NTE Connecticut, LLC application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a 550-megawatt dual-fuel combined cycle electric generating facility and associated electrical interconnection switchyard located at 180 and 189 Lake Road, Killingly, Connecticut	:	Docket No. 470 October 27, 2016

PRELIMINARY PRE-FILED TESTIMONY, EXHIBITS, WITNESS LISTS AND ITEMS TO BE NOTICED ADMINISTRATIVELY

In accordance with the Connecticut Siting Council's ("CSC") pre-hearing procedures, Not Another Power Plant ("NAPP") hereby submits its preliminary pre-filed testimony, exhibits, witness list and items to be noticed administratively in the above-docketed matter:

Pre-Filed Testimony:

Testimony of Karen Johnson, NAPP Member

Testimony of Jason Anderson, NAPP Member

Testimony of Charlotte Deschautels, NAPP Member

Testimony of Carolyn Johnston, NAPP Member

Testimony of Robert Fagan, Synapse Energy Economics (to be submitted on or before Nov. 8, 2016).

Exhibits:

Vision 2020 – The Next Ten Years; The Last Green Valley, Inc.

Feasibility Evaluation for New Industrial Park Location, Lake Road, Killingly, Connecticut, prepared for the Town of Killingly by Vanasse Hangen Brustlin, Inc. (October 2014).

Map of Surrounding Power Plants and Other Major Air Sources (Northeast CT)

Witness List:

Karen Johnson

Jason Anderson

Robert Fagan, Synapse Energy Economics

Items to be Noticed Administratively:

DEEP Press Release (Oct. 25, 2016) – DEEP Announces Action on Energy Procurement RFPs: Natural Gas RFP Canceled – Clean Energy Projects Selected to Move to Next Stage (with Notice of Cancellation dated October 25, 2016).

Zoning Regulations, Town of Killingly, Connecticut, see, http://www.killingly.org/planning-development/pages/killingly-town-zoning-regulations (hard copy to provided on November 3, 2016 or at such time as the CSC may request).

Town of Killingly, Connecticut – Regulations for the Protection and Preservation of Inland Wetlands and Watercourses, See, http://www.killingly.org/inland-wetlands-watercourses-commission/pages/inland-wetlands-watercourses-regulations (hard copy to provided on November 3, 2016 or at such time as the CSC may request).

In accordance with the CSC's ruling, the pre-filed testimony of Mr. Fagan will be provided on or before November 8, 2016, along with all exhibits identified or referenced by Mr. Fagan in connection with his testimony.

NAPP respectfully requests the opportunity to submit additional testimony and exhibits based upon the pre-filed testimony that is filed by the Applicant, NTE, or other parties and intervenors in this matter.

By: _____

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CERTIFICATION

I hereby certify that a copy of the foregoing document was delivered by e-mail to the service list members on the 27th day of October, 2016, as follows:

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NTE Connecticut, LLC application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a 550-megawatt dual-fuel combined cycle electric generating facility and associated electrical interconnection switchyard located at 180 and 189 Lake Road, Killingly, Connecticut	:	Docket No. 470 October 27, 2016

TESTIMONY OF KAREN JOHNSON

Q1: Please state your name and address.
A1: Karen Johnson, 1819 Upper Maple Street, Dayville, Connecticut.

Q2: What is your role in this hearing?
A2: I represent the interests of Not Another Power Plant, commonly known as NAPP, and I will be testifying regarding some of our concerns for NTE's proposed Killingly Energy Center located at 189 Lake Road, a location that I will refer to as the Site.

Q3: Please tell us about the members of NAPP.
A3: Many members of our group live within a mile of the Site and are already subject to the noise, light pollution and other environmental impacts of Lake Road Generating, which is also located within a mile of the Site. We live in a rural area of northeast Connecticut and chose to be here because of the many attributes of the Last Green Valley.

Q4: Please tell us about the Last Green Valley.
A4: It is officially known as the Quinebaug and Shetucket Rivers Valley National Heritage Corridor, which received Congressional approval in 1994. As a professional planner for the Town of Brooklyn during this time, I was fortunate enough to be a member of the founding committee for this important designation. The relatively undeveloped character of this green and rural island in the midst of the most urbanized region in the nation makes it a resource of local, regional, and national importance. See Vision 2020 The Next Ten Years, The Last Green Valley, Inc. Sadly, our valuable northeast corner has an unreasonable share of the burden of providing power and other noxious facilities for the state and larger region. Killingly is already home to the largest gas fired electric generating plant in the state, Lake Road Generating at 753 MW. There are also numerous stationary sources of air pollution clustered in our small area including, Frito-Lay (manufacturing emissions as well as a co-generation plant), an asphalt plant next door to Frito-Lay and a polystyrene foam molding plant in Putnam all with high levels of VOC's and NOx. Additionally, there is an ash landfill located just across the Quinebaug River in Putnam.

Q5: How does the Site fit into this existing picture of pollution?
A5: We are especially concerned about the cumulative impacts of these pollution sources located within close proximity to the Site. The impact to our community is exponentially significant. Killingly is considered a distressed municipality by the State of Connecticut and as such we are subject to the Environmental Equity Policy of the Connecticut Department of Energy & Environmental Protection, or DEEP. One of the objectives of this policy is that we are not to

"bear a disproportionate share of the risks and consequences of environmental pollution." These facilities as well as facilities located in the Northwest corner of Rhode Island and the central part of Massachusetts result in clustering of these plants in small rural economically disadvantaged areas that lack the means to fight such facilities. Locations of these plants are shown on Surrounding Power Plants Map attached as Exhibit A. This map clearly indicates that we are in fact bearing a "disproportionate share of the risks and consequences of environmental pollution."

Q6: If not for these existing pollution sources, would the Site be a good location for the proposed power plant?

A6: No. The Site is not a suitable location for a power plant. The reasons for this have been outlined in the Town of Killingly, Planning and Zoning Commission Order of Regulations and Restrictions dated October 12, 2016 ("PZC Orders") as well as the Town of Killingly Inland Wetlands and Watercourses Commission Order of Regulations and Restrictions ("IW&WC Orders") submitted to the Connecticut Siting Council ("CSC"). The most compelling statement is located in the introductory section of the PZC Orders: "applicant has provided erroneous and insufficient information with their filing to fully evaluate the impact of all aspects of the proposed development." This one statement represents the frustrations NAPP has felt during the entire public participation process. These frustrations have been repeatedly documented with the DEEP Environmental Justice Program Administrator, Edith Pastena, MPH. NTE does not currently operate any power plants and has only two currently under construction. We can only base their future performance on their willingness to present the best plan possible to our community. The deficiencies of their plans and reports are outlined in the Recommendations for CSC Conditions and Third Party Document Review prepared by TRC Environmental Corporation dated September 22, 2016 and submitted to the CSC ("TRC Report").

Q7: During the Environmental Justice Act process, did NTE submit for review the same reports that NTE submitted with its Application to the CSC?

A7: No, many of the reports that NTE submitted with its Application to the CSC were new reports, or were more complete reports of what they previously submitted for public review. As a result, the public did not have a complete and accurate picture of the environmental and health impacts of the proposed NTE facility prior to the date that NTE submitted its application to the CSC.

Q8: Other than the reasons cited in the PZC Orders, IW&WC Orders and the TRC Report, do you have any other reason to believe that the Site is not a good location for a power plant?

A8: Those reasons are some of the most compelling, but the CSC may also want to consider the following:

- The Site is located within the Rural Development District, which is residential;
- The Site and the surrounding parcels contain physical obstacles to development such as steep slopes, extensive inland wetlands and watercourses, as well as important habitat areas for threatened and endangered species;
- The Site lacks adequate infrastructure necessary to support more intensive development;
- Lake Road adjacent to the Site will not support the truck traffic that is necessary during construction and subsequent operation without significant upgrades forever changing the character of this road;

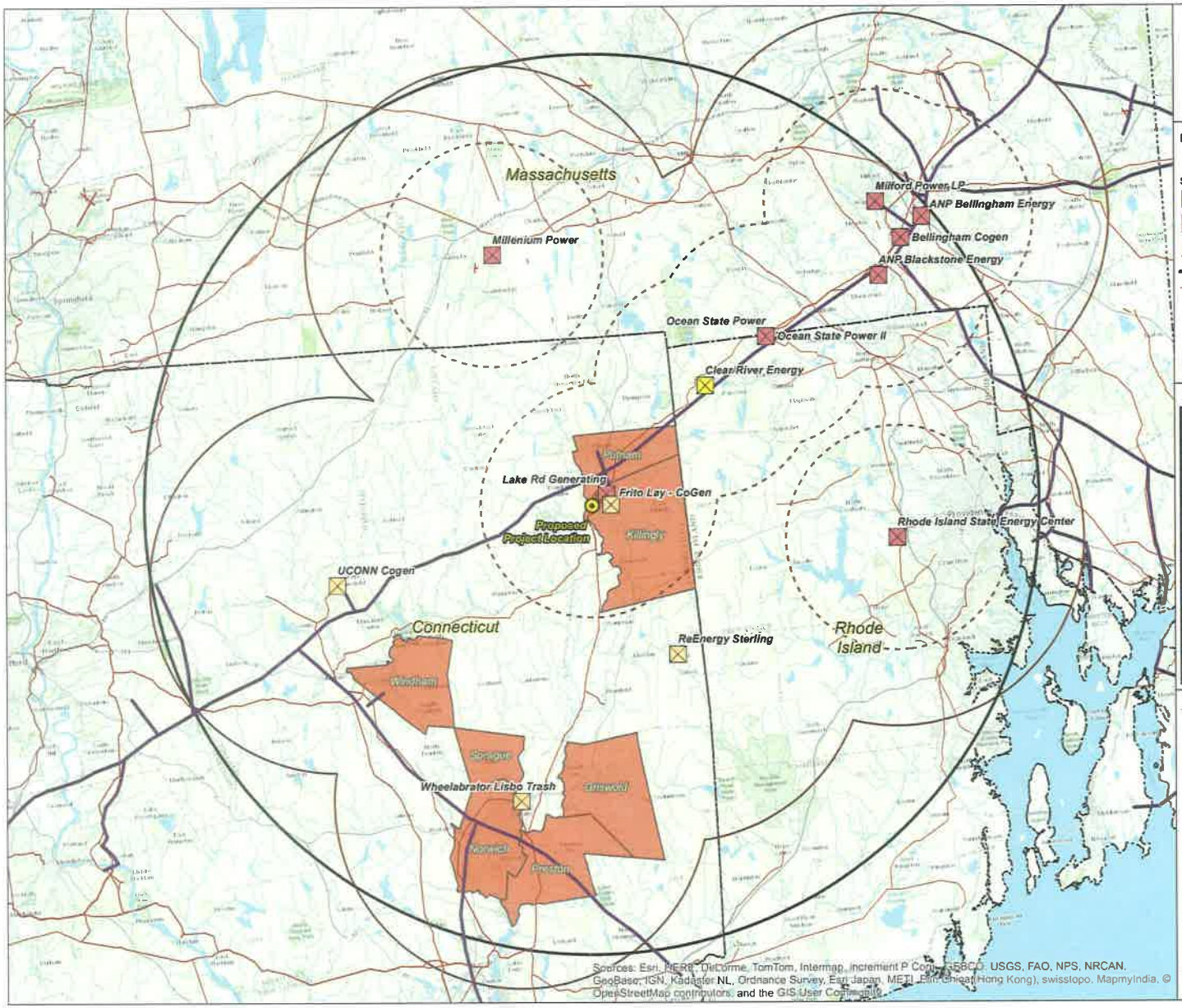
- The Killingly Economic Development Commission hired a consultant in 2014 to evaluate five properties in town for a New Industrial Park Location. One of those properties was the abutting Lannon Farm. The consultants identified the same limitations for more intense development as exist for the Site (i.e. wetlands, steep slopes, poor access and lack of basic utilities) and concluded "the development potential of . . . (the Lannon Farm) is limited." In fact, it ranked last among the 5 properties evaluated and the economic potential for tax revenue. As a result of this analysis, the Town is pursuing land acquisition for industrial park expansion elsewhere, not along Lake Road;
- The expense to extend utilities to this area, although paid for by NTE, has no benefit to the community as the adjoining parcels are all zoned residential (the Lannon Farm utilizes P.A. 490 due to the agricultural designation); and
- The Site is not located within an industrial zone, or even adjacent to other industrial uses. It is located in a residential area that does not contain the appropriate infrastructure necessary to support a heavy industrial use. Approval of the NTE proposal will forever change the land use and character of this part of town and will have lasting implications that extend beyond a simple site development.

Q9: In addition to the information that you have already provided, do you and the other members of NAPP have any other concerns regarding area residents, many of whom are NAPP members?

A9: Yes. And I am an area resident. I have been at my current address for 14 years and my family also owned a home on Alexander's Lake, for close to two decades. Like myself, NAPP supports sound economic development, however we think it is important to understand the impacts of development as it relates to existing resources. Alexander's Lake is a natural resource that also provides significant tax revenues. The property surrounding the lake is assessed with a much higher value than comparable properties in town. Any successful economic development policies must also consider the impacts to existing resources. Our primary concern with the siting of another power plant in our neighborhood is the impact on Alexander's Lake, our quality of life and, ultimately, our property values. With regard to noise pollution, the PZC Orders note the inadequacy of measuring the ambient noise level near Alexander's Lake and the inadequacy of the analysis. NTE also failed to prove there will not be long term impacts associated with construction noise. Additionally, as outlined in the TRC report, there are concerns with the impact of traffic on the railroad crossing at Lake Road particularly during construction. Finally, the proposal to service the Site involves a complex interconnection with the Plainfield water system requiring numerous state permits including a diversion permit from DEEP. We are against the dedication of precious drinking water resources to cool a facility that does not provide power locally and is not needed.

Q10: Do you have anything further to share with the CSC members?

A10: Your decision will permanently change our community in a detrimental manner. Please consider the findings of the PZC, IW&WC and carefully review the TRC Report. If you do, I believe you will understand why NAPP opposes NTE's petition.



Surrounding Power Plants and Other Major Air Sources (Northeast CT) Proposed Killingly Energy Center

Legend

- Proposed Project Location
- **Surrounding Facilities**
- Proposed Power Plant
- Existing Power Plant
- Other Major Air sources (NE CT)
- Algonquin Natural Gas Transmission Line
- Overhead Electrical Transmission Line
- 12 Kilometer Radius
- 20.2 Kilometer Radius
- 30 Mile Radius
- Distressed Communities (CT)
- State Boundary

10 5 0 10 Miles

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Proposed Project Area and Vicinity Inset Map

Summary Table

Surrounding Power Plants	Street Address	City/State	Fuel	Output (MW)
Millenium Power	10 Sherwood Lane	Charlton MA	GAS	360
ANP Blackstone Energy	204 Elm Street	Blackstone, MA	GAS	578
Rhode Island State Energy Center	24 Shumpike	Johnston, RI	GAS	583
Ocean State Power	1575 Sherman Farm Road	Harrisville RI	GAS	254
Ocean State Power II	1575 Sherman Farm Road	Harrisville, RI	GAS	254
Clear River Energy (Proposed)	Algonquin Lane	Burrilville RI	GAS	900
Lake Rd Generating	56 Alexander Parkway	Dayville, CT	GAS	758
Bellingham Cogen	92 Depot Road	Bellingham, MA	GAS	386
ANP Bellingham Energy	155 Maple St	Bellingham, MA	GAS	578
Milford Power LP	108 National Street	Milford, MA	GAS	178
Other Major Air sources NE CT				
Frito Lay - CoGen	1886 Upper Maple St	Dayville, CT	GAS	4.6
UCONN Cogen	240 Glenbrook Road	Storrs, CT	GAS	25.7
Wheelabrator Lisbo Trash	425 South Burnham Highway	Lisbon, CT	Trash	22.6
ReEnergy Sterling (Idle)	10 Exeter Dr	Sterling, CT	Tire	31.3

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TESTIMONY OF JASON ANDERSON

Q1: Please state your name and address.
A1: My name is Jason Anderson and I reside with my wife Kimberly and her daughter at 125 Lake Road, Killingly, Connecticut. We live 600 feet from NTE's proposed Killingly Energy Center, or KEC, located at 189 Lake Road. Additionally, the Yankee Gas right-of-way for the natural gas pipeline is on our property. Unlike abutters to the KEC properties we were never notified by registered mail even though the necessary gas line lateral installation which NTE has stated would be in the existing right-of-way would directly disturb our property.

Q2: What is your role in this hearing?
A2: I am a member of Not Another Power Plant. As a resident of Lake Road and member of the local community, I have many concerns about KEC.

Q3: Please tell us about these concerns.
A3: First, at a thousand foot level, KEC does not fit in with Connecticut's carbon reduction targets for 2020 and beyond. This fact is clearly stated in the Press Release dated October 25, 2016 from the Connecticut Department of Energy & Environmental Protection. We need to stop relying on fossil fuels for power generation and start transitioning to clean renewable energy. The approval of KEC would lock us into burning fossil fuels for decades to come. Second, KEC would have negative health effects on my family and other local residents, due to exposure to a substantial addition of air pollution, noise pollution and possible radon exposure. As someone who suffered from childhood asthma, I fear that KEC's air pollution could only make our local child asthma rates worse. I can only hope that the 5,000 students who attend schools located within 5 miles of the proposed KEC site are not subjected to even more air pollution. Windham County, which Killingly is located in, has the highest child asthma rates in Connecticut and at 18.9% the child asthma rate is over twice the national average. We have expressed this concern to Edith Pestana, Administrator of Environmental Justice at DEEP and received the following response: "Many communities across the country have the same concerns and have been asking EPA for cumulative risk models that would take into account multiple sources of pollution. EJ communities have been waiting for twenty years." Recently, the EPA has committed to developing a cumulative risk model in their Environmental Justice Strategic Plan 2020. I fear that 2020 will be too late for the children living in Windham County if the KEC plant is approved.

Q4: Do you have any other concerns?
A4: Yes. The World Health Organization (WHO) has stated, "Noise is an underestimated threat that can cause a number of short- and long-term health problems, such as for example sleep disturbance, cardiovascular effects, poorer work and school performance, hearing impairment, etc." http://www.euro.who.int/en/health-topics/environment-and-health/noise/noise The WHO has established the following guidelines for community noise levels: "The WHO guidelines for community noise recommend less than 30 A-weighted decibels (dB(A)) in bedrooms during the night for a sleep of good quality" and "WHO guidelines for night noise recommend less than 40 dB(A) of annual average (Lnight) outside of bedrooms to prevent adverse health effects from night noise." http://www.euro.who.int/en/health-topics/environment-and-health/noise/data-and-statistics In NTE's Sound Survey and Analysis Report, Section 5.4 Noise Prediction Model, anticipated sound decibel levels (dBA) will exceed these guidelines on at least six of the properties surrounding the proposed KEC facility. Not only would this expose those residents to possible short and long term health problems but the KEC noise levels exceed the Killingly Noise Ordinance. Killingly's noise ordinance clearly states that the nighttime noise level for this property as it is currently zoned is 45dBA, not the 51dBA that NTE has stated in its application to the Connecticut Siting Council. They have yet to state what the dBA level will be during the period that they speak of in the following quote from their Sound Survey and Analysis Report: "Nighttime construction will be limited, but activities may occur 7 days per week, 10 hours per day. The last 4 to 6 months of construction would include commissioning and start-up, which would involve steam blows, among other activities, which may occur 24 hours per day, 7 days a week."

Q5: Do you have any other concerns regarding construction impacts?
A5: I am concerned about the impacts of the enormous amount of blasting that will be required due to the sloping nature of the parcel located at 189 Lake Road and also the amount of bedrock on site. My concerns are the negative impact this could have on nearby private wells, nearby homes' foundation and also the amount of Radon gas that could be released from the existing bedrock and end up in either nearby private wells or in nearby homes' basements. NTE has failed to identify the possible increase in Radon that is possible or address how necessary remediation would be achieved.

Q6: In addition to the range of concerns that you have already mentioned, do you believe that there will be any other impacts on you, your family, or your fellow Killingly residents?
A6: I am also concerned about the high probability that this facility will have a huge negative impact on local property values due in part to the fact it is not Industrial zoned land but land that is zoned Rural Residential. NTE has claimed that this facility will increase property values but has failed to present any data to support this claim. To the contrary, there are many unbiased reports that show that this facility would have a negative impact on property values. Also, with the multiple farms located on Lake Road, including Valley View Riding Stables, which would be located 1100 feet from the KEC facility, there are many local residents that ride horses on Lake Road and also on the Wyndham Land trust property which abuts the 189 Lake Road parcel where NTE plans to locate their power plant. Many of these riders are children. I fear how severe the impact will be from the construction and operation of this facility on existing equestrian traffic. The increased vehicle traffic can only negatively affect the safety of riders and horses. The entrance to the Wyndham Land Trust runs along the western side of the 189 Lake

Road parcel and I fear noise from the construction and operation of KEC would have the potential to scare horses riding into the Wyndham land trust putting the horses and their riders at risk of severe injuries. Also, NTE did not include equestrian traffic in their Traffic Impact Report.

Q7: Did NTE fail to take other issues into account?
A7: I have concerns over how the necessary infrastructure (i.e. gas line, water line & sewer line) will impact traffic and residents' access to their properties as well as the ability of emergency personnel to respond to emergencies at nearby residents' homes and the Killingly Industrial Park. NTE's Traffic Impact Report fails to identify these issues. Also what will the infrastructure's impact be on wetlands, wildlife and access to the Quinebaug River and the Airline State Park Trail? I am concerned that NTE has not presented a plan for the necessary gas line lateral. As NTE would be responsible for acquiring any additional necessary right of ways or easements if it is not feasible to fit the new gas line in the existing right of way, why has this not been addressed like we have asked? How would this new gas line lateral installation affect all property owners along the 2.8 mile right-of-way?

Q8: Have there been any other mistakes by NTE during this process?
A8: NTE started this process off on the wrong foot by making false statement about the company to the public in the handout NTE provided to people who attended the public meeting held on May 4, 2016 at the Gold Eagle in Dayville, Connecticut. NTE also referred to itself as an energy producer during the presentation at the beginning of the CSC Public Hearing on October 20, 2016. NTE has no operating facilities.

Q9: Do you have anything further to share with the CSC members?
A9: Due to all of the negative impacts and potential hazards I have just illustrated, along with all the other concerns that have been expressed by the public, NTE's petition should be denied.

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	:	October 27, 2016

DIRECT TESTIMONY OF CHARLOTTE DESAUTELS

Q; Are you a member of Not Another Power Plant, or NAPP?

Yes

Q: Are you also a resident of Killingly, Connecticut?

Yes, my husband Carl and I live at 144 Lake Road, Dayville, Connecticut.

Q: Where is your home located in relation to the proposed NTE power plant?

Our property abuts the property that NTE proposes to use for its power plant in Killingly.

Q: Do you have concerns regarding the construction and operation of the proposed NTE power plant?

Yes we do.

Q: Are your concerns set forth in the attached letter of October 24, 2016?

Yes they are.

Q: Do you wish to have the attached letter accepted as your testimony in this matter as a member of NAPP?

Yes I do.

Q: Do you have any additional concerns that you wish to testify to at this time?

No I do not, but I may have additional comments or concerns if NTE should modify its Application and I would like to reserve the opportunity to comment on such modifications as they are proposed by NTE.

Thank you.

Carl and Charlotte Desautels
144 Lake Road
Dayville, CT 06241

October 24, 2016

Melanie A. Bachman, Esquire
Acting Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

RE: NTE Proposed Power Plant

Dear Attorney Bachman:

We did write to the Connecticut Siting Council a few months ago and voiced our personal concerns regarding the proposed power plant to be built by NTE. We write to you again today not only as members of NAPP but as abutting property owners of the proposed power plant on Lake Road in the Town of Killingly.

