

APPENDIX A

Site Photographs

**OXFORD SUBSTATION
CHRISTIAN ST/JACKS HILL RD – OXFORD, CT
SITE PHOTOGRAPHS**



View of Substation Parcel from the East Looking West



View of Substation Parcel from the West Looking Northeast



**View of Southern Property Line of Substation Parcel Looking West Down
Commerce Park Drive (under development)**



**View of Existing CL&P Transmission Lines Intersecting Substation Parcel
Looking North**



View of Existing CL&P Transmission Lines Looking Further North



View of Proposed Access Drive Crossing of Inland Wetland & Intermittent Watercourse – Looking North

APPENDIX B

**Town of Oxford
First Selectman Letters of Support**



TOWN OF OXFORD

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
Phone: (203) 888-2543 Fax: (203) 888-2136

August 15, 2006

Mr. Robert E. Carberry, P.E.
Manager, Transmission Siting & Permitting
Northeast Utilities Service Company
P. O. Box 270
Hartford, CT 06141-0270

Re: CL&P – Oxford Substation

Dear Mr. Carberry:

Since my tenure began as First Selectman of the Town of Oxford, our community has benefited greatly from the growth of neighborhoods and aggressive economic development efforts. During this time, Town officials and representatives of CL&P have engaged in many discussions concerning the need for increased electric service reliability as well as capacity.

As a result of these discussions, in 2005, the Town strongly supported the acquisition of land by CL&P, located between Jack's Hill Road and Christian Street, as its site for a future 115-kV substation. As CL&P begins its process of seeking location approvals from the Town and project approval from the Connecticut Siting Council for this new substation on its land, we are pleased to continue to support CL&P's plans. I am confident that the new Oxford Substation will be an important asset to the Town in its efforts to accommodate the electric service needs of the Town's residents and businesses in an orderly manner, well into the future.

Very truly yours,



August A. Palmer, III
First Selectman



TOWN OF OXFORD

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298

Office of the First Selectman

April 19, 2005

Pamela B. Katz, P.E. Chairman
Connecticut Siting Council
10 Franklin Square,
New Britain, Connecticut 06051

RECEIVED
APR 21 2005
CONNECTICUT
SITING COUNCIL

RE: The Connecticut Light and Power Company intent to acquire property as the site for a possible future CL&P 115-kV substation located within an industrial park between Jacks Hill Road and Christian Street and a transmission line easement adjacent to the existing right-of-way for possible future transmission line use located near the Waterbury-Oxford Airport, Oxford Connecticut.

Dear Chairman Katz:

First, let me thank you for your letter of April 5, 2005. I was happy to receive it and read of your Council's intention. I also thank you for the offer to participate in the hearing, as I fully intend to speak at this hearing.

The Town of Oxford has long awaited the increased presence of CL&P. I, as the First Selectman of Oxford, support this land acquisition by CL&P. We are one of the fastest growing communities in the State of Connecticut and can only continue into our future through proper planning. This acquisition is part of that proper planning.

CL&P has been extremely helpful to this administration. Our need for three-phase power in our Industrial area is critical. This land acquisition is the first step in allowing the future 115-kV substation to be built in Oxford. This is an important part of the long range goals for the Town of Oxford.

Again, I thank you for this opportunity. The Town shall do what ever you ask to assist in bringing this long awaited endeavor to fruition.

Yours truly,



August A. Palmer III
First Selectman

APPENDIX C

Connecticut Siting Council Documentation

<p>DOCKET NO. 304 - The Connecticut Light and Power Company submission of a Statement of Intent to Acquire Property as the site for a possible future CL&P 115-kV substation located within an industrial park between Jacks Hill Road and Christian Street and a transmission line easement adjacent to the existing right-of way for possible future transmission line use located near the Waterbury Oxford Airport, Oxford, Connecticut.</p>	<p>} Connecticut } Siting } Council June 28, 2005</p>
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Findings of Fact

Introduction

1. The Connecticut Light and Power Company (CL&P) in accordance with provisions of General Statutes 16-50z (a) and section 16-50z-1 of the Regulation of Connecticut State Agencies (RCSA) filed with the Connecticut Siting Council (Council) a Statement of Intent to Acquire Real Property on November 10, 2004. (CL&P 3)
2. The purpose of the proposed land acquisition is to obtain property as the site of a possible future 115kV substation in the Town of Oxford, Connecticut. (CL&P 3)
3. The party in this proceeding is CL&P. (Tr. 4/28/05, p. 4)
4. Pursuant to General Statutes Section 16-50m, the Council, after giving due notice thereof, held a public hearing on April 28, 2005, beginning at 3:00 p.m. at the S.B. Church Memorial Town Hall, 486 Oxford Road, Oxford, Connecticut. (Tr. p. 2; Council Hearing Notice, 4/5/05)
5. The Council and its staff conducted an inspection of the proposed land acquisition site on April 28, 2005, beginning at 2:00 p.m. (Council Hearing Notice, 4/5/05)
6. Notice of the Council's hearing on this matter was published in the Woodbury News; the Waterbury Republican-American; the New Haven Register, and the Connecticut Post. (Council Hearing Notice, 4/5/05)

State Agency Comments

7. Pursuant to General Statutes § 16-50j (h), on April 5, 2005, and on April 29, 2005, the following state agencies were solicited by the Council to submit written comments regarding the proposed land acquisition: the Department of Environmental Protection (DEP), the Department of Public Health (DPH), the Council on Environmental Quality (CEQ), the Department of Public Utility Control (DPUC), the Office of Policy and Management (OPM), Department of Economic and Community Development (DECD) and the Department of Transportation (DOT). (Record)
8. The Council received a response from the DOT Bureau of Engineering and Highway Operations, Utility Section on April 28, 2005, and from the DPH on April 28, 2005. The DPH indicated it had no comments. (Record)
9. The following state agencies did not provide comments: the DEP, CEQ, DPUC, OPM, and the DECD. (Record)

Municipal Comments

10. On April 21, 2005, the First Selectman of Oxford provided comments to the Council regarding the proposed land acquisition. In these comments and at the public hearing the First Selectman stated his support of this land acquisition, and that the acquisition is consistent with proper planning for the Town of Oxford. (Town of Oxford letter, dated 4/19/05; Tr., pp.5-8)

Acquisition of Real Property Considerations

11. Under Section 16-50z-4 of the RCSA, the Council shall render a decision upon the record either granting or denying the acquisition, giving consideration to: probable hardship for the owner of the property or owners of adjacent properties; development and potential development on and nearby the property proposed to be acquired; environmental impact; public need; convenience of the owner; and the location of the property proposed to be acquired for the purpose of transmission of electric power or fuel within the state. (Regulations of Connecticut State Agencies, Section 16-50 z-4)

Proposed Land Acquisition Site

12. The proposed land acquisition site consists of a 15.77 acre parcel of land located within the Sippin Industrial Park between Jacks Hill Road and Christian Street in Oxford, Connecticut. Additionally, an adjacent 4.44 acre transmission line easement would be acquired by CL&P adjacent to an existing right-of-way for possible transmission line use. (CL&P 3; CL&P 1, p.2, map; Tr., p. 14)
13. Part of the acquisition property now contains a 110-foot wide CL&P right-of-way easement and has three 115kV electric transmission lines, facilitating any future connection between a new substation and the existing transmission line. (CL&P 3)

Owner

14. The proposed acquisition site is owned by David Sippin, who is also the owner of the properties abutting the proposed land. Mr. Sippin has agreed to sell the property to CL&P. (Tr. pp. 16-17; CL&P 2, p. 1)

Nearby Development

15. The state-owned Larkin Bridle Trail is immediately northwest of the proposed land, and the Oxford Science Park is to the south. The Waterbury-Oxford Airport is approximately 1500 feet to the north. (CL&P 3, CL&P 4, Q. 3)
16. There are no existing homes in the area adjacent to the proposed acquisition site, which is zoned Industrial. (CL&P 2, p. 1; Tr. pp. 18-19)

Environmental Impact

17. The proposed land acquisition contains wetlands; however, a future substation and access road could be developed without impacting those wetlands. (Tr., p. 20, p. 27, p. 28; CL&P 4, Q. 3)

18. The DOT Bureau of Aviation and Ports has had discussions with CL&P regarding a possible substation and its close proximity to Oxford Airport. CL&P was made aware of those DOT and Federal Aviation Administration criteria which may have to be met for the installation of a future substation. The DOT does not object to the intent to acquire the proposed property. (DOT letter of 4/27/05)
19. CL&P may be able to decrease the height of existing transmission towers in the area by purchasing the property. The proposed 4.4-acre easement acquisition would allow CL&P to expand its existing right-of-way by 145 feet and convert the existing transmission lines to a lower horizontal line configuration. (Tr. 4/28/05, p. 30; CL&P 2, p.1)

Public Need

20. CL&P projects that its customer load in the Oxford area will exceed the combined capacity of CL&P's Beacon Falls and Bates Rock Substations by the summer of 2007. CL&P also finds it increasingly difficult to operate the long distribution feeders in this area within the guidelines established by the DPUC. (CL&P 1, p. 1)
21. Purchase of the property described is the first step in a multi-step process to address the need for additional capacity and decrease the voltage problems in the area. (Tr. p. 15)
22. CL&P is experiencing greatly increased load growth in the Oxford area. The Town of Oxford is planning to place a foreign trade zone in and around the Waterbury-Oxford Airport. The Oxford region is one of the fastest growing areas of the state, with industrial parks, housing developments, and a shopping center all now in the planning stages. (Tr. pp. 5-8, p. 21)
23. CL&P desires to purchase the proposed land before it is acquired for development. Significant commercial and residential development is already planned for the properties surrounding the proposed acquisition site. (CL&P 1, p. 1)

Alternative Sites Investigated

24. CL&P investigated six other sites in the area as possible future substation sites. Criteria used by CL&P for site evaluation included proximity to an existing 115kV transmission line; proximity to customer load and distribution lines; environmental impact; zoning and present land use; and topography. (CL&P 2, p. 1)
25. The six locations investigated included properties at the following locations: Riggs Road, Jacks Hill Road, Prokup Road, Christian Road, Oxford Road and High Hill. The sites were eliminated from consideration as future substation sites for reasons which include proximity to residences; a residential zoning designation; steep grades; substantial existing wetlands; and insufficient access. (CL&P 2, pp. 2-3)

Future Application

26. If the Council approves CL&P's proposed land acquisition, CL&P would submit a separate application in a different proceeding for permission to construct a new 115-kV substation on the proposed property. (CL&P 1, p. 1)

Connecticut Siting Council

Opinions

DOCKET NO. 304 - The Connecticut Light and Power Company submission of a Statement of Intent to Acquire Property as the site for a possible future CL&P 115-kV substation located within an industrial park between Jacks Hill Road and Christian Street and a transmission line easement adjacent to the existing right-of way for possible future transmission line use located near the Waterbury Oxford Airport, Oxford, Connecticut.	}	Connecticut
	}	Siting
	}	Council
		June 28, 2005

Opinion

The Connecticut Light & Power Company (CL&P) filed a Statement of Intent to Acquire Real Property with the Connecticut Siting Council (Council) on November 10, 2004. CL&P intends to acquire a 15.77-acre parcel of land in Oxford, Connecticut as the potential site of a future 115-kV electric substation. The Council held a public hearing on this proposed land acquisition in Oxford on April 28, 2005.

CL&P projects its customer load in the Oxford area will be exceeded in 2007. The purchase of this property would be the first step in a process to address the need for additional capacity and decrease voltage problems in the area.

The Town of Oxford has expressed support for the proposed land acquisition, citing rapid development and growth in the area. There are no existing homes in the area surrounding the proposed site, which is zoned Industrial.

