

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** **ORDER OF THE NEW HAVEN BOARD OF ALDERS** GRANTING A TEMPORARY WORKSPACE EASEMENT OF APPROXIMATELY 0.33 ACRES AND A PERMANENT EASEMENT OF APPROXIMATELY 0.093 ACRES WITH TEMPORARY WORKSPACE OF APPROXIMATELY 0.34 ACRES IN FAVOR OF THE UNITED ILLUMINATING COMPANY (OWNED BY AVANGRID) FOR THE SITING AND CONSTRUCTION AND ERECTION OF CERTAIN ELECTRICAL TRANSMISSION POLES AND TOWERS OVER PROPERTIES OWNED BY THE CITY OF NEW HAVEN KNOWN AS 230 ELLA T. GRASSO BOULEVARD (MBLU 272-0017-00100, PID 15805) AND ELLA T. GRASSO BOULEVARD (MBLU 272-0017-00400, PID 15807); AND ACCEPTING \$46,724.00 AS COMPENSATION.

**Submitted by:** Attorney Bridget M. D'Angelo, for The United Illuminating Company

**REPORT:** 1640-07

**ADVICE:** Approval

**BACKGROUND**

This petition is submitted by Attorney Bridget M. D'Angelo, legal counsel for The United Illuminating Company ("UI"). In coordination with the City of New Haven Economic Development Administration, UI has submitted for the consideration of the Board of Alders, proposed easements with respect to a portion of real property, owned by the City of New Haven, known as 230 Ella T. Grasso Boulevard (MBLU 272-0017-00100, PID 15805) and Ella T. Grasso Boulevard (MBLU 272-0017-00400, PID 15807) New Haven, Connecticut, (collectively, the "Property").

The UI Railroad Transmission Line Upgrade Project will rebuild UI's transmission lines along the 25 miles of the Metro North Railroad ("Metro North") corridor between Fairfield and the West Haven and New Haven line. The overall project was approved by the Connecticut Siting Council on August 18, 2022 in Docket No. 508 and includes installation of approximately 500 new foundation supported galvanized transmission poles, upgrading of conductor size and installing sectionalizing switches at nearby substations. This project will enhance the structural integrity and reliability of the high voltage transmission lines along the Metro North corridor allowing UI to continue to provide safe, reliable electric service to our customers for years to come.

The easement area represents a small portion of the property immediately adjacent the Metro North Corridor and Connecticut Department of Transportation property and behind the New Haven Fire Academy. UI has coordinated the project with the City of New Haven Fire Services, the Emergency Operations Director, and the City Engineer.

Associated with this petition, UI offers the following compensation amounts in exchange for the requested easements: \$16,789 for the temporary easement and \$29,935 for the permanent easement with temporary workspace area (total consideration upon closing of the easements is \$46,724.00 with additional annual payments of \$16,789 during the term of the temporary easement). The proposed temporary easement located the Property is 0.33+/- acres and the proposed permanent transmission easement located on the Property is 0.093+/- acres with .34+/-acres of temporary workspace area.

**PLANNING CONSIDERATIONS**

This grant proposal complies with the City's Comprehensive Plan that calls to:

**New Haven Vision, 2025, xxxiii**

Repair degraded infrastructure.

**New Haven Vision, 2025, V-21:**

Encourage coordination among various City Departments (e.g., Transportation, Engineering, Public Works, and City Plan) and other private agencies such as the utility companies to share resources, prioritize, and implement Complete Streets projects.

*Siting utility corridors along rail lines is an efficient use of space that helps minimize utility infrastructure in city streets.*

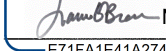
Outreach and opportunities for public comment were part of the siting process run by the Connecticut Siting Council. The Economic Development Administration has indicated that the Alder for the ward where the easements are proposed, Alder Singh, is supportive of the easements.

The location for the proposed easements is in a light industrial zone with the Metro North rail line directly to the north and the New Haven Fire Training Academy and automotive uses to the south. The West River is directly west of the parcel and the site is in the Coastal Management Area. Ella T Grasso Boulevard lies to the east of the parcel. Given the surrounding light industrial and commercial uses, the site is an appropriate location for a small temporary easement (0.33 acres) and an even smaller permanent easement (~4,051 SF) to support this regional utility upgrade project.

#### **ADVICE**

The Commission finds the Order in the best interest of the City and recommends approval.

**ADOPTED:** November 15, 2023  
Ernest Pagan  
Vice Chair

**ATTEST:**  November 20, 2023 | 9:48 AM EST  
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Laura E Brown  
Executive Director, City Plan Department