We built a new home three years ago abutting the property of where NTE believes it is most convenient for them and their investors to build a 550 mega-watt natural gas power plant. We chose this site when we built our home because of its beauty, wilderness and access to many lakes and rivers. We enjoy kayaking, fishing and biking. It was also the midpoint between where we both have to travel to go to work to Providence and Hartford. Yes, we too have to go to work. It is dark in the morning when we leave for work and dark at night when we come home just like the union workers who staged the meeting on October 20th at Killingly High School with your council. We have much more regard and a better understanding of the impact on the environment and health conditions this plant could have on residents other than where the next day's paycheck comes from.

As members of NAPP, we have heard concerns that do not just affect nearby residents but also will affect our whole surrounding area. Water supplies have become extremely strained because of climatic conditions and the amount of demand from the public, industry and other power generation plants. What will it leave for our town residents if we start running low on water? There was a segment on the news the day after our meeting on Wednesday stating that most cities and towns in this area are experiencing severe water shortages already.

We have heard numerous concerns from nearby residents about the traffic impact during construction and after the plant is built. Concerns about noise and light pollution, the impact on the environment, the widening of the road, wildlife endangerment, public safety (no police department in the town and volunteer firefighters), etc. We would like to know who oversees the construction of this facility. When we read a report that after the Middletown Connecticut power plant explosion where six people died, OSHA determined that there were 317 safety violations. How is this possible? As neighbors, this is a major concern to us.

NTE has stated at these public hearings that our property values will increase. Who are they kidding? Who in their right mind would buy our home if this plant is constructed here? On a personal note, NTE has stated in a private meeting in mid-August that they would agree to purchase not only our property but other property abutters at above fair market value. Rest assured that we will take them up on that offer if this plant is approved. Hopefully, NTE will honor this verbal agreement that was made at that time.

What added health problems are we going to inherit? We already have major industrial pollution to our drinking water, air and sound and high ph levels of acid rain in our lakes and streams. How much more can this region take? We already have one of the highest asthma rates in Connecticut.

We do understand about energy conservation but in the reports that we have read, including Connecticut Siting Council's December 2015 report on natural gas power plants in Connecticut that there is not a need for more plants for the next decade.

We feel that NTE is forcing their hand on us to satisfy their investors at our expense. We also feel that NTE is trying to make a deadline before our government stops the use of making fossil fuels for energy generation. Renewable energy is our future and is the avenue we should be pursuing to help against global warming and cleaner energy. You, the Siting Council, are crusaders to this new movement. We have spoken to all our neighbors and many, many other people in our area who are against this plant.

NTE is a group of investors looking out for the investment portfolios of their stockholders and their bottom line. We are afraid that once this plant is up and running that they will sell out to the next investor (Lake Road Generating Plant has been sold six times since it was built in 2003) and not really have any regard for the long term environmental impact that this plant will have on our region.

We ask you to please vote against this plant being constructed at this site on Lake Road.

We thank you for your attention to our concerns.

Sincerely,

Charlotte Desautels

Charlotte Desautels

Carl Desautels

Carl Desautels
NAPP Members

Carl cell 401-954-8589
Charlotte cell 401-580-0355

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DIRECT TESTIMONY OF CAROLYN JOHNSTON

Q; Are you a member of Not Another Power Plant, or NAPP?

Yes

Q: Are you also a resident of Killingly, Connecticut?

Yes, I have a residence at 49 Sawmill Road, Dayville, Connecticut.

Q: Do you have concerns regarding the construction and operation of the proposed NTE power plant?

Yes I do.

Q: Are your concerns set forth in the attached letter of October 26, 2016?

Yes they are.

Q: Do you wish to have the attached letter accepted as your testimony in this matter as a member of NAPP?

Yes I do.

Q: Do you have any additional concerns that you wish to testify to at this time?

No I do not, but I may have additional comments or concerns if NTE should modify its Application and I would like to reserve the opportunity to comment on such modifications as they are proposed by NTE.

Thank you.

Carolyn Johnston
96 Tinkerville Road Willington, CT 06279
And 49 Sawmill Rd Dayville, CT 06241

Connecticut Siting Council
Ten Franklin Square
New Britain, CT 06051

RE Docket #470

October 26, 2016

Dear Siting Council,

I am writing to you because I feel that the NTE Killingly Energy Center will have a potentially disastrous effect on the quality of life on Alexander Lake and the community.

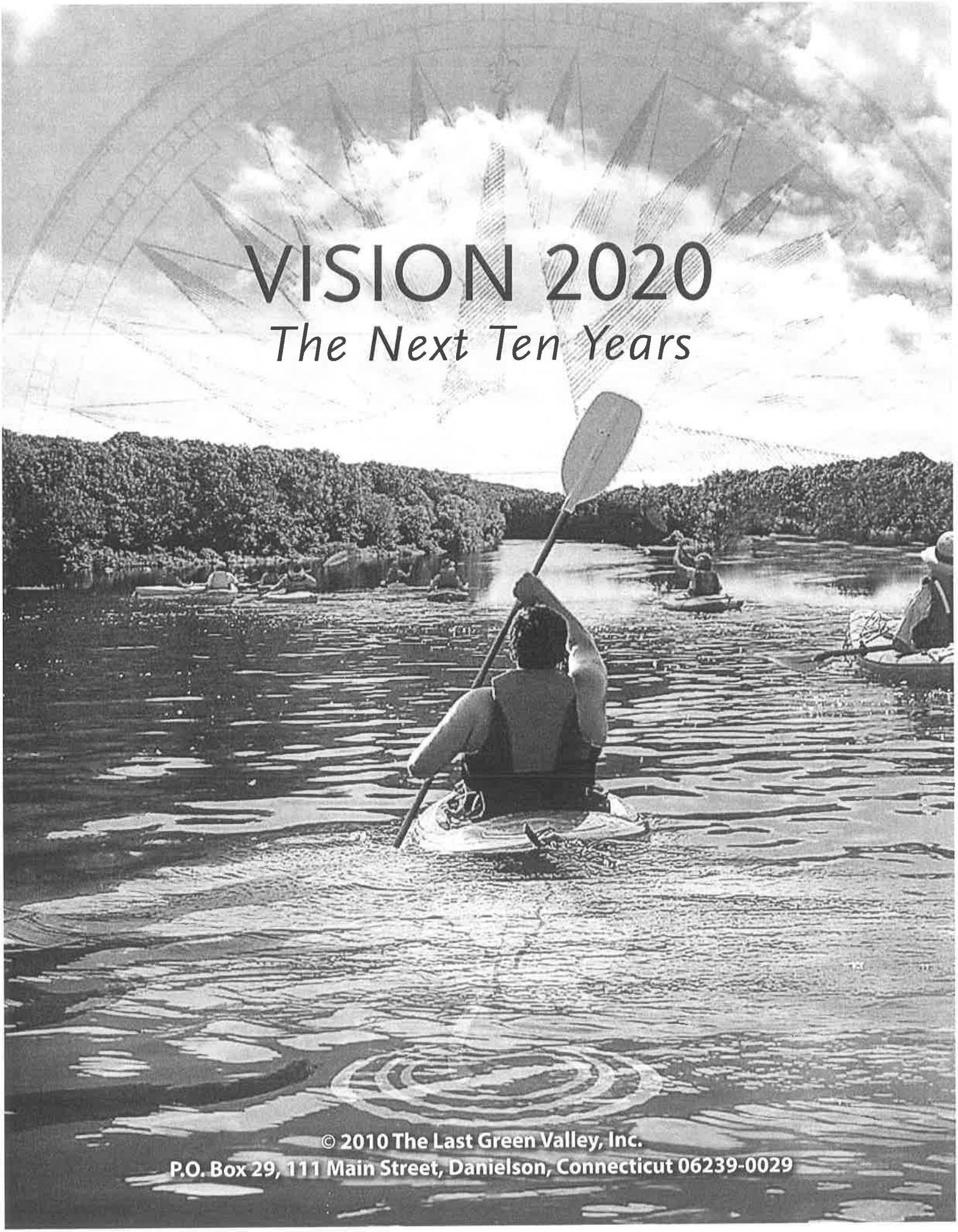
Firstly, I would like to address the noise. I don't believe that the modeling that NTE has done adequately addresses the true effects of this power plant. It doesn't take into effect the current ambient levels in the area. On the lake we are concerned that noise from the power plant will disrupt our lives day and night. Why can't they set up a test with speakers and measure the actual noise levels that we will experience?

Secondly, the additional gas and particulate effluent from this plant and its inadequate stack will exacerbate asthma and respiratory disease. Our area already is experiencing higher rates of these problems than the rest of Connecticut and the country.

Thirdly, and perhaps most importantly, our water resources are finite. Well drillers report record numbers of wells running dry and the news is full of water shortages in many Connecticut towns. Connecticut Water Company told us, at a Killingly commission meeting, they don't know the local aquifer levels and can't accurately gauge availability of water in the aquifers. Alexander Lake water is already stressed. Without that beautiful lake our property is worth nothing.

Please consider the human cost of the proposed power plant. No amount of "induced benefit" will make up for the discomfort, loss of peaceful enjoyment of life, and the associated health problems that the power plant will bring.

Respectfully,
Carolyn Johnston
Carolyn Johnston



VISION 2020

The Next Ten Years

P.O. Box 29, 111 Main Street, Danielson, Connecticut 06239-0029

The Last **Green** *Valley, Inc. works to* **enhance** *the region's significant* **natural resources** *in the context of a vital* **economy** *and regional* **cultural** *identity.*

Contents

Introduction

The Last Green Valley is two things: it is the popular name given to the Quinebaug and Shetucket Rivers Valley National Heritage Corridor (designated by Congress in 1994) and it is the name of the non-profit organization (TLGV) that manages the National Heritage Corridor. The most recent planning document for the organization, *Vision 2010, Vision to Reality*, expires this year. It is both apropos and necessary to reexamine the planning tools for TLGV and embark on a new ten-year plan because the context for TLGV's operation is changing.

TLGV has received federal appropriations since 1996. For each of the first four years that appropriation was $200,000; in the fifth year it was $248,000. With the expansion of the Corridor in 2002, the authorization rose to $1 million per year, with actual annual funding ranging from $515,000 to $840,000 since 2001. The federal funding has been used to initiate programming. The smaller federal investment in the early years did not allow significant programming to be in place until after 2001.

In 2007, the TLGV Board of Directors adopted *Trail to 2015: A Sustainability Plan*. Within that plan, it was recognized that in order to maintain credible programming that will attract the significant resources necessary for sustainability, the federal investment would need to be retained over the next eight years. Reauthorization for federal funding to 2015 would leverage significant multi-year commitments that were essential.

A Congressional reauthorization bill was introduced in 2007 but delays in passing the essential legislation until 2009 had a marked effect on the rapid deployment of a capital campaign. The federal support continues to maintain the credibility of our programs but TLGV will not be authorized to receive appropriations through the National Park Service's Heritage Partnership Program after September 30, 2015. The dramatic decline in the national economy has made 2015 a looming deadline as well as a mid-point in the next ten-year plan.

The purpose of *Vision 2020, The Next Ten Years* becomes two-fold. It will serve as guidance to and measurement of achievement in important programmatic visions and strategies. It will deliver a strategy for the first sustained National Heritage Area in the nation – how it changes and how it remains the same over time.

Background

Significance of the Region

The Quinebaug and Shetucket Rivers Valley of northeastern Connecticut and south-central Massachusetts has been called "The Last Green Valley" in the sprawling coastal metropolitan Boston-to-Washington corridor. The region appears distinctively dark in the urban and suburban glow when viewed at night from satellites or aircraft. In the daytime, the green fields and forests confirm the surprisingly rural character of the 1,085 square-mile area defined by the Quinebaug and Shetucket Rivers systems and the rugged hills that surround them. The relatively undeveloped character of this green and rural island in the midst of the most urbanized region in the nation makes it a resource of local, regional, and national importance.

The Quinebaug and Shetucket Rivers Valley National Heritage Corridor encompasses about 695,000 acres. The area stretches from Norwich, Connecticut north to Charlton, Massachusetts and from Coventry, Connecticut east to the Rhode Island border. More than half the size of Grand Canyon National Park and ten times the area of Acadia National Park, its 35 towns with numerous villages have a total population of about 300,000.

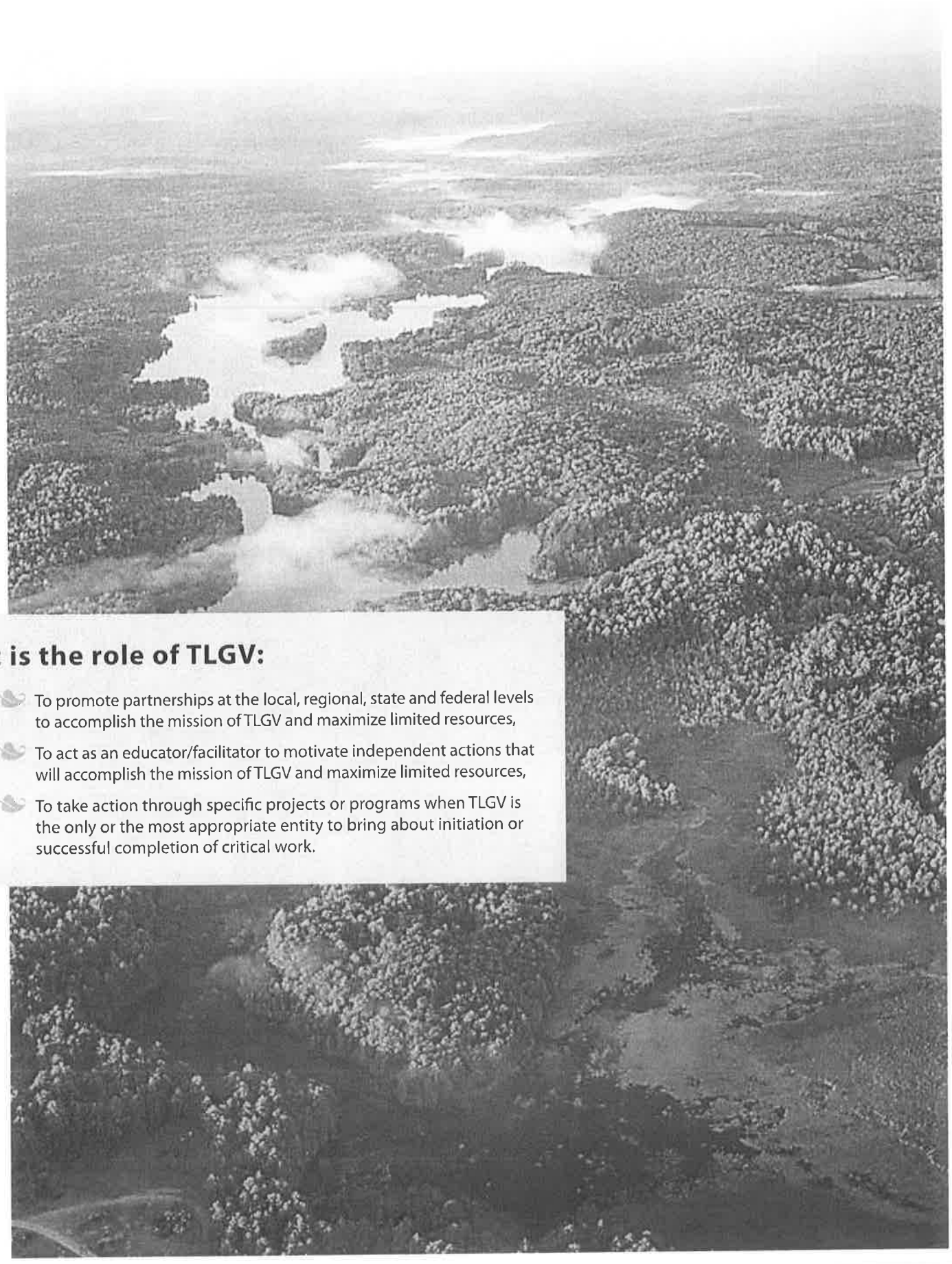
The Last Green Valley is notable for its quality of life and quality of place. Amid the enormous economic and population changes of the 20th and early 21st centuries, the region has retained its fundamental attributes of lush pastures and woodlands, clean streams, rivers, ponds, and lakes; small cities and smaller towns representing important developments in American history; and continuing opportunities for individuals and families to enjoy a rural small-town life-style. In 2010, The Last Green Valley remains 78% forest and farm land.

The Management Structure

The Last Green Valley, Inc. (TLGV) was formerly known as the Quinebaug-Shetucket Heritage Corridor, Inc. (QSHC). The original grassroots committee that worked for National Heritage Corridor designation incorporated in 1995 as a nonprofit organization. In March of 1996, Governor Rowland designated QSHC as the "suitable administering organization" to manage projects and funds from the federal legislation. With the passage of Public Law 106-149, QSHC and its successors were named by Congress as the management entity for the Quinebaug and Shetucket Rivers Valley National Heritage Corridor. The organization has no regulatory authority; it is the administrative body for implementation of the original management plan and the producer of subsequent planning documents.

TLGV is a private, nonprofit 501(c)(3) corporation. It is a membership organization that reflects the interests of a broad-based, grassroots constituency through a democratic process. Officers and the Board of Directors are elected by the membership at the annual meeting. Members can participate in all committees.

TLGV members, including the 35 towns in the region, meet annually, while the Board of Directors meets every other month. The standing committees and subcommittees meet at least quarterly and many on a monthly basis. All members are invited to participate in the committee structure of the Board of Directors as a means of perpetuating the original grassroots involvement.



It is the role of TLGV:

- To promote partnerships at the local, regional, state and federal levels to accomplish the mission of TLGV and maximize limited resources,
- To act as an educator/facilitator to motivate independent actions that will accomplish the mission of TLGV and maximize limited resources,
- To take action through specific projects or programs when TLGV is the only or the most appropriate entity to bring about initiation or successful completion of critical work.

The Operational Process

A. Assessment:

1. TLGV responds to grassroots initiatives that address important cares and/or concerns of the communities consistent with the visions and goals of current planning documents.
2. TLGV determines the existence of programs that will fulfill the visions and goals of current planning documents and identifies potential new programs that will fill gaps.

B. Feasibility:

1. The likelihood of success is determined for each project or program.
2. A method and process for delivering the service is determined for each project or program, including but not limited to research, identification of potential partners, costs, personnel and work plans.

C. Implementation:

1. Projects and programs are prioritized and recommended for funding through the work of TLGV committees and the annual budget process.
2. Projects and programs are implemented with partners whenever possible.

D. Evaluation:

1. Projects and programs are evaluated annually as part of the budget process.
2. Constituent-based evaluation processes, e.g. needs assessments and surveys are conducted periodically.

Timeline

1988

Congressman Sam Gejdenson finds that Connecticut ranks last in federally protected park and open space lands, and also lags behind all northeast states in lands set aside for recreation.

1989

Quinebaug River Association forms a subcommittee to investigate ways of preserving the region's resources. Technical Assistance is provided by the National Park Service and the Connecticut Department of Environmental Protection.

1991

The first Walking Weekend is held to acquaint residents and visitors alike with the enormous resources that exist in the region.

Heritage Corridor Committee is formed as a subcommittee of the Northeast Connecticut Council of Governments, incorporating the former subcommittee of the Quinebaug River Association and other grassroots participants. The group prepares draft legislation to present to Congressman Gejdenson.

1993

The National Park Service conducts a study of the proposed National Heritage Corridor.

1994

Public Law 103-449 is passed by the 103rd Congress and signed by President Clinton, designating the Quinebaug and Shetucket Rivers Valley National Heritage Corridor, the fourth in the country.

1995

Connecticut General Assembly passes **Public Act-95-170** to establish an Advisory Council to prepare a management plan for the Corridor.

Grassroots committee incorporates as Quinebaug-Shetucket Heritage Corridor, Inc. (QSHC) and is designated by Governor Rowland as the "suitable administrating organization" to manage projects and funds from the federal legislation.

1997

Governor Rowland names and convenes the Advisory Council; *Vision to Reality: A Management Plan* is produced, accepted by Governor Rowland and transmitted to the Secretary of the Interior.

1998

The *QSHC Implementation Plan: A Work in Progress* and the *Action Plan* are produced.

Federal Funding History and Leverage FY95-09

YEAR	AUTHORIZATION	APPROPRIATION	MATCH	RATIO	STATE	LOCAL/REG.	PRIVATE
1995	200,000	0	0				
1996	250,000	200,000	331,000	1 to 1.5	n/a	n/a	n/a
1997	250,000	200,000	1,300,000	1 to 6.5	n/a	n/a	n/a
1998	250,000	200,000	2,400,000	1 to 12	n/a	n/a	n/a
1999	250,000	200,000	3,350,000	1 to 16	919,000	1,830,000	601,000
2000	250,000	248,000	8,984,000	1 to 36	3,700,000	4,560,000	724,000
2001	1,000,000	515,000	14,000,000	1 to 27	4,830,000	4,650,000	4,520,000
2002	1,000,000	750,000	7,000,000	1 to 9	1,800,000	2,700,000	2,500,000
2003	1,000,000	840,000	15,245,959	1 to 18	10,262,360	3,214,642	1,768,957
2004	1,000,000	790,000	23,164,645	1 to 30	6,203,996	5,642,900	11,317,749
2005	1,000,000	838,000	13,233,912	1 to 16	7,423,275	2,252,468	3,558,169
2006	1,000,000	788,230	13,460,070	1 to 17	5,071,328	6,434,888	1,953,854
2007	1,000,000	722,270	17,058,730	1 to 23	1,739,845	6,163,279	9,155,606
2008	1,000,000	711,721	31,401,197	1 to 44	19,205,149	2,486,711	9,709,337
2009	1,000,000	712,000	23,568,705	1 to 33	12,282,436	4,192,404	7,093,865
Totals	**10,450,000**	**7,715,221**	**174,498,218**	**1 to 23**	**73,437,389**	**44,127,292**	**52,902,537**

1999

Congressman Gejdenson (CT) in partnership with Congressman Neal (MA) introduces legislation that becomes **Public Law 106-449**. It is passed by Congress and signed by President Clinton reauthorizing the Quinebaug and Shetucket NHC for another ten years, increasing its authorized funding to $1 million per year, expanding the boundaries to include ten additional communities in the watershed, and naming QSHC as management entity.

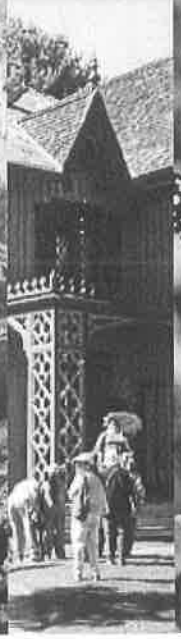
2000

QSHC completes *2010 Vision: A Plan for the Next Ten Years*, and the *Interpretive Initiative for the Quinebaug and Shetucket Rivers Valley National Heritage Corridor.*

2002

All 35 towns in the Corridor sign the **Community Compact.**

QSHC completes the *Development Assessment.*



2005

QSHC completes a regional survey to measure awareness and support of mission and programming.

2007

QSHC completes the first sustainability plan for any National Heritage Corridor: *The Trail to 2015, A Sustainability Plan*

2008

QSHC changes its name to The Last Green Valley, Inc. (TLGV).

