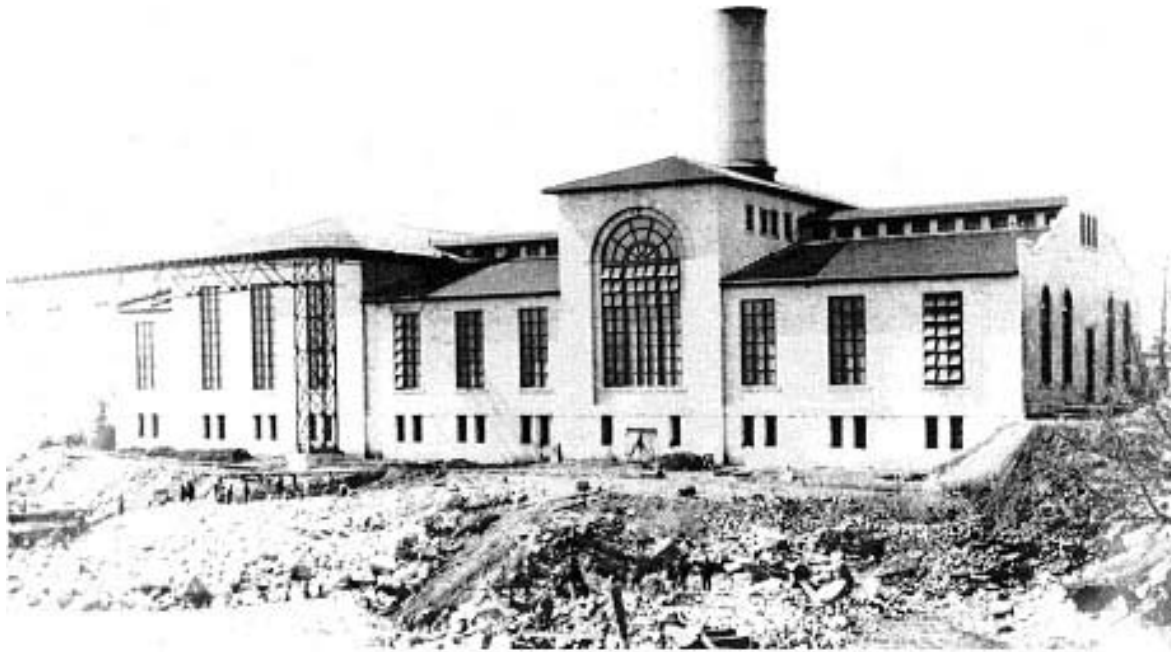


**Plan for the Cos Cob Power Plant site.**



***Final Report to the Board of Selectmen,  
Town of Greenwich, Ct.***

***Presented by  
The Selectmen's Cos Cob  
Power Plant Site Planning Committee  
October 20<sup>th</sup>, 2003***

## **Contents**

<b><i>Topic</i></b>	<b><i>Page</i></b>
Executive Summary	3
Historical Background	4
Acquisition	5
Committee Structure and Charge	6
Findings	7
Deed Restrictions	7
Site & Geology	7
Environmental Issues	8
Public Opinion	12
Preliminary Conceptual Plan	14
Immediate Recommendations	18
Conclusion	19
Acknowledgements	20
Committee Membership	22
References	26

### **Illustrations**

Figure 1. Aerial Photo (March, 1987) of site.	5
Figure 2. Property Map of Site (Deed Map 6548).	12
Table 1. Residents' Preference for site uses.	14
Figure 3. Depiction of the Proposed Conceptual Site Plan.	15

### **Appendices**

- Appendix 1. Charge of the 2001 Cos Cob Power Plant Committee.
- Appendix 2. Pertinent data from Targeted Brownfields Assessment.
- Appendix 3. Background levels and Comparative Standard Contaminant Criteria from NY and NJ.
- Appendix 4. Raw Results from the 2001 Residents' Opinion Survey.

## **Executive Summary**

The Cos Cob Power Plant site has long been appreciated by the Town as a unique open space with special historic and aesthetic attributes. Acquired by the Town in 1987, the site has been dormant for nearly twenty years. The nine acre site is located on a beautiful point in the Cos Cob Harbor. While the power plant itself was removed in 1999 and 2000, the substrate of the site is essentially thirty feet of fill predominantly composed of contaminated “fly ash”.

This Committee was formed in 2001 and charged with the goal of creating a plan of action for finally moving forward and opening up this site to public use. The Committee met more than twenty-five times between September 2001 and October 2003. The Committee solicited public input through invited presentations, public hearings, and a Town-wide survey. The Committee also worked very closely with the Selectman and Town Agencies in order to understand their needs and interests. In addition, the Committee worked with the First Selectman in order to have the Town apply for, and successfully receive a Targeted Brownfields Assessment grant from the U.S. EPA to characterize the site.

