



CSC Docket No. 468
Southwest Connecticut Reliability Project

CSC Field Review

September 22, 2016

Agenda

1:30 p.m.

BETHEL: PLUMTREE SUBSTATION TO BROOKFIELD JUNCTION

Begin Tour at Bethel Municipal Center (Clifford J. Hurgin Municipal Center), 1 School Street, Bethel, CT. Depart to Plumtree Substation.

BETHEL

- **P. 1 of 4.** Stop at Plumtree Substation at enter access road on Walnut Hill Road. Note proposed off ROW access road that extends from SS access road and would continue around south side of SS fence line and crossings of the Bethel Land Trust Enchanted Trail.

BETHEL/DANBURY BOUNDARY

- **P. 1 of 4.** Exit access road, continue on Walnut Hill Road and take left onto Shelter Rock Road. Stop at adjacent Meckauer Park and note nearby Bennett Park.
- **P. 2 of 4.** Stop at Eversource property, Payne Road.

BETHEL

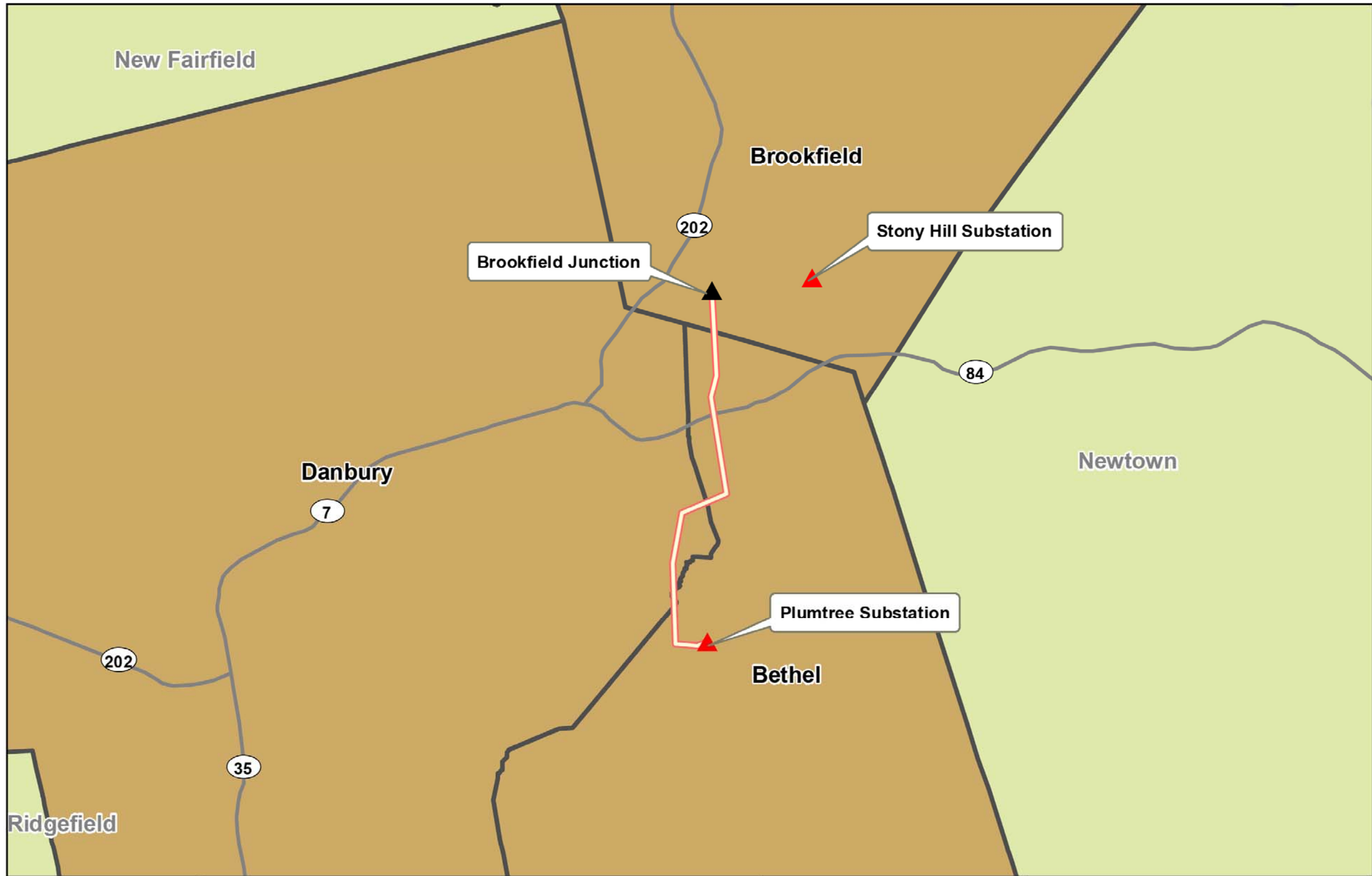
- **P. 2 of 4.** Stop at Eversource property, Hearthstone Drive.
- **P. 2 of 4.** Stop at Eversource property, Chimney Drive.
- **P. 2 of 4.** Stop at Eversource property, Sky Edge Lane.
- **P. 2 of 4.** At the end of Sky Edge Lane take right onto Stony Hill Road (U.S. Route 6). Take right into Target parking lot.
- **Stop at Target for restroom break.**




- Exit right out of the Target parking lot onto Stony Hill Road/Route 6. Take left onto Garella Road, and take a left onto Birch Drive.
- **P. 3 of 4.** Take right onto Maple Row and loop back around Birch Drive onto Berkshire Boulevard to Berkshire Corporate Park.
- **P. 3 of 4.** Drive on Berkshire Boulevard, loop around to back parking lot.
- **P. 3 of 4.** Exit by taking a left onto Berkshire Boulevard and then right onto Research Drive.
- **P. 3 of 4.** Take right onto Park Lawn Drive, viewing north along ROW toward Brookfield.

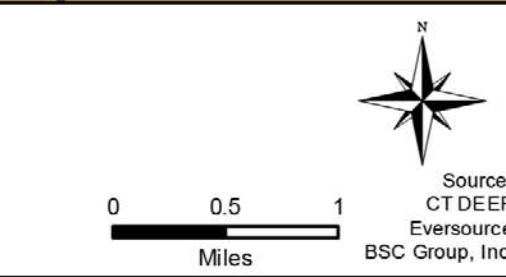
BROOKFIELD: STONY HILL SUBSTATION

- From Park Lawn Drive, take left onto Vail Road.
- **P. 4 of 4.** Continue on Vail Road through industrial area. Take right onto Stony Hill Road.
- **P. 4 of 4.** Stop at Stony Hill Substation on left.

Exit Station and proceed back to Bethel Municipal Center, 1 School Street, Bethel.



