
Appendix A

**Town of Guilford Planning and Zoning
Commission Application Form**



Vanasse Hangen Brustlin, Inc.

TRANSMITTAL

Transportation
Land Development
Environmental Services

54 Tuttle Place
Middletown, Connecticut 06457
860 632 1500
FAX 860 632 7879

Date: 07/31/06	VHB Project No.: 41033
Re.: Special Permit Application	
Proposed Stepstone 35L Substation	

To: Town of Guilford

31 Park Street

Guilford, CT 06437

Attn: Sue Gomez, Administrative Assistant

We are sending you: Attached Under Separate cover via Regular Mail the following items:

Shop drawings Prints Plans Diskettes Specifications

Copy of letter Change order _____

Copies	Date	No.	Description
1	07/31/06		Original Application for SPECIAL PERMIT - Location Review
5	07/31/06		Copies of the Application for SPECIAL PERMIT - Location Review

These are transmitted as checked below:

- | | | |
|---|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> For bids due _____ | |
| <input type="checkbox"/> Returned prints after on loan to VHB | <input type="checkbox"/> _____ | |

Remarks: Supporting documentation provided on July 6, 2006

Copy to: _____

By: 
Michael Libertine

**CSG Sec 16-50x(d)
Location Review**

Guilford Planning and Zoning Commission
Application for SPECIAL PERMIT

Requirements:

1. Submit **six (6)** copies (original and 5 copies) of application and attachments
2. Fill in **all** spaces below
3. Please print or type
4. Submit Site Plan and attach

Date: **July 28, 2006**

In accordance with Article X and § 273-99 of the Zoning Code of the Town of Guilford, application is hereby made for the approval of a Special Permit Use as shown on a Site Plan entitled:

Location Approval, Stepstone Hill Substation, Stepstone Hill Road, Guilford, Connecticut

and dated: **6/26/06**

1. Site Plan for land on Assessor's Map: **91 Lots: 46 and 46A Zone: Residential R-5**
Address of property: **No Numerical Street Address assigned to these parcels.**
2. Name and address of applicant:

**The Connecticut Light and Power Company
P.O. Box 270
Hartford, CT 06141
107 Selden Street
Berlin, CT 06037
Attn: Robert E. Carberry**

**Telephone: (860) 665-6774
Fax: (860) 665-2820
e-mail: carbere@NU.COM**

3. Name and address of property owner:

Same as Applicant

Telephone: _____
Fax: _____
e-mail: _____

4. Type of Use:

Accessory Apartment to a single-family dwelling - § 273-19
Accessory Structures over 750 sq. ft. - § 273-36
Bed and Breakfast - § 273-94

Home Handicraft Industry - § 273-38. B.

Offices in a dwelling - § 273-38. A.

X Other **Electrical Substation**

4. Statement of Proposed Use:

Bulk power substation to increase capacity and reliability of electric power distribution system in Guilford and adjacent towns.

5. Name and address of qualified registered professional who prepared the Site Plan:

**Richard Pettinelli, P.E.
Vanasse Hangen Brustlin, Inc.
54 Tuttle Place
Middletown, CT 06457**

Telephone: (860) 632-1500 ext.2368

Fax: (860) 632-7879

e-mail: rpettinelli@vhb.com

Note: Under certain circumstances the Commission may waive the requirement that the Site Plan be prepared by a professional § 273-99. A. (2).

6. If waiver of any of the requirements of §273-97. B. or §273-99. A.(2) is requested, submit request in separate letter to the Guilford Planning & Zoning Commission.

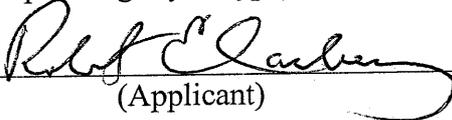
If a letter is submitted please indicate by checking here:

7. Fee: **\$130.00 (check enclosed)** Paid: (See price schedule on page 3)

8. Sign: \$4.00 Paid:

9. Application for Site Plan attached: **Previously submitted 6/26/06**

10. Names and **mailing addresses** of adjoining and across the street property owners (Please print legibly or type) attached: **Previously submitted 6/26/06**

Signed: 
(Applicant)

Signed: _____
Owner (If different than applicant)

NOTE : Notification of Public Hearing date and of Commission action shall be sent to the **applicant** who shall be responsible for satisfactory completion of any approved Special Permit, including any conditions that may be imposed.

In accordance with Article X and § 273-97 of the Zoning Code the following requirements must be met;

- Submission of a completed application **shall include a list** of adjoining neighbors and across the street (including vacant property).
- The applicant **shall notify by certified mail** all adjoining property owners of the pending public hearing.
- Proof of certified mail notification shall be submitted to the Commission **prior to the public hearing**.
- Said notification shall be mailed **at least 14 days prior** to the hearing.
- A Public Hearing sign **must be displayed at least 14 days prior** to the Public Hearing date.

