

## AGENDA

**Mansfield Conservation Commission**  
**Wednesday, October 15, 2008**  
**Audrey P. Beck Building**  
**CONFERENCE ROOM B**  
**7:30 PM**

1. Call to Order
2. Roll Call
3. Opportunity for Public Comment
4. Minutes  
September 17, 2008
5. New Business
  - UConn-proposed composting facility (Open House tentatively scheduled for November, 2008)
6. Continuing Business
  - CL&P "Interstate Reliability Project" (October 22, 2008 Open House)
7. Conservation Commission comments on IWA/PZC referral
  - W1417/PZC File #1278 - Popeleski - Bassetts Bridge & S. Bedlam Road - 3 lot subdivision
8. Communications
  - Minutes
    - a. Open Space
    - b. PZC
    - c. IWA-*see enclosed packet*
  - Other Correspondence
9. Other
10. Future Agendas
11. Adjournment

Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 17 September 2008  
Conference B, Beck Building  
**DRAFT MINUTES**

*Members present:* Peter Drzewiecki (8:00p), Quentin Kessel, Scott Lehmann, John Silander, Joan Stevenson, Frank Trainor. *Members absent:* Robert Dahn. *Others present:* Hill Bullard (8:00p).

1. The meeting was **called to order** at 7:35p by Chair Quentin Kessel.
2. The draft **minutes of the 20 August 08 meeting**, with the correction of a typo in item 3, were approved.
3. **IWA referrals.** Lehmann participated in the IWA field trip on 09/10 (report attached), but maps delineating wetlands were not available to the CC at this meeting. W1416 was considered after item 4 to accommodate Mr. Bullard.
  - a. **W1415 (Madrid Corp., Crane Hill Rd.)** The applicant is requesting approval of a building lot on Crane Hill Rd.; although the lot is large, extensive wetlands constrain development. The proposed house site is across Crane Hill Rd. from the Puddin La. branch of the Nipmuck Trail to Wolf Rock; on the southwest, the lot abuts Town land containing the Nipmuck Trail north of Crane Hill Rd. From the road, the land slopes down toward wetlands to the north and west; the house would be sited close to the road, with its septic system farther down the slope. After some discussion, the CC agreed unanimously to comment as follows (motion: Silander, Trainor):
    - The CC declines to comment on wetland issues in the absence of adequate maps delineating their location relative to the proposed house and septic system.
    - The existing roadside parking area for Wolf Rock, which is often full on fine weekends, extends to the proposed driveway cut. Retaining adequate trailhead parking space along Crane Hill Rd. should be a condition of approval.
    - The trail to Wolf Rock has been compromised by houses recently built to either side of it, and a house at the proposed site will further diminish the natural values of this area: instead of a woodland with large white pines, those returning from Wolf Rock will see another house. Consideration should be given to placing the house farther back on the site, with the septic area in front. In any case, many existing trees as possible should be preserved as a buffer in front of the house.
  - b. **W1416 (Ouimette, Woodland Rd.)** The applicant proposes a house on a wooded lot that slopes up from Woodland Rd., the house sited below a wetland, with its septic system farther downslope toward Woodland Rd. Based on Lehmann's report, the CC agreed to the following comment (motion: Drzewiecki, Stevenson; for: Drzewiecki, Kessel, Lehmann, Stevenson; abstaining to protest lack of adequate maps: Silander, Trainor):
    - The CC recommends moving the proposed house and septic system closer to Woodland Rd. to reduce the potential impact of grading on the wetland.

**4. CL&P Interstate Reliability Project.** Hill Bullard was invited to review this proposal for the CC; Mr. Bullard is active in Joshua's Trust and owns property along CL&P's right of way in Chaplin.

CL&P proposes to upgrade the electrical grid by doubling the capacity of its 345 kV line through northeast CT. Its preferred alternative is to add a second set of poles to its existing right-of-way. In Mansfield, this right-of-way is 300 ft wide through private and Town land and 150 ft wide through Army Corps of Engineers (ACE) land at Mansfield Hollow. CL&P is asking ACE for another 150 ft. In all areas, trees would be cleared on the north side of the right-of-way to leave 85 ft between the 2 columns of poles and another 75 ft to trees. This would entail loss of forest in Town land on the right-of-way where the Puddin La. branch of the Nipmuck Trail crosses. Resurgence of trees and brush would be controlled by herbicide applications.

If ACE refuses to grant the extra right-of-way, CL&P might propose (a) routing the line through Windham, avoiding Mansfield entirely, or (b) replacing existing poles in Mansfield Hollow with higher ones that could carry both the existing lines and the new ones. More sweeping alternatives include routing the line (which would start at Worcester, MA) along I-90 and I-91 ("Option C2"), avoiding northeast CT entirely. The Connecticut Siting Council will decide where the line will go; the Town may comment, but has no jurisdiction. In making its decision, the Siting Council will consider cost, so the options of running the lines underground – or through Windham -- at considerable extra expense are probably unrealistic. There will be a public hearing at the Mansfield Community Center on 10/22.

Mr. Bullard urged the CC to communicate concerns about this project to the Town Planner, asking that they be included in the Town's comment; a copy should be sent to Rep. Merrill. He suggested (a) asking for more consideration of Option C2, (b) pushing for replacing existing poles with taller ones capable of carrying the extra lines in the Mansfield right-of-way, (c) barriers to ATV access, and (d) restoration of land used for access during the construction phase.

**5. Election of Officers.** The following people agreed to serve as officers one year, starting immediately, and were elected by acclamation: Quentin Kessel (Chair), John Silander (Vice Chair), Scott Lehmann (Secretary).

