



**TOWN OF OXFORD**  
S.B. Church Memorial Town Hall  
486 Oxford Road, Oxford, Connecticut 06478-1298  
[www.Oxford-CT.gov](http://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'Amcizio 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



**Connecticut  
Light & Power**

The Northeast Utilities System

**LOCATION APPROVAL APPLICATION**  
**Connecticut General Statutes Section 16-50 x(d)**

**Oxford 115- to 13.8 kV Substation**  
***Christian Street and Jacks Hill Road***  
***Oxford, Connecticut***

***August 2006***

***Submitted to:***  
***Town of Oxford, Connecticut***  
***Planning and Zoning Commission***

***Submitted by:***  
***The Connecticut Light and Power Company***  
***107 Selden Street***  
***Berlin, CT 06037***



**Connecticut  
Light & Power**

The Northeast Utilities System

107 Selden Street, Berlin, CT 06037  
Northeast Utilities Service Company  
P.O. Box 270  
Hartford, CT 06141-0270  
(860) 665-5000

Robert Carberry  
Transmission Siting and Permitting

August 10, 2006

Town of Oxford Planning and Zoning Commission  
Oxford Town Hall  
486 Oxford Road  
Oxford, Connecticut 06478-1298

Re: **The Connecticut Light & Power Company  
Proposed Oxford 115- to 13.8-kV Substation – Location Approval  
Oxford, Connecticut**

Members of the Commission:

The Connecticut Light and Power Company (CL&P) hereby submits its application and filing fee and respectfully requests that the Oxford Planning and Zoning Commission approve the location of an electric substation, to be known as the Oxford Substation. CL&P proposes to construct this substation on property located within the Oxford Commerce Park between Jacks Hill Road and Christian Street. The property is owned by CL&P and consists of approximately 16 acres.

In order to add capacity in response to the increased demand for electricity and to improve system reliability in Oxford and its surrounding areas, CL&P proposes to construct a new substation, as more specifically set forth in the application materials.

As set forth in a letter from our counsel, Carmody & Torrance LLP, to Town Counsel Robert J. Uskevich dated May 24, 2006, the proposed substation is subject to the jurisdiction of the Connecticut Siting Council, pursuant to Chapter 277a of the Connecticut General Statutes. However, the Connecticut Legislature has provided wetlands and zoning commissions with a supporting role in the State's decision making process with respect to the location of certain utility facilities, including electric substations.

CL&P asks that the Commission carefully consider the information provided in the application materials and approve the location of the Oxford Substation.

Please call me at (860) 665-6774 or Amanda Carroll at (860) 665-6953 if you have any questions or would like any further information. Thank you for your consideration of this matter.

Very truly yours,

**PLANNING & ZONING COMMISSION**

**TOWN OF OXFORD**

486 Oxford Road

Oxford, CT 06478

(203) 888-2543

Location Approval CGS § 16-50 x(d)

**ZONING PERMIT APPLICATION**

(This permit is hereby applied for in accordance with the requirements of the Oxford Zoning Regulations)

Z#:	_____
Date Rec'd:	_____
Date on Agenda:	_____
65-Day Expiration:	_____

Property Identification

Street Address: Christian Street & Jacks Hill Road  
 Subdivision Name: \_\_\_\_\_ Date Approved: \_\_\_\_\_  
 Map: 25 Block: 25 Lot: 1BB3 Zoning district: Industrial

Owner/Applicant

Owner Name: The Connecticut Light & Power Company  
 Owner Address: 107 Selden Street, Berlin, CT 06037  
 Owner Telephone: 860-665-6774

Applicant Name: Same as above  
 Applicant Address: \_\_\_\_\_  
 Applicant Telephone: \_\_\_\_\_

Miscellaneous Information

Special Exception: Article \_\_\_\_\_ Section \_\_\_\_\_ Yes No  
 Site Plan Approval: Article \_\_\_\_\_ Section \_\_\_\_\_ Yes No  
 Estimated Cost of Construction: \_\_\_\_\_  
 Variance Granted: \_\_\_\_\_ Date Granted: \_\_\_\_\_

Signatures/Authorization

Application for Zoning Permit approval as described herein is hereby made. The Oxford Planning & Zoning Commission and its technical staff are authorized to enter the property for the purpose of evaluating this application.

**Permit Void If:** a) Work or activity not commenced within 1 year of the date of issuance or b) Authorized construction not completed within 2 years of the date of issuance.

This permit, if issued, is based upon the plot plan submitted. Falsification, by misrepresentation or omission, or failure to comply with the conditions of approval of this permit constitute a violation of the Oxford Zoning Regulations.