Fee Schedule

			(eff. 7/1/04)
a.	Hospital and Convalescent Homes	\$250 +	\$30 DEP
b.	Child Care and Day Care	\$100 +	\$30 DEP
c.	Accessory Apartments	\$250 +	\$30 DEP
d.	PRD's and Multi Family Dwellings:		
	1. 50 units or less	\$250 +	\$30 DEP
	2. more than 50 units	\$500 +	\$30 DEP
e.	Excavation:		
	1. less than 50,000 yds	\$250 +	\$30 DEP
	2. more than 50,000 yds	\$500 +	\$30 DEP
f.	Hotels and Motels:		
	1. 50 units or less (Bed and Breakfast)	\$250 +	\$30 DEP
	2. more than 50 units	\$500 +	\$30 DEP
g.	Motor Vehicle Repair:		
	1. New Facility	\$250 +	\$30 DEP
	2. Existing Facility	\$250 +	\$30 DEP
h.	Entertainment Facility	\$250 +	\$30 DEP
i.	Recreation Facility (for profit)	\$250 +	\$30 DEP
j.	Communication Tower	\$250 +	\$30 DEP
k.	Change in Non-conforming Use (See 273-13 Zoning Code)	\$250 +	\$30 DEP
l.	Expansion of Non-conforming Use (See 273-117, 124, 197 Zoning Code)	\$250 +	\$30 DEP
m.	Retail Sale of Motor Vehicle Fuel:		
	1. New Facility	\$250 +	\$30 DEP
	2. Existing Facility	\$150 +	\$30 DEP
n.	Motor Vehicle Washing Facility	\$250 +	\$30 DEP
o.	Motor Vehicle Sales:		
	1. New Facility	\$250 +	\$30 DEP
	2. Existing Facility	\$250 +	\$30 DEP
p.	Large Building (See 273-114L, 121L, 128L, 194I, 205H)	\$500 +	\$30 DEP
q.	Light Manufacturing in TS Zone	\$500 +	\$30 DEP
r.	Senior Housing (As defined in Mixed use Zones)	\$250 +	\$30 DEP
s.	All Others (Home Handicraft Industry)(Lot under 10,000 S.F.)(Accessory Bldg. over 750 S.F.)	\$100 +	\$30 DEP

51-7010/2111 MP

REMITTANCE ADVICE

VANASSE HANGEN BRUSTLIN, INC.
 54 TUTTLE PLACE
 MIDDLETOWN, CT 06457

2124

PAY *one hundred thirty*

CHECK AMOUNT **\$ 130.00**

DATE	TO THE ORDER OF	DESCRIPTION	DOLLARS	CHECK NO.
7-27-06	Town of Guilford	4033 - special permit Application	2124	2124



