

**CITY OF NORWALK
PLANNING COMMISSION
September 25, 2018**

PRESENT: Frances DiMeglio, Chair; Michael Mushak; David Davidson; Tammy Langalis; Steven Ferguson; Nora King (after the roll call)

STAFF: Steve Kleppin; Mike Wrinn (left early)

OTHERS: Atty John Bove; Ed _____; Ed _____, Atty Al Vasko; Mr. Milligan; Deborah Goldstein

I. CALL TO ORDER

_____ called the meeting to order at 7:13 p.m. The meeting started later than normal due to there not being a quorum until this time.

II. ROLL CALL

Mr. Kleppin called the roll.

III. PUBLIC HEARINGS

a) Subdivision #3649 – J&L Soyland – 25 Highbrook Road – 2 Lots

Mr. Wrinn opened the presentation by introducing John Bove, Esq. Mr. Bove began the presentation by submitting the certified, return receipt cards noticing the public hearing to the neighbors. He then oriented the commissioners as to the location of the property on an aerial map. He explained that they had received all appropriate sign-offs. The application also complied with Norwalk's drainage regulations which would be better than the current situation at the property.

Ms. DiMeglio explained the rules of the public hearing for the public members who would be speaking.

Ed _____, 32 Pine Street and _____ 16 Mel Road, who he was speaking for. He asked about the trees that were screening the property and whether they would be removed. There was a concern about privacy. There was also a concern about dust abatement when the house was demolished.

Atty Bove said that the hemlocks on the property were diseased and would be removed. Those trees would be replaced so that the screening would be maintained. As for the dust, prudent practices would be used to minimize the dust. A single family house would be built. The garage would be removed. There was a discussion about the sidewalks which would not be removed. There was also a discussion about special permit regulations and the trees. There were no regulations about the screening but Atty Bove said it was to the applicant's benefit as well. Mr. Mushak said that years ago the city had almost passed an ordinance about trees which he had fought against. He did not want the government to be telling property owners that they had to keep trees.

Ms. DiMeglio closed the public hearing.

***** MS. DIMEGLIO MOVED: BE IT RESOLVED** that subdivision application Subdivision #3649 – J&L Soyland – 25 Highbrook Road – 2 Lots and as shown on a plan entitled "Subdivision Map Of Property Prepared for John L. Soyland and Leslie Ann K. Soyland, 25 Highbrook Road, Norwalk, Connecticut" Scale 1" = 80', dated 3/15/1018 and certified "Substantially Correct" by Dennis A. Delius, Land Surveyor, Norwalk, CT, Dennis A. Delius, Land Surveyor – Connecticut Registration No. 6396 be **APPROVED** subject to the following reasons:

1. That all required CEAC signoffs are submitted; and

2. That all required soil and sedimentation controls be in place prior to any site work; and
3. That any additional soil erosion and sedimentation controls deemed necessary by the staff be installed at the direction of the staff; and
4. That a financial guarantee, in an amount to be determined by staff, be submitted to guarantee the installation of all erosion and sedimentation controls; and
5. That a financial guarantee, in an amount to be determined by staff, be submitted to guarantee the installation of the required public improvements prior to the certificate of occupancy being issued on the construction of any new dwelling; and
6. That any proposed drainage system for future development, when installed, be maintained to work at full capacity; and
7. That the maintenance of any proposed drainage system be noted on the final subdivision map; and
8. That the maintenance of any proposed drainage system be noted on all zoning permits; and
9. That a portion of the existing house be razed prior to filing the final subdivision map; and

BE IT FURTHER RESOLVED that the condition of the existing sidewalks and curbs are found to be acceptable and do not need to be replaced; and

BE IT FURTHER RESOLVED that the street tree requirement not be waived and that a minimum of four (4) street trees be installed and that where practical, any existing street trees which meet the street tree requirements, be retained, be protected during construction, and utilized towards the street tree requirement; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 5, 2018.

Ms. King seconded.

Frances DiMeglio; Michael Mushak; David Davidson; Tammy Langalis; Steven Ferguson; Nora

King voted in favor.

No one opposed.

No one abstained.

IV. DISCUSSION AND/OR DECISION

a) Action item on Zoning Referral - #4-18R – C & A Portables – 8 Merritt Pl – Proposed amendment to Industrial #1 zone to allow storage of clean portable toilets as a new principal use - Report & recommended action

Mr. Kleppin began the presentation by introducing Atty Vasko. Mr. Wrinn said that the applicant's application for storage of portable toilets had originally been denied. Atty Vasko noted that the applicant was then proposing a text amendment to allow for this use in this zone, which is not currently allowed. He said that the applicant had corporate headquarters in Stamford and a yard in Bridgeport. He would use this lot to store the portable toilets. Eventually the applicant may use the property for its headquarters as well. He oriented the commissioners as to the location of the property on an aerial map. Part of the property would be given to the Open Door Shelter. He also showed them the survey of the property. The entrance was on Merritt Place. The shelter now has a larger parking lot. Mr. Wrinn explained that there is also an old railroad right of way. Five residences abut the property. There is a small contractor's yard abutting as well. There was a discussion about some of what was seen on the aerial map. Mr. Kleppin reminded them that the photo was approximately 2

years old. Atty Vasko explained the business which would only store the toilets. Some would be stored inside the building and some would be stored outside. There would be more on the property in the winter than the summer. There was a discussion of complaints about the applicant's property in Stamford and Bridgeport. Atty Vasko was not aware of any. Staff was asked to contact these municipalities to see if there were any. There was a discussion about the size of the trucks. There was also a discussion about staffing of the facility as well as the hours. He noted that the toilets are cleaned before they reached the property and that they would not smell. There was a discussion about other industrial areas in the city which had less residences near the site. There was also a discussion about how they would be cleaned as well as the disinfectant smell. The toilets are cleaned before they leave the site that they were on. There was a discussion about the use and how it could be used throughout the city. The commissioners then requested further information to be collected by staff from the applicant which included size of the trucks as well as frequency that the trucks go on and off the property. There was a discussion about whether the text amendment should be a special permit application or a principal use. Some of the commissioners stated how they would be voting for this application as well as whether they should be voting tonight or next month. There was then a poll of the commissioners. Mr. Davidson said he would vote no. Mr. Mushak said that he would vote no too. Mr. Ferguson said he would vote no. Ms. Langalis wanted to speak with the applicant but Mr. Wrinn noted that what was before the commissioners was their application. The application would then have to be withdrawn. There was then a discussion about what the Zoning Commission commissioners had said about the application. There was then a discussion about the use of the portable toilets around the city as well as the passive use vs. active use. Mr. Kleppin said that the neighbors were opposed to this use and would speak at the Zoning Commission public hearing.

***** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#4-18R – C & A Portables, LLC – Proposed amendment to Section 118-700 Industrial Zone #1 to allow storage of clean portable toilets between uses as a new principal use**" and dated September 12, 2018, be **DENIED**.

BE IT FURTHER RESOLVED that the reasons for this action are:

- 1) That the proposed amendments are not consistent with the Plan of Conservation and Development to "Protect residential neighborhoods from incompatible development" (A.1.1.6, p. 10); and
- 2) That the proposed amendments are not consistent with the Plan of Conservation and Development to "Update Restricted Industrial Zones, Industrial 1 Zones, and Industrial 2 Zones, to allow on a case-by-case basis certain types of *office and multifamily residential uses*, to reflect current economic trends in Norwalk provided they are compatible with the surrounding neighborhoods" (A.5.1.1, p.13); and
- 3) That the proposed amendments are not consistent with the Plan of Conservation and Development to "Preserve the character of residential neighborhoods by minimizing traffic impacts from surrounding uses" (E.3.2, p. 37); and
- 4) That the proposed amendments are not consistent with the Plan of Conservation and Development to "Manage truck traffic and reduce truck traffic through residential areas" (E.3.2.4, p.37); and
- 5) That the proposed amendments are not consistent with the Plan of Conservation and Development to "Encourage new development around transit access and allow new development which does not exceed the capacity of infrastructure systems (roads, sewers, water, etc)" (B.1.1.2, p.); and
- 6) That the proposed amendments are not consistent with the Plan of Conservation and Development to "Maintain vehicular connections within neighborhoods surrounding the Harbor and protect those neighborhoods from regional and truck traffic" (E.3.2.2 p. 37); and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Norwalk Zoning Commission.

Mr. Davidson seconded. Ms. DiMeglio asked that a roll call vote be taken so Mr. Kleppin called the roll.

Frances DiMeglio; Michael Mushak; David Davidson; Steven Ferguson; Nora King voted in favor.

Tammy Langalis opposed.

No one abstained.

b) East Avenue TOD

Mr. Kleppin said that the consultant had been selected out of 5 bids. Three were interviewed and Harriman was selected and the Common Council approved the selection. He then gave them a scope of work and was waiting for it to come back from Harriman. A contract would be signed then and he hoped that it would be done in early October. Ms. King made notes on a map and asked that it not be lost because she had not made a copy of it. The other commissioners handed in the maps, except for Mr. Ferguson and Ms. DiMeglio. Mr. Mushak explained his process on what should be included in the TOD study including the different zones. Ms. King explained that she had met with neighbors and that some other streets should be included. There was a discussion of different zones that could be in the area. There was a discussion about whether a train would bring people into the area or take them out of the area.

c) Discussion regarding POCD

Mr. Kleppin said that the consultant was behind and did not have a draft for them to review. There was a discussion on how they were being paid. He also discussed the table of contents which had already been submitted to the commissioners. He said that he would be receiving a draft on October 8 which he would forward to them. He also discussed gathering the oversight committee after he received the draft. He would edit the draft for anything that was missing, etc. Ms. DiMeglio suggested that Mr. Kleppin confirm that their last changes were already in the draft. Mr. Davidson noted that he had heard that some of the neighbors felt that neighborhood comments were not being reflected in the POCD. There was a discussion about the due date for the POCD. Mr. Kleppin noted that they are a bit behind schedule. It had been due to the state in July but they are aware that it is behind. There was a discussion about the length of the POCD and the calendar of dates for it.

The commissioners took a break at 8:39 p.m. for 5 minutes.

Before the minutes were discussed, Ms. DiMeglio discussed a string of emails that the commissioners had received earlier in the day about allowing doctors, dentists, etc. on the first floor of buildings from Mr. Milligan, who was attending the meeting. Mr. Kleppin discussed ground floor uses for doctors, dentists, etc. He explained that to change regulations there would have to be a text amendment to change it. Mr. Kleppin said he was also preparing to change the zoning regulations in the area. There was a discussion about a similar situation in the past. There was also a discussion about the timing of the text change. There was a discussion about how the doctor's offices could be animated and have conditions that would make them look lively. Mr. Mushak said he would support this change to adapt with the times. There was then a discussion about streamlining the development process. At this point, there was a discussion about proposing an amendment at this meeting. Some commissioners thought that it should not be done quickly. Although it was not following Robert Rules, Mr. Milligan was allowed to speak and asked that the text amendment be done at this meeting so that his client, a dentist could open. He said that he would like the commissioners to write the text amendment instead of him hiring an attorney. Mr. Milligan said that there is already a dentist office in another building on the first floor which was not there legally. There was a discussion about the fact that many businesses in Norwalk do not have permits. Ms. DiMeglio polled the commissioners. Mr. Davidson thought it was not

appropriate to not have any paperwork. There was a lengthy discussion about how this process worked but that it also should be in writing.

Deborah Goldstein spoke about the reports that were shown at the oversight meetings from StanTec and why neighbors felt that their comments had not been incorporated. She also had comments about the portable toilets.

Ms. DiMeglio said that she had given leeway to several speakers at this meeting.

V. APPROVAL OF MINUTES: August 21, 2018

**** MS. DIMEGLIO MOVED to approve the August 21, 2018 Planning Commission minutes.**

Mr. Ferguson seconded.

Frances DiMeglio, Chair; Michael Mushak; David Davidson; Tammy Langalis; Steven Ferguson; Nora King in favor.

No one opposed.

No one abstained.

VI. COMMENTS OF THE DIRECTOR

Mr. Kleppin had no comments.

VII. COMMENTS OF COMMISSIONERS

Ms. DiMeglio asked that Mr. Kleppin give Mr. Milligan the information that he needed to start the text amendment process.

Mr. Davidson asked that the Capital Budget process be on the October meeting so they could discuss the Planning Commission's responsibilities. Mr. Kleppin said that perhaps they could ask Mr. Barron and said that he could look at the City Code for the Planning Commission's responsibilities. Mr. Mushak asked Mr. Kleppin to check other towns such as Stamford and Danbury, as to what they do during the Capital Budget process.

VIII. ADJOURNMENT

Ms. Langalis made a Motion to Adjourn.

Mr. Ferguson seconded.

Frances DiMeglio, Chair; Michael Mushak; David Davidson; Tammy Langalis; Steven Ferguson; Nora King voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 9:23 p.m.

