
**Location Review
Town of Windsor
Planning and Zoning Commission**

Rood Avenue Substation

25 Shelley Avenue and
264 Rood Avenue

Prepared for



**Connecticut
Light & Power**

The Northeast Utilities System

Prepared by

VHB/Vanasse Hangen Brustlin, Inc.

54 Tuttle Place

Middletown, Connecticut 06457-1847

June 2007

Table of Contents

Introduction	1
Project Description	3
Purpose of the Project.....	3
Proposed Activity	3
Location Description.....	5
Site Vicinity Characteristics.....	6
Alternatives Evaluated.....	7
Offsite Alternatives	7
Alternate Sites at Subject Property	9
Public Outreach	10
Project Contacts.....	11

Figures

Figure No.	Title
1	Site Location Map
2	Proposed Activities Map
3	Evaluated Site Locations Map

Appendices

Appendix	Description
A	Location Review Site Plans
B	Public Outreach Documents

1

Introduction

The Applicant, The Connecticut Light and Power Company ("CL&P"), seeks to construct a 115- kilovolt ("kV") to 23-kV Substation ("Rood Avenue Substation" or "Substation") on its property located north of Rood Avenue and west of Shelley Avenue in Windsor, Connecticut for the purpose of increasing the capacity and reliability of its electric power distribution system in Windsor. Substation projects are subject to the jurisdiction of the Connecticut Siting Council, pursuant to Title 16, Chapter 277a et seq. of the Connecticut General Statutes. However, local zoning and wetlands commissions are provided an opportunity to participate in the Council's decision-making process with respect to the location of certain utility facilities, including electric substations.

The Rood Avenue Substation will add needed delivery-system capacity to serve the growing electric power demands in Windsor, a town that does not currently have its own bulk power substation source. This upgrade will be accomplished through the connection of a new 115-kV to 23-kV, 47-Megavolt-Ampere ("MVA") power transformer to an existing 115-kV transmission line. The Substation will be strategically positioned within an approximately 21.03-acre area (created by the combination of four contiguous CL&P parcels) to provide adequate buffer to neighboring properties, as well as Rood and Shelley Avenues, while minimizing encroachment into wetland resource areas. The Substation will physically straddle two of the CL&P parcels (25 Shelley Avenue and 264 Rood Avenue; referred to herein collectively as the "Property") that are currently occupied by a 23-kV distribution line switching station (former substation), 115-kV and

345-kV transmission lines, 23-kV distribution lines, and a gravel access drive. Access to the general location of the Substation footprint can be gained via the existing drive, which extends from Rood Avenue to the 23-kV switching station located proximate to the northern Property boundary.

A Site Location Map is provided as Figure 1.

2

Project Description

Purpose of the Project

The purpose of the Substation project is to address a need for additional distribution-system capacity and reliability in Windsor by establishing a new, strategically positioned bulk power substation source in the town. Currently, the electric load in the Town of Windsor is served from bulk power substations (located in Bloomfield, north Bloomfield, Windsor Locks, and north Hartford) that cannot meet future peak load demands without reducing their service area. The Rood Avenue Substation will effectively alleviate loads on these substations by adding new capacity to the distribution system in a location to reliably serve loads in Windsor.

Proposed Activity

The Rood Avenue Substation project includes installing the new bulk power transformer and connecting it to an existing 115-kV transmission line on the Property. The Substation would be situated immediately east of the existing transmission line corridor and access drive, generally in the north central portion of the Property. The Substation would have a fenced area of approximately 219 by 137 feet. The existing gravel access drive will be upgraded and continue to serve as entry/egress to the Property's facilities. Connecting the Substation to the existing 115-kV line requires the installation of three wood poles and six guy wires along the western Property line, the removal/relocation of a wood-pole

angle structure where the existing transmission line turns to the west, and installation of three wood-pole support structure immediately west of the Substation footprint and access drive. As part of the overall improvement plans on the Property, the 23-kV switching station near the northern Property boundary will be removed and replaced with approximately three wood poles.

Construction is expected to occur over a period of 12 to 18 months with the Substation in service by summer 2009. The general construction sequence for the Substation and line interconnection would include:

- Completing test borings
- Installing erosion and sedimentation control barriers
- Upgrading the driveway
- Removing trees and shrubs within the areas to be graded
- Site preparation (cut, fill, grading)
- Slope stabilization where necessary
- Installing Substation foundations, conduits and grounding grid
- Spreading of trap rock
- Installing steel structures and Substation equipment
- Making transmission line interconnections
- Energizing the Substation
- Completing landscaping and site restoration activities
- Removing erosion and sedimentation control barriers

Figure 2 depicts the proposed activity on the Property. Location Review Site Plans are provide in Appendix A.

Location Description

The selected Property encompasses a total of approximately 20 acres. The combination of the Property and two additional, abutting and contiguous CL&P-owned parcels provides 21.03 acres of land to effectively buffer the Substation from neighboring residences as well as Rood Avenue and Shelley Avenue. These parcels are identified by the Windsor Tax Assessor as:

Property:

- 264 Rood Avenue - File Code 1564 - Map 56, Block 31, Lot 30; 11.09 acres
- 25 Shelley Avenue - File Code 1570 - Map 56, Block 31, Lot 12; 8.97 acres

Adjoining Parcels:

- 15 Shelley Avenue - File Code 1569 - Map 56, Block 31, Lot 12; 0.29 acre
- 258 Rood Avenue - File Code 1565 - Map 56, Block 31, Lot 14; 0.68 acre

According to the Tax Assessor's field cards associated with each of these parcels, they are all located within an Agricultural (AG) Land Zone area.

Several alternate site locations along the transmission line corridor were evaluated for development of this project, including other properties owned by CL&P as well as privately-owned parcels and a town-owned property. These alternative site locations were eliminated from final consideration due to various constraints such as: insufficient area for development; inadequate buffer from nearby residences; and, significant encroachment into wetlands.

For the following reasons, the selected Property is best suited for the Substation:

- Existing 115-kV transmission lines currently traverse the Property;
- Optimal interconnection opportunities to existing 23-kV distribution feeders;
- Currently developed with a switching station and significant utility infrastructure;
- Formerly occupied by a distribution substation;
- Substantial buffer for neighboring residences; and,
- Sufficient access from a local road.

