



**TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION AND
INLAND WETLANDS & WATERCOURSES COMMISSION**

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Elizabeth M. Wilson

SPECIAL JOINT MEETING

TUESDAY, JULY 19, 2016

at

7:00 PM

KILLINGLY HIGH SCHOOL AUDITORIUM

226 PUTNAM PIKE, KILLINGLY, CT

MINUTES

I CALL TO ORDER – Chair of the Inland Wetlands & Watercourses Commission, Sandy Eggers, called the meeting to order at 7:03 p.m.

ROLL CALL - (IWWC) – Jasen Cusson-Malone, Ronald Dass, Rodney Galton, Lucille Garcia, Sandy Eggers. Fred Ruhlemann arrived at 7:25 p.m. Doretha Clemon and Corina Torrey were absent with notice.

(P&Z) – Brian Card, Todd Nelson, Sheila Roddy, Milburn Stone, Virge Lorents, Keith Thurlow.

Staff Present – Sean Hendricks, Town Manager (Moderator); Ann-Marie Aubrey, Director of Planning and Development; Eric Rumsey, Planner 1 & Wetlands Agent (seated in the audience); Elsie Bisset, Economic Development Director (seated in the audience).

Also Present (seated in the audience) – Town Council Members: David Griffiths; John Hallbergh, Jr.; Joyce Ricci; Lynn Laberge; Ed Grandelski; Dennis Alemian.

II. SEATING OF ALTERNATES – None.

III. CITIZENS' COMMENTS ON AGENDA ITEMS (Individual presentations not to exceed 3 minutes; limited to an aggregate of 45 minutes unless otherwise indicated by a majority vote of the Commissions)

Moderator, Sean Hendricks, explained that the intent of this Special Meeting is for NTE to meet with the P&Z and IWW Commissions for the purpose of soliciting their feedback as recommended under the Connecticut Siting Council Process. He explained that NTE plans to file its application with the Connecticut Siting Council within the next two-to-three weeks. The Town will then have 60-65 days to respond with comments from the P&Z and IWW Commissions. This issue will be on the August regular meeting agendas for both Commissions. The technical expert, hired by the Town, will attend those meetings and the public will have opportunities to comment. Comments from the public will assist the Commissions in compiling the Town's official submission to the Connecticut Siting Council.

Karen Johnson, 1819 Upper Maple Street, stated that she and a group of residents from around Alexanders Lake and Lake Road have been trying to get a clear and complete understanding of this project. She said that a tremendous amount of information has been received, but that it has all been somewhat fragmented. She asked that the Commissions consider the cumulative environmental impacts of this project on the community.

David Fishberg, 65 Tillinghast Road, asked if there are legal provisions that would allow this to be brought to a referendum. Sean Hendricks stated that he would answer this question after the meeting.

Rosalina Fishberg, 65 Tillinghast Road, an intensive-care respiratory nurse at Rhode Island Hospital, stated that all residents should have received information in the mail so that everyone should know what is happening. She is concerned with air quality for the elderly and also children who are at risk in all the schools. She stated that she is opposed.

Jay Vandenberg, 136 Thompson Pike, stated that it should be proven that there is a need for this for the people in this area. He asked if a study had been done to determine the need. He is concerned about the water table and having fresh water for the future.

Paul Archer, 11 Arrowhead Lane, stated that everyone thinks that this project is proposed for the Industrial Zone, but that it is actually in a Residential Zone and it doesn't connect to the Industrial Zone. He said that the building would not be permitted under the Zoning Regulations for the Residential Zone and that the P&Z Commission would have to uphold its own Regulations.

Renee King, Thompson, CT, did a presentation using a map that she had generated using information taken from www.energyjustice.net. The map shows the 8 existing power plants (in the Last Green Valley/Blackstone River Valley) and also included the two proposed plants in Killingly and Burrillville, RI, the Algonquin Pipeline, and the impact of the outer power plants that impact this area, but not directly (she provided a copy to Ann-Marie Aubrey). She presented the same map at the Burrillville public hearing last night. The eight power plants are on a 31-mile tract of land. She spoke of air pollution and breathing-related ailments that she sees in her occupation as a physical therapist. She feels that if these two power plants come to this area, it will significantly impact the air and asthma rates will rise.