After distilling all the input, the Committee has conceptually proposed that the site ought to be a park that:

- includes a large general purpose playing field in the northern portion of the site,
- includes a natural area consisting of a meadow and thickets of native shrubs on the southern portion replete with paths, trails, and a picnic area,
- includes parking for roughly 100 vehicles between the playing field and the railroad tracks,
- includes a comfort station,
- is designed so that at such time that the pier and bulkheads are repaired and the channel dredged, the site can accommodate some type of passive waterfront access, for example a canoe/kayak launch area with adjacent storage racks, and perhaps a fishing pier, and
- consider a reconfiguration of entrance, so as to use the Cos Cob Train Station for overflow parking on weekends or during events.

During the past year, as the Committee continued to pursue an appropriate conceptual plan for the site, the EPA and their consultant, Metcalf & Eddy, undertook a Targeted Brownfields Assessment. Their conclusion, in essence, was that while there are indeed environmental issues at the site, these may

easily be addressed and that the Committee's conceptual plan is achievable and compatible once remediation is complete.

## **Historical Background**

Formerly known as Studwell's Point in the 17th century and now the Cos Cob Power Plant site, it once held a home for Edwin Booth, the brother of President Lincoln's assassin, John Wilkes Booth. However, this area originally rose to fame through the attention of many American Impressionists (i.e. Childe Hassam, Elmer Livingston MacRae). Many of the artists, known as the Cos Cob School of American Impressionists, escaped New York City's oppressive heat and squalid conditions and stayed at the Bush-Holley house at the end of the 19<sup>th</sup> century, where they enjoyed the area's pastoral beauty. In fact, the original railroad bridge crossing the Mianus River is depicted in many of their paintings now housed in museums worldwide.

In 1903, steam locomotives were prohibited from New York City, and in order to provide electrical power for the New Haven Rail Line, this site was chosen to hold a power plant. This point in Cos Cob was picked as it could simultaneously facilitate coal delivery on barges, provide cooling water for the condensers, and was located adjacent to the tracks. The Cos Cob Power Plant was the first coal-fired plant built in the United States, and it opened to great acclaim in 1907. The coal-fired plant was originally a multi-level concrete and metal facility with boilers, transformers, and other related equipment. Given demand, the plant was enlarged around 1912, and in 1924, the New Haven Rail Line carried the heaviest passenger traffic of any railroad in the country. Even twenty years later, it was an integral part of military transport during World War II. The rail line carried troops, weapons, and military supplies as the normal coastal shipping routes were threatened by enemy submarines, and throughout the war the railroad continued to safely supply the necessary fuel, food, and other goods to New England towns.

The plant ceased its operations in the 1980s, and was mothballed until 1986 when it was formally decommissioned. It was transferred to the Town the next year, and between 1999 and 2000 the entire facility was demolished and removed for fear of asbestos contamination and PCB leaks. The inventory included 74 transformers and 54 circuit breakers. Figure 1 on page 5 is an aerial photograph of the Power Plant site, taken in March 1997. The site now comprises approximately 9.4 acres, though originally it was roughly 5 acres in size. The site's enlargement and current height above sea level is due to seven decades of fly-ash deposition. The Power Plant building itself was declared a National Historic Engineering Landmark in 1982, and much of the remaining equipment was claimed by the Smithsonian Museum in Washington D.C., with the exception of a pair of magnificent wrought-iron gates now in safe-keeping with DPW.

**Figure 1. Aerial photograph of site taken in March 1997.**



### **Acquisition**

The Town of Greenwich has long coveted the acquisition, incorporation and use of the Cos Cob Power Plant site. As early as 1984 First Selectman Margenot appointed a Cos Cob Task Force, and then in 1986 a full committee. Though originally focused on purchasing the property, even then the committee was strongly in favor of acquiring the site for marine and passive recreational uses. The site has always been especially desirable for its 'vistas, spacious waterfront park space, and value as a critical addition of open space in a highly developed section of Town' (Ramer, 1986).

## **Committee - Structure and Charge**

During the summer of 2001 the Board of Selectmen determined that it was time to re-initiate the proposal to utilize the Cos Cob Power Plant site, and so this Selectmen's Cos Cob Power Plant Site Planning Committee was appointed in September 2001. The Committee consists of representatives from the Board of Estimate and Taxation, Planning and Zoning Commission, Conservation Commission, Inland Wetlands, The Board of Parks & Recreation, three from the Representative Town Meeting, and four citizen representatives, one from the Historical Society of the Town of Greenwich.

The Committee met for the first time on September 7<sup>th</sup>, 2001 with Selectman Peter Crumbine as Chair. However, beach issues soon required his time, and so at the second meeting on September 26<sup>th</sup>, the Chairmanship was passed to Janice Gardner, BET member.

The Committee's charge was to "create a short and long term use plan for the Cos Cob Power Plant site while considering environmental issues, deed restrictions, active recreation needs, passive recreation needs, historical elements of the site, DPW requirements, and the Town's short term financial constraints" (see Appendix 1).