Under Section 16-50z of the Regulations of Connecticut State Agencies (RCSA) in granting or denying a proposed land acquisition, the Council must give consideration to probable hardship for the owner of the property or owners of adjacent properties; the development and potential development on and nearby the property proposed to be acquired; the environmental impacts; public need; convenience of the owner; and the location of the property proposed to be acquired for the purpose of transmission of electric power or fuel within the state.

Having given due consideration to RCSA 16-50-4, and based on the record in this proceeding, the Council hereby grants approval to CL&P for the acquisition of 15.77 acres of property between Jacks Hill Road and Christian Street in Oxford, for the possible application as a future electric substation site.

Content Last Modified on 7/1/2005 8:24:35 AM

Connecticut Siting Council

Decisions

DOCKET NO. 304 - The Connecticut Light and Power Company submission of a Statement of Intent to Acquire Property as the site for a possible future CL&P 115-kV substation located within an industrial park between Jacks Hill Road and Christian Street and a transmission line easement adjacent to the existing right-of way for possible future transmission line use located near the Waterbury Oxford Airport, Oxford, Connecticut.	}	Connecticut
	}	Siting
	}	Council
		June 28, 2005

Decision and Order

Pursuant to the foregoing Findings of Fact and Opinion regarding the Statement of Intent by the Connecticut Light and Power Company (CL&P) to acquire property in Oxford, Connecticut, the Connecticut Siting Council (Council) has given due consideration to the effects of such an acquisition, including the probable hardship for the owner of the property or owners of adjacent properties; development and potential development on and nearby the property to be acquired; environmental impact; public need; convenience of the owner, and the location of the property proposed to be acquired for the transmission of electric power within the state as required under Section 16-50-z1-4 of the Regulations of Connecticut State Agencies, and therefore grants approval to CL&P to acquire the proposed 15.77-acre property between Jacks Hill Road and Christian Road in Oxford, Connecticut.

Pursuant to General Statutes § 16-50p, the Council hereby directs that a copy of the Findings of Fact, Opinion, and Decision and Order be served on each person listed below, and notice of issuance shall be published in the Woodbury Voices, the Waterbury Republican American, the New Haven Register, and the Connecticut Post.

By this Decision and Order, the Council disposes of the legal rights, duties, and privileges of each party named or admitted to the proceeding in accordance with Section 16-50j-17 of the Regulations of Connecticut State Agencies.

The parties and intervenors to this proceeding are:

<u>Applicant</u>	<u>Its Representative</u>
The Connecticut Light and Power Company	Roger C. Zaklukiewicz Vice President - Transmission Projects Northeast Utilities Service Company P.O. Box 270 Hartford, CT 06141-0270 (860) 665-5000 (860) 665-6717 - fax zaklurc@nu.com

Content Last Modified on 7/1/2005 8:27:04 AM

APPENDIX D

Town of Oxford Location Approvals

Oxford Planning and Zoning Commission



TOWN OF OXFORD
S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Planning and Zoning Commission

August 22, 2006

Carmody & Torrance LLP
50 Lavenworth Street
P.O. Box 110
Waterbury, Connecticut 06721

The Planning & Zoning Commission at its meeting conducted on August 17, 2006 made the following motion:

Motion by Bonnie Bartosiak seconded by Matt D'Amcio to approve. **Z-06-171 Connecticut Light & Power Oxford Substation Christian Street & Jacks Hill Road** site location of substation All were in favor

Yours truly

Vincent Vizzo
Vincent Vizzo
Chairman

Oxford Conservation Commission / Inland Wetlands Agency



TOWN OF OXFORD

S.B. Church Memorial Town Hall
486 Oxford Road, Oxford, Connecticut 06478-1298
www.Oxford-CT.gov

Oxford Conservation Commission / Inland Wetlands Agency

August 23, 2006

ATTN: Robert E. Carberry

The Connecticut Light & Power Company
107 Selden Street
Berlin, CT 06037

Re: Disposition of Application # IW-06-158.

At its **Regular Meeting** on Monday, August 14, 2006 the Oxford Conservation Commission / Inland Wetlands Agency made the following decision on you application:

IW-06-158 CT Light & Power Company Christian Street & Jacks Hill Road (Electric Substation) (Approval of Preliminary Plan).

MOTION made by Commissioner L. Hellerich and seconded by Commissioner T. Adamski to **APPROVE** application **IW-06-158 CT Light & Power Company Christian Street & Jacks Hill Road** (Electric Substation) (Approval of Preliminary Plan) based on the preliminary plans dated *August 3, 2006* with the following conditions:

- Further environmental review and/or studies may be required upon submission of a final design,
- Footprint may change for this site based on the outcome of environmental reviews and/or studies,
- Further mitigation may be required pending the Upland Review Areas and Wetlands impacts associated with the final design, and
- there may be conservation easements.

The reason for approval of the preliminary plan is minimal impact to the wetlands and no feasible and prudent alternative exists. **Voted 4-0.**

PERMIT EXPIRES: August 14, 2011.

Permit duration is five (5) years. Additional extension must be requested prior to expiration.

THIS PERMIT IS NOT TRANSFERABLE UNLESS THE NEW OWNER PROVIDES THE COMMISSION WITH A SIGNED ACKNOWLEDGEMENT THAT HE/SHE UNDERSTANDS AND ACCEPTS THE CONDITIONS OF APPROVAL.

Attached please find a copy of the application and if you have any questions please call me at the office at (203) 888-2543 ext. 3065 between the hours of 9:00 AM to 5:00 PM Monday to Thursday.

By Direction of the Commission,



Anna M. Silva
OCCIWA Secretary

OCCIWA/as

Cc: Planning & Zoning
Marianne Barbino Dubuque, Esq.
Herman V. Schuler
Dave Nafis, L.S., P.E. of Nafis & Young

REQUEST RETURN RECEIPT/CERTIFIED & REGULAR MAIL
Article Number: 7002 2030 0000 1219 1637



IW- 06-158

Ref # _____

Subdivision # _____

OXFORD CONSERVATION COMMISSION / INLAND WETLANDS AGENCY

- A. X APPLICATION permit for: Location Approval CGS § 16-50 x(d)
 - 1) Approval for wetland/watercourse delineation and/or road layout.
 - 2) Approval of site plan.
 - 3) Activity in, impact to/disturbance of wetland, watercourse and/or setback area.
- B. _____ NOTIFICATION to Planning & Zoning, Building, and/or Health Department that no Inland Wetlands permit is required. Approval by IW Enforcement Officer.
- C. _____ Permitted Operations & Uses under per CT State Statutes 22a-40.

Please Print Clearly or Type.

- 1) Applicants Name: The Connecticut Light & Power Company Phone: 860-665-6774
Address: 107 Selden St., Berlin, CT Zip: 06037 Email: _____
- 2) Property Owner (if not the applicant): _____ Phone: _____
(If not owner, attach a letter of consent)
Address: _____ Zip: _____
- 3) Location of Site: Christian St/Jacks Hill Map: 25 Block: 25 Lot: 1BB3 Unit
Subdivision Name: _____
- 4) Total Size and Dimension of Site (acres/ square feet): 15.77 acres
- 5) Proposed Use/Activity/Alteration: Electric Substation
- 6) Total acreage/dimensions of wetlands/watercourse on site (acres/ square feet): See attached
- 7) Wetlands Impacted (s/f): 2,615 s/f Upland Review Area Impacted (s/f): 3,000 s/f
- 8) Amount of material to be Removed (CY): _____ Deposited (CY): _____

- 9) Check whether any of the following apply:
- A portion of the property affected by the decision of the Commission is located within five hundred (500) feet of the boundary of an adjoining municipality.
 - A portion of the sewer or water drainage from the project site will flow through and significantly impact the sewage system within the adjoining municipality.
 - Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality. Not Applicable.

If any of the above apply, the applicant is required to give written notice of his/her application to the Inland Wetlands Agency the adjoining municipality and submit a copy to OCCIWA. Notification must be by **CERTIFIED MAIL/RETURN RECEIPT**

Please read: A fee must be paid at the time of submission. Application Fee: Checks payable to the Oxford Inland Wetlands Agency. Some applications may require an additional State Fee due at time of submission. State Fee: Checks payable to the Town of Oxford. All activities within a wetland and/or watercourse must be completed within 1 year of start.

The undersigned: 1) Understands that submission is complete only when all required fees, necessary information, supporting documents, maps, etc. has been submitted. 2) Warrants that all information submitted herein, including all material and supporting documents are **TRUE** and **CORRECT** to the best of my knowledge. 3) Grants permission for Members of the Inland Wetlands Agency and Commission to conduct site inspections and investigate all information provided for this application during the application process and post approval inspections and investigations.

I understand that if any of the above statements are false, I may be subject to fines and/or penalties.

Signature of Applicant / Agent: [Signature] Date: August 7, 2006

THIS SECTION TO BE COMPLETED BY AGENCY

Date application received / accepted: 8-7-06 Fees received: \$1450.00 + 30.00 Receipt #: 331008

Other material(s) received: maps

Disposition and Date: Approved at the Regular Meeting on 8-14-06 with conditions. * See letters dated 8-23-06 for details.
OCCIWA Chairman, Mike J. Hurd (as)

Date of Final Approved Map: 8-3-2006 Expiration date of Permit: 8-14-2011
Last Revised: _____ (5 years)
Form OCCIWA 004 (Rev 2/16/05)

APPENDIX E

Project Plans



WATERBURY-OXFORD AIRPORT
APPROACH LIGHT PLAN

BRIDLE TRAIL
CL&P PROPERTY BOUNDARY

PROPOSED APPROACH
LIGHT (TYP.)