Michael Vertice

⑈002124⑈ ⑆21170101⑆10 8068415530⑈

02002834921001

Appendix B

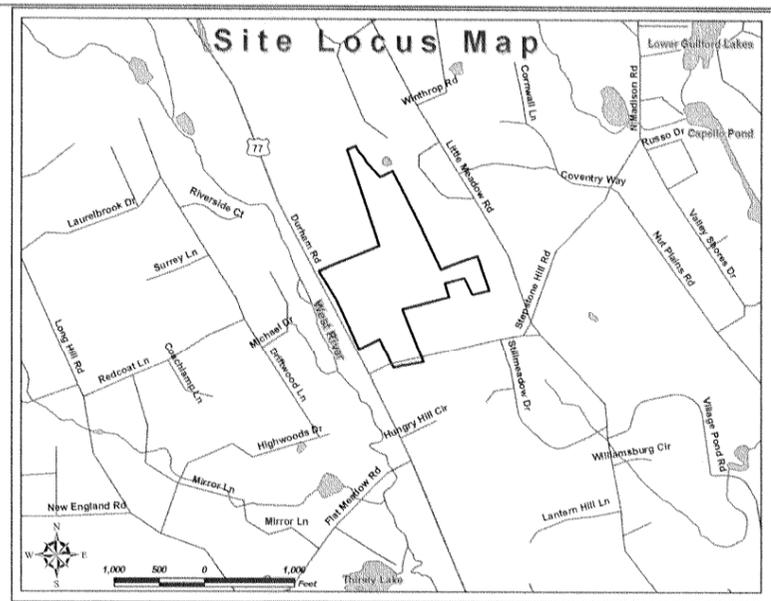
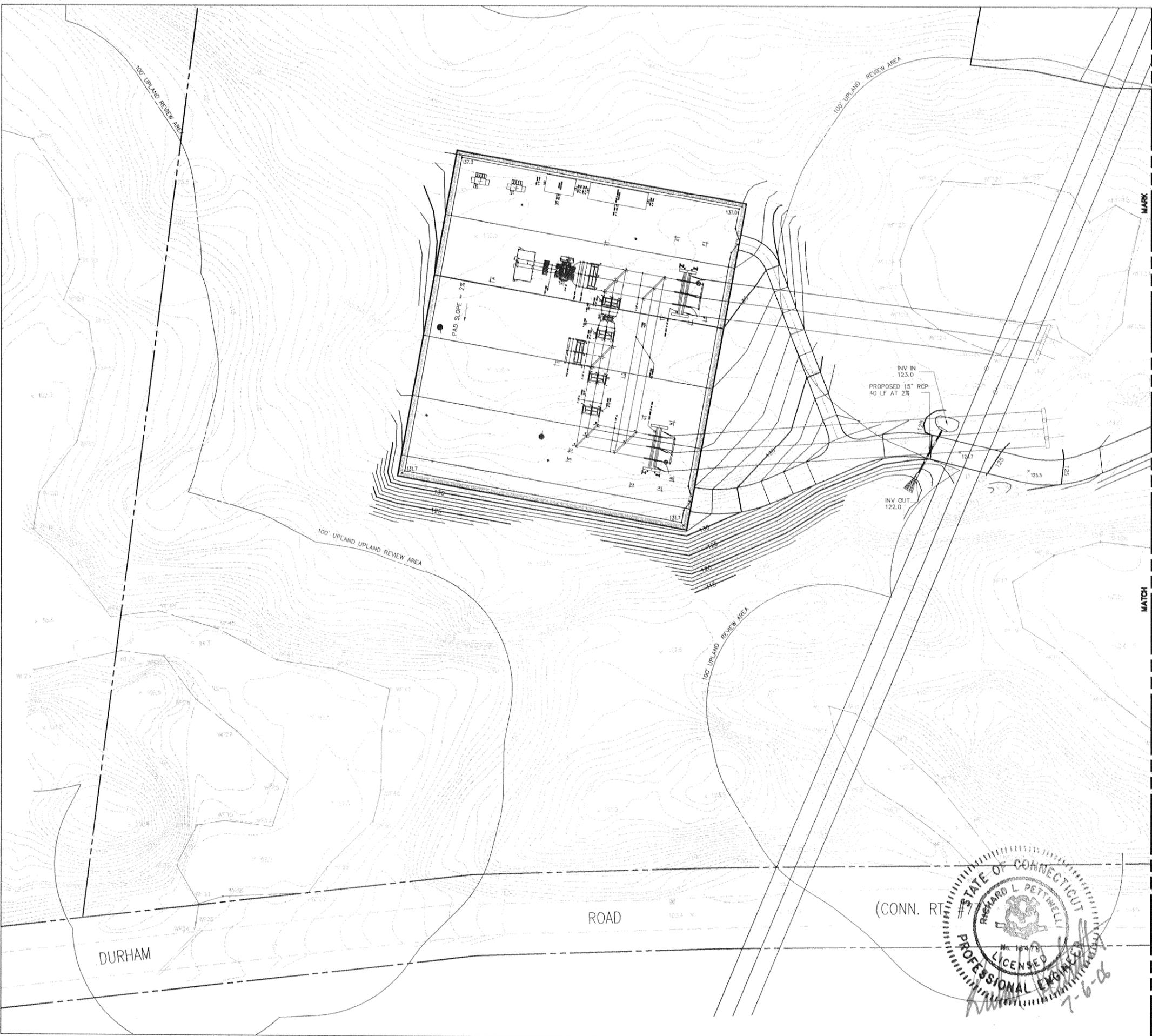
Abutting Property Owners

Abutters List

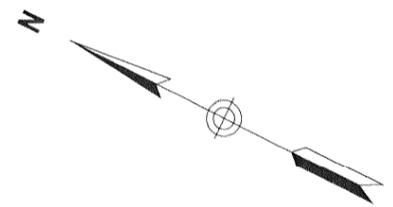
MBL	Address	Owner	Land Use
091-045	943 Durham Road	Kimberly A Caldwell	Residential
091-045-A5	985 Durham Road	Timothy E & Jessica P Hansen	Residential
091-045-A4	987 Durham Road	Frederick W & Andrea C Herget	Residential
091-045-A3	989 Durham Road	James P & Christina R Leese	Residential
091-044	1073 Durham Road	Charles Monte Jr	Residential
091-037-16	155 Bunker Hill Road	Michael J & Jelly A Carafeno	Residential
091-037	Bunker Hill Road	Town of Guilford	Vacant Land
091-036-07	123 Meadow Ridge Lane	Michael I & Janet R Deangelo	Residential
091-036-06	91 Meadow Ridge Lane	Nicole E Nicoletti	Residential
091-036-05	77 Meadow Ridge Lane	Lucy Cerulli	Residential
091-036-04	53 Meadow Ridge Lane	Robert M & Deborah A Pantera	Residential
091-036-03	41 Meadow Ridge Lane	Kyle R & Jane M Kramer	Residential
091-035-A02	898 Little Meadow Road	Dennis & Annette Amato	Residential
091-034	888 Little Meadow Road	Molly F Free	Residential
091-033	866 Little Meadow Road	Lawrence & Dana Torre	Residential
091-032	838 Little Meadow Road	Raymond Palermo	Residential
091-030-C3	70 Stepstone Hill Road	Raymond & Rose Marie Iglesias	Residential
085-023-A	68 Stepstone Hill Road	Mark A Millett & Virginia M Smith	Residential
085-034-01A	33 Stepstone Hill Road	James D & Maureen McCann	Residential
085-034-01	51 Stepstone Hill Road	Douglas F & Susan B Danaher	Residential
085-034-01B	59 Stepstone Hill Road	David W & Mary C Vitola	Residential
085-033	75 Stepstone Hill Road	Douglas E Tochy & Eileen M McNamara	Residential
085-034-02	11 Stepstone Hill Road	Harlan G Case	Residential
085-022	10 Stepstone Hill Road	Russi T & Ava R Suntoke	Residential
085-021-04	828 Durham Road	Christopher & Judith A Tsou	Residential
085-021-03	840 Durham Road	Laurel K Griso & Dennis Sandacata	Residential
091-052-B	Durham Road	Town of Guilford	Vacant Land
091-052-A	Durham Road	Town of Guilford	Vacant Land
091-030-04	130 Stepstone Hill Road	Four Stepstone Hill LLC	Residential
091-030-C4	72 Stepstone Hill Road	Robert A Solari	Residential