-  Substation
-  Junction
-  Proposed Route (within existing ROW)



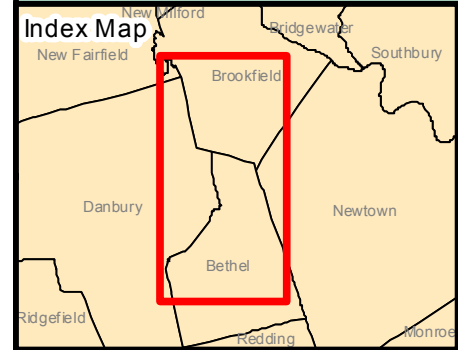
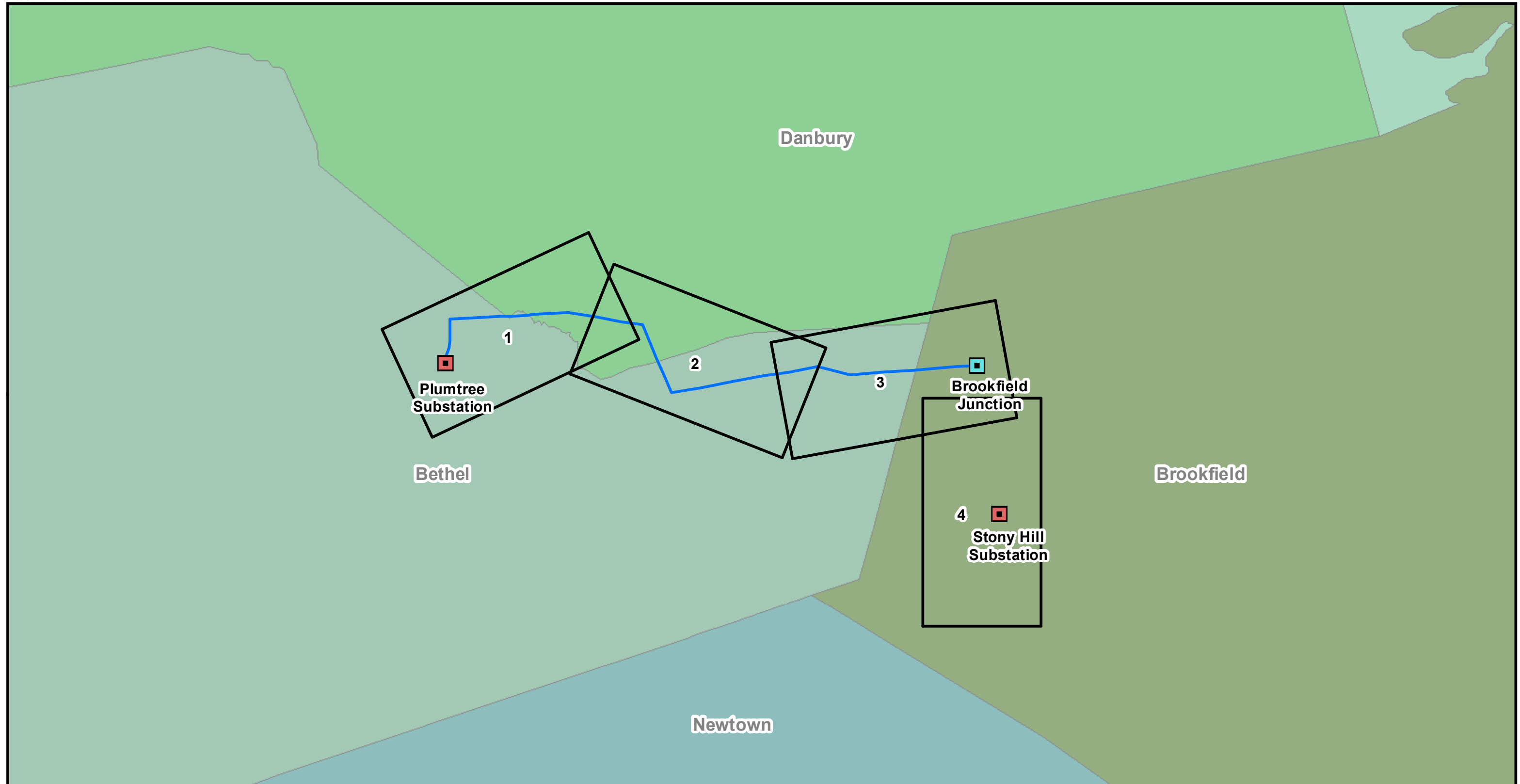
EVERSOURCE
ENERGY

Source:
CT DEEP
Eversource
BSC Group, Inc.

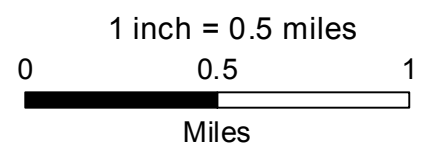
SWCT RELIABILITY PROJECT

Project Location Map

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- Legend**
- Substation
 - Junction
 - Proposed Project



Source
-CT DEEP

SOUTHWEST CONNECTICUT RELIABILITY PROJECT

Index Map

EVERSOURCE

BSC GROUP

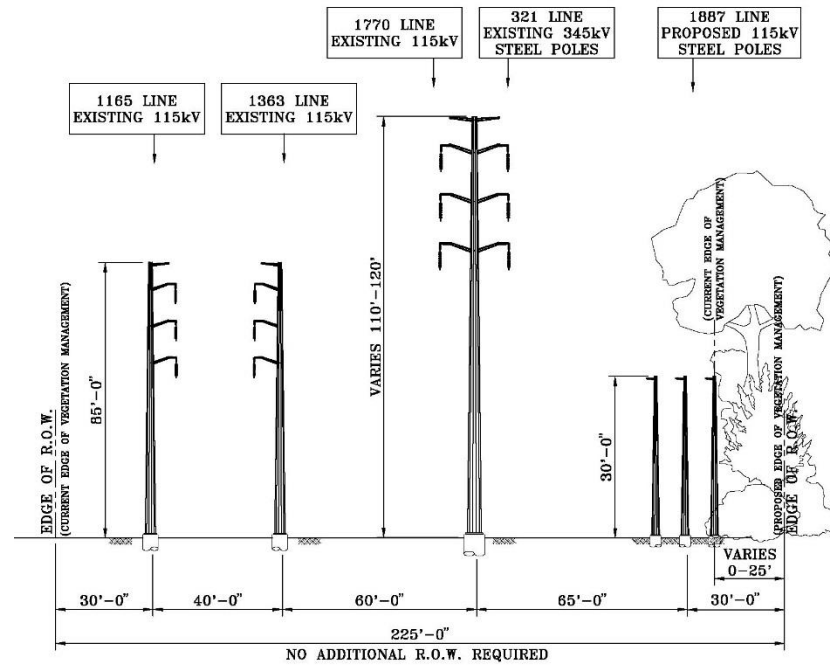
SWCT RELIABILITY PROJECT

Proposed Project

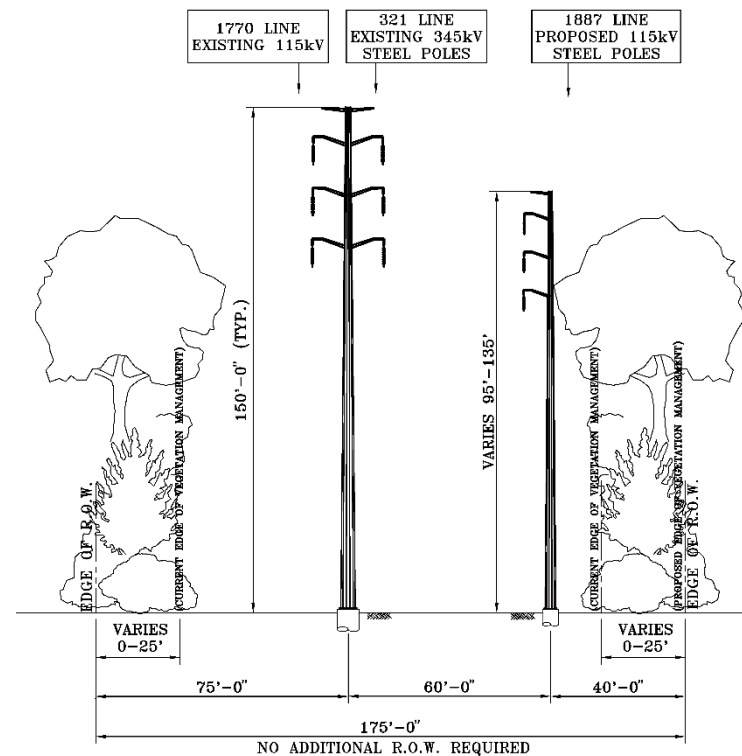
Plumtree Substation to Existing Structure 10262

Walnut Hill Road to North of Shelter Rock Road

Town of Bethel and City of Danbury



Note: XS-1 (depicted) applies to the Proposed Route from existing Structure 10269 to 10267.



