

SPECIAL TOWN COUNCIL MEETING

FEBRUARY 16, 1999

5:30 P.M.

AGENDA

1. Roll Call and Pledge of Allegiance
2. Executive Session Pursuant to Section 1-18a(6)A of the CT. General Statutes Pertaining to the Appointment, Employment, Performance, Evaluation of a Public Officer or Employee

SPECIAL TOWN COUNCIL MEETING

FEBRUARY 16, 1999

5:30 P.M.

A special meeting of the Wallingford Town Council was held on Tuesday, February 16, 1999 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 5:36 P.M. Councilors Knight, Papale, Parisi, Renda, Rys, Zandri and Zappala answered present to the Roll called by Town Council Secretary Kathryn F. Zandri. Councilor Centner was attending a meeting in Hartford with Senator Joseph Lieberman regarding the Quinnipiac River Linear Trail and Councilor Farrell was detained in New Haven on business. Mayor William W. Dickinson, Jr. , Town Attorney Janis M. Small and Comptroller Thomas A. Myers were not required to attend the meeting.

The Pledge of Allegiance was given to the Flag.

EM #2 Executive Session Pursuant to Section 1-18a(6)(A) of the CT. General Statutes Pertaining to the Appointment, Employment, Performance, Evaluation of a Public Officer or Employee

Motion was made by Mr. Rys to Enter Into Executive Session, seconded by Mr. Knight.

VOTE: Centner and Farrell were absent; all others, aye; motion duly carried.

The Council entered executive session at 5:37 P.M. to interview the third and final candidate for the position of Fire Marshal for the Town of Wallingford.

Also present in executive session was Terence Sullivan, Personnel Director

Motion was made by Mr. Rys to Exit the Executive Session, seconded by Mr. Knight.

VOTE: Centner and Farrell were absent; all others, aye; motion duly carried.

The Council exited the executive session at 6:18 P.M.

Motion was made by Mr. Rys to Adjourn the Meeting, seconded by Mr. Knight.

VOTE: Centner and Farrell were absent; all others, aye; motion duly carried.

There being no further business the meeting adjourned at 6:18 P.M.

Meeting recorded and transcribed by:

*Kathryn F. Zandri*

Kathryn F. Zandri  
Town Council Secretary

Approved:

*Robert F. Parisi*  
Robert F. Parisi, Chairman

*3-15-99*  
Date

*Rosemary A. Rascati*  
Rosemary A. Rascati, Town Clerk

*3-15-99*  
Date

SPECIAL TOWN COUNCIL MEETING

FEBRUARY 16, 1999

6:30 P.M.

A special meeting of the Wallingford Town Council was held on Tuesday, February 16, 1999 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:32 P.M. Councilors Farrell, Knight, Papale, Parisi, Renda, Rys, Zandri and Zappala answered present to the Roll called by Town Clerk Rosemary A. Rascati. Mayor William W. Dickinson, Jr. arrived at 6:38 P.M. Town Attorney Janis M. Small and Comptroller Thomas A. Myers were absent from the meeting.

The Pledge of Allegiance was given to the Flag.

ITEM #2 Report Out by Stone & Webster/Pennsylvania Power & Light Updating the Community on the Progress Made to Date on the Proposed Merchant Power Plant and to Discuss Future Scheduling Permits, Applications, etc.

Subsequent to the printing and posting of the agenda for this meeting, Stone & Webster withdrew their interest in this project and are no longer a partner in the venture.

In attendance representing the Public Utilities Commission was Chairman David Gessert. Raymond F. Smith, Director of Public Utilities, Mark Lyons and Don Fields of Pennsylvania Power and Light Global were also in attendance for this item.

Mr. Gessert explained, Stone & Webster was going to be performing the engineering services on this project however, due to international situations and changes in commitments by top management, they have elected not to participate in this project. Our feeling is that PP&L (Pennsylvania Power & Light) has the ability to carry forward this project on their own and we will bring in additional engineering expertise as needed. We feel quite confident that they can deliver on the project and we can get it done.

Mr. Smith exhibited a plaque to the Council that arrived at his office this same day which is referred to as a "Century Award" from the American Public Power Association (APPA). Mr. Smith stated, it is ceremonial but I would like to turn it over to the (P.U.C.) chairman and we will display it in the Electric Division Office. I would like to read the letter that accompanied the award. "Enclosed is the APPA Century Award Certificate for Wallingford Department of Public Utilities. This award was initiated in 1987 to recognize public power systems that have given 100 years of service to their

consumers in their communities. I hope this award will serve to remind everyone that Wallingford has reached this milestone. This remarkable achievement is a source of pride, not only to those associated with the utility and the community but to all in public power. Please accept my warmest congratulations." The letter was authored by Alan Richardson, Executive Director, American Public Power Association.

At this time the award was passed to the Council for review.

Mr. Smith continued, so here we are one hundred years later talking about building another power plant. Unfortunately, Stone & Webster has chosen for other reasons, corporate reasons, to withdraw from the project. Stone & Webster did bring a lot of engineering expertise. This is the first venture in a merchant plant facility. PP&L Global, which is a subsidiary of Pennsylvania Power and Light, has a long history of experience involving power plants. Don Fields, a representative of PP&L, along with Mark Lyons will give a presentation.

Mr. Parisi stated, I would like to remind everyone involved in the presentation to identify yourself when you start your presentation for the benefit of the recording. It will make for better minutes.

Don Fields, General Manager for Business Development in the United States for PP&L, Global stated that he has two purposes here this evening, first, I am here to give you an update regarding my company, what we do, who we are, what our capabilities are, what our expertise in depth is so that you will be confident in going forward with us alone. Secondly, Mark Lyons who is our project manager on the ground here, in Connecticut, will give you a status update on the actual development process. I will begin by telling you how I got here today. Stone & Webster Development approximately one year ago, we responded to a request for proposal that was facilitated by CMEEC (CT. Municipal Electric Energy Cooperation) for the member communities of CMEEC of which Wallingford is one, and the idea of that R.F.P. was to monetize the value of certain generation sites that the member utilities of CMEEC hold. First and foremost that was the Alfred Pierce Station. In the times past the Town, itself, had considered building combustion turbines on that site. We responded to that R.F.P. with Stone and Webster Development Corp. After a period of evaluation the Town awarded us a mandate to go forward with the development of the process as well as to negotiate a long term agreement with the Town. That is exactly what we have been doing for the last several months. It is a difficult and treacherous process and there is yet more to do. PP&L Global is a subsidiary of something called PP&L Resources which is a holding company in Pennsylvania. You can think of it as the old Pennsylvania Power & Light Utility. Like many large utilities these days they have formed a holding company and PP&L Global is one of the subsidiaries of the holding company along with PP&L, Inc. which is, in fact, the utility. We have numerous other subsidiaries including something called Spectrum and a couple of heating, ventilation and air conditioning companies and a natural gas company. What is going on in the world is electric utility deregulation.

The holding company format facilitates the participation in new and open retail markets outside of the service territory of the utility and also facilitates the building, construction, the owning/operation of independent power plants around the world and in the United States by utilities. I should also mention that PP&L Global is not a regulated company. We are not regulated by the Public Service Commission in Pennsylvania or in any other state. We are a for profit independent company dedicated to acquiring, building, owning, operating electric utility assets around the world. We are not given a rate of return by a public service commission and we are allowed to fail. We hopefully won't. At the same time our money that we put into these projects is at risk so we are very careful as we get into these projects. We try to do everything exactly right because if we don't we stand to lose our entire investment. We are located in Fairfax, Virginia. PP&L Global's headquarters is located in Fairfax just outside of the beltway in the Washington D.C. area. PP&L is in Allentown, Pennsylvania and has been for well over one hundred years. I should mention also that PP&L, Global consists presently of approximately thirty professionals in Fairfax and the same amount in Santiago, Chile. We have a fairly sizable operation now in the United Kingdom and a couple of other places. PP&L Global was formed in 1994 for the purpose of acquiring domestic and international independent power projects. To date, we have made significant investments over \$2.3 billion throughout the United States, Latin America and Europe. To put that in perspective, we are approximately ten percent of the size of the original utility now after four years of operation. We currently have operational projects in Argentina, Brazil, Chile, El Salvador, Peru, the United Kingdom, Spain and Portugal. We are developing projects in the United States similar to this one. Late last year we signed the purchase and sale agreement to acquire all of Montana Power's generation. That is a \$1.6 billion acquisition of about 2,600 megawatts in Montana. Again, the thing that makes that happen, that makes it desirable is deregulation. Some of that power is already sold as far south as Los Angeles. We currently are looking at further opportunities in South America and in Europe. We are developing projects similar to this project in Arizona, Pennsylvania, and a fourth project I am not at liberty to discuss right now. Each of those projects is the same size, approximately 520 - 600 megawatts. The project in Arizona is somewhat ahead of this project in terms of its development and will probably be in service before the summer of 2001. Our management team is made up of people who have been involved in the independent power business, not in the utility business. Bob Fagan is our President, he, like myself, has come out of a number of years at places like General Electric and \_\_\_\_\_ Energy and some other major developers as did all the rest of our professionals. It is a combination of developers, finance people, creative people, entrepreneurial-types who see these opportunities and try to capitalize on them. Presently, we have investments over \$2 billion which represents about 3000 megawatts-worth of development. That includes all different fuel types, gas, coal, hydro, geo-thermal and a great deal of distribution assets. We serve about 2 million distribution level customers between South America and the United Kingdom. The Southwest Electric Board in the United Kingdom is one of our largest assets and we own 51% of that. That is a distribution company serving the southwest part of the United Kingdom from approximately Bristol to Land's End. In South America we have large distribution companies in Santiago as well as in El Salvador in

Central America. We have also recently signed purchase and sale agreements for the generation assets of Bangor Hydro including the transmission line which runs to New Brunswick, Canada. To refresh your memory about the utility, our affiliate, PP&L's total generating capacity is 8,400 megawatts compared to approximately 520 that we are talking about here for Wallingford. That is represented by the various projects you see here including the Susquehanna Nuclear Power Plant of 1,950 megawatts, one of the better operating nuclear power plants in the country. PP&L, Inc. serves approximately 1.2 million customers in Pennsylvania, central and eastern Pennsylvania. They employ 6,400 people including us of PP&L Global. The net peak one hour demand so far at instantaneous peak is 6,600 megawatts. That is kind of an overview of who we are and what we do and the things that we have done since 1994 when the company was first formed. PP&L Global is deeply committed to this project. We have the depth and resources, financial backing of not only our parents but we are now large enough to have our own financial resources and we know how to do these things, that is our background, this is what we do and we stand committed to move forward in this project, unfortunately without Stone & Webster, whose decision was made totally as a result of their own internal processes and their own corporate decisions. It had nothing to do with the project here, in Wallingford. I would also say that Duncan Moody and his team at Stone & Webster have been a great resource and has done most the heavy lifting in this project up until now and we are going to pick up the pieces and move forward. I would not characterize PP&L Global as being just a bridesmaid. We deeply regret the fact that Stone & Webster had to make this decision. We respect them as a company and hope someday to work with them again. We, in the meantime, already have a team in place to fill in and we are moving forward quickly on the site plan and permit applications. I see now that Mr. Anderson is here from TRC which is our environmental engineering firm. Mark Lyons, Mr. Anderson and myself will be available to answer any questions that you have. I have placed on the table for public review, copies of our Annual Report and our Environmental Report. PP&L is deeply committed and very seriously so to environmental issues. I think the brochure if you should read it describes some of the things that we have done and some of the commitments we have made in that regard. We have also brought with us a revised model of the power plant. It goes a long way towards addressing some of the concerns that we have heard in our previous discussions with you. At this time Mr. Fields turned the presentation over to Mark Lyons, Project Manager.