Site Vicinity Characteristics

The Property is abutted by Rood Avenue to the south and Shelley Avenue to the east.

Interstate 91 lies immediately east of Shelley Avenue. A transmission line corridor extends southeast and west off the Property. Land use in the vicinity of the Property is primarily residential.

Alternatives Evaluated

Offsite Alternatives

Location Rationale

The selection criteria for the location of a new bulk-power substation are: proximity to an existing transmission circuit, near the center of a load area, and accessible from a public road. Locating the facility near an existing 115-kV transmission circuit avoids new right-of-way (ROW) acquisitions and significant transmission line construction. A site located near the load center minimizes distribution circuit lengths and enhances reliability. Direct access to substations from a road is important to minimize land clearing for new road construction.

Evaluated Site Locations

CL&P identified eight potential substation areas near its 115-kV transmission circuits along Park Avenue, Washington Road, Matianuck Avenue, Rood Avenue, Windsor Avenue, Deerfield Road, and Midian Avenue (see Figure 3). These eight locations were then evaluated for potential development of a new substation, using the following siting criteria:

- Proximity to existing transmission electrical circuits
- Proximity to distribution load center and existing feeders
- Ease of access
- Existing land-use constraints, including proximity to residences
- Earthwork requirements
- Sufficient parcel size and shape
- Wetlands and watercourses
- Wildlife and habitat
- Proximity to public water supply watershed and aquifer areas

The Rood Avenue Property (Location 4A), best satisfied the criteria and is therefore the most feasible location, as summarized below.

Location 1, Park Avenue

- Located on westerly edge of search area, necessitating longer distribution feeders. This would require additional ROW purchases, significant land clearing and installation of new utility structures and interconnecting lines.
- Residences are located on all four sites where the ROW crosses Park Avenue.
- One possible substation site was identified 500± feet north of Park Avenue and east of the ROW; however, this location contains mostly wetlands.

Location 2, Washington Road

- Washington Road cul-de-sac terminus is located adjacent to transmission ROW. The area is well developed with residences.
- Insufficient buffer from neighboring residences.
- Wetland constraints exist.
- No suitable land for a substation was identified.

Location 3, Matianuck Avenue

- Residences occupy potential site areas where ROW crosses Matianuck Avenue.
- Insufficient buffer from neighboring residences.
- No suitable land for a Substation was identified.

Location 4A, Rood Avenue at ROW [Subject Property]

- Site of existing switching station and significant utility facilities.
- Site of former substation.
- Access road exists from Rood Avenue.
- New Substation at this location provides direct connections to existing 115-kV transmission circuit and distribution feeders.
- Combination of Property and abutting CL&P-owned parcels totals 21.03-acres, providing setback of 450± feet from Rood Avenue and substantial buffer for neighboring residences.
- Significant existing vegetation can be preserved.
- Minimal wetland impacts.

Location 4B, Rood Avenue at ROW

- Two-acre site does not provide sufficient buffering from neighboring residences.
- Significant wetland constraints exist.

Location 5, Windsor Avenue

- Most sites in this area are residentially developed.
- Some vacant land available, but substation would require land acquisition from adjacent church parking lot.
- Insufficient buffer from neighboring residences.
- Most of adjoining land to the west is constrained by floodplain (Deckers Brook) and bordering wetlands.

Location 6, Deerfield Road

- Close to east end of search area, necessitating longer distribution feeders. This would require additional ROW purchases, significant land clearing and installation of new utility structures and lines.
- Area is well developed with residences without adequate buffer.
- No currently vacant land identified to support a substation.
- Significant wetland constraints exist in the east portion of this area.

Location 7, Midian Avenue

- End of Midian Avenue is adjacent to the ROW.
- East edge of search area, necessitating longer distribution feeders. This would require additional ROW purchases, extensive tree clearing and installation of new utility structures and lines.
- Nearby residences are located to the north without adequate buffer.
- No direct access to ROW exists, requiring new road construction.
- Rail line extends through the site; at-grade crossing would be required.
- Site close to CT River; flood plain and inland wetlands are major constraints.

Alternate Sites at Subject Property

Once the Rood Avenue Property was determined to provide the best opportunity to support the needed Substation development, alternative substation footprints (size and configuration) and locations were evaluated for placement of the facility. Evaluation factors included proximity to: existing utility infrastructure (to accommodate interconnections and required line profile separations); neighboring homes; existing vegetation; and wetland resources. Because an existing 115-kV circuit and access road extend through the western portion of the site, this general area was identified as having the highest potential for development of the Substation. The proposed location was ultimately selected because it best balances technical, safety and economical requirements; provides adequate buffers for neighboring properties, and limits direct effects to existing natural resources by minimizing tree clearing, earthwork, and alteration of wetlands.

4

Public Outreach

On May 24, 2007, CL&P sent informational packages by mail to neighboring residents on Rood Avenue, Shelley Avenue, Sunnyfield Drive, Matianuck Avenue, Hope Circle, and Country Club Drive to inform them of the upcoming project, its associated permitting process and preliminary schedule of events. CL&P representatives (Marcella Ferrara, Project Manager and Michael Libertine of VHB) conducted a door-to-door public outreach program in the project area on Friday June 1, 2007, in an effort to meet with abutting neighbors to discuss the pending project. The CL&P representatives spoke directly with several abutting property owners and informed them of upcoming municipal meetings, answered preliminary questions, and provided them with a point of contact should they have additional questions. For those neighbors not at home that day, project and contact information was left on the door. Copies of the public outreach documents provided in the mailing and door hangers are provided in Appendix B.