  
 \_\_\_\_\_  
 Property Owner or Agent

August 10, 2006  
 \_\_\_\_\_  
 Date

Purpose

- \_\_\_ New Home
- \_\_\_ Addition
- \_\_\_ Garage
- \_\_\_ Cottage Business
- \_\_\_ Swimming Pool IG AG
- \_\_\_ Sign
- \_\_\_ Shed
- \_\_\_ Barn
- \_\_\_ Change of Use
- \_\_\_ Excavating/Filling
- \_\_\_ Trailer
- Other Location

Use

- \_\_\_ Single-Family Residence
- \_\_\_ Multi-Family Residence
- \_\_\_ Commercial
- Industrial
- \_\_\_ Residential/POD
- \_\_\_ Other \_\_\_\_\_

Required Approvals and Dates

- \_\_\_ Inland Wetlands \_\_\_\_\_
- \_\_\_ P.D.D.H. \_\_\_\_\_
- \_\_\_ Fire Marshal \_\_\_\_\_
- \_\_\_ Z.B.A. \_\_\_\_\_
- \_\_\_ W.P.C.A. \_\_\_\_\_
- \_\_\_ Floodplain \_\_\_\_\_
- \_\_\_ Copy of Deed \_\_\_\_\_
- \_\_\_ Driveway \_\_\_\_\_
- \_\_\_ Erosion Control Plan \_\_\_\_\_
- \_\_\_ Plot Plan \*
- Other Location Approval  
 CGS § 16-50 x(d)
- \_\_\_ Town Fee \_\_\_\_\_
- \_\_\_ State Fee \_\_\_\_\_
- \_\_\_ Total Fee \_\_\_\_\_

\*Draw plot plan of proposed construction and attach. Plan must show property boundaries and dimensions; location of proposed buildings on property with respect to boundaries; location of existing buildings on property; outside dimensions of all buildings proposed or now existing; location of water supply; location of sewage system. All copies must have a complete sketch. Construction and use must be exactly as described in this application. If later changes from this plan are desired prior approval of an amended application is necessary.

Denied Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Reason for Denial \_\_\_\_\_

ZFA-1  
(Adopted 5/15/97)

**List of Abutting Property Owners  
Oxford 115- to 13.8 kV Substation  
Map 25, Block 25, Lot 1BB3**

1. Map 25, Block 25, Lot 1BB

David Sippin  
234 Main Street  
Monroe, CT 06486

2. Map 25, Block 25, Lot 1BB2

David Sippin  
234 Main Street  
Monroe, CT 06486

3. Map 25, Block 25, Lot BB4

David Sippin  
234 Main Street  
Monroe, CT 06486

4. Map 18, Block 25, Lot 1A

Oxford Science Park, LLC.  
One American Way, 178 Christian Street  
Oxford, CT 06478

5. Map 25, Block 25, Lot 2

Jacks Hill Cemetery  
Southford Cemetery Association  
c/o Mr. Frederick Rowland, President  
62 Tower Lane  
Oxford, CT 06478

6. State of Connecticut

Connecticut Department of Environmental Protection  
Parks Division  
79 Elm Street  
Hartford, CT 06106

7. Town of Oxford

Department of Public Works  
21 Great Oak Road  
Oxford, CT 06478

## **List of Project Professionals**

Northeast Utilities  
Jeffrey Martin  
Project Manager - Transmission  
P.O. Box 270  
Hartford, CT 06141-0270

Northeast Utilities  
Kris Aberg  
Substation Project Engineering Manager  
P.O. Box 270  
Hartford, CT 06141-0270

Northeast Utilities  
Amanda Carroll  
Transmission Siting & Permitting  
P.O. Box 270  
Hartford, CT 06141-0270

Carmody & Torrance LLP  
Marianne Dubuque  
Attorney  
P.O. Box 1110  
50 Leavenworth St  
Waterbury, CT 06721-1110

ENSR Corporation  
James Durand  
Project Manager  
10 Orms Street, Suite 405  
Providence, RI 02904

Soil Science & Environmental Services, Inc.  
Thomas Pietras  
Soil & Wetland Scientist  
545 Highland Avenue  
Route 10  
Cheshire, CT 06410

## Proposed Oxford Substation

### Introduction and Purpose

The purpose of constructing a new 115- to 13.8-kV substation at the property located to the west of Jacks Hill in the Town of Oxford is to add capacity in response to the increasing demand for electricity in Oxford and its surrounding area; and by so doing, improve electric distribution system reliability in Oxford. CL&P is forecasting deficiencies in substation capacity in the Oxford area and is proposing to address these deficiencies by establishing a new bulk power source (i.e., a new substation supplied by 115-kV lines) in Oxford.

The hub of the load in the Town of Oxford to initially be served by the new Substation is located in an area between Prokop Road to the north, Oxford Road (Route 67) to the south, Christian Street to the west and Riggs Road to the east.

### Subject Project Description

The proposed Substation site (Subject Property) is a 15.77-acre parcel located within the Sippin / Oxford Commerce Industrial Park, which is currently in the initial phase of construction. The Subject Parcel is located to the north of Jacks Hill Road, east of Christian Street and west of North Larkey Road (Figures 1 and 2). CL&P acquired the parcel, along with an additional 4.4 acres of right-of-way (ROW) adjacent to the north side of the Subject Property, in 2005 to develop a new substation<sup>1</sup>. An existing 110-foot wide CL&P ROW currently traverses the parcel and is occupied by three 115-kV transmission circuits on two rows of lattice-steel towers.