Mr. Lyons stated, I appreciate the opportunity to speak to you tonight about the status of this project. My name is Mark Lyons and I am the project manager. As Don Fields mentioned, Duncan Moody was the project manager from Stone & Webster. I feel as though those are big shoes to fill. I had the pleasure of working with Duncan for several weeks and I know, among things, he has been very concerned about the impact on the Town of Wallingford and on the neighborhood of this project. He was very responsive to concerns that were expressed to him and I hope to continue in that way. I live in Connecticut and am available for any one to speak to about the project. Tonight I will brief you on a number of things in terms of the status of the project. I would like to cover a site plan update. We have made several modifications to the site plan and to the model which you can see

after the presentation. I will show some transparencies to the audience and show what we have done to modify the model in response to concerns that were addressed at our last presentation. I will talk a little about the construction plan, the status of our permit applications and to give you an overview of the permits that we will require for the project, the development activities and project milestones; things that are yet to be done. I, like you, have read a lot about other projects in the press. We have not read a lot about the Wallingford project and I think the primary reason for that is, not that we haven't been working on it very diligently, but that we have been doing most of our work behind the scenes. A lot of the other projects, I think the reason we have read so much about them is that they have already filed their applications with the CT. Siting Council and they are very much developing projects in the public eye. We have been watching very carefully the policy developments that surround these other projects, particularly in the area of the use of water cooling and we have also been in consultation with the Town of Wallingford. We have been trying to modify our project so that it is acceptable to the town and we have been doing a lot of work behind the scenes. One of the areas is to update the site plan. The goals in this most recent modifications in the plant....and please be aware that it is still a work in progress...we have a number of things that we are trying to address in achieving what we ultimately hope will be an optimum site plan. We have an interesting site to work with but we are confident that all project components can fit well on this site and be acceptable to the community and to the neighborhood and still work within the Engineering parameters and economic parameters that we have to work with. We are really working within all of those parameters but specifically our goals since the November presentation that Duncan made to you were to improve the visual aspects of the project and to reduce noise. The modifications that we have made; two primary modifications are both aimed at addressing those issues. One was to place the combustion turbine and heat recovery steam generators behind the existing building. We are trying to consolidate the new structures around the existing structure and that will help with the visual aspect as well as to reduce noise. We have also placed the cooling towers towards the back of the site and down a little bit of an incline.

### Site Plan Update

At this time Mr. Lyons reviewed the modifications made to the site plan to date.

The cooling towers were moved to the southwest corner of the site and down a little bit of a rise to try and conceal the cooling tower toward the back of the site. The large building that is used to house the combustion turbines which is very tall and was right out front has been moved behind the existing Alfred L. Pierce building; the steam turbine has been located to the side. PP&L continues to look at ways to improve the site plan further. There remains some engineering parameters that need to be dealt with; the electric substation to the south end of the site. PP&L is not going to move it (substation) for it needs to interconnect with the components in a specific way. The heat recovery



steam generators tend to generate noise so PP&L will keep them behind structures to the extent possible. The (site) plan will most likely be re-configured again slightly before all is said and done. This is a snapshot of where PP&L is in the process at this point. The primary purposes are to reduce noise and improve the visual aspect of the project.

### **Construction Plan**

PP&L is starting to monitor traffic control as part of their application process. They are exploring off-site parking and shuttle service for workers. They have had positive discussions with Cytec Industries to utilize some of their property for off-site storage of materials and equipment as well as parking. Every effort will be taken to reduce/control dust from the construction activity.

### **Permit Applications**

A lot of time has been spent on preparing to file an application at the CT. Siting Council which is the primary permitting agency for siting electrical generating facilities, substations, electrical transmission lines and natural gas pipelines. One of the reasons why PP&L has not filed their application at the Siting Council is because of an evolving policy at the Siting Council and at the D.E.P. (Dept. Of Environmental Protection) regarding the use of potable water for cooling power plants. PP&L has been listening to what the Siting Council had to say in the applications for some of the other power plants that have been filed and so they have been re-thinking some of their strategy as to how they are going to cool the power plant. Part of the Siting Council process is to provide the municipality with a sixty (60) day review and comment period. PP&L's plan at this time is to file a full application in mid-May and to begin a sixty (60) day town review and comment period in mid-March. The whole process at the Siting Council will be no longer than eight (8) months; it could be less but by statute the Siting Council must act within six (6) months of filing and prior to that we have the municipal review period. The Town has a very active role to play in the permitting as well. Preliminary discussions have been conducted with the Planning & Zoning and Inland Wetlands officials to keep them apprised of the progress made to date and to obtain their information needs; responding to those needs in a timely manner. In addition to the sixty (60) day review period, the P&Z and Inland Wetlands Commissions, by statute under the CT. Siting Law, will also have a thirty (30) day period to regulate the location of the facilities in a process of balancing the state-wide needs for electric power plants with local concerns. As well in the sixty day review process, the Town will make its views and concerns known about such things as building height and setback requirements, traffic lights, landscaping, drainage, soil erosion and sediment control including dust control. There is also a permit process at the D.E.P. PP&L will be filing applications for their air permits (construction and

operating) water permits (including a water diversion permit). The water diversion permit will cover our source of cooling water. A wastewater discharge permit and storm water discharge permit (construction and operating) will also be applied for. The D.E.P. also regulates noise pursuant to state-wide noise level requirements.

### Development Activities

The following is a list of ongoing tasks involved in the development process, each involving a great deal of work in their own right:

- site plan revisions
- initiate electrical interconnection study
- develop cooling water plan
- field research, data gathering for permit applications
- develop fuel delivery plan
- consultation with community

With regards to the cooling water plan; at the last presentation given by Stone & Webster, a number of options were being researched including diversion from the Quinnipiac River, use of "gray water" (treated water) from the Sewage Treatment Plant and the use of potable water from the Regional Water Authority. Positive discussions have occurred with the Regional Water Authority. At this point that option is not being pursued actively due to problems that have surfaced one way or another. They are still a possibility but the Siting Council and the D.E.P. have raised some concerns about the use of potable water for cooling power plants, especially since so many are being proposed for the state. That concern has been taken to heart and PP&L is looking for alternative plans. The D.E.P. has actually encourage PP&L to look to the CT. River for their water, which is what they had been doing for some time. It is a viable option because, the amounts of water that would be taken out of the CT. River for this project would be very marginal compared to the overall flow of the river. It would actually be a benefit to increasing the flow in the Quinnipiac River at certain times of the year. PP&L is aware of the fact that there have been flooding problems with the Quinnipiac River but they feel that by taking water over from the CT. River, they would not do it in such a way as to cause any concern about flooding here. Details remain to be worked out. The CT. River Watershed Alliance and the Quinnipiac Watershed River Association are participating in a forum that is being facilitated by the River's Alliance of Connecticut, the Department of Environment Protection and developers of several power projects including this one in a forum that seeks to find all entities collaborative solutions for use of water for cooling plants and siting issues, generally. PP&L is committed to developing the project in an environmentally-acceptable way and feel it is feasible using CT. River

water. A number of options remain to be explored but this one seems to have a lot of merit to this point, therefore that is where the attention is directed at this time.

In reference to the development of a fuel delivery plan; the fuel for this plant will be natural gas and will involve using one or more of the gas transmission lines that are in the state. PP&L have been consulting with members of the community such as the Director of Public Utilities, the Town Planner and to some extent, the Wetlands Commission.

### Project Milestones

Listed below are the various milestones of the project and PP&L's projected timetable by which to reach each one:

- Town of Wallingford Agreement	12/98 - 4/99
- Electrical Interconnection Study Initiated	2/99
- 60 day Town Review of CT. Siting Council Application	3/99 - 5/99
- File CT. Siting Council Application	5/99
- Town (P&Z, Wetlands) Facility Location Approval	6/99
- DEP Permits	2/99-2/2000
- Financial Closing	2/2000
- Detailed Design and Construction	2/2000 - 10/2001
- Estimated Commercial Operation Date	10/2001

Mr. Farrell stated, it comes back to this Council at some point where we are locked into a certain application you are going to present to the D.E.P. Siting Council. You were a little less than clear as to where that happens and what the lead up is to that because, my own guess would be that we need to hear some comment from the public which may affect the smaller details of this before we vote on it. It is unclear at this point where you see us coming back and voting upon an agreement and how much that locks us into any particular set plans.

Mr. Lyons replied, we are talking about two different forums for Town Council input. First is the 60 day municipal review period for everyone in the Town, including the Town Council, to review our application and make comments about it before it is filed with the Siting Council. The other is in the context of negotiating our host community agreement with the town which is a separate subject. Town Council input will be fully heard in that process.

Mr. Farrell stated, my concern is that we get far along enough in the process that you have got applications before these regulatory agencies and that so many times this Council is told, "it is too late in the process to tweak the proposal one way or the other" and at the point it comes to us it has taken away the deal and I can't tell you how difficult it is to make a decision when it is a take-it-or-leave-it-deal that you somehow have the perception of, "am I going to be burned down the road?, is it going to turn out as people say it will?"

David Gessert, Chairman of the Public Utilities Commission stated, the dates on that chart show 12/99 to 4/99 which means that this needs to be done within the next seventy (70) days.

Mr. Farrell asked, that is when we vote on the contract?

Mr. Gessert replied, it certainly looks that way from what I am seeing.

Mr. Lyons explained, PP&L is not dictating these dates at all. This is our objective. We are certainly not going to complete the contract process without the Town Council's approval. If this takes a little longer than April, then so be it. The Town Council's input will be fully heard. You are a party to that agreement.

Mr. Farrell replied, but we are locked into what ever we are locked into at that point because you are not going to be able to go back to the Siting Council for instance and vastly modify this where it sets the project back enormously.

Mr. Lyons answered, that is true and that is the tension that we have here, we need to move forward as quickly as we reasonably can. We are trying to develop a project that we feel will be acceptable to the Siting Council as well as to the Town. All of that work is going into the development of our application. I am trying to give the Town Planner, Wetlands Commission and the Public Utility Commission as much information about our work in progress as possible without raising a very high public profile because we know this is a project in progress. We want you to be as comfortable as possible with the project and you have a sixty day period and then another thirty day period for location approval. We have anticipated some concerns that have been raised; we will continue to listen to the concerns that are raised and try to work those into the project. At some point we need to complete the application and get before the Siting Council. Given all of that tension between the need to file and to have it be acceptable to all parties, we are going to do as much as possible. There is a full sixty day period. Hopefully, it won't be a complete surprise. We have this site plan that has been modified already and will continue to be modified so as to reduce noise and improve the visual aspect, I just hope that the sixty days will be long enough to get everyone's input.

Mr. Gessert pointed out that the Council will be moving into their busiest time of the year which is town budgets. The Town Council will want to have the time to review the details, be comfortable with it and be able to address questions.

Mr. Farrell added, and feel that the details are nailed down enough. I don't want to monopolize the time but there are things like the diversion issue that I can tell you that I am already hearing from our constituents that that is a primary concern. It had better be nailed down by the time it gets back to us because I cannot vote on it if the issue is "gray" so to speak. I would be doing those people a disservice by passing on the issue. It is something that we are not familiar with and we are going to have to hear back from the Quinnipiac River Watershed Association as to whether or not it is O.K. with them and does not present a major threat to the Quinnipiac River.

Mr. Parisi stated to Mr. Farrell, it is better that you say "I", than "we" because everyone might approach the issue or form their opinion in a different way.

Mr. Farrell replied, that is fine.