Note: XS-2 (depicted) applies to the Proposed Route from existing Structure 10266 to 10247.

Area Description

Existing Land Use

- Forested
- Residential
- Commercial/Industrial (Plumtree Substation, Danbury Landfill, and gravel pit)
- Recreational (Bennet Memorial Park and Meckauer Park)
- CT DEEP Hunting Area and open space (East Swamp Wildlife Management Area)
- Town and Private Open Space (Bethel Land Trust & Town of Bethel)
- Other (Plumtree Substation, parks, and transportation corridors)

Zoning

- Town of Bethel
 - Residential (R-20, R-40)
- City of Danbury
 - Single Family Residence (RA-40)
 - General Industrial (IG-80)
 - Multifamily Residential (RMF-10)

Natural Systems

- Mixed hardwood forest of varying size and age
- State and federal jurisdictional wetlands and watercourses
- East Swamp Brook, Limekiln Brook, and associated tributaries
- 100-year Flood Zone (East Swamp Brook and Limekiln Brook)
- Regulatory Floodway (East Swamp Brook and Limekiln Brook)
- Open water (ponds)
- Natural Diversity Database Area
- Connecticut Critical Habitat (Floodplain Forest)

Visual Character

- Mixed residential, recreational. Palustrine Emergent (PEM) and Palustrine Forested (PFO) dominated undeveloped areas. Topography generally flat within the 100-year floodplain and hilly elsewhere.

Right-Of-Way Description

Land Use

- Upland or wetland forest scattered along margins of ROW
- Commercial/Industrial (Plumtree Substation)
- CT DEEP Hunting Area and open space (East Swamp Wildlife Management Area) portion overlaps with proposed structures 1000-1004
- Protected open space (Bethel Land Trust) north of Shelter Rock Road between proposed structures 1008 and 1009
- Protected open space/recreational (Town of Bethel) includes an unnamed parcel and the Meckauer Park parcel by proposed structure 1008
- Eversource properties surrounding Plumtree Substation, proposed structures 1006-7, and between/adjacent to Shelter Rock Road and proposed structure 1009

Terrain

- Generally flat, riparian floodplain.

Wetlands, Watercourses and Waterbodies

- Wetlands: W1
- Wetland Cover Types: PEM, PFO, PSS, POW
- Streams: S1 (East Swamp Brook), S2 (Limekiln Brook)

Right-of-Way Vegetation

- Emergent Wetland (PEM)
- Upland and Wetland Forest
- Old/Field Shrub Land

Potential Access

- Plumtree Substation and proposed structures 1000-1007 can be accessed from Walnut Hill Road
- Proposed structure 1008 can be accessed from Shelter Rock Road
- Proposed structures 1009-11 can be accessed from the Danbury Landfill (Plumtrees Road)
- Proposed structure 1012 can be accessed from Old Sherman Turnpike

Existing Right-of-Way Width/ Proposed Expansion Right-of-Way Width

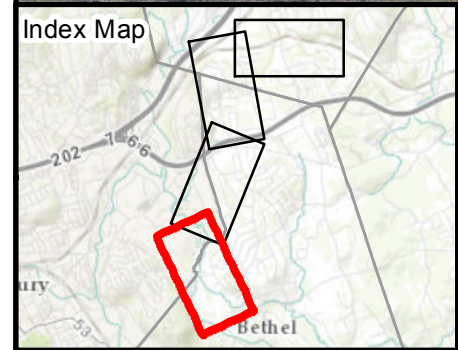
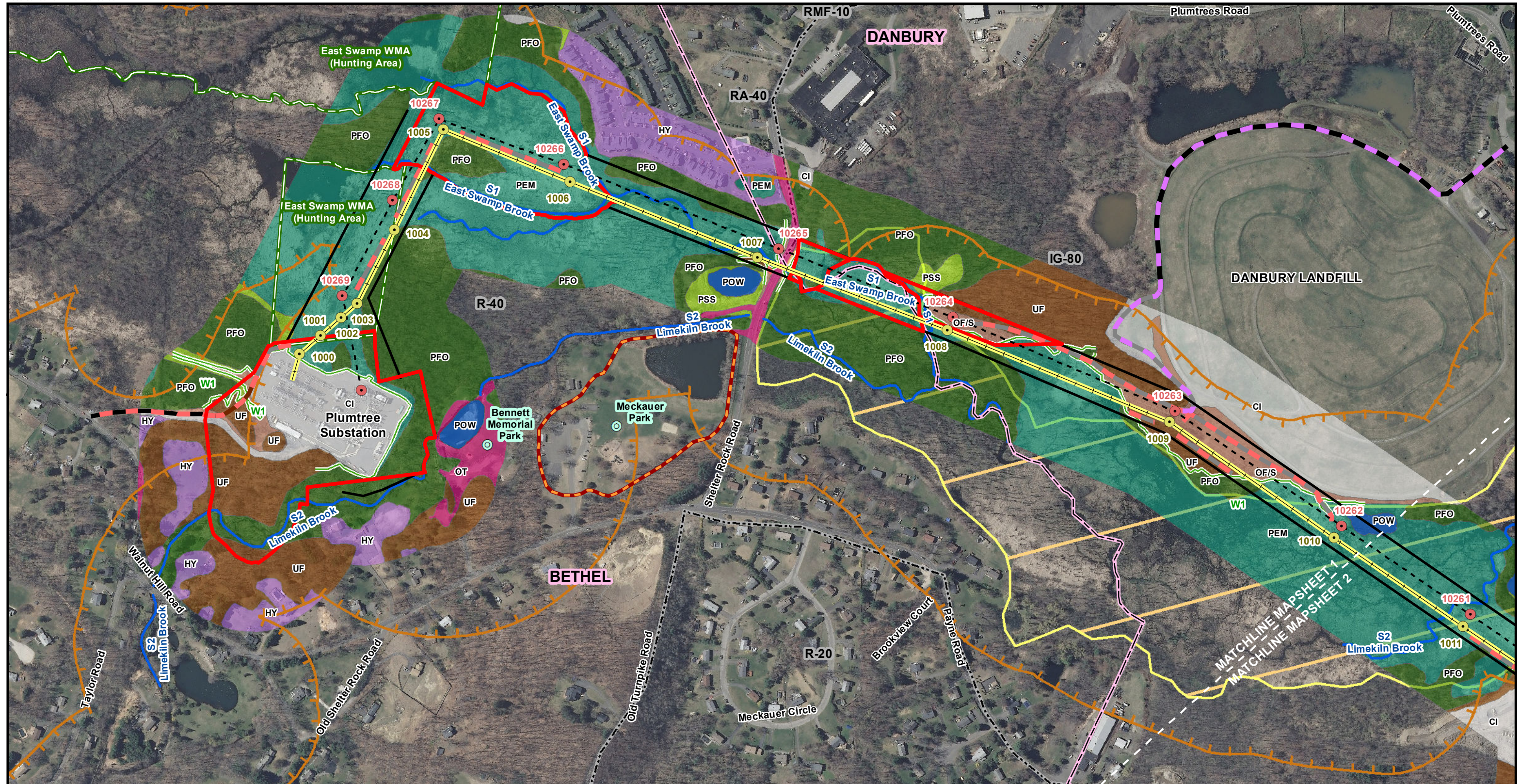
- 175 to 225 feet / 0 feet