Jason Anderson, 125 Lake Road, stated concern regarding how the gas line (across the Quinebaug River, through the existing right-of-way, and through the Windham Land Trust) and water would get to the site without disturbing wetlands.

Fred Ruhlemann of the Inland Wetlands Watercourses Commission arrived at 7:25 p.m.

Stewart Rivers, River Road, referred to a pamphlet from concerned and dedicated citizens and he stated concern regarding emissions from the plants. He stated that the Town Council and Staff seem to be neutral on this issue and he asked the Commissions to do the best they can for the environment and to help the people especially in the Attawaugan/Ballouville area (the air is going from west to east).

Nelson King, 91 Island Road, read from a Circleville, Ohio newspaper article (October 30, 2015) in which Tim Eves, Senior Vice President of Development at NTE, was interviewed. The article stated that NTE was taking a step back and re-evaluating their plans to move forward with building a natural gas electric generating facility in that county because NTE is a community focused company and they did not feel that they had the support of the community. The article further stated that NTE would continue to look for sites that would not be within close proximity of the schools. The reason given for backing away from the schools was based on listening to the feedback received from the community. Mr. King addressed Mr. Eves (who was present) and stated that he hopes Mr. Eves and NTE are still listening, this time, from Killingly, Connecticut.

Charlotte Desautels, 144 Lake Road, stated that she is very concerned as it would be abutting her property. She asked that pollution, health, wildlife, noise, widening of the road, change in speed limit, and thru trucks all be taken into consideration.

Another resident from 144 Lake Road, stated concern for pollution, shaking of his house, cracks in foundations, water contamination. He stated that it is a residential area and the whole street is concerned.

Donald St. Onge, 25 Arrowhead Lane, read (for the record) a press release issued today from Governor Molloy in which he refers to the White House announcement regarding increasing access to solar energy for all communities (particularly in low-to-moderate income communities) forming a new, cross-government partnership, The Clean Energy Savings For All Initiative.

Jack Dusseault, Zadora Heights, spoke in favor stating that there have been no complaints regarding the current energy plant that has been in Town for 15 years. He stated that it would be cleaner (due to newer technology) than the power plant in Lisbon. He stated that everyone in Town would get a \$1,000 tax relief. He said that more people in Town are for it, rather than against it.

David Ferrow, Knox Avenue, stated that he is not concerned with air quality as they would correct a problem before it happens. He stated that he feels health problems are caused more by inactivity than by burning fossil fuels. He is concerned about water.

John King, Thompson, CT, stated concern for the cumulative effects of water being drawn from wells, that the cumulative effects of the clustering of plants is a tri-state issue, and that an environmental impact study should be done.

Denise Archambeault, North Shore Road and formerly from Pomfret, stated that she is concerned and she spoke about a solar project that has been approved for Putnam. She stated that Pomfret is considered the largest solar farm in all of New England. She stated that we will no longer be known as the Quiet Corner or the Last Green Valley, we will be known as the power plant of New England.

Eileena Vandenberg, Thompson Pike, stated that her doctor has told her that there is an increase of multiple myeloma (which is not a common cancer) in this area. She stated concern for the air quality contributing to this situation.

Robin Lofquist, Danielson, spoke of the ability of federal regulations to protect us. She gave examples of accidents and tragedies that have happened in other communities and stated that we have to protect ourselves. She spoke of the need for an adequate number of inspectors to see that these plants are following the regulations.

Matt, from Rogers, stated that he is an electrician (graduated from Ellis Tech) and that he is in favor of the project. He stated that the concerns of people for air and water quality are not unfounded, but that a lot of the power plants currently in the area are not going to be there (according to points made at NTE's previous presentation). He stated that with new technology, the machines are cleaner and safer now.

Danny Rovero, 181 Laurel Point Road, stated that almost every town in the State is hurting for dollars, and that health is more important money.

