



**CITY OF HARTFORD PLANNING & ZONING COMMISSION**  
c/o Jamie Bratt, Director of Planning & Economic Development  
250 Constitution Plaza, Fourth Floor  
Hartford, CT 06103

November 15, 2017

State of Connecticut  
Department of Energy & Environmental Protection  
79 Elm Street  
Hartford, CT 06106

Re: Resource Rediscovery RFP (Phase II)

To whom it may concern:

I am writing on behalf of the City of Hartford Planning and Zoning Commission in support of the Covanta response to the DEEP Resource Rediscovery RFP (Phase II) (the "RFP"). We submit this letter of support after a unanimous vote of Commission members at a regular meeting on November 14, in accordance with our Bylaws.

The City of Hartford Planning and Zoning Commission is empowered with guiding Hartford's comprehensive plan of development and administering the city's zoning regulations, the purposes of which include, but are not limited to, protecting and promoting the public health, safety and general welfare; protect property values; ensuring the compatibility of uses; improving the appearance of streets and general attractiveness of the community; and protecting and preserving the natural environment. In 2016, we adopted new zoning regulations that have received awards and been featured in national and international presentations as a model code for advancing public health, economic development, and environmental sustainability.

As part of our new zoning regulations, we designed the current Mid-Conn RRF site to be part of a newly-created Connecticut River Overlay District. Hartford is fortunate to have more than six miles of the Connecticut River at our doorstep but unfortunate in that many of these miles are occupied by industrial uses that restrict our community's access and enjoyment of the river. The Connecticut River Overlay District envisions improved access and enjoyment of the Connecticut River through carefully planned, use-specific development that is sensitive to the ecology of our urban waterway. Rather than continuing the industrial use of these parcels, this district seeks development that provides a mix of uses such as residential uses, hotels, vibrant neighborhood retail and commercial spaces, and park uses. Development such as this along the Connecticut River has the potential to increase enjoyment of and access to one of the city's greatest amenities.

In addition, the Commission recently developed and adopted a robust, community-driven Climate Action Plan, online at [www.hartford.gov/climate](http://www.hartford.gov/climate), which among other issues addresses the area of waste. In discussing the current trash-to-energy facility, the Climate Action Plan states: "Hartford residents should continue to advocate for relocation. If it remains in place, we should push for

reduced emissions, water use, and transportation frequency to improve the plant's environmental footprint." The Climate Action Plan also covers the area of water. In that regard, it urges for the expansion of trails along the Connecticut River and greater efforts to enhance water quality.

This discussion of relevant planning goals should underscore that, as the publicly appointed planning body in the host community, we have thought seriously about the Mid-Conn RRF site. We have reviewed all three responses to the RFP in light of these recent planning efforts. We believe that the Covanta proposal most helps the city in achieving its urban planning and climate action planning goals.

Here's why: First and foremost, the Covanta proposal would eliminate a municipal solid waste processing facility from one of Hartford's most environmentally sensitive areas, while opening up a once-in-a-generation economic development opportunity for this area. Second, the Covanta proposal would allow us to extend existing Connecticut River trails from downtown towards Wethersfield. Third, the Covanta proposal would provide opportunities to connect with the new Coltsville National Historical Park, the Regional Market, and other amenities. Finally, the Covanta proposal offers long-term tax benefits, with the potential to turn nontaxable property into taxable property after redevelopment.

If DEEP does choose to begin negotiating with Covanta, we suggest that DEEP ensure that Covanta:

- Dismantle all unused buildings
- Conduct initial remediation efforts
- Ensure a set percentage (phased in over time) of electric-powered or low-emissions vehicles through contracting requirements
- Commit to develop and pay for a riverside trail

In conclusion, we are highly supportive of the Covanta proposal due its alignment with our city planning goals and our zoning regulations. Thank you for your consideration and the opportunity to comment on the DEEP Resource Rediscovery RFP (Phase II). Please feel free to reach out to me by phone at 860-840-1408 or to the City planning office should you have any questions regarding this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sara Bronin', with a stylized flourish at the end.

Sara Bronin  
Chair, Planning & Zoning Commission