Existing Cleared/Maintained Right-of-Way Width/ Typical Proposed Additional Right-of-Way Width

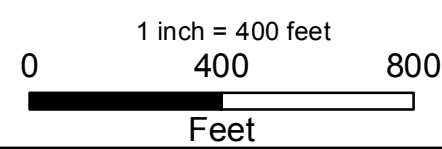
- 175-225 feet / 0 to 25 feet

Road Crossings/ Major Utility Crossings

- Shelter Rock Road



Legend		Land Use/Vegetative Cover	
Existing 321/1770 Line Structure	Wetland Boundary	Community Facilities	Old Field-Shrub Land (OF/S)
Proposed 1887 Line Structure	Watercourse	Approximate Gas Pipeline	Upland Forest (UF)
Proposed 115-kV Line (Centerline)	Eversource Property	Meckauer Park Trail	Commercial/Industrial (CI)
Existing Transmission Line (Centerline)	Parcels		House/Yard (HY)
Right-of-Way (Existing)	Municipal Boundary		Other (OT)
Existing Preferred Access Road	Hunting Area		
Existing Access Road to be Upgraded/Improved	Natural Diversity Database		
New Preferred Access Road	Critical Habitat Polygon		
Existing Alternate Access Road	Zoning		
New Alternate Access Road	R-10 Zoning Code Label		



SOUTHWEST CONNECTICUT RELIABILITY PROJECT

Bethel & Danbury, CT
 Mapsheet 1 of 4

Source:
 -CT DEEP
 Basemap, Environmental Data,
 Aerial & Topo Imagery
 -BSC Group, Inc.
 Field Delineated Data



SWCT RELIABILITY PROJECT
Proposed Project
Existing Structure 10261 to 10253
Southeast of Payne Road to North of Yankee Expressway (I-84)
City of Danbury and Town of Bethel

Area Description

Existing Land Use

- Forest
- Residential
- Commercial/Industrial (Danbury Landfill, gravel pit, various commercial facilities, and Berkshire Corporate Park)
- Town and Private Open Space (Town of Bethel, unnamed; Bethel Land Trust, Sky Edge Preserve)

Zoning

- Town of Bethel
 - Residential (R-20, R-30, R-80)
 - Industrial Park (IP)
 - Route 6 Business Zone (RT6)
- City of Danbury
 - General Industrial (IG-80)
 - General Commercial (CG-20)

Natural Systems

- Mixed hardwood forests of varying size and age
- State/federal jurisdictional wetlands and watercourses
- Limekiln Brook and associated tributaries
- 100-year Flood Zone (Limekiln Brook)
- Regulatory Floodway (Limekiln Brook)
- Open water (ponds)
- Natural Diversity Database Area
- Connecticut Critical Habitat (Floodplain Forest)

Visual Character

- Flat, floodplain south of proposed structure 1013; Flat, managed lawns north of I-84; Hilly topography from Old Sherman Turnpike to Stony Hill Road (US-6)
- Dense rural from Payne Road to Stony Hill Road (US-6); Urban development between Old Sherman Turnpike to Payne Road and areas north of Sky Edge Drive.

Visual Character

- Washington-Rochambeau National Historic Trail (NHT)

Right-Of-Way Description

Land Use

- Upland or wetland forest along margins of ROW
- Town and Private Open Space (Town of Bethel, unnamed)
- Commercial/Industrial (gravel pit, Berkshire Cooperate Park, Target)
- Residential
- Eversource properties present between Old Sherman Turnpike to proposed structure 1018.

Terrain

- Flat, floodplain south of proposed structure 1013; Flat, managed lawns north of I-84; Hilly topography from Old Sherman Turnpike to Stony Hill Road (US-6)

Wetlands, Watercourses and Waterbodies

- Wetlands: W1, W2, W3
- Wetland Cover Types: PEM, PSS, PFO
- Streams: S2 (Limekiln Brook), S3, S4, S5, S6

Right-of-Way Vegetation

- Upland and Wetland Forest
- Old Field/Shrub Land
- Scrub-Shrub Wetland (PSS)
- Emergent Wetland (PEM)

Potential Access

- Proposed structures 1011 can be accessed from the Plumtrees Rd
- Proposed structures 1012-14 can be accessed from Old Sherman Tpk
- Proposed structures 1014-15 can be access from Payne Rd
- Proposed structures 1015-16 can be accessed from Hearthstone Dr
- Proposed structures 1016-17 can be access from Chimney Dr
- Proposed structure 1018 can be accessed from Sky Edge Dr
- Proposed structure 1019 can be accessed from Stony Hill Rd (US-6)
- Proposed structure 1020 can be accessed from Berkshire Blvd

Existing Right-of-Way Width/ Proposed Expansion Typical Proposed Additional Right-of-Way Width

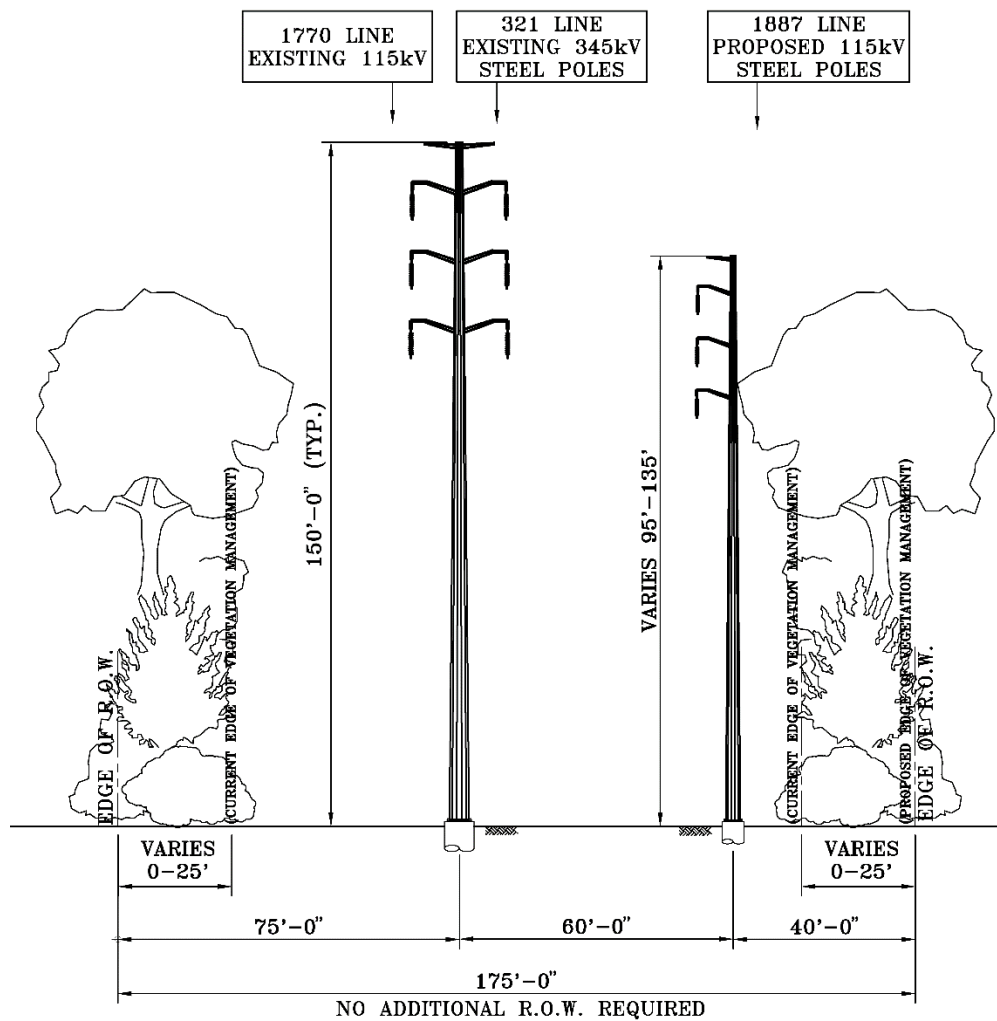
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Existing Cleared/Maintained Right-of-Way Width/ Typical Proposed Additional Right-of-Way Width