Mr. Lyons appreciated Mr. Farrell's concerns. He stated, at the suggestion of the D.E.P. we intend to meet with all affected environmental groups including the Quinnipiac and Connecticut River and the River's Alliance which is an umbrella group. Maybe you would be interested in attending a March 4th forum on this issue at UCONN. It is being sponsored by the River's Alliance of CT. We think that this....when we work out the details and when all parties are satisfied about the details we will all see that this is the best thing to do. Actually, it may well create net benefits for the Quinnipiac River Watershed beyond simply the water we are going to use. Generally, there are two approaches that one might take on taking water from the CT. River watershed to the Quinnipiac; the most straight forward would be to run a pipe on a southerly route right to the plant's site. The D.E.P. has been suggesting that we think about putting water in the watershed farther up stream to increase the flow of water in impaired brooks and in the watershed up north. That would have to be done in a way that is well coordinated with the flooding season. If we did that then we would probably divert....a second diversion would take the water right out of wells near the plant site. We put it in up here and it would create benefits down stream and then we would take it out of wells near the plant site. We have not hammered out all the details yet. I believe that when everyone takes a hard look at this they will say that it is a really good idea and it really is more beneficial than the status quo.

Mr. Farrell explained, we need a lot of information on that because you can appreciate that we just spent millions of dollars to buy so-called flooded areas. Adding more river to the Quinnipiac might strike some of our constituents as not a wise move; that might be their first impression.

Mr. Lyons reiterated, we will be in close contact with not only our environmental consultants at TRC but the D.E.P. and all the watershed groups. There is a lot of control that can be brought to this whole issue.

Mr. Parisi asked that information on the March 4th forum be forwarded to the Town Council Office.

Mayor Dickinson stated, what is going to be important it to schedule a meeting at the early part of this mid-March period. If we are going to stick with the sixty (60) day review period preliminary to the Siting Council application, we should be looking to set a date for presentation that involves all of what is in that application for the sixty day town review and then allow for subsequent meetings as I am sure they will be necessary because of the volume of material. That might be good to establish that (date) tonight so that we have enough time during that sixty (60) days to get the information, review it and vote on it prior to the mid-May Siting Council application. I suggest that we iron down that if it is going to be March 15th then we establish that tonight.

Mr. Fields explained, it is a minimum sixty day requirement for your review, not a maximum. If it is the desire of the Council and of the Town that we have in place our long term agreement prior to the submission of our application for Siting Council approval, that is what we will do.

Linda Bush, Town Planner stated, I have met with the developer several times and we had not discussed the sixty day review period. When you submit the information for the sixty day review, is that as detailed as it is going to get so that when Planning & Zoning gets this application three months later it will be virtually an identical application? Will we have the drainage calculations and all the other information that the Town would normally get as far an application when the sixty days start? I don't think that everyone understands that when the thirty days start, P&Z usually gets a lot more than thirty days to review an application. From what I understand, and I have requested an opinion from Atty. Mantzaris, PP&L basically walks in and the thirty day clock starts and we have to make the decision within that thirty days; there is no extension. This could put a real burden on the commission. In addition, we have to weight the requirements of our zoning regulations against the need for the plant. They are basically saying that the plant does not have to comply with local regulations even though they are designing it to try to but based on CT. law it doesn't have to which might be a real issue with certain people. Height was one issue initially. Will the application that P&Z, Wetlands and whomever else gets be what the Town is going to get three months before so that Town staff can start reviewing it early rather than having to cram everything into that thirty days?

Mr. Lyons answered, typically the document that gets filed for the sixty day review period is not as detailed as the full application. It feed into the development of the full application because we want to take the input from the town seriously and incorporate it into the full application. It is generally a more detailed.....I mean a general document. Mike Anderson, who is our environmental consultant

with TRC, has prepared many of these and he may be able to explain the Environmental Affects Document, which is the sixty day review document, versus the full application and how they differ.

Mike Anderson, TRC Environmental Corporation stated, the initial submittal plan for March 15th would be an Environmental Affects Document. It would describe all of the environmental affects that are anticipated from the project; the baseline conditions, the environmental impacts and mitigation measures that are proposed. They will be as complete as we get them by that date. They will be subject to the input from the Town and then after the sixty (60) day period or if longer is needed for the other thing that Mr. Fields mentioned, the final application, when it goes to the Siting Council will incorporate into it all of the concerns that are addressed per se with the Siting Council application. The Planning & Zoning and Inland Wetlands issues, they are separate applications that would be provided to both of those agencies and, once again, there is some overlap, for example the discussion of storm water drainage plan, etc., would be contained in both and I anticipate that they would be providing the....as of March 15th there will be enough information in there for the people to start to review it and then it would be developed more completely pursuant to meeting that ninety day period.

Ms. Bush explained, I want the Council to be aware that when you get to the agreement, P&Z won't have taken action but it is not a typical P&Z action per State law. We are not acting on it as....they are not going to submit it and say that it complies with this, this, this, this and this of your zoning regulations. It is my understand, and I have requested a legal opinion on this, things like building setbacks, number of parking spaces, height, they don't have to comply with local zoning. We have to weigh the discrepancies that they don't comply with, with the need for the facility in the location. I think it is referred to as an "order of location". The special permits and the need for possible variances is irrelevant. The P&Z's only authority is to issue orders which are necessary to the power to regulate and restrict location. It is not what you would normally see in front of P&Z or Inland Wetlands.

Mr. Lyons agreed stating, it is true. An electric generating plant is a different kind of a beast under State law. The CT. Siting Council is actually the exclusive agency in the State for regulating the siting of electric generating plants, substations, electric transmission lines and gas lines. Within that jurisdiction and within that law, there is opportunity for the town to review and comment on our application and to regulate in a manner that does balance the needs for power plants and the state-wide concerns about developing power plants with the local concerns. Within that context we are committed to doing everything we can to have this be an acceptable project to you, to the Town and to the neighborhood and that is why we have been making modifications. We want to hear as much that each one of you has to say about this as possible, early on, whenever we can get that input so that we can achieve that goal; to have it be acceptable to the Town. We know that we are close to neighbors, we know that it will have an impact and we think, on balance, it will have a very beneficial impact. We are committed to doing it in a responsible manner and notwithstanding the fact that the

P&Z Commission, under State law, will not be sitting as a Planning & Zoning Commission of the Town, it will be sitting as an agency of the CT. Siting Council. As we say, we are committed to making sure that everyone is comfortable with it.

Mr. Knight stated, what I think I was hearing a few moments ago was that PP&L is governed primarily by State law (in this matter). However, you are situating this plant on a piece of leased Town land which makes it a little bit of a different animal. One of the primary concerns that has come up in previous meetings.....is the issue of noise. More specifically, you have mentioned that you intend to reduce noise. You have to have a benchmark from which to do that. Where are you in relation to that with the changes and locations of certain buildings? What was anticipated at certain points on the corners of the site, as to the noise levels, where are you with that? Have you gotten that far?

Mr. Lyons answered, we don't have hard data on the extent to which noise would be reduced in this plant from the other one. We know what the State regulations are; there are regulations on ambient noise level, maximum increase and all kinds of other things that we are subject to as a matter of State law, as a matter of fact. We will comply with them. I do not have the hard data on what this configuration....how much we have improved it with this configuration over the old one. We are not done yet and we will have that information and will make it available to you.

Mr. Knight asked, are you going to attempt to exceed State regulations on noise because of the location of the site within the proximity of so many houses?

Mr. Lyons answered, no.

Mr. Knight asked, is there a way for you to demonstrate graphically with comparisons just what the noise levels will be at that site?

Mr. Lyons answered, I am sure we can do that. When we finalize the site plan....I am not sure exactly how that gets done, Mr. Anderson may be aware of exactly how we simulate or model the noise.

Mike Anderson, TRC stated, you can show contour lines of what the noise levels will be and as Mr. Lyons said, they will have to meet the State standards.

Mr. Knight stated, I am looking for something that is given to us so that people in this town will understand from their own experience what the noise levels are going to be. Is it going to be the same as a fire truck or a freight train or is it going to be the same as.....if you draw graphical comparisons between the Merit Parkway or Interstate 91 from 500' away from either one of those highways, what



the ambient noise level is and then you compare that with what you are expecting to have at this plant, I think you have something we can all understand.

Mr. Anderson stated, we can make the information presented clear. I don't think it is productive for me to try and describe how that will be done now.

Mr. Knight asked, has there been any change made to the height of the stacks?

Mr. Lyons answered, not at this point but I have been told that we may well be able to shorten stacks but we are not sure. They will not get any taller and if we can shorten them, we will.

Mr. Rys asked, have you done anything as far as developing a method to keep the steam from lingering in the valley? You have moved the turbines downhill but to me, that would make the steam linger at an even lower level.

Mr. Lyons replied, you are talking about the cooling towers. We have not finalized our plume abatement of the cooling towers yet. We will do everything we reasonably can to minimize the plumes from the cooling towers. The land there actually drops off a bit so the cooling towers will not sit as high as they are shown.

Mr. Rys stated, the steam will be lower; it will move lower. Is there anything that you can do, engineering-wise to push that steam up? Can you blow it up?

Mr. Lyons replied, there are things that can be done.

Mr. Rys stated, that needs to be looked at because if you drive down Route 5, the steam from the trash plant on a cold day will travel across Route 5. Also, I lived in that neighborhood in the 1970s when the Pierce Power Plant and the cooling tower operated and you could not even see it; it was like a big fog or mist running through (the neighborhood). The steam that comes out of there; I have no idea what is in that water and what affect it may have on houses and vehicles in that area. You will have to come up with those facts also.

Mr. Lyons stated, Black & Veetch (engineering consultants) is bringing a fresh look to this issue. We know the cooling tower plume is one of the big, most important issues as well as noise and site. We are working on ways to mitigate that.

Mr. Rys stated, we are in a valley and we have what we call nocturnal inversion. We have that working against us so that is why I think it is important for engineering or somebody to get on that to get that up higher.

Mr. Lyons answered, they are working on that as we speak. There is something of a trade-off with plume abatement in terms of making higher towers that might abate the plume versus having bigger plumes. That is one of the issues that we expect to get a lot of comments on and input in, rightfully so.

Mr. Rys stated, the hardest part is the noise coming from them. If you go higher I would suspect the noise would be less. That is going to be one of the hardest things; I hope they are working on it.

Mr. Renda asked, will there be an increase in traffic when the plant begins to operate, such as delivery trucks, etc.?

Mr. Lyons responded, I imagine there will be a marginal increase in traffic, though I am not sure. I don't expect that there will be a lot of coming and going to the plant throughout the day.

Mr. Gessert stated, we were originally looking at the plant having about 35 employees. One of the biggest components of this operation is fuel and if that is coming through a pipe then that eliminates oil truck deliveries. Some contractors from time to time to do repairs, some delivery of office supplies, yes, some of those types of things will generate some traffic, but based on the number of employees and the type of operation, it would be negligible.

Mr. Renda stated, my concern is the neighbors in the area; they are looking at the old Pierce Plant. Perhaps they want a difference in scenery. What is the height of the trees you will be planting in front of the Pierce Plant?

Mr. Gessert answered, I had discussed that with Mr. Moody in the past. I suggested to Mr. Moody that if they are showing trees on there (their rendering or model of the plant) that are 25-30' tall, that they go find 25-30' tall trees to put in there and not 3' trees where we have to wait twenty years to reach that height.

Mr. Lyons stated, what we are showing here (with the model) is twenty footers or thereabouts. We actually scaled the trees down a little bit from before to give a more realistic presentation of what it would look like early on.

Mr. Renda asked, what type of trees are they?

Mr. Lyons answered, evergreens. We could look for a fast-growing species of evergreen tree.

Mr. Zappala asked, what was the reason that the plant was changed from the previous diagram that you had?

