



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

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VIA ELECTRONI MAIL

December 6, 2022

The Honorable Jeff Caggiano
Mayor
Bristol City Hall
111 North Main Street
Bristol, CT 06010-0114
mayorsoffice@bristolct.gov

RE: **PETITION NO. 1540** - ReNew Developers, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a customer-side 4.0-megawatt fuel cell facility and associated equipment to be located at 234 Riverside Avenue, Bristol, Connecticut.

Dear Mayor Caggiano:

The Connecticut Siting Council (Council) is in receipt of the City of Bristol's (City) correspondence dated December 5, 2022 referencing Petition 1548, a proposed Bloom Energy 600-kilowatt fuel cell installation at Bristol Hospital that was received by the Council on November 14, 2022. The Council sent correspondence to the City requesting comments on November 15, 2022. The City comment deadline for Petition 1548 is December 14, 2022.

The City's December 5, 2022 comments appear to specifically relate to Petition 1540, the above-referenced petition, a proposed Renew Developers, LLC 4-megawatt fuel cell installation at 234 Riverside Avenue that was received by the Council on September 21, 2022. The Council sent correspondence to the City requesting comments on September 23, 2022. The City comment deadline for Petition 1540 was October 21, 2022.

Thank you for taking the time to provide the Council with comments. Please be advised that the Council's jurisdiction extends only over the proposed fuel cell facility "site." Under Regulations of Connecticut State Agencies §16-50j-2a(29), "site" means a contiguous parcel of property with specified boundaries, including, but not limited to, the leased area, right-of-way, access and easements on which a facility and associated equipment is located, shall be located or is proposed to be located. The proposed fuel cell facility "site" does not include portions of the host parcel that are not leased from the property owner by the petitioner for purposes of construction, maintenance and operation of a fuel cell facility.

Topics specifically related to the fuel cell facility site mentioned in the City's December 5, 2022 correspondence that are jurisdictional to the Council include fencing, security, landscaping, floodway protection, and noise.

Topics not specifically related to the fuel cell facility site mentioned in the City's December 5, 2022 correspondence that are **not jurisdictional** to the Council include demolition of the existing building, construction of the Bristol Data Center, terms of a Payment in Lieu of Taxes, and future replacement of a nearby bridge.

This petition is on the Council's December 8, 2022 meeting agenda for discussion and decision.

Please note that you can view all of the documents related to this petition on our website at portal.ct.gov/csc under the "Pending Matters" link. You may also keep apprised of Council events on the website calendar and agenda.

Before reaching a final decision on any petition, the Council carefully considers all of the facts contained in the record that is developed by the Council, the petitioner, parties and intervenors to the petition, and all of the concerns received from members of the public who submit written statements to the Council.

Copies of your correspondence will be distributed to the service list for the petition.

Thank you for your interest and concern in this very important matter.

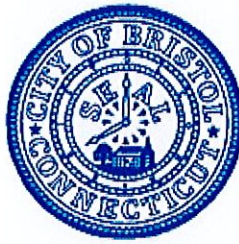
Sincerely,

A handwritten signature in dark ink, appearing to read "Melanie A. Bachman". The signature is fluid and cursive, with the first name being the most prominent.

Melanie A. Bachman
Executive Director

MAB/laf

c: Service List, dated September 22, 2022
Council Members



JEFFREY CAGGIANO
MAYOR

City of Bristol
RESPICE, ADSPICE, PROSPICE
Look to the Past, Look to the Present, Look to the Future

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

RE: PETITION NO. 1540 – City of Bristol comments concerning the ReNew Developers, LLC petition for 234 Riverside Ave., Bristol.

Dear Ms. Bachman:

The purpose of this letter is to inform the Connecticut Siting Council that the City of Bristol supports the ReNew Developers, LLC *concept* for redevelopment of 234 Riverside Avenue into the Bristol Data Center. At this time, the City can support the Bristol Data Center in concept only, as there are several elements highlighted below that must be included in the ReNew Developers, LLC plan and/or completed in the future to the satisfaction of the City of Bristol and/or be mandated by the Connecticut Siting Council as part of its evaluation.

The City understands that this project would involve demolishing the existing structure(s) at 234 Riverside Avenue, addressing potential environmental contamination, installing a fuel cell system and associated equipment with capacity of up to four (4) megawatts, and the possible construction of a data center of approximately 40,000 square feet. The property at 234 Riverside Avenue has been underutilized for many years, and its blighted condition negatively impacts the area. The Bristol Data Center concept presents an exciting repurposing of this troubled property

As part of its evaluation process for this project, the City of Bristol strongly urges the Connecticut Siting Council to address the following concerns of the City of Bristol:

- The Bristol Data Center site plan dated 8/17/22 does not indicate that the existing structure(s) at 234 Riverside Avenue will be demolished. The City of Bristol supports the Bristol Data Center project only if all existing structure(s) on the property are demolished, with applicable environmental issues addressed as part of demolition. The City strongly urges the Connecticut Siting Council to mandate the demolition of these structures as a condition of approval for any project at 234 Riverside Avenue.
- The Bristol Data Center project must include landscaping that is attractive to enhance the soon-to-be renovated Riverside Avenue corridor. As noted on the Connecticut Siting Council Interrogatories dated October 18, 2022, the ReNew Developers, LLC plan dated 8/17/22 fails to include sufficient landscaping detail. For purposes of this letter, “landscaping” shall include, but not be limited to vegetation, shrubs/trees, lighting, security measures (bollards), fencing, and similar site elements.

- The Bristol Data Center site plan dated 8/17/22 includes imagery of “chain link fencing” surrounding the fuel cell development. The City supports fencing for security but it cannot support a project that includes chain link fencing. The City urges the Connecticut Siting Council to mandate attractive fencing material such as aluminum powder-coated fencing or similar.
- The City supports a data center concept for the site. However, in the event that the Connecticut Siting Council does not make a land use ruling on the Data Center portion of this project, said Data Center must obtain any and all approvals from appropriate City of Bristol board(s) and commission(s) including but not limited to local wetlands, planning, and zoning boards.
- The City relies on the expertise of the Connecticut Siting Council to ensure the Bristol Data Center does not negatively impact the immediate area through the “low level hum” of sound that has been described. Again, the Riverside Avenue corridor is undergoing a transformation, with several businesses located adjacent to the property; a popular park, magnet school, and community theatre to the immediate south; a planned residential apartment development just feet away on the north side of Riverside Avenue; and more. The City cannot support a project that may cause noise pollution or other negative distractions in this critical area.
- The City of Bristol and ReNew Developers, LLC must come to terms on a Payment in Lieu of Taxes (PILOT) agreement in the best interests of all parties.
- The City expects ReNew Developers to, like all private property owners along the Riverside Avenue corridor, to coordinate/cooperate in any streetscape efforts in the area to ensure an attractive, cohesive effort to beautify the area.
- A portion of the property at 234 Riverside Avenue is located in the floodway. Per the City Engineer, a letter of map amendment is required to develop the property in the area indicated as floodway.
- The bridge on nearby East Street is scheduled to be replaced in 2024. Please be advised that natural gas service may not be available until the completion of bridge construction.

On behalf of the City of Bristol I would like to thank the Connecticut Siting Council for its efforts and expertise in encouraging innovative projects such as the Bristol Data Center while also ensuring that such projects meet the expectations and best interests of the communities in which they operate.

Sincerely,



Mayor Jeffrey Caggiano