RIGHT OF WAY

WETLAND

WETLAND

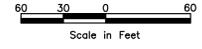
TRANSMISSION
LINE

CL&P PROPERTY BOUNDARY

CL&P PROPERTY BOUNDARY

LEGEND

-  EXISTING CONTOURS
-  CL&P PROPERTY BOUNDARY
-  WETLANDS BOUNDARY



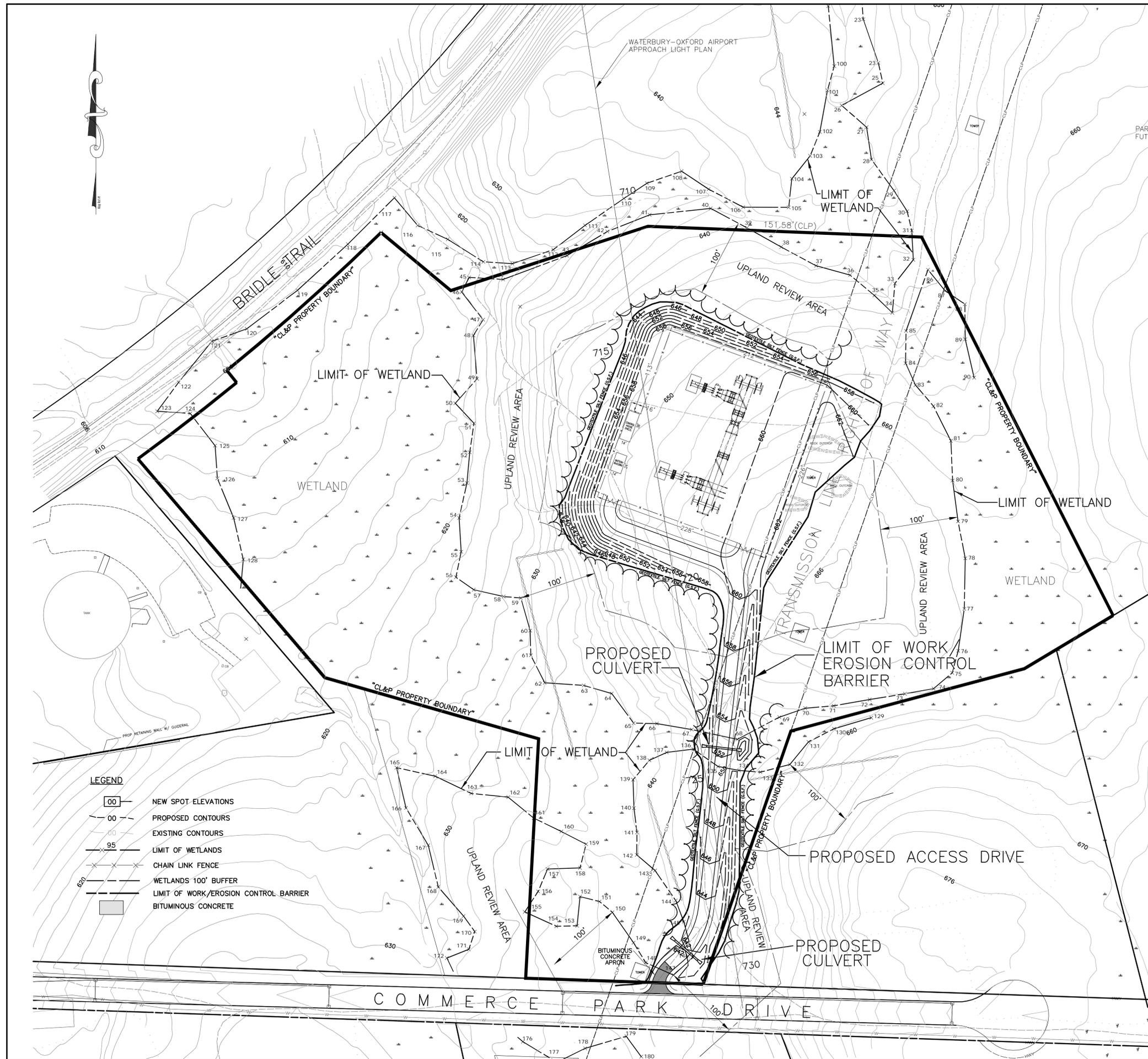
PRELIMINARY

REVISIONS DURING CONSTRUCTION		W.O. NO.	

	NORTHEAST UTILITIES SERVICE CO.			
	FOR THE CONNECTICUT LIGHT & POWER CO.			
TITLE Oxford 115- to 13.8-kV Substation EXISTING CONDITIONS PLAN OXFORD, CONNECTICUT				
BY JDL, SWC	CHKD	APP	APP	
DATE 09/27/06	DATE	DATE	DATE	
SCALE: 1"=60'	MICROFILM DATE	DWG. NO.		
P.A. #		X		

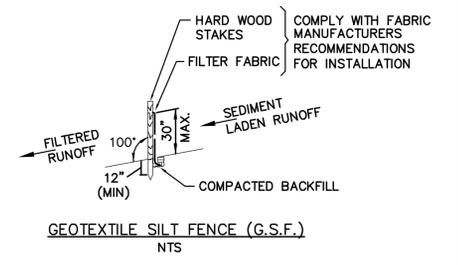
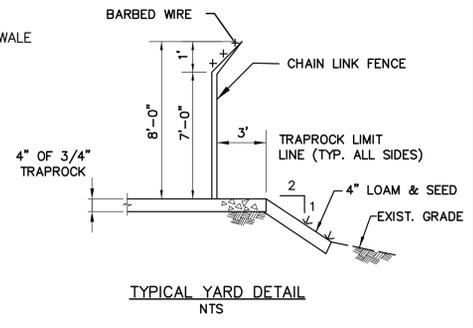
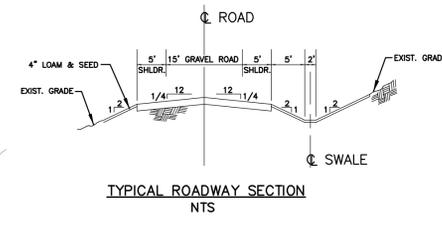
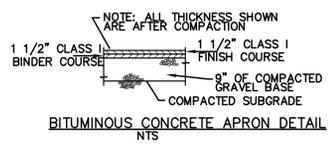
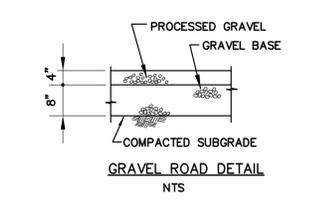
NO.	DATE	REVISIONS	BY	CHK	APP	APP

COMMERCE PARK DRIVE

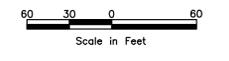


LEGEND

00	NEW SPOT ELEVATIONS
00	PROPOSED CONTOURS
00	EXISTING CONTOURS
X	LIMIT OF WETLANDS
X	CHAIN LINK FENCE
---	WETLANDS 100' BUFFER
---	LIMIT OF WORK/EROSION CONTROL BARRIER
---	BITUMINOUS CONCRETE



- GENERAL NOTES:**
- 1.) THE PROJECT SITE INVOLVES CLEARING APPROX. _____ ACRES AND GRADING APPROX. _____ ACRES. APPROX. _____ ACRES WILL HAVE A TRAPROCK SURFACE. THE PERIMETER OF THE DEVELOPED AREA WILL BE LOAMED AND SEEDED.
 - 2.) EXISTING QUANTITIES:
 - TOTAL TOPSOIL REMOVED = _____ C.Y.
 - TOTAL CUT = 1835 C.Y.
 - TOTAL FILL = 15,127 C.Y.
 - EXCESS MATERIAL = 0 C.Y.
 - TOTAL TRAPROCK = 750 C.Y.
 - 3.) ELEVATIONS SHOWN REFER TO ASSUMED DATUM.
 - 4.) NEW SLOPES SHALL BE MAX. 2:1.
 - 5.) SURFACE COURSE FOR SUBSTATION YARD SHALL BE 3/4" TRAPROCK, (CRUSHED BASALT).
 - 6.) BASE COURSE FOR GRAVEL ROAD SHALL COMPLY WITH M.02.03, GRADING A - GRAVEL BASE - CDOT, FORM 814A.
 - 7.) SURFACE COURSE FOR GRAVEL ROAD SHALL COMPLY WITH M.05.01 - PROCESSED GRAVEL - CDOT, FORM 814A.
 - 8.) SURFACE COURSE FOR GRAVEL DRIVE SHALL COMPLY WITH M.02.03 GRADING C - BANK RUN GRAVEL - CDOT, FORM 814A.
 - 9.) BLEND AND MATCH ALL NEW WORK WITH EXISTING.
 - 10.) ALL DISTURBED AREAS AND STOCK PILED MATERIAL SHALL BE PROVIDED WITH GEOTEXTILE SILT FENCE DURING CONSTRUCTION. REMOVE AFTER PERMANENT EROSION CONTROLS BECOME EFFECTIVE.
 - 11.) ALL DISTURBED AREAS OUTSIDE LIMITS OF TRAPROCK AND NEW GRAVEL ROAD WITH SLOPE OF 2:1 OR LESS SHALL BE LOAMED (4" MIN.) AND SEEDED WITH GRASS:
 - SEED MIX SPECIFICATION: SEED MIX #6 lbs./1000 sq. ft.
 - CREeping RED FESCUE .5
 - RETOP (COMMON STRECKER) .5
 - PERENNIAL RYEGRASS .5
 - 13.) PROVIDE 12" MINIMUM THICKNESS OF 6" RIP-RAP ALONG OUTSIDE EDGE OF GRAVEL DRIVE TO STABILIZE SLOPE.