Mr. Lyons answered, for two reasons. One was to improve the look of it, the old one had a larger building to the left looking at the Alfred Pierce building that was right in front of some people across the street. We have made it shorter and modified it to comply with the Town's zoning ordinances on height and setback. This new plan does comply, the old one did not. We have also concentrated structures around the existing building because that will minimize the incremental visual aspect of it. The steam turbine (large gray building on the model) blocks some of the noisiest components of the plant as part of the noise reduction plan.

Mr. Zappala stated, my biggest concern was the impact the plant will create on the neighborhood which is right in the center of Wallingford. Regardless what the State may approve, we have to take into consideration that the plant is right smack in the middle of Wallingford and I don't think they approve plans as dramatic as this one because they are usually located near reservoirs or on shorelines or in areas that are not as heavily populated. We have to be very concerned about the noise impact. Since you cannot guarantee zero noise impact, you will most likely abide by what the State allows, basically. Is the power plant in Maine a 520 megawatt plant?

Mr. Gessert answered, it is a hydroelectric plant which is the quietest running plant you can get.

Mr. Fields stated, presently we do not have a plant in operation similar to this. The first one to come into service will be the plant in Arizona in the year 2000. There are many of these (plants) around the country that are going up right now. There are some in New England. There are some already in service but they are not our plants.

Mr. Lyons added, we have been trying to find a site or two that you might visit to see what they are like. Keeping in mind that every one is different, I don't think that we are going to find a site like this, that is exactly like this but we can find this kind of equipment. We are trying to find some sites for you to visit.

Mr. Zappala stated, I, personally, would be very interested in visiting a site. That is the only way it will make me vote yes on this project. I am very concerned; we should all be concerned about what impact this project will have to the Town of Wallingford. We are located in a valley and what ever happens to East and Cherry Streets will happen to Wallingford. I am very concerned and before a decision is made we should be satisfied. What percentage of your business is in the United States?

Mr. Fields replied, the investment of \$2.3 billion is by PP&L Global. That does not include the assets of Pennsylvania Power & Light. The present book value of assets of Pennsylvania Power and Light

are about \$9-\$10 billion as I recall it. The percentage of assets in the U.S. right now by PP&L Global by the end of the year will be approximately \$2 billion. That would include Montana Power and Bangor Hydro. Presently, most of our assets are overseas.

Mr. Zappala stated, I want to express my concern to the P.U.C. that we don't want to be locked in by the neck to make a decision last minute, in a hurry. I know that I would like to know ahead of time what we are going to get into and to have the answers prior to any vote we may take.

Mr. Gessert stated, my goal is to get the information in plenty of time for the Council to have input and to get input from your constituents,

Ms. Papale stated, a few Councilpeople visited a power plant in Bridgeport about six to eight months ago; Mr. Knight, Mr. Centner, myself and Ray Smith. Do we compare in any way to that plant at all? If not, why did we go see that plant? I thought it was going to be similar to what we were going to have here. Now I am hearing that it is not.

Raymond Smith, Director of Public Utilities answered, there are a lot of similarities between that plant and ours. It is not identical. For one thing they do not have cooling towers, they are using Long Island Sound for their cooling water source. Basically it is the same size, 520, 540 megawatts; different manufacturers, perhaps. But it is a gas powered combined cycle power plant. It wasn't operating in combined cycle when we saw it. Since they are building it in stages only one of the peaking turbines was in operation at that point.

Ms. Papale stated, that is what concerns me; it was not operating in full power. It was awful noisy to me and we talked about that. There was not any residential area there at all. There was the water and warehouses and factories.

Mr. Smith stated, there were residences on the other side of the property, not from where we viewed it, we viewed it from the power plant side. If you went across the other side there were residential homes in that proximity.

Ms. Papale stated, that day I came away from seeing that facility and I knew it would be coming in front of us. I know we have to look at the future and it is something that will probably happen here. I was concerned at that time and I still am about things that have been discussed. One of these evenings our Chairman will start the discussion on this side of the table and then all of our questions won't be answered before we get to ask them. Number one is the water and I understand that nothing can be done unless we are locked in with the water and I am sure something is going to be done between the CT. River and the Quinnipiac River otherwise there is no project. I think that concern is the least of my concerns. As Mr. Knight and Mr. Zappala have said, the noise is of concern to me.

We don't have a lot of people here tonight from the area, this is not a public hearing but we do have Wallingford residents that live right there. It is very difficult for me to say to the residents, don't worry about it, they are going to do everything they can to keep the noise down. There is no way to know until this plant has started to run. It is a concern of many of the Councilors.

Mr. Lyons replied, I wish I knew for sure what it would be like too. We will do everything we can to get that information to the people in the town, to the Town Council in a timely way and we will do everything we possibly can to mitigate the impacts that it will certainly have. ON balance, it will be a beneficial development. We will all try to get the information to you but in a way ....( at this time recording device experienced a malfunction)

Mr. Zandri asked whether or not the substation would serve a 345 Kv line also?

Mr. Smith stated, I have not seen an updated configuration of the 345 Kv. One view is to perhaps take it out underground for quite a distance but that has not been finalized. We would need two separate circuits.

Mr. Zandri replied, the reason I mention that is because obviously, 345 Kv is a lot bigger line coming in. If we are going to go out underground then there will not be any visual effect in the area. That is something that we should have some input on before we finalize the plan.

Mr. Smith stated, I don't want to speak...I have seen two versions and I guess it is up to the design people. They have shown a partial underground routing and then an overhead. In my opinion, it probably won't go overhead all the way. The actual connection point for that is across I-91 and in the vicinity of Pilgrim's Harbor. That is the 345 Kv transmission line in case you aren't aware of it. That end will also need a substation. That is away from the site but it is additional construction being caused by this project.

Mr. Zandri stated, I noticed that you have located a transformer to the front of the station that does not exist now. The transformer is obviously another noise generator. Are you going to be making provisions for sound barriers for that transformer?

Mr. Lyons answered, absolutely.

Mr. Zandri stated, I noticed that you have a vertical overhead 115Kv line coming from that transformer feeding into that substation. Is there any way that the vertical line could be placed underground from the transformer to the station in an effort to help the visual effect?

Mr. Lyons answered, it is quite possible. That is one of the things that we will probably change in the next revision, either underground it or run it to the rear.

Mr. Zandri stated, otherwise that will definitely be an eyesore, especially running vertically in front of that station.

Mr. Lyons responded, no doubt about it; it was one of the first things I noticed. Again, we wanted to get the three dimensional model here. There is a trade-off, it is a work in progress; it is not complete but we wanted to show that changes are being made and that is certainly one of the next things that will be changed.

Mr. Zandri stated, in the last plan we saw, the combustion turbine and the steam generator were housed entirely inside a building to help mitigate the noise impact on the neighborhood. In this presentation, it is not housed. Are you considering housing the units?

Mr. Lyons answered, yes. It is something we can do, we can put more enclosure around that.

Mr. Zandri stated, I would highly recommend it be done to minimize the noise. I also recommend that the 115Kv line be re-located.

Mr. Knight asked, what stage are you in with the development of the project in Arizona?

Mr. Fields answered, that project has received Siting Council approval. It will probably break ground this summer.

Mr. Knight asked, is this approximately the same size as our plant or the same technology?

Mr. Fields replied, we would, in fact, look to use exactly the same equipment there.

Mr. Knight asked, anything that they have developed (for the Arizona plant) with regards to statistics, having to do with noise would be something that we could take advantage of?

Mr. Fields answered, yes. I think they would be happy to give you what ever we have there on noise already. Regarding noise, gas turbines are kind of like cars, you can have quiet ones and noisy ones even though they are made by the same people, they are identical otherwise. It is really a question of how much sound attenuate you care to build around them. Noise is not a terrible concern for the project in Arizona because it is out in the middle of the desert and there is nothing around it. At the same time we would be happy to give you that data with the understanding that what we do here is

going to be significantly different in terms of the amount of attenuation that we are required to put around it to meet the ordinances and the meet to new requirements.

Mr. Knight asked that someone elaborate a little bit on the relationship between the power that is going to be produced and the power that is consumed in the Town of Wallingford.

Mr. Fields answered, there is no relation.

Mr. Knight stated, I wanted it to be made clear to anyone who is involved in it.

Mr. Smith stated, as a merchant plant, the developer is responsible for finding customers for that plant. They will be sold into the wholesale market, it will go out via the major transmission lines and be contracted for outside of our territory. We have an existing agreement with CMEEC to be the sole supplier for us to the year 2004. The actual electrons, the things that are produced within the generators will probably stay here. They will just be displaced from other electrons that are running around the system. That is important because in response to Mr. Zandri's question about the connection into the 115Kv substation,. If, in fact, there are transmission line problems and they go down, we could still receive the energy from this facility locally as long as the major system is still intact, the 345Kv system. What we have to do is arrange to buy that on an emergency-type basis. We do not have a contract with them but we certainly would like to see the lights stay on. We could temporarily buy the power and work out the details of what the price would be at some future point. In the normal course of events, the power that is subscribed there or that they produce, would be sold elsewhere. They would have to fulfill those agreements if they sign up a customer with a long term contract just as we have a contract with CMEEC. Beyond our contract expiration date, one of the options we may consider as part of our deal is to see whether or not we buy power from them. Would I recommend buying it all out of one plant, no.

Mr. Knight stated, my concern is that we accurately represent exactly what the advantages are to the community having this plant located here. I wanted to understand and everyone else to understand exactly what the tie-in, physical or otherwise, is of this plant to our electric division and our needs in Wallingford. As long as the grid or system is operating and they have existing contracts outside of Wallingford, that is where this power is to go, regardless of our local situation, correct?

Mr. Smith answered, that is accurate. The primary benefit the town receives is significant dollars from taxes. We have an arrangement under consideration of some profit-sharing portion; there is a lease payment because we own the property; we will get an upgrade in our 115Kv system that will improve the reliability and then during the problem times, there is an opportunity to enhance the probability that lights will stay on in Wallingford.

Mr. Gessert added, based on the water consumption, the Sewer Division may get a very large customer from this plant depending on how that water flows after it goes through. Also, people have to understand that in the event of a brown out or black out, just because we have a plant in the area right in Wallingford does not necessarily mean that we are going to have access to it if there are state-wide conditions that call for reduction in use and that type of thing.

Mr. Knight stated, it seems that very few of the potential projects in the State are really considering air-cooled systems and what are the inherent difficulties that make that not such an attractive prospect?

Mr. Lyons answered, dry cooling tends to be louder and requires more space. It also produces an efficiency loss in equipment so you are actually getting more air emissions per unit of electricity produced. It is not nearly efficient as water cooling as you might imagine that water takes away heat a lot better than air does. The project in Killingly which has received Siting Council approval will use dry cooling but it is located on a piece of property far removed from the residential areas of town. The plant in New Milford has been proposed with dry cooling but they have not yet had their hearing before the Siting Council. The rest of the proposed plants have been designed with water cooling systems for those reasons; primarily noise and space availability and efficiency loss which does create more air emissions.

Mr. Knight stated, Killingly and New Milford are more remote communities than Wallingford, is that the primary reason they went with that?

Mr. Lyons answered, we don't have the space and we know that noise is a big concern. I am not going to say we didn't think about it but we did not think about it for a while.

Mr. Zappala stated, money is not everything at this point. The income will be great and the Town will appreciate it but with regards to the power line, is it going to go underground under Colony Street?

Mr. Smith answered, both options have been explored but we have not come to a final conclusion.

Mr. Zappala stated, I am very concerned as to how they are going to do it and has there been any studies on the magnetic field that will be generated? I would like to hear what ever information you have on that.

Mike Anderson, TRC, responded, that is something that is the Siting Council's jurisdiction and they would address that as part of the full application. You will get to see that. It is part of the environmental effects document.