Including site visits and other related matters, the Committee met more than twenty-five times between September, 2001 and October, 2003. While originally the Committee was supposed to have finished its work by the Spring of 2003, the Committee's tenure was extended until fall while the U.S. EPA completed its Targeted Brownfields Assessment. The Committee sought, listened to, and read testimony and reports submitted by dozens of interested parties. The Committee subsequently broadened its membership in order to ensure that a high level of expertise was available as it considered the various environmental issues associated with the site.

Early in its deliberations the Committee outlined its approach to determining the appropriate use(s) of the site by deciding that first it would research and delineate any ecological, environmental (i.e., health), historical and legal parameters that might affect proposed uses. Second, the Committee wanted to reach out to the Town's residents in a broad and inclusive manner for input on proposed uses. Third, the Committee worked with the Selectmen in order to begin the clearly needed process of having the site professionally assessed with respect to its previous use as a coal-fired power plant. Finally, the Committee prepared this report with its recommendations.

## **Findings**

### **Deed Restrictions**

On July 7<sup>th</sup> 1987, Connecticut's Commissioner of Transportation conveyed to the Town of Greenwich for one dollar, "the Cos Cob Power Plant and the land on which it is located..." (General Assembly of Connecticut Special Act 87-101). Map 6548, shown in Figure 2 on page 12, was created documenting this land transfer. At the time 25% of the land was to be set aside for senior, low- and moderate-income housing, and 75% for open space purposes. In 1997, due to various concerns, the State removed the housing requirement on site, with the caveat that an equivalent number of units would be provided elsewhere in Town.

As a reference point, the State's definition of open space is "any area of land, ...the preservation or restriction of the use would 1) maintain and enhance the conservation of natural or scenic resources, 2) protect natural streams or water supply, 3) promote conservation of soils, wetlands, beaches or tidal marshes, 4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, or sanctuaries or other open spaces, 5) enhance public recreational opportunities, 6) preserve historic sites or 7) promote orderly urban or suburban development;" (Connecticut Taxation 12-107a).

The Committee carefully read the various legal documents associated with the conveyance of the property from the State of Connecticut to the Town in 1989. As previously noted, one major restriction now removed was that 25% of the property would be put aside for low- and moderate-income housing. Other than this, the restrictions remaining are as follows:

The site must be "used for open space purposes".

The site must be open to the public such that access is not limited by any "discrimination on the basis of residence, including preferential reservation or membership systems".

The State's Department of Transportation reserves easement rights over a portion of the property, such that within that area "no structures or buildings shall be placed upon or constructed...", the State retains the right to "construct and maintain underground utilities within" this area, and the State shall "have full and perpetual rights to construct and maintain an access roadway" within this area.

### **Site and Geology**

The site lies atop a regional bedrock of Harrison Gneiss, overlain by a marine delta composed of fine silty material, then covered with a layer of coastal-plain sand, and finally with glacial till deposits. Borings on the site

revealed marine sediments 35 feet below the surface, and glacial till between 30 and 35 feet. Above this layer, the site is almost entirely composed of ash deposited as a result of the former power plant. North of the former powerhouse, the site is largely made up of slag-ash derived from coal ash taken from the plant's boilers. The southern portion of the site is primarily fly-ash collected from the plant's exhaust stacks.

## **Environmental Issues**

I) One environmental concern that was brought to the Committee's attention early in its deliberations was the potential impact that current high power transmission lines and transformers found around the site might have on users. It was noted that Connecticut Light & Power's large transformers adjacent to the site are slated to remain for the foreseeable future.

Dr. Forbes Delany subsequently undertook an exhaustive review of the relevant medical literature and reported back to the Committee at the October 18<sup>th</sup>, 2001 meeting that there are no proven links between any health issues and power lines. While reasonable doubts may remain, it was also pointed out that most visitors would be in the park for only a short time period, and thus such concerns should be negligible regardless.

II) In order to address the concerns regarding the contamination of the site from its use as a power plant, the Committee worked closely with First Selectman Bergstresser, the Conservation Director, and the Board of Estimation, to apply for a Targeted Brownfields Assessment Grant under the U.S. EPA. The Town was successful and in the fall of 2002 received a grant to support the study, with an estimated value of nearly \$250,000. The Targeted Brownfields Assessment began by reviewing all previous environmental assessments, town records, etc..., and then with targeted sampling and the latest analytical work assessed the potential toxic issues associated with the site. This assessment sets the stage for then matching any necessary remediation measures with plans for the site's ultimate use.

*Here follows a review of the various environmental assessments undertaken at the site during the past two decades. Most of this review is based on information contained in the Targeted Brownfields Assessment Draft Report (Metcalf & Eddy, 2003).*

1) TRC Assessment – 1988.

a) An initial assessment of the site was conducted in 1988 by TRC Environmental Consultants working for the Town of Greenwich. The TRC investigation included surface soil sampling at nine locations, surface and sub-surface borings at six locations, limited surface water and sediment sampling, and groundwater sampling from three monitoring wells.

