	Robbinston	Perry	Perry	Eastport	Lubec
Proximity to Large Population	No	No	No	No	Yes	Yes	Yes
Fill Requirements?	None	Isolated	None	Possible	None	None	None
Surface Water Resources	Drainage ditch	None	None	None	Pond	None	None
Unique/Harvested Vegetation	No	No	No	No	No	No	No
Cultural Resources - Land	None	None	Low	Low	Medium	High	None
Geotechnical Suitability	Good	Good	Good	Good	Unknown	Good	Good
Noise Sensitivity	Low	Low	Low	Low	High	High	Low
Site Contamination	Low-medium	Low-medium	Low	Low	Low	Low-medium	Low
<b>SCORE</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>5</b>
<b>TOTAL SCORE</b>	<b>Cannery</b>	<b>Gravel Pit</b>	<b>Mill Cove</b>	<b>Coastal</b>	<b>Gleason Cove</b>	<b>Estes Head</b>	<b>Quoddy Head</b>
<b>Community</b>	8	8	8	6	5	3	7
<b>Marine</b>	17	14	13	17	5	16	13
<b>Land</b>	8	13	15	12	12	9	9
<b>Weighted Total Score (Max = 10)</b>	<b>6.95</b>	<b>7.25</b>	<b>7.4</b>	<b>6.75</b>	<b>4.55</b>	<b>4.95</b>	<b>6.1</b>
<b>Comparative Rank (n/27) =</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>15</b>	<b>13</b>	<b>6</b>

**Table J-1 (Cont'd)**

Site Number	8	9	10	11	12	13	14
Site Location	South Road	Bailey's Mistake	Navy Base	Navy Base	Sears Island	Mack Point	Navy Base
Town	Lubec	Lubec	Cutler	Gouldsboro	Searsport	Searsport	Harpwell
<b>COMMUNITY ASSESSMENT (40% weight)</b>							
Official Town Support	Possible	Possible	Possible	None	None	None	None
Residents' Position	> support possible	> support possible	50/50	Majority against	50/50	50/50	50/50
Land-use Status	No variance	No variance	No variance	Variance needed	No variance	No variance	No variance
Legal Control of Site	No-action	No-action	Navy controlled site	Govt. controlled	Navy controlled site	Navy controlled site	Navy controlled site
Status of Opposition	None	None	Some against Quoddy	Against	Organized/active	Organized/active	Organized/active
Position of Adjacent Communities	None at present	None at present	None at present	Against	Against	Against	Against
Socioeconomic position	Job+growth focus	Job+growth focus	Job/growth/tourism	fishery/tourism	Fishery/tourism conflict	Fishery/tourism conflict	Fishery/tourism conflict
Impact on other activities	Minimal	Minimal	Minimal	Possible	Unknown	Unknown	Yes
<b>SCORE</b>	<b>7</b>	<b>6</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>5</b>	<b>3</b>
<b>MARINE ASSESSMENT (30% weight)</b>							
<b>Technical Issues (15%)</b>							
Sufficient draft (min 38' MLW, ideal 45' MLW)	40 - 500 ft	40 - 500 ft	40 - 700 ft	40 - 1,000 ft	40 - 500 ft	40 - 3,500 ft	40 - 700 ft
Current	Minimal	Minimal	Minimal	Yes	Minimal	Minimal	NA
Wave regime	Yes, protected	Yes, protected	Yes, protected	Yes	None	None	None
Shipping channel with sufficient breadth/length (400')	NA	NA	NA	NA	NA	NA	Yes
Sufficient turning radius (2,000')	NA	NA	NA	NA	NA	Restricted	Yes
Transit of bridges	No	No	No	No	No	No	No
Level of shipping traffic at site	Low	Low	Medium	Medium	High	High	Medium
Security Issues - Ship Protection	Good	Good	Good	Good	Good	Fair	Fair
Security Issues - Tank Protection	Good	Good	Fair	Fair	Good	Good	Good
Port Restrictions - Affects	Low	Low	Medium	Medium	Medium	Medium	Medium
<b>SCORE</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>4</b>	<b>9</b>	<b>4</b>	<b>7</b>