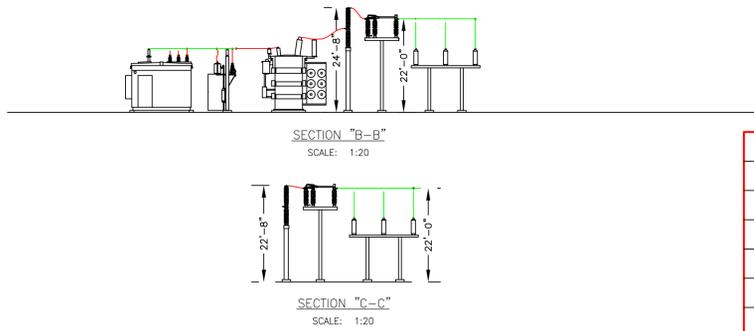
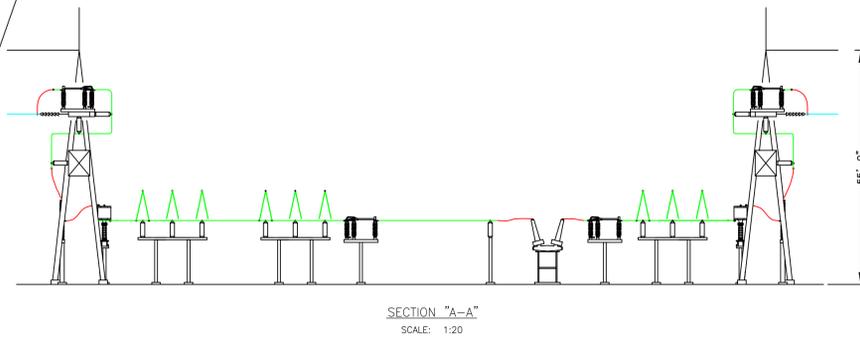
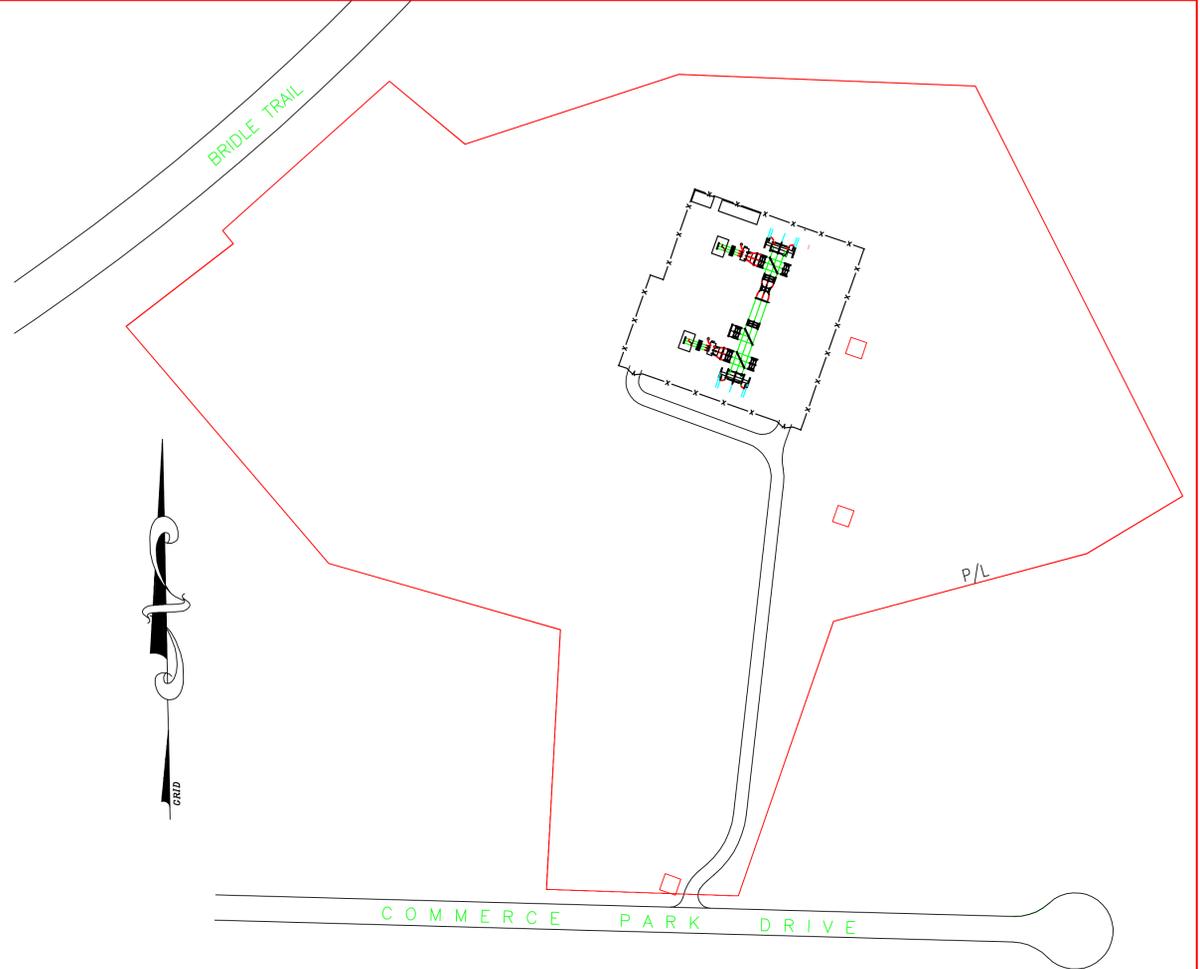
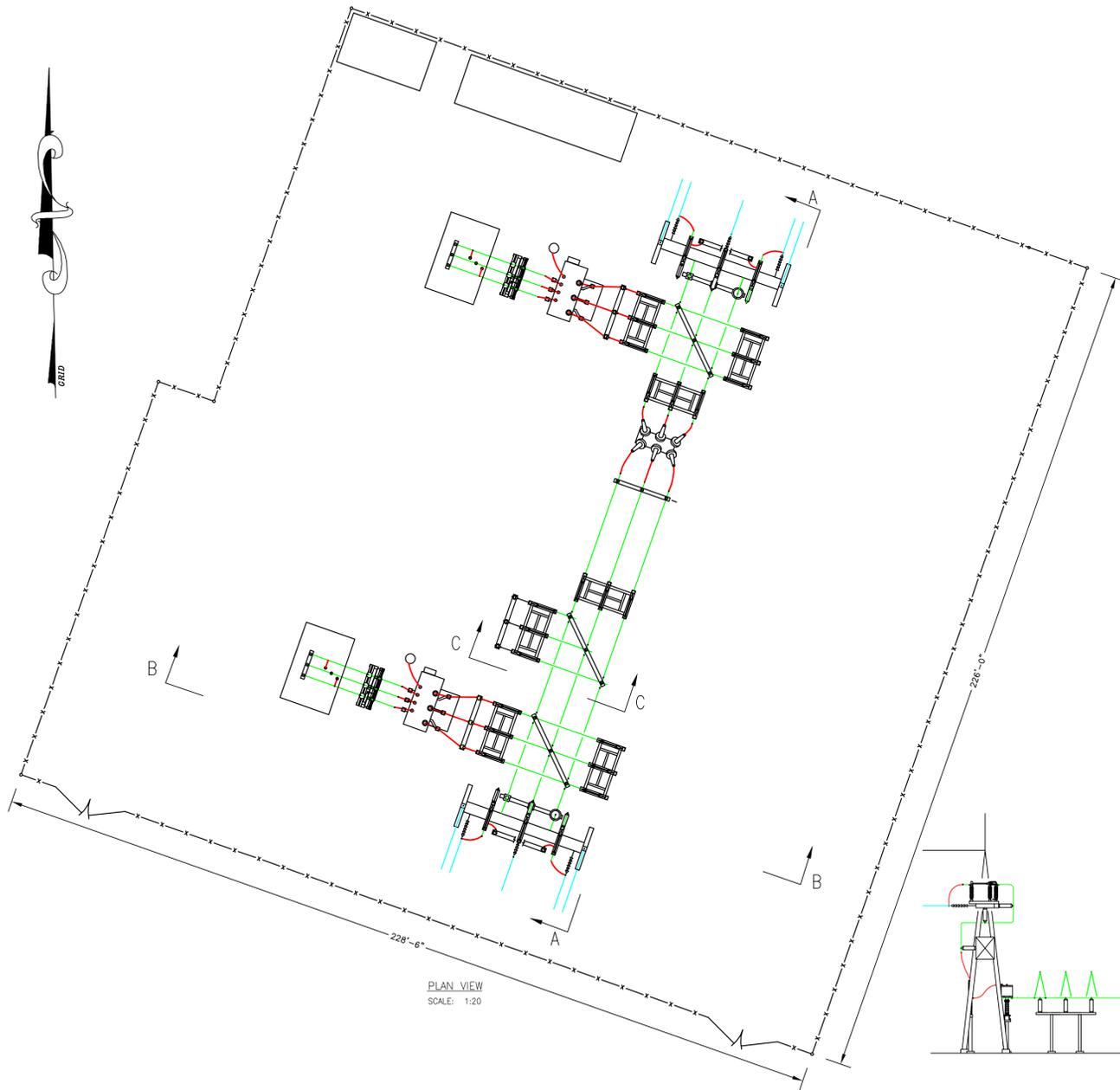
PRELIMINARY

NO. DATE REVISIONS		BY CHK APP APP		P.A. #	
NO. DATE REVISIONS		BY CHK APP APP		P.A. #	

REVISIONS DURING CONSTRUCTION		W.O. NO.	

NORTHEAST UTILITIES SERVICE CO. FOR THE CONNECTICUT LIGHT & POWER CO.			
TITLE Oxford 115- to 13.8-kV Substation SITE PREPARATION PLAN AND DETAILS OXFORD, CONNECTICUT			
BY JDL/SWC	CHKD	APP	APP
DATE 09/27/06	DATE	DATE	DATE
SCALE: 1"=60'	MICROFILM DATE	DWG. NO.	
			X

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PRELIMINARY

REVISIONS DURING CONSTRUCTION			
NO.	DATE	BY	APP

Northeast Utilities Service Co.
 FOR CONNECTICUT LIGHT & POWER COMPANY

TITLE: OXFORD 26N
 GENERAL ARRANGEMENT PLAN & SECTIONS - CSC
 OXFORD, CT

BY	MPM	CHKD	CIR	APP	ACM	APP	KA
DATE	9/06	DATE	9/06	DATE	9/06	DATE	9/06

SCALE	NONE	SIZE	D	DWG. NO.	20807-92001
PROJ	V.S.	AS BUILT REVISIONS	BY	CHK	APP

APPENDIX F

Environmental Assessment Report

**Environmental Assessment Report
Proposed Oxford Substation
Oxford, CT**

Revised September 2006

Prepared For:
The Connecticut Light & Power Company

Prepared By:
ENSR Corporation
11 Phelp's Way, P.O. Box 506
Willington, CT 06279

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LIST OF APPENDICIES:

Appendix A SSES Wetlands/Watercourses and Soil Report

1.0 Introduction

The approximately 15.77 acre project site (Subject Property) located between Christian Street and Jacks Hill Road in the Town of Oxford is the proposed location of the Oxford 115- to 13.8-kV Substation (Substation or Project). The Subject Property is located within the Oxford Commerce Park, which is currently under development.

On April 3 and 10, 2006, Soil Science and Environmental Services, Inc. (SSES), confirmed the boundaries of the wetlands and watercourses on and immediately adjacent to the Subject Property. The assessment was conducted to identify the presence and extent of inland wetlands and watercourses, and to confirm the boundary of wetland soils on and adjacent to the Subject Property. On June 7, 2006 ENSR Corporation (ENSR) performed field reconnaissance to evaluate wildlife habitats and vegetative cover types.

2.0 General Site Description

The 15.77 acre parcel and an additional 4.4 acres of right-of-way (ROW) adjacent to the 15.77 acre parcel was acquired by CL&P in 2005. An existing 110-foot wide CL&P right-of-way with three 115-kV transmission lines traverses the 15.77 acre parcel. The acquisition of the land and ROW was approved by the Connecticut Siting Council under Docket No. 304 on June 28, 2005.

The Subject Property is located on one of five industrially zoned lots that comprise the Sippin/Oxford Commerce Park. The state-owned Larkin Bridle Trail is located to the immediate northwest of the Subject Property. The Oxford Science Park is located to the south, and the Waterbury-Oxford Airport is located approximately 1,500 feet to the north. Industrial zoned, undeveloped land is located to the east. There are no dwellings or residences abutting the Subject Property.

2.1 Topography and Drainage Basins

Elevation at the Subject Property ranges from approximately 600 feet above mean sea level along the southeastern Subject Property boundary to approximately 660 feet above mean sea level in the central portion of the Subject Property.

The Subject Property is located in the Little River drainage basin within the Housatonic River Watershed Major Basin.

2.2 Geology

According to the *Bedrock Geology Map of Connecticut* (Connecticut Geology and Natural History Survey, 1985), the bedrock underlying the Subject Property consists of well layered gray granofels. Granofels are medium to coarse grained metamorphic rock composed primarily of quartz and feldspar.

A review of the *Surficial Materials Map of Connecticut*, DEP, 1992, indicates that most of the Subject Property is underlain by thin till. Thin till is generally less than 10-15 feet thick.

2.3 Soils Description

The Subject Property consists of three soil types (one general wetland soil series, and two general upland soil series). The Soil Report and sketch map of soil type locations mapped by SSES are included in Appendix A.

There are approximately 9.43 acres of uplands that occur within the 15.77 acre Subject Property (Figure 3 of the Project Narrative). The upland soil types consist of the following:

Woodbridge fine sandy loam (Aquic Dystrudepts)

This is a deep, moderately well drained, glacial till soil developed in a friable, coarse-loamy textured, solum over dense, basal till (hardpan). The till was derived from schist, gneiss and granite. Woodbridge soils occur on glaciated plains, hills and ridges. The hardpan is within 20 to 40 inches.

Paxton and Montauk fine sandy loams (Oxyaquic Dystrudepts)

These are deep, well drained, glacial till soils developed in a friable, coarse-loamy textured solum over dense, coarse-loamy to sandy textured, basal till (hardpan). The till was derived from schist, gneiss and granite. Typical depth to hardpan is 30 to 40 inches. Paxton and Montauk soils occur on glaciated plains, hills and ridges.

There is a continuous wetland system and two main intermittent watercourses present on the Subject Property. The wetland area comprises approximately 6.34 acres (Figure 3 of the Project Narrative). The wetland soils types consist of the following:

Ridgebury, Leicester & Whitman soils (Aquepts)

These are poorly drained and very poorly drained, coarse-loamy textured, glacial till soils. The till was derived from schist, gneiss and granite. These soils occur on glaciated plains, hills and ridges. Ridgebury and Whitman soils contain dense basal till (hardpan) in the subsoil within 20 to 30 inches.

2.4 Description of Uplands

The uplands at the Subject Property consist predominantly of shrub/sapling thickets and old field habitats. The plant species comprising the shrub thickets include an assemblage of Autumn olive (*Elaeagnus umbellata*), grey-stemmed dogwood (*Cornus racemosa*), multiflora rose (*Rosa multiflora*), red cedar (*Juniperus virginiana*) and black cherry (*Prunus serotina*). The old field habitat is comprised of orchard grass (*Dactylis glomerata*), common milkweed (*Asclepias syriaca*), galium/cleavers (*Galium aparine*), cow vetch (*Vicia cracca*) and common plantain (*Plantago major*). Mature upland forest abuts the Subject Property and the existing electric transmission line. The predominantly deciduous forest consists of large diameter trees consisting of yellow birch, white oak (*Quercus alba*), sweet birch, red maple and pignut hickory (*Carya glabra*).