Earl McWilliams, 215 North Shore Road, spoke of his concern for noise. He read from a Sound Survey and Analysis Report which states that State of Connecticut and Town of Killingly Regulations require that levels are not to exceed 51 decibels and also it states that steam blows may occur 24 hours a day, seven days a week. He asked if these steam blows will exceed 51 decibels. Also, blow downs may occur on a regular basis (maybe daily) and he asked how loud they would be.

Stuart Rivers, River Road, reminded the Commissions that they, and the regulations, are the last defense to protect the citizens of the Town. He stated that the regulations of the State and Federal Government are usually written by the lobbyists of these industries.

Karen Johnson, 1819 Upper Maple Street, asked that the public have another opportunity, preferably a public hearing, to comment on information presented and technical reports.

Rochelle, Cook Hill, spoke of CO2 being a direct contributor to climate change. She also spoke of concern for health problems, the complexity of wetlands, animal fauna and flora. She stated that this is about the world, not just Killingly, CT. They should put accountability over profit.

Richard Peloquin, East Killingly, stated that we would be seeing the end product of fracking natural gas being brought in as part of the North American oil boom. This is a national or inter-national issue. Some places will be sacrifice zones, some places will get power and some places, like here, will have to sacrifice some air quality for the greater good.

Renee King, Thompson, CT, if the plants in Killingly and Burrillville are approved, there will be 10 plants on a 31-mile tract of land which will be collectively producing 4,675 megawatts (which go to the New England grid) which equates to powering over 4,275,000 homes. She doesn't think there are that many homes in Connecticut, Rhode Island and Massachusetts. It is unfair that a 31-mile tract of land is responsible for producing that much energy and, then, have to deal with the environmental and health issues. She thinks, because it is a tri-state issue, this warrants evaluation by the Federal Government and an environment impact study (which can take 1-10 years to complete).

Sean Hendricks thanked everyone for participating and urged that the Connecticut Siting Council website be consulted to see the criteria that companies like NTE are subject to during the application process. He offered that he could be called with questions and that NTE has set up a website (www.killinglyenergycenter.com) to answer questions as well.

Mr. Hendricks explained that these meetings are the citizens' opportunity to express their views on this project because there is no legislative issue for either Town Meeting or Town Council to decide on. Citizens can make their concerns known to Mr. Hendricks, to elected and appointed representatives, to NTE, and to the Connecticut Siting Council. In the fall, the Connecticut Siting Council (once it receives a docket number) will hold a local public hearing.

This item will be on the following agendas:

Next Inland Wetlands & Watercourses meeting - August 1, 2016, at 7:30 p.m. in Town Hall.

Next Planning & Zoning Commission meeting - August 15, 2015, at 7:00 p.m. in Town Hall.

IV. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS

Ann-Marie Aubrey stated that she had received (in the office) six or seven letters stating many of the same concerns raised by citizens who spoke earlier (including air quality, water quality and water usage) which both the Planning & Zoning Commission and the Inland Wetlands & Watercourses Commission will have at their next meetings.

A gentleman from the audience asked if the Commissions have any effect on this proposal.

Sandy Eggers explained that the public comment portion of the meeting was over and that the Town Manager could answer his question.

V. BUSINESS

1) Presentation of plans by NTE Connecticut, LLC to construct a power generating facility off Lake Road in Killingly, CT.

Tim Eves, Senior Vice President of Development with NTE Energy introduced their team of people and experts who will be presenting information (Power Point Presentation) and answering questions:

Mike Bradley, Senior Vice President for Commercial, NTE Energy
Mark Morabito, Chief Operating Officer, NTE Energy (overseeing all development on this project)
Chris Rega, Senior Vice President of Engineering and Development and Operations, NTE Energy
John Oliver, General Counsel (Energy and Corporate Law)
David Groleau, Developer, NTE Energy

From Tetra Tech, Environmental Consultant on this project:

Lynn Greasal, Vice President of Power
Fred Sellers, Vice President of Power

Team of Experts:

Peter Dillon, Tetra Tech, Hydtogeologist
George Logan, Rema Ecological Associates
Scott Heskitt, Traffic Studies
Ethan Paternal, P.A. Associates, Economic and Environmental Analysis

Tim Eves explained they are trying to make information available to the community through e-mail and newsletters and that this presentation will be available at www.killinglyenergycenter.com tomorrow along with all technical reports, air permits and previous presentations.