**Table J-1 (Cont'd)**

<b>Site Number</b>	8	9	10	11	12	13	14
<b>Site Location</b>	<b>South Road</b>	<b>Bailey's Mistake</b>	<b>Navy Base</b>	<b>Navy Base</b>	<b>Sears Island</b>	<b>Mack Point</b>	<b>Navy Base</b>
<b>Town</b>	Lubec	Lubec	Cutler	Gouldsboro	Searsport	Searsport	Harpwell
<b>Environmental Issues (15%)</b>							
Dredging to Depth	No	No	No	No	No	Required	No
Dredging Affects on Bio Resources?	None	None	None	None	None	High	None
Dredge Spoil Contamination Possible?	None	None	None	None	None	High	None
Endangered species/habitat?	No	No	No	No	Some	No	No
<b>Limited or no fishery activity including:</b>							
Aquaculture leases	No	No	No	No	No	No	No
Lobster habitat	Some	Some	Yes	Yes	Yes	Yes	Yes
Molluscan habitat	No	No	No	No	No	No	No
Blood worm habitat	No	No	No	No	No	No	No
<b>Limited or no presence of:</b>							
Shorebird habitat	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
Waterfowl habitat	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
Sea mammal habitat (otters, seals and whales)	Yes	Yes	No	Probably	Yes	Yes	Yes
<b>Aesthetics - View of Pier/Ship</b>							
Degree of Visibility	Partially hidden	Partially hidden	Visible	Visible	Visible	Visible	Visible
Number of Potential Viewers	Limited	Limited	Very visible	Visible	Very visible	Very visible	Very visible
<b>Marine Use Compatibility</b>							
With Existing Use?	No	No	Dock	Dock	No	Dock	Dock
With Future Use?	Open Use	Open Use	Compatible	Compatible	Open Use	Compatible	Compatible
With Surrounding Use?	No	No	Yes	Yes	No	Yes	No
Cultural Resources - Marine	Low	Low	Low	Low	Low	Low	Low
<b>SCORE</b>	<b>8</b>	<b>8</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>4</b>	<b>4</b>

**Table J-1 (Cont'd)**

Site Number	8	9	10	11	12	13	14
Site Location	South Road	Bailey's Mistake	Navy Base	Navy Base	Sears Island	Mack Point	Navy Base
<b>LAND ASSESSMENT (30% weight)</b>							
<b>Technical Issues (15%)</b>							
Undeveloped land in the project vicinity – land sufficient to meet thermal and vapor exclusion zones	Yes - possibly available	Yes - possibly available	Yes	Yes	Yes	Yes	Yes
Housing units within radius	No	No	No	No	No	No	No
Site availability – land available for purchase ideally with industrial zoning	No Indust	No Indust	Apparently no	No	No	Yes	No
Existing infrastructure (Roads, Power, Water, etc.)	Roads Only	Roads Only	Yes	Yes	Yes	Yes	Yes
Energy corridor commitment – distance to gas transmission lines	45 miles	45 miles	45 miles	>40 miles	14 miles	12 miles	20 miles
Flood free zones	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>SCORE</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>7</b>	<b>8</b>	<b>7</b>
<b>Environmental Issues (15%)</b>							
Environmentally sensitive species	Possibly	Possibly	Possibly	Yes	No	No	Yes
Environmentally sensitive ecosystems	Possibly	Possibly	Possibly	Yes	No	No	Yes
Wetlands in vicinity of site	Possibly	No	No	No	No	No	No
<b>Aesthetics - View of Tanks</b>							
Existing landscape quality	Disturbed/natural	Disturbed/natural	Disturbed	Disturbed	Disturbed/natural	Disturbed	Disturbed
Degree of Visibility	Low	Low	Medium	Medium	Medium	Medium	Medium
Number of Potential Viewers	Low	Low	Medium	Low	High	Medium	Medium
<b>Land Use Compatibility</b>							
With Existing Use?	No	No	No	No	No	Yes	No
With Future Use?	Probable not	Probable not	Probable not	Probable not	Probable not	Yes	Probable
With Surrounding Use?	No	No	No	No	No	Yes	No
With Recreational Use?	No	No	Close proximity	Close proximity	Close proximity	Close proximity	Close proximity
Proximity to Large Population	No	No	No	No	No	No	No
Fill Requirements?	None	None	None	None	None	None	None