- b) TRC reported that:
  - i) “approximately 22 to 35 feet of fly ash fill material exists in the southern portion of the site, and approximately 30 feet of slag/fly-ash fill material exists in the northeastern portion of the site”.
  - ii) At two locations fuel-oil soil contamination was observed.
  - iii) Using an older method for heavy metals analysis (EP Toxicity Procedure), four heavy metals were detected – arsenic, barium, lead and silver. However, based on guidelines at the time, the results did not suggest a need to remove or remediate the site’s soil.
  - iv) One soil sample contained detectable levels of Volatile Organic Compounds (VOCs), and four soil samples had polyaromatic hydrocarbons (PAHs) exceeding the standards of the time.
- 2) Marin Transformer Inventory – 1997.
  - a) In 1997, responding to fears about reported PCBs on site; the Town retained Marin Environmental to conduct a transformer survey and PCB evaluation at the site. At the time, Marin found the concentrations of the PCBs within the transformers at the site to be less than 50 ppm, thus allowing the equipment to be classified as non-PCB equipment and disposed of accordingly.
- 3) Marin Limited Soil Investigation – 1998.
  - a) The Town again retained Marin in order to investigate claims that PCB-containing fluids or oils may have been spilled on the site, either as a result of vandalism or historical disposal practices.
  - b) Marin targeted the basement of the building where the transformers were previously located and several outdoor areas alleged to have been the historic disposal sites.
  - c) Marin found that:
    - i) There were PCBs in one of five samples collected within the basement area, and no detectable PCBs were found at the other sites.
  - d) Marin excavated the basement area and removed the contaminated soil in April 1998. Approximately 15 cubic yards of soil were removed.
- 4) Osprey Environmental – 1999.
  - a) In 1999 the Town and CT’s DEP became concerned about the potential release of asbestos containing materials from the deteriorating structures on site.
  - b) An inspection by Osprey Environmental found asbestos containing materials such as “non-friable transite, galbestos, .. roofing products”, boiler gasket materials, and thermal insulation. Osprey also concluded that accidental releases has already occurred and predicted they could happen again.
  - c) All the asbestos containing materials were removed, and then the buildings themselves were demolished and removed during 1999 and

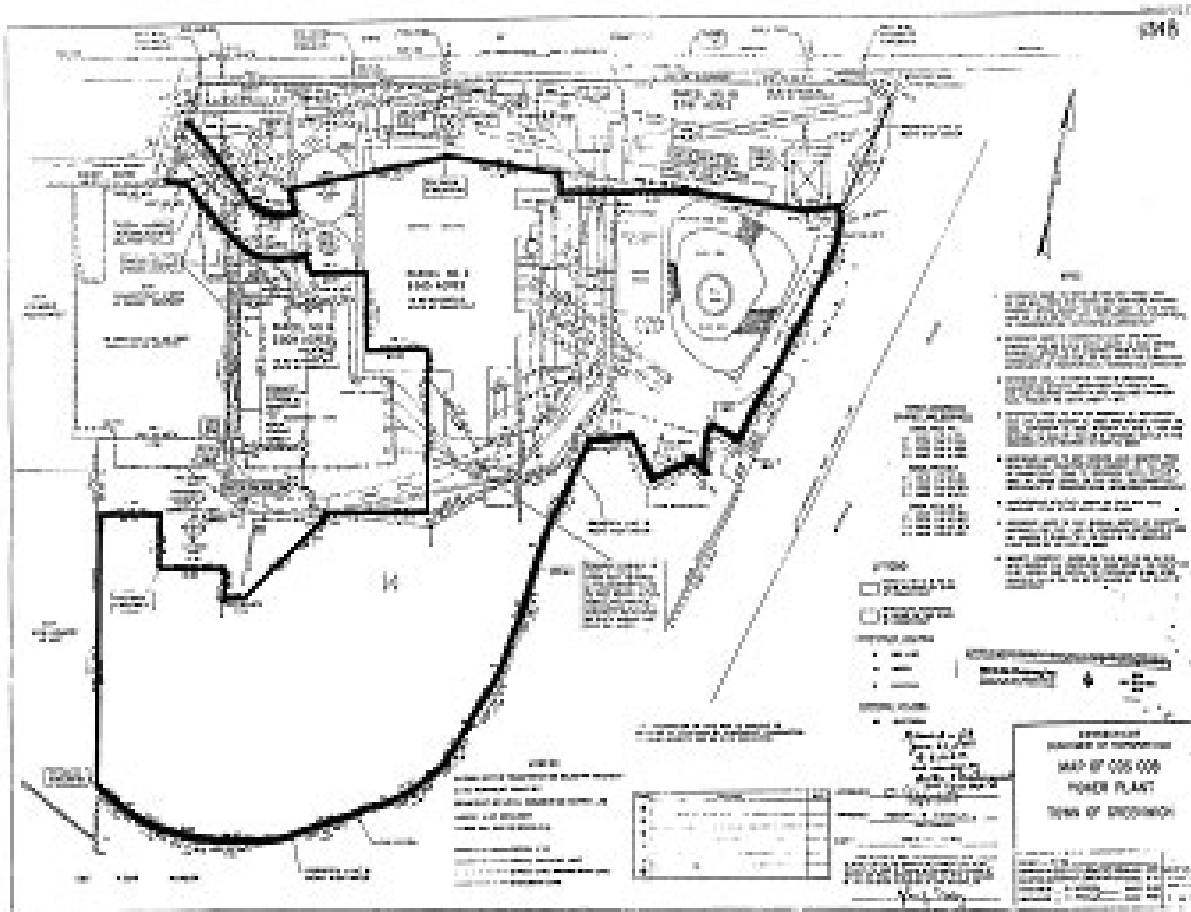
2000. This cost approximately \$6M and was split between the Town and the State.