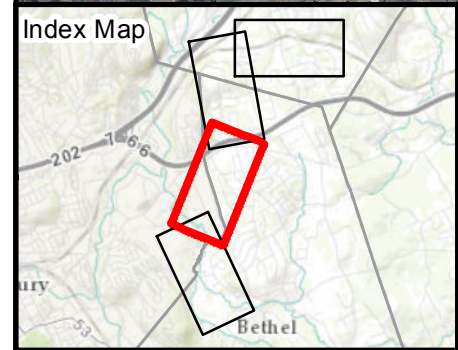
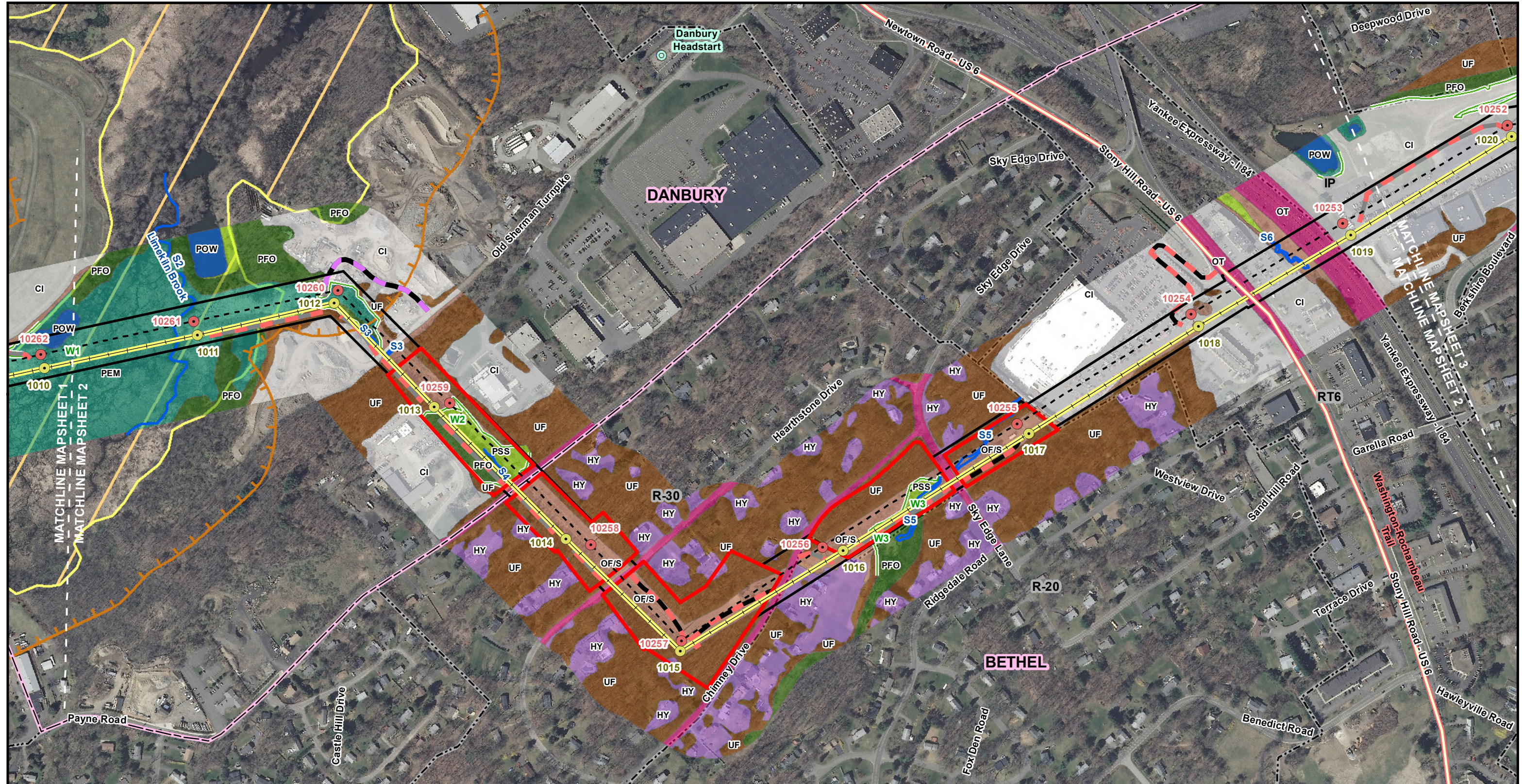
- 150-175 feet / 0 to 25 feet

Road Crossings/ Major Utility Crossings

- Old Sherman Turnpike, Payne Road, Hearthstone Drive, Chimney Drive, Sky Edge Drive, Stony Hill Road (US-6), and Yankee Expressway (I-84)



Note: XS-2 (depicted) applies to the Proposed Route from existing Structure 10266 to 10247.



Legend

● Existing 321/1770 Line Structure	— Wetland Boundary	● Community Facilities	Land Use/Vegetative Cover	■ Old Field-Shrub Land (OF/S)
● Proposed 1887 Line Structure	— Watercourse	— Approximate Gas Pipeline	■ Emergent Wetland (PEM)	■ Upland Forest (UF)
— Proposed 115-kV Line (Centerline)	■ Eversource Property		■ Forested Wetland (PFO)	■ Commercial/Industrial (CI)
— Existing Transmission Line (Centerline)	■ Parcels		■ Scrub-Shrub Wetland (PSS)	■ House/Yard (HY)
— Right-of-Way (Existing)	■ Municipal Boundary		■ Open Water (POW)	■ Other (OT)
— Existing Preferred Access Road	■ Hunting Area			
— Existing Access Road to be Upgraded/Improved	■ Natural Diversity Database			
— New Preferred Access Road	■ Critical Habitat Polygon			
— Existing Alternate Access Road	■ Zoning			
— New Alternate Access Road	■ R-10 Zoning Code Label			

1 inch = 400 feet
 0 400 800
 Feet

**SOUTHWEST CONNECTICUT
 RELIABILITY PROJECT**

Bethel, Danbury & Brookfield, CT
 Mapsheet 2 of 4

Source:
 -CT DEEP
 Basemap, Environmental Data,
 Aerial & Topo Imagery
 -BSC Group, Inc.
 Field Delineated Data