The team of speakers gave a Power Point presentation of a program packet entitled, Killingly Energy Center an NTE Energy Project dated July 19, 2016 (hard copies were supplied to Commission Members).

Mr. Eves gave an overview of NTE Energy and gave an update of the progress on the Killingly Project:

- The company was founded in 2009 to focus on renewable generation. Although they still focus on renewable energy, they also focus on gas-fired energy which encourages the development of renewables.
- Locations of offices, and projects under construction (2) and development (6 including Killingly and a solar development in North Carolina).
- Photos of projects under construction.
- Consultants and Experts needed for the Four Phases: Development; Financing; Design and Construction; and Operations.
- Reports available on the website www.killinglyenergycenter.com including a determination letter from the FAA (received July 18, 2016) stating that their exhaust stack poses no hazard, so it would not require navigational lighting (This was not included on the list provided in the packet of information).
- Updates: Selected Siemens for the turbine; Sign at the proposed site; Newsletters published (this would be e-mailed to anyone who wishes to be on the list);
- Expecting to file the application to the Connecticut Siting Council in early August.

Mark Morabito gave a general project overview:

- 73 acre proposed site at 180/189 Lake Road, immediately to the west/southwest of the existing Industrial Park. It is within the Planned Industrial Zone outlined in the 2010 POCD.
- Location orientation to other facilities and the transmission line.

- Overview of the proposed facility. Although it will be capable of continuous, steady operation, they expect it to operate only 65-to-70 percent of the time. When natural gas is unavailable, the facility will also be able to operate on ULSD (Ultra-Low Sulphur Diesel Fuel) as a backup. They expect to upgrade on ULSD once every two-to-three years.
- Site Plan orientation. Generating Facility site is 63 acres on the north side of Lake Road. Switch Yard site is 10 acres on the south side of Lake Road.

Lynn Greesal, Tetra Tech Project Manager, gave an explanation of the two major pre-construction environmental permit programs:

- Connecticut Siting Council Process. NTE plans to file their application in early August. They expect that a public hearing will be held in the fall.
- Connecticut DEEP Air Permit Process. The application is currently under the technical review process.

Mike Bradley gave an explanation of ISO-New England and the need for the generation resource here in Connecticut.

- Map showing facilities that have closed or will be retired by 2020 (30% of the total of the region's generating capacity), many of which are coal or oil-burning facilities to be replaced by natural gas-fired resources which is a cleaner, more cost-effective, more flexible generation that can improve the environmental quality and respond to renewables such as wind and solar.

Mark Morabito spoke about benefits:

- Job Creation
- Economic Impact
- Environmental Benefits

Lynn Greesal described the wetlands locations on the site shown on a map (Slide #25):

- They are proposing to fill just over 2/10 acre of wetlands on the Switchyard Site as it is unavoidable. They are thinking of creating an area of wetland replication within a conservation easement area.

Ms. Greesal gave an overview of the site plan with respect to stormwater (Slide #28):

- They will incorporate retaining wall and grading features to keep the buffer distance between the wetlands and the facility;
- No wetlands/watercourses to be filled on the generating facility site;
- No activity planned within 25 feet from wetlands, except near Wetland X;
- Most of the facility is more than 100 feet from the wetland boundaries. There is just a little bit of the facility footprint within 100 feet and also some additional grading including the stormwater detention basin which is within 100 feet;
- Tiered stormwater detention basin system;
- Additional infiltration trenches;
- Other ground and surface water protections;
- She indicated where the ULSD storage tank would be located and there are also oil-water separators incorporated in the design.

Ms. Greesal spoke about species impact:

- They are coordinating with USFWS to implement a monitoring program for bat species;
- Surveys for other species are not yet completed.

Ms. Greesal spoke about Cultural Resources:

- A detailed study has been done for archaeological and architectural and it is expected to be available for public review after it is determined (by the State Historic Preservation Office) whether there is anything to be protected.