5

Project Contacts

Correspondence and other communications regarding the proposed Rood Avenue

Substation should be addressed to:

Ms. Marcella Ferrara, Project Manager - Transmission
Northeast Utilities Service Company
107 Selden Street
Berlin, CT 06037
Telephone: (860) 665-2409
E-mail address: ferramc@nu.com

Mr. Robert Carberry, Manager – Transmission Siting and Permitting
Northeast Utilities Service Company
107 Selden Street
Berlin, CT 06037
Telephone: (860) 665-6774
E-mail address: carbere@nu.com

Figures

Figure 1: Site Location Map, USGS

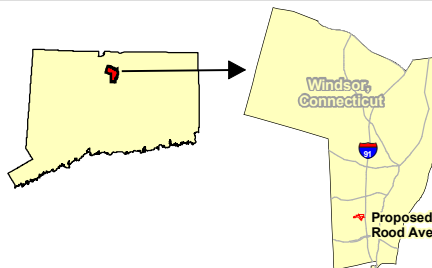


04/04/07

VHB Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services



500 250 0 500
Feet



**Connecticut
Light & Power**

The Northeast Utilities System

Figure 2: Proposed Activities Map

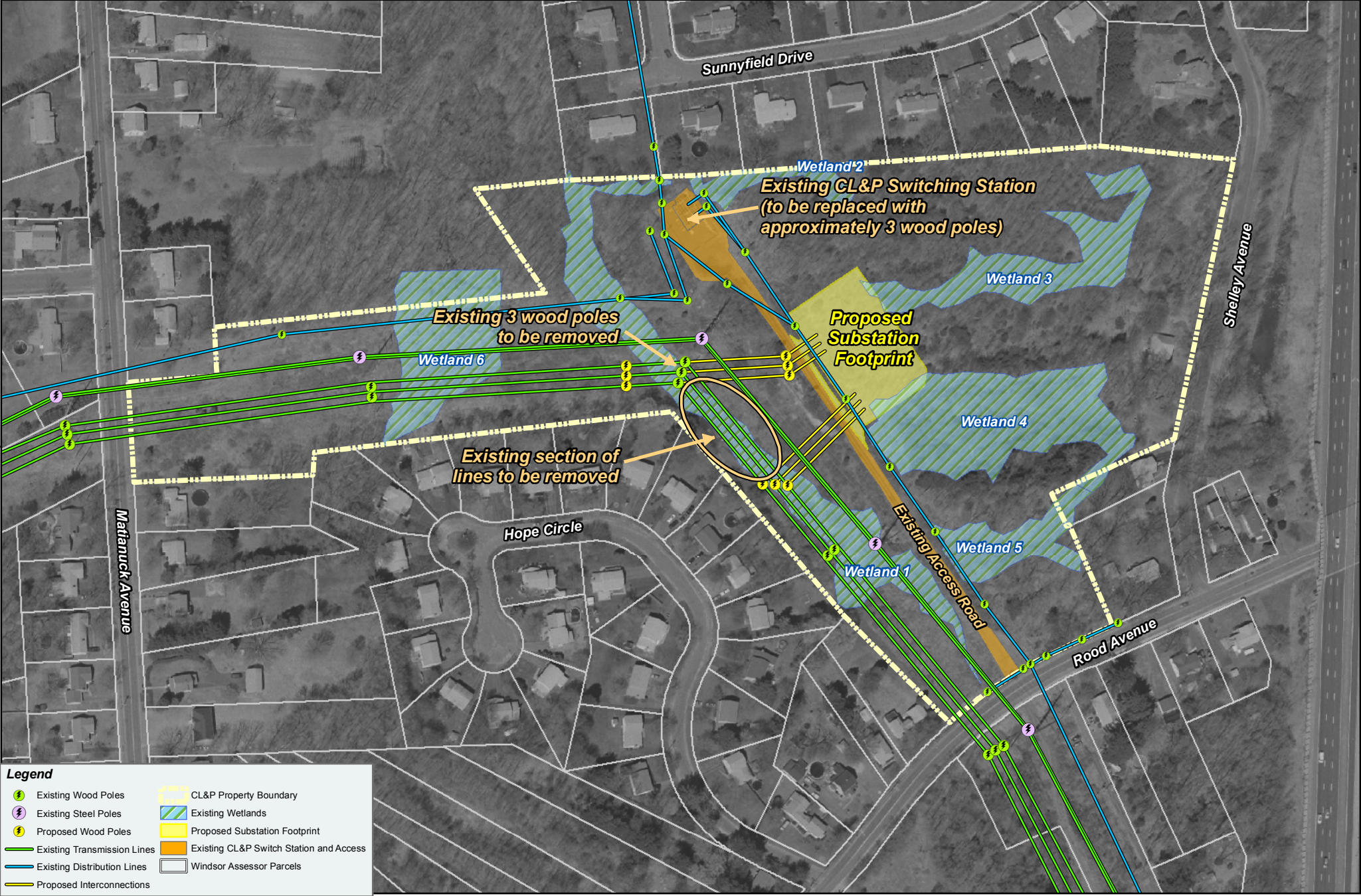
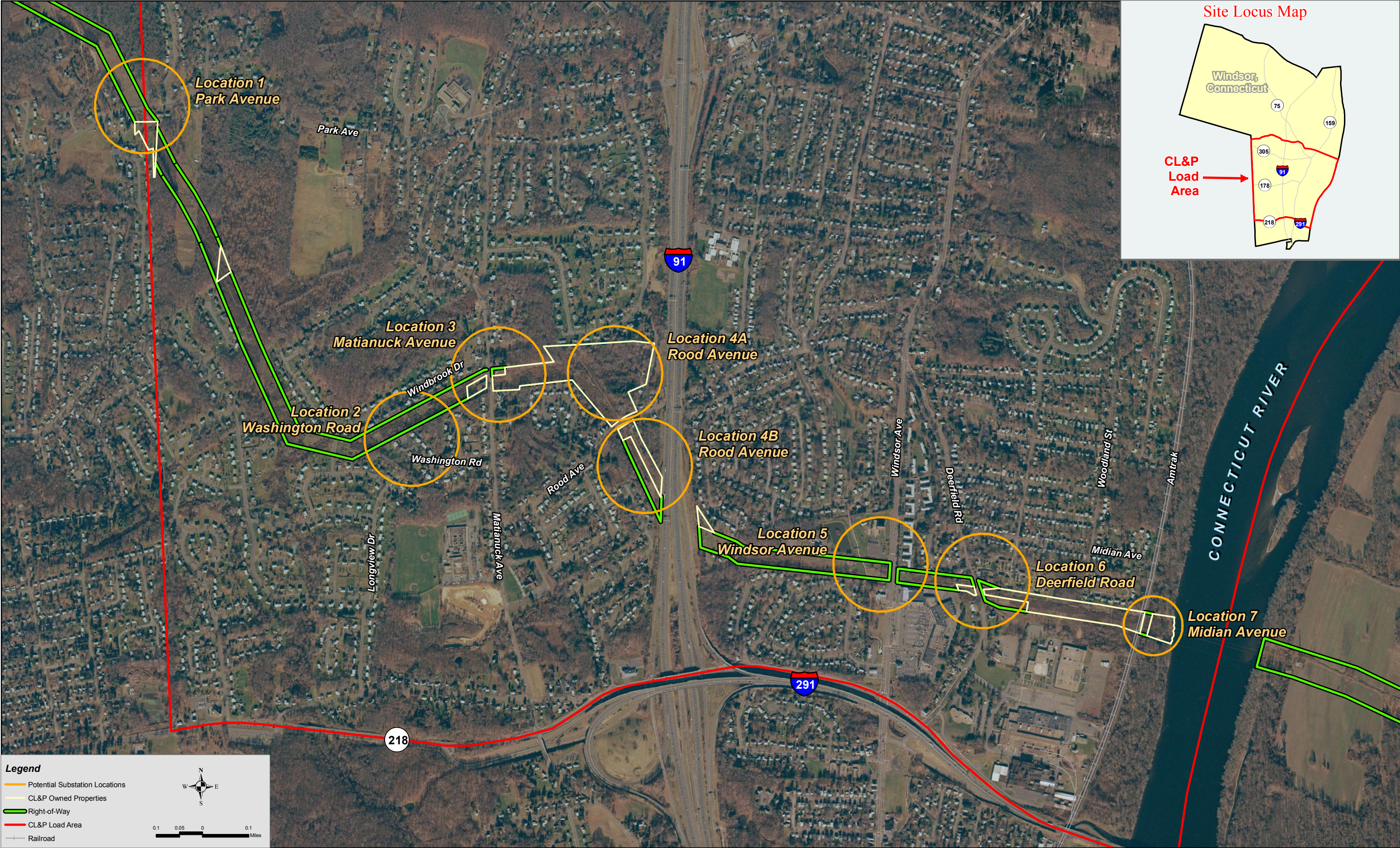


