

MINUTES
ECONOMIC DEVELOPMENT COMMISSION
July 18, 2007

Attendance: Present: Jim Martin, Peter Gross, Randall Graff, David Early, Tim Rice & Mark Griffin

Absent: Sharran Selig, Dan Lynch, Jon Calkins, and Jane Garibay

Staff: Peter Souza, Town Manager
Jim Burke, Economic Development Director
Jim Hallisey, Community Development Coordinator

Guests: Marcella Ferrara, Northeast Utilities Systems
Michael Libertine, L.E.P., Vanasse, Hansgen Brustlin, Inc.(Environmental Consultant)

1. Call to Order

The July 18, 2007 meeting of the Town of Windsor's Economic Development Commission was called to order at 12:05 in the Ludlow Room of the Town Hall.

2. Public Comment

None.

3. Discussion Items

a. Presentation by Connecticut Light and Power Presentation on plans to construct a new electrical power substation and a request for comment from the Commission.

Marcella Ferrara, from Northeast Utilities (NU), and Michael Libertine, an environmental consultant with the firm of Vanasse, Hangen, Brustlin, Inc. presented an overview of a planned substation on existing property of Northeast Utilities situated on Rood Avenue.

Ms. Ferrara noted that, from an economic development standpoint, the proposed substation would 1) add \$8,000,000 to \$10,000,000 to the grand list, 2) require very little in town services, and 3) enhance the Town's ability to attract additional business by increasing electrical capacity.

The proposed site is presently owned by NU.

It was further noted that the project has been presented to the Town Planning and Zoning Commission as well as the Inland Wetlands & Watercourse Commission. It was pointed out that there are presently no electrical sub-stations located in Windsor. The town's electrical service is currently provided by way of two sub-stations located in Bloomfield, one in Windsor Locks, one in East Granby and, to a lesser degree, a sub-station located in the north-end of Hartford. NU is proposing the additional sub-station in Windsor so as to be able to meet the anticipated demand for power.

Northeast Utilities plans to submit an application to the Connecticut Siting Council in December of this year for the proposed sub-station. Sixty days prior to submission, Northeast Utilities will be submitting a "Municipal Participation File" to the Town which will provide information on the project. The Town is free to hold information meetings and solicit comment which may be passed on to the Siting Council.

Mr. Libertine characterized the site as follows:

- The property consists of 11 acres;
- The site is situated immediately west of I-91 and north of Rood Avenue;
- The site is accessed by way of a gravel drive off Rood Ave.;
- It is heavily vegetated;
- There are presently three metal transmission towers on the site. They will be replaced by three wooden poles;
- There is a small scale residential development currently under construction immediately to the north of NU's site.

The proposed sub-station will be well screened by natural vegetation along with additional landscaping as needed and the existing access way will be upgraded. The site is presently gated and will remain gated upon completion.

In addition to the application being submitted to the Siting Council, NU will be submitting applications to the Federal Energy Regulatory Commission and ISO New England. These applications will require the submission of thermal and technical data as well as a cost analysis.

Ms. Ferrara indicated that NU has done considerable outreach to the residents in the area of the proposed sub-station including direct mailings and door-to-door visitations.

Mr. Libertine noted that, in addition to the construction of the proposed sub-station, NU will be upgrading the power distribution system. He also stated that there will be no electro-magnetic field issues as a result of the installation of the

sub-station. Commissioner Gross asked about service delivery during construction. Ms. Ferrara responded that the construction plans, which are based on worst case scenarios, will provide for a seamless process – no interruption in service.

The target date for completion is May 30, 2009. The construction schedule is critical given the increased demand for power in the summer months. Commissioner Graff questioned whether there are any issues with vandalism at the site and what was going to be done about wildlife. Ms. Ferrara indicated that she has met with the staff who presently maintain the site and she is not aware of any vandalism. She also indicated that NU routinely uses squirrel guards on their perimeter fencing.

Jim Burke asked whether the proposed electrical upgrade would qualify Windsor under NU's Easy Circuits Program. Ms. Ferrara indicated she would look into the matter.

Commissioner Early inquired as to the contents of the transformers to be installed. Mr. Libertine responded that they are filled with a dielectric fluid, a mineral based material – no PCB's. The transformers that are proposed provide for secondary containment which is designed to accommodate 110% of the fluid in the transformers.

Ms. Ferrara indicated that Economic Development Commissions very often submit a letter of support which is incorporated into the "Municipal Participation File" she and asked for one from the EDC should they see fit.

After a brief discussion Commissioner Rice made a motion to submit a letter of support for NU's proposal for an electrical power sub-station on behalf of the EDC. Seconded by Commissioner Griffin, the motion passed 5-0-0.

4. Items from Economic Development Partners

- a) Chamber of Commerce -No Report
- b) First Town Downtown -Peter Souza indicated that he and Jim Burke had met with the new President of First Town Downtown, Ted Naylor, earlier in the day. It appears that First Town Downtown is very much alive and the EDC will be hearing more from them in the near future.

c) Bradley Development League

Jim Burke reported that the BDL will be making an effort to meet with the new Commissioner of DECD, Joan McDonald, and make her aware of BDL issues.

5. Items from Commission

None.

6. Items from Staff

Jim Burke distributed an update on development activities (see attached) and briefly went through the list of pending projects, projects under construction and recently complete projects.

Jim Burke also pointed out the Vintage Radio and Communication Museum has fully repaid their loan from the Town and will be opening in September.

It was noted that while the development which included Target, Chili's, PetSmart, Sleepies answered the need for some retail in Town, there may be a need to look at the provision of additional retail space through rezoning.

There was an inquiry as to the status of the targeted redevelopment sites. It was agreed to place the discussion of this matter on the agenda for the next EDC meeting.

7. Adjournment

The meeting of the EDC adjourned at 1:10 p.m.

Respectfully Submitted,

James Hallisey
The Office of Community Development