Respectfully submitted,

Diana Palmentiero

NORWALK POWER ECONOMIC IMPACT ANALYSIS

CITY OF NORWALK

PRESENTATION OF FINDINGS AND RECOMMENDATIONS

8/21/18

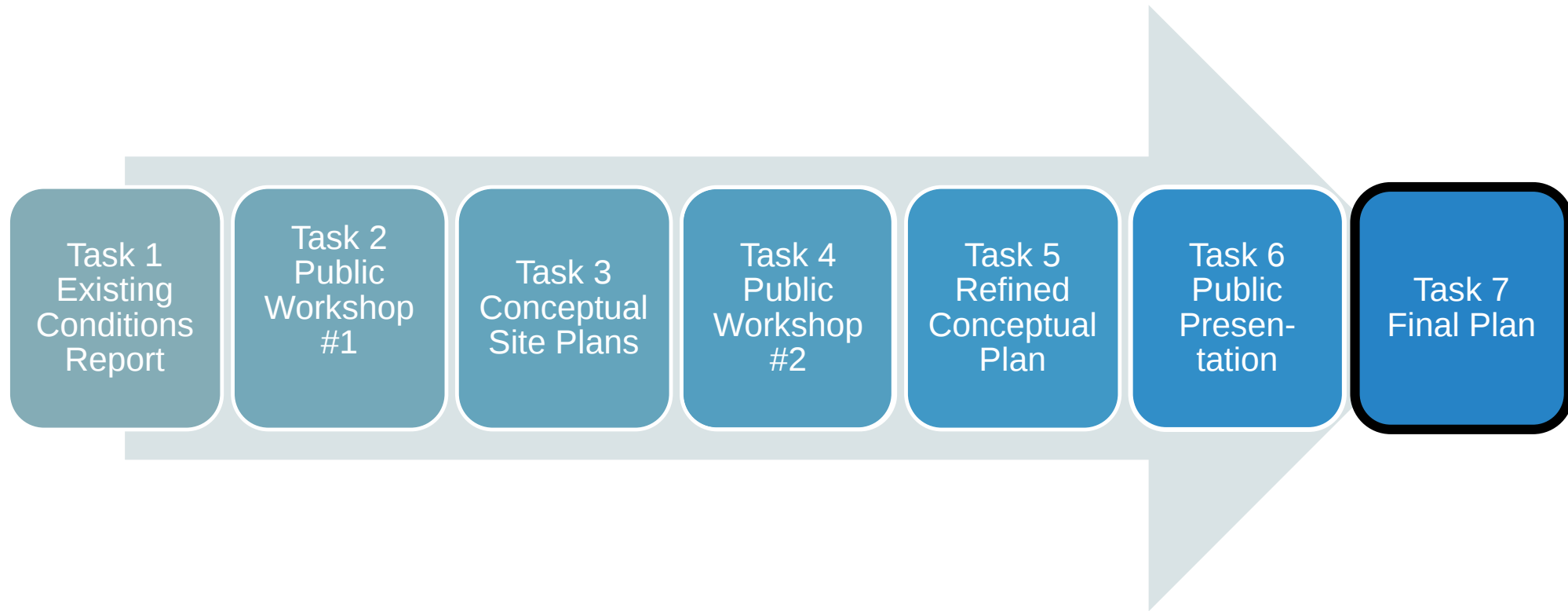


Photo Credit: Geoffrey Steadman

AGENDA

- Project schedule
- Summary of key issues/development constraints
- Reuse scenarios
- Next steps

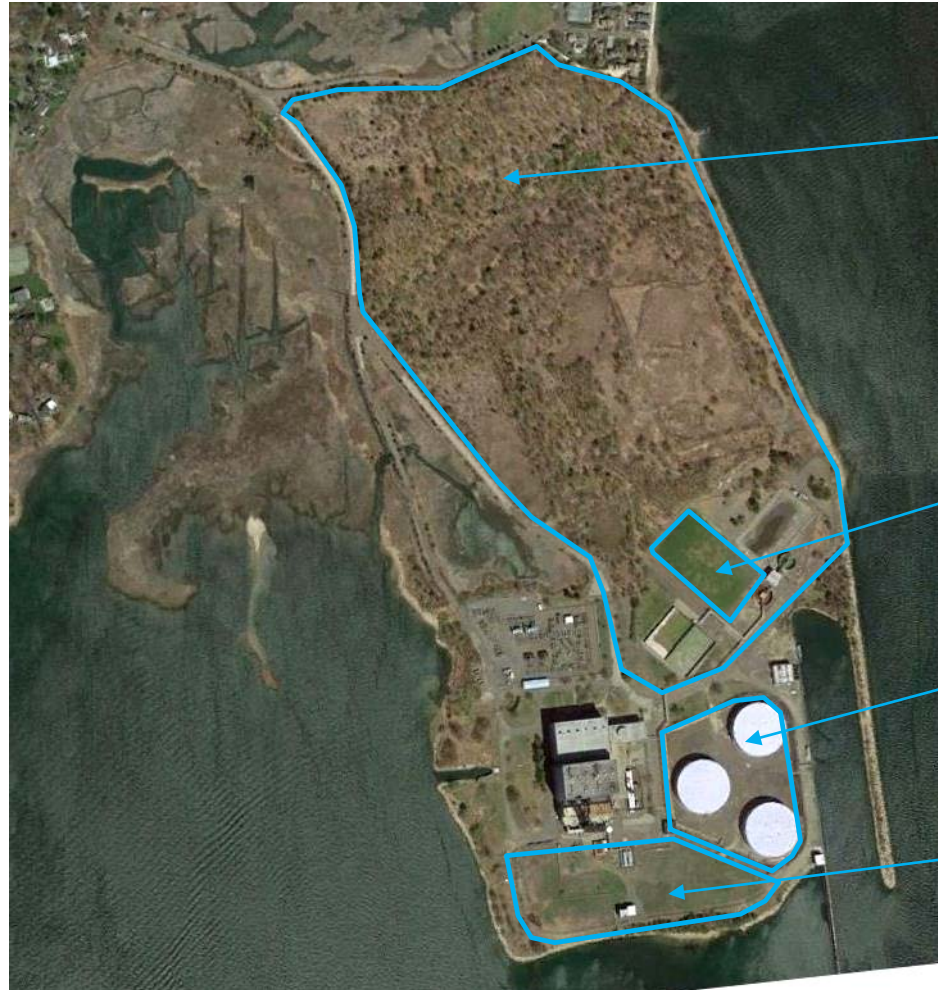
PROJECT SCHEDULE



KEY ISSUE: SITE CONTAMINATION



Manresa Island prior to development of Power Plant



Coal ash fill: arsenic, beryllium, thallium, nickel contamination in both soil and groundwater

Former surface impoundment: arsenic, beryllium, cadmium, chloride, lead, nickel groundwater contamination