The property contains approximately 6.34 acres of wetland areas, one intermittent watercourse that traverses the south-central portion of the site, and two intermittent watercourses located along the fringes of the site boundaries (Figure 3).

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<sup>1</sup> The land and ROW acquisition was approved by the Connecticut Siting Council under their Docket No. 304 (Attachment 1) and was supported by the Town of Oxford (Attachment 2).

The state-owned Larkin Bridle Trail is located to the northwest of the Subject Property, and the Oxford Science Park is to the south. The Waterbury-Oxford Airport is approximately 1,500 feet to the north. There are no existing homes in the area adjacent to the Property, which is zoned Industrial.

The Subject Property is well suited for the proposed substation because:

- it is located close to the hub of the growing Oxford electric load;
- existing 115-kV transmission line sources traverse the eastern portion of the property;
- the property will have good access from a new road associated with the Sippin / Oxford Commerce Industrial Park;
- there are no existing homes in the area adjacent to the proposed site;
- the property was recently re-zoned for “industrial” use;
- the property extends a distance from the road, allowing the proposed substation to be located at the rear of the lot, nearly 400 feet to the north of the future Sippin / Oxford Commerce Industrial Park roadway.

### **Proposed Activity**

Site preparation / construction will require clearing, grading, and cut-and-fill activities, portions of which would be located within the locally-regulated 100-foot upland review area, as measured from the edge of the wetlands. To provide permanent access to the facility, CL&P proposes to construct a gravel access drive extending from the proposed road associated with the Sippin / Oxford Commerce Industrial Park to the substation. The access drive will extend for a distance of approximately 600 linear feet. The travel lane of the access road will be approximately 15 feet wide to accommodate CL&P maintenance vehicles, with the remaining width of 10 feet comprising the driveway embankments. Crossing of an inland wetland and an associated intermittent watercourse would also be required to provide access to the Substation.

The Substation would be contained within an approximately 1.1-acre fenced area and secured by a 7-foot high chain link fence topped with one foot of barbed wire. The fenced area would measure approximately 226 by 229 feet and have a trap-rock surface. The 115-kV line interconnection with the Substation would be made using

two, up to 55-foot high, line terminal structures. The Substation would consist of typical components including power transformers, metal-clad distribution switchgear, circuit switchers, circuit breakers, a relay and control enclosure (approximately 48 feet by 14 feet) and a battery enclosure (approximately 24 feet by 14 feet) within the fenced area of the Substation. The enclosures would contain protective relaying and control equipment associated with the transmission portion of the Substation. Also within the switchgear and control enclosures, equipment for full Supervisory Control and Data Acquisition (SCADA) system functions and digital metering would be installed to allow control and monitoring of the Substation from a remote location. 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.

### **Alternatives Considered**

CL&P evaluated a number of locations for the Substation site in the Town of Oxford. The alternative locations were primarily chosen based on their proximity to customer load and existing transmission / distribution lines. Four locations, including the Subject Property, passed an initial CL&P evaluation. However three of the sites were removed from further consideration based on the presence of extensive inland wetlands, proximity to dwellings, threatened and endangered species habitat, and other physical constraints.

The three sites depicted on the Site Alternatives Map (Figure 4) and discussed in more detail below, included properties located on Jacks Hill Road, Prokop Road, and Oxford Road.

#### **Jacks Hill Road Alternative (I – Industrial/Residential)**

One alternative site was identified to the east of the transmission line and to the south of Jacks Hill Road. The zoning for this site was recently changed from Industrial to Residential as part of an approval from the Oxford Planning and Zoning Commission for development of senior housing, and the site is not considered available for purchase. Additionally, according to the *State and Federal Species and*

*Significant Natural Communities Map for Oxford, CT* published by the Connecticut Natural Diversity Database, this location is located in proximity to a Natural Diversity Database Area of Concern.

#### Prokop Road Alternative (I – Industrial)

The area north of Prokop Road contains wetlands and although zoned industrial, has residences within 100 feet. The area to the south of Prokop Road contains steep grades and also has residential neighbors.

#### Oxford Road Alternative (R – A – Residential District A)

This location is at the southerly edge of the search area. Three quadrants at this location contain residential dwellings; the fourth quadrant contains standing water and wetland areas.

### **Compliance with Planning and Zoning**

The Substation is proposed within an industrially zoned section of the Town of Oxford. The Substation is sited on Lot 3 of the Sippin / Oxford Commerce Industrial Park, as depicted on the Re-Subdivision Map of Parcel B prepared for David B. Sippin dated November 11, 2004. The proposed use of the Subject Parcel is consistent with the industrial zoned land use of the Sippin / Oxford Commerce Industrial Park. Access to the Commerce Park is via a new access road (Commerce Road) located off of Christian Street that is currently under construction by others. A new access drive would be constructed by CL&P off of Commerce Road to provide access to and egress from the Substation. The Substation facility would be located on an approved subdivision lot and would meet the setback requirements outlined in the Oxford Zoning Regulations, including minimum setbacks from property lines, lot acreage and frontage requirements.