Mr. Gessert asked Mr. Lyons if PP&L has budgeted for the anticipated expense of bringing water from the CT. River down to Wallingford?

Mr. Lyons answered, yes. There is an accommodation for capital costs for cooling water. However we get our cooling water, our discharge will go through the sewage treatment plant so there will be some revenues from that process.

Mr. Parisi stated, I would re-amplify the important of a comparable site to visit. I am sure there is more than a majority of us that are extremely interested in that. I hope that will be forthcoming. What will you do to prevent odor and fumes from fuels that will be burned to run the plant?

Mr. Fields responded, the fuel for the facility is natural gas. There is no alternate fuel; there is no liquid fuel for the facility. The natural gas, in fact, has to be odorized to give it an odor.

Mr. Parisi asked, are you sure there is no burn-off odor that accompanies the use of that fuel?

Mr. Fields answered, in my experience, no.

Mr. Parisi asked, there won't be any air scrubbers or anything like that required for exhaust?

Mr. Fields answered, no, what is likely to be required is what is called a selective catalytic reduction (SCR) to reduce the nitrogen oxide levels.

Mr. Parisi stated, my concern with this timeline of 4/99, as it was stated about an hour ago, this Council does not want to have to sit and try to judge something on a take-it-or-leave-it basis. That is where my concern would be coming from; this schedule is awfully tight for just the things that have been brought up at this table and we haven't even gone out to the public yet (for comments). I am very concerned about the tight schedule. I said it at the last presentation and I am going to say it again, we have a pretty strong obligation to the neighbors and to the community and before I can accept anything I want to be extremely sure that there aren't going to be any problems for either. I understand this is an important project, it can be beneficial to the town, but my concern is that it should not be at the expense of the townspeople.

Lyons replied, I agree with that completely. We will be giving you much more in the way of information...we have been gathering it and preparing the application which takes time. We will be presenting it hopefully beginning in mid-March. We will make every effort to address your concerns and if you want more information we will try and get it for you. I know it looks like a tight schedule and there are two things going on in parallel there; one is the CT. Siting Council and the other is the

development of our agreement with you. We will do everything we can to make sure that you have all the information that you are comfortable with.

At this time Mr. Parisi entertained questions/concerns from the public.

Tom Bruno, 184 East Street stated, I live directly across the street from the power plant and one of my concerns is.....during the construction of the project, the dust, noise, etc., that will occur. That has not been covered tonight. When it is hot out and the ground is dry it does not matter how much water and calcium or what ever you are going to put down, you are still going to get a big dust cloud with a project that size. The big main square building there that is connected to the power station, itself, is pretty much at the end of my driveway. Picture your kids going out to the backyard to play in the sandbox and there is more dirt on top of the sandbox than in it. I understand you are trying to alleviate a lot of the problems as far as the employees of the companies coming and going, traffic, etc., I appreciate that but it seems like it is going to be a very big inconvenience over the course of a couple of years for the residents, especially those who live right new me or directly across the street have to put up with all the noise and dust. I see this thing as a nightmare. To imagine something this big is going in on a small lot that is across the street from my house. It is like trying to put ten pounds of potatoes into a five pound bag; I really don't think this is going to fit. It is a small lot and at the end of the lot it slopes down pretty steep. You have John Street on one end, the road to Thermo Spa is there and that small lot to put a building of this magnitude. I don't see how it is going to work. I am astounded that you are even thinking about doing this.

Gary Dugan, 186 East Street asked, how much steam do you people plan on dumping into the air now? Is it still 2 million gallons or is it 3 million?

Mr. Fields answered, roughly, on average, about ninety percent (90%) of the water that we take into the plant will be used in the cooling towers and will disappear as evaporation from the cooling towers. Roughly 2.7 million gallons per day or something like that.

Mr. Dugan asked Mr. Smith, how much steam comes out of that power plant that exists there now?

Mr. Smith answered, when it is running I think it is somewhere in the order of 300,000 - 400,000 gallons per day when it is running full load.

Mr. Dugan asked, two jet engines will be running?

Mr. Lyons answered, yes.

Mr. Dugan asked, are they going to whistle like a jet engine whistles?

Mr. Lyons answered, no, they will be enclosed.....

Mr. Dugan asked, so we won't hear them then?

Mr. Lyons replied, I don't know if you won't hear them but we are going to make them as quiet as we can.

Mr. Dugan directed his comments to the Council stating, I don't know if it matters but I read in the paper that Southington had some stipulations regarding the proposed plant in their town. Can we talk to them and see where they are at and have an idea....maybe we are all missing something here. They made a list of sixty-one stipulations they gave to the developers putting that plant together; what they can do and what they can't do and they have to sign it. Included on that list were stipulations dealing with fire protection, providing an on-site AES (firm proposing project) liaison official to be available twenty-four hours a day in case of complaints or emergencies and provide forty-eight hour advance notice to town officials and the press on any air or steam blows connected with the power plant. Will they do any of that?

Mr. Parisi responded, I suppose if we ask them to, they might consider some of those things.

Mr. Dugan continued, in case of emergencies, nobody asked anything about what they plant on doing. I live across the street and I need to know.

Mr. Parisi asked, can we get a copy of that (newspaper article Mr. Dugan was referring to and reading from)?

Mr. Lyons stated, that is precisely the kind of thing that we would expect to hear during the sixty day review period.

Mr. Dugan asked, can't we be in touch with Southington and ask where they are with AES since they are more advanced in their project than we are?

Mr. Parisi replied, we can talk to Southington through the Mayor's office I would think. That is no problem at all.

Mr. Dugan asked, what is nocturnal inversion? Are we going to need our own weatherman to tell us how muggy it is going to be in our neighborhood with two million gallons of water up in the air?

Mike Anderson, TRC, explained, an inversion is when the air temperature up above is higher than the air temperature down below. Normally temperature declines with altitude and an inversion is when it is upside down and it gets warmer with altitude and that puts a lid on what is going on down below. The specific question about the moisture from the plant and what it will do in the air is one that can be resolved fairly easily with calculations. From my experience and knowledge of the subject we are not talking about something that was actually going to be of a substantial quantity. It sounds like millions of gallons is a lot of moisture but, in fact, the air contains over 1 million more than that on a normal basis.

Robert Sheehan, 11 Cooper Avenue stated, as I have said before, this (plant) is in the middle of Cytotec and Allegheny Ludlum and they put a lot of stuff in the air. Recently on the news the State of Connecticut in their wisdom has determined that one of their biggest polluters in the State of Connecticut are electrical generating plants and they are changing their regulations for air quality March 11th. I guess you are going to have to re-sharpen your pencils. The Mayor wants this to start at March 15th, I think we are getting on a treadmill that we don't want to get on and rush it along. There are a lot of questions that have not been answered. In my opinion I don't like something that we have no control over; we are the landlords, we own the land but we have nothing to say about what goes on it (the land). They could build it as high as they want, low as they want, they could put it here, that part over there and all they have to satisfy is the Siting Council. P&Z has no control over them. The only one who does is you (Council). And your only control is, do they build it or don't they? The Mayor makes a point of quality of life in this town. He is a big proponent of open space and he wants to make sure this town resembles, one hundred years from now, basically what it is now. This project is probably the biggest project that is going to hit this town for the next one hundred years and it is going to affect people for just as long a time. It is going to affect an old part of town which has been known to the natives as the Shupak ( named for the contractor who developed a majority of the homes in the area in the early 1900s). If this goes there, forget about the Shupak, it is not going to exist anymore. Their quality of life will change and for people who don't live there, quality of life with change. This has no benefit to the Town of Wallingford. The only benefit is money. Mayor, when it comes to the welfare of the citizens, money doesn't enter the picture. They haven't got enough for the citizens of this town. I believe you have been put on a fast track and that is the road to disaster. You have to meet their time schedule; you (should) set the time schedule, they don't. If it conflicts with budget time, they wait. This town and the people in it come first, not them (PP&L). It appears to me that they are putting the cart before the horse. They want an approval; you are going to say, build it, and then we will take care of the Siting Council and anything we want later, after the fact. That is not the way it is supposed to happen.

Reginald Knight, 21 Audette Drive stated, I cannot understand a lot of this because whereas you were getting intelligent questions from the Council, the speakers were speaking directly to the Council instead of through their microphones and I am sure half of the people did not hear half of the answers

that were mumbled out here. It is a sad thing that the people were not hearing it. I wonder with the taking of water from the Quinnipiac River if they care about putting back thermal pollution into the water. We are trying desperately to get fish to come up the Quinnipiac River. Secondly, have they considered the effect of the dam on the water, how much flow of water will be when the dam is built, how high that dam will be built? They are still arguing over whether it is going to be 12' or 6' or what have you.

Mr. Parisi stated, they are not going to take the water from the Quinnipiac.

Mr. Lyons explained the two approaches PP&L is looking at for cooling water once again.

Reginald Knight stated, a good deal of our wells and the water are deeply polluted from the industries from the north of us. You are going to pick up that water and turn it into steam. It will be saturated steam and not super heated steam, right?

Mr. Lyons answered, it will be fully treated water, I know that.

Reginald Knight stated, the water will be going into the air with all sorts of minerals, chemicals and all sorts of garbage that we have had for a donkeys years from the different industries in the cities north of us. I think Mr. Knight brought up the best question of all; what is in this for Wallingford? There does not seem to be too much in this for Wallingford. If that power is going to be sent out to the grid, why can't you do it somewhere else and then send it to Wallingford? Take your power plants to the water supply; situate them on the shoreline and use the ocean water. I don't think there is anything in this for Wallingford. It is nothing but the money. I wonder how much longer this discussion would carry on if the plant were to be located in a more affluent neighborhood in the town? I don't think it would last ten minutes. I don't think we have anything for Wallingford here.

Mr. Lyons responded, there is no perfect site. We need to be near electric power lines and gas fuel lines. We are close to the water, although that may sound bizarre to be piping water over from the CT. River but I think that when all the facts are in, it will be seen as beneficial not only for us to get the water for our plant from that source but also for the watershed. It is a power plant now, it is an industrial site so in a sense it is a good place to build a power plant. Our commitment is to do it in the most responsible and acceptable manner. There are financial as well as electric liability benefits for Town. The fact that the electrons.....as Mr. Smith pointed out, you will probably be using electricity generated from us and you will be paying someone else because of contractual obligations. When you need it most, if the lights go out because of a local distribution outage, this plant will help keep the lights on in Wallingford so it does have a substantial benefit. In response to comments made by one of the previous speakers, the type of power plant that we are proposing and are developing here and the type of plant that is being developed elsewhere in the state, that you are reading about, is

part of the solution for eliminating the problem of dirty power plants that exist today. We are facing and we will comply with extremely strict air emissions limitations. Much stricter than what existed on the older technologies. In that sense we will be cleaning up the air compared to the other power plants and that is a fact.

Stephen Jasinski, 157 South Airline Road asked, what will you use in the way of power and water in the plant and what will you output in the way of water, electricity, steam heat, what ever? What are the figures?

Mr. Fields replied, normally any time the plant is in operation we supply our own load. The output we talk about is net.

Mr. Jasinski asked, how much water will you be taking in per day, per hour, per week?

Mr. Fields replied, on the average, about 3 million gallons per day.

Mr. Jasinski asked, how much natural gas will we use to convert that 3 million gallons or what ever portion of it to steam to power the generators?

Mr. Fields answered, roughly 90 million m.c.f. (million cubic feet) per day.

Mr. Jasinski asked, how much of that 3 million gallons of water that you take in will be expelled back into the river, how much will be lost to the air?

Mr. Fields answered, our discharge does not go back to the river, it goes to the waster treatment plant and on average that would be 250,000 to 500,000 gallons per day.