Tank farm: arsenic contamination in soil, zinc contamination in groundwater

Former coal storage site: arsenic contamination in soil

REGULATORY SUMMARY

- Site is enrolled in the Connecticut Department of Energy and Environmental Protection (CT DEEP) Property Transfer Program as a result of transfer of property from CL&P to NRG in 1999
- The CTDEEP/ USEPA have been addressing investigations and remedial activities under a Combined Program (Property Transfer Program/ RCRA Closure) since 2006

SITE REMEDIATION RELATED ACTIVITIES

- NRG has proposed to spend about \$500,000 on soils remediation and up to \$1.8 million for wetlands remediation.
- Site Remedial Planning and Activities: 2009-Current
 - 2009: Limited Remedial Action Plan, to remove isolated areas of sediments
 - 2011: Preliminary Technical Impracticability Assessment for Groundwater
 - 2013: Engineering Control Submittal
 - 2013: Site Specific Industrial/Commercial Direct Exposure Criteria Request
 - 2017-2018: Ongoing Sediment Backfill Pilot Test (Wetlands W-5 and W-4)

CURRENT REMEDIAL APPROACH PROPOSED BY NRG (AOC-1 COAL ASH DISPOSAL AREA AND WETLANDS 3-5)

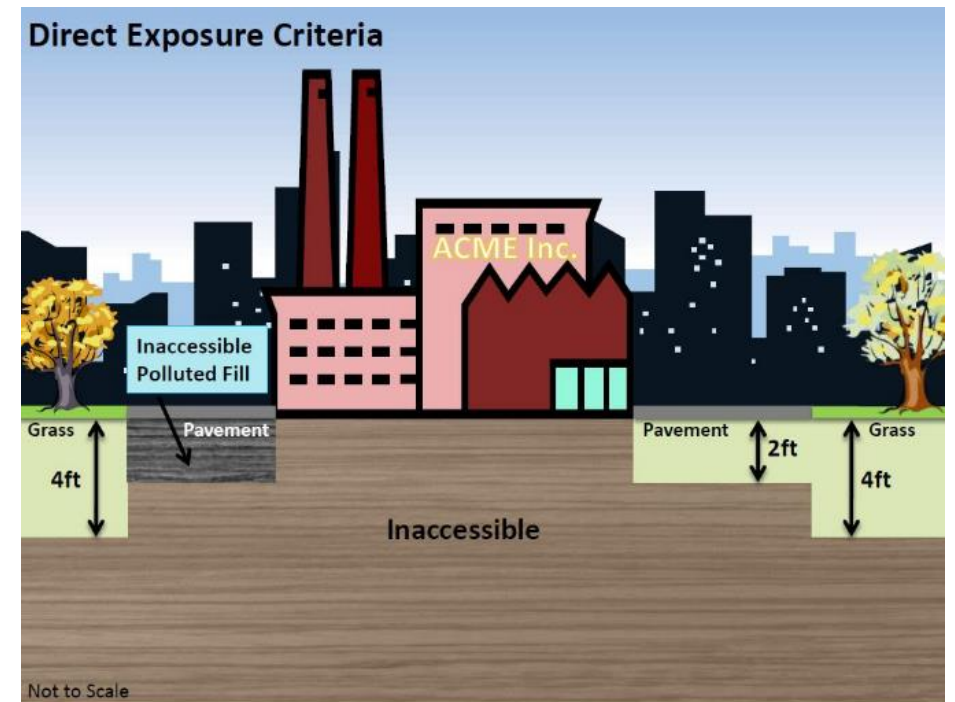


CURRENT REMEDIAL APPROACH PROPOSED BY NRG (AOC-4 FORMER COAL STORAGE AREA)



MORE EXTENSIVE REMEDIATION WOULD BE NECESSARY TO SUPPORT NON-INDUSTRIAL/COMMERCIAL USES

- Residential development of the site, or a comparable use that places people in direct contact with soils, would require more extensive remediation.
- Contaminated soils must be excavated and/or covered to a depth of 4 feet in landscaped areas and 2 feet in areas covered by pavement.
- Demolition of power plant structures could require remediation of soils currently below those structures.



CONCEPTUAL REMEDIAL APPROACH

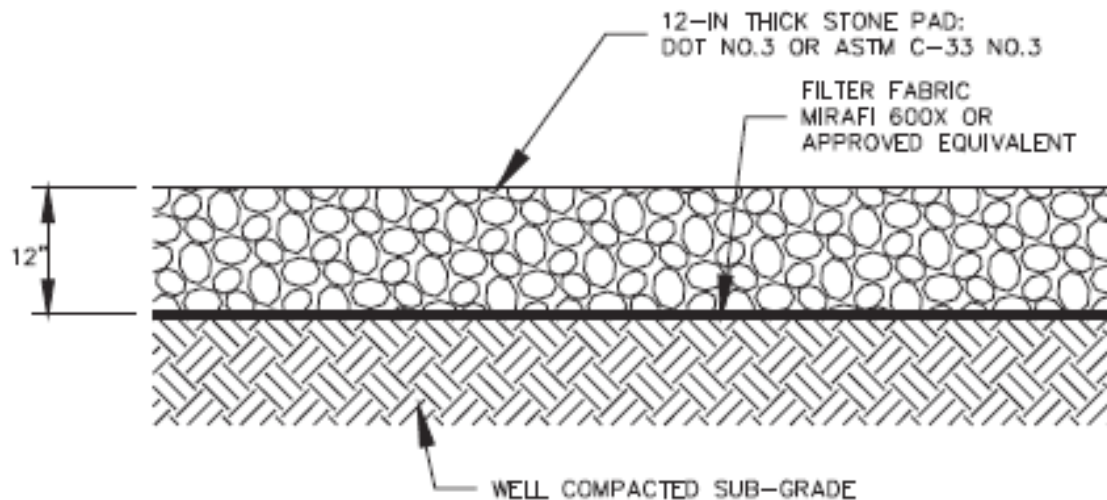
Engineered Control of contaminated soils is a potential remedial strategy

- Engineered Control is a permanent physical structure (i.e., pavement or soil cover) designed to safely isolate pollutants. Designed to require minimum maintenance, promote drainage, minimize erosion, and minimize subsidence. This approach is used as an alternative to removing and remediating contaminated soils.
- Can be used in specific circumstances with CTDEEP Approval:
 - The CTDEEP Commissioner has determined, after providing notice and an opportunity for a public hearing, that the cost of remediating the polluted soil is significantly greater than the cost of installing and maintaining an Engineered Control and outweighs the risk of failure of the control.
 - Engineered Control must be requested by the property owner.