EVERSOURCE

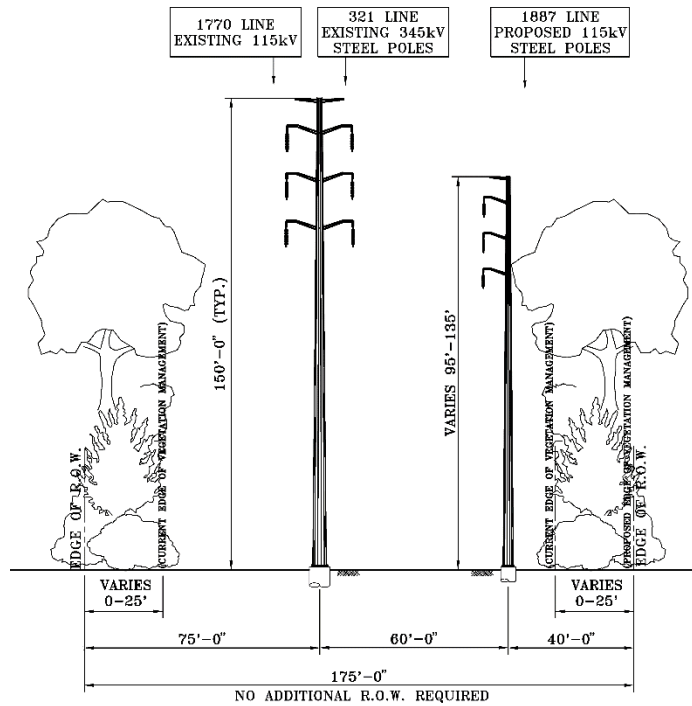
SWCT RELIABILITY PROJECT

Proposed Project

Existing Structure 10252 to 10246 (Brookfield Junction)

Yankee Expressway (I-84) to North of Park Ridge Road

Town of Bethel and Brookfield



Area Description

Existing Land Use

- Commercial/Industrial (Berkshire Corporate Park)
- Residential
- Forest

Zoning

- Town of Bethel
 - Industrial Park (IP)
 - Route 6 Business Zone (RT6)
 - Residential (R-20)
- City of Danbury
 - Light Industrial (IL-40)
- Town of Brookfield
 - Industrial Limited/Commercial Southeast (ILC-80SE)
 - Residential (R-40)
 - Limited Industrial (IL-80)

Natural Systems

- Mixed hardwood forests of varying size and age
- State/federal jurisdictional wetlands and watercourses

Visual Character

- Dense commercial and industrial development. Flat to rolling topography north of I-84

Right-Of-Way Description

Land Use

- Commercial/Industrial (Berkshire Corporate Park)
- Upland or wetland forest

Terrain

- Flat, maintained lawns and parking lots. Slight, rolling topography present north of the Bethel Line

Wetlands, Watercourses and Waterbodies

- Wetlands: W4, W5
- Wetland Cover Types: PEM, POW
- Streams: S6, S7
- Waterbodies: WB-1 (pond)

Right-of-Way Vegetation

- Maintained lawn or parking lot/driveways
- Emergent Wetlands (PEM)
- Upland and Wetland Forest

Potential Access

- Proposed structures 1020-1021 can be accessed from Berkshire Boulevard
- Proposed structure 1022 can be accessed from Research Drive
- Proposed structures 1024-1027 can be accessed from Research Drive, Park Ridge Road, or Vail Road
- Proposed structure 1023 can be accessed from Park Lawn Drive

Existing Right-of-Way Width/ Proposed Expansion Right-of-Way Width

- 175 feet / 0 feet

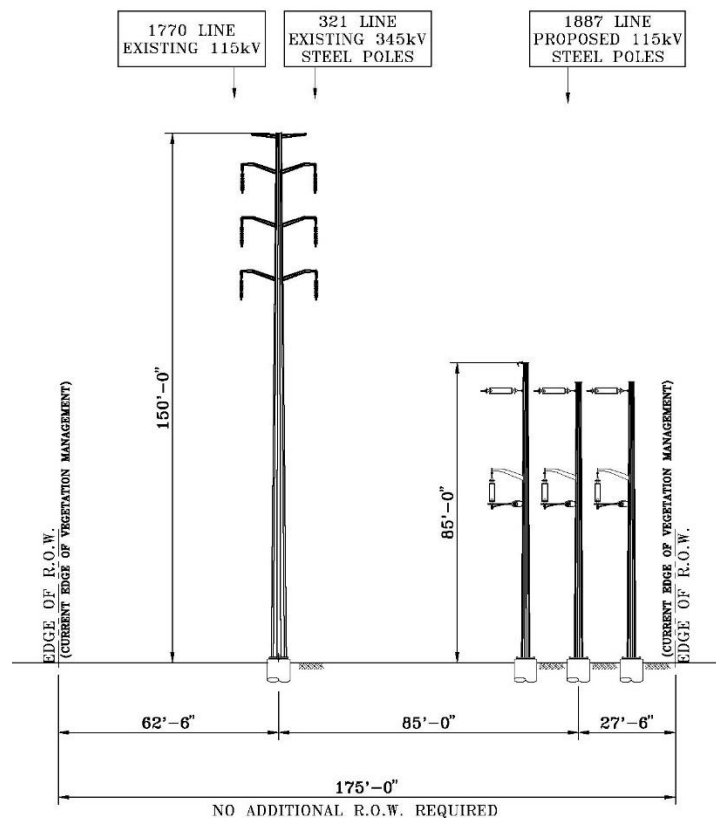
Existing Cleared/Maintained Right-of-Way Width/ Typical Proposed Additional Right-of-Way Width

- 175 ft / 0 to 25 feet

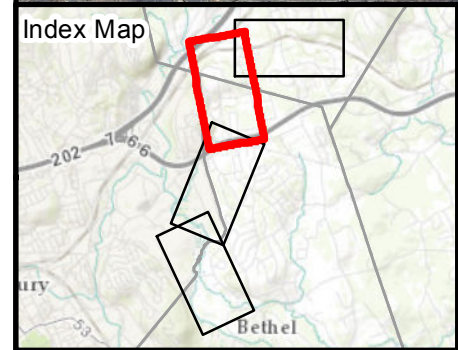
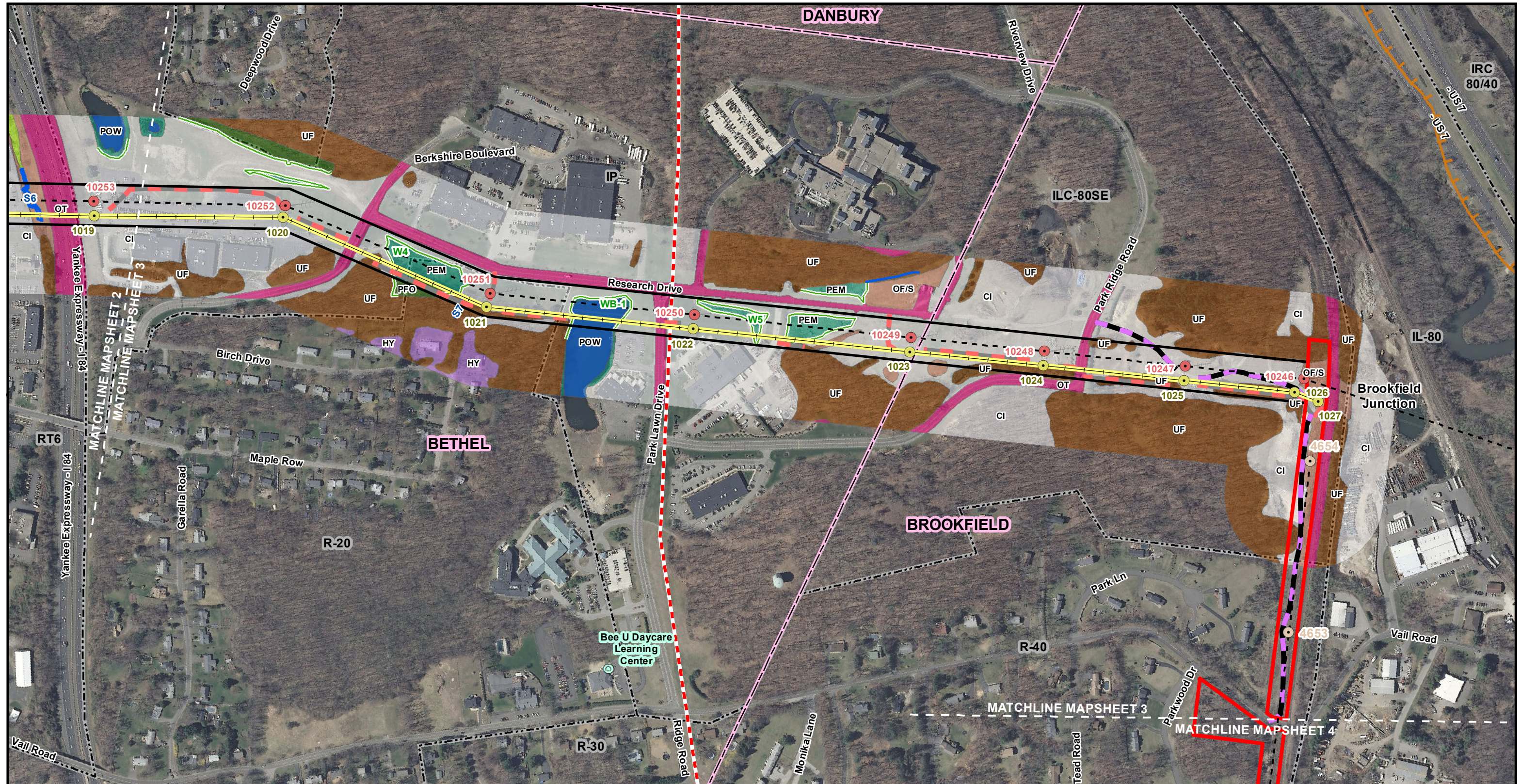
Road Crossings/ Major Utility Crossings