Fred Sellers, Tetra Tech, spoke about air quality:

- Since the Siemens turbine technology has been selected, the remainder of the air permit application review will focus on that configuration;
- He referred to a chart showing a comparison of emissions control technology;
- He spoke about the air quality analysis. He explained about significant impact levels (SILs) which are screening levels, not air quality standards.

Mark Morabito spoke about water use and supply:

- Map showing the Project site and the aquifer protection areas for the wellfields: Killingly Industrial Park (not identified as a source of Project water); Phillip B. Hopkins; Brooklyn; Plainfield (potential source for the Project).

Mr. Morabito, spoke about wastewater:

- Killingly Water Pollution Control Facility has a significant excess capacity to handle the discharge from the proposed facility.

Mr. Morabito, spoke about traffic including truck traffic which may require the widening of Lake Road:

- A Level of Service analysis was completed which focused on the peak construction period (2-to-3 months when there could be up to 350 construction workers coming to the site on a daily basis). This would represent the worst case for traffic impacts. It was determined that there is sufficient capacity.
- There was a map showing the intersections that were studied for traffic impacts.

Chris Rega spoke about safety planning:

- Emergency Response Plan

Tim Eves spoke about visibility:

- The highest structure on the site would be the 150-foot stack which was designed to minimize visibility. A study of 10 locations (evaluation and simulation done in early spring when there were no leaves on the trees) was completed. All photos were taken from public property and there may be some private locations where the stack would be visible.
- Lighting design.

Tim Eves spoke about noise:

- He explained a map which shows the facility in the middle with colors depicting different decibel levels for the surrounding area. The facility will meet the 51 dBA standard (boundary depicted in blue). There are a couple of points on the southern boundary where the dBA line touches the boundary.

Mr. Eves stated that the Town has hired a third-party consultant to help with the review and that NTE has agreed to reimburse the Town for the consultant.

Motion by Rodney Galton of the Inland Wetlands Watercourses Commission to extend their meeting time up to one hour past 9:30 p.m. Second by Jasen Cusson-Malone. Motion carried unanimously.

Mr. Eves continued his presentation with the schedule for filing reports/applications:

- Applications completed as well as public meetings that were held in May and July 2016;

- Summer/Fall 2016: Siting Council Application; other pre-construction permit applications; public hearings (on Siting Council and Air Permit Applications);
- Winter/Spring 2017: Anticipated Siting Council approval; anticipated approval of other permits;
- Summer 2017: Start Construction;
- Spring/Summer 2020: Commercial Operation.

Mr. Eves explained the process once the CSC application is filed. He stated that the CSC takes the comments/recommendations from the Town very seriously (Regulate and Restrict Orders--due 65 days after filing).

2) Discussion and Comments between NTE Connecticut, LLC and Commission Members

Milburn Stone asked if NTE is a construction company. He asked what it is that they do and about ownership. He asked if NTE would operate the facility and if NTE has a project running at this time. He asked if, somewhere down the line, NTE would turn this over to another owner/operator. He asked if NTE will be asking for tax incentives.

- **Tim Eves** stated that they are not a construction company, but that they oversee the design of a site, although they do not design a facility. NTE takes it from conception, through permits, through design and all of the contracts, to go to the banks to raise the debt to construct the facility and will be a part-owner of the facility going forward. They go to equity markets to raise the equity needed and a holding company owns the project with NTE owning part of it. This project would require approximately \$250 million of equity. He explained that NTE is an independent power producer (IPP) and that equity owners like to hold their equity piece for, typically, seven years. NTE will be under contract from the holding company to provide operations services for the facility. NTE's focus for the future is to remain a member of the holding company and operate the facilities for the long term. They do not have a project up and running at this time. They will be asking for a tax agreement and they will, most likely, still continue with the project if they do not receive a tax agreement.

Sandy Eggers asked if the hired consultant would be available to go through what is being proposed regarding Wetlands and compare it to the Regulations.

- **Sean Hendricks** stated that the plan is that the consultant would be available for public meetings and to supply advice and feedback.