2009

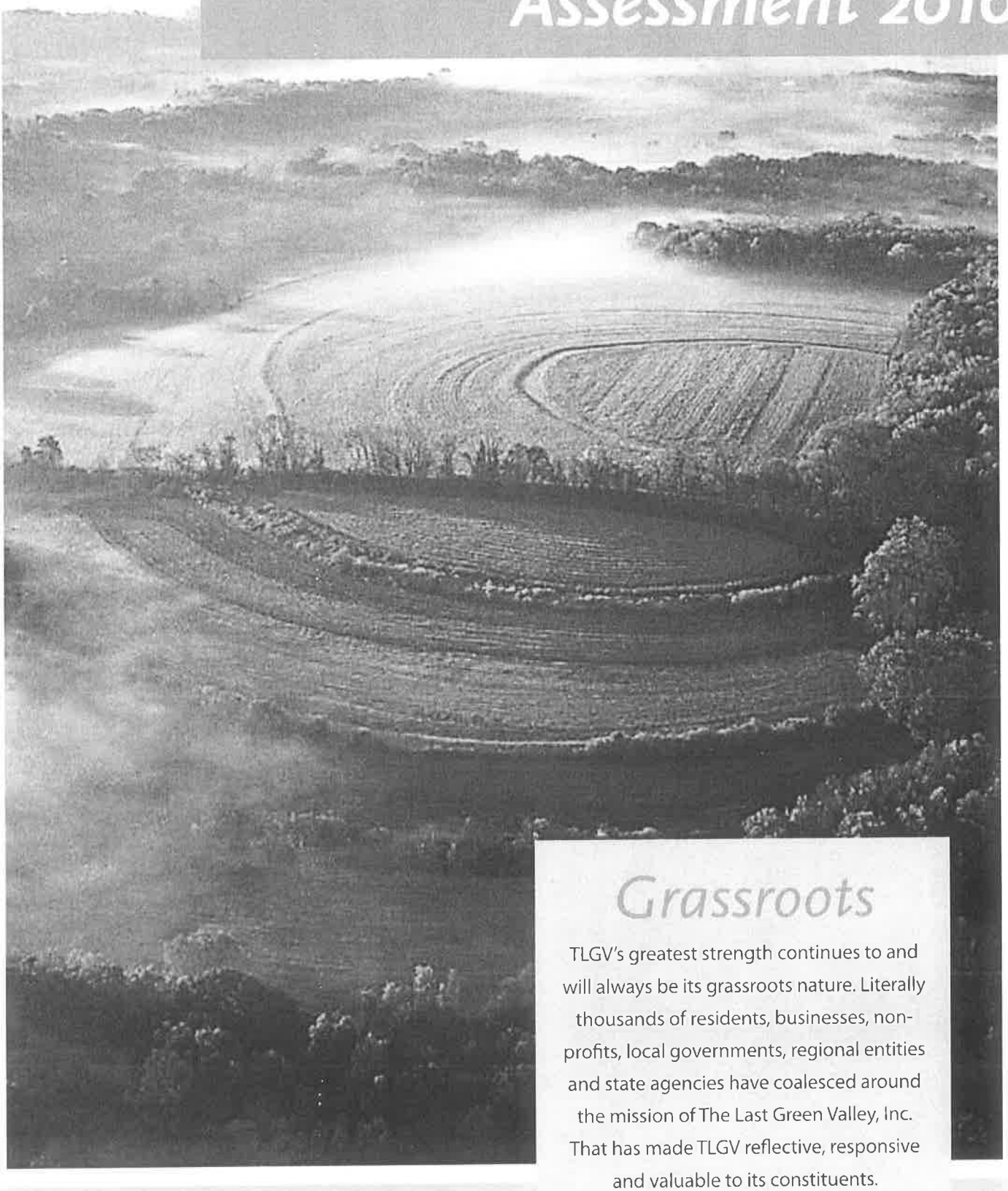
The Quinebaug and Shetucket Rivers Valley National Heritage Corridor is **reauthorized** by Congress to September 30, 2015.

Connecticut General Assembly passes **PA09-221**, creating the Connecticut Heritage Areas Program and directing all state entities to take the resources of the National Heritage Areas in the state into consideration in their planning and projects.

2010

Massachusetts General Court passes Chapter 272 of the Acts of 2010, recognizing the National Heritage Areas in the Commonwealth, directing all state entities to take the resources of the NHAs into consideration in their planning and projects, and giving authorization for appropriations.

Assessment 2010



Grassroots

TLGV's greatest strength continues to and will always be its grassroots nature. Literally thousands of residents, businesses, non-profits, local governments, regional entities and state agencies have coalesced around the mission of The Last Green Valley, Inc. That has made TLGV reflective, responsive and valuable to its constituents.

Assessment of Position in 2010

Over the past ten years, The Last Green Valley, Inc., has evolved and responded to needs from its communities and residents. The library of annual reports attest to its plethora of programs and projects and the impacts and partners they have generated.

In 2007, TLGV irrefutably recognized that federal funding would be ending in upcoming years and made the most important decision to become self-sufficient by 2015. The first sustainability plan in the history of the national heritage corridor movement was written that year, *The Trail to 2015, A Sustainability Plan*, and used as justification for a request for reauthorization from 2010 to 2015.

Summary of Strengths:

- The grassroots nature of TLGV keeps the organization up-to-date with the latest cares and concerns of residents, nonprofits and communities.
- TLGV is flexible, allowing the organization to be responsive to expressed and documented issues and challenges.
- The partnerships that have evolved between TLGV and others amount to an impressive, long and perennial list.
- Federal funding has been essential to developing and maintaining credible programming in the past ten years; significant impacts have resulted from the match leveraged against those federal dollars.
- Matching contribution documentation (cash, third-party cash, in-kind contributions) illustrates an important buy-in to the mission of the organization.
- TLGV has established a reputation for responsive, professional programs and materials.
- Those who know TLGV and its programs are positive and enthusiastic about its programming and mission.
- TLGV has established a regional identity, a regional way of thinking and acting, at a scale where none existed before. The success of this regional focus is largely due to consensus and capacity building, as TLGV has not and would not desire any regulatory authority.

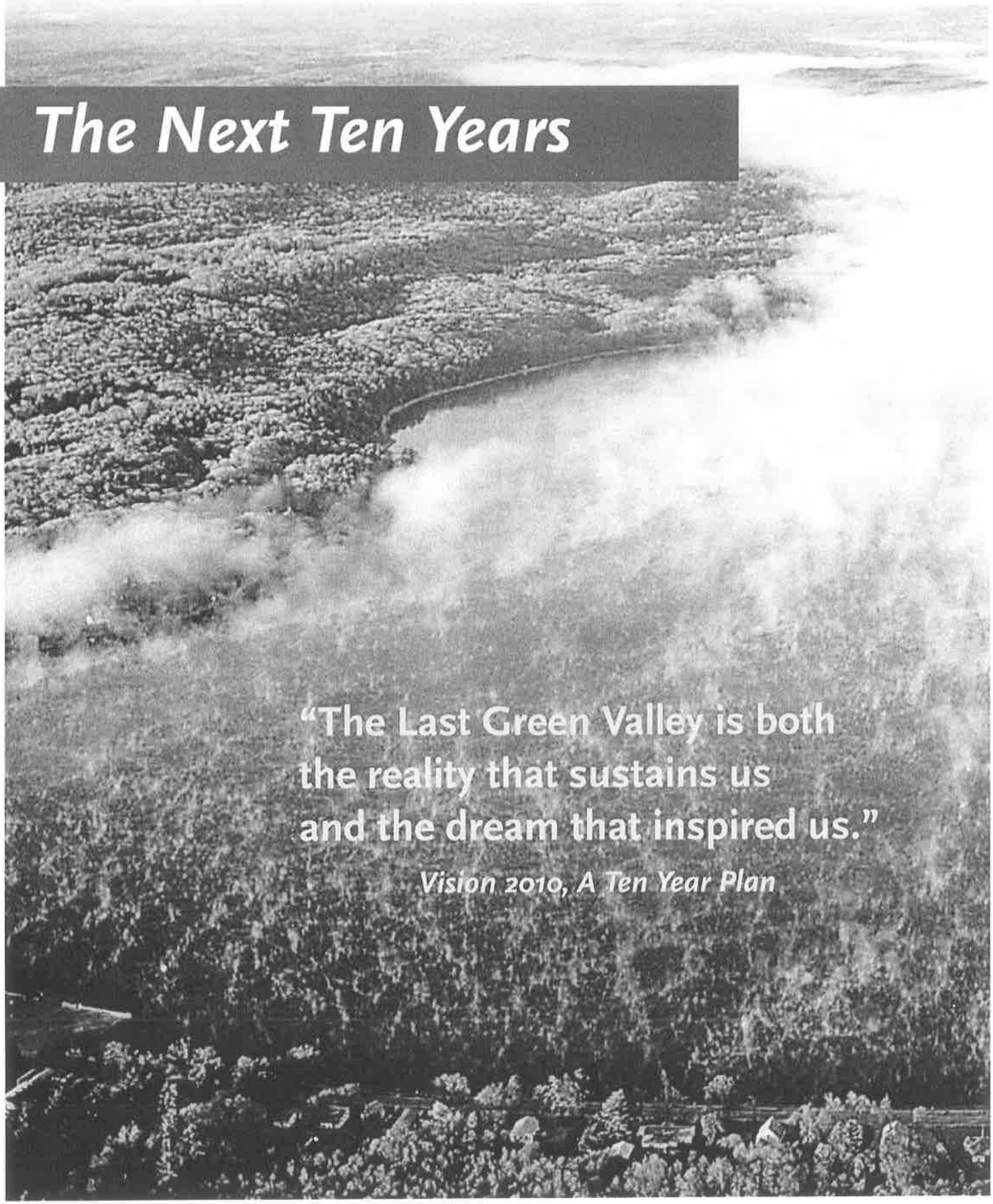
Need for Sustainability:

- TLGV has been the most successful regional entity working in its mission.
- Despite limited public awareness early on, TLGV is increasingly looked to for guidance and assistance, and as an advocate for resource conservation.
- TLGV has developed credibility at the local, regional, state and federal levels.
- The need to continue the work to fulfill TLGV's mission will be present for many decades.

Challenges and Opportunities:

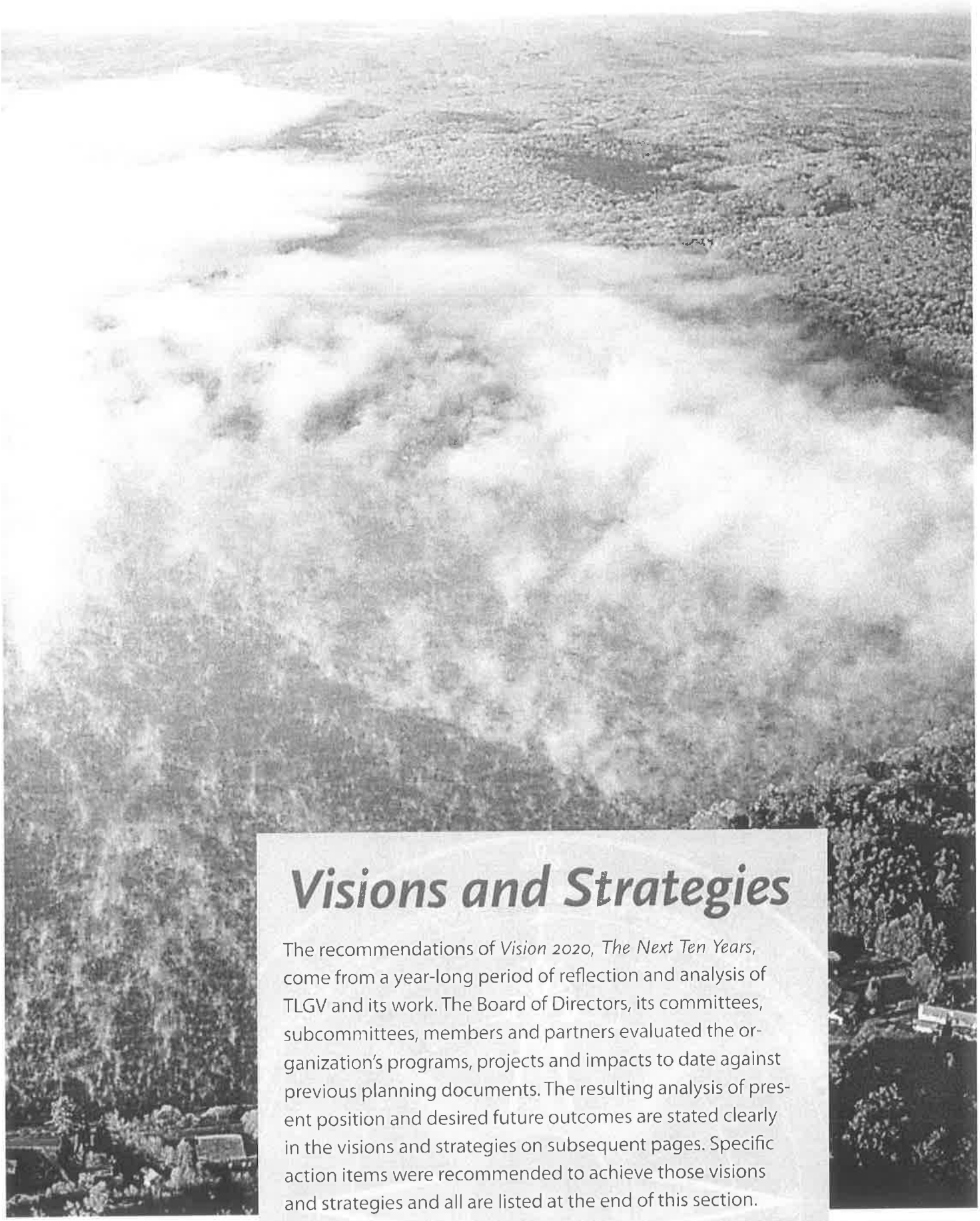
- TLGV, formerly known as Quinebaug-Shetucket Heritage Corridor, Inc., was slow to build awareness because of its awkward and hard-to-remember name.
- Limited resources have not allowed TLGV to do region-wide mailings to all residents about its programming and stewardship needs, as well as other marketing endeavors listed as goals in previous planning documents.
- There is great need for the kind of programming and projects that TLGV delivers. If the organization were to cease, there would be an incontrovertible void.
- TLGV has never received full funding as authorized at $1 million per year as have some other NHAs. The additional funding would have put TLGV in a much different position in 2010.
- Delays in federal contracting processes have had adverse impacts on cash flow and staffing. The loss of two and a half staff in 2007 had a severe impact on program delivery and continues in 2010 with a need for one additional full-time staff person.
- It took three years to get reauthorization and that has greatly delayed capital fund raising and reduced the overall time available to become self-sustaining. It was essential to have federal funds in place to preserve the credibility of programs while other resources were identified and solicited.
- TLGV is more challenged than ever because of economic downturns. Also, its geographic region has historically been economically challenged compared to other areas of Connecticut and Massachusetts.
- Sustainability demands innovation and flexibility that will require TLGV to refine its mission over time.

The Next Ten Years



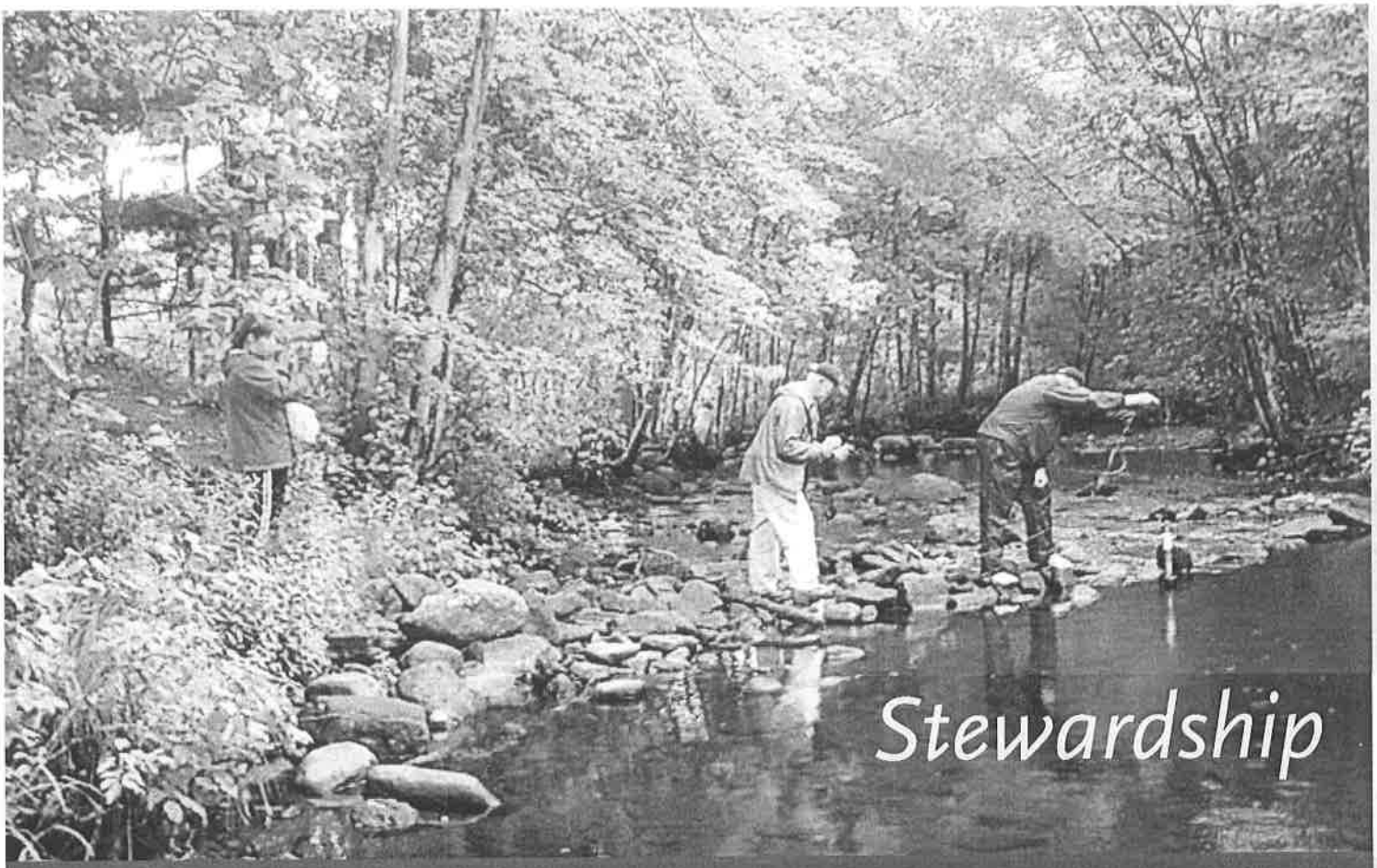
"The Last Green Valley is both the reality that sustains us and the dream that inspired us."

Vision 2010, A Ten Year Plan



Visions and Strategies

The recommendations of *Vision 2020, The Next Ten Years*, come from a year-long period of reflection and analysis of TLGV and its work. The Board of Directors, its committees, subcommittees, members and partners evaluated the organization's programs, projects and impacts to date against previous planning documents. The resulting analysis of present position and desired future outcomes are stated clearly in the visions and strategies on subsequent pages. Specific action items were recommended to achieve those visions and strategies and all are listed at the end of this section.



STEWARDSHIP

Vision 2020: **The Last Green Valley is a peaceful green oasis that inspires stewardship of its environment. Multiple generations care for resources in a conscientious and environmentally-sound manner. Those stewards also value and sustain the work of The Last Green Valley, Inc.**

Strategies to Achieve the Vision:

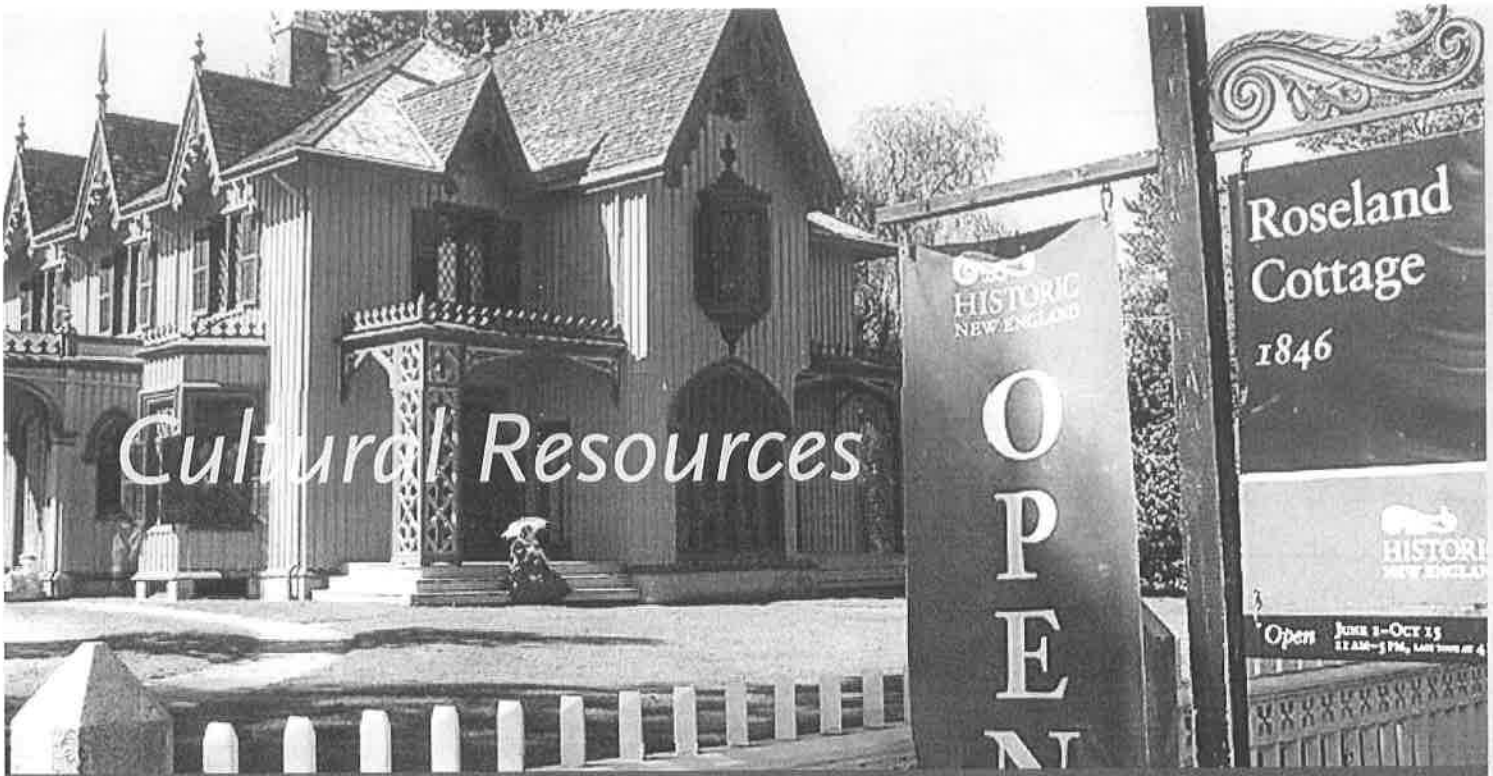
- Inspire residents to care about where they live.
- Communicate to residents, visitors, businesses, nonprofits and government agencies that The Last Green Valley is a special place, that they are temporary stewards of its environment, and that they need to make sustainable choices to be good stewards.
- Attract and educate the next generations to carry on the environmental work of TLGV through partnerships with schools and other youth programs.
- Communicate that the appeal of "rural character" in our towns is a combination of sustainable natural resources and cultural identity.
- Promote a minimization of waste by repurposing and recycling.
- Support locally-grown, locally-produced products, and locally-provided services.
- Communicate TLGV's mission and work to a wide audience.
- Increase the level of understanding and support for the mission of TLGV through optimized brand identification, use of social media and other methods.
- Recruit new active and involved stewards to TLGV as members and donors.