Mr. Lyons stated, that is a function of how many cycles the water goes through the cooling towers so it can vary, but between 250,000 and 500,000 gallons of treated discharge.

Mr. Jasinski asked, will the rest be lost as steam?

Mr. Lyons answered, yes, it will be evaporated.

Mr. Jasenkysy asked, how much power will this ultimately produce?

Mr. Fields answered, approximately 520,000 kilowatts. The thermal efficiency, if that is where you are working to, is approximately 55%.

Mr. Jasinski asked, with all this moisture in the air, what problems will there be in it washing down out of the air, pollutants that would already be up there that would normally stay up there or blow out of town?

Mr. Fields answered, the air normally contains far more moisture than we are talking about putting into it. Under these inversion conditions I presume that there is probably some issues under the right humidity situations where there are plume problems. We are going to address those. As far as washing pollutants out of the air, I could not begin to answer that question.

Mr. Jasinski asked, out of that 3 million gallons that you are going to be putting into the air, what percentage of that is normally in the air on any given day?

Mike Anderson, TRC answered, I can only give conceptual answers to that. If one were to take a volume of air and calculate at a given time how much moisture is in the air, you could do that on a warm day, as warm air holds more moisture than cold air, and you could do it on a winter day. You could calculate the volume; even when we talk about a condition of inversion or stagnation, the volume almost never stands absolutely still without moving. There is a wisp of air motion so that it is constantly being replenished. What we can and will do is make calculations of these terms and show the relative importance of this amount of moisture into a certain volume of air so that you can see percentage-wise what change is being effected. I will also point out that the moisture that will be put into the air will be water vapor; it will be invisible and in vapor form as it is in the air in here. It stays in the air as molecules of gas and doesn't wash out anything, it is just in the air. That is the best I can do without the numbers that we can quantify in the course of this process.

Mr. Jasinski asked, what is the typical rate of consumption of electricity in the Town?

Mr. Smith answered, our typical consumption is about 70,000 kilowatts per hour. We have peaked as high as 116,000 kilowatt hours per hour.

Mr. Jasinski stated, this plant could actually run Wallingford on its own if it had to.

Mr. Smith answered, if Wallingford was the only load on it, it would probably shut down because it would be under-utilized. As long as it has a place to send some of the other output, yes.

Mr. Jasinski asked, do we have the capacity to handle the volume of water they will be sending into the sewer system?

Mr. Smith answered, yes.

Mr. Jasinski asked, that will not require any infrastructure to the sewer system?

Mr. Smith answered, no.

Mr. Jasinski asked, they will not be putting any chemicals or pollutants into the water that we are not generally seeing from other.....

Mr. Smith answered, they would have to get a permit the same as any other industrial or commercial customer to meet our standards and the state's standards for the effluent. It will require pre-treatment, most likely, and it would have to meet our requirements just as it would any other industrial customer.

Mr. Jasinski asked, what kind of safety hazards would be involved with the plant being there? Atomic pollution? Pollutants that could escape in any kind of emergency or failure of the plant or its safety systems?

Fields replied, one of the things that will be required will be an emergency response documentation for the facility which lists each and every chemical at the facility; by the way we don't normally have what you would characterize as hazardous or toxic; if, under certain circumstances depending on how our air permit comes out, we may have \_\_\_\_\_ ammonia on site. That is the one thing I can think of that will probably concern you.

Mr. Jasinski asked, what hazard would that pose to the inhabitants of the town? Are we all going to grow a third eye or die of the poison or what?

Mr. Fields answered, it is certainly nothing you want to come into contact with. It is ammonia.

Mr. Lyons pointed out, there are regulations on the handling, storage and containment of that ammonia that we will comply with.

Andy Kapi, 6 Deme Road stated, if you do go look at another site to compare with this plant, I hope that you look for one that is located in a valley simulating as close as possible the air stagnation conditions that we would be looking at here. I would also like to reinforce what others have said regarding the time frame; we have been having a moving target with PP&L and what they are actually going to present and what has been talked about that they might present. It would be helpful to start having input at an earlier point in time prior to the submission of applications to the Siting Council. I hope we don't contemplate a schedule that puts us close to taking action until we see the final plan that is submitted to the Siting Council. Other than that you are going on speculation and suggested the latest soup de jour solution to the water problem. What is the name of your new design partner?



Mr. Lyons answered, Black & Veetch.

Mr. Kapi asked, are they the same folks doing the Meriden project?

Mr. Lyons answered, yes, they are working on several plants in the state.

Mr. Kapi asked, are the Meriden folks the least bit concerned about your getting an investor and partner in our plant when they are already working on that plant?

Mr. Lyons replied, at this point they are not investors or partners. They are working for us on a contract basis. I don't see any conflict of interest and I don't think anyone else does. We are not competitors in an acute sense that I see. We are all going to be selling power into a large wholesale market. I don't see us competing for any limited resources.

Mr. Kapi stated, if anyone had the impression that you had courted a new investment partner in this project with an optimistic sense of its chances of viability, they would have been in error?

Mr. Lyons replied, I think that is accurate. I want to emphasize that Black & Veetch is not replacing Stone & Webster as an equity partner or owner of this project. They are simply, I do not mean to minimize it by saying "simply", but they are an architect engineering firm, one of the best in the world. They are working for us under contract.

Mr. Kapi stated, I am an opponent to this project as I have stated before primarily because of philosophy. Simply put, I don't think this is a good location for this type of plant. It is in a residential area. It is a situation where we are providing significant tax benefit to some people with larger houses furthest away from the imposition and the dislocation to their neighborhood and on that basis, it is a philosophical choice. Some of you may not agree with that. I think we can agree that the obligation here is to bring the best, most feasible plan to the table for consideration whether or not we agree philosophically. But at least so that we can be talking about something that has a chance of succeeding and I am more dubious about this then perhaps the tone of the comments in the paper for the last week and one-half that indicated that I have had ongoing conversations with a couple of individuals and I have tried to do that in a very above-board way. I have spoken with Chuck Berger, Director of D.E.P.'s Inland Water Resources Division and Joel Reinbold of the Siting Council. I will not put words in their mouth because in no case were we talking specifically about the Wallingford application because there is, as yet no Wallingford application. There are some general remarks I will repeat in some fashion. The Meriden plan for a pipeline was an element that was thrown into the mix near the end of their process. It is not yet, at this point proven to the extent of its being considered feasible by the Siting Council and by that I mean, with regard to the Milford decision,

which did approve a pipeline to the Housatonic River tidal basin. Mr. Reinbold made it clear to me that the approval was given because it was an immediate and executable plan that did not involve multiple jurisdictions. Meriden's plan for example is ten and one-half miles, it involves three municipalities and a number of property owners and it is a practical question as to whether or not that can be executed in a timely fashion. In attempting to do pretty much the same thing, we are going to be Johnny-come-latelys but we are going to be the second one on board with this type of approach. The Meriden decision is likely to have some significant outcome which is going to have a bearing on what is going to happen to us. They will be considered independently, there are other factors that may doom Meriden or get its approval and our situation is different as well. However, this mention of drilling wells into the Quinnipiac is a new element in either of those scenarios and a new target to think about and ask questions about. Some time ago, drilling wells into the Quinnipiac was part of the off limits area that the D.E.P. was discouraging. I do know that a meeting was held on August 7th with Mr. Berger with representatives from this partnership at which time they were told in no uncertain fashion that water diversion permits would not be forthcoming to allow the drilling of wells or the diversion of water from the Quinnipiac. They came in November and made a presentation in which those elements were still described and indicated as a Plan A scenario they were considering. That time you may recall that I took issue with Mr. Moody because he used a phrase and the exact quote was, "we do have a Plan B but we are being purposely vague about it." That Plan B apparently was to get water from South Center Regional Water Authority. Now the Milford decision which has just come down indicates strongly that the Siting Council is not going to approve on a permanent basis the use of potable water supplies for cooling these plants. One might take the rational view that Stone & Webster's reaction to that decision which came in January might very well have been the handwriting on the wall for them.

Mr. Parisi responded, I don't think so. If you read the paper, I think there were some other reasons. PP&L will have to submit their application and they'll find out.

Mr. Kapi replied, one can reasonably have that view. Following that presentation I did speak of the Killingly plant and predicted that it would be approved and one month later it was. There is an additional air cooled plant in Oxford which is yet another project. I don't know the details but I think that has a decent chance to receive a favorable review. I have in front of me the decisions rendered by the Siting Council with regard to the Milford project and the Killingly project. I will read to you one of the conditions; "provisions for adequate oil storage unloading and pumping facilities including tanker queuing and turnaround areas sufficient to allow for the arrival of five trucks per hour to ensure continuous burn on the oil for up to 720 hours per year during natural gas curtailment." The Killingly plant has identical language except that it indicates six tanker trucks per hour. It is a larger facility. Milford is closer in size to ours; that is ten trips per hour. If you recall during our discussion back in November I asked the question as to whether or not they could convert to oil-burning. The answer was, "yes, the technology allows it and we will if we have to". At that time I made the point

that once this decision is made in this Council Chamber it is thereafter completely out of our hands. If you approve this plan, you will approve five tanker trucks per hour, 720 hours per year. This is a set piece in their approval.

Mr. Parisi asked PP&L representatives, are you aware that the situation would exist?

Mr. Fields responded, there is no liquid fuel backup plan for this plant. There will not be any oil deliveries.

Mr. Kapi stated, that was not the case in November.

Mr. Parisi reminded Mr. Kapi that PP&L have made revisions to the site plan since then, maybe that was one of them.

Mr. Kapi stated, I don't know if the Siting Council doesn't require this. The 720 hours equates to 90 days which is one-quarter of a year. If, for example, economic conditions were to change, whereby natural gas were no longer the tool of choice, those ten tanker truck trips per hour would happen every day for the life of this plant.

Mr. Parisi responded, I understand that but the gentlemen involved with the project is saying that they are going to use just (natural) gas.

Mr. Lyons explained, it is precisely for those reasons that we are not proposing that we use oil backup.

Mr. Kapi asked, will you shut down (the plant) if the market changes?

Mr. Lyons answered, if we don't have oil backup and our (natural) gas in curtailed, we will shut down. We don't think we will be curtailed on gas, we think there is capacity in the State sufficient and reliable enough that we would not be curtailed, especially since these other projects that are being proposed and certificated have oil backup. That would take pressure off the gas usage. We are not proposing to use oil backup.

Mr. Kapi stated, In speaking with Mr. Reinbold of the Siting Council, I stated that I did understand that you may need a larger structure to house fans (if the plant were to constructed with an air cooling system versus water cooled as proposed) and there may be some initial development expenses and you may need to put dampers in there to eliminate some of the noise but how can those expenses compare with building pipelines and those sort of things, and these people (power plant developers) go so far as to say that an air cooled plant would be less efficient, and I swear on my life his (Mr.

Reinbold's) remark back to me was, "that's ridiculous". You can ignore my attitude and in that off-hand remark he may have meant God knows what with it and it certainly was not in reference specifically to Wallingford or any other specific project but the idea that there is something wrong with an air cooled approach is something that I reject. I believe, obviously, that our site is too small for it, but not if they wanted to build a 260 megawatt plant as the original exclusivity agreement allowed for but apparently that is not a big enough enchilada; that I understand. So we are locked into a small site in a residential area; it has power lines, it has gas lines, but it lacks some of the things Meriden has, 800 acres of open space; Killingly is in an undeveloped area zoned for industrial parks. In New Milford and Oxford they have natural advantages. In essence, ours isn't in retrospect, a very good site and I would not want to put this imposition on the people of the town for reasons that I explained before. I have one quote that troubles me from Mr. Lyons. In an article that appeared in the Meriden Record Journal on February 14th about the Southington Power Plant, there is a remark from the Southington Project Director, Joel Abramson; "If you have any faith in the capitalist system that this country was founded on, the cheaper plants will win out." Do you care to remark about what you think he may have meant by that?

