

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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E-Mail: siting.council@ct.gov

www.ct.gov/csc

September 11, 2013

Andrew W. Lord, Esq.
Murtha Cullina LLP
CityPlace I, 29th Floor
185 Asylum Street
Hartford, CT 06103

RE: **DOCKET NO. 431** – South Norwalk Electric and Water Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of an electrical substation and its connection to an existing 115 kV transmission line, located at 180 Dr. Martin Luther King, Jr. Drive, Norwalk, Connecticut.

Dear Attorney Lord:

At a public meeting of the Connecticut Siting Council (Council) held on September 5, 2013, the Council considered and approved the partial Development and Management (D&M) Plan Part III submitted for this project on August 6, 2013.

This approval applies only to the D&M Plan submitted on August 6, 2013 and additional information received on September 4, 2013. Any changes to the D&M Plan require advance Council notification and approval. Furthermore, the Certificate Holder is responsible for reporting requirements pursuant to Regulations of Connecticut State Agencies Section 16-50j-62.

Please be advised that deviations from this plan are enforceable under the provisions of the Connecticut General Statutes § 16-50u. Enclosed is a copy of the staff report on this D&M Plan, dated September 5, 2013.

Thank you for your attention and cooperation.

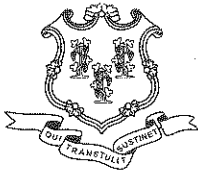
Very truly yours,

Robert Stein
Chairman

RS/MP/cm

Enclosure: Staff Report, dated September 5, 2013

c: Parties and Intervenors
The Honorable Richard Moccia, Mayor, City of Norwalk
Michael Greene, Director of Planning and Zoning, City of Norwalk



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Docket No. 431

South Norwalk Electric and Water

SoNo Substation

180 Dr. Martin Luther King, Jr., Drive, Norwalk

Partial Development and Management Plan Part III

Staff Report

September 5, 2013

On August 9, 2012, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to South Norwalk Electric and Water (SNEW) for the construction, operation, and maintenance of a new electrical substation located at 180 Dr. Martin Luther King, Jr., Drive, Norwalk, Connecticut. The Council's Decision and Order requires the submission of a Development and Management Plan (D&M Plan). SNEW submitted its D&M Plan in three parts. The Part I Partial D&M Plan was submitted on May 10, 2013 and was limited to site clearing and soil remediation. This was approved by the Council on May 16, 2013. The Part II Partial D&M was submitted on June 25, 2013 and was limited to grading, foundations, and soil and erosion control plans. On July 25, 2013, the Council approved the Part II Partial D&M Plan. On August 6, 2013, SNEW submitted the Part III Partial D&M Plan. This is the final plan.

The proposed substation will be located on a 1.07-acre site owned by SNEW. Surrounding land uses include Dr. Martin Luther King, Jr. Drive to the east, Metro-North Railroad tracks and The Connecticut Light and Power Company (CL&P) 115 kV transmission line to the west, a United Parcel Service warehouse to the south, and residences to the east. Residences and commercial land uses are also present to the west of the Metro-North tracks.

The substation will be roughly trapezoid-shaped with sides approximately 100 feet long on the north side, 175 feet long on the south side, 240 feet long on the east side, and 300 feet long on the west side. The substation will be surrounded by a seven-foot high chain link fence with an additional foot of barbed wire on top.

The substation will be internally divided into two sections: a SNEW section for transformers and the distribution-related equipment; and CL&P section for transmission-related equipment. These sections will be separated by a six-foot chain link fence without barbed wire.

The proposed distribution-related substation equipment includes two 24/32/40 MVA power transformers, associated circuit breakers, circuit switchers, and disconnect switches. In the northern portion of the substation, SNEW will have a fabricated metal control house and also a building to house the switchgear.

SNEW has designed the substation for six distribution feeders. Each transformer will support three distribution feeders. New underground ducts will be installed to connect the substation to SNEW's existing distribution system, which is located within Dr. Martin Luther King, Jr. Drive south of the railroad bridge.

The proposed substation will connect to the existing CL&P 115 kV transmission line #1890 located in the Metro-North Railroad right-of-way directly west of the site. CL&P's transmission-related equipment at the substation, including three new approximately 90-foot transmission line



steel poles that will be installed in the railroad right-of-way. The new poles will facilitate realignment of the current lines so as to allow their horizontal configuration within the proposed substation. CL&P's new poles will be comparable in height to the roughly 100-foot tall existing pole height on the railroad right-of-way.

CL&P will install two new steel A-frame terminal structures within the new substation. These structures will complete the transition of the transmission lines from vertical in the DOT right-of-way to horizontal within the proposed substation. These terminal structures will be approximately 60 to 70 feet high and will also support line disconnect and line monitoring and protection. CL&P's transmission control house will be located in the southern portion of the substation.

Access to the substation will be from the east side (i.e. Dr. Martin Luther King, Jr. Drive side). CL&P will have an approximately 20-foot wide paved access from the street to a swinging door gate. SNEW will have paved access that reaches one 20-foot wide sliding gate. There would be an additional 20-foot sliding gate located between the SNEW and CL&P access points. CL&P will have another 20-wide sliding gate on the west side of the substation.

Clearing, grading, and soil erosion and sedimentation control issues have already been addressed in previous partial D&M plans. There are no wetlands at the site. The site is not located with a 100-year or 500-year flood zone. The transformers will have a containment system in the event of a leakage of insulating oil.

To improve aesthetics, SNEW will plant approximately 11 Japanese Flowering Cherry plantings close to street (east) side. Behind those plantings will be approximately 43 Green Giant Arborvitae located along the eastern and northern fence lines of the substation. The landscape/site plan has been modified slightly to accommodate the access points on the east side of the substation. See attached.