The Substation is sited in a relatively remote section of Oxford and is not directly abutted by residential dwellings or other statutory facilities (i.e., K-12 public and private schools; licensed day cares; licensed youth camps, public playgrounds). The

central part of the Subject Property, on which the Substation would be constructed, is located to the immediate west of CL&P's existing 110-foot wide overhead transmission ROW. Existing forested uplands and wetlands provide a natural buffer to the Substation and obscure the view of the proposed Substation from adjacent properties. As part of the overall design of the Substation, CL&P will develop a Landscape Plan to provide additional screening of the Substation. The Substation is located approximately 1,500 feet to the southeast of Runway 36 of the Waterbury-Oxford Airport, which contributes to the ambient noise levels in the area. The projected noise levels to be generated by the proposed transformers, as measured from the property lines of the Subject Property, will comply with the CTDEP noise regulations, and therefore no significant sound effects are anticipated from the operation of the Substation.

During construction of the Substation, construction crews would access the Subject Property via the new Commerce Road off of Christian Street. The Substation would be constructed in phases: 1] site preparation (construction of the access drive, clearing and grading); 2] construction of the Substation yard; 3] installation of the Substation equipment including transformers; 4] tie-ins to the overhead transmission lines; 5] energizing of the Substation; and 6] site restoration and stabilization. This phased approach to construction would allow CL&P to manage the construction-generated traffic to reduce short-term effects on local traffic patterns. CL&P would also coordinate with any other construction projects within the Sippin / Oxford Commerce Industrial Park that may be scheduling construction within the timeframe of CL&P's Project.

### **Proposed Mitigation Measures**

Mitigation will consist of CL&P's Best Management Practices for erosion and sediment control in accordance with the *2002 Connecticut Guidelines for Erosion and Sediment Control* (see typical details on enclosed drawings). Geotextile fabric sediment barriers will be placed between the project and inland wetlands and watercourses during construction and maintained until the site is stabilized and

rehabilitated. Cut-and-fill slopes will not exceed 2 to 1 grades, and will be loamed and seeded.

Any temporary impact on wetland areas resulting from the construction of the access drive will be mitigated. A permanent culvert will be installed where the proposed access drive crosses an intermittent watercourse to retain the natural flow of water. The Oxford Conservation Commission / Inland Wetlands Agency is reviewing the Location Approval application as it relates to effects on inland wetlands and watercourses and the 100 foot upland review area.

As part of site restoration, a conservation meadow seed mix will be planted in disturbed portions of the Subject Property. This will create a natural vegetative transition zone between upland and wetland regimes. Existing vegetation will be left in place to the extent feasible to establish a visual barrier between the Substation and the new Sippin / Oxford Commerce Industrial Park. A landscape plan will be developed for the Substation to provide visual screening of the access drive and Substation facility.

Figures presented in this application include:

- Figure 1 Site Location Map;
- Figure 2 Site Location Map – Aerial View
- Figure 3 General Land Use Map;
- Figure 4 Site Alternatives Map
- Project Drawing – Location Approval Plan (Attachment 3).