Lyons replied, I would guess that what he meant was that in determining who has the right to sell electricity to the market place then those who can produce power cheaper will sell their power than those who are more expensive, given a choice because of the competitive wholesale power market.

Mr. Kapi stated, when we first started talking about this I even made the remark myself that it is hard to see one of these things (plants) closing down and going unused without being bought by someone else or figured into some new configuration. But the picture this draws for me is some Darwinian thing here where a bunch of plants are going to be approved to the extent that there is glut with the New England power grid and some plants will not make it. This is astonishing to me that this is the kind of uncertainty we want to bring to this town. This town has a reputation for being cautious.

Mr. Parisi stated, this is all philosophical now.

Mr. Kapi asked, and if our is one that doesn't make it or if they come back to us in five years and say, "gee, Town of Wallingford, we really are not doing well here, we need to re-negotiate the terms on which this agreement is based and we need to switch to oil and we need to do this or that".

Mr. Parisi pointed out, we can say that about anything you do for the future. There is no guarantee when you are trying to establish something that is going to be for the good of the town or the people or everybody or whatever in the future. Everything is a gamble.

Mr. Kapi stated, Mr. Clinton wants to invest in the stock market for social security and I think this has a ring to uncertainty....

Mr. Parisi stated, that is fine and that's your opinion and I respect that.

Mr. Kapi stated, the last thing I will say is to bear in mind the effects on the Quinnipiac that may come from the approval of our project will be the second level of effect if Meriden is also approved. That is something that has not been mentioned tonight. If Meriden is allowed and approved pretty much on the same basis, to be putting water into the Quinnipiac and we come along and are the second dip or spill-off and it was somewhat lightly treated earlier that we are not going to allow this to happen during flood seasons but unless you want to shut down in February, March and April, the good that can come from adding water in summertime is equally a threat in the Spring season and I am sure D.E.P. is going to be considering that quite hard as well. There is a lot here to consider and the comments in the press in the last week and one-half have been very optimistic and I think, to some extent they do a disservice to the people in town because although you may not find what I have to say persuasive, I can't quote anyone but I think this project is a long shot.

Mr. Lyons responded to a few of Mr. Kapi's points by saying, first of all we have not finalized our water diversion plan. We are looking at two potential CT. River options. You talked about the cumulative impact on the Quinnipiac River by two power plants being located in this watershed. I suggest that the impact and cumulative impact will be a beneficial one because water won't be drawn from this watershed under that option, it would be drawn from elsewhere and the water will actually increase the flows in this stream when and as desirable.

Mr. Kapi stated, you would draw it out from wells in the Quinnipiac aquifer.

Mr. Lyons agreed and added, but only after putting water in upstream to keep the water shed in balance. Also, you referred to the cooling water options spoken of by Mr. Moody at a previous meeting and the taking of water out of the Quinnipiac River at the site or wells at the Quinnipiac River was not a good idea. That is true, it was not a good idea unless we put water in upstream to balance it out and that is because the Quinnipiac is an impaired watershed.

Mr. Kapi stated, there still is a disruption to the water table. The aquifer, itself, water levels rising and falling.....in this town we have had in the last year or year and one-half many instances of contaminated wells. It is just not the time in this town's life to be messing with any water table in any way on an experimental basis. You can speculate and say that it will produce a beneficial effect and I am sure there will be some environmental groups that will dispute you.....but it is a question, a roll of the dice. We are playing with our environment and our financial future and we are putting a big 'ol building up there that five years from now could be burning oil subject to what ever standard of emissions are in place at the time and a thick mist of fog that brings it down on us. That is a lot to think about.

Mr. Parisi reminded everyone that is a report out and not the public hearing.

Mr. Lyons stated, the development process for a power project is always complex. There are always a lot of inner-related issues that need to be addressed to get it all right and working together. Site plans are routine revised. On top of the complexity that normally is attributed to developing a plant of this type, one of the things that makes this complex is the fact that we have an industrial site that does have homes around it and we want it to be acceptable to the community, we want to do it right at this site. That takes time, it takes listening to concerns that get addressed in forums like this and then us responding to them. We might be criticized for changing our plan but I want to point out that we are undergoing this process in a public way. A lot of what we have been doing has been behind the scenes because we want to get the answer right before we go public with it. We listen to what is being said at the Siting Council, we listen to what is being told to us by the D.E.P. who, by the way were the ones who suggested the CT. River option so we are looking at that. We are trying to take all of this input and have it, it is a work in progress. As soon as they....there is a choice that one may make; rather go behind closed doors and do it all silently and privately and try to get it absolutely right and then reveal it or do what we are doing, which hopefully will demonstrate what we are really doing and what we are committed to doing which is to get it right within the engineering and economic parameters which are always in question. With respect to the concern about going bankrupt and people walking away from it; I can assure you that there are a lot of people with a lot of financial interest in this project who are going to look long and hard at the economic viability of this project before they finally invest in it; before lenders lend money for it. More than you perhaps, they will be concerned about economic viability. I suppose it is with some justification that we may be criticized for changing our plans but I just want to make the point that we will continue to change our plans to make them better; to respond to what we are hearing out of the Siting Council on the Milford and Meriden applications; to respond to the things that the D.E.P. is telling us. We will be meeting with the river groups. We will not propose a final plan unless we think it is the best possible for everyone concerned. We are going to continue to make changes to this, I think it is a measure of our responsiveness. We may be criticized for it but I think it is a necessary part of the process.

Philip Wright, Sr., 160 Cedar Street asked, what does the average citizen benefit in the pocket; average home, by putting this plant in. Let's assume we are getting \$3 million income out of it. What will I see in my pocket?

Mayor Dickinson stated, in that way it is similar to any other economic development project as Ray Smith indicated. The agreement with the Town can be quantified and will be in terms of what money comes to the Town. Those dollars offset dollars that would have to be raised from other entities including homeowners. Personally, I think the more important effect of this though is maintaining the viability of the Electric Division. I really think the Electric Division is a cornerstone to a lot of the help in the Town, economic, for the business place and in terms of the energy prices people enjoy on

residential property. To the extent that this project keeps Wallingford in the forefront as an energy leader in the State, being able to command a place in the market place that brings us that brings us lower rates then it is definitely to our benefit. Further than that, to the extent that we have a back up power supply that enables Wallingford in not all circumstances I recognize but in the foreseeable circumstances to continue to have energy when others may not have it is an extremely attractive part of this project in those circumstances would outweigh any of the other benefits. Is there a return for people in town? I believe there is. There are a lot of legitimate questions and we need to be satisfied with answers but unlike the usual economic development project that brings only dollars, this brings some back up energy that may be of greater value in the long run than the dollars paid into the community.

Mr. Wright stated, Bill (Mayor), you did not answer my question. We have lower rates because we have our own distribution system and because we have been able to purchase pretty reasonably from CMEEC and the rest. This is not going to change that (arrangement) particularly and we are not going to have power here when Meriden loses theirs unless we have a lock on this. From what I have heard here does not say that. We may enhance our possibilities a little bit. I would like to know, for what we are giving up, what am I, as a citizen in this town, going to put in my pocket?

Mayor Dickinson replied, the question was answered. Number one is the offset in tax dollars. Number two, we would be looking for contractual assurances that under extreme circumstances we would have access to the power that is generated in this plant. In the long terms we will be negotiating other power contracts. Our contract with CMEEC comes to an end and we will be in the market to obtain power. All of those factors benefit the community. I am not sure I understand where you feel your question is not being answered.

Mr. Wright asked, if we are going to obtain hard cash from this operation; \$3 million, \$5 million, what ever it is, what is that going to do for me? I am not speaking for myself; I probably won't be alive to see it. What is it going to do for the average taxpayer in this town if we say, "no, we don't want it, we don't want to have moisture, we don't want to add noise, how much is the average taxpayer going to see their taxes go up in a year if we don't do this?

Mayor Dickinson answered, it would depend on how much in the way of taxes are generated by the facility. If it is \$2 million in taxes that would be a mill. You would reduce all of the taxpayer's by a mill. What does that turn out to be? It would have to be worked out mathematically.

Mr. Wright asked, I don't want to know what the total tax dollar change is going to be, just the average house/homeowner in this town. The average home is worth about \$130,000., is that our average assessment?, \$140,000., someone here ought to know that. What is the mill going to do?

Mayor Dickinson stated, the average taxpayer is paying somewhere around \$2,500. Mathematically it could be worked out what each mill is on that. I am not going to sit here and try to figure that math, we can get you that answer but 24.8 mills on the assessment is \$2,500. So you divide 24.8 into the....

Mr. Wright stated, it is probably \$100 per year I am going to say that the average taxpayer will save by putting this plant in. I know there are a lot of fringe benefits out there, I understand that but in or out of pocket, it is going to be \$100 to me as I see it.

Wes Lube, 15 Montowese Trail stated, I want to comment on the lack of television here. I think it is unfortunate that an awful lot of information coming out this evening and will be sifted by a reporter and only those items that the reporter considers to be important will be read in the paper by our citizenry and that is unfortunate. I am sorry that decision was made.

Mr. Parisi responded, there is no decision to make tonight so go ahead and ask your question.

Mr. Lube stated, I had asked Mr. Smith to please request television. Did you (Mr. Smith) request it?

Mr. Smith responded, I did receive your letter, thank you, and I did ask the department if they can provide t.v. coverage. I did not get back a positive response so....I asked Mr. Roe in his office.

Mayor Dickinson stated, so as to not leave that up in the air, there was uncertainty as to, there was a change in date for the meeting and ultimately when it was decided there was not sufficient time to arrange for the coverage.

Mr. Lube asked, if Black & Veetch is an employee; the original agreement you had with the Town of Wallingford (at this time conversation was lost due to a malfunction in the recording equipment or sound system.)

Mr. Fields stated, I would like to clarify that, it was not a partnership, it was called a limited liability corporation of which Stone & Webster Development Corporation, not the engineering group, was a member rather than a partner. It is a fine distinction. Black & Veetch is an architect engineering and the development corporation of Stone & Webster was in fact, this is not an architect engineer, they are equity investors in these sort of projects and distinct from the Stone & Webster Engineering organization, itself although they operate very closely.

Mr. Lube stated, I would assume then that it is your position that the original agreement is still in full force and effect?



Mr. Lyons answered, yes. A limited liability corporation is the entity that is developing the project and used to have.....

Mr. Lubee stated, the only difference being no you are 100% stockholder in that corporation.

Mr. Lyons answered, yes.

Mr. Lubee asked, did that agreement have any time restraints?

Mr. Fields asked, are you referring to our limited liability corporation or are you referring to.....

Mr. Lubee answered, your agreement with the Town of Wallingford.

Mr. Smith answered, no. At the end of the exclusivity period in which we gave the developers an opportunity to.....

Lubee asked, how long was the agreement?

Mr. Smith answered, it was a ninety (90) day window back , expiring last July. At that point there was a general consensus that we should allow these people to further explore the project, spend money as they have; substantial sums and come back with a product to present to the Council to see if that would satisfy everyone's needs. It is somewhat open-ended.

Mr. Lubee asked, during the spending of this money with what is tantamount to an expired contract?

Mr. Smith answered, they are taking a risk in that regard, right. We can come to this Town Council in three or four months and the Town Council could vote it down and what ever they have put out of pocket to date would be their loss.

