

Arthur Tournas  
106 Woolsley Ave  
Trumbull Ct 06611

March 24,2015

State of Connecticut  
Connecticut Siting Council  
Ten Franklin Square  
New Britain Ct 06051

**PETITION NO. 1120** – The United Illuminating Company petition for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed modifications to the Hawthorne Substation located at 180 Hawthorne Drive, Fairfield, Connecticut.

Dear Ms. Bachman and The Connecticut Siting Council,

Intervenor, Arthur Tournas , submits the attached , Proposed Development and Management Plan as a pre-filing.

15 copies will be sent to the Siting Council via USPS.

Arthur Tournas

cc: service List (via Electronic Mail)

**PETITION NO. 1120 - The United Illuminating Company petition for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need are required for the proposed modifications to the Hawthorne Substation located at 180 Hawthorne Drive, Fairfield, CT, 06825.**

**If, in fact, The CSC is not given sufficient reason to deny the application, the Concerned Citizens of North Stratfield (CCNS) request that the CSC propose this Development and Management plan to UI for both the existing substation and the proposed modifications to the existing substation.**

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1. UI shall review and address the possibility of repositioning the new modifications more to the north, further away from the abutting properties on Schiller Road and Hawthorne Drive. Please see attachments 1 and 2.
2. The Development and Management Plan (D&M Plan) shall include the following elements:
  - a) A final site plan showing the placement of all substation equipment, structures and buildings within the Substation perimeter, landscape plantings, access and the location of all temporary and permanent tap structures; this will include all lighting and lightning masts.
  - b) Erosion and sediment controls
  - c) Provisions for storm water management and oil containment
  - d) Control of the pre-existing Fall-Zone
3. UI shall surround the substation with a concrete wall at least 17 feet high.
  - a) The wall shall be precast concrete with SoundSorb, fire proof and double sided for adequate noise absorption
  - b) The wall should be built prior to the expansion of the project to shield the neighborhood from the effects of construction
4. UI shall provide the Town of Fairfield (Town) and the Concerned Citizens of North Stratfield (CCNS) with the color and texture options for the wall for their selection.
5. UI shall construct a berm with a minimum height of four (4) feet around the Substation on the outside of the wall. Vegetative plantings shall be placed on the berm in order to maximize the visual screening.
6. UI shall provide the Town and the CCNS with a planting list for the berm and shall plant trees with a minimum height of 14 feet.
7. UI shall plant deer resistant Green Giant arborvitae at or near abutter's backyard property lines to maximize the visual screening.
8. UI shall provide seasonal maintenance on the landscaping which surrounds the wall and on the berm.