**6. Membership.** The CC is short two alternates. Drzewiecki will invite Catherin Carlson to the October meeting.

7. The meeting was **adjourned at 9:30p** after the CC decided that, at this hour, it lacked the energy to consider and comment on the proposed **Verizon cell phone tower** on Daleville Rd. in Willington.

Scott Lehmann, Secretary  
18 September 08

Attachment: Report on the 09/10/08 PZC/IWA field trip.

There were four sites on the Field Trip, but I believe that only the last two concern the CC.

IWA 1416 (Ouimette, Woodland Rd.) The applicant proposes one house on a large wooded lot on the east side of Woodland Rd. The land slopes up from the road to a large field at the property line. There is a wetland in a flat area below the field and above the proposed house site. The

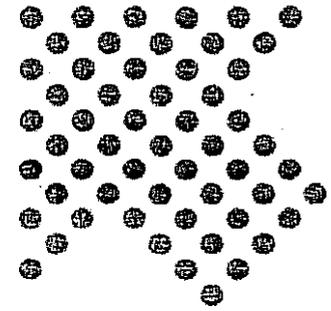
house is to be just 25 or 30 ft from the wetland, though the wetland is slightly uphill from it; the septic system would be located between the house and the road, i.e., farther downhill from the wetland. There does not seem to be any reason why the house and septic system could not be moved somewhat closer to the road and farther from the wetland, which would decrease the impact on it from grading (as well as reducing potential drainage problems at the house).

IWA 1415 (Madrid Corp., Crane Hill Rd.) The applicant proposes one house on a wooded lot on Crane Hill Rd., just across the road from the Puddin Lane branch of the Nipmuck Trail to Wolf Rock; Town land containing the trail north of Crane Hill Rd. abuts the lot to the southwest. Although the lot is large, wetlands limit the buildable area to what is proposed. The land slopes down from the road to wetlands to the north and west, though the slope is not great once you get beyond the road embankment. The septic system would be located beyond the house, farther down the slope and closer to wetlands, but probably not close enough to have a significant impact. Nonetheless, the conversion of this woodland, with its large white pines, to housing will further suburbanize Wolf Rock area, diminishing its natural values. A potential issue is parking for Wolf Rock; the new owners will probably not be thrilled about lots of cars parking right in front of their house. (Parking in the obvious area where the Nipmuck crosses Browns Rd. to the north is *streng verboten*, presumably at the insistence of the landowner.)

Scott Lehmann, 09/12/08

**NEW ENGLAND  
EAST — WEST  
SOLUTION**

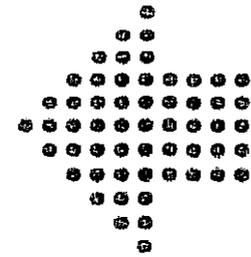
**Interstate Reliability Project  
Town Manager, Matt Hart  
Town of Mansfield  
October 1, 2008**



**NEEWS**

**Interstate  
Reliability Project**

# Agenda



- Overview of the Interstate Project / NEEWS Plan
- Describe the siting process for the Project
- Describe Project timeline
- Discussion of proposed route through Mansfield
- Discuss how your town can provide input

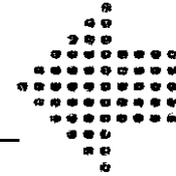
**NEEWS**

10/1/08

Interstate  
Reliability Project

2

# Regional Transmission System Problems



The independent system operator for New England, ISO-NE, identified a number of system weaknesses that have been summarized as five basic, interdependent problems:

## New England

1. East-West power flows are limited across New England.

## Connecticut

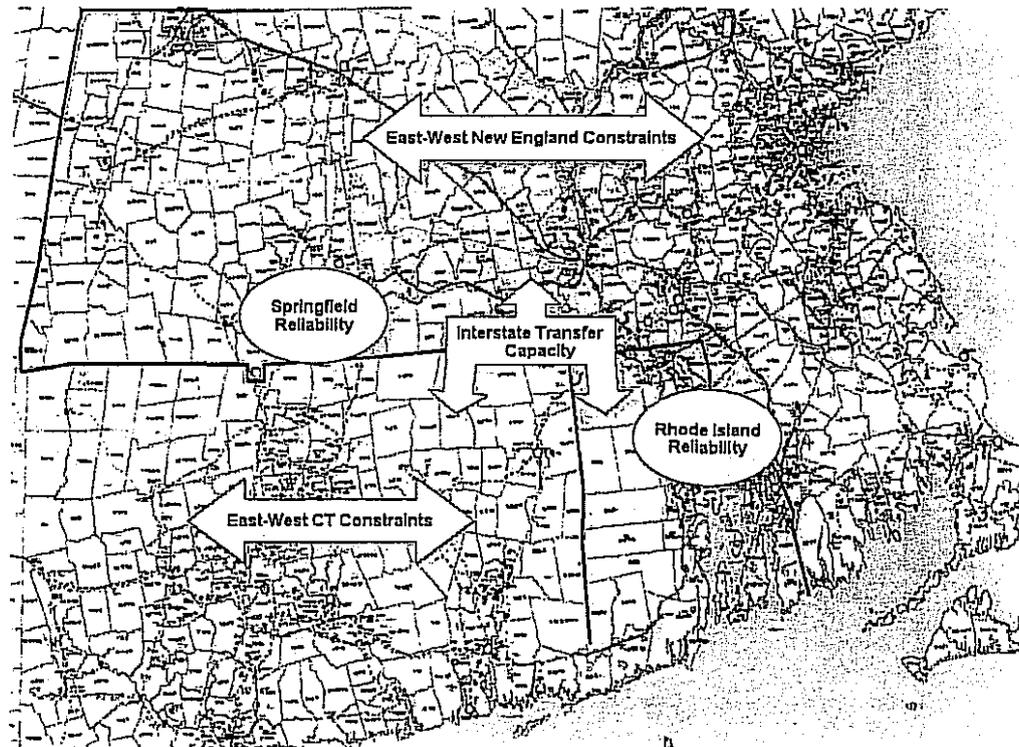
2. Interstate transfer capacity is limited, affecting Connecticut reliability in the near-term and regional reliability over the longer term
3. East-to-west power flows within Connecticut stress the existing system