Appendix C

Location Approval Site Plans



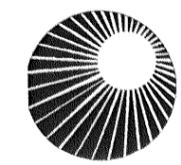
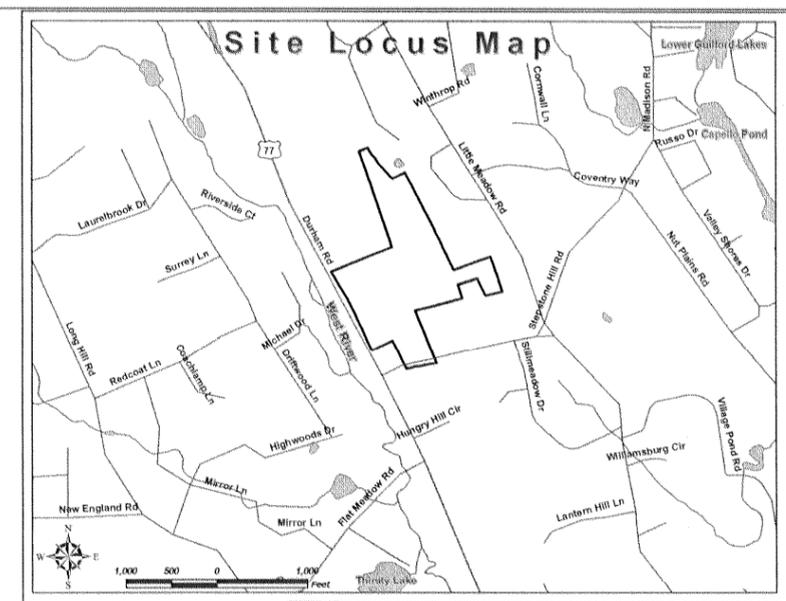
**Connecticut
Light & Power**
The Northeast Utilities System



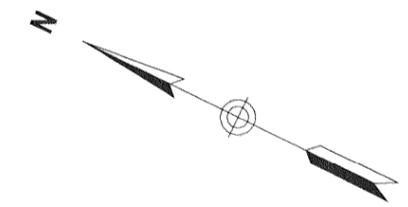
PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS PENDING FINAL SITING COUNCIL APPROVAL



<h1>PRELIMINARY</h1>				<small>CAD GENERATED DWG</small>
NORTHEAST UTILITIES SERVICE CO.				
FOR THE CONNECTICUT LIGHT & POWER COMPANY				
Grading & Utility Plan				
Stepstone Hill Substation				
Guilford, Connecticut				
BY	VHB	CHKD	APP	APP
DATE	06/26/06	DATE	DATE	DATE
SCALE	1"=40'	DWG. NO.	C-4a	
MF NO.	DATE	REVISIONS	BY	CHK APP APP