ECONOMIC DEVELOPMENT & COMMUNITY REVITALIZATION

Vision 2020: **The economy of The Last Green Valley is energetic, substantially driven by the resourcefulness and creativity of the stakeholders who live and work in the region. The region retains its traditional character and optimizes the quality of life for its residents. Tourism is vibrant and visitors are provided with appropriate services and amenities. TLGV maintains creative partnerships with federal, state, regional and local entities to maximize resources. New development emphasizes cooperative partnerships and is compatible with the historic and natural resources of the region.**

Strategies to Achieve the Vision:

- Encourage economic development that will provide jobs, income and financial incentives, focuses attention on local products and talents, and is compatible with The Last Green Valley's natural and cultural resources.
- Enhance The Last Green Valley's tourism potential, capitalizing on its proximity to population centers by marketing the region's strongest assets – nature-based recreation, agriculture and small town New England experiences.
- Develop cooperative partnerships with the educational assets in The Last Green Valley, particularly colleges and universities.
- Coordinate the implementation of the Connecticut and Massachusetts Heritage Areas Legislation, as defined by CT PA 09-221 and MA Chapter 272 of 2010, with all state agencies, boards, committees and commissions for planning and projects.
- Encourage Walkable Communities though the development of connected networks of walking routes (sidewalks, trails and greenways). Guide community plans to encourage mixed land uses where appropriate. Promote pedestrian-friendly development in downtown and Main Street areas.
- Advocate for a sustainable and expanding agricultural economy. (See also Agriculture, p. 14.)
- Encourage in-scale shops and cottage industries, industrial parks involving regional cooperation where appropriate, and enterprise corridor zones to foster compatible economic growth.
- Enhance the visual appearance of communities through Main Street and other programs.
- Revitalize riverfronts to invigorate downtowns and encourage economic development and recreational opportunities.
- Promote the repurposing, as feasible, of old industrial structures that retain a dominant visual and psychological impact within communities. Support municipalities and property owners cleaning up contaminants without compromising The Last Green Valley's natural and cultural resources.
- Develop and improve tourism attractions, events, itineraries, websites with interactive maps, blueways, greenways, accommodations and campgrounds consistent with the character of The Last Green Valley, and forge linkages between regional attractions.
- Enhance and expand tourism infrastructure, including visitor services, signage and staffed visitor centers at the gateways to The Last Green Valley.
- Develop self sufficiency in regional tourism promotion by encouraging investment and creative partnerships by the stakeholders living and working in The Last Green Valley.
- Advocate connectivity and expansion among regional transit systems for residents and visitors with well-marked stops and published schedules.



Cultural Resources

CULTURAL RESOURCES

Vision 2020: **The cultural resources of The Last Green Valley are valued, preserved and made accessible to the public in innovative ways, thereby inspiring generations. They provide both the character of our communities and the foundation for future community planning.**

Strategies to Achieve the Vision:

- Develop a regional database of cultural resources for use in research, tourism promotion and municipal/regional planning.
- Coordinate the implementation of the Connecticut and Massachusetts Heritage Areas Legislation, as defined by CT PA 09-221 and MA Chapter 272 of 2010, with all state agencies, boards, committees and commissions for planning and projects.
- Assist in the planning, documentation and restoration of cultural resources in The Last Green Valley.
- Assist in the preservation and access to cultural resource documents and oral traditions pertaining to The Last Green Valley.
- Assist museums and historic sites/areas to improve public awareness of their sites, to improve their role in telling the stories of The Last Green Valley, to increase public access to their sites, and to forge cooperative partnerships.
- Encourage the research and interpretation of the cultural resources in the region.
- Develop school curricula and student experiences at all grade levels that communicate the significance of the cultural resources of The Last Green Valley.
- Encourage the development of region-wide events to highlight cultural resources and traditional working lands in The Last Green Valley. (See also Agriculture, p. 14.)
- Assist in the development of informational signage for natural and cultural resources. (See also Recreation, p. 18.)

LAND USE

Vision 2020: **Land use in The Last Green Valley conserves natural resources and the rural and cultural character of the region while encouraging traditional and compatible residential and economic development. Residents and visitors enjoy dark skies and the serenity of a quiet place with minimal interruption from excessive light and noise.**

Strategies to Achieve the Vision:

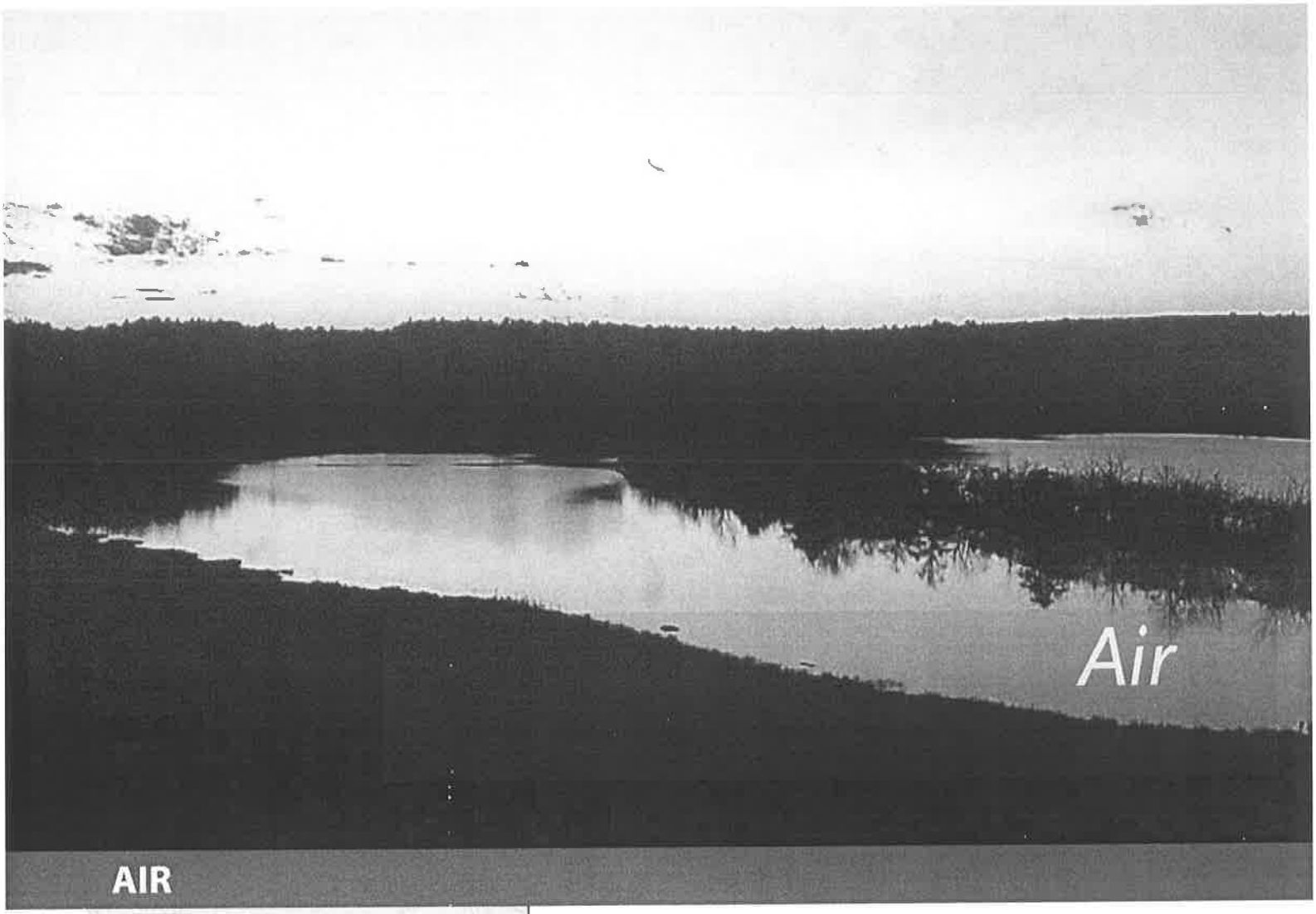
- Promote new development that is compatible with the traditions and character of the region, does not adversely impact natural and cultural resources, provides a variety of residential housing options, and minimizes sprawl.
- Educate communities about land use planning, design, and controls such as zoning that promote sustainable development compatible with the region's natural and cultural resources.
- Identify and protect important natural and cultural resources from adverse development impacts.
- Promote and facilitate open space planning and protection to preserve important natural and cultural resources, working lands, and recreational opportunities.
- Identify, reuse and revitalize historic districts, village centers and buildings including mills, civic buildings and residences.
- Promote the designation and enhancement of scenic roads and views, greenways and blueways.
- Encourage working farms and forestlands, offering economic opportunities, food, fiber, and forestry products to residents of The Last Green Valley and surrounding communities (See also Agriculture, p. 14.)
- Promote conservation and development techniques and policies that protect water quality and supply.
- Minimize noise and light pollution through site design and technology.
- Educate landowners and the general public about the value of and the need for responsible stewardship.
- Encourage regional planning to protect shared natural and cultural resources and promote intercommunity cooperation.
- Coordinate the implementation of the Connecticut and Massachusetts Heritage Areas Legislation, as defined by CT PA 09-221 and MA Chapter 272 of 2010, with all state agencies, boards, committees and commissions for planning and projects.

AGRICULTURE

Vision 2020: **Sustainable agriculture is thriving in The Last Green Valley and continues to expand. Farming is an economically viable business. Our farms are critical to supplying food to southern New England. Residents of The Last Green Valley and surrounding regions value and benefit from the fresh foods, fiber and horticulture products grown in the region. Forestry continues to be an important agricultural activity in The Last Green Valley. The wide variety of growers and farmers are in harmony with the environment and provide important ecological services. High quality agritourism experiences attract visitors and additional revenue to the region.**

Strategies to Achieve the Vision:

- Protect land that is currently farmed or identified as valuable for farming because of its soils or other characteristics and maximize its use for agricultural purposes.
- Protect large blocks of unfragmented forest land and implement appropriate forest management.
- Ensure that farmers have sufficient knowledge, tools, infrastructure and workforce to succeed.
- Expand the markets, products and processing available to farmers and end-users.
- Advocate the use of local foods by local restaurants, grocery stores and institutions, including schools and hospitals.
- Educate residents of The Last Green Valley and the surrounding region about the significant value of local foods and their production. Facilitate easy access to those foods.
- Encourage the adoption and enforcement of state and regional food safety policies.
- Educate municipal officials about the value of working lands and encourage support of agricultural operations through their fiscal and land use policies.
- Promote scientifically-based green and renewable energy sources and energy conservation as an integral part of agricultural operations.
- Assist growers with the implementation of practices that are compatible with the environment.
- Encourage the start of new agriculture operations and the continuation of existing farms by new generations.
- Promote agritourism and agritainment (See Economic Development and Community Revitalization, p. 11.)
- Coordinate the implementation of the Connecticut and Massachusetts Heritage Areas Legislation, as defined by CT PA 09-221 and MA Chapter 272 of 2010, with all state agencies, boards, committees and commissions for planning and projects.

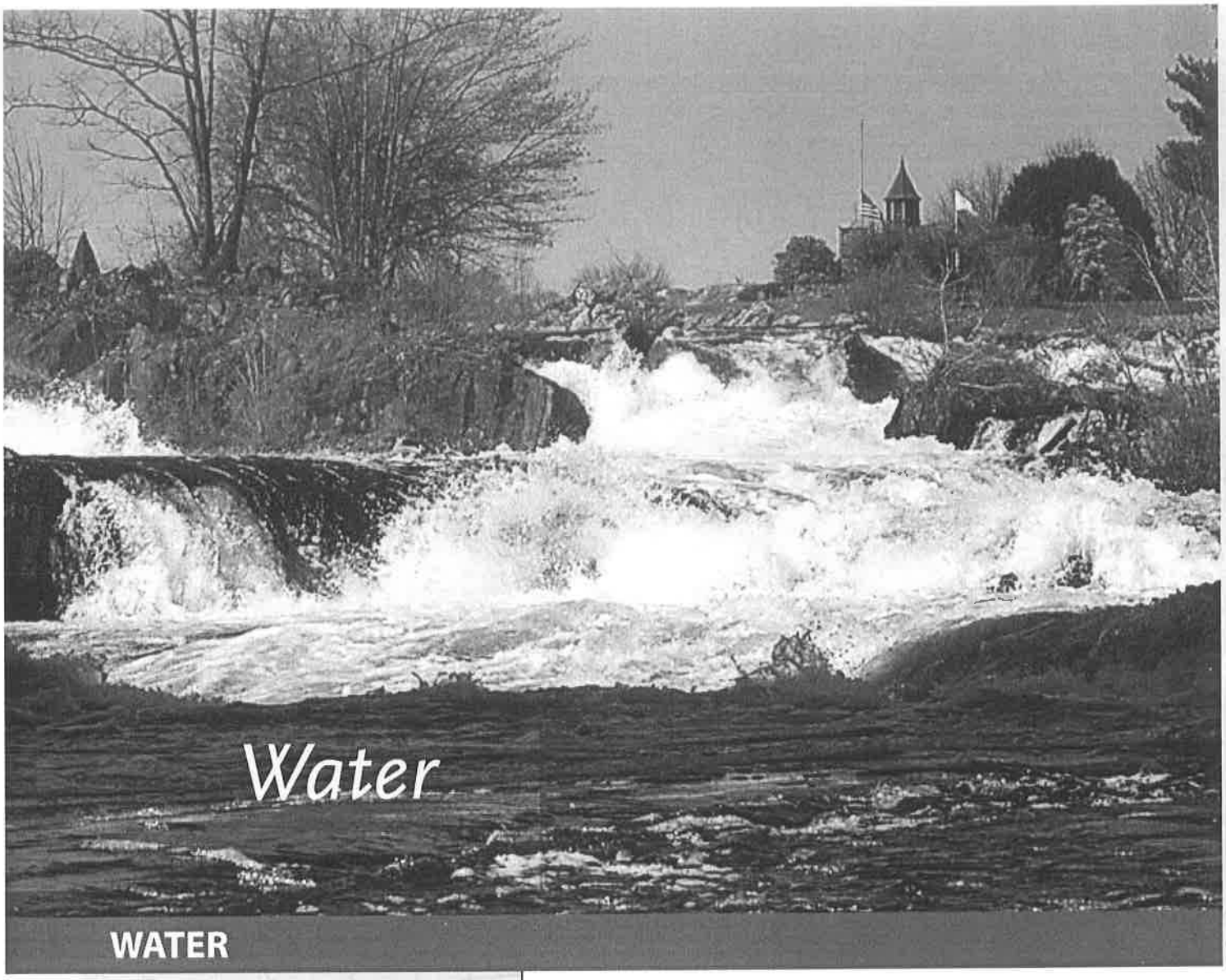


AIR

Vision 2020: **Residents and visitors of The Last Green Valley and surrounding regions appreciate and depend on clean air for good health, a high quality of life, and as an essential component of an economy that thrives on nature-based, outdoor recreational experiences and tourism. Clean air also supports healthy fish and wildlife populations and their habitats.**

Strategies to Achieve the Vision:

- Protect forest resources, which absorb and filter air pollutants, generate oxygen, store great quantities of carbon, and help maintain the necessary balance of air components.
- Encourage land use planning and design that will lower harmful emissions and prevent air quality degradation by reducing dependence on private automobiles and fostering alternative means of transportation, such as walking, bicycling, and use of public transportation.
- Promote scientifically-based green technologies and low-impact development techniques to reduce energy use and minimize harmful emissions from residential, agricultural, commercial and industrial operations.
- Protect fish and wildlife habitats from air pollutants.
- Coordinate the implementation of the Connecticut and Massachusetts Heritage Areas Legislation, as defined by CT PA 09-221 and MA Chapter 272 of 2010, with all state agencies, boards, committees and commissions for planning and projects.



WATER

Vision 2020: **Clean water flows though and under the landscapes of The Last Green Valley for the sustainable use and enjoyment of all living things, to nourish present and future generations.**

Strategies to Achieve the Vision:

- Reduce and eliminate point and non-point source pollution to preserve and enhance the quality of the region's surface and ground waters.
- Facilitate informed decisions regarding alterations of the natural flow of water across the landscape to safeguard surface water flows and groundwater recharge.
- Ensure adequate supplies of water that will balance the needs of human, wildlife and plant life populations.
- Inspire all citizens, businesses and governments to strive for clean and plentiful water to enable a full range of recreational activities.
- Encourage residents to understand the interrelationships of human activities and water quality and quantity through education and outreach.
- Engage community volunteers in water quality monitoring and assessment activities in the region and work to ensure the information is accessible and usable by local officials and the general public.
- Coordinate the implementation of the Connecticut and Massachusetts Heritage Areas Legislation, as defined by CT PA 09-221 and MA Chapter 272 of 2010, with all state agencies, boards, committees and commissions for planning and projects.

WILDLIFE

Vision 2020: **The Last Green Valley includes a variety of protected habitats capable of supporting diverse populations for the benefit of healthy wildlife and human communities.**

Strategies to Achieve the Vision:

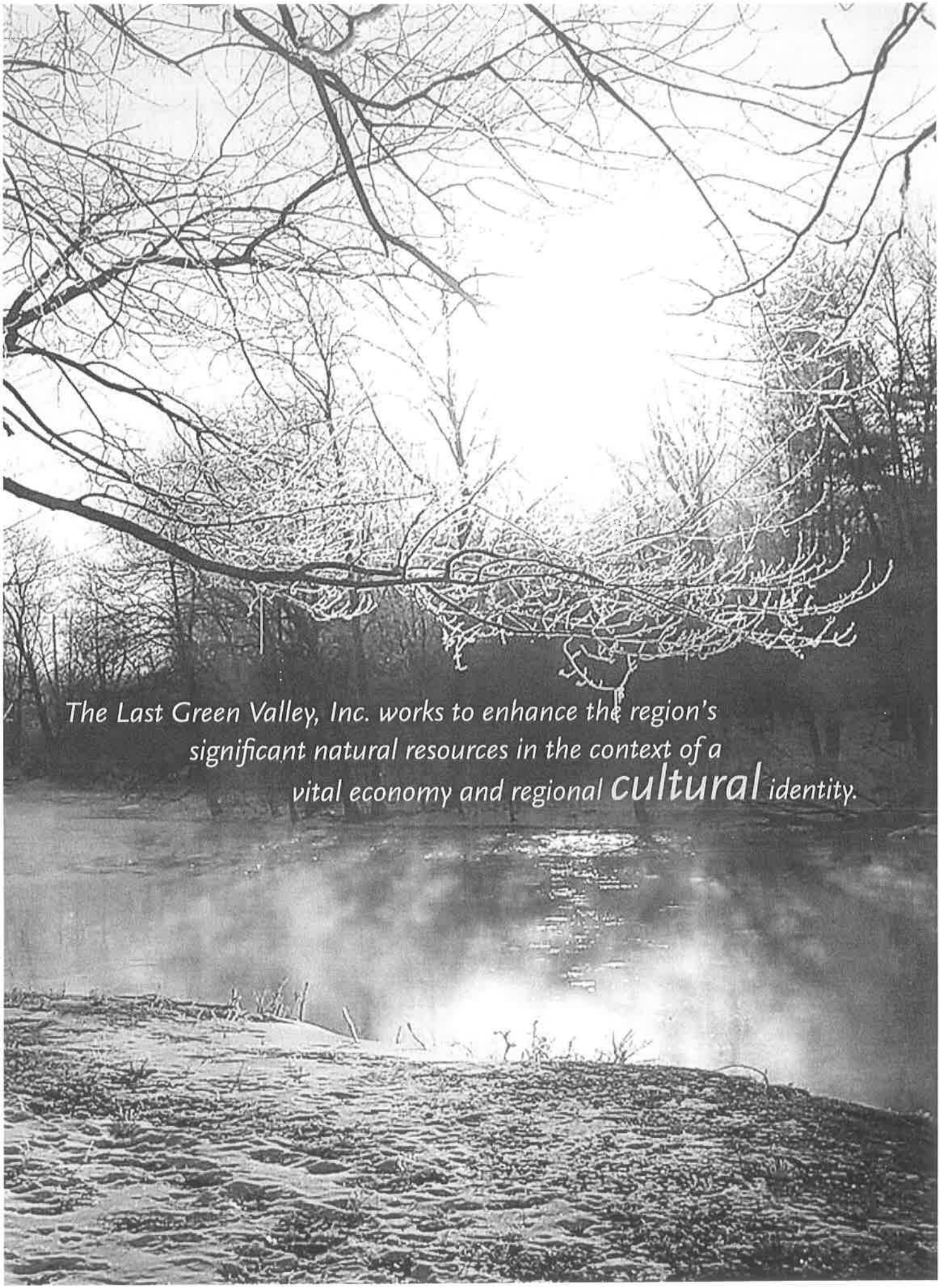
- Identify and protect a variety of representative habitats, including unfragmented forest, grasslands, successional habitats, freshwater wetlands, streams, ponds, lakes, rivers and estuarine habitats, capable of supporting native wildlife species.
- Protect and promote corridors that link critical habitats and minimize habitat fragmentation.
- Encourage municipal and regional planning for the protection of wildlife habitats.
- Improve and restore degraded aquatic and terrestrial habitats.
- Prioritize the protection of state and federally-listed wildlife species and habitats that have been identified as having the greatest conservation needs.
- Encourage public education and outreach efforts focused on The Last Green Valley's wildlife and wildlife habitats.
- Coordinate the implementation of the Connecticut and Massachusetts Heritage Areas Legislation, as defined by CT PA 09-221 and MA Chapter 272 of 2010, with all state agencies, boards, committees and commissions for planning and projects.

RECREATION

Vision 2020: Recreation plays an important role in healthy communities. The Last Green Valley is a place where residents and visitors of all abilities can enjoy abundant and easily-accessible opportunities for outdoor, nature-based recreation.

Strategies to Achieve the Vision:

- Maintain, improve, and expand outdoor recreational activities through public and private partnerships.
- Educate all generations on the value of outdoor, nature-based recreation and encourage a conservation ethic that leads to promotion and protection of these resources.
- Develop trail linkages to form an easily-accessible, inter-regional and intra-state network that can be used for many activities, including biking, hiking, cross-country skiing, walking, bird-watching, photography, horseback riding, fishing, and hunting.
- Maximize access to recreational opportunities for all residents of The Last Green Valley through thoughtful land use planning and design.
- Promote safe and convenient water access and water trails for boating, paddling, fishing, swimming, skating, and simply enjoying the natural beauty of the region's lakes, streams, and rivers.
- Advocate for invasive species control measures such as water craft washing stations.
- Foster economic development activities that promote outdoor, nature-based recreation.
- Ensure that information about recreational opportunities is easy to find, up to date and comprehensive, including restrooms and accessibility criteria (Universal Trails Assessment Data).
- Coordinate the implementation of the Connecticut and Massachusetts Heritage Areas Legislation, as defined by CT PA 09-221 and MA Chapter 272 of 2010, with all state agencies, boards, committees and commissions for planning and projects.


The Last Green Valley, Inc. works to enhance the region's
significant natural resources in the context of a
vital economy and regional cultural identity.

Actions Items to Achieve Visions and Strategies

1 **Revise the present mission statement and how it is communicated**. Anticipate the need to refine the mission statement if resources decrease dramatically over time.

Former mission statement: *It is the mission of The Last Green Valley, Inc. to conserve, celebrate and enhance the significant historical, cultural, natural and scenic resources of The Last Green Valley while promoting quality of life based on a strong, healthy economy compatible with the region's character.*

- **New mission statement**: *The Last Green Valley, Inc., works to enhance the region's significant natural resources in the context of a vital economy and regional cultural identity.*
- **Engage professional expertise** to maximize recognition and acceptance of TLGV's mission.