Jasen Cusson-Malone asked if NTE owns the property yet.

- **Mr. Eves** stated that they do not, but they have an exclusive option agreement.

Sheila Roddy asked about the 1,100 long term direct and indirect jobs mentioned on Slide #23 of the presentation. She asked about plant closings. She asked about other plants that are operating that are not depicted on the slide from the presentation. She asked about the life-expectancy of this project.

- **Ethan Paternal**, P.A. Associates, Economic and Environmental Analysis, stated that the plant has 25 direct jobs and he explained that the (projected) additional 1,000+ jobs would come from the indirect and induced benefits of pumping \$215 million (from expected electricity cost savings) per year into the economy.
- **Mr. Paternal** referred to the presentation Slide entitled, "Regional Electric Generation Needs," which shows the plants that have definite closing dates and also plants that are at risk for closing. The plants that are operating do not appear on the slide because they do not view those as at risk for closing because they are newer plants (not as efficient as this Project, but more efficient than the older ones built in the 1960's and 1970's).

- **Tim Eves** stated that life-expectancy is typically 30 years, but it is not unlikely that it could have a 50-year life.

Fred Ruhlemann wanted to know when the IWWC would receive a copy of the application, so that the IWWC can make its recommendation.

- **Sean Hendricks** stated that the Commissions will receive the application probably the day after the Town receives it after NTE submits it to the Connecticut Siting Council.

Todd Nelson asked, if the displacement of the older, less efficient, units resulting in a net decrease in emissions of CO₂, nitrous oxide, and Sulphur Dioxide regionally, means that there will be an increase in local emissions? He asked if there are numbers available for the local increase in emissions.

- **An NTE Team Member** explained that the displacement benefits are across all of the facilities on the grid. Some pollutants have localized impacts, some regional, some global. Greenhouse gas contributes to climate change/global warming and is global. Nitrous oxide, a precursor to ozone, is regional as it is the most persistent air quality problem across the entire northeast part of the United States. He explained that there will be an increase in the emissions of those pollutants, locally, and that is where an air quality analysis come in to make sure that that it does not result in significant degradation of air quality. He stated that the numbers are in the air application and in the air quality impact analysis which has been provided. The third-party consultant will be able to help answer this.

Brian Card asked, for the record, if the air permit is on the website.

- **An NTE Team Member** answered that the air permit, and the attachment, are on the website.

Mr. Card asked if they could identify the ISO report on page 21.

- **Mike Bradley** stated that he believes it comes from the 2015 CEOT Report which is on ISO New England's website. He stated that they could put it on their website as well.

Mr. Card referred to the needs analysis (page 14 of the presentation) regarding the facilities that have closed already, he asked if they would have been accounted for in previous ISO auctions

Ethan Paternal explained the retiring of the Bridgeport facilities. He explained that when they came up with the electricity cost savings, it includes a couple of additional assumptions around peak demand growth. They will provide this information as it was not included in this package of information.

Mr. Card asked that the location for the easement for the gas pipeline be identified (Slide #12).

- **Mike Bradley** explained that they are working with Yankee Gas on the interconnections from Algonquin to the Facility. Yankee Gas' plan is to come down the existing right-of-way (which is just to the west) from the Algonquin pipeline to Lake Road and turn hard left and go down Lake Road to the Facility. Page/Slide 35 was brought up for viewing which shows roughly where the pipeline lateral is. Mr. Bradley indicated the route. Yankee Gas plans to put a new pipe (replacing a pipe that was installed in the 1950's) in the existing right-of-way which runs directly up to the Algonquin Pipeline. This will greatly improve the safety and reliability of that gas supply coming into that area of the Industrial Park as well as fueling the Facility. A detailed map of the lateral will be included in the CSC Application.

Brian Card asked if there had been any consideration given to keeping the switchyard on the property to the north.

- **Chris Rega** stated that they had looked at that site, but the topography and other issues did not allow for it very well. The lot on the south side of Lake Road is more conducive from a terrain standpoint and fit in better with plans for transitional lines that need to be crossed over (better elevation).

Brian Card asked about the height of the wires crossing the road and how many.