5) U.S. EPA/ Metcalf & Eddy's Targeted Brownfields Assessment - 2003.  
(Also see Appendix 2.)

- a) The primary objective of the investigation was to assess the nature and extent of surface soil contamination sufficient to allow development of possible remedial strategies and a planning level cost estimate for one of the strategies, consistent with the town's plans for site reuse as a passive recreational area.
- b) In order to evaluate the site efficiently, a targeted assessment approach was used by Metcalf & Eddy under the direction and with the support of the EPA. Site scientists gridded the site into 70-foot intervals, and 112 samples from 56 of the grids were collected. These samples were tested for arsenic (the heavy metal of greatest concern), petroleum derivatives (polyaromatic hydrocarbons – PAHs, total petroleum hydrocarbons – TPHs), and polychlorinated biphenyls (PCBs). Asbestos was not tested for as it had all been removed by 2000. The team used an on-site mobile laboratory, as well as off-site laboratories to test the samples, compare techniques, and check their results.
- c) In sum, the results:
  - i) “The investigation results indicate that site surface soil contains concentrations of arsenic, TPH, and some PAHs at levels that exceed the RES DEC (residential direct exposure criteria). No strong pattern to the concentrations is evident, although concentrations seem to be somewhat higher in the “fly ash” area. It is considered likely that the observed concentrations are at least partially from the coal and coal ash that are co-mingled with the site soil. PCBs were also identified in a more limited area near the former transformer/breaker area.”
  - ii) Arsenic was found throughout the site, consistent with it being contaminated with coal and coal ash. Arsenic concentrations were generally greater deeper in the fill. Of the 56 grids, 12 had concentrations greater than the State's Residential Direct Exposure Criteria of 10 mg/kg, and another 24 had at least twice the standard criteria. Note that NY's criteria is 7.5mg and NJ's is 20 mg/kg. (See Appendix 3).
  - iii) TPHs (hydrocarbons) were found throughout the site. Of the 56 grids tested, 8 grids exceeded the State's Residential Direct Exposure Criteria of 600 mg/kg of soil, and another 14 had at least twice the concentration.
  - iv) PAHs (hydrocarbons) were also found in 9 grids exceeding State levels, and in one other grid at twice the standard. While PAHs may be from coal and ash, chromatogram tests suggest that petroleum spills (i.e., fuel oil) are the likely cause here.

- v) PCBs were found in two areas, both just east of the current transformer yard. A total of seven grids had PCB concentrations greater than the State's standard of 1.0 mg/kg., and two of the grids had concentrations greater than ten times the State's standard.
- d) In conclusion, the report notes that with the exception of the PCBs, there were no real "surprises" at the site, and there were no obvious or strong patterns to the contaminant concentrations on site, though they do seem to be somewhat higher in the 'fly ash' areas.
- e) The report also notes that the greatest concern for exposure is for a potential recreational user at the site to either a) ingest the soil, b) have dermal contact with the soil, or c) inhale particulates released from the soil. Concerns for addressing these potential pathways are critical to any remediation plan.
- f) There are multiple potential approaches for remediating the site, and without a more extensive evaluation, it was beyond the scope of this study to clearly identify the most cost-effective one. However, in discussions with the staff and other professionals, one possible approach outlined was the targeted removal of the PCB-impacted soils, and capping the remaining soils in a manner that coincides with future plans for the site.
- g) A very preliminary financial projection included with the report portrays the costs of completing any investigation needed and undertaking removal of targeted PCB-contaminated soils as approximately \$900,000. In addition, professionals associated with the Committee note that if standard costs for fill are applied to the notion of completely covering the site to a depth of two to four feet, the cost of capping and re-landscaping the entire site is estimated to range between \$3 and \$5M. Park facilities (paving, paths, comfort stations) and equipment (irrigation, benches) would be additional.