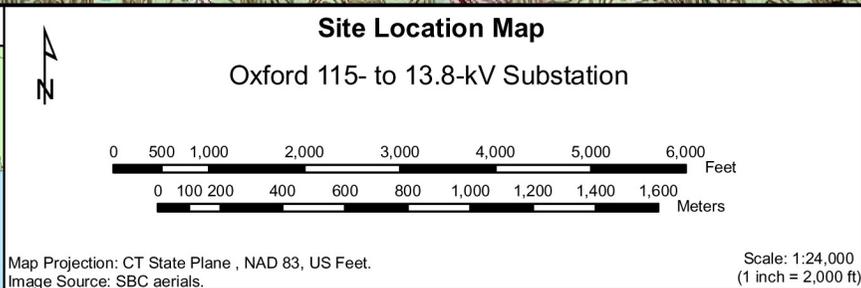
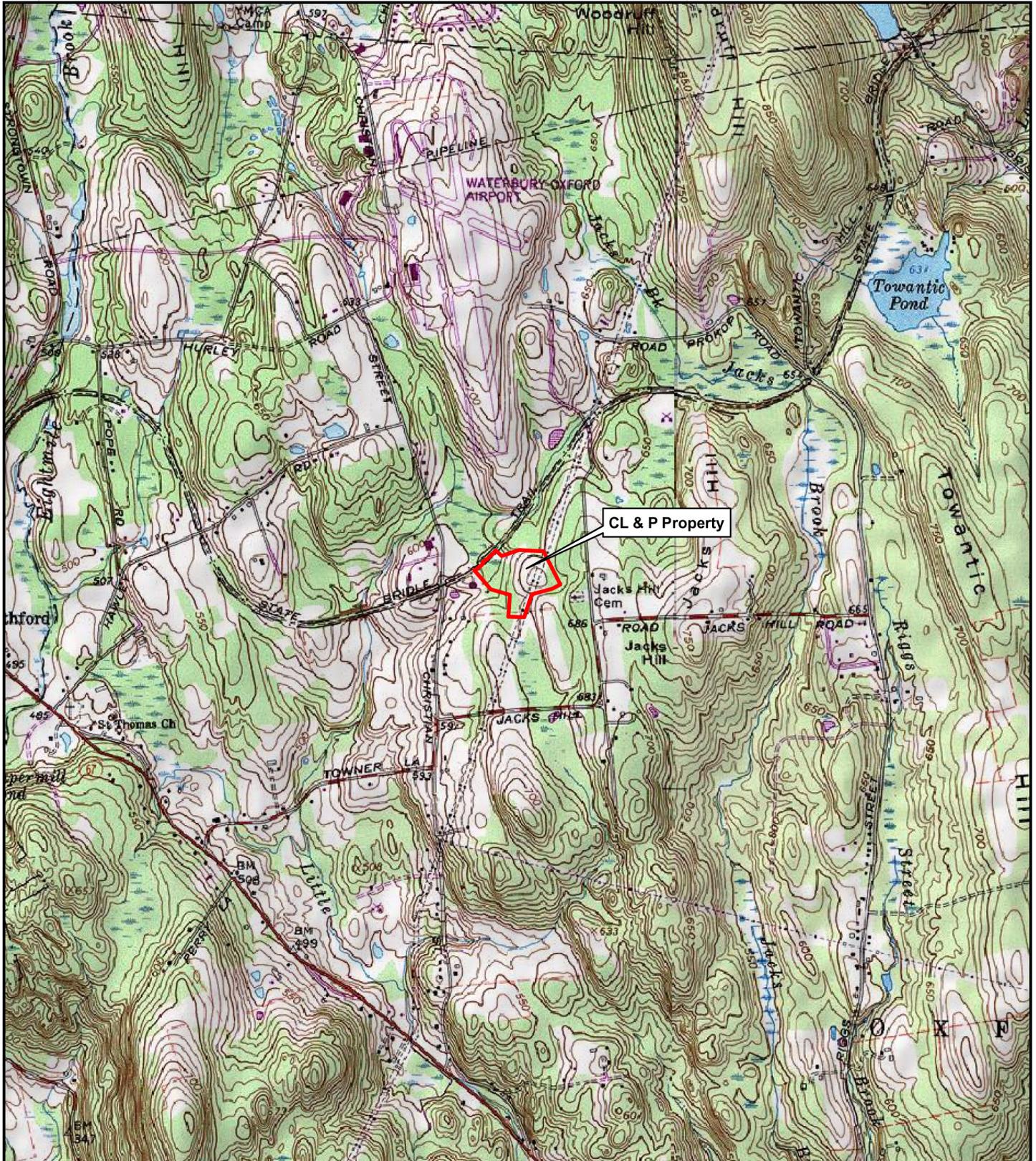
### **General Construction Sequence**

The general sequence of events that takes place during the construction of a substation include:

- a. Placement of erosion and sedimentation control barriers;
- b. Removal of vegetation from the proposed fenced area and access drive;
- c. Construction of the access drive;
- d. Preparation of the Substation Site (cut, fill, grading);

- e. Stabilizing all slopes by loaming and seeding exposed soils with a conservation meadow seed mixture;
- f. Installing fence, substation foundations, buried conduits and the ground grid;
- g. Spreading trap rock;
- h. Installing electrical components and hardware;
- i. Installing tie-ins to transmission lines and distribution lines;
- j. Energizing substation;
- k. Completing site stabilization, landscaping and site restoration;
- l. Removing erosion control barriers upon completion of site stabilization.

