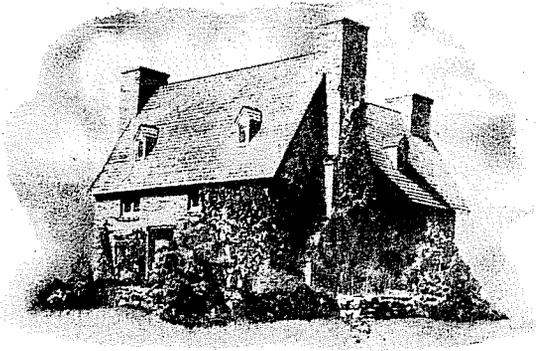


DO 326



TOWN OF GUILFORD

05 OCT 26 PM 4:19

PLANNING AND ZONING COMMISSION
50 BOSTON STREET
GUILFORD, CONNECTICUT 06437
SETTLED IN 1639

THE OLD STONE HOUSE
October 26, 2006

E-MAIL: planning.zoning@ci.guilford.ct.us
WEBSITE: www.ci.guilford.ct.us

TELEPHONE: (203) 453-8039
FAX: (203) 453-8034

CERTIFIED MAIL RRR AND REGULAR MAIL
CERTIFIED NUMBER 7004 2510 0003 9855 0645

RECEIVED
NOV - 2 2006
CONNECTICUT

Attn: Robert E. Carberry
The Connecticut Light and Power Company
PO Box 270
Hartford, CT 06141

Re: The Connecticut Light and Power Company (Vanasse Hangen Brustlin, Inc.: (860) 632-1500); property located N of Stepstone Hill Road and E of RT.77. Map 91, Lots 46 & 46A, Zone R-5. **Special Permit and Site Plan: Location approval of power substation (Stepstone 35L Substation).** Table 2A, Permitted Uses in Residential Districts, Line 18. Opened 9/6 and immediately tabled to 9/12/06. Public Hearing held at 9/12 special meeting. PH kept open to 9/20 for staff comments only. 10/18 - Discussion of the 11 conditions of the 9/20/06 location approval.

This letter of approval supercedes the letter dated 9-29-2006.

Dear Mr. Carberry:

At its regular meeting of October 18, 2006 the Guilford Planning and Zoning Commission voted to modify or delete some of the 11 conditions of the approval granted 9/20/06 for the above-named application:

VOTED: That the Guilford Planning and Zoning Commission approve the location of a proposed electric power substation for the Connecticut Light and Power Company, for property on Stepstone Hill Road, Map 91, Lot 46 and 46A, Zone R-5, as shown on Site Plans (7 pages) titled: "Stepstone Hill Substation," prepared by Vanasse Hangen Brustlin, C-1, Legend and General Notes; C-2, Overall Site Plan; C-3, Layout and Erosion Control Plan; C-4, Grading, Drainage and Utility Plan; C-4a, Grading, Drainage and Utility Plan; C-5, Site Details and as heard at a Public Hearing held on September 12, 2006. (Conditions modified 10-18-06).

This approval is made pursuant to CGS 16-50x(d) and based upon a finding that the location is suitable for such a facility considering the central placement of the facility within a large, 38 acre site which will provide visual screening and insure that noise impacts are minimized.

This approval is made on the condition of the following orders necessary to regulate and restrict such location:

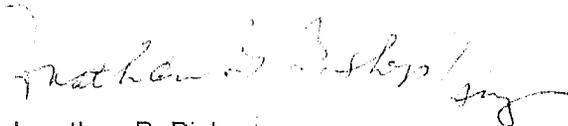
1. Plans for storm water management be reviewed by the Town Engineer prior to commencement of construction for this facility.

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2. No hazardous material as defined by Guilford's Groundwater Protection District regulations will be stored at this site.
3. CL&P will conform to Guilford's noise ordinance.
4. That prior to removal of trees as part of this construction, the Town Tree Warden be notified to coordinate a site visit.
5. CL&P will otherwise maintain the existing foliage to insure visual and noise screening.
6. No lights will be visible except for maintenance and emergency lighting.
[But understand the need to use the low-level lighting that would already be in place if vandalism should become a problem.]
7. That Guilford's Fire Marshall review construction plans for the facility prior to commencement of construction.
8. CL&P will agree to all conditions of the Inland Wetlands Commission.
9. The access road will be curved to minimize visual impacts on Stepstone Hill Rd.
[No further curvature or modification from what is planned is required.]

This location approval is based upon a finding that the proposed development on the 38 acre parcel is a good location for the described facility. The large parcel with the consequent buffer between the substation and the surrounding residences make this a proper site.

Very truly yours,


Jonathan B. Bishop
Secretary
/srg

cc. Town Clerk, Assessor, ZEO
Attn: Robert E. Carberry CL&P 107 Selden St. Berlin, CT 06037
Michael Libertine Vanasse Hangen Brustlin, Inc. 54 Tuttle Place Middletown, CT .06457
Marianne Barbino Dubuque, Esq. Carmody & Torrance, LLP PO Box 1110
Waterbury, CT 06721-1110
The Connecticut Siting Council
The Department of Public Utility Control 10 Franklin Square New Britain, CT 06051