CONCEPTUAL REMEDIAL APPROACH

Use of Engineered Control in Unpaved Areas

- Grassed Area/ Gravel Paths: 1-foot of clean soil on top of a Demarcation Layer



CONCEPTUAL REMEDIAL APPROACH

Use of Engineered Control in Unpaved Areas

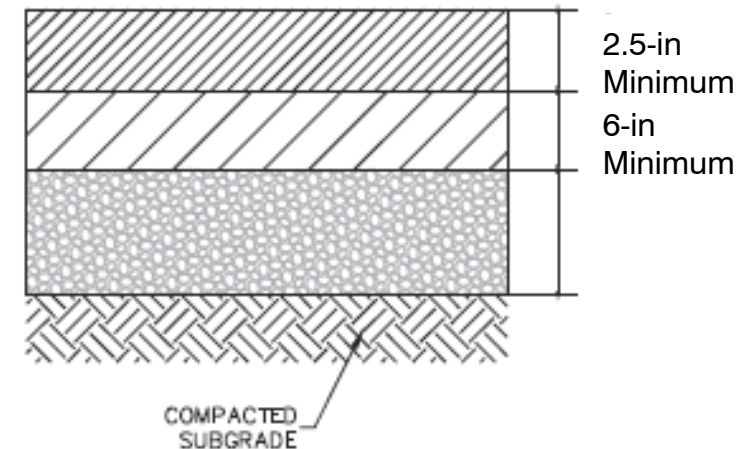
- Solar Array on Concrete Ballast
- 2-feet of clean soil overlying a demarcation barrier



CONCEPTUAL REMEDIAL APPROACH

Use of Engineered Control in Paved Areas

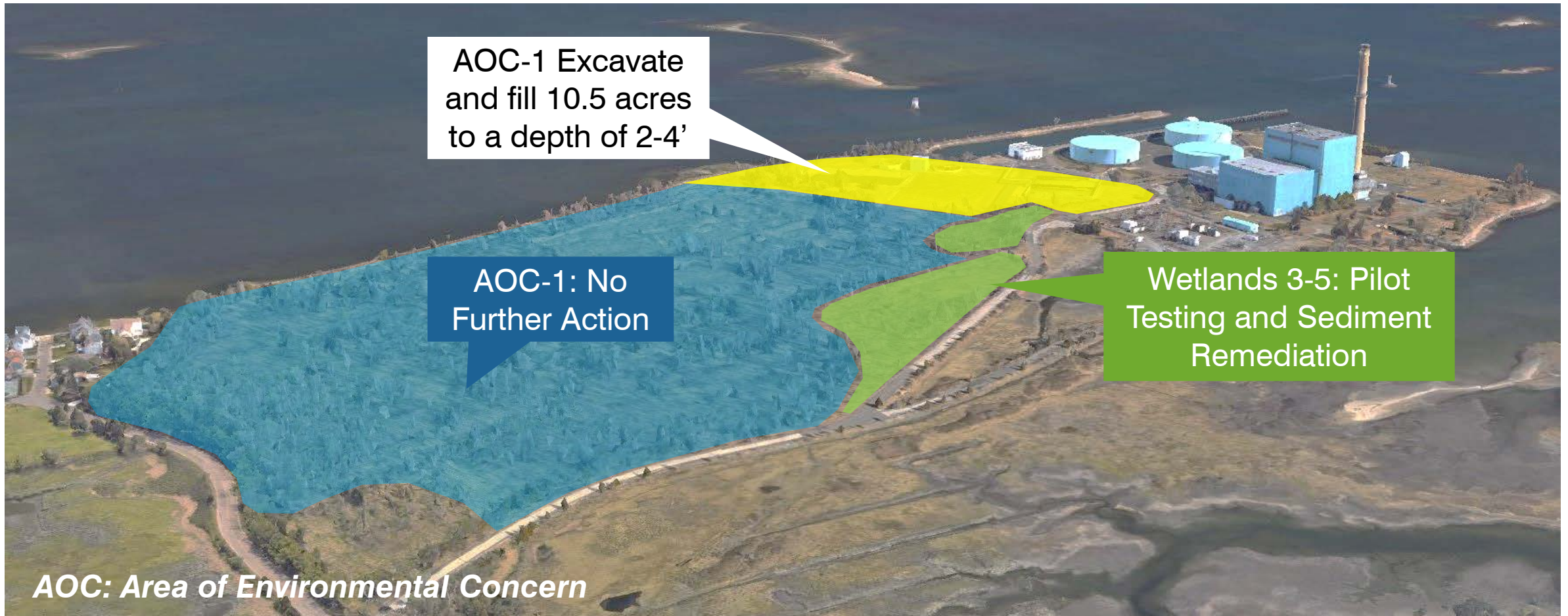
- Minimum of 2.5-inches of asphalt or 3-inches of reinforced concrete with a subbase of 6-inches of gravel.
- Paved areas (e.g., parking lots, roadways) and building foundations may be used as surface barriers or caps over contaminated soil. Capping in place involves creating and maintaining a hard surface, usually concrete or asphalt, over contamination. The result is a high strength, low permeability cover that reduces surface water infiltration and stabilizes contaminated soils. As a result, the cap prevents contact with the contaminated soil and contaminant mobility is limited protecting ground water.