**Table J-1 (Cont'd)**

<b>Site Number</b>	8	9	10	11	12	13	14
<b>Site Location</b>	<b>South Road</b>	<b>Bailey's Mistake</b>	<b>Navy Base</b>	<b>Navy Base</b>	<b>Sears Island</b>	<b>Mack Point</b>	<b>Navy Base</b>
<b>Town</b>	Lubec	Lubec	Cutler	Gouldsboro	Searsport	Searsport	Harpwell
Surface Water Resources	No	None	None	None	None	None	None
Unique/Harvested Vegetation	No	No	No	No	No	No	No
Cultural Resources - Land	None	None	None	None	None	None	None
Geotechnical Suitability	Good	Good	Good	Good	Good	Good	Good
Noise Sensitivity	Low	Low	Low	Low	Medium	Medium	Medium
Site Contamination	Low	Low	Medium	Medium	Low-medium	Medium	Medium
<b>SCORE</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>3</b>	<b>7</b>	<b>8</b>	<b>5</b>
<b>TOTAL SCORE</b>	<b>South Road</b>	<b>Bailey's Mistake</b>	<b>Navy Base</b>	<b>Navy Base</b>	<b>Sears Island</b>	<b>Mack Point</b>	<b>Navy Base</b>
<b>Community</b>	7	6	5	2	2	5	3
<b>Marine</b>	16	16	14	9	15	8	11
<b>Land</b>	9	8	11	6	14	16	12
<b>Weighted Total Score (Max = 10)</b>	<b>6.55</b>	<b>6</b>	<b>5.75</b>	<b>3.05</b>	<b>5.15</b>	<b>5.6</b>	<b>4.65</b>
<b>Comparative Rank (n/27) =</b>	<b>5</b>	<b>7</b>	<b>9</b>	<b>24</b>	<b>11</b>	<b>10</b>	<b>14</b>

**Table J-2**  
**Results of Regional Site Selection Study Conducted by Downeast LNG**  
**(FERC Docket No. CP07-52-000)**  
**LNG Import Terminal Candidate Sites – Non-Maine**

Site Number	15	16	17	18	19	20	21
Site Location	Off-shore (NE Gateway or Neptune)	Salem Harbor	Existing Distrigas	Harbor Islands	Quincy Harbor	Cape Cod Canal	Shell Refin. (Weaver's Cove Site)
Town	Gloucester, MA	Salem, MA	Everett, MA	Boston, MA	Quincy, MA	Sagamore, MA	Fall River, MA
<b>COMMUNITY ASSESSMENT (40% weight)</b>							
Official Town Support	Growing Opposition	Harbor is DPA	Against	Unknown	NA	Unknown	Against
Residents' Position	Growing Opposition	Mixed	50/50	Unknown	+Against	Mixed, growing anti-windfarm	++Against lawsuit
Land-use Status	NA - offshore	Offshore OK	Existing	Govt. Cons. Trust	Mostly park	Unknown	None needed
Legal Control of Site	NA - offshore	offshore OK	Existing	Govt.	No	No	Yes
Status of Opposition	++Against	Industry opposed	++Against	Not developed	Not developed	Derivative of Wind Farm	Strong and growing
Position of Adjacent Communities	Assume NA	Not apparent	50/50	Unknown	Unknown	Mixed	++Against
Socioeconomic position	Fishery conflict	Fishery conflict	None	Tourism conflict	Possible conflict	Unknown	Minimal
Impact on other activities	Possible fishery	Possible fishery	Boston Harbor (Pipeline (PL)	Yes	Possible	Possible	Env. + recreation
<b>SCORE</b>	<b>7</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>1</b>
<b>MARINE ASSESSMENT (30% weight)</b>							
<b>Technical Issues (15%)</b>							
Sufficient draft (min 38' MLW, ideal 45' MLW)	NA	Not in harbor	40 - 500 ft	Yes	No	Yes	Dredging required
Current	+5 knots	Not specified	Not specified	Variable	+5 knots w/tide	Minimal	Minimal
Wave regime	High	High	None	Variable	None	Exposed	None
Shipping channel with sufficient breadth/length (400')	NA	No	1/2 mile	Yes	Yes	600 ft	400 ft Federal channel 7 miles
Sufficient turning radius (2,000')	NA	No	Yes	Yes	No	Only 600 ft	Minimal - must be expanded
Transit of bridges	No	No	Yes	No	No	No	3 bridges
Level of shipping traffic at site	NA	Not specified	Medium	Variable	Variable	Poor	Medium
Security Issues - Ship Protection	Fair	Fair	Fair	Fair	Variable	Poor	Fair
Security Issues - Tank Protection	NA	Fair	Fair	Fair	Variable	Poor	Fair
Port Restrictions - Affects	NA	High	High	Variable	Variable	High	Medium
<b>SCORE</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>7</b>	<b>5</b>	<b>4</b>	<b>1</b>