Figure 3: Evaluated Site Locations Map



Appendix A

Location Review Site Plans

Site Plans

Issued for: **Preliminary Location Review**

Date Issued: May 23, 2007

Latest Issue: June 6, 2007

Index

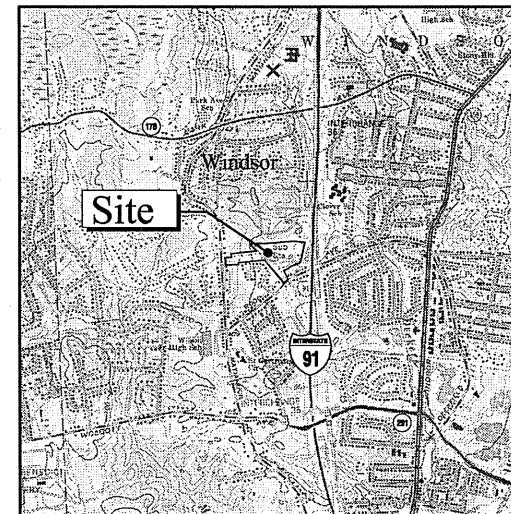
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C-1	Legend and General Notes	06/06/07
C-2	Overall Site Plan	06/06/07
C-3	Layout and Materials Plan	06/06/07
C-4	Grading, Drainage & Erosion Control Plan	06/06/07
C-5	Site Details	06/06/07

Reference Drawings

Ex-1	Existing Conditions Plan	05/30/07
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Rood Avenue 24J Substation

Rood Avenue
Windsor, Connecticut



Site Location Map



0 1000 2000 Feet

Property Information

Site:

The Connecticut Light and Power Company
258 & 264 Rood Avenue and 15 & 25 Shelley Avenue
Windsor, Connecticut

Applicant:

The Connecticut Light and Power Company
P.O. Box 270
Hartford, Connecticut 061414-0270
(860) 605-5000

Assessor's Plat: Map 56 Block 31
Lots: 14, 30 and 12

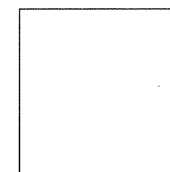


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Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services