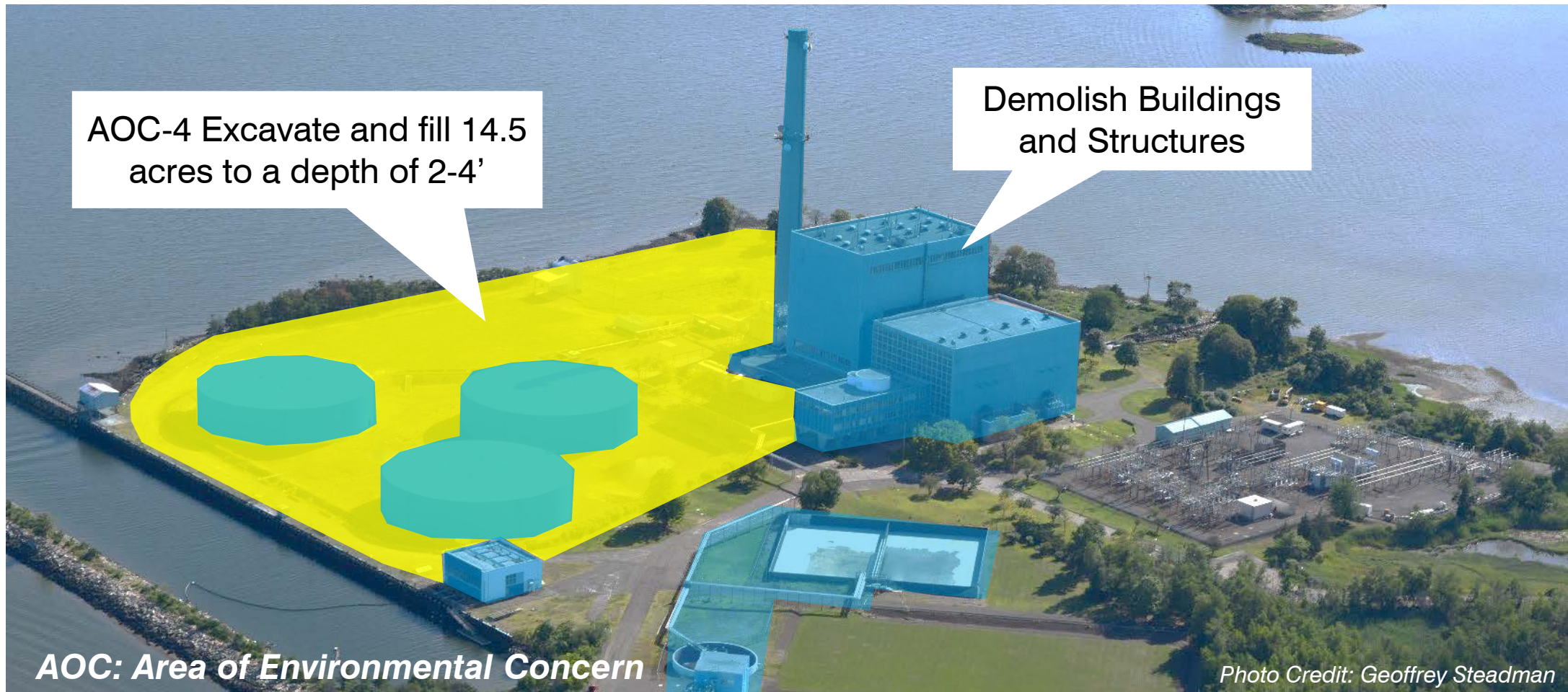
ENGINEERED CONTROL PROCESS

- CTDEEP Review and Input is Required
 - Part 1: Conceptual Engineering Control Approach and Background Information. (CTDEEP Concurrence is required to proceed)
 - Part 2: Detailed engineering design, implementation schedule, operation and maintenance plan, and financial assurance.
- After Engineering Control is Implemented:
 - Environmental Land Use Restriction filed on land records
 - Financial Assurance
 - Long Term Inspection, Maintenance and Monitoring
 - Annual Reporting

RECOMMENDED REMEDIAL APPROACH: EXCAVATION (AOC-1 COAL ASH DISPOSAL AREA AND WETLANDS 3-5)



RECOMMENDED REMEDIAL APPROACH: EXCAVATION (AOC-4 FORMER COAL STORAGE AREA)



KEY ISSUE: MARKET CONDITIONS

- Based on market trends and conditions **residential development** is the most likely driver of reuse of this property, however...
- High density housing (mid-rise apartment or condominium buildings) is the most economically viable development.
- Local roadways cannot readily support the volume of traffic generated by high density housing.
- There would be strong local community opposition to high density housing on Manresa Island

ASSESSMENT OF REUSE OPTIONS

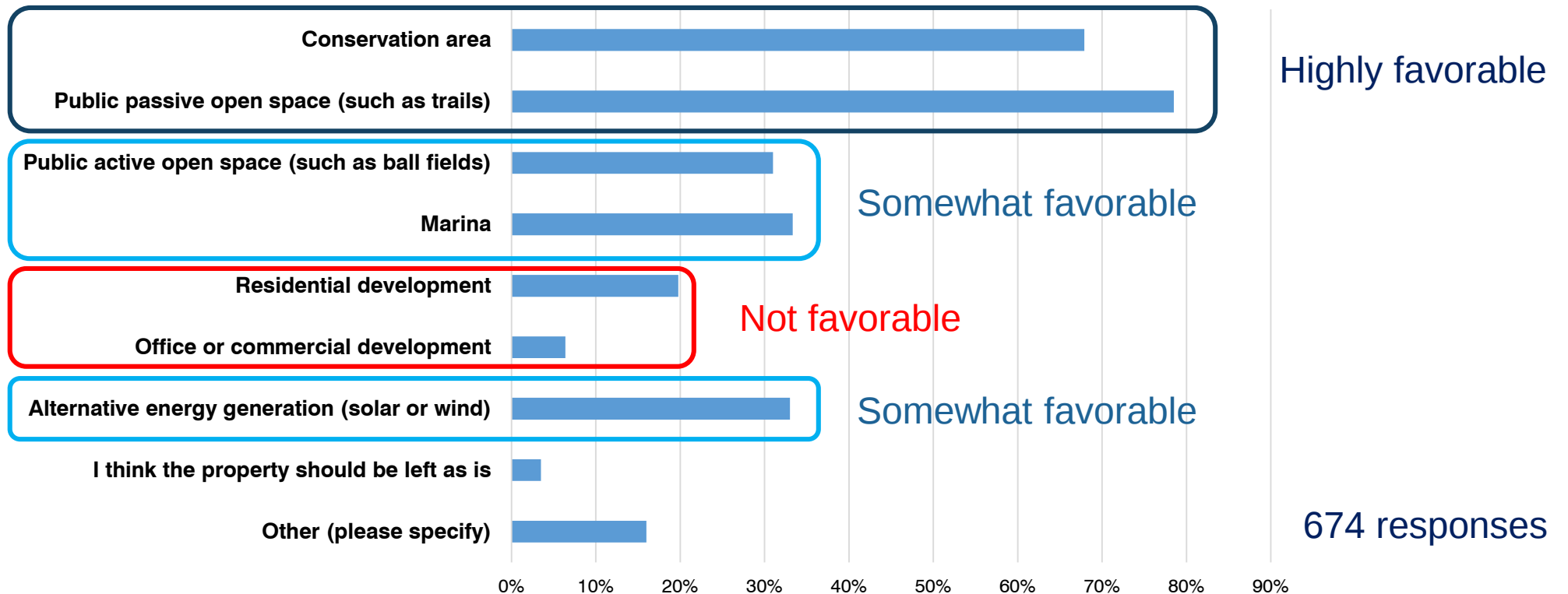
Reuse Scenario	Visual Impact	Traffic Impact	Ecological Benefit	Allowed by Zoning	Anticipated Public Support	Property Tax Revenue Impact	Remediation Cost	POCD Supportive	Economic Viability
Conservation	Low	Low	High	Yes	High	Negative	Low	High	Low
Passive open space	Low	Low	High	Yes	High	Negative	Moderate	High	Low
Marina	Moderate	Moderate	Low	No	Moderate	Neutral	Moderate	Moderate	Moderate
Low Density Residential	Moderate	Low	Low	Yes	Moderate	Neutral	High	Moderate	Low
Medium Density Residential	Moderate	Moderate	Low	Yes	Low	Positive	High	Moderate	Moderate
High Density Residential	High	High	Low	No	Low	Positive	High	Low	High
Solar Farm	Low	Low	Moderate	Special Permit	Moderate	May be subject to Municipal Agreement	Low	Moderate	Low
Educational Facility	Low	Moderate	Low	No	Moderate	Moderate	Moderate	Moderate	Low