2.5 Description of Inland Wetlands and Watercourses

The inland wetlands and watercourses located on and abutting the Subject Property were field identified and delineated by SSES in April 2006. The boundaries of the inland wetlands and watercourses were determined based upon the definitions and methodology pursuant to the Connecticut Inland Wetlands and Watercourses Act, Sections 22a-36 through 22a-45. The wetlands boundary determination performed for the Subject Property also included a review of the Town of Oxford Wetland Soils Map prepared by the CTDEP Environmental and Geographic Information Center (1995 Soils Digital Data), and a previous wetland delineation conducted by Environmental Planning Services, Inc. in 2004 for the re-subdivision of land owned by David B. Sippin. A Wetlands / Watercourses and Soil Report prepared by SSES is provided in Appendix A documenting the wetland soil types found on the Subject Property.

A wetlands assessment has been performed for the Subject Property. The identified wetlands were classified according to the U.S. Fish and Wildlife Service classification system (Cowardin et al, 1979), and assessed based on the U.S. Fish and Wildlife Service Wetland Definition and Classification System utilizing Keys to Landscape Position of Landform Descriptors for U.S. Wetlands (Operational Draft).

The Subject Property wetlands consist of palustrine scrub/shrub broad-leaved deciduous wetlands located within the existing 110-foot wide electric transmission line easement, and palustrine forested broad-leaved deciduous wetland (forested swamp) located along the fringes of the Subject Property. The scrub/shrub wetland system includes some inclusions of palustrine emergent persistent wetland (wet meadow). These wetland types can be broadly categorized as lotic wetlands, meaning the wetland system is located along a flowing stream. There are two main intermittent watercourses that bisect the Subject Property. One intermittent stream flows across the southern portion of the Subject Property and the second stream channel flows along the northerly portion of the Subject Property. These two stream systems converge at the western border of the Subject Property and flow under the Bridle Trail. The stream system is ultimately tributary to the Little River located approximately 0.8

mile to the southwest of the Subject Property. The wetland system can be further defined as a throughflow slope wetland. Throughflow wetlands receive significant surface and ground water which passes through the wetland and is discharged to a stream, wetland or other waterbody at a lower elevation. The wetlands on and abutting the Subject Property are located along the fringe and lower elevations of the till ridge that forms the central portion of the Subject Property, and seasonal high groundwater and intermittent stream flows contribute to the hydrological characteristics of the wetland system.

The scrub/shrub wetlands are dominated by moderate to tall growing shrubs including southern arrowwood (*Viburnum dentatum*), silky dogwood (*Cornus amomum*), black willow (*Salix nigra*), pussy willow (*Salix discolor*), winterberry (*Ilex verticillata*), spicebush (*Lindera benzoin*) and multiflora rose (*Rosa multiflora*). The emergent wetlands interspersed within the scrub/shrub wetland are dominated by a plant community of spotted jewelweed (*Impatiens capensis*), sedge (*Carex spp.*), soft rush (*Juncus effusus*), knotweed (*Polygonum spp.*), rough-stemmed goldenrod (*Solidago rugosa*) and hydrophillic grasses (*Graminaea spp.*). The forested wetlands are dominated by a canopy of deciduous species including red maple (*Acer rubrum*), American elm (*Ulmus americana*), yellow birch (*Betula alleghaniensis*), sweet birch (*Betula lenta*) and to a lesser extent eastern hemlock (*Tsuga canadensis*).

2.6 Assessment of Wetland Functional Quality

The functions of lotic and associated slope wetlands can be categorized into four major attributes including hydrologic, biochemical, plant habitat, and animal habitat. Hydrologically the wetlands provide a means of water storage, energy dissipation during heavy rainfall events, subsurface water storage, and moderation of groundwater flow/discharge and surface water flow. The biochemical attributes of the wetlands include nutrient cycling and uptake of imported elements, retention of particulate matter and organic carbon export including downstream export of detritus through the discharge of surface water in the intermittent streams. The scrub/shrub and forested wetlands provide habitat for an assemblage of vegetative species, which in turn provide a spatial structure of wildlife habitats functioning as escape cover, nesting sites, browse and migration corridors. The assemblage of plant species and habitat types when viewed as a whole, collectively produce an assemblage of habitat types and structural diversity utilized by a diverse group of wildlife.

According to the State and Federal Listed Species and Significant Natural Communities Map for the Town of Oxford (June 2006) prepared by the Connecticut Natural Diversity Data Base (CT NDDDB), the Subject Property is not located within mapped CT NDDDB area of concern. The southern most portion of the site is located within ½ mile (upstream) of a mapped area of concern located south of Jack's Hill Road. Projects located within or less than ½ mile away from an area of concern must consult with the CT NDDDB program.

In correspondence exchanged between CL&P and the CTDEP NDDDB regarding rare, threatened and/or endangered species and their habitats that may potentially occur within the Subject Property, the NDDDB indicated in their August 28, 2006 correspondence that

there may be state-listed species that occur in the vicinity of the project site. In subsequent correspondence received from the NDDB dated August 31, 2006, the NDDB indicated that a state-listed species of special concern, American kestrel (*Falco sparverius*) occurred historically in the vicinity of the project site (Refer to Appendix E, Agency Correspondence). The NDDB recommended that a species-specific field survey be completed to document any observations of American kestrel and the habitat characteristics of the site.

In response to the NDDB recommendation for a species-specific field survey to be conducted on the American kestrel, ENSR, on behalf of CL&P performed an American kestrel habitat assessment survey on September 11, 2006. ENSR's findings will be presented in an American Kestrel Habitat Assessment Survey Report to be filed with the CT NDDB. CL&P will be consulting with the CTDEP Wildlife Division on the design and implementation of appropriate mitigation measures to mitigate potential effects on habitat utilized by the American kestrel. CL&P's final recommendations, in consultation with the CTDEP Wildlife Division, will be provided in the application to be filed with the Council.

2.7 Potential Wetland Effects and Mitigation

The Substation facility is sited outside of inland wetlands and the locally regulated 100-foot upland review area. Site preparation and grading activities for the construction of the Substation will extend into portions of the upland review area. Approximately 21,450 square feet of upland review area will be disturbed during the construction phase of the Project. Access to the Substation will be from Commerce Park Drive that was recently constructed by others. CL&P would construct an access drive from the terminus of the Commerce Park Drive in a northerly direction onto the Subject Property. Access to the Substation would require crossing an inland wetland and intermittent watercourse. There is no other feasible means of upland access from a public road to the Subject Property. CL&P has evaluated multiple crossing locations to reduce the overall inland wetland and watercourse effects from the construction of a new access drive. CL&P would construct the minimum width driveway required to safely access and egress the Substation. Constructing a new access drive for the Substation would temporarily affect approximately 1,200 square feet of inland wetlands and permanently affect approximately 3,600 square feet of inland wetlands. Distribution getaways would exit the substation underground in conduits. The getaways will be installed under the gravel access drive, below the bottom elevation of the stream channel. The conduit installation will be confined to the footprint of the proposed access drive crossing of the wetland/watercourse.

The wetland crossing would also require crossing of an approximate 6-foot wide intermittent watercourse. The area of the watercourse to be affected is located within the existing electric transmission line right-of-way. The watercourse at this location consists of shallow, gradually sloping banks with a gravel / cobble substrate. Approximately 50 linear feet and approximately 300 square feet of this intermittent watercourse would be permanently affected by the construction of the access drive. The watercourse crossing would be

accomplished while maintaining ambient base flows of the stream. CL&P would design a culvert crossing with the capacity to handle anticipated storm flows. CL&P is also evaluating the size and structure type of the culvert to be installed.

CL&P would implement its *Construction Best Management Practices* to minimize or eliminate potential adverse environmental effects during the construction phase of the Project. CL&P's Development and Management (D&M) Plan for the Substation would also incorporate the mitigation measures outlined in the *2002 Connecticut Guidelines for Soil Erosion and Sediment Control*.

APPENDIX G

Soil Science and Environmental Services Report

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

545 HIGHLAND AVENUE * ROUTE 10 * CHESHIRE * CONNECTICUT * 06410 * (203) 272-7837
FAX (203) 272-6698

WETLANDS/WATERCOURSES AND SOIL REPORT

To: Northeast Utilities System
107 Seldon Street
Berlin, CT 06037

SSES Job No: 06/04-157-CT-OXF-3A

Client Job No:

Site Inspection Date: April 3 & 10, 2006

PROJECT TITLE AND LOCATION: Proposed Substation located on Jacks Hill Road and Christian Street, Oxford, CT

IDENTIFICATION OF WETLANDS AND WATERCOURSES RESOURCES

WETLANDS AND WATERCOURSES PRESENT ON PROPERTY: Yes No

Wetlands: Inland Wetlands Tidal Wetlands
Watercourses: Streams Waterbodies

Remarks:

VEGETATION COMMUNITIES PRESENT IN WETLANDS

Forest Sapling/Shrub Wet Meadow Marsh Field/Lawn

SOIL MOISTURE CONDITION

Dry
Moist
Wet

WINTER CONDITIONS

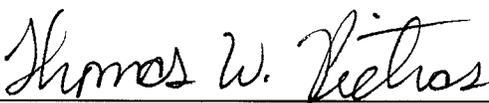
Frost Depth: none inches
Snow Depth: none inches

The classification system of the National Cooperative Soil Survey, USDA, Natural Resources Conservation Service and the State Soil Legend were used in this investigation. The investigation was conducted by the undersigned Registered Soil Scientist. A sketch map showing wetland boundaries and the numbering sequence of wetland markers, watercourses and soil types in both wetland and non-wetlands are included with this report.

All wetland boundary lines established by the undersigned Registered Soil Scientist are subject to change until officially adopted by local, state or federal regulatory agencies.

Respectfully Submitted by

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.



Thomas W. Pietras
Registered Professional Soil Scientist
Wetland Scientist

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

545 Highland Avenue * Route 10 * Cheshire * Connecticut * 06410 * (203) 272-7837

FAX (203) 272-6698

WETLANDS/WATERCOURSES AND SOIL REPORT

PROJECT TITLE AND LOCATION: Proposed Substation located on Jacks Hill Road and Christian Street,
Oxford, CT

NUMBERING SEQUENCE OF WETLAND BOUNDARY LINE MARKERS:

1 THRU 9 10 THRU 90 91 THRU 128 129 THRU 180

SOILS SECTION:

Soil Legend: State Soil Number/County Soil Symbol, Soil Series Name, Taxonomic Class & Brief Description.

WETLAND SOILS

3/Rn Ridgebury, Leicester & Whitman soils (Aquepts) – These are poorly drained and very poorly drained, coarse-loamy textured, glacial till soils. The till was derived from schist, gneiss and granite. These soils occur on glaciated plains, hills and ridges. Ridgebury and Whitman soils contain dense basal till (hardpan) in the subsoil within 20 to 30 inches.

NON-WETLAND SOILS

45/Wx Woodbridge fine sandy loam (Aquic Dystrudepts) - This is a deep, moderately well drained, glacial till soil developed in a friable, coarse-loamy textured, solum over dense, basal till (hardpan). The till was derived from schist, gneiss and granite. Woodbridge soils occur on glaciated plains, hills and ridges. The hardpan is within 20 to 40 inches.