Mr. Lubee asked, when it was first announced that that engineering firm had been engaged to replace Stone & Webster, my first reaction was, I can picture subjects coming up at the table where Black & Veetch would say, I can't discuss that, that is a confidential matter. You have brought up the fact that they are converting clouds to rain an they can's discuss that because it is a confidential matter. My first reaction was, maybe this is temperamental but now in listening to you this evening, I wondered perhaps that the engineering firm, having a mutual interest in the two projects might be very well suited to coordinate a co-venture in transporting the CT. River Water over into the Meriden-Wallingford area. Is that a possibility?

Mr. Fields answered, the fact that Black & Veetch is operating as architect engineer for more than one project locally within the same region has been an issue that we have discussed through with both Black & Veetch and ourselves. I would say, so far I have not found what I will call substantive conflicts of interest. One instance might be if they were separately pursuing a water situation that was different from ours. We are not in competition with the other projects so much as we are separate and independent and we would expect Black and Veetch to keep our information confidential as I would expect to keep the other projects confidential to us. If there was an opportunity for us to work together with the other project, in fact we may do that if it is economical or viable and we both want to use the same path for example for the pipeline. It would certainly make sense. If it did that would be an agreement between ourselves and the other project and we would invite Black & Veetch to work with us on it.

Mr. Lubee stated, to that extent, the engineering firm could be an asset.

Mr. Fields answered, yes they could be.

Mr. Lubee continued, because of their familiarity with the two projects.

Mr. Fields answered, only after come to an agreement with the other project ourselves.

Mr. Lyons added, it is important to point out the fact that we retained Black & Veetch for an architect engineering firm and they are working on the project in Meriden, and the other projects they are working on, the fact that they are working on both of our projects as engineers and the fact that we are both looking at the possibility of using CT. River water is entirely coincidental.

The recording and/or audio system malfunctioned at this time losing conversation between Mr. Lubee and the guest speakers.

Mr. Lyons stated, we had up until two weeks ago when we sent it back to Boston to be modified.

Mr. Lubee asked, where was it on display?

Mr. Lyons answered, over at the Electric Department. We are happy to display it anywhere people want it displayed.

Mr. Lubee stated, I was sure that they could put it where we have greater citizen traffic.

Mr. Lyons stated, it is a terrific idea and again, the only caveat to that is that we will need everyone to understand that we may continue to modify it to improve it.

Mr. Lube stated, a qualifying statement to that effect should be attached when it goes on display. It is a concept, not a final design. At one of the very earliest meetings, we had a young gentleman who apparently worked at a plant where a large amount of noise was generated. He spoke of the fact that you can have these tremendously thick sound-deadening walls but once you open the door to that "orchestra pit" the music comes bellowing out at you and when these trucks back up to loading docks and open the overhead doors, the same thing happens; the sound is emitted that is normally contained within the building. The point was made that these truck loading docks, platforms, should be enclosed with two doors so that you don't have a single door open allowing the sound to escape. In these modified plans, has that been included?

Mr. Lyons was not sure.

Mr. Fields answered, the concept is not included. We will think about it but it may just be more practical to put the access doors to the back of the plant.

Mr. Lube replied, I don't want them facing my home which is on the other side, don't do that; stick to the double doors. Prior to your submission to the Siting Council, will you schedule sufficient time so that if our Town Council sees fit, they will have ample time to employ legal and environmental advisors to examine your final proposal and give an opinion and professional advisory to the Council?

You may be dynamite in electric generation but we did not think of that when we elected our Town Council and we are talking about millions and millions of dollars that are involved over the decades and it is of some concern that we have an independent advisor and not an environmentalist hired by PP&L or engineering hired by PP&L or lawyers hired by PP&L; someone has got to represent us. Somebody who knows the field. Will there be ample time for this before you make your presentation to the Siting Council?

Mr. Lyons answered, I believe so and if there is not I hope that the Town will tell us. When we hire all the consultants we have with our A&E (architect and engineering) firm, the purpose for hiring them is to make sure we develop the best power project, it is not to sell our case but to make sure we are complying with all the regulations we are faced with at all levels and to help us develop a plant that will meet the requirements.

Mr. Lube asked, with this plant adding to the system of the Water Treatment Plant, how much is it going to "shorten" the anticipated capacity we now have in our plant? If it was going to be good for ten years of growth, for example, will it now only be good for seven year's of growth? Who knows the answer to that?

Mr. Smith answered, the plant is currently processing less than what was projected when it was built. We have not grown as much as we had anticipated. This will put a "spike" in the growth curve. I have not looked at how much years it will use up. Our present average flow is somewhat around 4.8 million gallons per day if they deliver 500,000 gallons (no confirmation on the numbers yet) we will then go to 5.3 million gallons per day. How long will it take us to get from 5.3 million to 7.2 million gallons per day and that number is significant because once it gets to an average flow of that size, you have to start designing the next plant even though we can handle 8 million gallons a day. I will look at that.

Mr. Lube stated, we have a long-standing committee working with the D.E.P. on re-building the Community Lake dam. If you were to introduce, along with the Meriden plant, water from the CT. River upstream, you would severely aggravate that dam situation. I think the newspaper said that the Meriden project was talking about trying to bring the water from the CT. River along a defunct Rhode Island unused railroad right-of-way. It probably has five hundred land owners now but being a railroad right-of-way, it was fairly level and on a plain that would have been easily used for installing pipe. If that were to come to Meriden and then extend onto Wallingford, it would seem that it would not be at all necessary to have any water introduced into the Quinnipiac River way up stream and the wells and everything else. It would be much more desirable in terms of the attitude of the community. We want that dam and we want our Community Lake back and we don't want you to aggravate or make it any more difficult than it already is.

Mr. Lyons stated, I don't want to either. This is the first I have been told about it. The idea of putting water upstream was suggested by the D.E.P.

Mr. Lube stated, I will bet that the people at the D.E.P. that you have been talking to don't know a thing about what the other office of the D.E.P. is doing with the dam.

Mr. Lyons stated, the other option is to take water directly to our plant and just do a discharge. The only reason we are considering putting water in the Quinnipiac upstream is because the D.E.P. suggested it. I am sure our water experts will address all the issues including the lake.

Pasquale Melillo, 15 Haller Place, Yalesville stated that he would like a report out to the citizens of Wallingford on all the pros and cons of the project. He next asked the guest speakers to report out on their company's bond rating.

Mr. Fields answered, I believe it is Aa and I will correct that if I am wrong.

Mr. Melillo asked that Mr. Fields read the information from the Annual Report available at the meeting. He suggested that a meeting try to be arranged between the Planning & Zoning Commission and the Siting Council to feel each other out on this matter.

Mr. Parisi stated, it is all predicated on the law.

Mr. Lyons stated, we have already started that process. By talking to Planning & Zoning we have provided her with research on the law. It is a fine suggestion and if P&Z wants more guidance on the law they can contact the Siting Council directly. If anyone in the Town wants to talk to the Siting Council directly, I would invite you to do that.

Mr. Melillo asked, what will the cost of interest be on the bonds outstanding that you have taken out to finance your expansions?

Mr. Parisi stated, that has nothing to do with this subject.

The various methods by which PP&L will consider to bring water to the plant was discussed once again.

Mr. Melillo asked, right now you don't have an exclusive contract with the Town so any other firm can come in and compete am I right?

Mr. Lyons answered, that is correct.

Mr. Melillo asked how the plant will effect our transmission lines?

Mr. Parisi stated, it is not relevant to this discussion at this point.

Mr. Gessert reminded everyone that the matter was addressed earlier when Mr. Zandri asked the question and it was stated that a 345Kv line was going to out through the Pond Hill Road area to connect to the large lines coming through there from Northeast Utilities.

The time table or milestones of the project were discussed once more, briefly.

Mr. Lyons stated, if that (schedule) causes significant troubles then we will have to be flexible on that time schedule obviously. There is a lot of work that has to be done to get the power plant certified and approved and we are going to give full opportunity for input. We are doing a lot of work behind the scenes.

Mr. Parisi stated, if we don't like any part of this, we don't sign the agreement and that will certainly require answers whenever we need them.

Mr. Melillo asked, what is going on with coordinating all of the local, state and government agencies and regulations effecting your project?

Mr. Lyons replied, to date we have not seen any inconsistencies between the local, state and federal levels.

Mr. Melillo asked why he has not heard the term "co-generation" yet?

It was explained to Mr. Melillo that this is not a co-generation project, therefore he will not hear the term used.


The report was concluded at this time.

Motion was made by Mr. Knight to Adjourn the Meeting, seconded by Mr. Farrell.

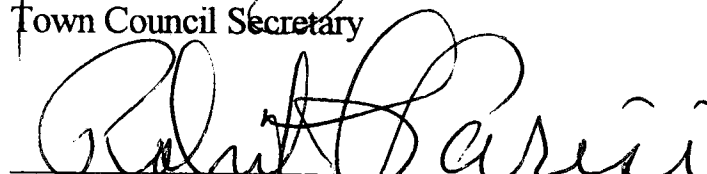
VOTE: All ayes; motion duly carried.

There being no further business the meeting adjourned at 10:13 P.M.

Meeting recorded and transcribed by:

  
Kathryn E. Zandri  
Town Council Secretary

Approved:

  
Robert F. Parisi, Chairman

3-15-99  
Date

*Rosemary A. Rascati*  
Rosemary A. Rascati, Town Clerk

3-15-99  
Date

TOWN COUNCIL MEETING

FEBRUARY 23, 1999

6:30 P.M.

AGENDA

1. Pledge of Allegiance and Roll Call
2. Correspondence
3. Consent Agenda
  - a. Consider and Approve Tax Refunds (#398-409) Totaling \$4,534.39 - Tax Collector
  - b. Consider and Approve a Resolution Authorizing the Mayor to Make Application to the State of Connecticut for a Grant to Combat Underage Drinking - Youth and Social Services
  - c. Approve and Accept the Minutes of the January 26, 1999 Town Council Meeting
  - d. Approve and Accept the Minutes of the February 2, 1999 Special Town Council Meeting
4. Items Removed from the Consent Agenda
5. PUBLIC QUESTION AND ANSWER PERIOD
6. Consider and Approve (7) Appointments/Re-Appointments to the Board of Ethics - Mayor
7. Consider and Approve a Lease Agreement Between the Town of Wallingford and the Committee on Aging, Inc. for the Use of Premises Known as 284 Washington Street for a Term of One (1) Year Beginning September 1, 1998 - Mayor
8. Consider and Approve a Transfer of Funds in the Amount of \$15,000 from Contingency General Purposes Acct. #8050-800-3190 to Professional Services - Specialists Acct. #001-1320-901-9003 - Town Attorney



9. Executive Session Pursuant to Section 1-18a(6)(B) of the CT. General Statutes Pertaining to Pending Litigation Involving Worker's Compensation Matters

- Michael Cain v. Town of Wallingford
- Robert Kohl v. Town of Wallingford
- Thomas Kuntz v. Town of Wallingford
- Concetta Parete v. Town of Wallingford

10. Consider and Approve the Settlement of the Matter of Robert Kohl v. Town of Wallingford

11. Consider and Approve the Settlement of the Matter of Thomas Kuntz v. Town of Wallingford

12. Consider and Approve the Settlement of the Matter of Concetta Parete v. Town of Wallingford

13. PUBLIC HEARING on an Ordinance Appropriating \$230,000 for the Acquisition of Real Property Consisting of 41 Silk Street, Wallingford and Authorizing the Issuance of \$230,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose - 7:45 P.M. (The ordinance authorizes the property to be utilized for a senior center or other purposes as determined by the town)

14. PUBLIC HEARING on an Ordinance Appropriating \$148,000 for the Acquisition of Real Property Consisting of 66 Barnes Industrial Road North, Wallingford, and Authorizing the Issuance of \$148,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose - 8:00 P.M. (The ordinance authorizes the property to be utilized for open space or other purposes as determined by the town)