**Table J-2 (Cont'd)**

Site Number	15	16	17	18	19	20	21
Site Location	Off-shore (NE Gateway or Neptune)	Salem Harbor	Existing Distrigas	Harbor Islands	Quincy Harbor	Cape Cod Canal	Shell Refin. (Weaver's Cove Site)
Town	Gloucester, MA	Salem, MA	Everett, MA	Boston, MA	Quincy, MA	Sagamore, MA	Fall River, MA
<b>Environmental Issues (15%)</b>							
Dredging to Depth	NA	Major for harbor	Required for pipeline	No	Required	No	Significant (2MM CY)
Dredging Affects on Bio Resources?	Possible high (Regas)	Possible high	Possible high	None	High	None	High
Dredge Spoil Contamination Possible?	None	Yes	Yes	None	High	None	High
Endangered species/habitat?	No	Unknown	Possible (PL)	Possible	Possible	Possible	No
<b>Limited or no fishery activity including:</b>							
Aquaculture leases	Yes - fisheries	No	No	Possible	Possible	Fishing	No
Lobster habitat	Yes	Yes	Possible (PL)	Possible	Possible	Yes	No
Molluscan habitat	Yes	Yes	Possible (PL)	Possible	No	Possible	No
Blood worm habitat	No	No	No	No	No	No	No
<b>Limited or no presence of:</b>							
Shorebird habitat	No	Probable no (Harbor)	Yes	Yes	Yes	Probable	Possible
Waterfowl habitat	Yes	Yes	Yes	Yes	Yes	Probable	Possible
Sea mammal habitat (otters, seals and whales)	Whales possible	Probably	Probably No	Probably	Probably	Ship transit through whale breeding grounds	No
<b>Aesthetics - View of Pier/Ship</b>							
Degree of Visibility	Visible	Visible	Very visible	Very visible	Very visible	Very visible	Very visible
Number of Potential Viewers	Very visible	Very visible	Very visible	Very visible	Very visible	Very visible	Very visible
<b>Marine Use Compatibility</b>							
With Existing Use?	No	No (DPA yes)	Dock	No	No	No	Dock
With Future Use?	Open Use	Open Use	Compatible	Open Use	Prob No	Open Use	Compatible
With Surrounding Use?	No	No (DPA yes)	Yes	No	No	No	Yes
Cultural Resources - Marine	Low	Low	Low	Variable	Variable	Low	Low
<b>SCORE</b>	<b>8</b>	<b>8</b>	<b>7</b>	<b>8</b>	<b>2</b>	<b>7</b>	<b>7</b>