2 **Increase flexibility in forging partnerships.**

TLGV's Board of Directors has a policy to expand the geographic region served to include tourism entities that have traditionally marketed themselves as part of the region but exist on its periphery. The Source to Sea Expedition in 2009 highlighted the need for a watershed organization to provide outreach and advocacy on a regular basis. Present programs include water trail development and water quality monitoring, work that affects the entire watershed.

- **Extend the service area** for The Last Green Valley over time to include the entire Thames River Watershed Basin, of which the majority is in the Quinebaug and Shetucket Watershed.

3 **Expand the relevance of the mission to a larger audience.**

While the residents, businesses, nonprofits, government entities and visitors in The Last Green Valley have been the primary focus of outreach, present projects like the TLGV Foodshed Plan are of importance to a greater audience beyond, e.g. 11 million food consumers in southern New England. The greater the audience that is engaged, the greater the probability that the resources needed to achieve the mission will be acquired.

4 **Become self-sustaining by expeditiously taking the following steps:**

- **Minimize overhead costs;**
- **Research, develop and implement for-profit activities** to generate income for the nonprofit;
- **Develop sufficient staff** to deliver high quality programming and projects to attract necessary resources;
- **Generate an endowment capable of providing** sufficient funds for operating costs and support for the TLGV Grant Program;
- **Design and implement an innovative, multi-year capital campaign** beginning in 2010.

5 **Be flexible and allow for reconfiguration** of TLGV's corporate structure if necessary to accommodate for-profit activities. A sub-corporate structure of for-profits and additional nonprofits may become necessary to align with resources and refinements in mission over time.

In order to efficiently use scarce resources, Board committee and subcommittees should concentrate on specific projects rather than focus on general mission areas.

The Last **Green** Valley, Inc. works to **enhance** the region's significant **natural resources** in the context of a vital **economy** and regional **cultural** identity.

List of Planning Documents

Vision to Reality: A Management Plan, 1997

QSHC Implementation Plan: A Work in Progress, 1998

QSHC Action Plan, 1998

Vision 2010: A Plan for the Next Ten Years, 2000

Interpretive Initiative for the Quinebaug and Shetucket Rivers Valley National Heritage Corridor, 2000

QSHC Development Assessment, 2002

Regional Awareness Survey, 2005

The Trail to 2015, A Sustainability Plan, 2007

Vision 2020, The Next Ten Years, 2010

The Last Green Valley

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Danielson, CT 06239-0029
860-774-3300
www.thelastgreenvalley.org

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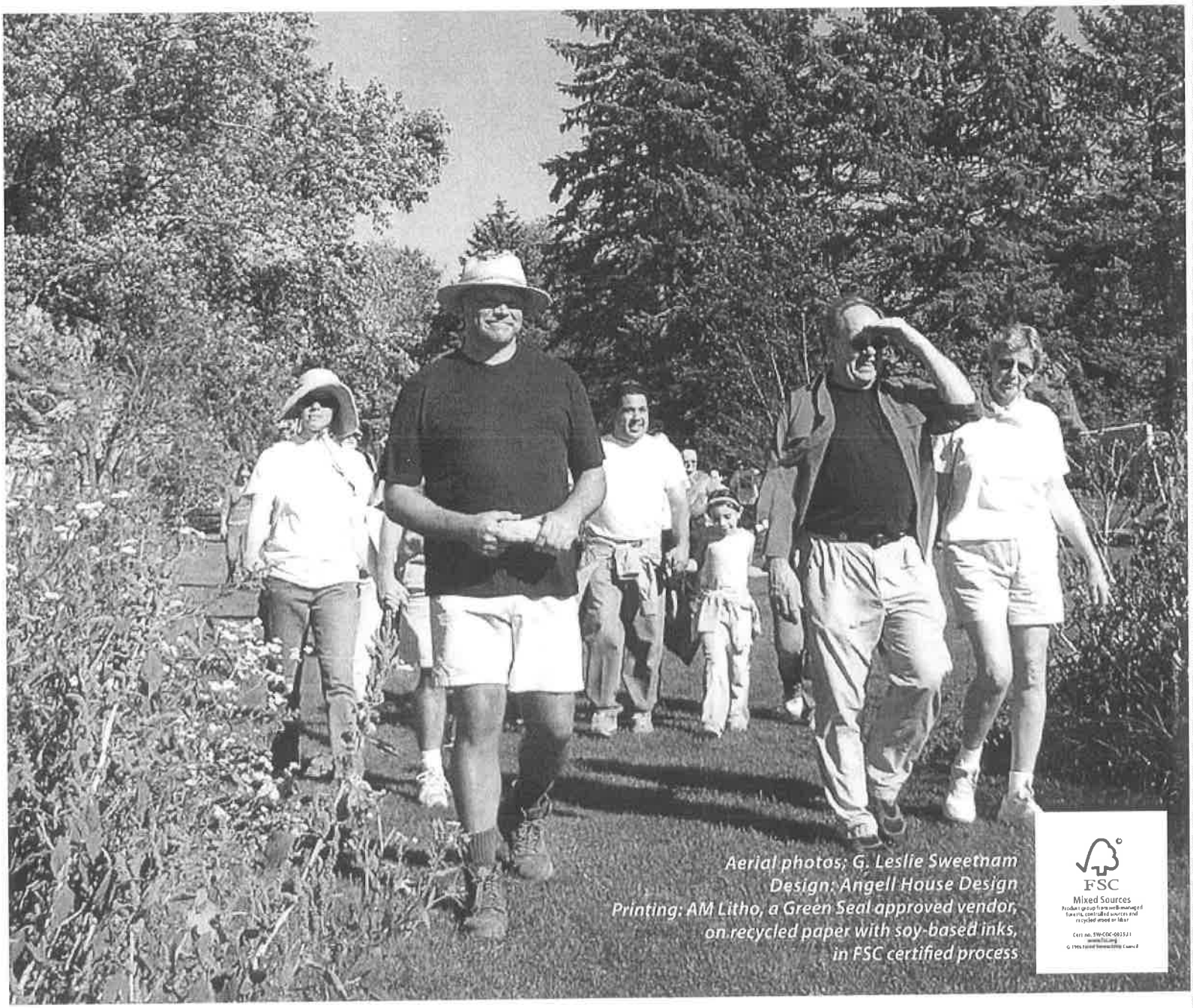


Aerial photos: G. Leslie Sweetnam
Design: Angell House Design
Printing: AM Litho, a Green Seal approved vendor, on recycled paper with soy-based inks, in FSC certified process

FSC
Mixed Sources

Feasibility Evaluation for New Industrial Park Location

Lake Road
Killingly, Connecticut

Prepared for
Town of Killingly, CT
172 Main Street
Danielson, CT 06239

Prepared by
Vanasse Hangen Brustlin, Inc.
Transportation, Land Development, Environmental Services
100 Great Meadow Road, Suite 200
Wethersfield, Connecticut 06109
(860) 807-4300

October 2014

Contents

General:

VHB has evaluated the industrial and manufacturing development potential of one 46 acre lot located on Lake Road (See Site Location and Parcel ID Maps, Figure 1 and Figure 2 in the Appendix). The Parcel information identified below was obtained from the Town of Killingly land records (the Site):

Parcel ID:	Parcel Address:
060-003	251 Lake Road

The Site is bordered by vacant land to the north and west and industrial uses to the east and south. The Quinebaug River is located north of the Site and there is an un-named water body immediately northeast of the Site. The Rite Aid Distribution Center and UNFI are located directly across Lake Road to the east of the Site. The Killingly Industrial area including the US Cosmetics Corporation and the Putnam Plastics Co., as well as other industrial properties, are located further to the east of the Site.

A Connecticut Light and Power easement is located through a majority of the Western portion of the Site.

Zoning:

The Site is located in the RD (Rural Development) Zone. Therefore the parcel requires a zone change to an Industrial Zoning based upon the proposed usage of the site.

The following analysis of the I (Industrial) Zone is based upon the Zoning Regulations for the Town of Killingly:

- storage, manufacturing and processing of goods (unless specifically prohibited by the regulations or limited by special permit
- wholesaling and related storage
- general office space
- printing and publishing establishments
- analytical laboratories

Special Permit uses include:

- Bulk storage of cement and petroleum products
- Commercial storage and sale of fuel and bottled gas
- Freight and materials trucking business and terminals

- Vocational education
- Research and development facilities
- Cluster development
- Contractor business

The following analysis is based upon the Zoning Regulations for the Town of Killingly.

	Required for the I – Industrial
Minimum Lot Area	40,000 SF
Minimum Lot Frontage	150 FT
Minimum Setback from street	50 FT
Minimum Setback from side line	50 FT
Minimum Setback from Rear Line	60 FT
Maximum Building Height	2.5
Maximum Lot Coverage	70%

Physical Constraints:

Topography:

The area comprising of the one parcel varies from elevation 240 to 330. The slopes on the site are graphically represented in the plan titled Slope Analysis, SA-1, included in the Appendix.

Wetlands:

Wetlands were identified based on CTDEEP Wetlands data from 2005.

The site wetlands are located through the center of the parcel from the northeast corner to the southwest corner as well as near the rear of the property.

A water body is located to the east of the property line and the Quinebaug River is located approximately 1,000 feet from the rear of the property.

Floodplain:

FEMA Map community-panel number's 090 136 0004 B, 090 136 0002 B and 090 136 0020 B depict that the site has an area of 100 year flooding located at the center of the parcel at the rear as well as a 100 year flooding zone located along the Eastern property line as well as outside the rear west corner of the property. The majority of the Site is located in Zone C area of minimal flooding. The FIRMette maps are included in the Appendix.

NEPA Screen:

The NEPA screen included in the Appendix of this report demonstrates that portions of the site contain Wetlands. The site is also located within the CTDEEP Natural Diversity Database for Threatened and Endangered Species.

The CTDEEP National Diversity Database represents approximate locations of endangered, threatened and special concern species and significant natural communities. Exact locations have been masked to protect sensitive species from collection and disturbance and to protect landowner's rights whenever species occur on private property. Biologists may use this data to target further research on associated plant and animal species.

Site Access:

The Site is located approximately 1.3 miles west of the I-395 ramps and approximately 1.5 miles west of Route 12. Residential areas are located west of the site on Lake Road. However, truck access is prohibited west of the Forbes Road, which is the entrance drive to the Rite Aid Distribution Center and UNFI.

The area between Forbes Road and the I-395 ramps currently accommodates truck traffic due to the existing industrial uses. Lake Road is a two lane roadway which services the surrounding industrial areas as well as residential area located west of Forbes Road. The intersection of Lake Road and Tracey Road and Old Trolley Road (at the railway crossing) is signalized.

Vehicles approaching the site from the I-395 ramps would drive through industrial areas along Lake Road.

Vehicles approaching the site from Route 12 will pass residential areas east of the I-395 ramps and then continue past industrial areas before arriving at the Site. A Site Access Map is included in the Appendix.

Utilities:

VHB contacted the various utility companies to determine the availability and serviceability of the Site. Below is a summary:

Gas: Yankee Gas has an elevated high pressure main located along the frontage of the site.

Water: CT Water has a main in the vicinity of the site. However, additional proposed demand parameters are required to determine if the existing facilities can handle the proposed water demand.

Electric: CL&P can accommodate industrial park loads for this Site.

The site has a Connecticut Light and Power Easement running the entire depth of the western side of the Site. Proposed relocation of the existing line and easement would need to be coordinated with the electric company and may not be feasible. The Conceptual Massing Plan maintains the existing easement and facilities in their current location.

Sewer: United Water indicated that a 10 inch asbestos cement pipe is located approximately 350 ft. east of Louisa Veins Drive. This pipe conveys flow from the industrial park. The pipe conveys flow to a 30 year old pump station. An upgrade to the system may be needed to handle the proposed development. Further investigation would be required.

Cable: MetroCast Communications has fiber and coax cables in the area and does not foresee any issues extending their facilities to the Site.

Telephone: AT&T provides service to this area.

Utilites are provided in this area but special measures will be needed for large industrial parks. Further coordination is needed with utility companies if this site is chosen.

Soil Classifications:

A Soil Classification Map is included in the Appendix. The site consists of various soil classifications. However, the soils are predominantly gravel. With a high concentration of rocky material in the steeper areas located in the center of the Site.

Permitting:

Local, state and federal permitting will be dependent on the size and scope of the development. At minimum, the following permits should be anticipated based on the Conceptual Massing Plan, MP-1, included in the Appendix:

1. Zone change will be required. Site Plan Review and perhaps a Special Permit will be required from the Planning and Zoning Commission.
2. Wetland Permitting will be required from the Inland Wetlands and Watercourses Commission.
3. DOT permitting will be required with the Office of the State Traffic Administration (OSTA).
4. A permit for the Discharge of Stormwater during Construction Activities will be required from the DEEP.

5. A permit for stormwater associated with industrial activities will be required from the DEEP.

Cost Estimate:

A preliminary site development cost was determined based on the following assumptions:

- average site development cost of $275,000 per acre,
- additional premium of $25,000 per acre of rock excavation,
- additional premium of $400 per linear foot of access road within the development,
- additional site premium for sanitary sewer extension and potential pump station upgrades.

The preliminary site development cost estimate is $8,000,000.

Based on a development plan of 277,500 SF of building, the average site development cost is $29/ SF of proposed building area.

Economic Evaluation:

A Location Study Economic Evaluation is included in the Appendix. The technical memo evaluates the potential fiscal implications of new development by estimating potential real estate tax generation and employment resulting from new development.

Summary:

1. Projected Tax Generation: $185,000
2. Projected Employment Generation: 362
3. Projected wage earnings range: $13,500,000 to $27,600,000

Summary and Recommendations:

The approximately 46 acre Site is comprised of one parcel identified as Parcel ID: 060-003. The Parcel is currently zoned Rural Development.

Topographical variations, wetlands and flood plains will impact the development potential of the Site. These physical constraints and other site characteristics were considered when preparing the Conceptual Massing Plan, MP-1 which is located in the Appendix. This plan demonstrates potential lot, building and parking lot sizes.

The development potential of Parcel 060-003 is limited. For purposes of the Conceptual Massing Plan, the Parcel was divided into four (4) lots ranging in size from five (5) acres to 20 acres. The lots can accommodate proposed buildings ranging from 40,000 Square Feet to 100,000 Square Feet. The buildings were assumed to be single story with parking lots accommodating five (5) parking space per 1,000 SF of building gross square footage. The total square footage of proposed buildings that may be accommodated per the Conceptual Massing Plan is estimated to be 277,500 square feet.

If this site is considered for development, the following items should be investigated in greater detail to validate the suitability of the site:

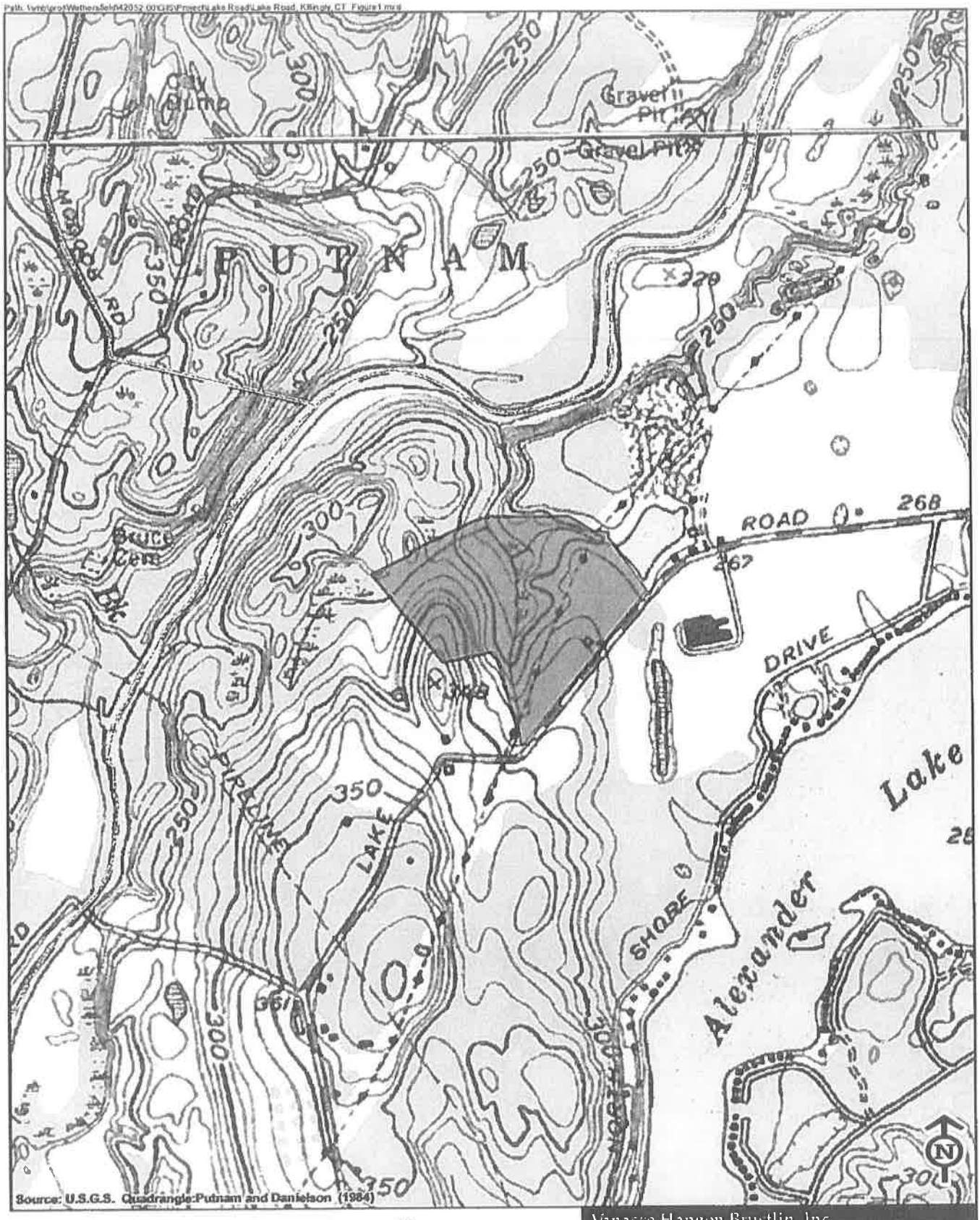
1. Confirmation of wetland locations.

2. Further investigation regarding connection to existing sanitary sewer system and potential upgrades to existing pump station.

Appendix

- Figure 1 – Site Location Map
- Figure 2 – Parcel ID Map
- Town Assessor's Property Cards
- Flood Insurance Rate Map
- NEPA Screen
- Site Access Map
- Soil Classification Map
- Economic Evaluation
- Site Photos
- Slope Analysis Map
- Conceptual Massing Plan

Figure 1 - Site Location Map



Vanasse Hangen Brustlin, Inc.

Figure 1
Site Location Map
Lake Road
Killingly, Connecticut

Figure 2 - Parcel ID Map

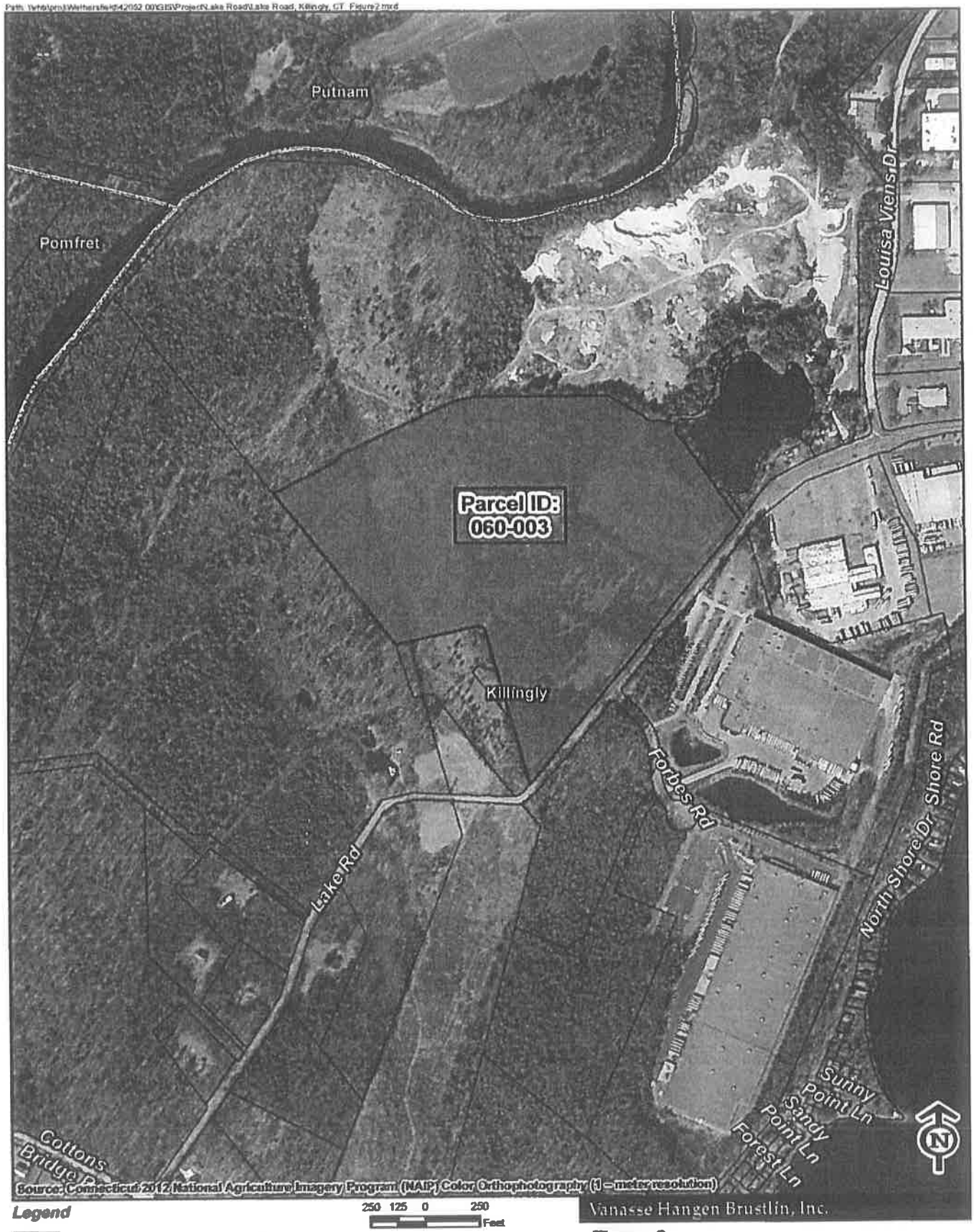
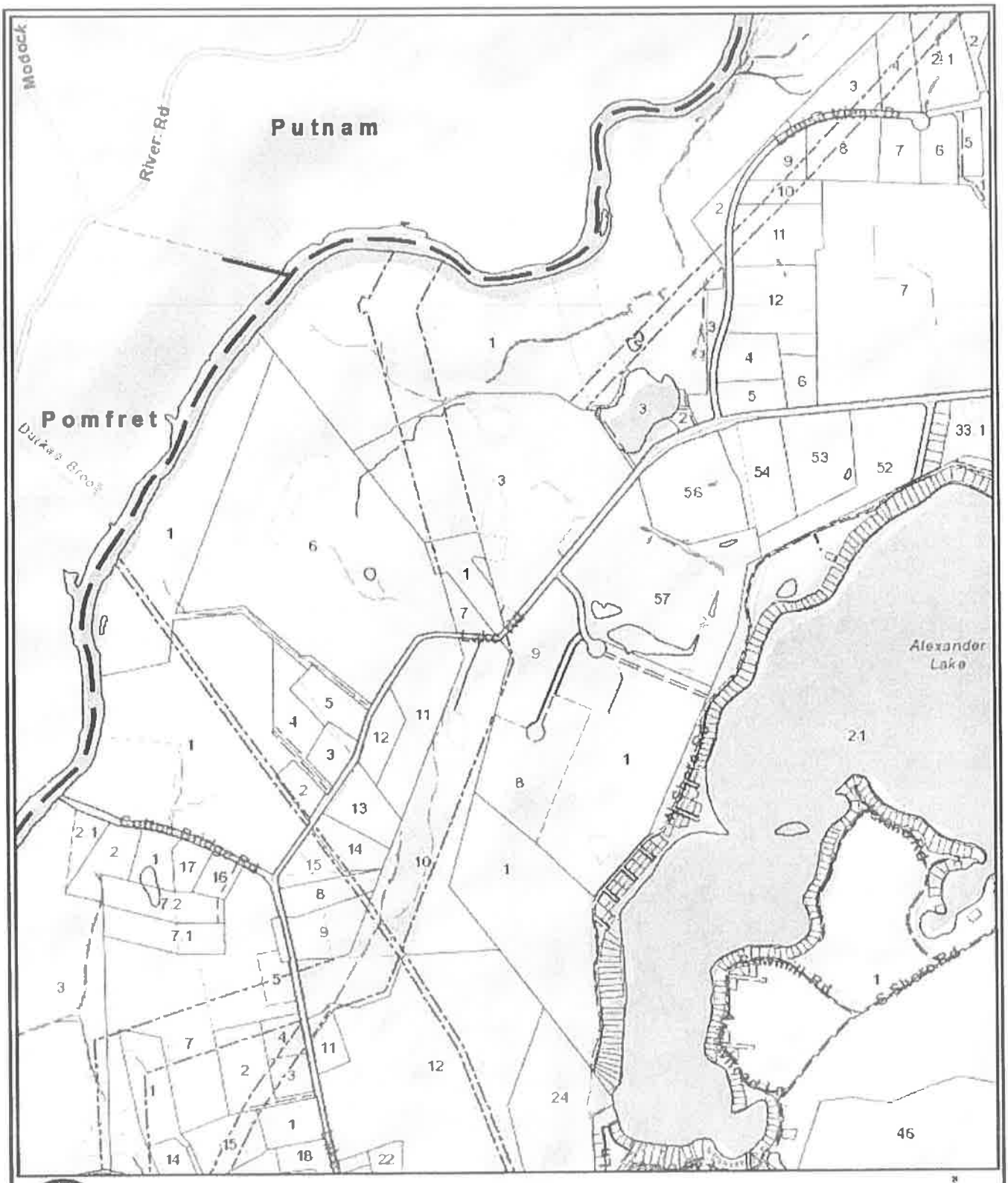