- **Mr. Rega** did not know the height of the wires, but will provide that information. He stated that there are three conductors and, he believes, a soft shield wire.

Jasen Cusson-Malone asked how much wetlands will be disturbed of the total acreage needed for this project.

Tim Eves stated that Yankee Gas will be building the lateral for the gas and that Connecticut Water will be building the connection to the waterline. Anywhere that they would have to cross a wetland would be directionally drilled, so there would be no impact on the wetlands. They are still working with Connecticut Water on routing. The maps will be part of the CSC Application.

Virge Lorents asked if NTE will be buying any air quality/pollution credits from any of the plants that are closing.

Tim Eves stated that they are buying NOX offsets.

Fred Sellers, Tetra Tech, explained that, because almost the entire northeastern part of the United States is not obtaining the air quality standard for ozone, there is a requirement by the USEPA Department to secure NOX offsets. He stated that, most likely, they would be acquiring the NOX offsets (precursor to ozone) from a facility that has shut down. He explained about emission reduction credits.

Virge Lorents asked if the Town should do research to find a way to hold the Town harmless from any adverse private equity partners.

Tim Eves explained that the facility would be owned by a holding company and the private equity would own a piece of the holding company instead of the facility. They will come up with additional thoughts on this.

Virge Lorents asked comments regarding test data in the Wetlands Existing Conditions Report by Phoenix Environment Lab. They sound like failed tests and she wanted to know why they were presented and if they are going to be re-done as they are required to be done.

George Logan, Wetlands and Ecological Scientist for this Project, stated that this is typical language that Phoenix uses to cover themselves (mostly for industrial situations). They could do an additional test for filtering and reproduce the data, but this has never been an issue. He explained that they are verifying the baseline conditions on the site for now and for the future. He stated that the water is of very high quality and that is protection for the community and the wetlands going into the future.

Virge Lorents asked about the visual impact assessment and stated most of the photos were taken with the viewer below the grade of the operation. She pointed out that the eastern arc of the five-mile radius circle skirted along North Road where most of the residents are at an elevation of about 700 feet above sea level, so there isn't any representation as to what the stack and the rest of the facility would like from that high above the facility.

Lynn Greasal explained that they tried to get representative locations from the different compass directions. She stated that they could do additional simulations if there are locations that may provide useful information.

Virge Lorents stated her concern for light pollution and that it is a nighttime visibility problem.

Lynn Greesal stated that light pollution is a significant concern and she explained that the design team is looking at it very closely. The facility will be completely fenced and secured, so it won't need to be completely lit up at night to provide security. They can do some additional analysis as the review process unfolds.

Brian Card asked about chemicals/emission reduction chemicals (besides diesel fuel) being stored on site and where they would be located.

Chris Rega stated that they would be storing 19 percent aqueous ammonia in a 12,000-gallon storage tank to the west of the power block. He indicated where it would be located on Slide 12. He stated that the boiler will require treatment of its water, so there would be some other smaller tanks also.

Sheila Roddy asked for an explanation of the plant being operational 60-to-70 percent of the time.

Tim Eves stated that this plant would be operated in the summer and winter and would most likely be started every day in the spring and fall.

Keith Thurlow asked about the technology/maintenance of the stack vs. the stack at the existing plant on Lake Road where they blow off air through a bag (filter) which is very noisy. He asked about noise that would come from this facility that would carry beyond the site. He asked about steam blows/blow downs.

Tim Eves stated that there are no bag houses for catching particulate matter, but there will be an air filter on the front of the combustion turbine filtering out particles in the air which will be cleaned out from time to time. He stated that there would just be the noise of the gas coming out of the stack.

Chris Rega explained that steam blows is a temporary operation that is done after the facility is built to clean the steam lines for the steam turbine to receive. Silencers will be used. It will be continuous for a short period of time, but once the plant is online it does not happen again. Mr. Rega stated that blowing down the boiler is a continuous flow that keeps the water clean, but is not a noisy operation. He explained, with start-up operations, there is an exhaust boiler in place that produces steam to keep the unit hot. NTE's design allows them to keep the system closed up, so they do not have to vent so much steam.