**Table J-2 (Cont'd)**

Site Number	15	16	17	18	19	20	21
Site Location	Off-shore (NE Gateway or Neptune)	Salem Harbor	Existing Distrigas	Harbor Islands	Quincy Harbor	Cape Cod Canal	Shell Refin. (Weaver's Cove Site)
Town	Gloucester, MA	Salem, MA	Everett, MA	Boston, MA	Quincy, MA	Sagamore, MA	Fall River, MA
<b>LAND ASSESSMENT (30% weight)</b>							
<b>Technical Issues (15%)</b>							
Undeveloped land in the project vicinity – land sufficient to meet thermal and vapor exclusion zones	Yes (offshore)	Yes (offshore)	No	Yes	No	Available but insufficient exclusion zone on land and channel	Available, 1000 ft exclusion zone extends over interstate highway
Housing units within radius	NA	Not at harbor	No	Variable	No	Dwellings within zone	Possible
Site availability – land available for purchase ideally with industrial zoning	NA	Probably	No	No	No	Yes	Yes
Existing infrastructure (Roads, Power, Water, etc.)	No	Yes	Yes	No	Yes	Yes	Yes
Energy corridor commitment – distance to gas transmission lines	12 miles	10 miles	12 miles	10 miles	Yes	35 miles	10 miles
Flood free zones	Hurricane	Hurricane	Yes	Yes	Yes	Yes	Yes
<b>SCORE</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>3</b>
<b>Environmental Issues (15%)</b>							
Environmentally sensitive species	Yes	Yes-offshore	Probably (PL)	Yes	Probable	Yes	Yes
Environmentally sensitive ecosystems	Yes	Yes-offshore	Probably (PL)	Yes	Probable	Yes	Yes
Wetlands in vicinity of site	Yes (delivery)	Disturbed DPA	No	Probable	Probable	No	Bordering project site
<b>Aesthetics - View of Tanks</b>							
Existing landscape quality	Disturbed/natural	Disturbed/natural	Disturbed/natural	Variable	Variable	Disturbed/natural	Disturbed
Degree of Visibility	Low	Medium	High	High	High	High	High
Number of Potential Viewers	Low	Medium	High	High	High	High	High
<b>Land Use Compatibility</b>							
With Existing Use?	No	No (DPA yes)	Yes	No	No	No	Yes
With Future Use?	Probable not	Probable not	Probable not	Probable not	Probable not	Probable not	Yes
With Surrounding Use?	No	No	No	No	No	No	Yes
With Recreational Use?	No	Close proximity	Close proximity	Close proximity	Close proximity	Close proximity	No
Proximity to Large Population	No	No	No	No	No	No	Yes
Fill Requirements?	None	None	None	None	None	None	None

**Table J-2 (Cont'd)**

<b>Site Number</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>
<b>Site Location</b>	<b>Off-shore (NE Gateway or Neptune)</b>	<b>Salem Harbor</b>	<b>Existing Distrigas</b>	<b>Harbor Islands</b>	<b>Quincy Harbor</b>	<b>Cape Cod Canal</b>	<b>Shell Refin. (Weaver's Cove Site)</b>
<b>Town</b>	Gloucester, MA	Salem, MA	Everett, MA	Boston, MA	Quincy, MA	Sagamore, MA	Fall River, MA
Surface Water Resources	Yes-Regas	Yes-Regas	None	None	None	None	None
Unique/Harvested Vegetation	No	No	No	No	No	No	No
Cultural Resources - Land	None	None	None	None	None	None	None
Geotechnical Suitability	Good	Good	Good	Good	Good	Good	Good
Noise Sensitivity	Low	High	Medium	High	High	Medium	High
Site Contamination	Low	Low-medium	Medium	Low-medium	Low	Low-medium	Medium
<b>SCORE</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>4</b>
<b>TOTAL SCORE</b>	<b>Off-shore</b>	<b>Harbor</b>	<b>Existing</b>	<b>Harbor Islands</b>	<b>Quincy Harbor</b>	<b>Cape Cod Channel</b>	<b>Shell Refinery</b>
<b>Community</b>	7	4	5	3	5	5	1
<b>Marine</b>	10	7	10	12	8	8	4
<b>Land</b>	10	9	10	10	8	8	7
<b>Weighted Total Score (Max = 10)</b>	<b>5.8</b>	<b>4</b>	<b>5</b>	<b>4.5</b>	<b>4.4</b>	<b>4.4</b>	<b>2.05</b>
<b>Comparative Rank (n/27) =</b>	8	21	12	16	18-T	18-T	25