## Massachusetts

4. The Springfield, MA area experiences thermal overloads and voltage problems under numerous contingencies

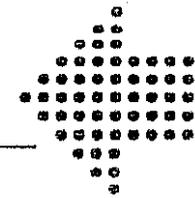
## Rhode Island

5. Rhode Island's reliability is overly dependent upon limited access to the 345-kV system. RI experiences overloads and voltage violations under certain conditions. Imports are limited now and more so in the near future.



10/1/08

# Four Closely Related Projects Were Identified to Solve the Problems



*Together, these projects are called the New England East-West Solution (NEEWS).*

## **New England**

- Increase East-West New England transfer capability
- Strengthen interconnections among CT, MA and RI
- Improve competitive markets

## **Connecticut**

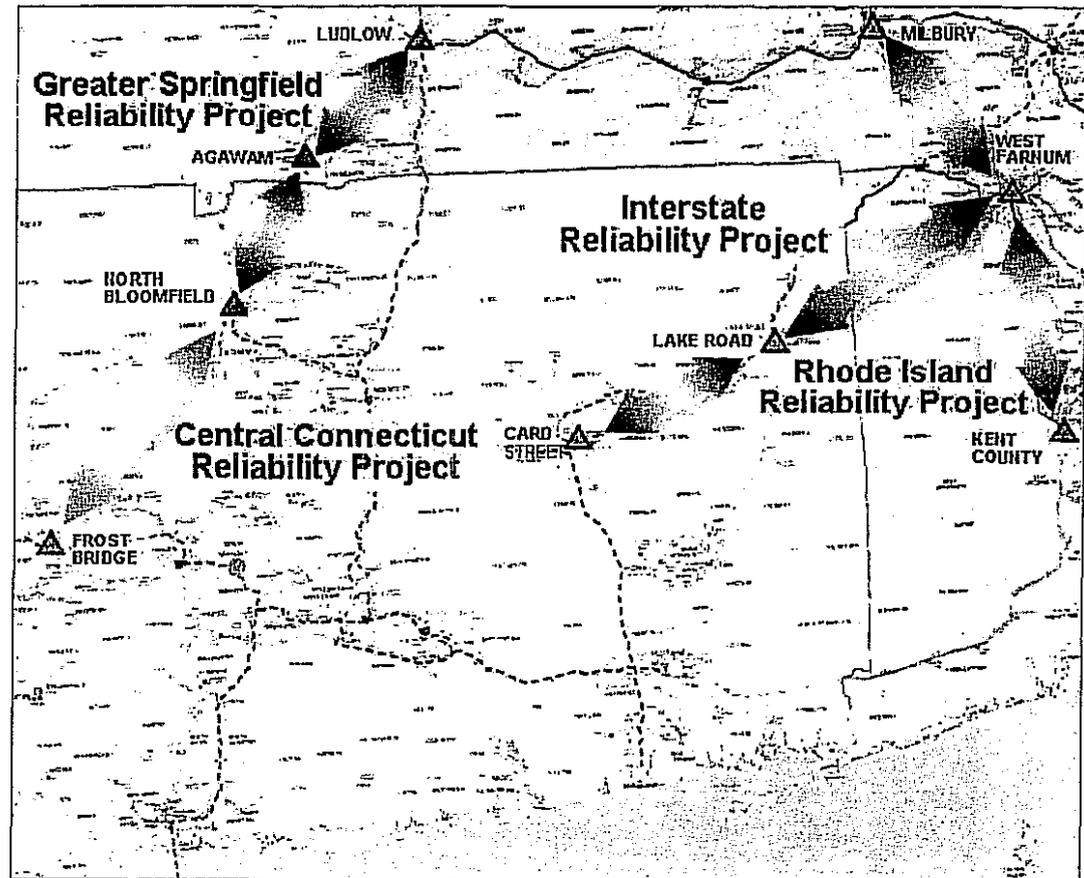
- Solve targeted CT reliability problems
- Create a new source of supply for CT
- Relieve CT East-West constraints