REUSE OPTIONS NOT ADVANCED FOR CONSIDERATION

Use	Primary Limitation	Secondary Limitations
Low Density Housing	Market limitations due to former use	Cost of remediation, lack of public benefit, low ecological value
High Density Housing	Traffic generation and visual impact	Not supported by POCD, lack of infrastructure, lack of community support
Hotel or Resort	Traffic generation and visual impact	Not supported by POCD, lack of infrastructure, lack of nearby complementary services
Manufacturing or Warehousing	Traffic generation, inadequate roadway infrastructure	Not supported by POCD, low ecological function, lack of community support, lack of public benefit
Retail/Services	Traffic generation and remoteness of location	Not supported by POCD, lack of infrastructure, lack of nearby complementary services, lack of community support
Office	Traffic generation	Not supported by POCD, lack of community support
Gas Turbine Peak Power Plant	Lack of proximity to gas transmission line	
Wind Farm	Insufficient wind speed and consistency	Visual impact

KEY ISSUE: PUBLIC OPINION

How do you think that Manresa Island should be reused?
(select all that apply)



RECOMMENDED REUSE SCENARIOS

Based upon extensive site analysis, market analysis, and community engagement, we recommend the following potential reuses of the site:

- Conservation
- Solar energy production and storage
- Marina and Boat Launch
- Education Facility
- Medium Density Residential Development

CONSERVATION OPTION

- Recommended for the 92 acre northern parcel
- Remedial strategy would be “natural attenuation”
- Roadways would be maintained, access to areas outside of roadways would be prohibited
- Perimeter of conservation area would be fenced and/or signed to deter access
- The property could be transferred to the City or a land trust organization



CONSERVATION OPTION

Potential for pathways along the shore, but would require remediation and access prevention in those areas



Bluff Point State Park, Groton, CT Source: connecticutexplorer.blogspot.com



MARINA REUSE CONCEPT

- 110 Slip Marina
- 6-acre Boat Yard
- Public Trailhead Parking (60 spaces)
- Marina Parking (120 spaces)
- Public Boat Launch
- Could be developed without removal of the power plant
- Potential Remedial Cost: **\$8 Million**
 - (Wastewater Structure Removal: \$1 Million)



MARINA REUSE CONCEPT



Comparable: Norwalk Shore and Country Club and Norwalk Cove Marina: 26 acres total

MARINA REUSE CONCEPT

\$5,172,000	Appraised value of land
\$8,000,000	Demo and remediation cost
<u>+\$5,131,000</u>	Marina development costs
\$18,303,000	Total project costs
\$6,546,000	Market value
\$1,690,000	Potential annual earnings-OE
10.8	Years to break even



MARINA/SOLAR FARM REUSE CONCEPT

- Marina Facilities
- 2.5 MW Solar Array
- 1 acre battery energy storage site
- Waterfront pathway
- Potential Remedial Cost: **\$25.5 Million**
 - (Power Plant/ Wastewater Plant Removal: \$9 million, soils remediation \$16.5 million)
 - Cost could potentially be lowered by negotiating a less substantial engineered control with CT DEEP for solar array area



SOLAR FARM

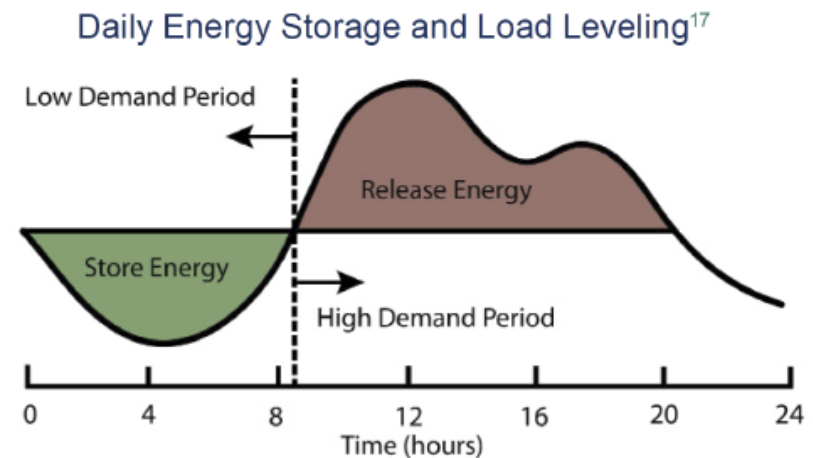


Comparable: 4.7 MW Mountain Ash Solar Farm and Battery Energy Storage, Norwich, CT



ENERGY STORAGE

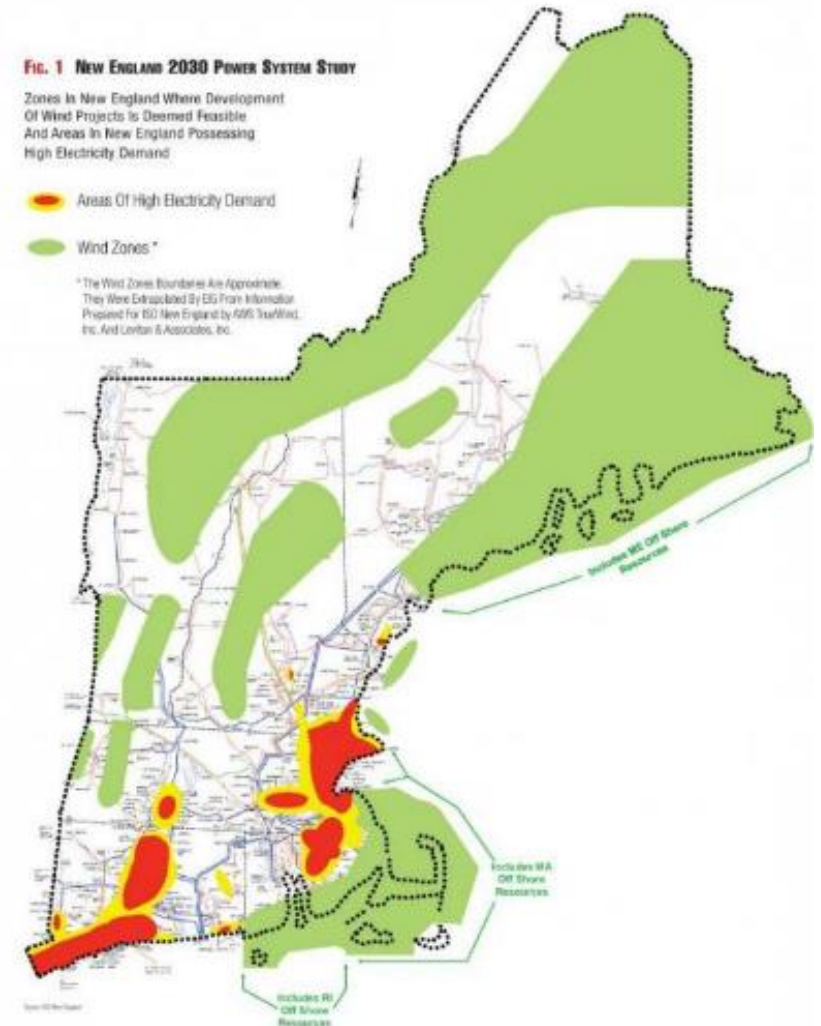
- Lithium-Ion energy storage could be used to provide energy during peak demand periods or to balance energy supply from a solar farm.
- The CT regulatory environment does not incentivize battery based energy storage.