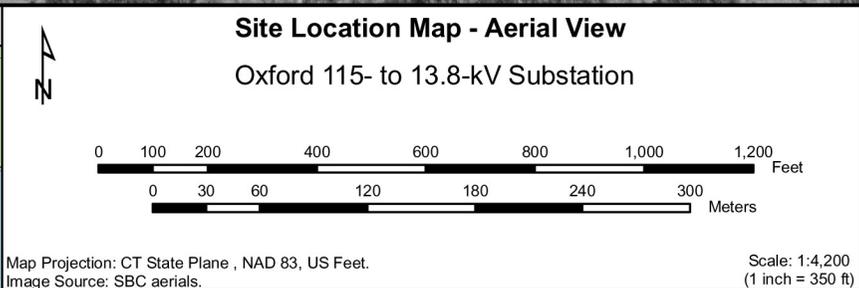
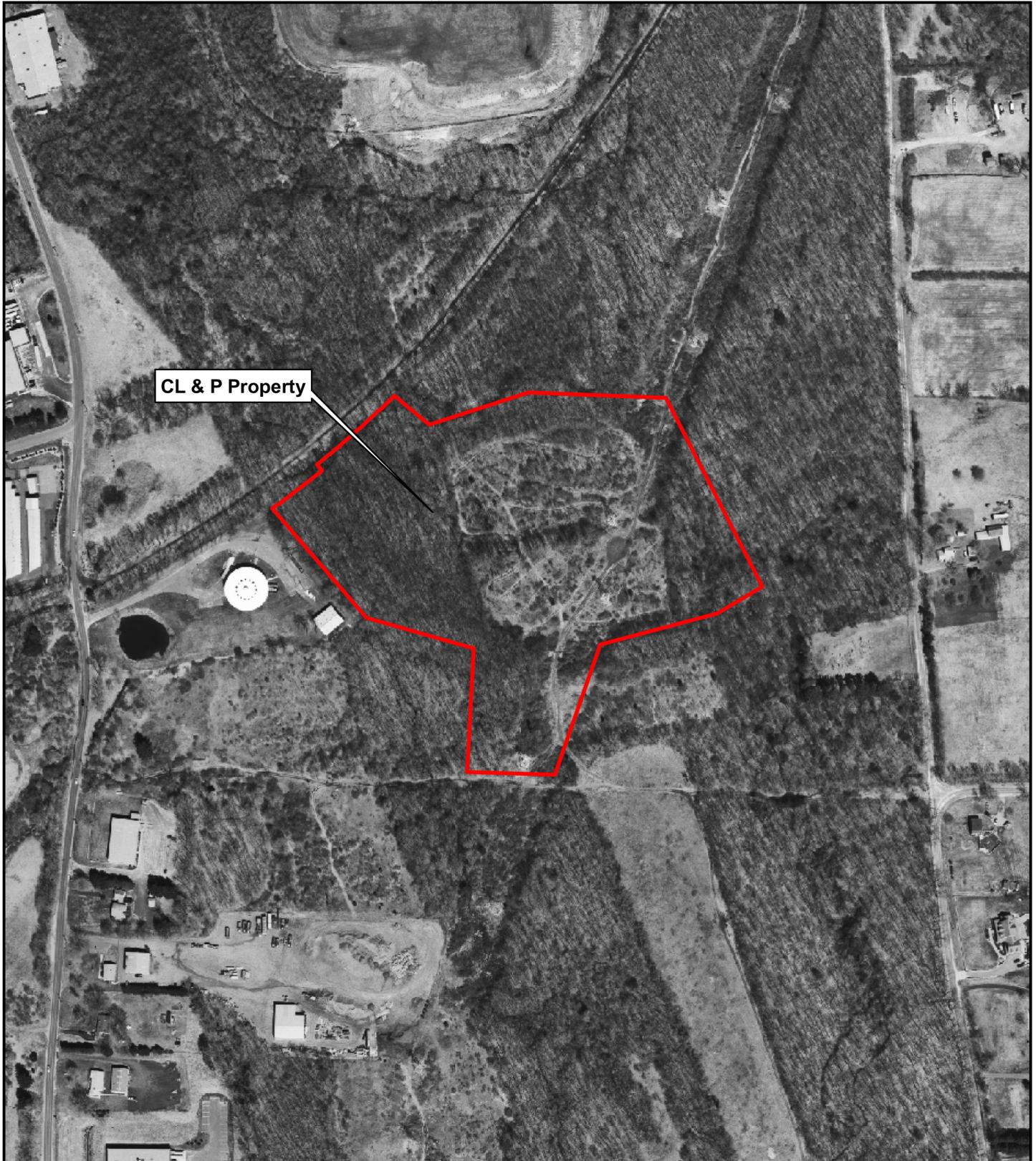
## FIGURES