## **Massachusetts**

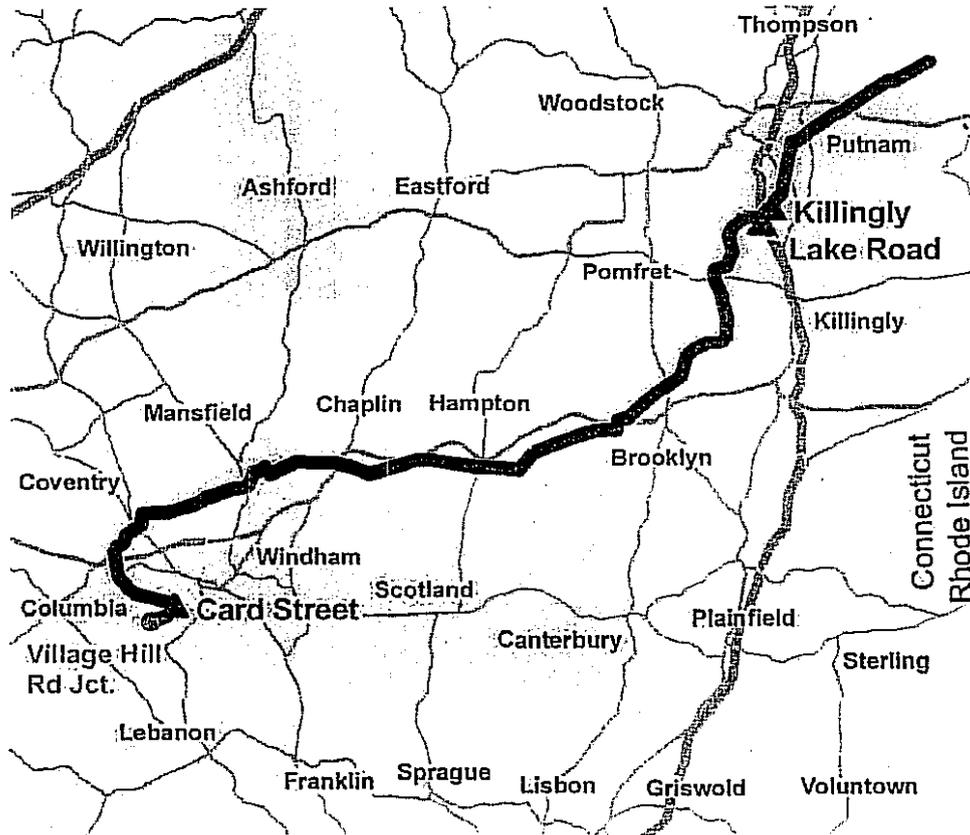
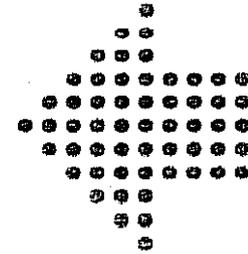
- Solve Springfield reliability problems
- Provide a loop in eastern MA

## **Rhode Island**

- Solve targeted RI reliability concerns
- Create a new source of supply for RI



# Interstate Reliability Project Overview



## CT Municipalities

- Lebanon, Columbia, Coventry, Mansfield, Chaplin, Hampton, Brooklyn, Pomfret, Killingly, Putnam, Thompson

## Proposed Project Scope within CT

- Construct 37 miles of new 345-kV overhead transmission lines from Card Street Substation in Lebanon to the RI border
- New and replacement 345-kV line segments in a 1 mile section from Card St. Substation to Village Hill Rd. Junction, referred to as the 310 Loop.
- One major substation upgrade (Card Street)
- Two minor substation upgrades (Lake Road and Killingly).
- Ancillary project at Montville substation

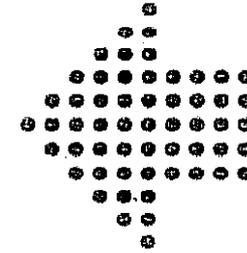
 Proposed 345-kV Route    
  Junction    
  Substations

10/1/08

**NEWS**

Interstate  
Reliability Project

# Interstate Reliability Project Overview



## First Step: The Municipal Consultation Filing

- Provide to town CEOs technical reports concerning:
  - Public Need
  - Site Selection Process
  - Environmental Effects
- Seek municipal recommendations to share with the Siting Council

We Are Here

## Second Step: File an Application to be Examined in Hearings

- 1 year or longer
- Application, including route variations, initiates "contested case"
- Public comment hearings precede evidentiary hearings
- Parties and Intervenors may:
  - Address written pre-hearing questions to applicant
  - Cross-examination applicant's witnesses
  - Make statements
  - Present sworn testimony

Additional Opportunities  
to Participate

## Third Step: Decision and Order

- The Siting Council can approve or deny
- If approved, the Siting Council may require modifications and impose conditions
- If approved with conditions, applicant must meet conditions, including an approved "Development & Management Plan"