Keith Thurlow asked about buffering to help with noise.

Lynn Greesal stated that there are no plans for berms in the design, but the whole design of the facility incorporates a lot of enclosures, smaller shielding walls, and the ways in which equipment is situated on the site. They also purchase low-noise generating equipment. This is how they meet the 51 decibel requirement before reaching the site boundary.

Keith Thurlow He asked how much oil they would be keeping on hand.

Tim Eves stated yes. He said that, historically, it requires several hours every two-to-four years. Maybe 250,000 gallons in that tank, but they wouldn't keep it full all the time. He explained that it is likely that this facility would very infrequently burn oil (for liability reasons).

Keith Thurlow asked if the P&Z Commission would be seeing a map for review.

Mr. Eves stated that by August 15th, they should have submitted the Application to the CSC, so they could come to the P&Z's next meeting with maps on the gas and water pipes.

Virge Lorents referred to page 10, Environmental Packet, and asked if efficiency is affected by less than maximum output.

Tim Eves explained that the facility will be designed to be most efficient at full output, so full-load operation is the goal.

Virge Lorents asked about the disclaimer by the producer of the report. She asked what should be made of that.

Mr. Eves explained that they depend on the best experts, which they hired, to put these reports together.

Ethan Paternal, P.A. Associates, explained that they stand behind what they do.

Sheila Roddy asked how it was determined that the use of Ultra-Low Sulphur Diesel would be once every two-to three years.

Mike Bradley explained that, for the estimate, they looked at facilities with similar operating profiles in southern New England to see what they have done over the last 3-to-5 years. He said that the Lake Road facility uses their back-up fuel very rarely.

Brian Card asked if a 3 or 5-year average was used.

Mr. Bradley stated that, for the internal NTE evaluation, they don't look back more than five years because it's really not accurate.

Motion by Jasen Cusson-Malone of the Inland Wetlands Watercourses Commission to adjourn at 10:28 p.m. Second by Fred Ruhlemann. Motion carried unanimously.

IWWC Chair, Sandy Eggers, stated that the Commission will welcome comments at its next meeting on August 1, 2015, at 7:30 p.m., and are looking forward to reviewing what is proposed with the Town's Consultant and Staff.

Lynn Greesal explained that there are a lot of constraints on the use of Ultra-Low Sulphur Diesel and it is only used in conditions when gas is unavailable. It is important for ISO New England to have the reliability and the option to be able to run on ULSD, but the amount is limited to only the amount that is necessary for reliability.

Virge Lorents asked about alternatives for carbon-producing forms of energy production (grid parody).

Lynn Greesal explained that an evaluation of alternatives is part of the air permit application review and also part of the CSC process.

Keith Thurlow asked about emissions of 2 million tons per year.

Fred Sellers explained that the number was for greenhouse gases (carbon dioxide emissions of a facility this size), but the analysis demonstrates that there can be a net reduction in CO2 emissions.

Sheila Roddy asked how fencing in the property will affect local wildlife. She asked about the cemetery on the site.

Lynn Greesal explained that potential impacts associated with any species will be considered. She stated that the cemetery is very small with old stone walls around it.

VI. ADJOURNMENT

Motion by Milburn Stone of the Planning & Zoning Commission to adjourn at 10:35 p.m. Second by Brian Card. Motion carried unanimously.

Respectfully submitted,

J.S. Perreault
Recording Clerk

Ann-Marie Aubrey

From: Jo-Ann S. Perreault
Sent: Monday, August 08, 2016 8:17 AM
To: Ann-Marie Aubrey
Subject: Minutes SPMtg P&Z and IWWC 7-19-2016
Attachments: PZC Special Meeting Minutes(7-19-16).doc

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Good Morning Ann-Marie,

Attached are the Minutes for the above-referenced meeting (FINALLY!!!)

As always, I have questions that you may know the answers to in red and please let me know of any alterations. Thanks
☺

Have a GREAT day !!!

Jo-Ann S. Perreault
Assistant Town Clerk
Town of Killingly
172 Main Street
Killingly, CT 06239

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