**Figure 2. Map 6548. Property Map of the Cos Cob Power Plant Site.**



### ***Public Opinion***

In 1989 a previous Cos Cob Power Plant Committee sponsored the first Resident Survey. Conducted by Mount Vernon Associates, 1,742 Greenwich residents responded to this first mailed survey. They were overwhelmingly in favor of the site's use as a passive waterfront park (70%), while support for other potential uses was as follows: picnic area (58%), fishing pier (41%), marina (37%), boat yard (33%), tennis (29%), swimming pool (26%), windsurfing facility (22%), and paddle tennis courts (21%).

The current Cos Cob Power Plant Committee of 2001 was designed to include a wide range of interests as well as representation from all sections of the Town. During the initial phase of its deliberations, the Committee repeatedly reached out through the press to bring attention to the fact that it was meeting, and encouraged any interested parties to come before it and present their views. In addition, the Committee held a well-publicized public

hearing at the Cos Cob School on November 28<sup>th</sup>, 2001. Finally, this Committee also prepared a Cos Cob Power Plant Opinion Survey.

Following in the footsteps of earlier committees, this Committee sought as much public input as possible. During the course of its meetings the Committee heard suggestions for the site from an array of citizens' groups, neighborhood associations, and not-for-profit recreational organizations. The Department of Public Works, the Department of Parks & Recreation, and the Board of Education all made compelling presentations to the Committee regarding their future needs. Ideas for the site, which are not necessarily mutually exclusive, included:

Rowing/kayaking club	Skateboard park
Marina	Dog park
Swimming pool	Bike/rollerblade path
Skating rink	Center for performing arts
General and baseball fields	Historical pavilion
Natural meadow	Animal Control Shelter
Wildlife refuge	

Having heard about all these and other ideas, the Committee then felt it was even more critical to have a means of reaching out in order to objectively gauge residents' current opinions on site use. By combining elements of previous surveys, and after much internal discussion, a survey was posted on the Town's website, delivered to all of the Town's libraries, and through the courtesy of the *Greenwich Post* it was delivered to each residence in town during November, 2001. By late December a total of 1772 surveys had been returned and these were then tabulated by students from Greenwich High School.

In 2001, the Town's residents showed a clear preference for passive recreational usage at the site. In preferential order, the residents indicated that they would like the site to have a walking/jogging trail (85%), an open meadow (72%), a picnic area (70%), a bike path (67%), a flower garden (65%), a rowing/kayaking facility (59%), a playground (55%), a wildlife sanctuary (54%), and a fishing pier (53%). Conversely, only a small number of residents wanted the site to have more active recreational uses; for instance a skating rink (29%), a swimming pool (31%), or sports fields (38%) (see Appendix 4).

**Table 1. Greenwich residents' preference for site use.**

Potential Site Use.	1989 Survey (%)	2001 Survey (%)
Passive Waterfront	<b>70</b>	
Wildlife Sanctuary		<b>54</b>
Open Meadow		<b>72</b>
Flower Garden		<b>65</b>
Playground		<b>55</b>
Picnic Area	<b>58</b>	<b>70</b>
Fishing Use	<b>41</b>	<b>53</b>
Marina	<b>37</b>	
Boat Yard	<b>33</b>	
Sports Field		<b>38</b>
Tennis Cts.	<b>29</b>	
Paddle Tennis Cts.	<b>21</b>	
Swimming Pool	<b>26</b>	<b>31</b>
Skating Rink		<b>29</b>
Passive boating	<b>22</b>	<b>59</b>
Walking/Jog trail		<b>85</b>
Bike path		<b>67</b>

In sum, one may see that in the thirteen years between the two surveys, overall sentiments have largely remained the same. The Town's residents overwhelmingly continue to support the notion of using the Cos Cob Power Plant site for passive recreation, featuring its waterfront access, and preserving its aesthetic qualities.

### **Preliminary Conceptual Plan**

Based on the site's existing conditions, the public opinion survey, and presentations made to the Committee, and with much discussion within the Committee, the map depicted in Figure 3 on page 15 (prepared by Matthew Popp & the Planning Department) reflects a conceptual plan that the Committee feels suits both the site and the Town's needs at this time.

This plan is compatible with the Town's Plan of Conservation and Development. The plan includes both active and passive recreational elements. The only major element not obvious on the plan is the still extant desire to have some type of waterfront access on the site. Unfortunately due to a variety of issues regarding bulkhead and dock maintenance and channel maintenance, the still unclear and a rather distant goal of having some combination of boat storage, launching and other associated facilities has not been fully developed.

**Figure 3. Conceptual Plan for the Cos  
Cob Power Plant Site.**

However, the Committee believes that in due course these issues will be resolved, and that the area east of the playing field adjacent to the old dock site would be ideal for some boating facility.