**NEEWS**

Interstate  
Reliability Project

10/1/08

# Interstate Reliability Project Timeline

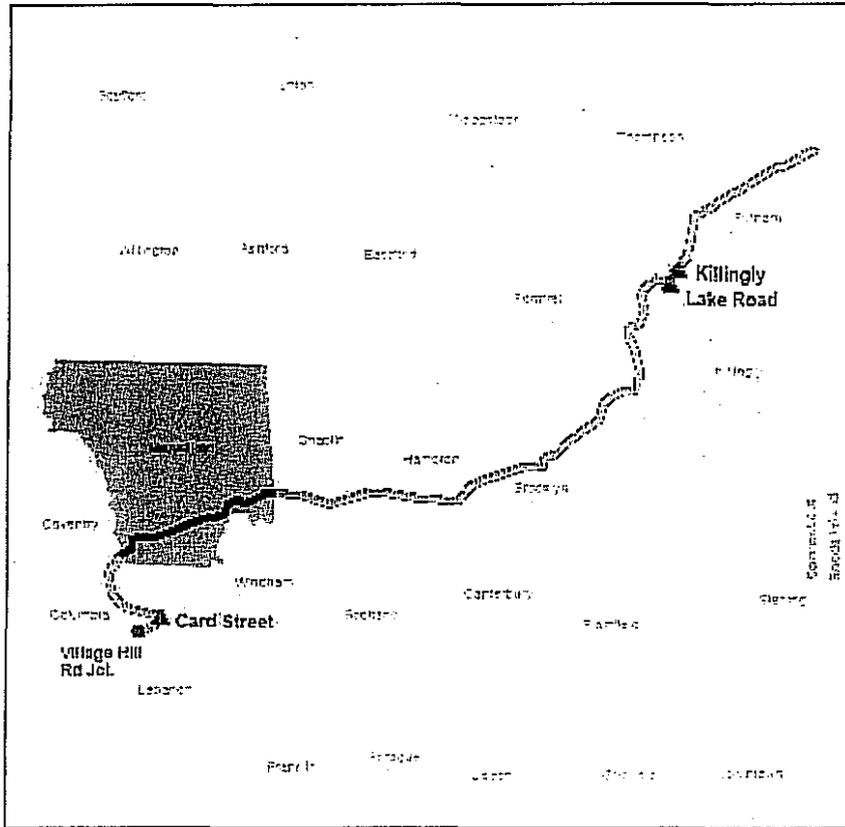
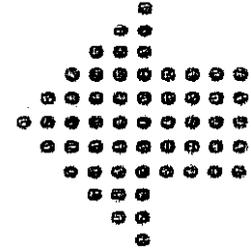
- NEWS August 19, 2008:** Municipal Consultation Filing
- NEWS October 22, 2008:** Open House at Mansfield Community Center
- NEWS Oct. – Nov. 2008:** Municipal comments / recommendation requested
- NEWS December 2008:** CSC application filed
- NEWS December 2008 through 1Q 2010:** Siting Council review, hearings and interrogatories
- NEWS 3<sup>rd</sup> quarter 2010:** Siting Council could issue a Decision & Order
- NEWS Late 2010:** Construction activity could begin

**NEWS**

10/1/08

Interstate  
Reliability Project

# What we are proposing to build in Mansfield



Proposed 345-kV Route    Substations    Junction

## Primary Route

- 6.4 miles of 345-kV transmission line
- ROW width ranges from 150 to 300 ft
- 56 structures, with typical heights up to 90 ft. for H-frames, and 130 ft. for monopoles

## General

- Vegetation clearing in the ROW
- Rebuild existing access roads in ROW

## Neighbors

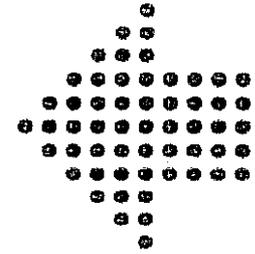
- Approx 70 parcels crossing/abutting ROW
- 64 homes within 300ft of edge of ROW

**NEWS**

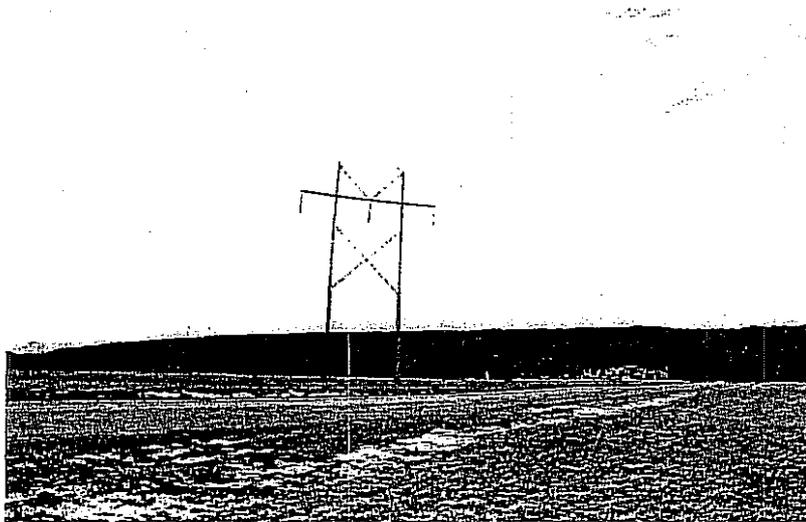
10/1/08

Interstate  
Reliability Project

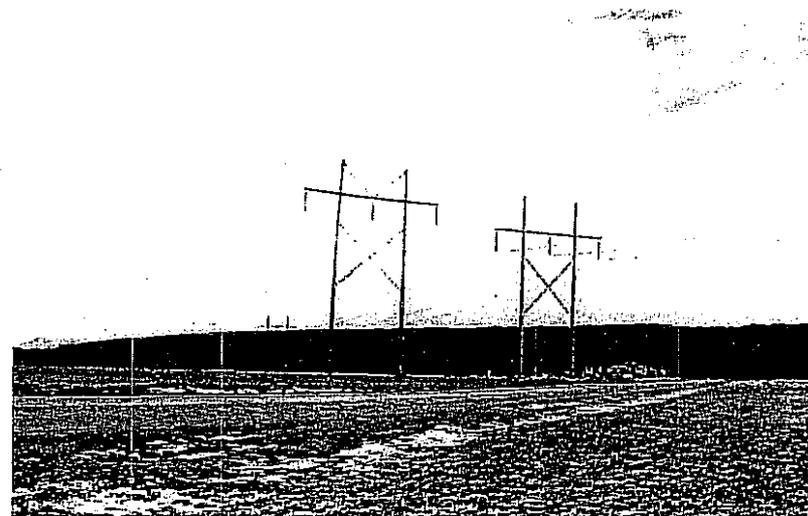
# What we are proposing to build in Mansfield



Existing



Proposed



Typical cross section between Babcock Hill Junction in Coventry and the Mansfield Hollow Reservoir