- Yankee Expressway (I-84), Berkshire Boulevard, Research Drive, Park Ridge Road
- Gas pipeline (Park Lawn Drive)

Note: XS-2 (depicted) applies to the Proposed Route from existing Structure 10266 to 10247.



Note: XS-3 (depicted) applies to the Proposed Route at Brookfield Junction (existing Structure 10246).



Legend

● Existing 321/1770 Line Structure	— Wetland Boundary	● Community Facilities	Land Use/Vegetative Cover	■ Old Field-Shrub Land (OF/S)
● Proposed 1887 Line Structure	— Watercourse	— Approximate Gas Pipeline	■ Emergent Wetland (PEM)	■ Upland Forest (UF)
— Proposed 115-kV Line (Centerline)	■ Eversource Property	● Existing 1770 Line Structure	■ Forested Wetland (PFO)	■ Commercial/Industrial (CI)
— Existing Transmission Line (Centerline)	■ Parcels		■ Scrub-Shrub Wetland (PSS)	■ House/Yard (HY)
— Right-of-Way (Existing)	■ Municipal Boundary		■ Open Water (POW)	■ Other (OT)
— Existing Preferred Access Road	■ Hunting Area			
— Existing Access Road to be Upgraded/Improved	■ Natural Diversity Database			
— New Preferred Access Road	■ Critical Habitat Polygon			
— Existing Alternate Access Road	■ Zoning			
— New Alternate Access Road	■ R-10 Zoning Code Label			

1 inch = 400 feet
 0 400 800
 Feet

SOUTHWEST CONNECTICUT RELIABILITY PROJECT

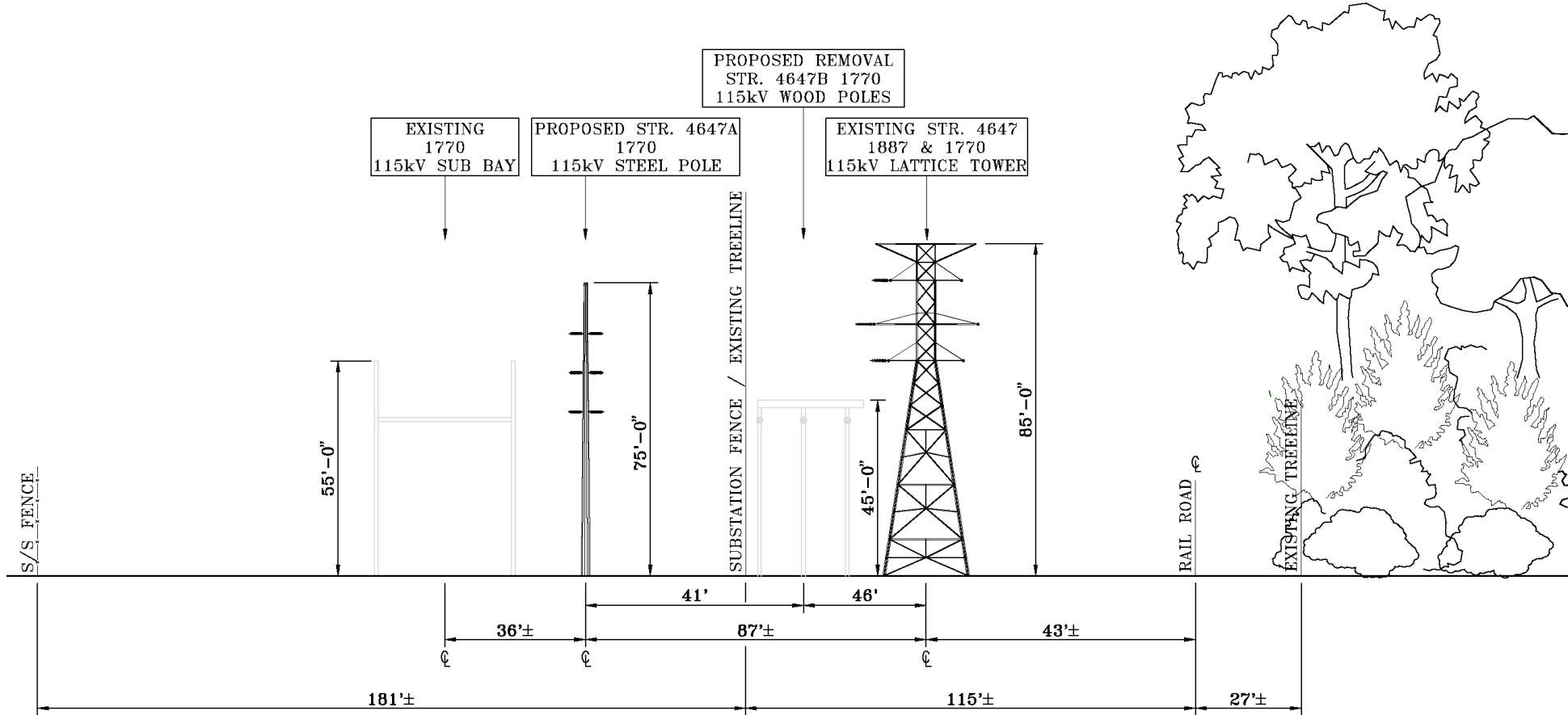
Danbury & Bethel, CT
 Mapsheet 3 of 4

Source:
 -CT DEEP
 Basemap, Environmental Data,
 Aerial & Topo Imagery
 -BSC Group, Inc.
 Field Delineated Data

EVERSOURCE

BSC GROUP

SWCT RELIABILITY PROJECT
Stony Hill Substation and Existing Structures 4648A, 4647A, and 4647B
Stony Hill Road East to Stony Hill Substation
Town of Brookfield



Note: XS-4 (depicted) applies to 1770 Line Structures 4647, 4647A, and 4647B located to the east of Stony Hill Substation, facing northwest.