### ***Northern Portion of Site***

Even though residents did not overwhelmingly support having a portion of the site dedicated to active recreation, the presentations made by the Board of Education, the Greenwich High School Athletic Department, Parks & Recreation, representatives of OGRCC, and others highlighted the need for additional playing fields in the Town. Further, repeated visits to the site only served to underscore how the northern portion of the site is ideally suited for a general playing field. The size and flat topography of the upper portion of the site is perfect, and only some minor grading will be required to construct the field as shown. Additionally, the Town's Conservation Commission supported this notion, for given the highly disturbed nature of the site there are no unique biotic elements in this portion of the site. The Conservation Commission thus felt that having a field at the Power plant site would take pressure off the need to construct a field in some other more valuable natural area in the town. It was also made clear, particularly during the Board of Education's presentation, that the real need is for additional general fields (soccer, football, and lacrosse) and not another diamond field (i.e., baseball and softball).

Adjacent to the playing field there should be limited parking along the northern perimeter fence, with no more than 100 spaces. Overflow parking space is available at the neighboring train station. The footprint of the parking lot should also coincide with the State's easement as much as possible to avoid any future problems.

A small boat launch and fishing pier are also proposed along the waterfront, making use of the bulkhead, rampways and pier currently in place.

### ***The Trail system***

An initial trail system has been outlined on Figure 3. that is approximately 2700 feet in length. This trail, presumably of wood chips, would be suited for jogging and walking. In addition, while the Conservation Commission also specifically asked that the existing native plant species along the shoreline be left intact, they also noted that selected areas should be managed so as to provide scenic views from the trail system. Therefore we envision a winding trail system as being truly multi-functional such that it might be marked off at intervals for the more active joggers, yet still pastoral enough in nature with periodic vistas to equally satisfy more passive users.

### ***Bike Path***

As noted, the Committee is interested in establishing the property as a multi-functional recreational area. The Committee also recognizes that

bicycles are one of the preferred forms of transportation to the property using existing paved roads. Therefore, should the trail system ultimately be widened (i.e., 12 feet or so) to accommodate rollerblading and/or biking, then the path should be comprised of stone dust or paved so as to support wheeled traffic. In the future it would also be ideal to explore how the system could be connected along the waterfront northward to follow the Mianus River. For the short term, there should be bicycle racks near the parking lot, and the off-road use of mountain bikes on the property should be discouraged.

### ***Southern Portion of Site***

The southern portion of the site has some areas of pioneer tree vegetation along its borders. There are magnificent vistas to the south and east with views of Long Island Sound, the adjacent tidal wetlands, and of an active osprey nest. This portion of the site is also visible from Riverside across the Mianus River. The Committee felt that the existing conditions dictated that this area be landscaped in a manner which would provide passive recreational uses as well as valuable wildlife habitat linkages among waterfront properties. Recommended site features include loop paths, a central meadow that would be cut once per year, buffer plantings of native shrubs and trees along the waterfront, a grove of American Hollies and other evergreen trees, thickets of native shrubs, benches and picnic areas. A garden (i.e., butterfly garden) could be incorporated into the site between the meadow and play field as a focal point and to provide wildlife habitat. This garden could be maintained by a local garden club.

### ***Existing Structures***

There are no existing structures on the property, however there is a great array of NRG transformers on the northwestern perimeter that jut well into the property creating its two distinct lobes. One of the Town's first acts after the site's remediation should be to plant screening trees all along this perimeter line to shield the transformers. Secondly, before all the remaining DPW materials are removed from the property, the Town should assess as part of the remediation plan whether any of the large concrete pads on the east side, lining the Mianus River, ought to be removed. They would appear to be incongruous with the site.

### ***Placement of a Historical Marker***

There ought to be a suitable marker placed on the site detailing the historical importance of the site, and the Cos Cob Power Plant.

## **Immediate Recommendations**

- The Town should immediately apply for an U.S. EPA Brownfields Remediation Grant and seek the support necessary to undertake the additional investigation and targeted PCB removal as suggested in the U.S. EPA's Targeted Brownfield Assessment of August 2003.
- The Town should have design/landscape architects and engineers begin to create a detailed site plan reflecting the Committee's conceptual plan herein, and simultaneously also hire professional consultants who can work in concert with the designers to prepare a site-remediation plan. These plans will also need to be developed in partnership with the U.S. EPA, CT. DEP, and the Town's agencies.
- The Town ought to begin internal, and perhaps external, discussions regarding the funding necessary for this project. As part of these discussions the Town and State might ponder partnering in order to pursue extant insurance companies who previously issued policies covering commercial entities at the site. The new park might also present a naming opportunity for the new Greenwich Parks Foundation.
- The Town must support the Department of Public Works and help the agency clean up the site and find alternative location(s) for the materials currently stored at the Cos Cob Power Plant site. The current use of the site as a holding area for sewer excavation and road millings clearly has hampered investigative efforts, and is at odds with the Town's long term vision for the site as well as with Coastal Area Management Regulations.
- The Town ought to initiate the steps necessary to repair and maintain the existing bulkheads and pier at the site, and ensure that any dredging undertaken in the adjacent channel will be routed so as to serve the current pier.
- Given the current plans for the property and considering that it will presumably become a town park, the Committee strongly believes that the Power Plant site should be transferred to the jurisdiction of the Department of Parks & Recreation. The Department should be tasked and funded for the future care, maintenance, and the development of the site as reflected by this plan.

