



City of Ansonia
PLANNING AND ZONING COMMISSION

April 25, 2007

Atty. Phillip M. Small
Brown Rudnick Berlack Israels LLP
185 Asylum Street
Hartford, Connecticut 06103

Re: Ansonia Generation LLC- Proposed Electric Generating Facility
Ansonia's Copper & Brass, Inc. Plant at Liberty Street Ansonia

Dear Atty. Small:

This is to inform you that following your presentation at its meeting of April 23, 2007, the Commission voted to authorize the undersigned to express certain concerns regarding the proposed facility at 75 Liberty Street in Ansonia.

In prefacing the Commission's concerns consideration was given to the following:

1. That (a) the proposed facility would be constructed at a site located at or near the geographic center of Ansonia's downtown district; (b) that the district is heavily built up and densely populated; (c) that the area is and/or will continue to be frequented by an increasing number of residents and shoppers; and (d) that the district has been the subject of a planning program leading to the adoption of the City Center Plan 2005 which became effective on January 15, 2007 as part of the Town's Comprehensive Plan; and
2. That while changes are unavoidable, the anticipated changes should not be detrimental to present and future residents, workers or shoppers and that said changes should be implemented so as to preserve and enhance the character of the district as a place for living, working and shopping.
3. The facility should be shut down during periods of severe air pollution. And noise levels must be limited as many people live within 500 feet to 1000 feet of the proposed facility.

Based on these considerations the Commission emphasizes that: A. extreme caution must be taken and additional efforts must be made in installing and operating the facility and all related appurtenances, equipment and devices so as to meet and/or exceed Federal and/or State requirements concerning safety, noise emission and water and air pollution; that B. the steam stack be constructed to an elevation sufficiently high to assist in the efficient and rapid dissipation of steam and other fumes and gases emitted; and C. that all site and area security, including but not limited to equipment and

devices, and other representations made to the Commission during the presentation, be properly installed and maintained on a 24/7 basis.

Should you have any questions, do not hesitate to contact me.

Very truly yours,

Bartholomew R. Flaherty III, Chairman
Ansonia Planning and Zoning Commission

- cc. (1) Raymond McGee, Ansonia Copper & Brass, Inc.
Ansonia Generation LLC
75 Liberty Street, Ansonia CT 06401
- (2) Ted W. Terrill
Sasco River Advisors LLC
75 Sasco River Lane
Southport, CT 06890
- (3) Daniel F. Caruso, Chairman
Connecticut Siting Council
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- (4) James T. Della Volpe, Mayor
City of Ansonia
- (5) Oswald Inglese
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- (6) Peter Crabtree, Zoning Official
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