Legend

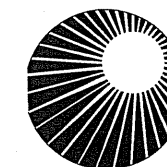
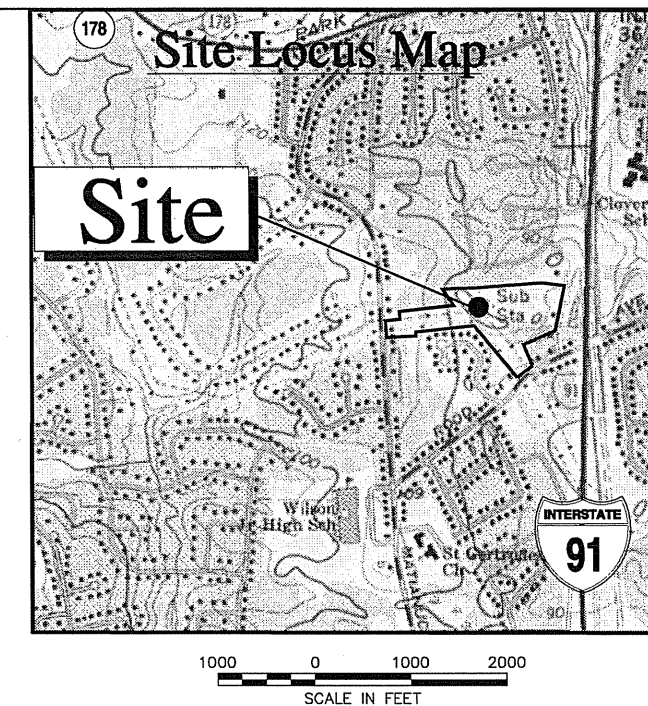
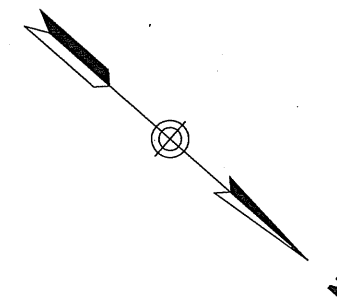
Exist.	Prop.		Exist.	Prop.	
					CONCRETE
					HEAVY DUTY PAVEMENT RIPRAP CONSTRUCTION ENTRANCE
		PROPERTY LINE			
		PROJECT LIMIT LINE			
		RIGHT-OF-WAY/PROPERTY LINE			
		EASEMENT			
		BUILDING SETBACK	27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
		BASELINE	26.65 BC x	26.65 BC x	BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT	132.75 x 45.0 TW x 38.5 BW x	132.75 x 45.0 TW x 38.5 BW x	SPOT ELEVATION TOP & BOTTOM OF WALL ELEVATION
		ZONING LINE			BORING LOCATION
		TOWN LINE			TEST PIT LOCATION
					MONITORING WELL
		LIMIT OF DISTURBANCE			
		WETLAND LINE WITH FLAG BY VHB			UNDERDRAIN
		WETLAND BY OTHERS/REVIEWED BY VHB			DRAIN
		BORDERING LAND SUBJECT TO FLOODING			ROOF DRAIN
		WETLAND BUFFER ZONE			SEWER
		NO DISTURB ZONE			FORCE MAIN
		200' RIVERFRONT AREA			OVERHEAD WIRE
					WATER
					FIRE PROTECTION
					DOMESTIC WATER
					GAS
					ELECTRIC
					STEAM
					TELEPHONE
					FIRE ALARM
					CABLE TV
		GRAVEL ROAD			CATCH BASIN
		EDGE OF PAVEMENT			DOUBLE CATCH BASIN
		BITUMINOUS BERM			GUTTER INLET
		BITUMINOUS CURB			DRAIN MANHOLE
		CONCRETE CURB			TRENCH DRAIN
		CURB AND GUTTER			PLUG OR CAP
		EXTRUDED CONCRETE CURB			CLEANOUT
		MONOLITHIC CONCRETE CURB			FLARED END SECTION
		PRECAST CONC. CURB			HEADWALL
		SLOPED GRAN. EDGING			
		VERT. GRAN. CURB			SEWER MANHOLE
		LIMIT OF CURB TYPE			CURB STOP & BOX
		SAWCUT			WATER VALVE & BOX
		BUILDING			TAPPING SLEEVE, VALVE & BOX
		BUILDING ENTRANCE			SIAMESE CONNECTION
		LOADING DOCK			FIRE HYDRANT
		BOLLARD			WATER METER
		DUMPSTER PAD			POST INDICATOR VALVE
		SIGN			WATER WELL
		DOUBLE SIGN			GAS GATE
		STEEL GUARDRAIL			GAS METER
		WOOD GUARDRAIL			ELECTRIC MANHOLE
		PATH			ELECTRIC METER
		TREE LINE			LIGHT POLE
		WIRE FENCE			TELEPHONE MANHOLE
		FENCE			TRANSFORMER PAD
		STOCKADE FENCE			UTILITY POLE
		STONE WALL			GUY POLE
		RETAINING WALL			GUY WIRE & ANCHOR
		STREAM / POND / WATER COURSE			HAND HOLE
		DETENTION BASIN			PULL BOX
		HAY BALES			
		SILT FENCE			
		MINOR CONTOUR			
		MAJOR CONTOUR			
		PARKING COUNT			HAND HOLE
		COMPACT PARKING STALLS			PULL BOX
		DOUBLE YELLOW LINE			
		STOP LINE			
		CROSSWALK			
		ACCESSIBLE CURB RAMP			
		ACCESSIBLE PARKING			
		VAN-ACCESSIBLE PARKING			

Abbreviations

<u>General</u>	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
<u>Utility</u>	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLY(VINYL)CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes:

[illegible]



Connecticut Light & Power

The Northeast Utilities System

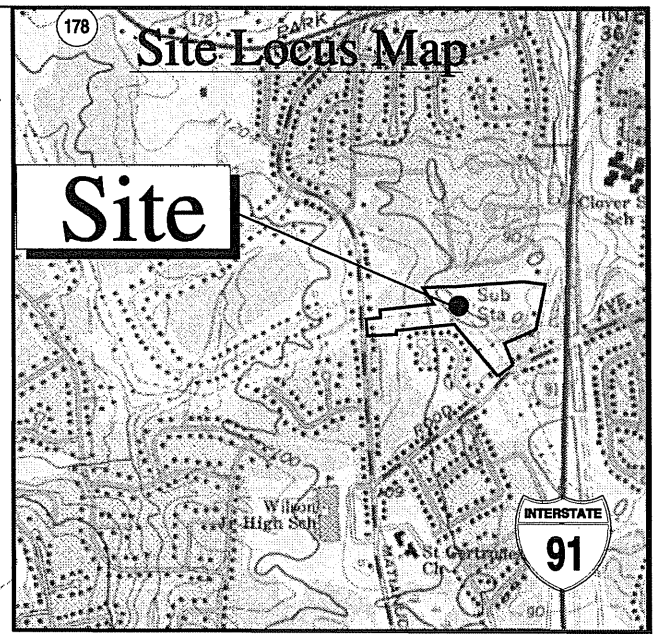
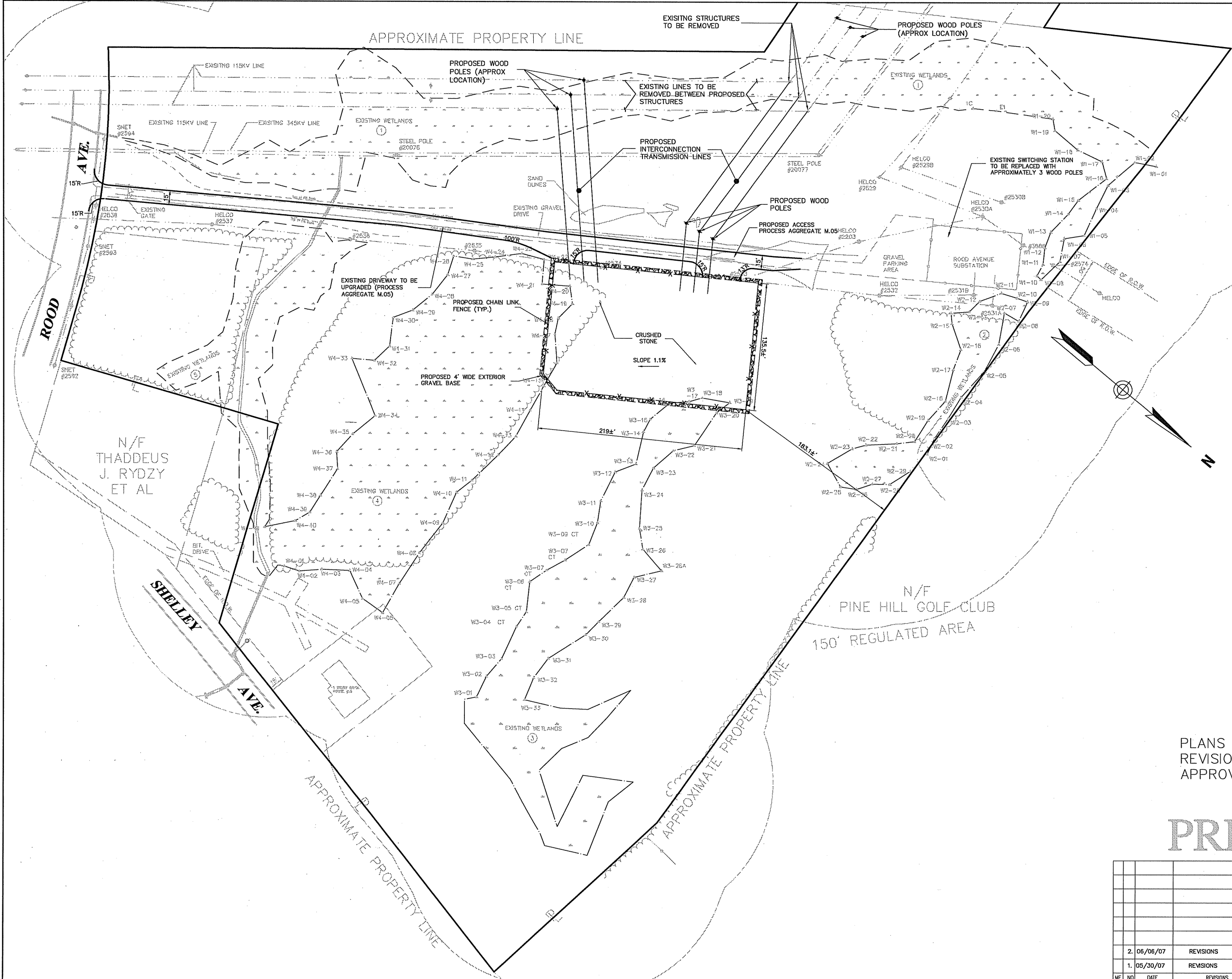