**Figure 1**

Date: June 2006

Project #: 05022-012

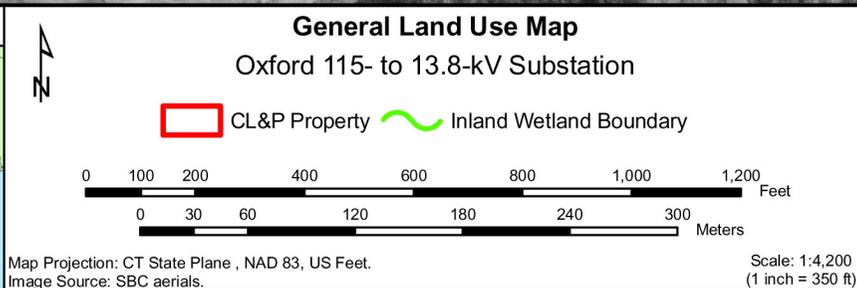
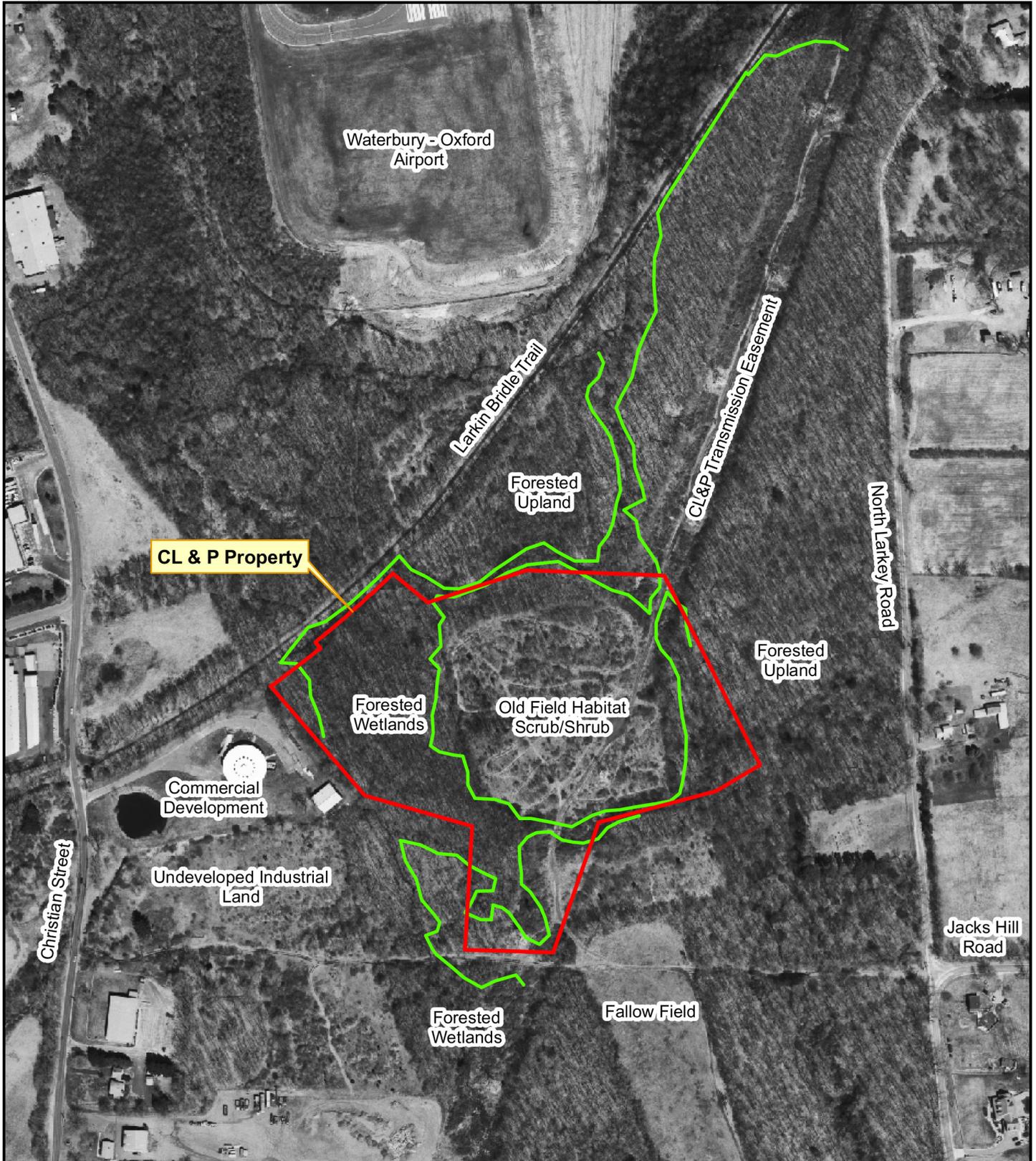


ENSR | AECOM

**Figure 2**

Date: June 2006

Project #: 05022-012



Northeast Utilities System

ENSR | AECOM

Figure 3

Date: June 2006

Project #: 05022-012

**ATTACHMENT 1**

**Connecticut Siting Council  
Docket No. 304**

# Connecticut Siting Council Decisions

<b>DOCKET NO. 304</b> - 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:

<b>Applicant</b>	<b>Its Representative</b>
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 <a href="mailto:zaklurc@nu.com">zaklurc@nu.com</a>

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

## Connecticut Siting Council Opinions

<b>DOCKET NO. 304</b> - 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

<p><b>DOCKET NO. 304</b> - The Connecticut Light and Power Company submission of a Statement of Intent to Acquire Property as the site for a possible future CL&amp;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</p>	<p>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)