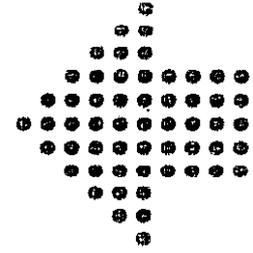
Viewpoint is to the southwest from Bassetts Bridge Road

**NEWS**

10/1/08

Interstate  
Reliability Project

# Mansfield Hollow State Park and Reservoir area

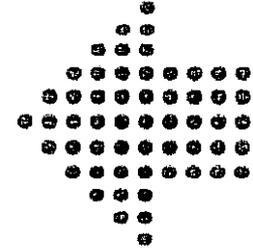


- Along a 1 mile section of route through the Mansfield Hollow State Park and Reservoir area in Mansfield, the existing ROW is 150 feet wide.
  - There is not enough room to accommodate both the new and existing 345 kV lines.
  - CL&P has requested an increase of up to 150 feet of ROW width from US Army Corps of Engineers and CT DEP.

**NEEWS**

10/1/08

# What we are proposing to build through Mansfield Hollow Reservoir



## Existing



## Proposed



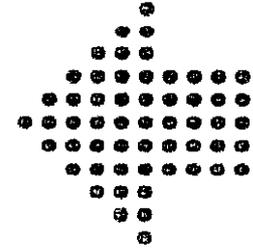
- Clearing to the north necessary to construct new structures
- Typical cross section through Mansfield Hollow Reservoir area
- Viewpoint is to the east, located south of Bassetts Bridge Road

**NEEWS**

10/1/08

Interstate  
Reliability Project

# Proposed Route and Line Route Variations



- State law presumes that any new 345 kV transmission line section deemed to pass adjacent to schools, licensed child daycare facilities, public playgrounds, residential areas, and other 'statutory facilities' would be constructed underground unless it is infeasible from a technical standpoint or an undue burden on customers.
  - The MCF identifies these statutory facilities and provides underground and overhead line-route 'variations' in order to pass around the facilities.
  - Proposed Route passes by three daycares/schools through Mansfield, including:
    - Suzanne Charron Home Daycare, 385 Storrs Road
    - Mt. Hope Montessori School, 48 Bassetts Bridge Road
    - Green Dragon Daycare, 87 Bassetts Bridge Road
  - Potential residential areas include:
    - Highland Road, Woodmont Drive and Stone Ridge Road
    - Hawthorne Lane

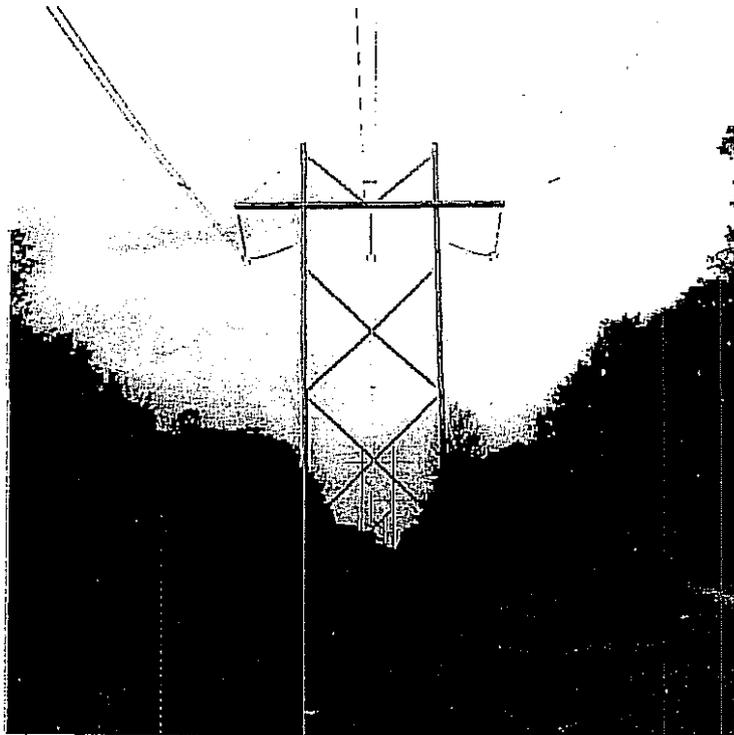
**NEEWS**

10/1/08

Interstate  
Reliability Project 12

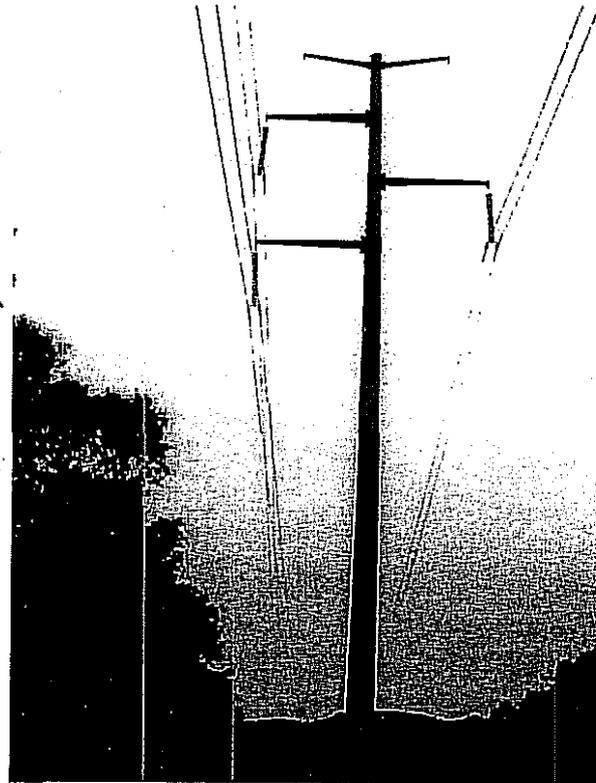
# CT's EMF Best Management Practices

- In 2007, the Siting Council adopted new EMF "Best Management Practices" after a two-year proceeding, which included receiving evidence from the Council's independent expert, a panel of scientists presented by the CT Department of Public Health and a retired leader of the World Health Organization's International EMF Project.
- The Best Management Practices provide guidelines for the reduction of magnetic field levels outside electric transmission rights-of-way for new lines, especially adjacent to residential areas, schools, licensed day-care centers, licensed youth camps, and public playgrounds.