84/Pb Paxton and Montauk fine sandy loams (Oxyaquic Dystrudepts) - These are deep, well drained, glacial till soils developed in a friable, coarse-loamy textured solum over dense, coarse-loamy to sandy textured, basal till (hardpan). The till was derived from schist, gneiss and granite. Typical depth to hardpan is 30-40 inches. Paxton and Montauk soils occur on glaciated plains, hills and ridges.

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

545 Highland Avenue * Route 10 * Cheshire * Connecticut * 06410 * (203) 272-7837

FAX (203) 272-6698

DEFINITIONS AND METHODOLOGY

DEFINITIONS OF STATE REGULATED WETLANDS & WATERCOURSES

INLAND WETLANDS AND WATERCOURSES: According to Section 22a-38 of the State of Connecticut Inland Wetlands and Watercourses Act, Wetlands "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture." Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation."

TIDAL WETLANDS: According to Connecticut General Statutes, Sec. 22a-29 (2) of the Tidal Wetlands Act, Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all of the following:" (list of those plants common to tidal marshes, brackish wetlands and other wetlands which are subject to tidal influence).

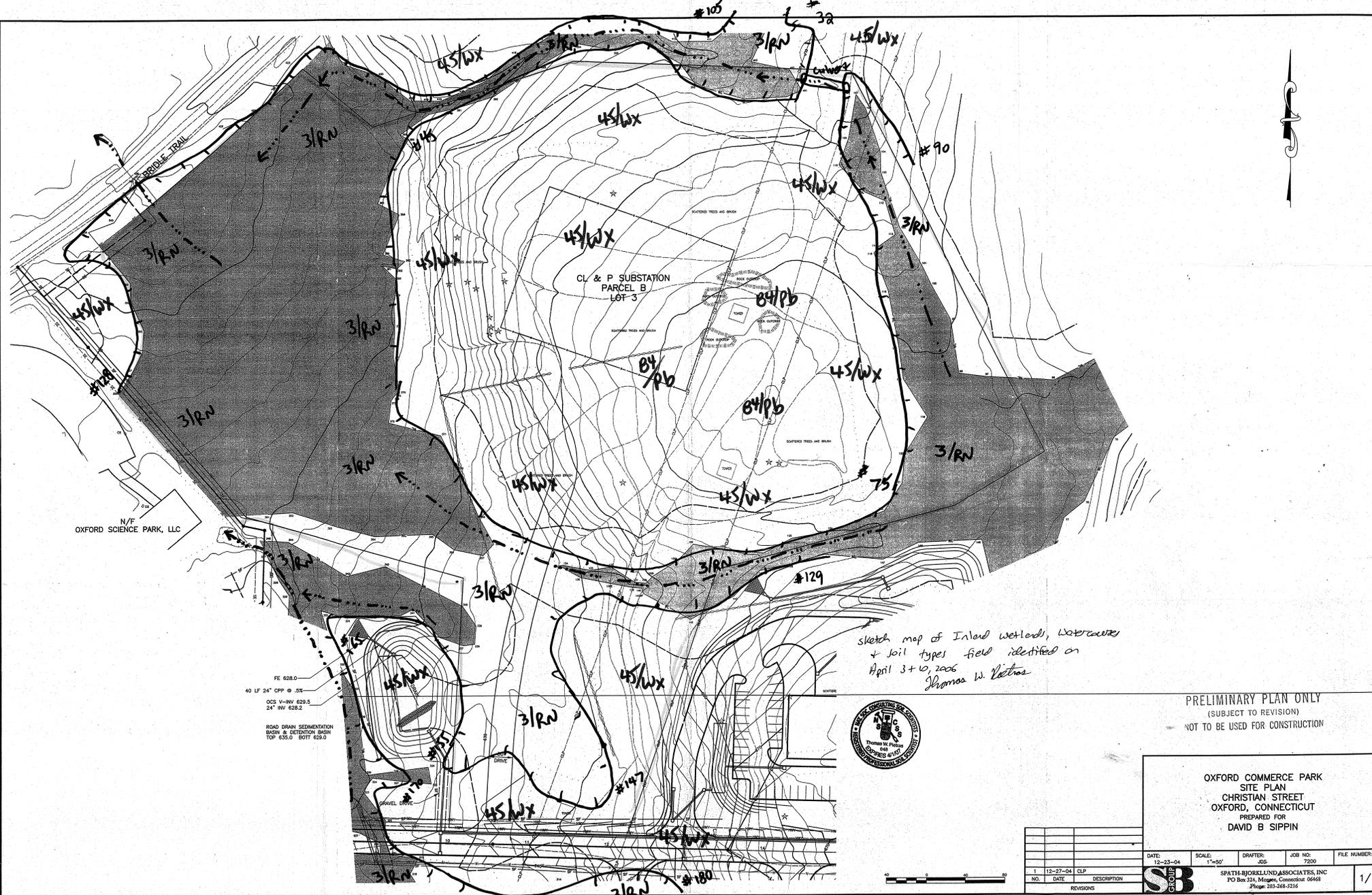
METHODOLOGY FOR IDENTIFICATION OF SOILS, WETLANDS & WATERCOURSES

1) **SOILS IDENTIFICATION**: Soils are investigated by digging test holes with a spade and auger. Test holes are typically dug to depths of between 15 and 40 inches. Based on soil features, including coloration patterns, texture and depths to restrictive layers, the soils are identified by soil series utilizing the classification system of the National Cooperative Soil Survey. The soil map series correspond with the State Soil Map Legend established by USDA, NRCS in the State of Connecticut Soil Survey. For further information about soils refer to the NRCS website for CT: www.ct.nrcs.usda.gov

2) **INLAND WETLAND DELINEATION**: Soil test holes and borings are made in selected areas in order to determine the lateral extent of Inland Wetlands. The boundaries of all Inland Wetlands on each project site are delineated with consecutively numbered survey tapes, unless instructed by the client to only map wetland boundaries for planning purposes.

3) **IDENTIFICATION OF WATERCOURSES**: Watercourse locations are sketched onto maps. Often ponds, streams and rivers are already shown on the survey map. If a watercourse is not shown on a survey map, survey tapes are placed along the channel and labeled "Intermittent or Perennial Watercourse."

4) **TIDAL WETLANDS**: Tidal Wetlands are identified based on a predominance of tidal wetland plants and observation of physical markings or water laid deposits resulting from tidal action. Tidal Wetland boundaries are established by locating the upland limits of the "Listed Plants" from the Tidal Wetlands Act to the extent that these plants reflect inundation by tides.



N/F
OXFORD SCIENCE PARK, LLC

FE 628.0
40 LF 24" CPP @ .5%
OCS V-INV 629.5
24" INV 628.2
ROAD DRAIN SEDIMENTATION
BASIN & DETENTION BASIN
TOP 635.0 BOTT 629.0

Sketch map of Inland wetlands, Watercourse
& Soil types field identified on
April 3 + 10, 2006
Thomas W. Retros



PRELIMINARY PLAN ONLY
(SUBJECT TO REVISION)
NOT TO BE USED FOR CONSTRUCTION

OXFORD COMMERCE PARK
SITE PLAN
CHRISTIAN STREET
OXFORD, CONNECTICUT
PREPARED FOR
DAVID B SIPPIN

NO.	DATE	DESCRIPTION	DATE	SCALE	DRAFTER	JOB NO.	FILE NUMBER
1	12-27-04	CLP		1"=50'	JOS	7200	
DATE: 12-23-04 SCALE: 1"=50' DRAFTER: JOS JOB NO: 7200 FILE NUMBER: SPATH-BJORKLUND ASSOCIATES, INC PO Box 374, Milford, Connecticut 06468 Phone: 401-268-2214							



APPENDIX H

Agency Correspondence

Connecticut Department of Environmental Protection



**Northeast
Utilities
System**

107 Selden Street, Berlin, CT
06037

Northeast Utilities Service
Company
P.O. Box 270
Hartford, CT 06141-0270
(860) 665-5000

Amanda Carroll
Transmission Siting and
Permitting
Tel: (860) 665-6953 - Fax:
(860) 665-6933
carroam@nu.com

August 9, 2006

Natural Diversity Data Base/Data Request
Environmental & Geographic Information Center
Ms. Dawn McKay
Connecticut Department of Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

Re: Proposed New CL&P Substation in Windsor, Connecticut

Dear Ms. McKay

The Connecticut Light and Power Company (CL&P) is proposing to construct a new substation on company owned land located east of Christian Street and north and west of Jacks Hill Road in Oxford, Connecticut. The new substation, to be called the Oxford 115-kV Substation, is necessary to meet an increasing demand for electricity in the Oxford area. The proposed development of a new substation requires CL&P to submit an application to the Connecticut Siting Council for a Certificate of Environmental Compatibility and Public Need. Consultation with your office is part of the application process.

The CL&P property contains approximately 16 acres of undeveloped woodlands and fields. Overhead transmission lines cross the property in a northeast/southwest direction. The proposed substation facility would occupy approximately 1.5 acres just west of the existing transmission lines. Attachments 1 and 2 show property location, boundaries and land use.

CL&P has reviewed the Natural Diversity Data Base's (NDDB) June 2006 GIS layer of "State and Federal Listed Species and Natural Communities" and found no mapped areas within CL&P's property boundary. The attached map shows the CL&P property boundary and the NDDB layer on 7.5 minute series USGS quadrangles (Southbury and Naugatuck). Additionally, I have attached a completed a NDDB Review Request Form.

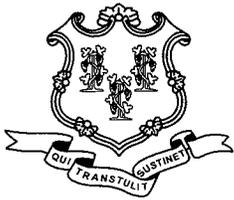
On behalf of CL&P, I am requesting a CT Department of Environmental Protection review of the above referenced CL&P property for the presence of any state or federally listed Endangered, Threatened, or Special Concern species. Should you have any questions, I may be reached at (860) 665-6953 or via e-mail at carroam@nu.com. Thank you for your attention to this matter.

Very Truly Yours,

Amanda Carroll

Attachments

cc: J. Borne/NU
J. Durand/ENSR



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



Bureau of Natural Resources
Division of Wildlife
79 Elm Street, 6th Floor
Hartford, CT 06106
Natural Diversity Data Base

August 28, 2006

Ms. Amanda Carroll
Northeast Utilities Service Company
P.O. Box 270
Hartford, CT 06141-0270

re: New CL&P Substation Located East of
Christian Street and North and West of
Jacks Hill Road in Oxford, Connecticut

Dear Ms. Carroll:

I have reviewed Natural Diversity Data Base maps and files regarding the area delineated on the map you provided for the proposed new CL&P substation located east of Christian Street and north and west of Jacks Hill Road in Oxford, Connecticut. According to our information, there may be state-listed species that occur in the vicinity of this project site. I have sent your letter to Julie Victoria (DEP-Wildlife; 860-642-7239) for further review. She will write to you directly with her comments.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Natural Resources Center's Geological and Natural History Survey and cooperating units of DEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available.

Please contact me if you have further questions at 424-3592. Thank you for consulting the Natural Diversity Data Base. Also be advised that this is a preliminary review and not a final determination. A more detailed review may be conducted as part of any subsequent environmental permit applications submitted to DEP for the proposed site.

Sincerely,

Dawn M. McKay
Biologist/Environmental Analyst

Cc: Julie Victoria, NDDB # 14784



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION
FRANKLIN WILDLIFE MANAGEMENT AREA



391 ROUTE 32
NORTH FRANKLIN, CT 06254
TELEPHONE: (860) 642-7239

August 31, 2006

Ms. Amanda Carroll
Northeast Utilities Service Company
P.O. Box 270
Hartford, CT 06141-0270

Re: new CL&P substation located east of Christian Street and north and west of Jacks Hill Road, Oxford

Dear Ms. Carroll:

Your request was forwarded to me on 8/30/06 by Dawn McKay of the Department of Environmental Protection's (DEP) Natural Diversity Data Base. Their records indicate that a state species of special concern, American kestrel occurred historically in the vicinity of this project site.