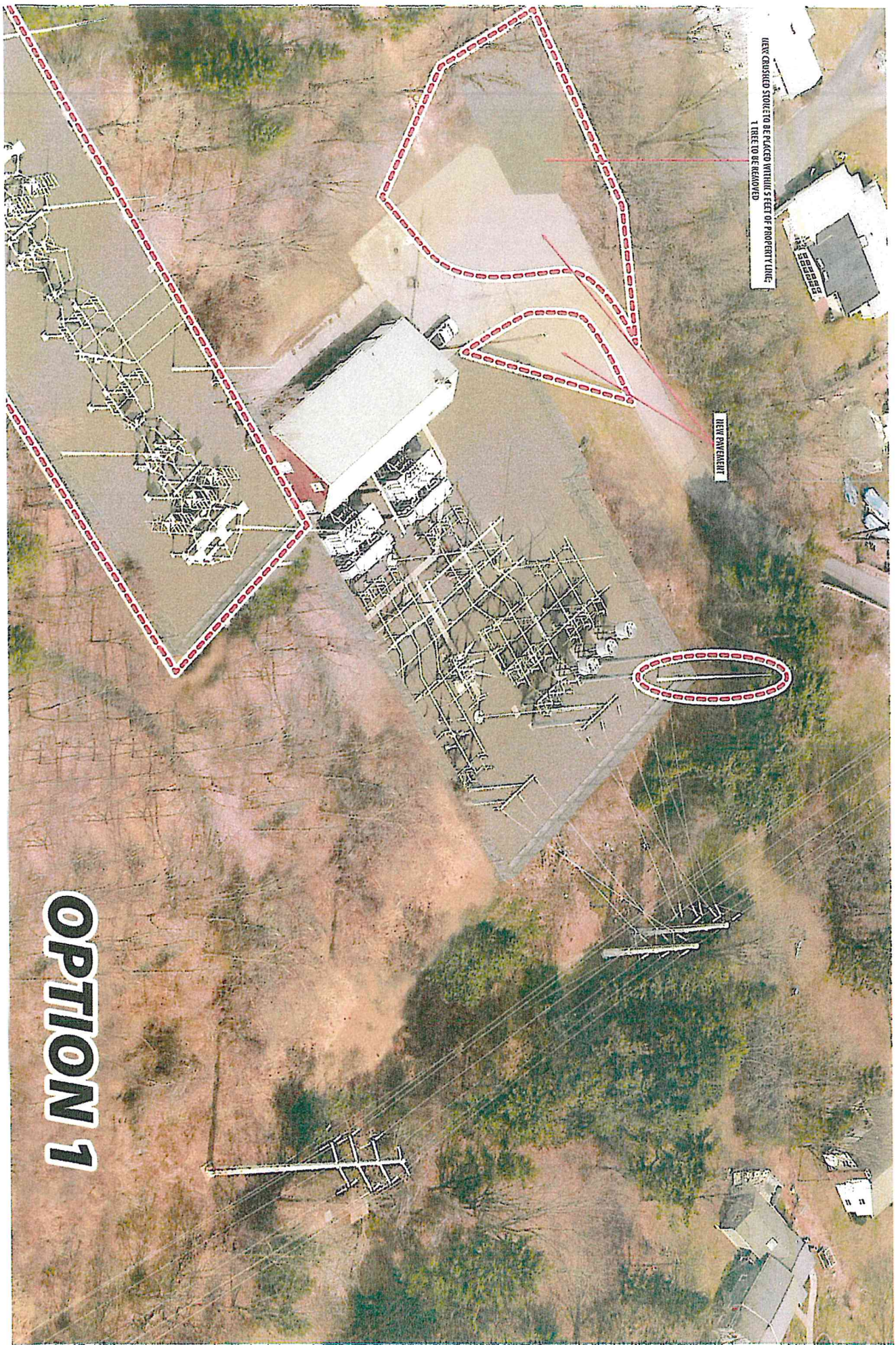
9. There is to be absolutely no cutting of Aluminum on the project site, before, during or after construction.
10. UI shall provide pre- and post-construction electric and magnetic field measurements, within six months of operations
11. UI shall use infrared or other high-tech security cameras to reduce the amount of lighting needed for security purposes.
12. UI shall install motion detectors to activate security lighting only when security is breached.
13. UI shall ensure that all light fixtures have cut-off fixtures to prevent light-trespass.
14. UI shall reduce the number of lighting fixtures, and lower the height of the fixtures as to reduce the amount of light pollution throughout the neighborhoods and ensure no interruption in the flight patterns and migratory habits of the local wildlife.
15. UI shall reduce the number of lightning rods and lower the height.
16. UI shall modify the location of the proposed placement of additional lightning rod on the existing site at the east side of the property.
17. UI shall filter any suspended solids, nutrients and harmful or toxic substances from the wetlands during and after construction.
18. UI shall provide buffers to the Wetlands in order to maximize water quality protection to compensate for the removal of existing trees.
19. UI shall work with the Town Planner and Conservation Department on monitoring the Species of Special Concerns (Eastern Box Turtle)
20. UI shall, in conjunction with Ever Source, submit environmental testing including, but not limited to, soil, air and water while running at full electric capacity with unified monitoring by the appropriate State and Town officials, along with an appointed neighborhood committee member.

**The Concerned Citizens of North Stratfield reserves the right to modify the above proposed Development and Management Plan within 30 days of The United Illuminating Companies responses to all the Interrogatories submitted to The Connecticut Siting Council.**

NEW CRUSHED STONE TO BE PLACED WITHIN 5 FEET OF PROPERTY LINE,  
1 FEET TO BE REMOVED

NEW PAVEMENT

**OPTION 1**



NEW CRUSHED STD. AGG. TO BE PLACED WITHIN 5 FEET OF PROPERTY LINE  
1 TREE TO BE REMOVED

NEW PAVEMENT

**OPTION 2**