PLANS AND SPECIFICATIONS ARE SUBJECT TO
REVISIONS PENDING FINAL SITING COUNCIL
APPROVAL

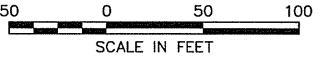
PRELIMINARY



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										FOR THE CONNECTICUT LIGHT & POWER COMPANY
										TITLE
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										DATE 05/23/07 DATE DATE DATE
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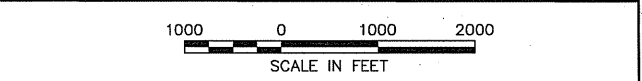
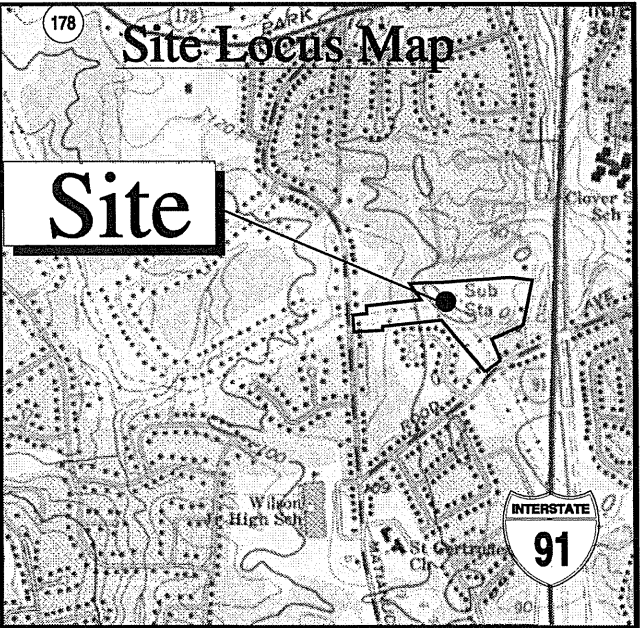
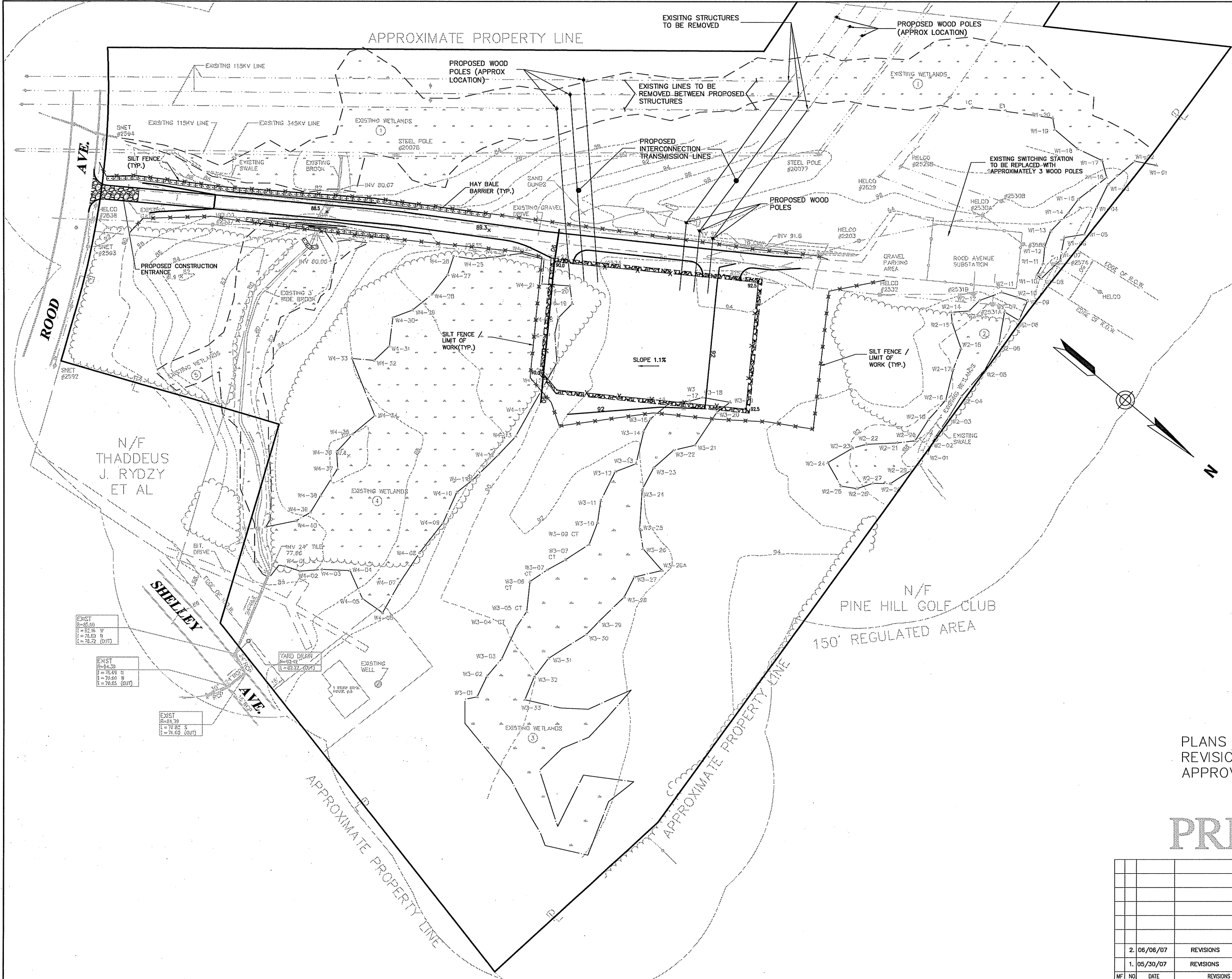
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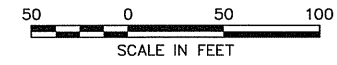
PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS PENDING FINAL SITING COUNCIL APPROVAL