American kestrel (*Falco sparverius*) nest in late March - April in open areas like woodland edges, parks, and open field habitat. They are cavity nesters and seek out abandoned woodpecker or flicker holes to nest. They catch and eat mice, voles, shrews and insects. They winter over much of the nesting range. Kestrels are cavity nesters and will nest in artificial nesting boxes that are placed in the area. Artificial nesting box plans will be provided at your request. Nesting boxes and silvicultural practices that maintain high densities of nesting and roosting cavities in trees with a minimum diameter of 30.5 cm will benefit this species.

If this work will be conducted in any American kestrel habitat, the Wildlife Division recommends that an ornithologist familiar with the habitat requirements of these species conduct surveys. A report summarizing the results of such surveys should include habitat descriptions, avian species list and a statement/resume giving the ornithologist's qualifications. The DEP doesn't maintain a list of qualified ornithologists. The results of this investigation can be forwarded to the Wildlife Division and, after evaluation, recommendations for additional surveys, if any, will be made.

The Wildlife Division has not been provided with details or a timetable of the work to be done. Consultation with the Wildlife Division should not be substituted for site-specific surveys that may be required for environmental assessments. Please be advised that should state permits be required or should state involvement occur in some other fashion, specific restrictions or conditions relating to the species discussed above may apply. In this situation, additional evaluation of the proposal by the DEP Wildlife Division should be requested. If you have any additional questions, please feel free to contact me (860-642-7239). Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Victoria".

Julie Victoria, Wildlife Biologist
Franklin Swamp Wildlife Management Area
391 Route 32
N. Franklin, CT 06254

cc: NDDB - 14784

Connecticut State Historic Preservation Office



**Northeast
Utilities
System**

107 Selden Street, Berlin, CT
06037

Northeast Utilities Service
Company
P.O. Box 270
Hartford, CT 06141-0270
(860) 665-5000

Amanda Carroll
Transmission Siting and
Permitting
Tel: (860) 665-6953 - Fax:
(860) 665-6933
carroam@nu.com

August 10, 2006

J. Paul Loether, Division Director and State Historic Preservation Officer
Connecticut Commission on the Arts, Tourism, Culture, History and Film
Historic Preservation and Museum Division
Amos Bull House, 59 South Prospect Street
Hartford, CT 06106-1901

Re: Proposed New CL&P Electric Substation in Oxford, Connecticut

Dear Mr. Loether,

The Connecticut Light and Power Company (CL&P) is proposing to construct a new electric substation on company owned land located east of Christian Street and north and west of Jacks Hill Road in Oxford, Connecticut. The new substation, to be called the Oxford 115-kV Substation, is necessary to meet an increasing demand for electricity in the Oxford area. The proposed development of a new substation requires CL&P to submit an application to the Connecticut Siting Council for a Certificate of Environmental Compatibility and Public Need. Consultation with your office is part of the application process.

The CL&P property contains approximately 16 acres of undeveloped woodlands and fields. Overhead transmission lines cross the property in a northeast/southwest direction. The proposed substation facility would occupy approximately 1.5 acres just west of the existing transmission lines. Attachments 1, 2, and 3 show proposed location, alternative locations, boundaries, and land uses (using aerial photos and USGS Quadrangles Southbury and Naugatuck).

In addition, CL&P evaluated three alternative sites that are shown on the attached map. The alternative sites are along the existing transmission line and are within approximately one mile of the proposed site.

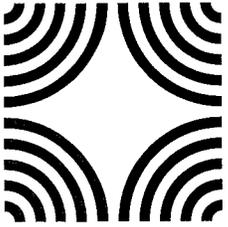
We respectfully request an opinion from your office regarding the potential effect of the project on cultural resources at the proposed and alternative substation locations. Should you have any questions, I may be reached at (860) 665-6953 or via e-mail at carroam@nu.com. Thanks you for your attention to this matter.

Very Truly Yours,

Amanda Carroll

Attachments

cc: J. Borne/NU
J. Durand/ENSR



Connecticut Commission on Culture & Tourism

August 16, 2006

Historic Preservation
& Museum Division

Ms. Amanda Carroll
Northeast Utilities System
PO Box 270
Hartford, CT 06141-0270

59 South Prospect Street
Hartford, Connecticut
06106

Subject: CL&P Electric Substation
Christian Street and Jacks Hill Road
Oxford, CT

(v) 860.566.3005
(f) 860.566.5078

Dear Ms. Carroll:

The State Historic Preservation Office has reviewed the above-named project. This office notes that the preferred project area possesses moderate to high sensitivity for prehistoric and historic archaeological resources. The Oxford Road, Jacks Hill Road and Prokop Road alternative sites similarly possess moderate to high archaeological sensitivity. Therefore, we recommend that a professional reconnaissance survey be undertaken to identify and evaluate archaeological resources which may exist within proposed project limits, including equipment storage and associated work areas. All archaeological studies must be undertaken in accordance with our *Environmental Review Primer for Connecticut's Archaeological Resources*. A list of archaeological consultants is enclosed for your information.

No ground disturbance or construction-related activities should be initiated until this office has had an opportunity to review and comment upon the recommended archaeological survey report.

We anticipate working with CL&P and all interested parties in the expeditious furtherance of the proposed undertaking as well as in the professional management of Connecticut's archaeological heritage.

For further information please contact Dr. David A. Poirier, Staff Archaeologist.

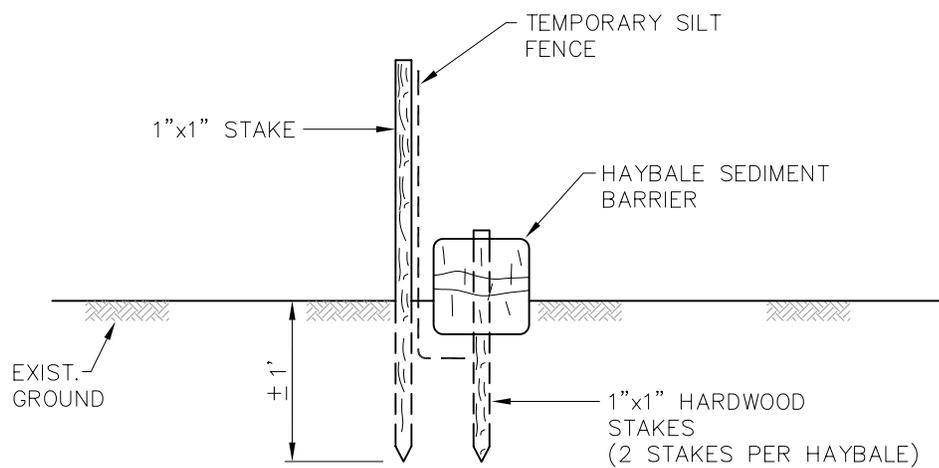
Sincerely,

J. Paul Loether
Division Director and Deputy
State Historic Preservation Officer

cc: Dr. Nicholas Bellantoni/OSA

APPENDIX I

Erosion and Sediment Control Details



FILENAME: 05022-012-05A.DWG



Connecticut
Light & Power

The Northeast Utilities System



ENSR CORPORATION
2 TECHNOLOGY PARK DRIVE
WESTFORD, MASSACHUSETTS 01886
PHONE: (978) 589-3000
FAX: (978) 589-3100
WEB: HTTP://WWW.ENSR.COM

**EROSION/SEDIMENTATION CONTROL BARRIER
OXFORD SUBSTATION
OXFORD, NEW HAVEN COUNTY, CT**

FIGURE NUMBER:

DRAWN BY:
K.P.B.

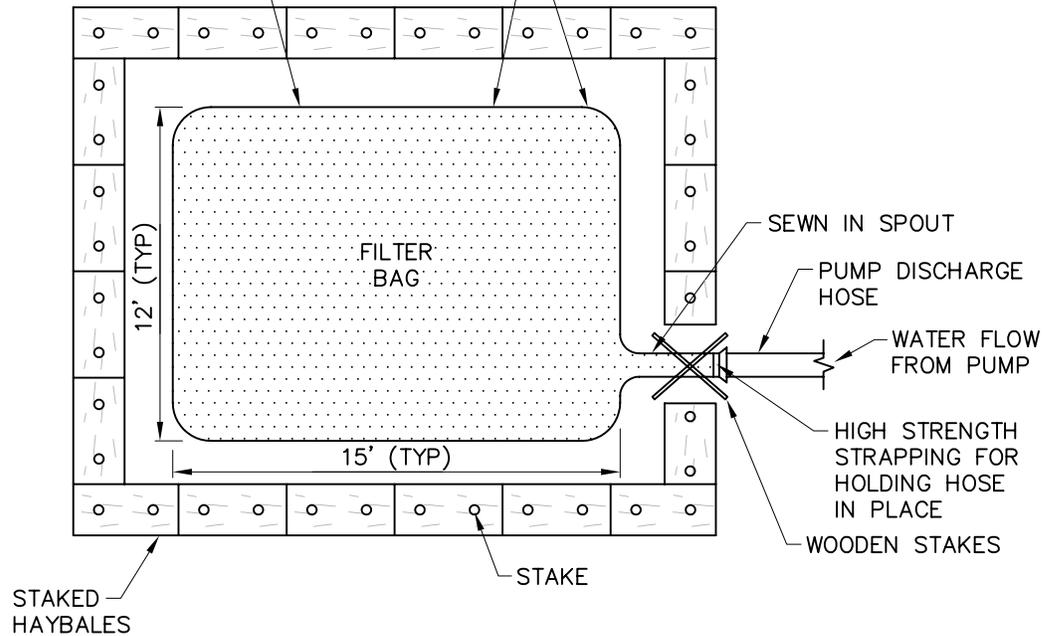
DATE:
9/06

PROJECT NUMBER:
05022-012

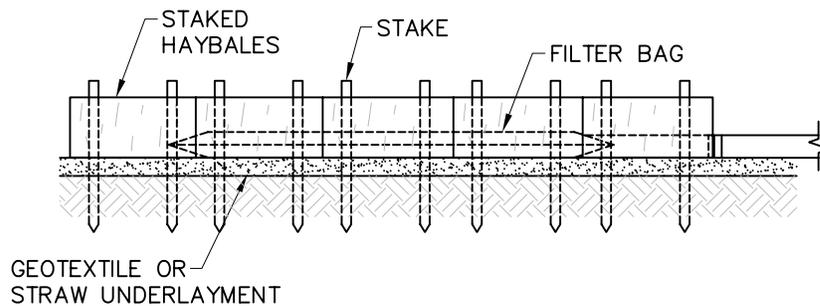
SHEET NUMBER:
1

BAG PLACED ON GEOTEXTILE
FABRIC OR STRAW

HIGH STRENGTH DOUBLE
STITCHED 'J' TYPE SEAMS



TOP VIEW



SIDE VIEW

NOTES:

1. TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN TO THE GROUND.
2. ADDITIONAL HAYBALES MAY BE USED TO INCREASE RETENTION AND FILTERING.