H-Frame

10/1/08

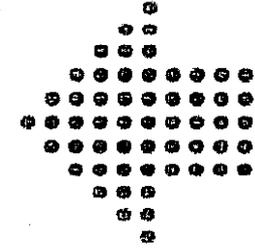


Delta Configured Monopole

**NEWS**

Interstate  
Reliability Project

# How Mansfield can participate in the siting process

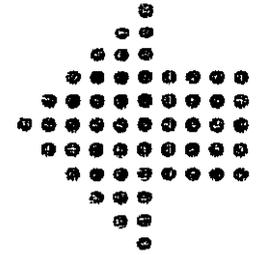


- Municipalities can submit comments to CL&P
- Residents can attend an Open House for more information:
  - October 22, 2008**
  - TIME – 5:30PM to 7:30PM**
  - Mansfield Community Center**
- Participate in CSC hearings (see [www.ct.gov/csc](http://www.ct.gov/csc) for public participation guidelines)

**NEWS**

10/1/08

# Contact Us



**Municipalities:** Tony Mele, Project Manager  
meleap@nu.com

**General Public:**

**1-866-99NEEWS**  
**www.NEEWSprojects.com**

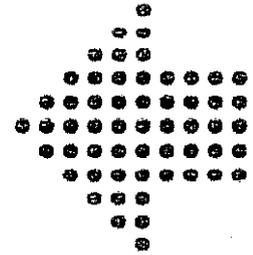


**Connecticut  
Light & Power**

The Northeast Utilities System

**NEEWS**

Interstate  
Reliability Project



# Appendix



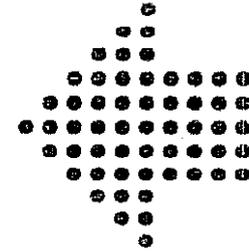
**Connecticut  
Light & Power**

The Northeast Utilities System

**NEWS**

Interstate  
Reliability Project

# The Connecticut Siting Council



## Who is on the Siting Council?

- Commissioner, Department of Environmental Protection (or designee)
- Chairman, Department of Public Utility Control (or designee)
- 7 public members
  - 5 (including Chair) appointed by Governor
  - 2 appointed by legislative leaders
  - Only 1 may have past or present affiliation with a utility

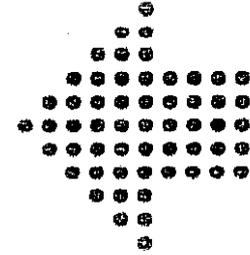
## What is the role of the Siting Council?

- Approve, deny, or modify a proposed transmission line
- Balance the reliability with cost to consumers and environmental impact
- Evaluate the electric power grid serving Connecticut and neighboring utility systems
- If a project is approved, the Siting Council will require detailed "Development and Management Plans" for construction of the line to minimize adverse environmental effects

**NEWS**

Interstate  
Reliability Project

# Overview: Municipal Consultation Filing



- **Volume 1 - Overview**
  - Project need
  - Proposed project (preferred route)
  - Project variations to preferred route
- **Volume 2 - Environmental Exhibits**
  - Environmental conditions and potential effects
  - Wetlands reports
  - Cultural resource reports
- **Volume 3 - Exhibits**
  - Tutorial - Underground Electric Power Transmission Cable Systems
- **Volume 4 - Supplemental documents by other agencies**
- **Volume 5 - Route maps/design drawings**

**NEWS**

10/1/08

Interstate  
Reliability Project 18

filing date \_\_\_\_\_

**MANSFIELD PLANNING & ZONING COMMISSION  
APPLICATION FOR SUBDIVISION OR RESUBDIVISION APPROVAL**

Name of subdivision Mansfield Hollow Estates

Name of subdivider (applicant) Thomas V. Pope, Executor Phone # 742-3193 work  
649-3822 work  
(please PRINT)

Address 683 Brigham Tavern Rd. Coventry CT 06238  
(street) (town) (state) (zip)

Signature [Signature] (owner executor)  
(optionee) \_\_\_\_\_ Date 7/28/08

**OWNER (IF OTHER THAN SUBDIVIDER)**

Name Estate of Shirley Popeleski Phone # Same as above  
(please PRINT)

Address 683 Brigham Tavern Rd Coventry CT 06238  
(street) (town) (state) (zip)

Signature [Signature] executor Date 7/28/08

**FEES**

See Town Council-approved Fee Schedule & Eastern Highlands Health District Review Fee Schedule  
(Subdivisions will not be reviewed by Eastern Highlands Health District unless an Application for Plan Review has been submitted)

**SUBDIVISION DATA**

Location: Bassetts Bridge Rd and South Bedlam Rd.