PRELIMINARY

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FOR THE CONNECTICUT LIGHT & POWER COMPANY									
TITLE									
Layout and Materials Plan									
Road Avenue Substation									
Windsor, Connecticut									
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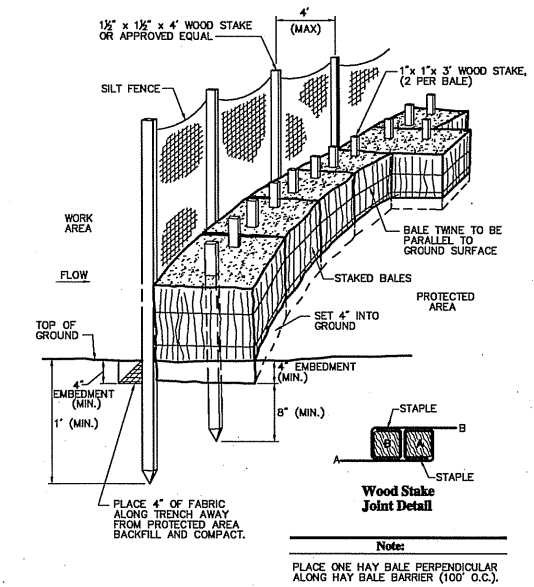
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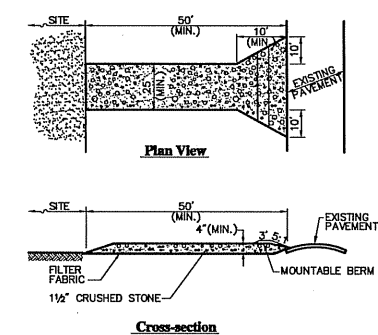
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PRELIMINARY

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FOR THE CONNECTICUT LIGHT & POWER COMPANY									
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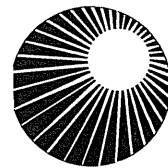
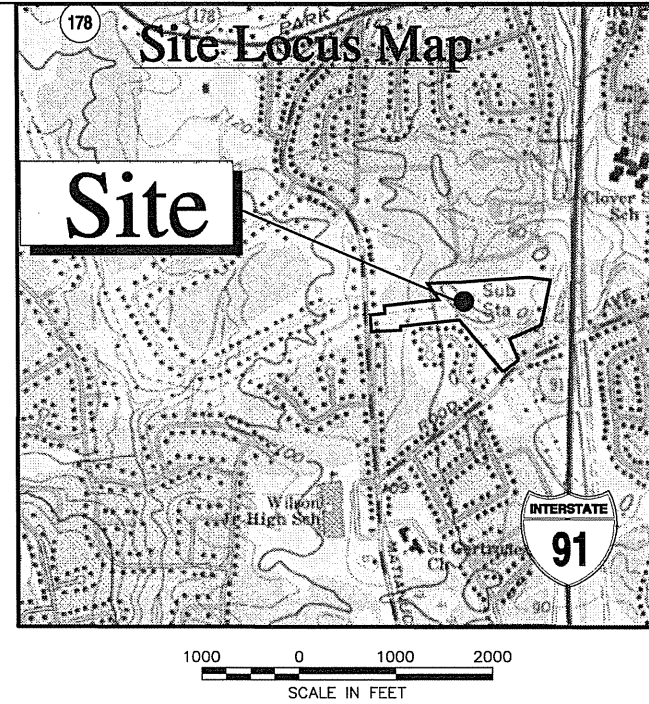


Silt Fence / Hay Bale Barrier (Embedded) 6/03
N.T.S. Source: VHB LD_654



- Notes:**
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED, PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 6/03
N.T.S. Source: VHB LD_682



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PLANS AND SPECIFICATIONS ARE SUBJECT TO
REVISIONS PENDING FINAL SITING COUNCIL
APPROVAL

PRELIMINARY

CAD
GENERATED
DWG

NORTHEAST UTILITIES SERVICE CO.									
FOR THE CONNECTICUT LIGHT & POWER COMPANY									
TITLE									
Site Details									
Rood Avenue Substation									
Windsor, Connecticut									
BY		VHB		CHKD		APP		APP	
DATE		05/23/07		DATE		DATE		DATE	
SCALE		NONE		SCALE		DWC. NO.		C-5	
WF	NO	DATE	REVISIONS		BY	CHK	APP	APP	

100 0 100 200

SCALE IN FEET



Appendix B

Public Outreach Documents



**Connecticut
Light & Power**

107 Selden Street, Berlin, CT 06037

The Connecticut Light and Power Company
P.O. Box 270
Hartford, CT 06141-0270
(860) 665-5000
www.cl-p.com

The Northeast Utilities System

May 24, 2007

Dear Resident:

With demand for electricity growing in the area, The Connecticut Light & Power Company (CL&P) is looking for ways to better serve our customers in Windsor.