Figure 2
Site Location Map
Lake Road
Killingly, Connecticut

Town Assessor's Property Cards



060-003
Killingly, CT
1 Inch = 1013 Feet
August 07, 2014

www.cai-tech.com

Property Card: 251 LAKE RD

Town of Killingly, CT

NO PHOTO AVAILABLE

Parcel ID: 060-003
Account #: 003116

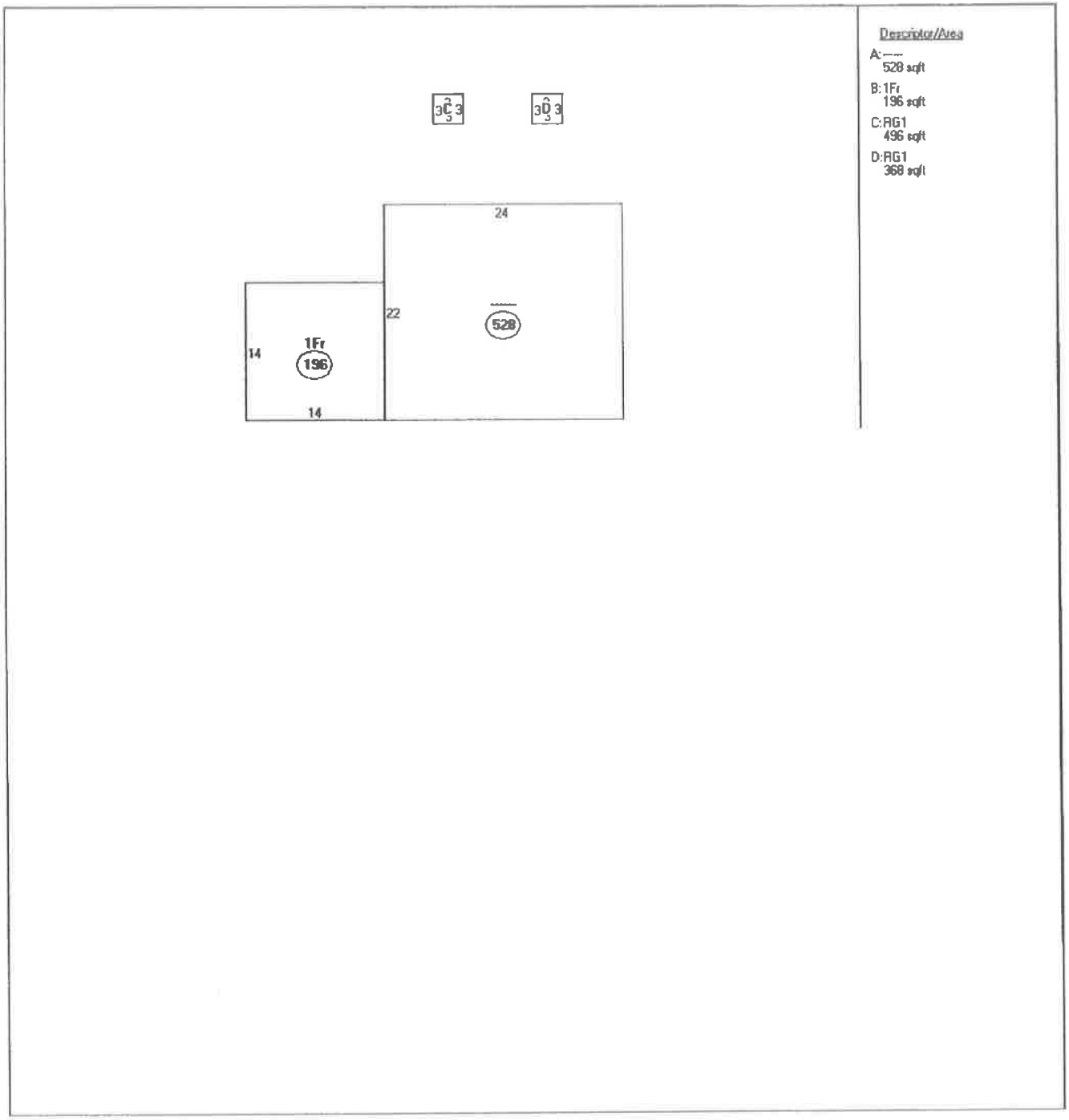
Owner: LANNON MAUREEN &
Mailing Address: 251 LAKE RD
DAYVILLE, CT 06241

General Information		Assessed Value	
State Class:	610	**Land:**	$65,300
Class:	R	**Buildings:**	$65,300
Census-Tract:	9044-1000	**Total:**	$91,420
District No.:	6		
Neighborhood:	114		
Zone:	RD		
Total Acres:	46		

Sale History	
Book/Page:	181-290
Deed Date:	19691203
Sale Date:	
Sale Type:	
Sale Price:	

Building Details			
Living Units:	1	**Basement:**	6
Style:	5	**FBLA Size:**	
Year Built:	1870	**Attic:**	1
Effective Year Built:		**Exterior Walls:**	1
Ture TLA:	1120	**Basement / Garage:**	
Stories:	1.5	**CDU Cond Depr Util:**	FR
Total Rooms:	6	**Grade:**	C
Total Bedrooms:	4	**Structure Type:**	
Number Full Baths:	1	**Year Built:**	
Number Half Baths:		**Number Units:**	
WB/FP Openings:		**Number Ident. Units:**	
Heating Type:	2	**Total Rentable:**	
Heating Fuel Type:	4		

BUILDING SKETCH



Flood Insurance Rate Map

KEY TO MAP

100-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A1 / ZONE A5
Zone Designations*	
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation In Feet Where Uniform Within Zone**	EL 980
Elevation Reference Mark	RM7x
Zone D Boundary	
River Mile	M11.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index to Map Panels.

APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF KILLINGLY, CONNECTICUT
WINDHAM COUNTY

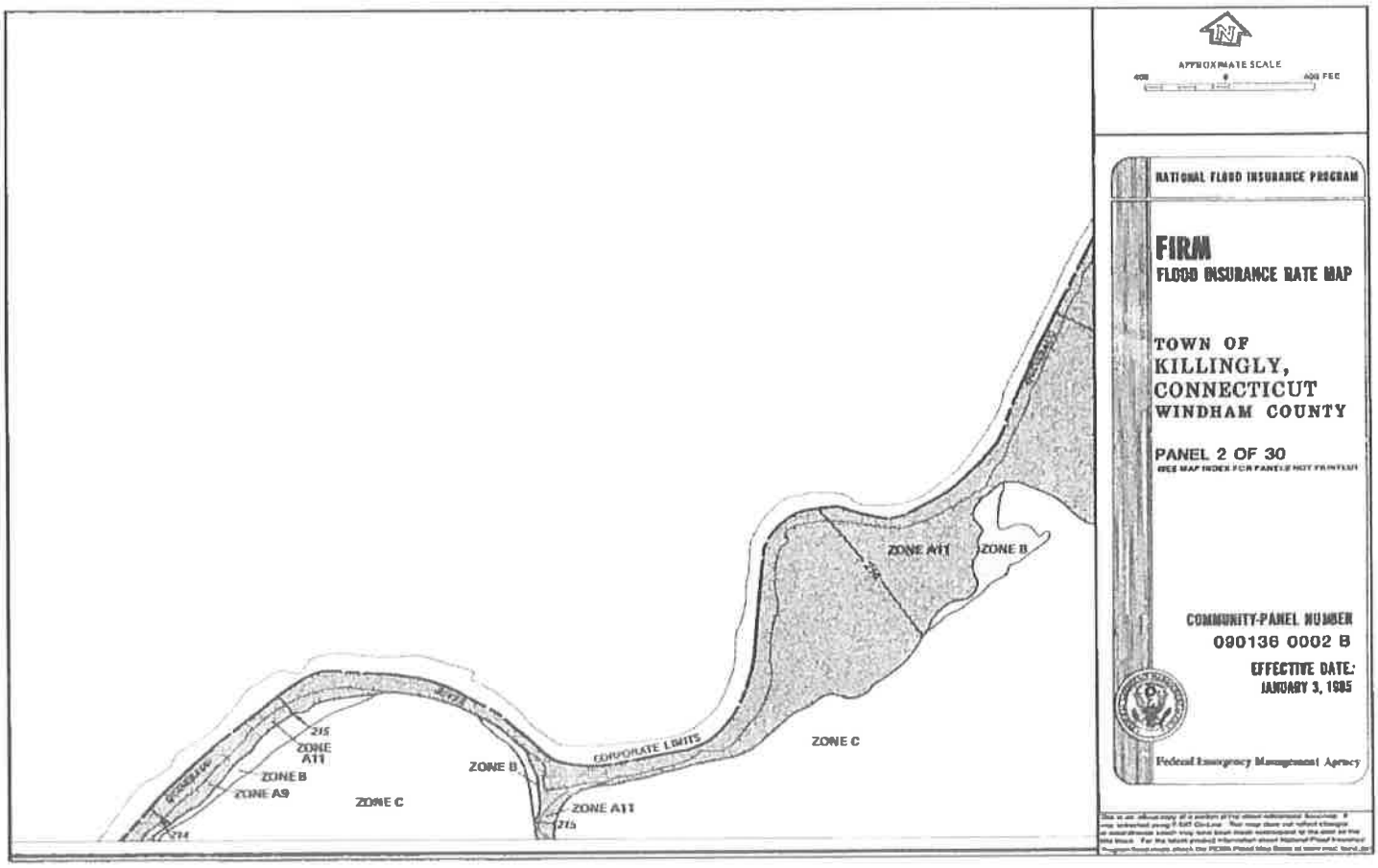
PANEL 2 OF 30

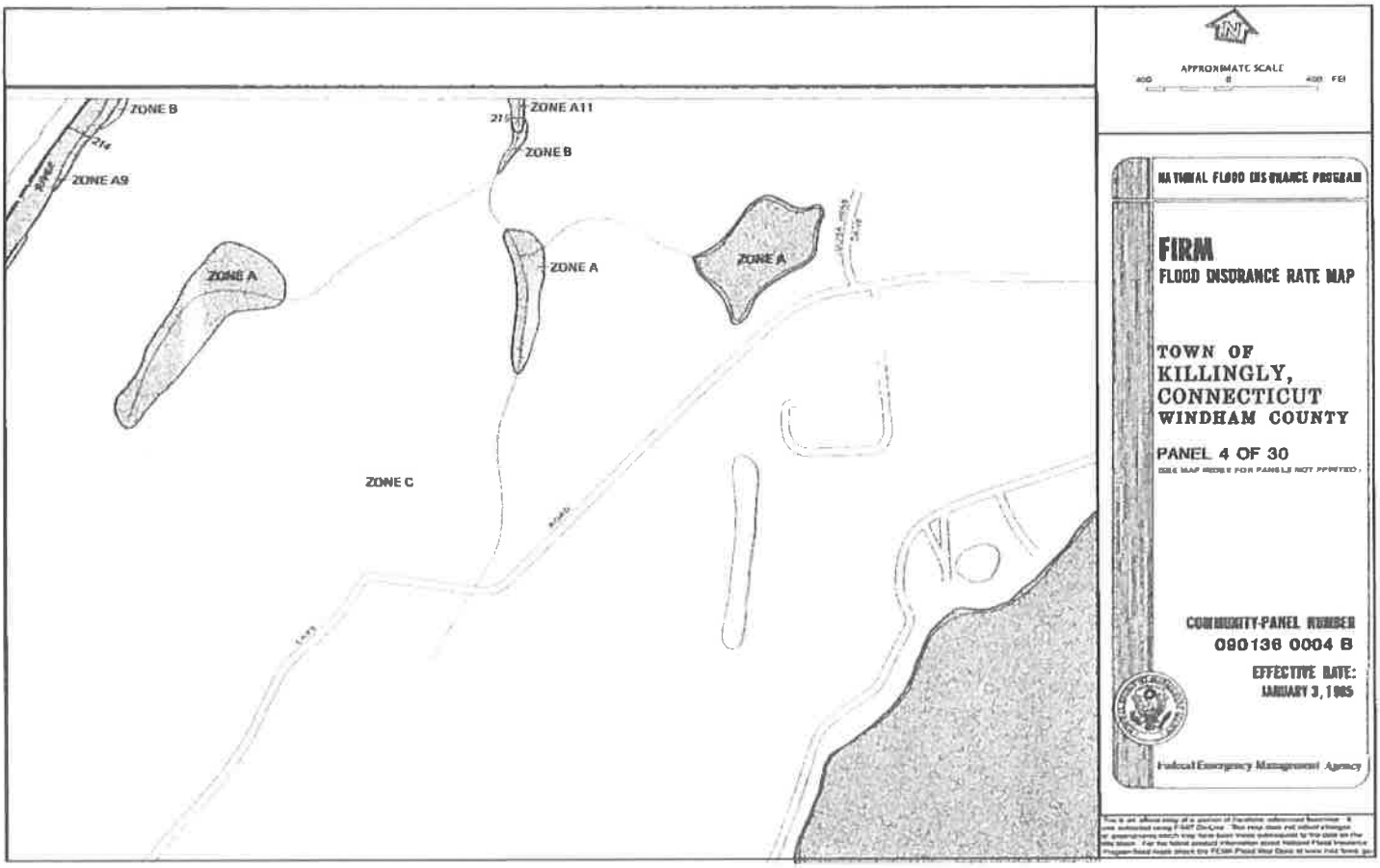
SEE MAP INDEX FOR PANELS NOT PRINTED

COMMUNITY-PANEL NUMBER
090136 0002 B

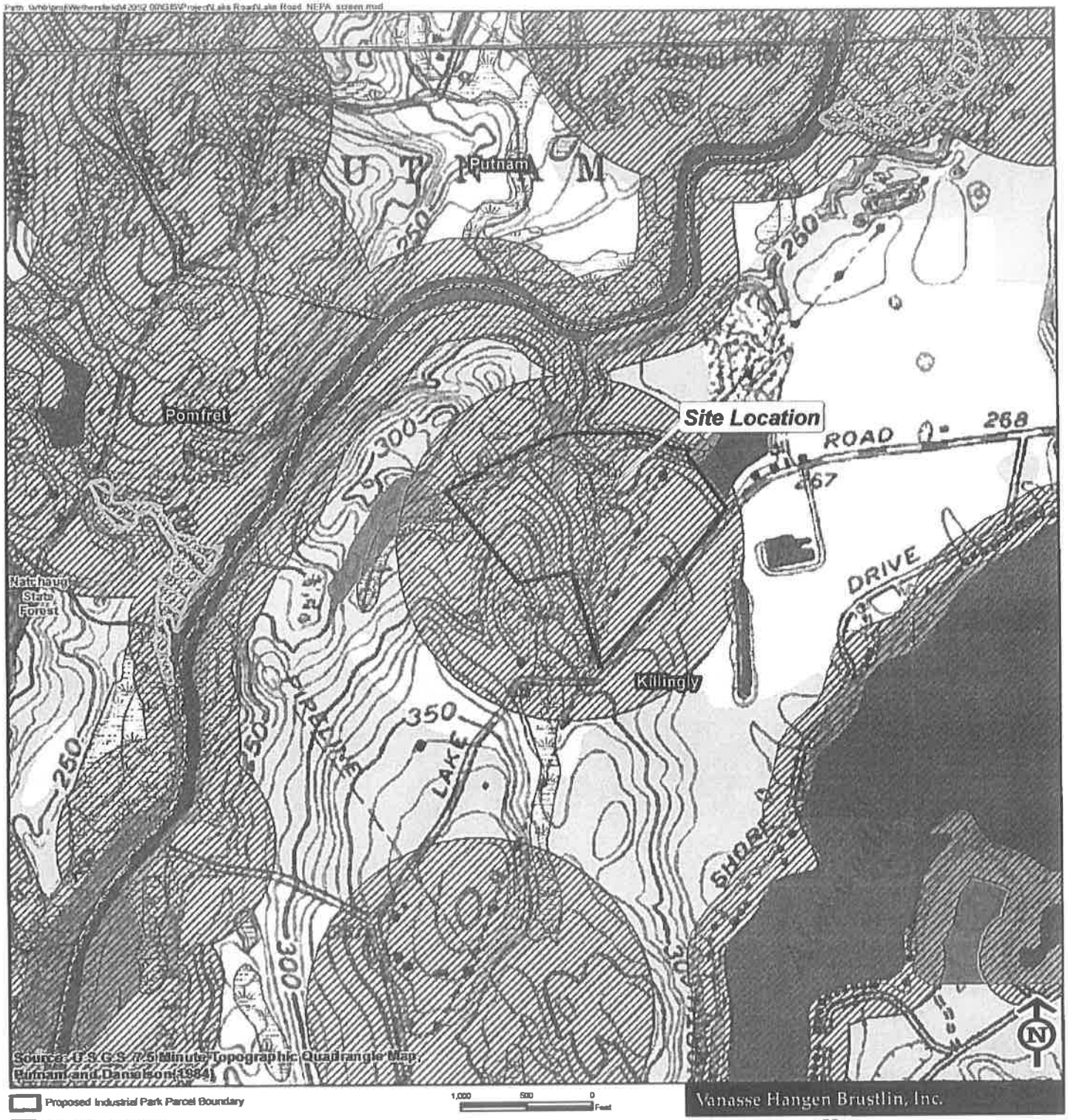
EFFECTIVE DATE:
JANUARY 3, 1985

Federal Emergency Management Agency


ZONE A11
ZONE B
ZONE C
CORPORATE LIMITS
ZONE B
ZONE A11
215
ZONE A11
ZONE B
ZONE A9
ZONE C
214
APPROXIMATE SCALE
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
TOWN OF
KILLINGLY,
CONNECTICUT
WINDHAM COUNTY
PANEL 2 OF 30
COMMUNITY-PANEL NUMBER
090136 0002 B
EFFECTIVE DATE:
JANUARY 3, 1985
Federal Emergency Management Agency


ZONE B
ZONE A9
ZONE A11
ZONE B
ZONE A
ZONE A
ZONE A
ZONE C
APPROXIMATE SCALE
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
TOWN OF
KILLINGLY,
CONNECTICUT
WINDHAM COUNTY
PANEL 4 OF 30
COMMUNITY-PANEL NUMBER
090136 0004 B
EFFECTIVE DATE:
JANUARY 3, 1985
Federal Emergency Management Agency

NEPA Screen



Proposed Industrial Park Parcel Boundary

Natural Diversity Database Threatened and Endangered Species (buffered; CTDEEP last updated 12/2013)

Critical Habitat (CTDEEP, 03/26/2010)*

National Register Historic Site*

National Register Historic District*

Federal Open Space (CTDEEP, 2004)*

Open Water

Wetlands (CTDEEP, 2005)

Town Line

FEMA Flood Zone

100 Year Flood Zone

500 Year Flood Zone

Floodway in Zone AE*

Other Flood Areas*

*none within site parcel boundaries

Aquifer Protection Area*

State Forest

State Park*

DEEP Owned Waterbody*

State Park Scenic Reserve*

Historic Preserve

Natural Area Preserve*

Fish Hatchery*

Flood Control*

Other*

State Park Trail*

Water Access*

Wildlife Area*

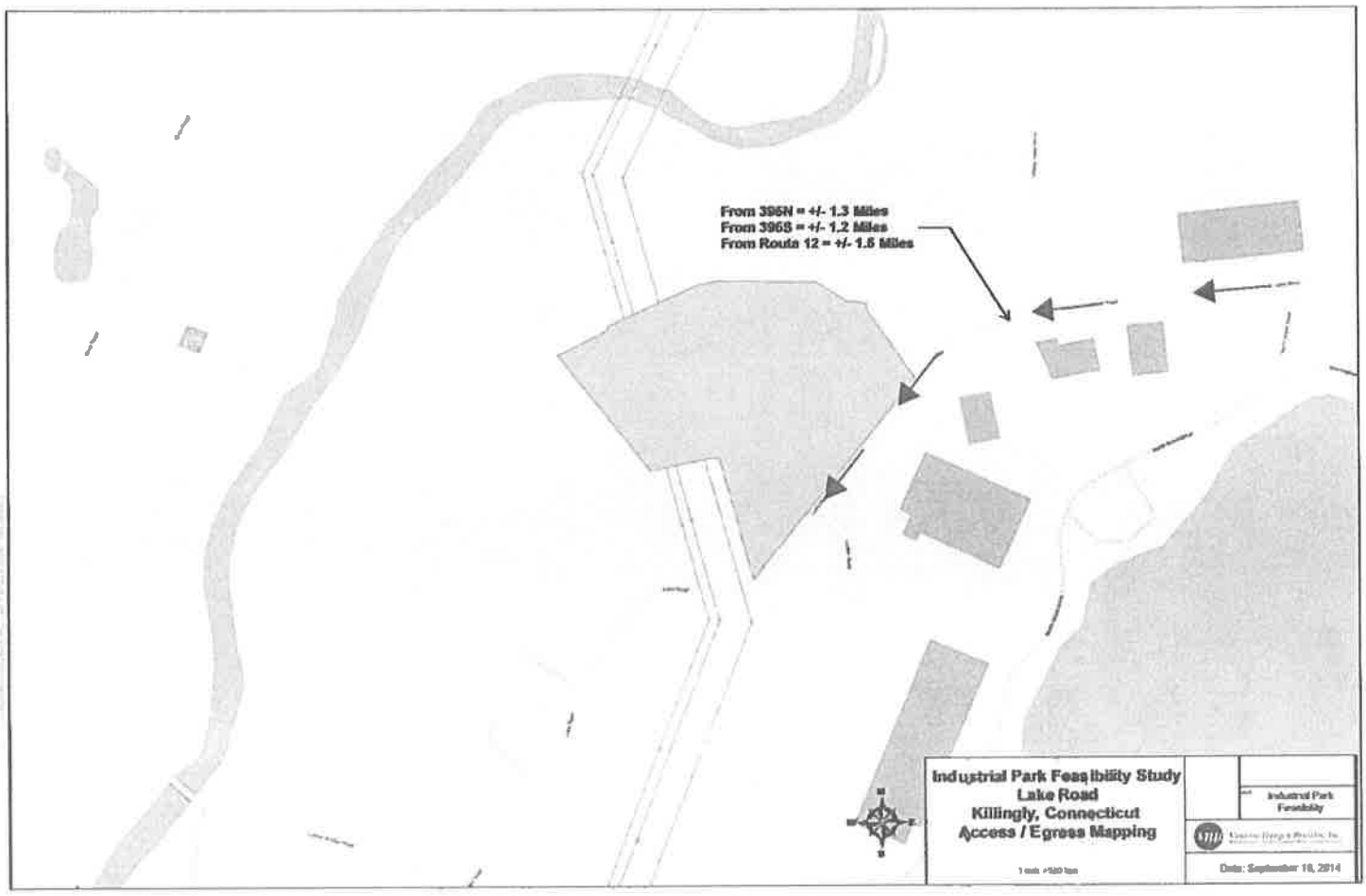
Wildlife Sanctuary*

Vanasse Hangen Brustlin, Inc.