**Connecticut
Light & Power**
The Northeast Utilities System

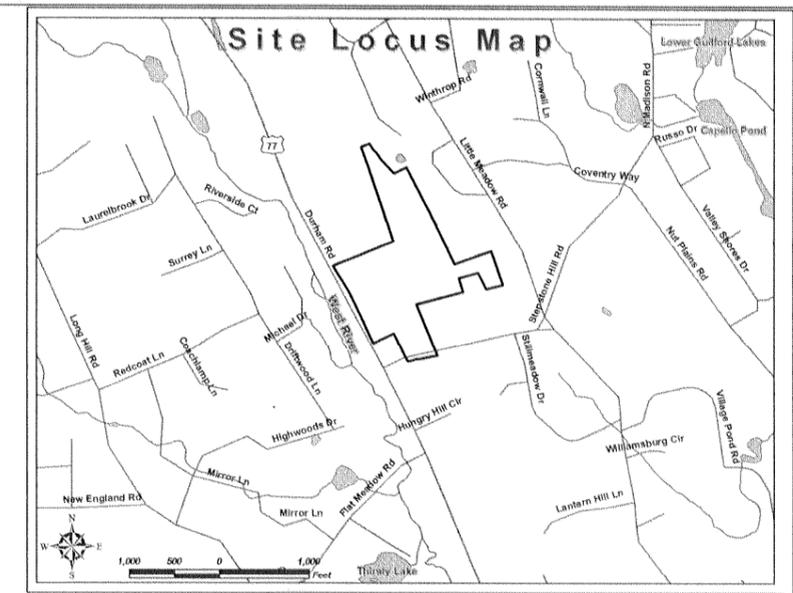
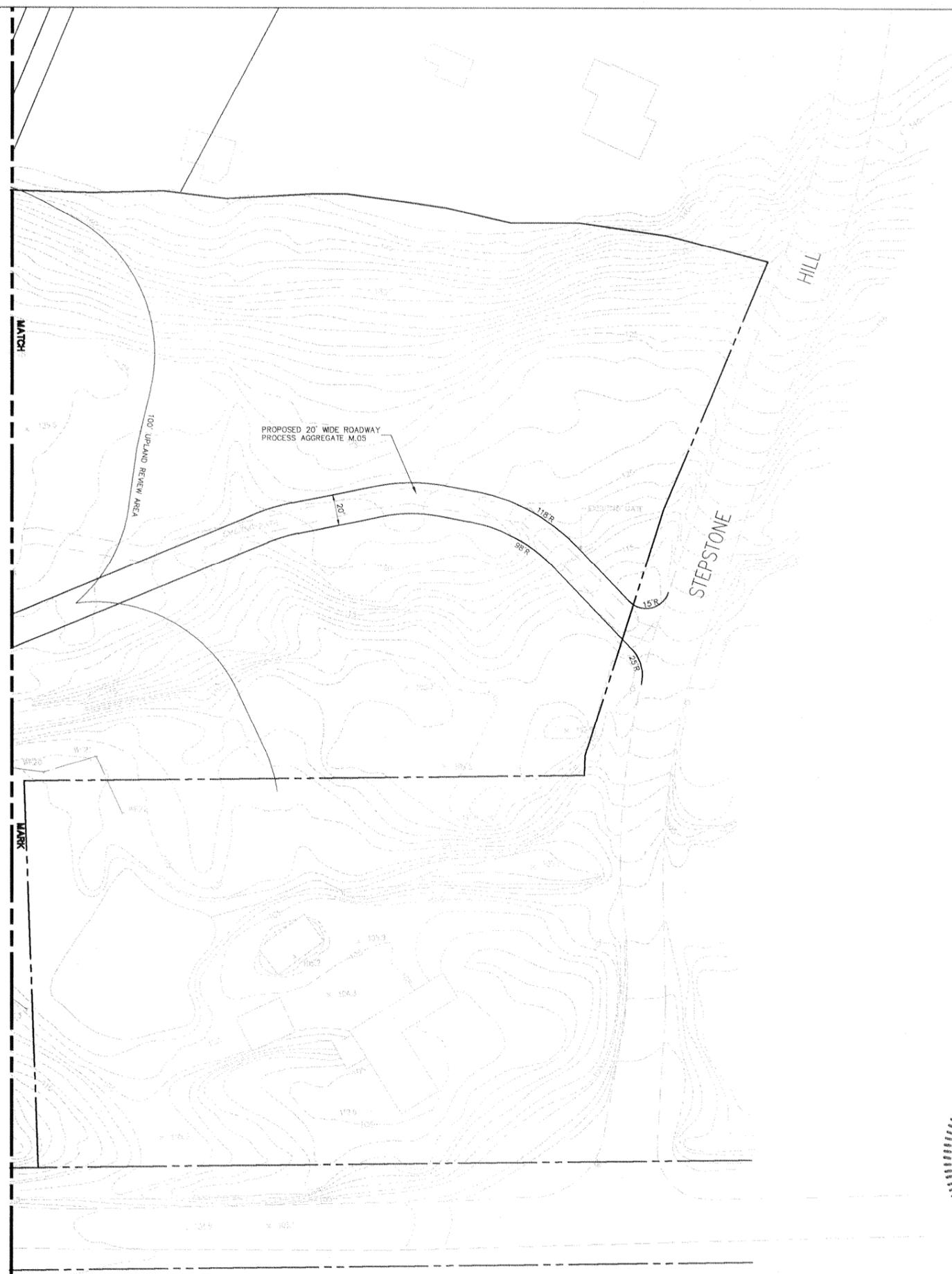


PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS PENDING FINAL SITING COUNCIL APPROVAL

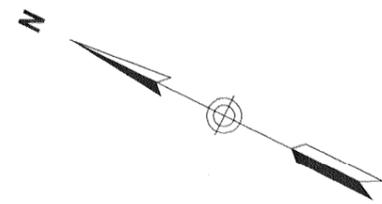
PRELIMINARY



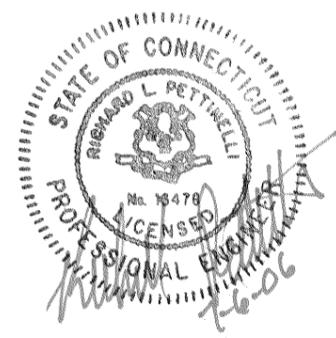
NORTH EAST UTILITIES SERVICE CO.	
FOR THE CONNECTICUT LIGHT & POWER COMPANY	
TITLE Layout and Erosion Control Plan Stepstone Hill Substation	
Guilford, Connecticut	
BY VIB	CHKD
DATE 06/26/06	DATE
SCALE 1" = 40'	DATE
OWG. NO.	C-3a