CL&P is in the preliminary steps of planning to build a new substation for Windsor – a first for the town. Windsor customers are currently served by a similar facility in Bloomfield.

A parcel of land, currently owned by CL&P, adjacent to Rood Avenue has been selected as the best possible location for this facility (please see the site map attached to this letter). Electrical equipment located on the north side of the site will be removed.

We are working closely with local officials to design a facility that fits into the surrounding residential neighborhood. The project site plan will be reviewed by the Inland Wetlands and Watercourses Commission on Tuesday, June 5, 2007, and the Planning and Zoning Commission on Tuesday, June 12, 2007, at the Windsor Town Hall. Both meetings start at 7 p.m.

Our long-term schedule calls for:

- Preliminary planning through 2007
- Regulatory review to begin mid 2008
- Construction to start fall 2008
- In service 2009

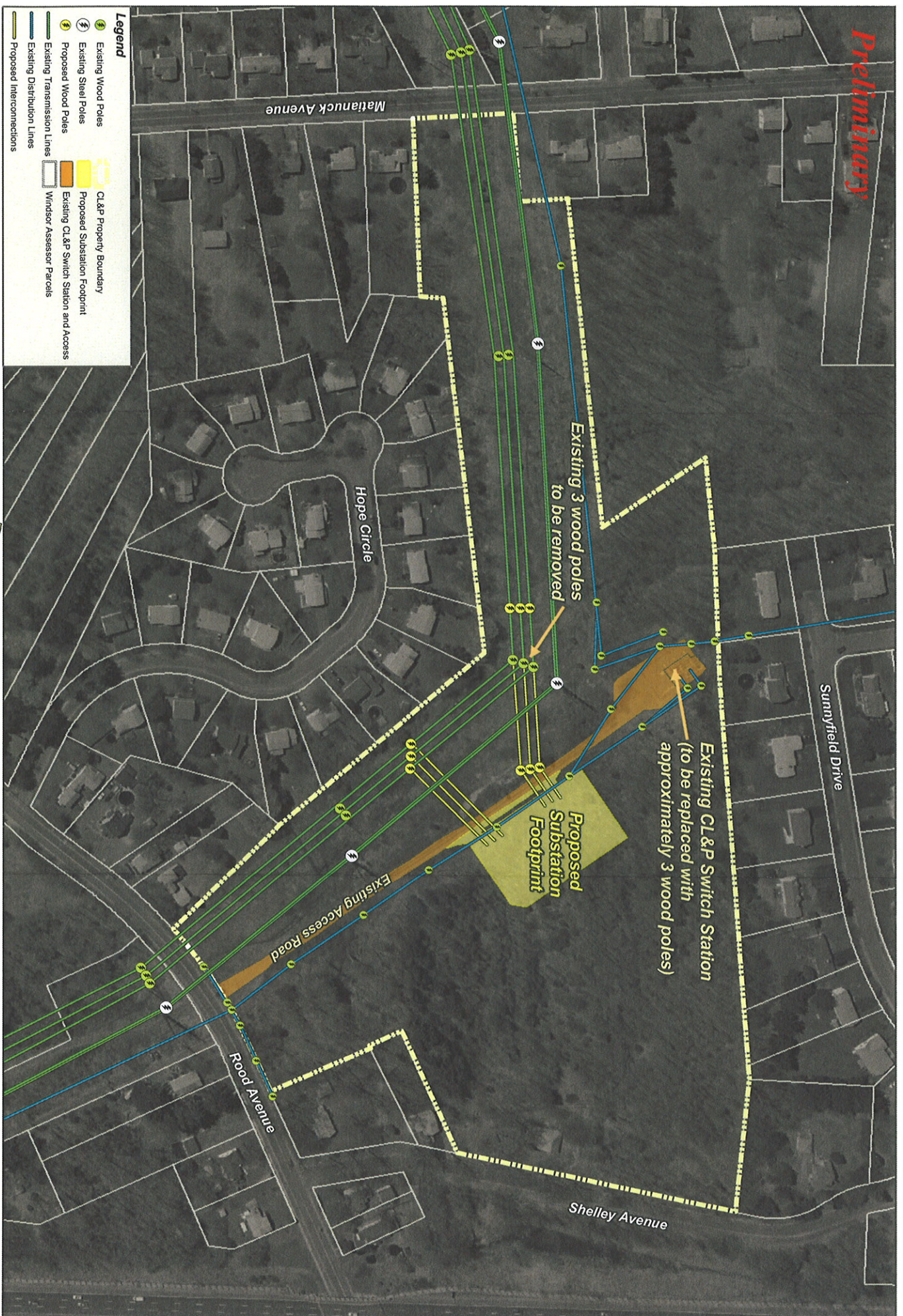
Please contact Frank Poirot at 860-665-3409 if you have any questions.

We thank you in advance for your patience and cooperation in this effort.

Sincerely,

Marcella Ferrara , Project Manager
The Connecticut Light & Power Company

Preliminary



Legend

- Existing Wood Poles
- Existing Steel Poles
- Proposed Wood Poles
- Existing Transmission Lines
- Proposed Distribution Lines
- Proposed Interconnections
- CL&P Property Boundary
- Proposed Substation Footprint
- Existing CL&P Switch Station and Access
- Windsor Assessor Parcels

Existing 3 wood poles
to be removed

Existing CL&P Switch Station
(to be replaced with
approximately 3 wood poles)

Proposed
Substation
Footprint

Existing Access Road

Rood Avenue

Shelley Avenue

Mattanuck Avenue

Hope Circle

Sunnyfield Drive