Area Description

Existing Land Use

- Commercial Industrial (Stony Hill Substation)
- Residential
- Forest

Zoning

- Town of Brookfield
 - Residential (R-40, R-80)
 - Limited Industrial (IL-80)
 - Restricted Industrial/Commercial (IRC-80/40)

Natural Systems

- Mixed hardwood forest of varying size and age
- State/federal jurisdictional wetlands and watercourses
- Brookfield Aquifer Protection District (not shown)
- 500-year Floodplain

Visual Character

- Residential, rolling forested topography

Substation Area Description

Land Use

- Commercial/Industrial (Stony Hill Substation)
- Upland or wetland forest

Terrain

- Rolling topography, heavily disturbed surface soils from commercial/industrial use

Wetlands, Watercourses and Waterbodies

- Wetlands: W6, W7
- Wetland Cover Types: PSS, PFO

Right-of-Way and Substation Area Vegetation

- Old/Field Shrub
- Upland and Wetland Forest

Potential Access

- Stony Hill Substation can be accessed from Stony Hill Road

Existing Right-of-Way Width/ Proposed Expansion Right-of-Way Width

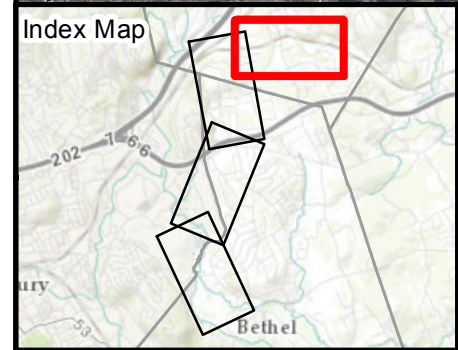
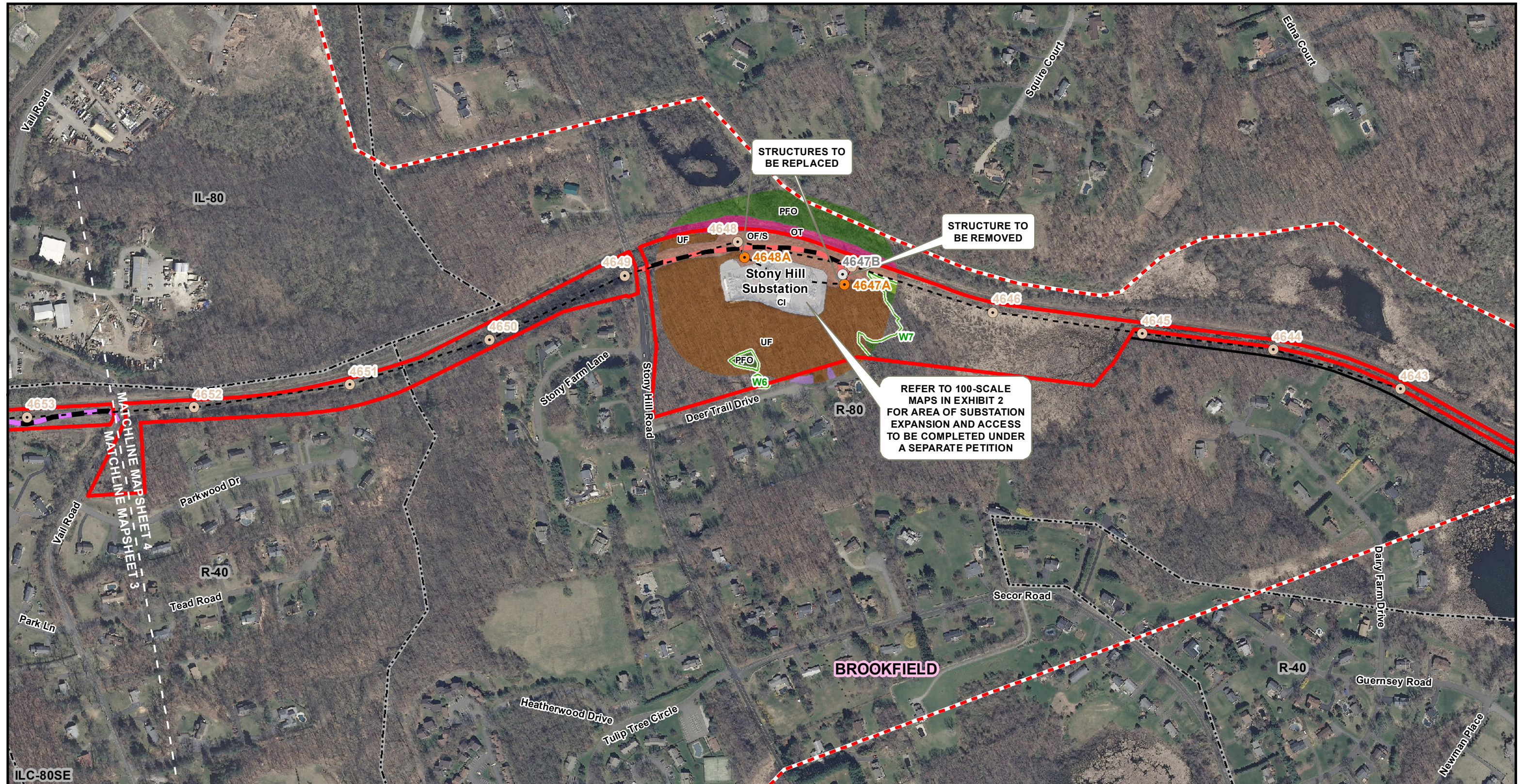
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Existing Cleared/Maintained Right-of-Way Width/ Typical Proposed Additional Right-of-Way Width

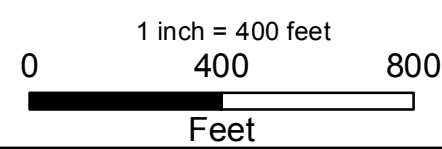
- n/a

Road Crossings/ Major Utility Crossings

- None, all work is present to the east of Stony Hill Road.



Legend		Land Use/Vegetative Cover	
Existing 321/1770 Line Structure	Wetland Boundary	Emergent Wetland (PEM)	Old Field-Shrub Land (OF/S)
Proposed 1887 Line Structure	Watercourse	Forested Wetland (PFO)	Upland Forest (UF)
Proposed 115-kV Line (Centerline)	Eversource Property	Scrub-Shrub Wetland (PSS)	Commercial/Industrial (CI)
Existing Transmission Line (Centerline)	Parcels	Open Water (POW)	House/Yard (HY)
Right-of-Way (Existing)	Municipal Boundary	Other (OT)	
Existing Preferred Access Road	Hunting Area		
Existing Access Road to be Upgraded/Improved	Natural Diversity Database		
New Preferred Access Road	Critical Habitat Polygon		
Existing Alternate Access Road	Zoning		
New Alternate Access Road	R-10 Zoning Code Label		



**SOUTHWEST CONNECTICUT
RELIABILITY PROJECT**

Brookfield, CT
Mapsheet 4 of 4

Source:
-CT DEEP
Basemap, Environmental Data,
Aerial & Topo Imagery
-BSC Group, Inc.
Field Delineated Data

EVERSOURCE