**ATTACHMENT 2**

**Town of Oxford  
First Selectman Letter of Support**



## 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.

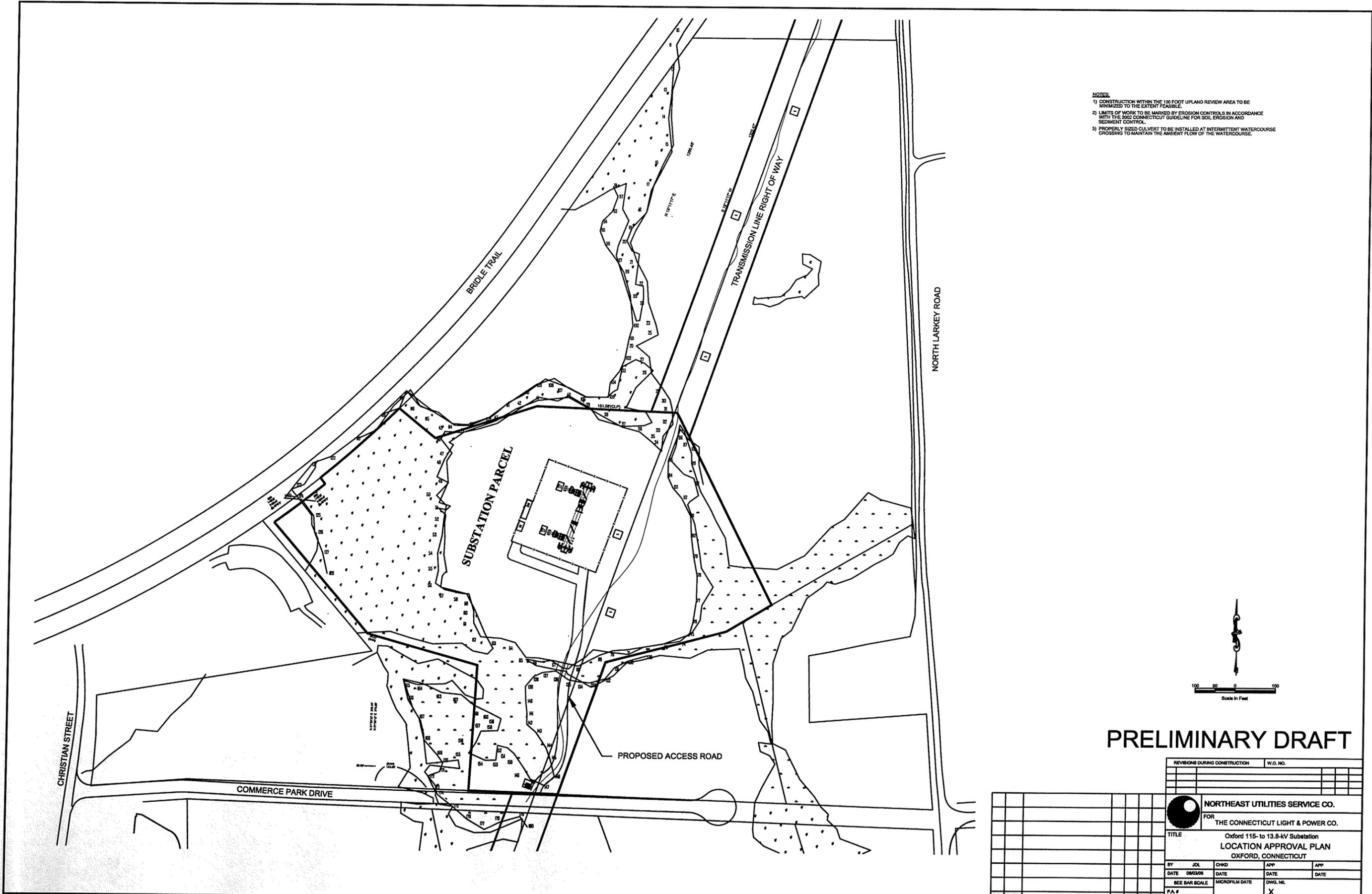
Yours truly,

August A. Palmer III  
First Selectman

**ATTACHMENT 3**

**Project Drawings**

- NOTES:**
- 1) CONSTRUCTION WITHIN THE 100 FOOT UPLAND REVIEW AREA TO BE MINIMIZED TO THE EXTENT FEASIBLE.
  - 2) LIMITS OF WORK TO BE MARKED BY EROSION CONTROLS IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINE FOR SOIL EROSION AND SEDIMENT CONTROL.
  - 3) PROPERLY SIZED CULVERT TO BE INSTALLED AT INTERMITTENT WATERCOURSE CROSSING TO MAINTAIN THE AMBIENT FLOW OF THE WATERCOURSE.



**PRELIMINARY DRAFT**

NO.		DATE	REVISIONS	BY	CHK	APP	APP
BY		JDL	CHKD	APP	APP		
DATE		08/03/08	DATE	DATE	DATE		
SEE BAR SCALE		MICROFILM DATE		DWG. NO.			
P.A. #						X	

REVISIONS DURING CONSTRUCTION	W.O. NO.
 <b>NORTHEAST UTILITIES SERVICE CO.</b> FOR <b>THE CONNECTICUT LIGHT &amp; POWER CO.</b>	
TITLE Oxford 115- to 13.8-kV Substation LOCATION APPROVAL PLAN OXFORD, CONNECTICUT	