FILENAME: 05022-012-01A.DWG



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Light & Power**

The Northeast Utilities System

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FAX: (978) 589-3100
WEB: [HTTP://WWW.ENSR.COM](http://www.ensr.com)

ENSR | AECOM

**DEWATERING HAYBALE SEDIMENT TRAP
WITH FILTER BAG
OXFORD SUBSTATION
OXFORD, NEW HAVEN COUNTY, CT**

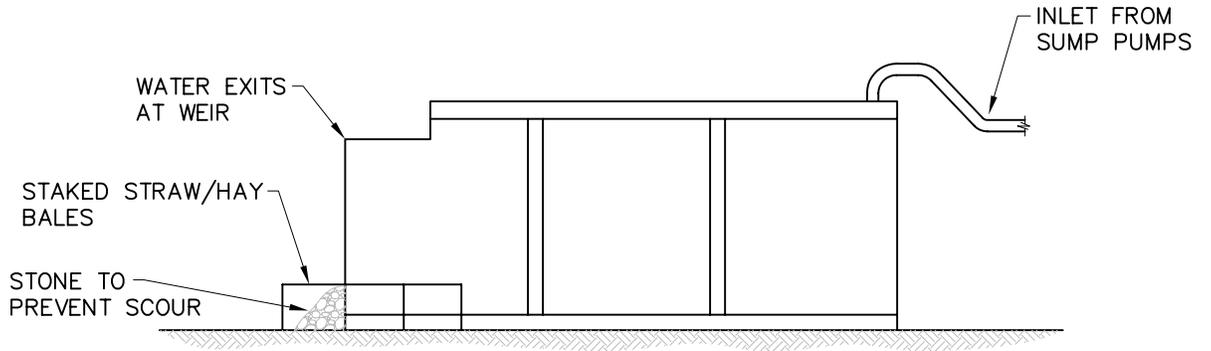
FIGURE NUMBER:

DRAWN BY:
K.P.B.

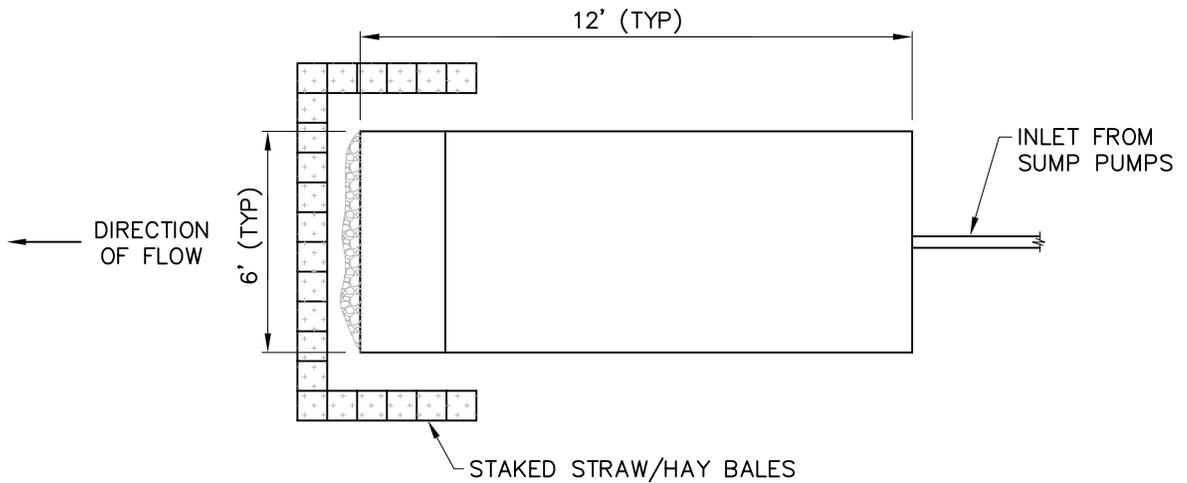
DATE:
9/06

PROJECT NUMBER:
05022-012

SHEET NUMBER:
1



PROFILE
NOT TO SCALE



PLAN
NOT TO SCALE

NOTES:

1. SILT FENCE, STRAW/HAY BALES OR SANDBAGS MAY BE USED INTERCHANGEABLY.

FILENAME: 05022-012-04A.DWG



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Light & Power

The Northeast Utilities System



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FAX: (978) 589-3100
WEB: [HTTP://WWW.ENSR.COM](http://www.ensr.com)

**OPTIONAL SEDIMENTATION TANK
OXFORD SUBSTATION
OXFORD, NEW HAVEN COUNTY, CT**

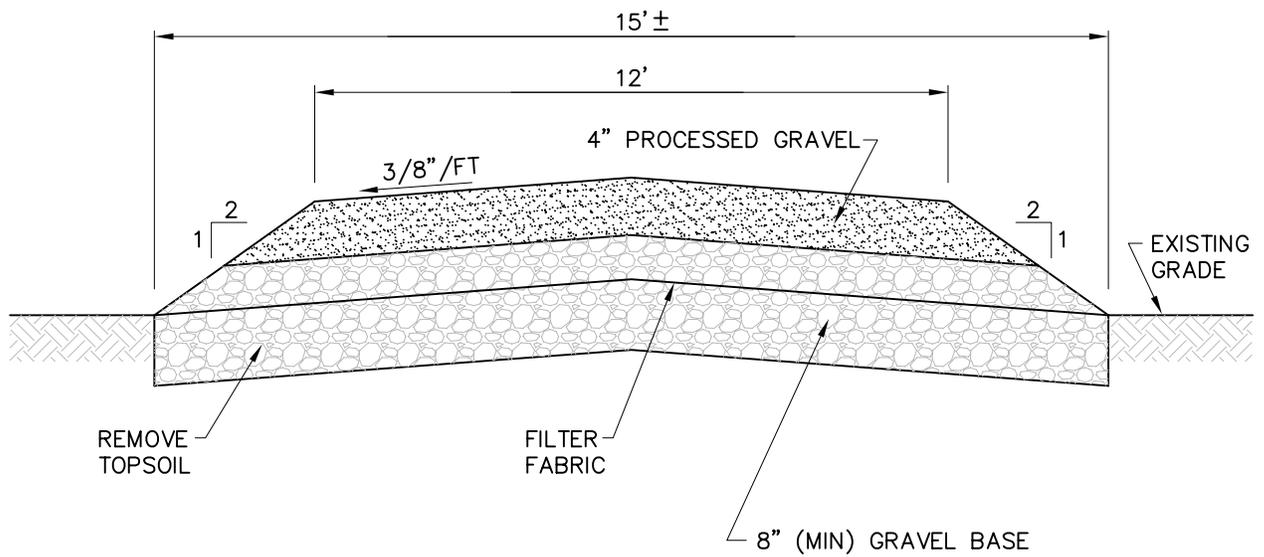
FIGURE NUMBER:

DRAWN BY:
K.P.B.

DATE:
9/06

PROJECT NUMBER:
05022-012

SHEET NUMBER:
1



FILENAME: 05022-012-02A.DWG



Connecticut
Light & Power

The Northeast Utilities System



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TYPICAL DETAIL OF GRAVEL ACCESS DRIVE
TO NEW POLE STRUCTURES
OXFORD SUBSTATION
OXFORD, NEW HAVEN COUNTY, CT

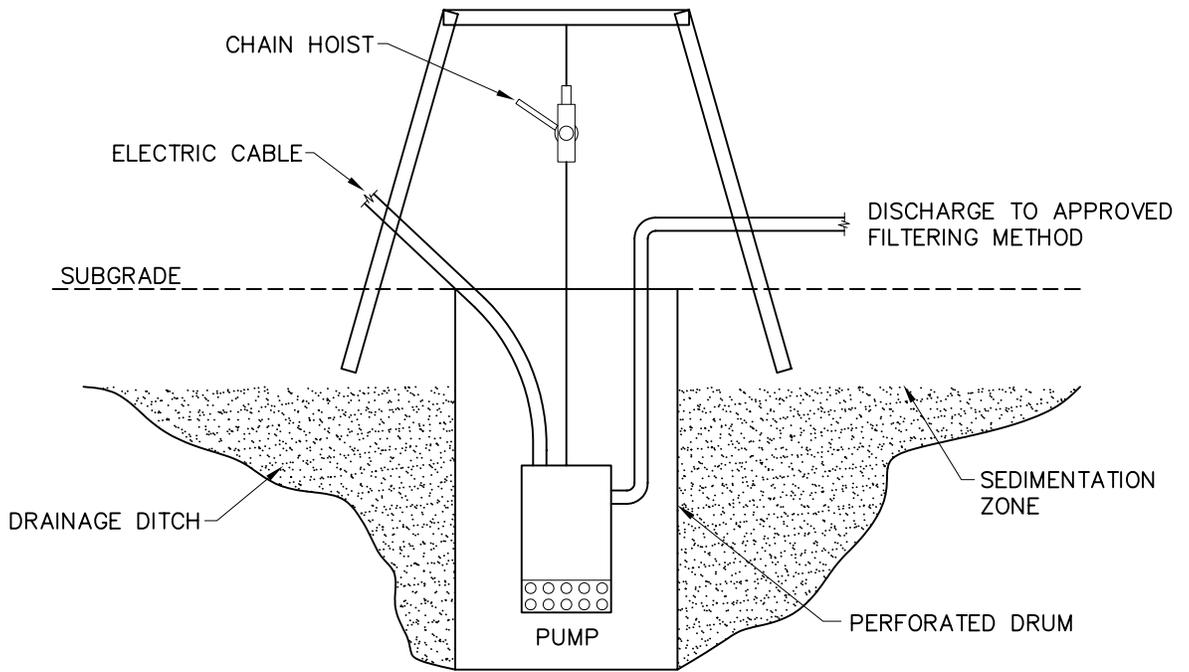
FIGURE NUMBER:

DRAWN BY:
K.P.B.

DATE:
9/06

PROJECT NUMBER:
05022-012

SHEET NUMBER:
1



PROFILE

NOTES:

1. OPEN PUMPING FROM SUMPS SHALL BE USED TO CONTROL WATER WITHIN THE EXCAVATIONS.
2. SUMPS SHALL BE CONSTRUCTED TO A SUFFICIENT DEPTH TO DRAIN THE ENTIRE EXCAVATION. IF NECESSARY, A TEMPORARY SUMP(S) SHALL BE CONSTRUCTED AT A SHALLOWER LEVEL TO IMPROVE CONDITIONS SO THAT THE FINAL SUMP CAN BE SAFELY CONSTRUCTED TO THE REQUIRED DEPTH.
3. IF NECESSARY, THE SUMPS SHALL BE SIZED SUBSTANTIALLY LARGER THAN THAT REQUIRED TO PHYSICALLY LOCATE THE PUMP TO ALLOW FINES TO SETTLE OUT BY REDUCING WATER VELOCITY AND TO PROVIDE STORAGE FOR SEDIMENT BETWEEN CLEANINGS.
4. THE APPROACHES TO THE SUMP SHALL BE PAVED WITH GEOFABRIC AND/OR GRAVEL, IF NECESSARY, TO CONTROL FINES AND SEDIMENTATION THAT MAY DAMAGE PUMPS.

FILENAME: 05022-012-03A.DWG

 <p>Connecticut Light & Power The Northeast Utilities System</p>	<p>ENSR CORPORATION 2 TECHNOLOGY PARK DRIVE WESTFORD, MASSACHUSETTS 01886 PHONE: (978) 589-3000 FAX: (978) 589-3100 WEB: HTTP://WWW.ENSR.COM</p>	
	<p>ENSR AECOM</p>	

<p>TYPICAL SUMP FOR DEWATERING CAISSONS OXFORD SUBSTATION OXFORD, NEW HAVEN COUNTY, CT</p>			<p>FIGURE NUMBER:</p>
<p>DRAWN BY: K.P.B.</p>	<p>DATE: 9/06</p>	<p>PROJECT NUMBER: 05022-012</p>	<p>SHEET NUMBER: 1</p>