**Connecticut
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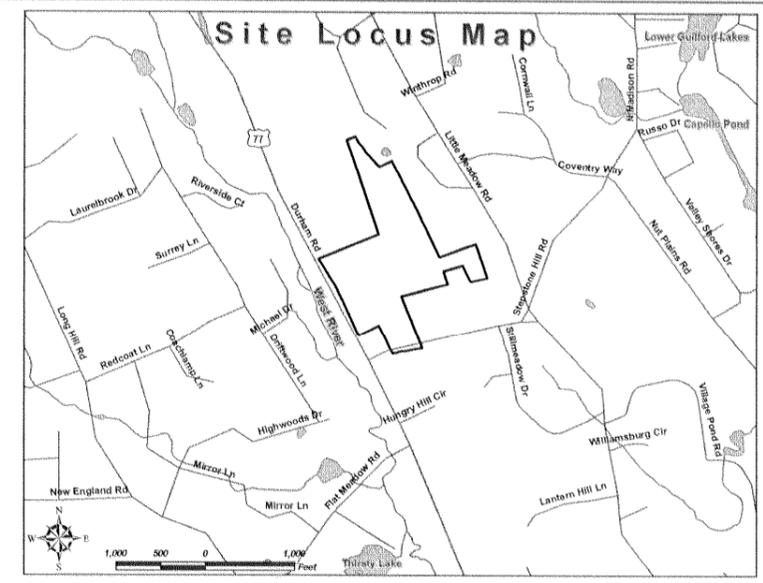
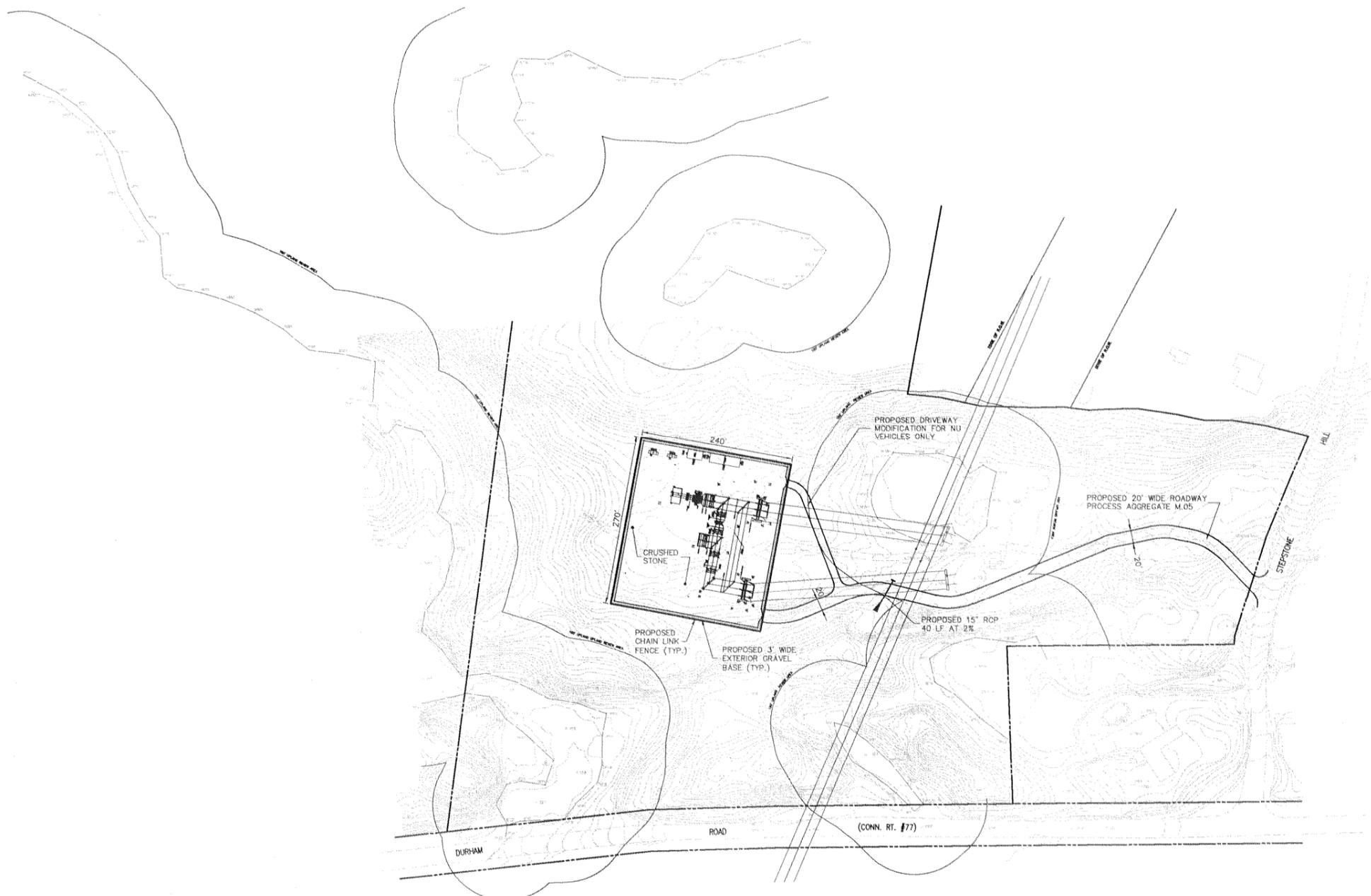