GENERATION OUTLOOK

According to the ISO New England 2030 Power System Study:

*Although each of the Greater CT, SWCT, and NEMA/Boston areas are likely to have sufficient resources in the long term to meet their representative reserve requirements, **the placement of fast-start, energy-efficiency, and economical baseload resources in these areas would improve system performance**, especially in the short term for the NEMA/Boston area.*



2.5 MW SOLAR FARM REUSE CONCEPT

\$7,867,000	Appraised value of land
\$17,500,000	Demo and remediation cost
<u>+\$4,450,000</u>	Solar Farm development cost
\$29,817,000	Total project costs
\$850,000	Potential annual earnings
35	Years to break even



MARINA/SOLAR/EDUCATIONAL REUSE CONCEPT

- Marina Facility
- 1.5 MW Solar Farm
- Waterfront Pathways
- 50,000-100,000 sf educational facility with 300 parking spaces
- Potential Remedial Cost: **\$25.2 Million**
 - (Power Plant/ Wastewater Plant Removal: \$9 Million)



EDUCATION FACILITY

Goodwin College in East Hartford is a successful example of waterfront brownfield redevelopment for educational purposes

- 100,000 SF office and classroom space
- \$42.2 million appraised value



Master Plan
Goodwin College River Campus
TO Design LLC Capital Studio Architects LLC
11.18.05



SOLAR/EDUCATIONAL REUSE CONCEPT

\$7,867,000	Appraised value of land
\$17,500,000	Demo and remediation cost
\$2,570,000	Solar Farm development cost
<u>+\$16,440,000</u>	Education development cost
\$44,377,000	Total project costs
\$510,000	Potential annual solar earnings
\$1,500,000	Potential ann. edu. lease value
22	Years to break even



MARINA AND RESIDENTIAL REUSE CONCEPT

- Marina Facilities
- Single family homes 2,500-5,000 sf
- 76 development parcels 7,500 sf to 0.5 acres
 - 30 waterfront parcels
 - 46 internal parcels
- Electric substation would be screened by grading and/or landscaping
- Potential Remedial Cost: **\$36 Million**



MARINA AND RESIDENTIAL REUSE CONCEPT



Comparable: Harborview Avenue, Norwalk



RESIDENTIAL REUSE CONCEPT

\$7,238,000	Appraised value of land
\$27,000,000	Demo and remediation cost
<u>+\$64,687,000</u>	Housing development cost
\$98,925,000	Total project costs
\$105,489,000	Potential market value
\$6,564,000	Positive margin



KEY FINDINGS/PROJECT NEEDS

- The cost of site clean-up to support recommended reuses ranges from \$8 million \$36 million. These estimates are based upon many assumptions due to the lack of a full environmental investigation of the site. Further investigation of the site will be required to accurately assess the remedial approach and cost.
- The CT regulatory environments is restrictive to solar farm and battery storage development when compared to neighboring states, and:
- Solar generation is not economically viable under the assumed remedial requirements
- The value add of combined solar generation and battery storage is unlikely to overcome development costs

KEY FINDINGS/PROJECT NEEDS

- Clean up and reuse of the site may need to occur in multiple phases, and the site may need to be divided into different development areas/parcels
- Federal and/or state aid for remediation may be required to improve the economic viability of redevelopment
- Residential development of the site may be feasible under the known conditions, however margins are very thin and risk is high.
- Marina development may be feasible but the high capital cost, risk given unknown environmental conditions, and long horizon on return on investment diminish feasibility.
- Residential development is more viable when coupled with development of a marina due to value added.

NEXT STEPS

- Produce final study report including financial feasibility analysis and recommended strategies to advance remediation and reuse of the site
- Meet with NRG to review recommendations
- Continue to work with CT's congressional delegation to advocate for federal and/or state aid

JOINT STATEMENT FROM SENATORS BLUMENTHAL, MURPHY, AND CONGRESSMAN HIMES

6/19/18

“We write in support of collaborative efforts between the Manresa Association, the City of Norwalk, and NRG Energy to remediate, restore and revitalize the 125 acres of Manresa Island.

The Manresa Island is a vital part of Norwalk’s landscape and identity and the re-utilization of this property will undoubtedly be a tremendous asset to the Greater Norwalk region and a healthy Long Island Sound.

We fully support your efforts and look forward to working with the Manresa Association, the City of Norwalk, and NRG Power on your implementation of the results of the collaborative effort regarding this important Long Island Sound resource.”

Congress of the United States
Washington, DC 20510

June 19, 2018

The Honorable Harry W. Rilling
Mayor
The City of Norwalk
125 East Avenue
Norwalk, Connecticut 06851

Mr. Charlie Taney
President
Manresa Association

Mr. Brad Kranz
Vice President, Asset Management
NRG Energy, Inc.
804 Carnegie Center
Princeton, New Jersey 08540

Re: The Re-use of Manresa Island

Dear Mayor Rilling, Mr. Taney and Mr. Kranz:

We write in support of the collaborative efforts between the Manresa Association, the City of Norwalk, and NRG Energy to remediate, restore, and revitalize the 125 acres of Manresa Island.

The Manresa Island is a vital part of Norwalk’s landscape and identity and the re-utilization of this property will undoubtedly be a tremendous asset to the Greater Norwalk region and a healthy Long Island Sound.

We fully support your efforts and look forward to working with the Manresa Association, the City of Norwalk, and NRG Power on your implementation of the results of the collaborative effort regarding this important Long Island Sound resource.

Sincerely,