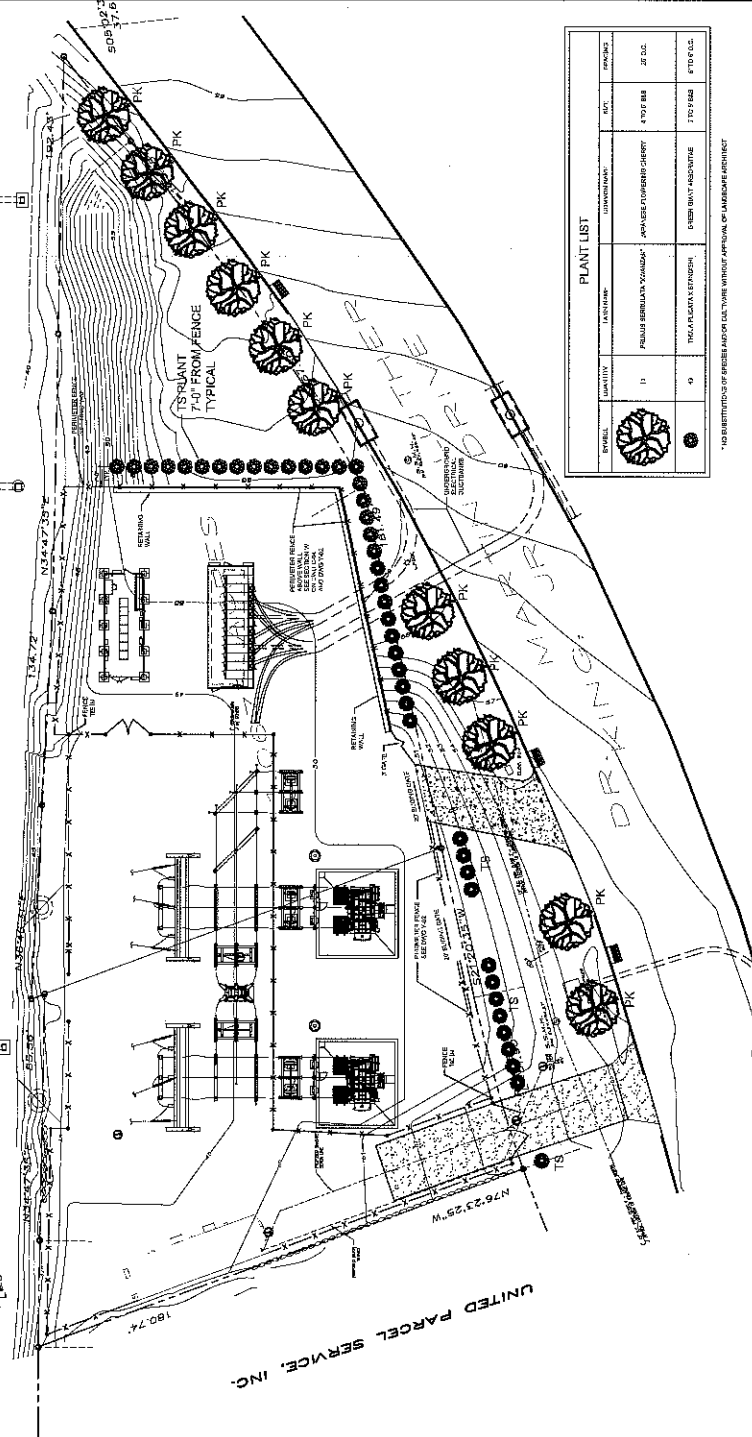
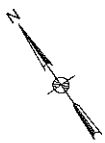
To reduce the visual impacts, visual strips (i.e. privacy slats) will be installed in the chain link fence along all sides of the substation, except for the south side which faces the United Parcel Service building.

Typical construction hours for SNEW's portion of the project would be 7:00 a.m. to 5:00 p.m. weekdays. However, being in close proximity to the Metro North Rail Road (MNRR) tracks, some activities may have to occur outside of regular hours to accommodate MNRR during periods of low train traffic.

CL&P's work hours permitted by MNRR would be approximately 9:00 a.m. to 4:00 p.m. and from 12:00 a.m. to 4:30 a.m. CL&P will attempt to complete the work during daytime hours to the extent possible, but night work may be necessary to accommodate construction.

SNEW has complied with the Council's Decision and Order and with Regulations of Connecticut State Agencies Section 16-50j-61 Elements of a D&M Plan; thus staff recommends approval of the final, Phase III Partial D&M Plan.

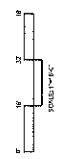
STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
METRO - NORTH
RAILROAD



PLANT LIST

SYMBOL	PLANT TYPE	LOCATION	QUANTITY	REMARKS
	1	PERMANENT PLANTING	8' TO 10' B&B	20 D.C.
	2	TRANSPLANT	2 TO 3 B&B	8' TO 10' D.C.

* TO SUBSTITUTION OF SPECIES AND OR CULTURE WITHOUT APPROVAL OF LANDSCAPE ARCHITECT



DATE: 11/15/2011

PROJECT: METRO-NORTH RAILROAD
DRAWING: LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 11/15/2011

PROJECT: METRO-NORTH RAILROAD

DRAWING: LANDSCAPE PLAN

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SCALE: AS SHOWN

DATE: 11/15/2011

PROJECT: METRO-NORTH RAILROAD



South Norwalk Electric and Water
(SNEW)
164 Water Street
Norwalk, CT 06856
MML_CLIENTS

LANDSCAPING PLAN

DATE	DESCRIPTION	BY	CHKD BY
11/15/2011	PRELIMINARY		
	CONSTRUCTION		
	FINAL		

PROJECT NO: 312307-Y-03