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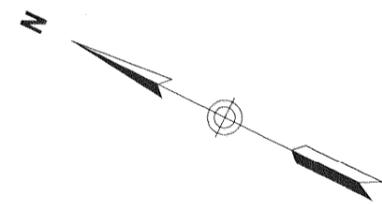


PRELIMINARY

NORTHEAST UTILITIES SERVICE CO.	
FOR	THE CONNECTICUT LIGHT & POWER COMPANY
TITLE	Layout and Erosion Control Plan Stepstone Hill Substation Guilford, Connecticut
BY	VHB
DATE	06/26/06
SCALE	1" = 40'
MF NO.	DATE
REVISIONS	BY
CHK	APP
APP	APP
C-3	



Connecticut Light & Power
The Northeast Utilities System



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 Overall Site Plan Stepstone Hill Substation Guilford, Connecticut	
BY VHB	CHKD
DATE 06/26/06	DATE
SCALE 1"=100'	DWG. NO. C-2
MF NO.	DATE
REVISIONS	BY CHK APP APP

Site Plans

Issued for: **Location Approval**

Date Issued: June 26, 2006

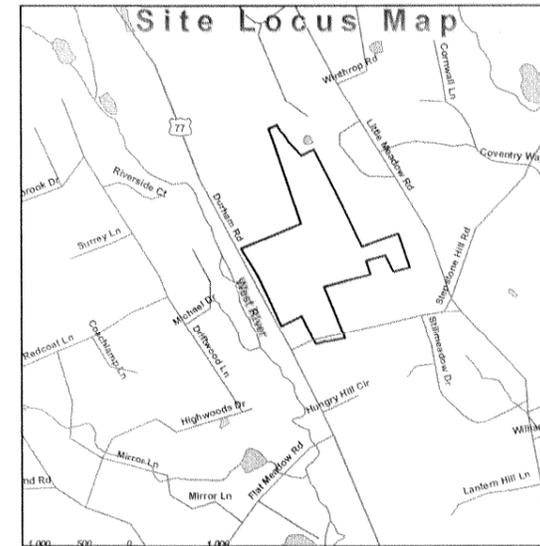
Latest Issue: June 26, 2006

Index

No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	06/26/06
C-2	Overall Site Plan	06/26/06
C-3	Layout and Erosion Control Plan	06/26/06
C-3a	Layout and Erosion Control Plan	06/26/06
C-4	Grading, Drainage and Utility Plan	06/26/06
C-4a	Grading, Drainage and Utility Plan	06/26/06
C-5	Site Details	06/26/06

Stepstone Hill Substation

Stepstone Hill Road
Guilford, Connecticut



Site Location Map ↑ 0 500 1000 Feet

Property Information

Site:
The Connecticut Light and Power Company
Stepstone Hill Road
Guilford, Connecticut

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

Assessor's Plat: **Map 91**
Lot: **46 and 46A**



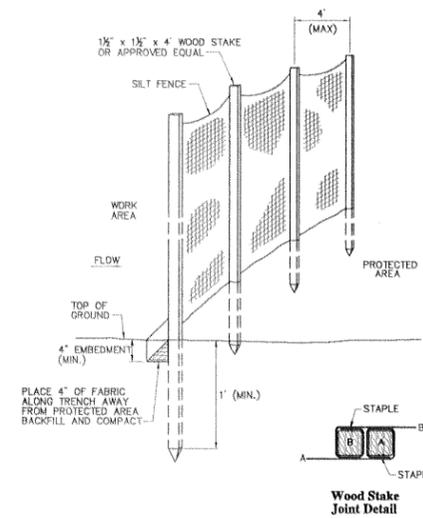
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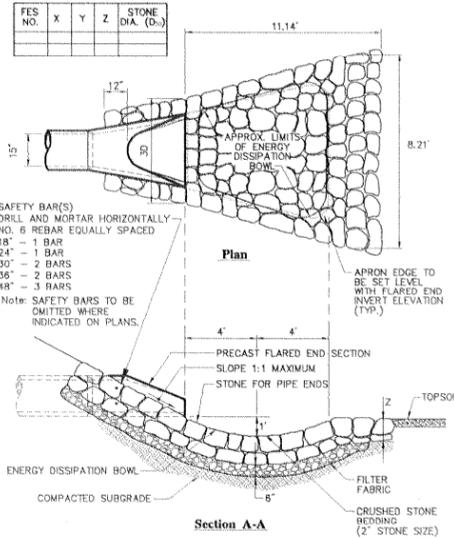


Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
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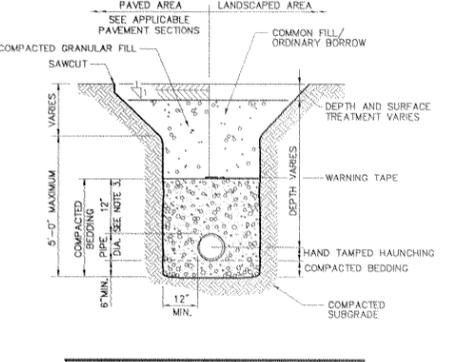




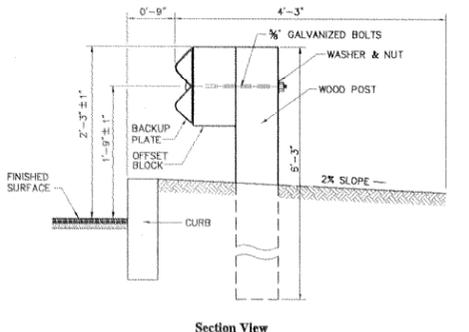
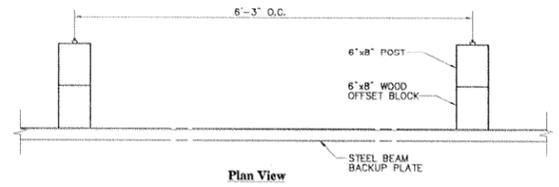
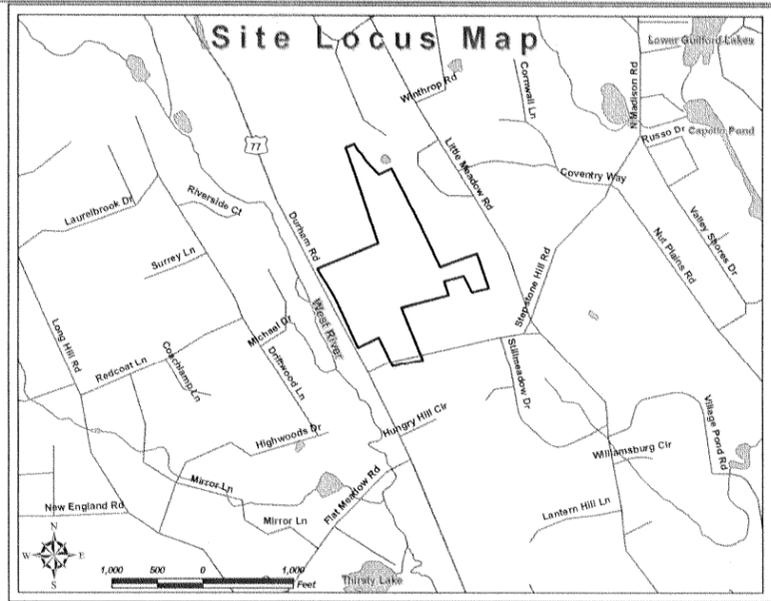
Silt Fence Barrier
 N.T.S. Source: VHB 6/03 LD_650



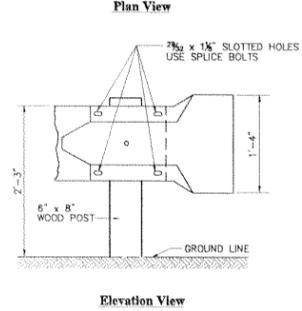
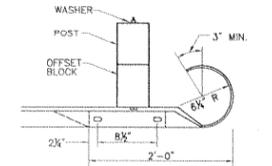
Flared End Section (FES) with Stone Protection
 N.T.S. Source: VHB 6/03 LD_134



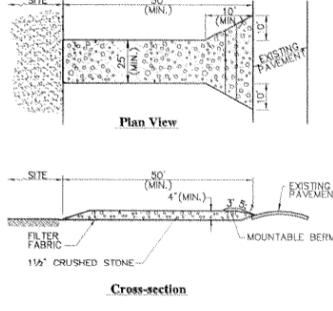
Utility Trench
 N.T.S. Source: VHB 6/03 LD_300



Steel Beam Guardrail with Wood Post
 N.T.S. Source: VHB 6/03 LD_455



Stabilized Construction Exit
 N.T.S. Source: VHB 6/03 LD_582



Utility Trench
 N.T.S. Source: VHB 6/03 LD_300



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 The Northeast Utilities System

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PRELIMINARY

NORTHEAST UTILITIES SERVICE CO.			
FOR THE CONNECTICUT LIGHT & POWER COMPANY			
TITLE			
Site Details			
Stepstone Hill Substation			
Guilford, Connecticut			
BY	VHB	CHKD	APP
DATE	06/26/06	DATE	DATE
SCALE	NONE	DWG. NO.	C-5