NEPA Screen Map
Industrial Park Feasibility
Lake Road
Killingly, Connecticut

Date: Thursday, August 07, 2014

Site Access Map


From 395N = +/- 1.3 Miles
From 395S = +/- 1.2 Miles
From Route 12 = +/- 1.5 Miles
Industrial Park Feasibility Study
Lake Road
Killingly, Connecticut
Access / Egress Mapping
Industrial Park Feasibility
Date: September 18, 2014

Soil Classification Map

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

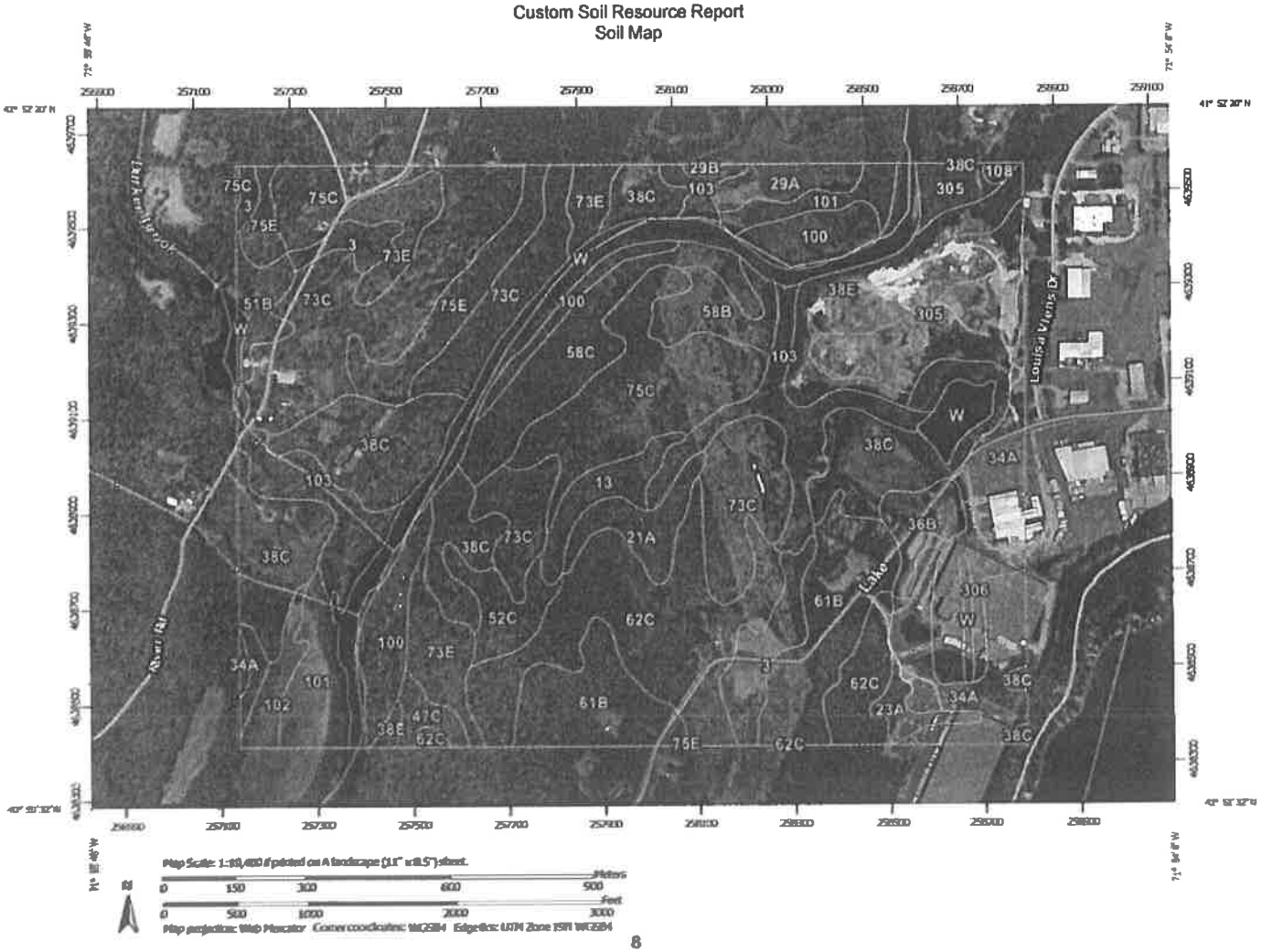
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for State of Connecticut

Lake Road

August 7, 2014

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 11, Nov 19, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 28, 2011—May 12, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, extremely stony	12.4	2.5%
13	Walpole sandy loam	6.2	1.2%
21A	Ninigret and Tisbury soils, 0 to 5 percent slopes	7.0	1.4%
23A	Sudbury sandy loam, 0 to 5 percent slopes	3.0	0.6%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	5.2	1.0%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	0.3	0.1%
34A	Merrimac sandy loam, 0 to 3 percent slopes	22.6	4.5%
36B	Windsor loamy sand, 3 to 8 percent slopes	5.9	1.2%
38C	Hinckley gravelly sandy loam, 3 to 15 percent slopes	54.1	10.8%
38E	Hinckley gravelly sandy loam, 15 to 45 percent slopes	14.0	2.8%
47C	Woodbridge fine sandy loam, 2 to 15 percent slopes, extremely stony	3.0	0.6%
51B	Sutton fine sandy loam, 2 to 8 percent slopes, very stony	4.7	0.9%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	6.5	1.3%
58B	Gloucester gravelly sandy loam, 3 to 8 percent slopes, very stony	7.5	1.5%
58C	Gloucester gravelly sandy loam, 8 to 15 percent slopes, very stony	17.1	3.4%
61B	Canton and Charlton soils, 3 to 8 percent slopes, very stony	32.2	6.4%
62C	Canton and Charlton soils, 3 to 15 percent slopes, extremely stony	43.2	8.6%
73C	Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky	61.6	12.3%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	16.9	3.4%

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	33.1	6.6%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	13.5	2.7%
100	Suncook loamy fine sand	18.4	3.7%
101	Occum fine sandy loam	13.6	2.7%
102	Pootatuck fine sandy loam	4.2	0.8%
103	Rippowam fine sandy loam	26.7	5.3%
108	Saco silt loam	0.6	0.1%
305	Udorthents-Pits complex, gravelly	28.6	5.7%
306	Udorthents-Urban land complex	11.0	2.2%
W	Water	27.0	5.4%
Totals for Area of Interest		**500.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially

where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Economic Evaluation

Planning & Development Advisors

September 26, 2014

TECHNICAL MEMORANDUM

To: Patrick O'Leary, PE, VHB Engineering
Paul Vitaliano, PE, VHB Engineering

From: David B. Smith

RE: Town of Killingly Industrial Park Location Study Economic Evaluation

The following analysis is prepared in support of the Town of Killingly's efforts to evaluate the potential location for a new industrial park complex within the Town. This technical memo evaluates the potential fiscal implications of new development by estimating potential real estate tax generation and employment resulting from new development.

Analysis Methodology

To arrive at rates that could be applied towards new development, a survey method was applied which evaluated existing assessment values for 22 different properties in the Killingly Industrial Park (KIP) and vicinity. Refer to Exhibits 1 and 2. Existing uses included manufacturing, warehousing and distribution, office, laboratory, printing and publication operations, all uses that could be reasonably expected to move into a new facility. This is one of the considerations for this analysis, that the types of uses that are currently tenants in the existing KIP would be a target market for prospective users in a new industrial park. As such, for evaluation purposes, the Frito Lay plant and the Lake Road Generating Plant properties were treated as anomalies given their size and specialized use and not included in the survey. Assessment records from the Town of Killingly were used to prepare the analysis and the preliminary results were reviewed by the Town of Killingly Tax Assessor and the Economic Development Director. The evaluations include the calculations of projected assessments for both land area (on a per acre basis) and building area (on a per square foot basis). Given the conceptual nature of the plans being prepared, projections are for real estate (building and land) only and on a per square foot/acre basis. Specific motor vehicle, machinery, equipment, furniture and fixtures are excluded from the projections as are sewer use charges and sewer assessments.

As indicated on Table 1, the existing KIP properties surveyed total approximately 272 acres and 2,053,825± square feet of building program. The average property is approximately 12 acres supporting an average building size of approximately 93,000 s.f. As noted therein on Table 1, with one exception, land value on a per acre basis is expected to be $21,000 per acre. The average assessed value for square footage buildings for all properties is $22.54 per s.f. It is noted in the discussion with the Town Assessor that there are fluctuations in the average assessed value depending on such factors as the type of operation, the age and condition of the building. For analysis purposes, a conservative estimate using the $22.54 per square foot and $21,000 per acre figures are proposed to be applied to prospective development potential.

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Table 1 – Existing Assessed Valuation
Killingly Industrial Park Properties

Address	Year Building Built	Lot Size (Acres)	Building Size (sq. ft. total rentable)	Assessed Value (Land)	Assessed Value (Buildings)	Total Assessed Value	Assessed Value / acre	Assesed Value / sq. ft. Building
207 Tracy Road	2008	9.65	48,000	$153,860	$976,570	$1,130,430	$15,944	$20.35
155 Tracy Road	1997	52	307,955	$1,092,000	$7,459,620	$8,551,620	$21,000	$24.22
349 Lake Road	1978	57	211,820	$1,197,000	$2,735,740	$3,932,740	$21,000	$12.92
154 Louisa Viens Drive	1998	2.22	10,000	$46,620	$235,060	$281,680	$21,000	$23.51
140 Louisa Viens Drive	1988	3.24	35,340	$68,040	$679,630	$747,670	$21,000	$19.23
130 Louisa Viens Drive	1988	3.36	35,680	$70,560	$769,440	$840,000	$21,000	$21.57
110 Louisa Viens Drive	1988	6.12	62,800	$128,520	$1,904,420	$2,032,940	$21,000	$30.33
90 Louisa Viens Drive	1987	2.5	12,285	$52,500	$263,130	$315,630	$21,000	$21.42
70 Louisa Viens Drive	1982	2.5	8,340	$52,500	$182,630	$235,130	$21,000	$21.90
60 Louisa Viens Drive	1987	7.28	74,938	$152,880	$1,381,870	$1,534,750	$21,000	$18.44
40 Louisa Viens Drive	1989	8.71	101,332	$182,910	$2,959,040	$3,141,950	$21,000	$29.20
329 Lake Road	1990	2.3	20,000	$48,300	$488,950	$537,250	$21,000	$24.45
20 Louisa Viens Drive	1990	3.79	38,722	$79,590	$870,590	$950,180	$21,000	$22.48
313 Lake Road	1990	2.81	11,719	$59,010	$274,680	$333,690	$21,000	$23.44
61 Louisa Viens Drive	1985	2.83	14,086	$59,430	$603,680	$663,110	$21,000	$42.86
125 Louisa Viens Drive	2006	4.75	11,200	$99,750	$230,020	$329,770	$21,000	$20.54
135 Louisa Viens Drive	1979	4.8	24,970	$100,800	$518,140	$618,940	$21,000	$20.75
30 Forbes Road	1989	32.08	447,692	$673,680	$8,464,190	$9,137,870	$21,000	$18.91
300 Lake Road	1961	11.41	87,776	$239,610	$1,202,460	$1,442,070	$21,000	$13.70
312 Lake Road	1995	14.46	73,600	$140,840	$1,578,850	$1,719,690	$9,740	$21.45
328Lake Road	1999	8	74,072	$168,000	$1,836,730	$2,004,730	$21,000	$24.80
260 Lake Road	1989	29.78	341,498	$625,380	$6,646,080	$7,271,460	$21,000	$19.46
Totals for properties surveyed		271.59	2,053,825	$5,491,780	$42,261,520			
Average for Properties Surveyed		12.345	93,356	$274,589	$1,920,978		$20,258	$22.54
Median for Properties Surveyed		5.46	43,361	$114,660	$923,580		$21,000	$21.51

Source: Town of Killingly, compiled by Planning & Development Advisors

Application of Methodology

The conceptual planning and layout for the five identified potential new industrial park locations has yielded total development potential ranging from 267,500 to 2,025,000 square feet of potential building program on developable land area ranging from 46 to 356 acres, refer to Table 2. The development potential takes into account developable area that is not encumbered by significant environmental conditions such as wetlands, and steep slopes, the conceptual development potential provides some order of magnitude relative to development potential, with the understanding that more detailed design development plans would be prepared as part of a formal application to the Town.

Table 2

Projected Development Potential

Attawaugan Road

Lot Number	Lot Size Square Footage	Lot Acreage	Square foot building
1	639,555.83	15	60,000
2	552,278.93	13	70,000
3	373,853.70	9	50,000
4	635,243.83	15	87,000
5	704,027.66	16	60,000
6	231,742.81	5	60,000
7	246,762.83	6	60,000
Total:	3,584,875.89	82	447,000

Rock Ave

Lot Number	Lot Size Square Footage	Lot Acreage	Square foot building
1	203,250.50	5	100,000
2	703,971.98	16	100,000
3	664,273.79	15	150,000
4	952,601.58	22	220,000
5	940,734.13	22	120,000
6	377,321.32	9	80,000
7	449,537.17	10	100,000
8	1,755,827.80	40	150,000
Total:	6,047,518.26	139	1,020,000

Hartford Pike

Lot Number	Lot Size Square Footage	Lot Acreage	Square foot building
1	440,386.51	10	37,500
2	309,748.16	7	70,000
3	1,213,129.22	28	110,000
4	669,863.60	15	100,000
5	406,199.07	9	70,000
6	784,974.37	18	100,000
7	776,685.93	18	
8	1,333,533.98	31	50,000
9	733,351.90	17	100,000
10	525,841.26	12	50,000
11	866,457.67	20	110,000
12	1,408,481.08	32	225,000
13	463,606.91	11	70,000
14	464,681.27	11	37,500
Total:	12,029,395.91	276	1,130,000

Lake Road

Lot Number	Lot Size Square Footage	Lot Acreage	Square foot building
1	344,945.52	8	40,000
2	231,755.42	5	67,500
3	491,305.36	11	100,000
4	885,510.67	20	70,000
Total:	2,004,455.95	46	277,500

Westcott Ave

Lot Number	Lot Size Square Footage	Lot Acreage	Square foot building
1	459,641.84	11	30,000
2	260879.7285	6	40,000
3	583,743.97	13	80,000
4	451,931.90	10	50,000
5	2,504,826.91	58	430,000
6	1,686,890.50	39	200,000
7	2,905,311.70	67	330,000
8	1,191,401.33	27	150,000
9	1,473,413.05	34	150,000
10	653,487.36	15	120,000
11	1,498,090.77	34	325,000
12	1,141,753.68	26	120,000
Total:	15,492,424.16	356	2,025,000

Source: VHB Engineering

Projected Fiscal Implications

Table 3 applies the average assessed value per acre and per square foot of building as represented in Table 1 above and applies those rates to the development potential outlined in Table 2 based on the conceptual development figures presented for the five prospective industrial park locations.

Table 3
Projected Tax Generation

Location	Anticipated number of lots	Projected lot area (acres)	Square foot building area (est.)	Assessed valuation rate per acre	Assessed valuation rate per s.f. building area	Projected assessed value land area	Projected assessed value building area	Projected assessed value totals	Projected tax generation ($26.51/ $1,000)
Attawaugan Road	7	82	447,000	$21,000	$22.54	$1,722,000	$10,075,380	$11,797,380	$312,749
Rock Ave	7	139	1,020,000	$21,000	$22.54	$2,919,000	$22,990,800	$25,909,800	$686,868
Hartford Pike	14	276	1,130,000	$21,000	$22.54	$5,796,000	$25,470,200	$31,266,200	$828,867
Lake Road	4	46	277,500	$21,000	$22.54	$966,000	$6,254,850	$6,995,450	$185,449
Westcott Road	12	356	2025000	$21,000	$22.54	$7,476,000	$45,643,500	$53,119,500	$1,408,198

Source: VHB Engineering and Planning & Development Advisors

Potential Employment Calculations

The subsequent evaluation relates to prospective employment that could reasonably be expected from projected development of a new industrial park. For the purposes of this evaluation both industry standards and existing conditions in other similar parks like KIP were used. The analysis will provide some order of magnitude as to potential employment that could be expected from a new industrial park facility. The figures presented herein include jobs created in general and does not include a breakdown between different job classifications. A standard employee salary figure from the Connecticut Department of Labor for industrial sector employment can then be applied to determine overall job related income creation. Although it is beyond the scope of this analysis to determine how much of that total income is discretionary spending, it is safe to say that there will be some additional positive spin off effect of spending by future employees on goods and services in the greater Killingly area.

Table 4
Anticipated Employment Generation Rates

Source	Employee Rate per 1,000 s.f. development program
Killingly Industrial Park[1]	1.54 employees/1,000 s.f.
Institute of Transportation Engineers[2]	1.89 employees/ 1,000 s.f.
Myles Standish Industrial Park[3]	1.27 employees/ 1,000 s.f.
A. Plescia & Co.[4]	1.0 employees/ 1,000 s.f.
Montague Industrial Park[5]	0.82 employees/1,000 s.f.
Average	1.304 employees/1,000 s.f.

1. Town of Killingly web-site; 2. ITE Trip Generation Report; 3. City of Taunton web-site; 4. Downtown Truckee River revitalization Area Report; 5. Town of Montague Energy Industrial Park Turnpike Road Master Plan (2012)

Occupational wages were derived from information provided on the State of Connecticut Department of Labor web-site. Average wages for Installation, Maintenance and Repair occupations and Production occupations ranged from approximately $37,229 to $50,508 on an annual basis.

These figures include the Willimantic-Danielson sub-set as a more localized value compared to State-wide figures.

Table 5
Annual Wage Rates

Region	Employment Sector		
	Sales Reps, Wholesale and Manufacturing, Technical and Scientific Products	Installation/maintenance/repair	Production
State-wide	$73,019	$50,508	$40,752
Willimantic-Danielson Region	$76,345	$46,981	$37,229

Source: CTDOL web-site

Table 6
Estimated Employment and Annual Wages

Location	Estimated square foot building area	Projected employee generation (1.304 per 1,000 s.f. projected building program)	Projected wage earnings (low range) $37,299	Projected wage earnings (high range) $76,345
Attawaugan Road	447,000	583	$21,741,140	$44,509,135
Rock Ave	1,020,000	1,330	$49,607,670	$101,538,850
Hartford Pike	1,130,000	1,474	$54,960,822	$112,532,530
Lake Road	277,500	362	$13,502,238	$27,636890
Westcott Road	2,025,000	2,641	$98,491,739	$201,627,145

Source: compiled by Planning & Development Advisors

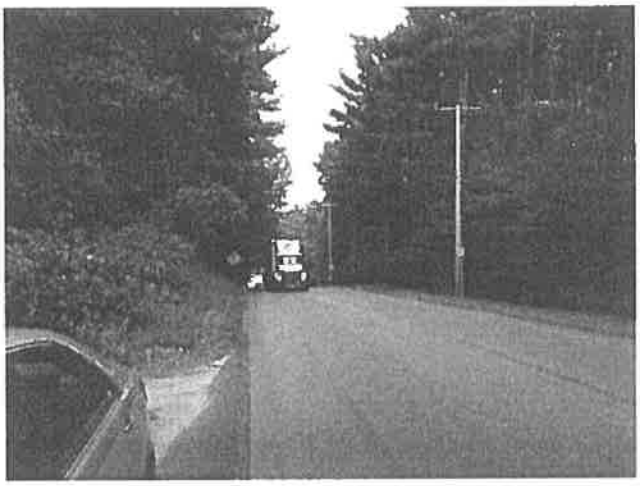
The anticipated annual wage range for projected employees is expected to be from $13 million to $201 million. While beyond the scope of this study, it is reasonable to assume that there would a spin off, or Halo effect, as a result of the new development. The Halo effect relates to the need for the new businesses to purchase goods and services within the greater Killingly area and that employees will spend some portion of their discretionary income on goods and services within the greater Killingly area.

Site Photos

Site Photos (August 8, 2014)

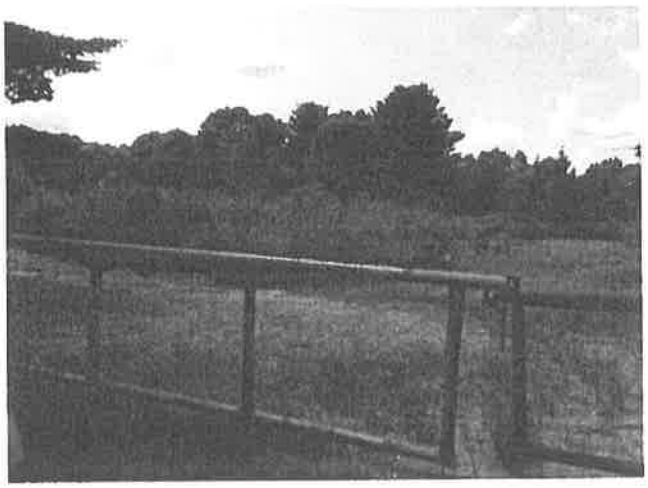
Killingly, CT Industrial Park Feasibility Study
Lake Road
Killingly, Connecticut

Looking south on Lake Road towards Forbes Road.