**Table J-2 (Cont'd)**

<b>Site Number</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
<b>Site Location</b>	<b>New London Harbor</b>	<b>New Haven Harbor</b>	<b>Quonset Point</b>	<b>Coal Plant</b>	<b>Existing Keyspan Facility</b>	<b>Fuel Oil Terminal</b>
<b>Town</b>	New London, CT	New Haven, CT	Quonset, RI	Brayton Point, RI	Providence, RI	East Providence, RI
<b>COMMUNITY ASSESSMENT (40% weight)</b>						
Official Town Support	Unknown	Unknown	Unknown	Against	Possible support + against	Unknown
Residents' Position	Mixed	Initial, against	Unknown	Against	Mixed	Unknown
Land-use Status	Unknown	Industrial	Unknown	Power/fuel storage	Existing tank	Existing fuel oil operation
Legal Control of Site	No	Possible	No, state owned	Bankruptcy	Yes	Unknown
Status of Opposition	Not developed	Developing	Unknown	Initial opposition	Initial opposition	Unknown
Position of Adjacent Communities	Unknown	Against	Unknown	Against	Impartial/against	Possible against
Socioeconomic position	Unknown	Unknown	None	Minimal	Minimal	Unknown
Impact on other activities	Near nuclear submarine base	High	Unknown	Env. + power	Env. + recreation	Major rec path
<b>SCORE</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>4</b>
<b>MARINE ASSESSMENT (30% weight)</b>						
<b>Technical Issues (15%)</b>						
Sufficient draft (min 38' MLW, ideal 45' MLW)	Yes, existing	Yes - dredging required	Dredging required	Dredging required	Existing, limited ship size, dredging required	May require dredging
Current	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
Wave regime	No	No	No	None	None	None
Shipping channel with sufficient breadth/length (400')	Yes	Yes	Yes	Yes	2,000 feet	5,000 feet
Sufficient turning radius (2,000')	No, turned in main harbor	Insufficient - dredging required	Insufficient - dredging required	Yes	Yes	Yes
Transit of bridges	No	No	1 bridge	1 bridge	1 bridge	1 bridge
Level of shipping traffic at site	Medium	Medium	Medium	Medium	Medium	Medium
Security Issues - Ship Protection	Fair	Fair	Fair	Fair	Fair	Poor, mitigation required
Security Issues - Tank Protection	Fair	Fair	Good	Good	Fair	Good
Port Restrictions - Affects	Medium	Medium	Medium	Medium	Medium	Medium
<b>SCORE</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>4</b>

**Table J-2 (Cont'd)**

<b>Site Number</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
<b>Site Location</b>	<b>New London Harbor</b>	<b>New Haven Harbor</b>	<b>Quonset Point</b>	<b>Coal Plant</b>	<b>Existing Keyspan Facility</b>	<b>Fuel Oil Terminal</b>
<b>Town</b>	New London, CT	New Haven, CT	Quonset, RI	Brayton Point, RI	Providence, RI	East Providence, RI
<b>Environmental Issues (15%)</b>						
Dredging to Depth	Possibly at berth	Required	Significant (3MM CY)	Significant (3-4MM CY)	Required	Possible, limited
Dredging Affects on Bio Resources?	Low	High	High	High	High	None
Dredge Spoil Contamination Possible?	Possible	High	Possible	High	High	Low
Endangered species/habitat?	No	No	Possible	No	No	No
<b>Limited or no fishery activity including:</b>						
Aquaculture leases	Yes (+Fishing)	Yes (+Fishing)	Yes (+Fishing)	Fish Limitations	No	No
Lobster habitat	Yes	Yes	Yes	No	No	No
Molluscan habitat	Yes, closed	Yes, cultured	Yes, closed	No	No	No
Blood worm habitat	No	No	No	No	No	No
<b>Limited or no presence of:</b>						
Shorebird habitat	Possible	Probable	Probable	Unknown	Unknown	Probable no
Waterfowl habitat	Possible	Probable	Probable	Possible	Unknown	Probable not
Sea mammal habitat (otters, seals and whales)	Probable	No	Possible	No	No	No
<b>Aesthetics - View of Pier/Ship</b>						
Degree of Visibility	Very visible	Very visible	Very visible	Very visible	Very visible	Very visible
Number of Potential Viewers	Very visible	Very visible	Very visible	Very visible	Very visible	Very visible
<b>Marine Use Compatibility</b>						
With Existing Use?	Dock	Dock	Dock	Dock + power	Dock	Dock
With Future Use?	Compatible	Not compatible	Not compatible	Possible	Compatible	Compatible
With Surrounding Use?	Mixed	Yes	Yes, but airport	No	No	No
Cultural Resources - Marine	Low	Low	Low	Low	Low	Low
<b>SCORE</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>5</b>