Zoning district RAR 90 Total # of acres 9.66 NR  
Total # of lots 3

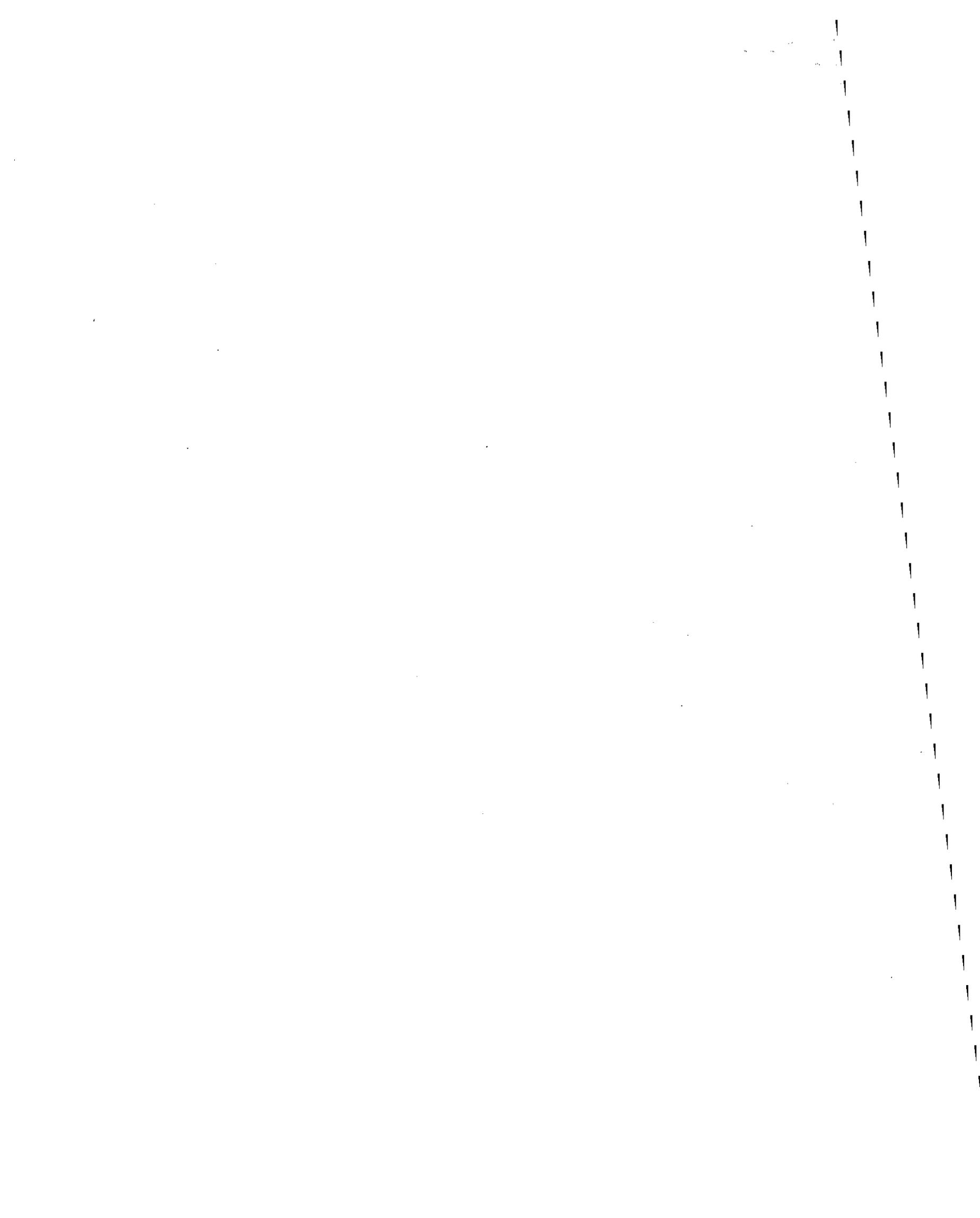
**EXTENSION OF TIME**

Pursuant to Section 8-26d, subsection (b) of the Connecticut General Statutes, the undersigned applicant hereby consents to an extension of time within which the Planning and Zoning Commission is required by law to approve, modify and approve or disapprove a subdivision plan known as

\_\_\_\_\_ and located at/on \_\_\_\_\_

It is agreed that such extension of time shall not exceed 65 days and it is understood that this extension of time is in addition to the first 65-day period after the receipt of the application by the Planning & Zoning Commission.

Signature [Signature] Date 7/28/08



**DRAFT**  
**Town of Mansfield**  
**Open Space Preservation Committee**  
Minutes of the September 16, 2008 meeting

Members present: Evangeline Abbott, Ken Feathers, Quentin Kessel, Steve Lowrey, Jim Morrow, Vicky Wetherell. Town Staff - Jen Kaufman, Greg Padick

1. Meeting called to order at 7:35.
2. Minutes of the August meeting were approved on a motion by Kessel/Lowrey.
3. Opportunity for Public Comment: none present.
4. Old Business: none.
5. Report from Town Staff: Padick reported updates on Mulwood West. Meeting in Executive Session at 7:41 for discussion of additional reporting by Padick/Kaufman. Out of Executive Session at 7:50.
6. New Business: Padick reviewed and highlighted particulars of **Section 13.0 OPEN SPACE, PARK OR PLAYGROUND AREAS** regulations. Strategies to improve receipt of input from various committees/commissions were discussed and further review of the material was requested by Padick for consideration by the regulations review sub-committee prior to the spring public hearing to be held on this matter. Feathers put forth the suggestion to continue review of regulations at the October OSPC meeting.
7. Meeting adjourned at 8:55.

Respectfully submitted,  
Evangeline Abbott