Looking north on Lake Road from Site

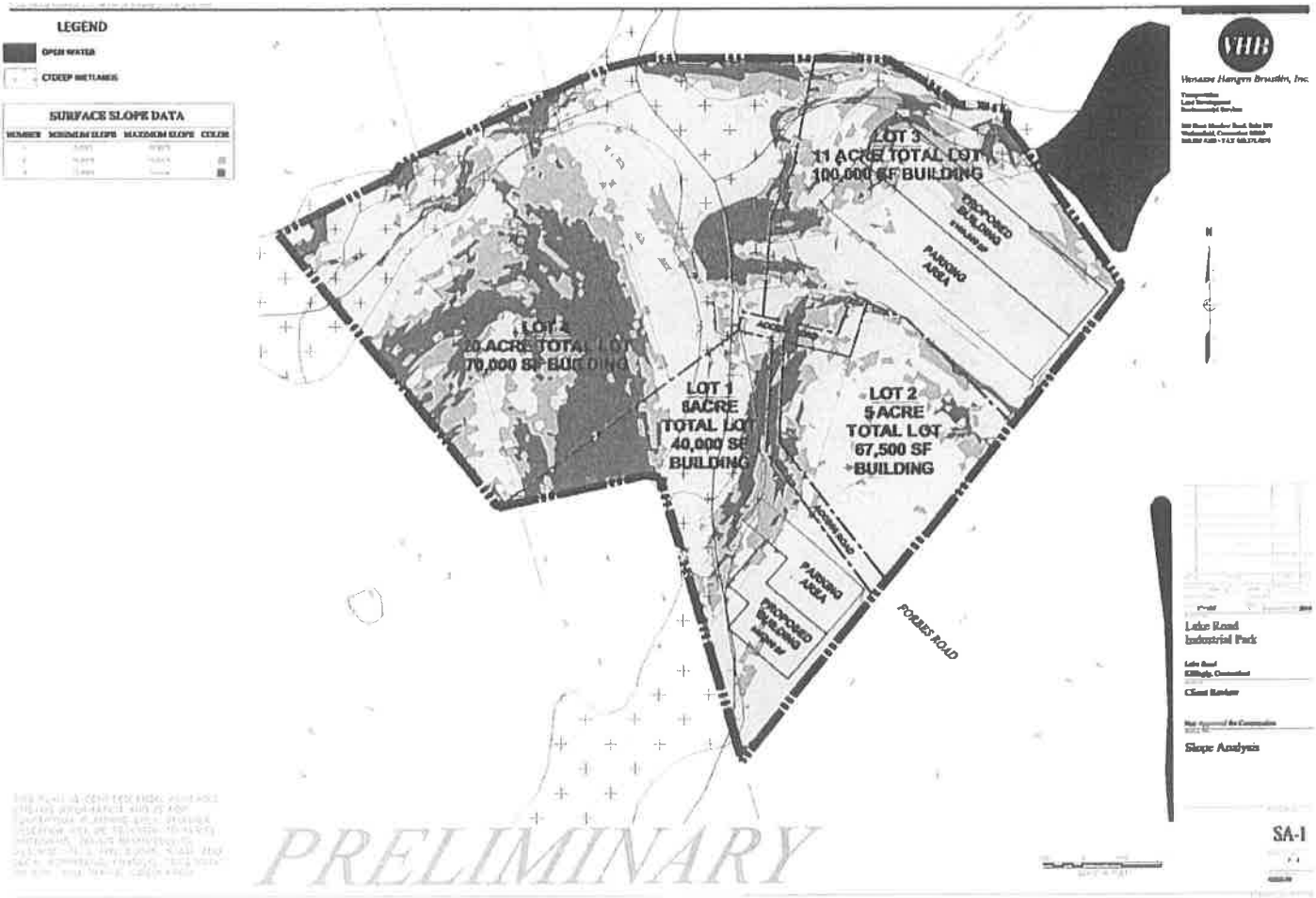
Site Photos (August 8, 2014)



Existing access to proposed Site looking northwest.

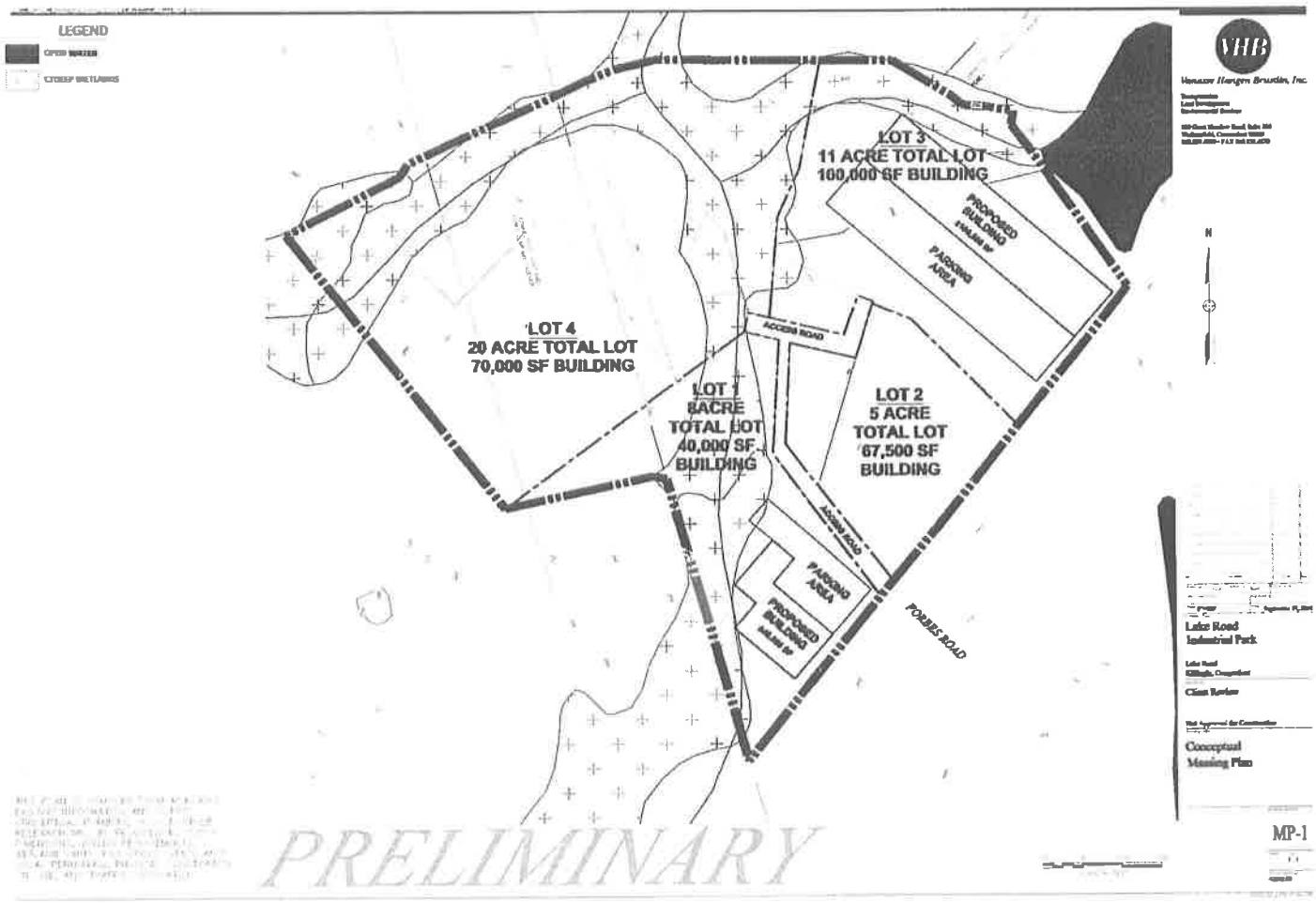
Sign present on Lake road prohibiting trucks past Forbes Road.

Slope Analysis Map



PRELIMINARY

Conceptual Massing Plan


LEGEND
OPEN WATER
CREEP WETLANDS
LOT 3
11 ACRE TOTAL LOT
100,000 SF BUILDING
PROPOSED BUILDING
PARKING AREA
ACCESS ROAD
LOT 4
20 ACRE TOTAL LOT
70,000 SF BUILDING
LOT 1
8ACRE
TOTAL LOT
40,000 SF
BUILDING
LOT 2
5 ACRE
TOTAL LOT
67,500 SF
BUILDING
ACCESS ROAD
PARKING AREA
PROPOSED BUILDING
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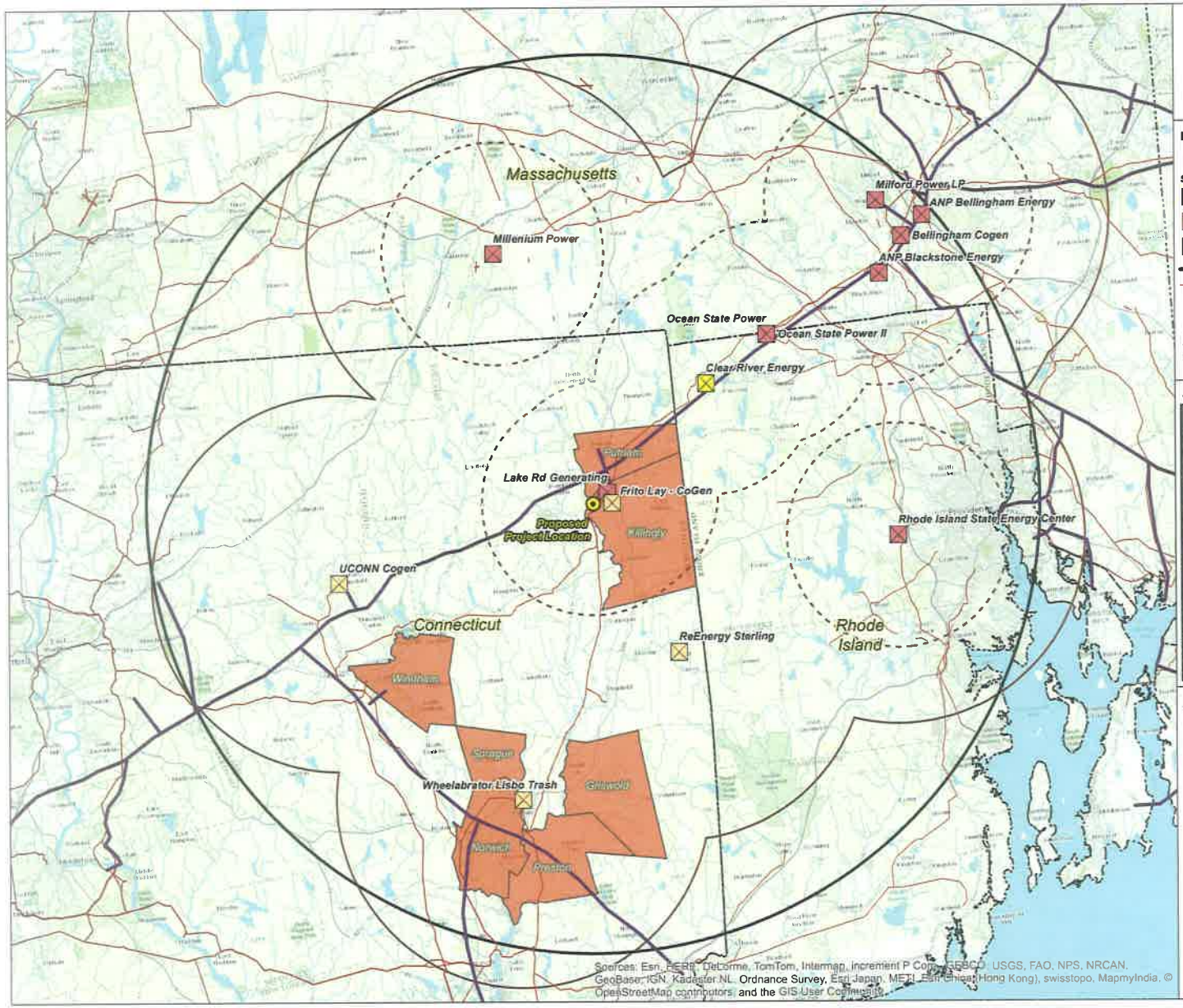
VHB
Vanasse Hangen Brustlin, Inc.
Lake Road
Industrial Park
Client Review
Conceptual
Massing Plan
MP-1
PRELIMINARY



Surrounding Power Plants and Other Major Air Sources (Northeast CT) Proposed Killingly Energy Center

Legend

- Proposed Project Location
- **Surrounding Facilities**
- Proposed Power Plant
- Existing Power Plant
- Other Major Air sources (NE CT)
- Algonquin Natural Gas Transmission Line
- Overhead Electrical Transmission Line
- 12 Kilometer Radius
- 20.2 Kilometer Radius
- 30 Mile Radius
- Distressed Communities (CT)
- State Boundary

10 5 0 10 Miles

N

Proposed Project Area and Vicinity Inset Map

Summary Table

Surrounding Power Plants	Street Address	City/State	Fuel	Output (MW)
Millenium Power	10 Sherwood Lane	Charlton MA	GAS	360
ANP Blackstone Energy	204 Elm Street	Blackstone, MA	GAS	578
Rhode Island State Energy Center	24 Shunpike	Johnston, RI	GAS	583
Ocean State Power	1375 Sherman Farm Road	Harrisville RI	GAS	254
Ocean State Power II	1375 Sherman Farm Road	Harrisville, RI	GAS	254
Clear River Energy (Proposed)	Algonquin Lane	Burrillville RI	GAS	900
Lake Rd Generating	56 Alexander Parkway	Dayville, CT	GAS	758
Bellingham Cogen	92 Depot Road	Bellingham, MA	GAS	386
ANP Bellingham Energy	155 Maple St	Bellingham, MA	GAS	578
Milford Power LP	108 National Street	Milford, MA	GAS	178
Other Major Air sources NE CT				
Frito Lay - CoGen	1886 Upper Maple St	Dayville, CT	GAS	4.6
UCONN Cogen	240 Glenbrook Road	Storrs, CT	GAS	25.7
Wheelabrator Lisbo Trash	425 South Sterrham Highway	Lisbon, CT	Trash	22.6
ReEnergy Sterling (Idle)	10 Exeter Dr	Sterling, CT	Tire	31.3

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

For Information Contact:

Dennis Schain, 424-3110

Oct. 25, 2016

P R E S S R E L E A S E

DEEP Announces Action on Energy Procurement RFPs: Natural Gas RFP Canceled Clean Energy Projects Selected to Move to Next Stage

Connecticut's Department of Energy and Environmental Protection (DEEP) today announced a series of actions related to three Requests for Proposals (RFPs) for the procurement of energy resources that can help to reduce our dependence on natural gas generation, and keep the state on track to meet our commitments to reduce carbon emissions and support renewable generation.

The actions include:

- **Natural Gas RFP** – DEEP is canceling an RFP that sought proposals for natural gas resources, including liquefied natural gas, natural gas pipeline capacity and natural gas storage.

  The Notice of the Cancellation of the Natural Gas RFP has been posted here.

- **Three State Clean Energy RFP** – DEEP has selected projects submitted in response to an RFP issued jointly by Connecticut, Massachusetts, and Rhode Island for large-scale hydropower, Class I renewables above 20 megawatts (MW) in size, and associated transmission. The selected projects will now advance to negotiate power purchase contracts with Connecticut's two electric distribution companies – Eversource and United illuminating (UI), and will be subject to regulatory approval by Public Utilities Regulatory Authority (PURA).

  A listing of the bidders/projects selected to move forward in the Three State RFP has been posted here.

- **Small Resources Clean Energy RFP** – This week, DEEP expects to select projects submitted in response to an RFP issued for small-scale clean energy projects, including Class I renewables 2-20 MW in size, energy efficiency, and energy storage. Once selected, the projects will advance to power purchase contract negotiations with Eversource and UI, and will be subject to regulatory approval by PURA.

"Our actions on the three energy procurement RFPs will protect the interests of Connecticut's ratepayers while moving our state forward to best address the energy challenges that we face," said DEEP Commissioner Robert Klee. "While we are not selecting projects under the natural gas RFP at this time, we are taking steps to secure additional clean energy resources that address gaps in our energy infrastructure. Bringing these projects online will also play a real part in

helping us achieve this state's carbon reduction targets for 2020 and beyond, which will continue Connecticut's leadership in efforts to address Climate Change."

Cancellation of Natural Gas RFP

As authorized by Public Act 15-107, DEEP issued an RFP for natural gas resources on June 2, 2016, seeking to procure natural gas resources to be utilized by natural gas generators in the New England region to improve the affordability and reliability of regional electric supply. The RFP was open to incremental natural gas pipeline capacity, LNG, and natural gas storage. Seven bids were submitted into this RFP.

While the evaluation of bids was underway at DEEP, administrative decisions and a court ruling in other New England states limited the likelihood that the costs of projects would be shared among a substantial portion of the region's ratepayers. DEEP has consistently asserted that the problem of inadequate gas infrastructure is greater than one state can solve alone. Regional investment is necessary to ensure that no one state disproportionately bears the costs of addressing what is a problem endemic to our regional electric system. As a result, DEEP moved to cancel this RFP.

DEEP does, however, retain its authority to issue future RFPs to procure natural gas resources as needed to provide more reliable electric service for the benefit of the state's electric ratepayers and to meet Connecticut's energy and environmental goals and policies. DEEP will monitor conditions in the ISO New England market and proceedings of other New England states to determine whether to reissue this gas RFP.

Clean Energy RFPs

This week, Connecticut DEEP is making selection decisions on two RFPs for clean energy projects that can help to reduce our dependence on natural gas generation, and keep the state on track to meet our commitments to reduce carbon emissions and support renewable generation.

- Connecticut DEEP joined with Massachusetts and Rhode Island in requesting bids for long-term contracts for **large-scale** hydropower, Class I renewables projects greater than 20 megawatts in size, and transmission projects needed to deliver those resources to the New England grid. Projects with co-located energy storage and renewables balanced with existing hydropower were also eligible to respond to the so-called Three State RFP. More than 50 bids were submitted into the Three State RFP in January 2016 including six transmission projects to deliver clean energy from Maine, Canada and New York.

- Connecticut DEEP issued a companion **"small resources"** clean energy RFP for long term contracts for Class I renewables under 20 MW and energy efficiency and energy storage projects of any size. More than 100 bids were submitted into the Small Resources Clean Energy RFP on May 4, 2016, including 82 bids for projects located in Connecticut.

After an extensive evaluation process, which took into account both quantitative (price) and qualitative factors as directed by statute, DEEP is completing its selection of the projects in both RFPs that will be allowed to advance to contract negotiations with the two Connecticut electric distribution companies. All bidders in the Three State RFP have been contacted as of October

24, 2016 regarding their proposals. All bidders in the Small Resources RFP will be contacted no later than October 28, 2016 regarding their proposals.

A final decision, reflecting the basis for DEEP's selection as well as the results of the two clean-energy RFPs (including pricing, quantity, and identity of contracted projects) will be submitted to the Public Utilities Regulatory Authority after the conclusion of contract negotiations, expected in early 2017.

An updated timeline for the Three State RFP has been posted here.

Background on the RFPs

The RFPs are authorized under Public Act 15-107, which, together with an earlier statute, Public Act 13-303, authorizes the Department to seek proposals from a broad range of resources to help address energy infrastructure constraints in New England. Collectively, under these two Public Acts, DEEP has the authority to select clean energy projects to meet up to 15% of the state's electric demand, and natural gas resources of at most 375,000 mmcf/day.

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

Bureau of Energy and Technology Policy

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PUBLIC ACT 15-107 SECTION 1(D) – NATURAL GAS CAPACITY, LIQUEFIED NATURAL GAS (LNG), AND NATURAL GAS STORAGE PROCUREMENT

NOTICE OF CANCELLATION

Pursuant to Public Act 15-107, An Act Concerning Affordable and Reliable Energy ("the Act"), the Department of Energy and Environmental Protection ("DEEP" or the "Department") released a final Request for Proposals ("RFP") for Natural Gas Capacity, Liquefied Natural Gas, and Natural Gas Storage pursuant to its authority under Section 1(d) of the Act on June 2, 2016.[1]

The 2014 Integrated Resources Plan for Connecticut ("2014 IRP"), issued by DEEP, concluded that the New England region is facing volatile electricity prices and significant risks to electric reliability due to limitations in our restructured electricity market that have driven investment in new natural gas-fired power plants, but not in the natural gas delivery infrastructure needed to ensure that those plants can run reliably all year round. The 2014 IRP concluded that investment is needed in incremental resources—including Natural Gas Resources such as natural gas pipeline capacity, natural gas storage, and liquefied natural gas, as well as clean energy resources that reduce our dependence on natural gas, such as Class I and III renewables, large-scale hydropower, energy efficiency, and energy storage.

Consistent with the 2014 IRP recommendations, the Act grants the Department, acting alone or with other states, the authority to, among other things, issue one or more RFPs to procure natural gas and clean energy resources for the purpose of securing more reliable and affordable electric service for the benefit of the Connecticut's electric ratepayers and to meet the State's energy and environmental goals and policies. The Act provides that DEEP must utilize a competitive procurement process, in consultation with the Office of Consumer Counsel, the Attorney General, and the Procurement Manager, to identify projects that provide net benefits to Connecticut's electric ratepayers. The Act makes clear that under Connecticut law the costs of these investments, backstopped by long-term contracts with the state's electric distribution utilities, may be recovered from the State's electric ratepayers, for whose benefit these resources are procured.

The RFP noted that several states within New England were considering procurements of natural gas resources. Indeed, several of the bids submitted to DEEP contemplated

[1] See Request for Proposals (RFP) for Natural Gas Capacity, Liquefied Natural Gas (LNG), and Natural Gas Storage issued June 2, 2016.

ratepayers from other New England jurisdictions funding a significant portion of the total project size. "To maximize the benefits to Connecticut's electric ratepayers," the RFP stated, "the Department will make every effort to align its procurements pursuant to the Act with related procurements undertaken in other jurisdictions. The Department reserves the right to withdraw, revise, and reissue this RFP at any time to facilitate this multi-jurisdictional coordination." RFP at 2.

DEEP received seven proposals from bidders by the required deadline of June 29, 2016. Public versions of each of these bids are available on the DEEP website. DEEP began preliminary evaluation of the bids. While such evaluation has been underway, however, the issuance of administrative decisions and a court ruling in other New England jurisdictions have materially reduced the ability for the costs of projects to be shared among a substantial portion of the region's ratepayers.

As noted in the 2014 IRP, DEEP believes that this problem of inadequate gas infrastructure is greater than one state can solve alone. Regional investment is necessary to ensure that no one state disproportionately bears the costs of addressing what is a problem endemic to our regional electric system.

Therefore pursuant to Section C.2.c[2] of the RFP, the Department hereby cancels the RFP review process without prejudice.

The Department retains its statutory authority to issue future RFPs under Section 1(d) of the Act, either on its own or again in coordination with other states in the region, to procure natural gas resources for the purpose of providing more reliable electric service for the benefit of the Connecticut's electric ratepayers and to meet the State's energy and environmental goals and policies. DEEP will monitor conditions in the ISO New England market and relevant proceedings of other New England states to determine if conditions warrant reissuance. The process for reissuance of an RFP under Section 1(d) is straightforward, and could be initiated at any time.

In 2016, DEEP issued requests for proposals for all three categories of resources eligible for procurement under Public Act 15-107. While the RFP under Section 1(d) is canceled, DEEP is concurrently advancing selection of projects in two RFPs issued this year pursuant to Sections 1(b) & 1(c) of the Act, which will contribute to the broader goals of the Act, reflecting the conclusion in the 2014 IRP that a variety of clean energy resources, such as Class I, large-scale hydropower, and conservation, "can provide an attractive alternative to natural gas generation, increasing the diversity and therefore reliability of the region's electric supply while also helping Connecticut and the region meet increasing RPS targets," as well as "reduc[ing] demand for electricity or natural gas." Going forward, we remain committed to utilizing our authority under all sections of the Act, in coordination with other states, to secure more reliable and affordable electric service for the benefit of the Connecticut's electric ratepayers and to meet the State's energy and environmental goals and policies.

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[2] *"....the Department expressly reserves the right, in its sole and absolute discretion (exercised individually)...to terminate the process described herein..."* See RFP at 11