**Table J-2 (Cont'd)**

<b>Site Number</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
<b>Site Location</b>	<b>New London Harbor</b>	<b>New Haven Harbor</b>	<b>Quonset Point</b>	<b>Coal Plant</b>	<b>Existing Keyspan Facility</b>	<b>Fuel Oil Terminal</b>
<b>Town</b>	New London, CT	New Haven, CT	Quonset, RI	Brayton Point, RI	Providence, RI	East Providence, RI
<b>LAND ASSESSMENT (30% weight)</b>						
<b>Technical Issues (15%)</b>						
Undeveloped land in the project vicinity – land sufficient to meet thermal and vapor exclusion zones	Near airport and offices	Limited or no availability, near airport, parks etc	Yes	No existing uses	No	Yes
Housing units within radius	Dwellings within zone	Possible	Possible	Yes	Yes - some possibly	No
Site availability – land available for purchase ideally with industrial zoning	Possibly	No	Possibly	Not available	Not enough	No
Existing infrastructure (Roads, Power, Water, etc.)	Limited	Yes	Yes	Yes	Yes	Yes
Energy corridor commitment – distance to gas transmission lines	+30 miles	+20 miles	+35 miles	Existing connection to pipeline	12 miles	5 miles
Flood free zones	Yes	Yes	Yes	Yes	Yes	Yes
<b>SCORE</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>5</b>
<b>Environmental Issues (15%)</b>						
Environmentally sensitive species	Possible	Unknown	Unknown	No	Unknown	No
Environmentally sensitive ecosystems	Probable	Possible	Unknown	Possible	Unknown	No
Wetlands in vicinity of site	No	No	No	Yes	No	No
<b>Aesthetics - View of Tanks</b>						
Existing landscape quality	Disturbed	Disturbed	Disturbed	Disturbed	Disturbed	Disturbed
Degree of Visibility	High	High	High	High	High	High
Number of Potential Viewers	High	High	High	High	High	High
<b>Land Use Compatibility</b>						
With Existing Use?	Yes	No	No	Yes	Yes	Yes
With Future Use?	Probably	No	No	Yes	Yes	Yes
With Surrounding Use?	Mixed	Yes	Yes	Yes	No	No
With Recreational Use?	Close proximity	No	No	No	No	No
Proximity to Large Population	Yes	Yes	Yes	Mostly yes	Yes	Yes
Fill Requirements?	Yes	No	No	Yes	Yes	Yes

**Table J-2 (Cont'd)**

<b>Site Number</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
<b>Site Location</b>	<b>New London Harbor</b>	<b>New Haven Harbor</b>	<b>Quonset Point</b>	<b>Coal Plant</b>	<b>Existing Keyspan Facility</b>	<b>Fuel Oil Terminal</b>
<b>Town</b>	New London, CT	New Haven, CT	Quonset, RI	Brayton Point, RI	Providence, RI	East Providence, RI
Surface Water Resources	None	None	None	None	None	None
Unique/Harvested Vegetation	No	No	No	No	No	No
Cultural Resources - Land	None	None	None	None	None	None
Geotechnical Suitability	Good	Good	Good	Good	Good	Good
Noise Sensitivity	Medium	Medium	Medium	Low	High	Medium
Site Contamination	Medium	Medium	Medium	Medium	Medium	Medium
<b>SCORE</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>
<b>TOTAL SCORE</b>	<b>New London Harbor</b>	<b>New Haven Harbor</b>	<b>Quonset Point</b>	<b>Coal Plant</b>	<b>Existing</b>	<b>Fuel Oil Terminal</b>
<b>Community</b>	5	5	5	3	5	4
<b>Marine</b>	6	6	6	6	6	9
<b>Land</b>	7	7	8	9	9	10
<b>Weighted Total Score (Max = 10)</b>	<b>3.95</b>	<b>3.95</b>	<b>4.1</b>	<b>3.45</b>	<b>4.25</b>	<b>4.45</b>
<b>Comparative Rank (n/27) =</b>	<b>22-T</b>	<b>22-T</b>	<b>20</b>	<b>23</b>	<b>19</b>	<b>17</b>