## **Conclusion**

We believe that the Cos Cob Power Plant site will prove to be a great addition to the Town. Acquired from the State in 1987, the site has a unique history. Reflected in the works of early American landscape artists, it later became a touchstone in 20<sup>th</sup> century engineering. The site is beautifully positioned on the Cos Cob waterfront, and will some day provide area residents with ample opportunities for access to Long Island Sound. The Committee unanimously endorses the preliminary conceptual plan prepared, and notes that it was essentially guided by public opinion and the constraints of the size and shape of the property. Indeed, the Committee is particularly proud of its efforts to solicit and listen to public input concerning the site's potential uses. Not surprisingly two Town-wide opinion polls more than a decade apart stress the overwhelming desire for the site to be largely devoted to passive recreational uses, and to ensure that its use and future facilities take advantage of its waterfront position.

Undeniably the point still suffers from its role as a site for a power plant, and it will require a substantial amount of work to remediate and restore it to a form safe and useful. However, we do not believe this task to be either too onerous or expensive, especially given the array of possible partners who can and ought to help us with this effort. We also feel very strongly that given the substantive amount of work that must be undertaken, and given number of organizations that will need to be included in order to facilitate the desired ends, it will behoove the Town to ensure that all of its agencies, committees, and other entities to work closely together in order to achieve them.

To cost-effectively move ahead, the Town will need to further refine this conceptual plan into one plan that integrates the remediation with a final design. Perhaps ambitiously, but we believe realistically, the Committee proposes the following time-line to accomplish the goal of re-opening the site for public use:

By November, 2003. The Town should apply for the \$200,000 U.S. EPA brownfields Remediation Grant. This would be used to complete testing and remove the PCB-impacted soils at the site.

By 2005. The Town should develop a final site design plan, and simultaneously work with the U.S. EPA and CT DEP to develop a Remedial Action Work Plan integrating remediation with the final site design plan.

By 2006. The Town should appropriately remediate all portions of the site that exceed the strictest residential standards established by CT DEP or the U.S. EPA. At this point 'areas of concern' ought to be removed or capped, as deemed appropriate in consultation with both the U.S. EPA and CT DEP. The site should then be contoured to fit the final design plan.

By 2007. The Town should fully design, build and equip the site based on the conceptual plan herein.

In concluding, we note that Greenwich is all about the quality of life. The fact that the Town provides outstanding schools, parks, and other such services and facilities is what makes it so attractive to all of its residents. We feel strongly that it is incumbent upon us to preserve and indeed expand this facet of Greenwich whenever possible, especially as opportunities for the acquisition of open space are quickly vanishing. With a dedicated effort, the Power Plant site may within a few years actually become a great new addition to the Town's open space and recreational needs. We realize that the costs and effort needed to restore the site will certainly be higher than originally anticipated. However, we believe the fact that there are partners who could and should share this burden, and compared to the costs of acquiring a similar sized and placed parcel, the plan presented here is cost-effective, achievable, and a reflection of the Town's true desires.

### **Acknowledgements**

The Committee would like to thank a great number of people who have helped get the restoration of the Cos Cob Power Plant to at least this point. Foremost, we are grateful to the Selectmen for their strong support and interest in moving this project ahead.

Both the U.S. EPA and Metcalf & Eddy have been outstanding partners. In particular we would like to thank Jim Byrne, Barbara Weir and John Albrecht, for their time, efforts and dedication to bringing the latest technology and analytical techniques to Greenwich. They provided us with the greatest possible knowledge concerning the site and how it may best be restored for public use.

We would also like to thank all those who came before the Committee and gave presentations regarding the possible uses of the site, not only for their dedication to expanding recreational opportunities for all, but also for enhancing our vision with respect to the site. The various division heads and staff of Greenwich, especially Parks & Recreation, Board of Education, Conservation, Planning & Zoning, and Public Works, were instrumental in guiding this Committee's efforts, yet we appreciate them even more for their quiet understanding that our goal was to reflect the public's choices.

We also would like to particularly acknowledge those Committee members who gave a bit more, especially Dr. Forbes Delany for his review of some of the environmental issues, Laura Dickey and Jim Joyella for their work on the survey, and Steve Soler for his expertise in brownfield development strategies.

Last, we would like to again thank the *Greenwich Post* for distributing our questionnaire to every household, and to the students from Greenwich High School who tallied the responses.

## **Committee**

### **Janice Gardner, Committee Chair**

Janice Gardner, Chairman of the Cos Cob Power Plant Committee, is a member of the Board of Estimate and Taxation, where she serves as Chair of the Policy and Procedures Committee and as a member of the Human Resources Committee. She is also serves as liaison to Central Government and the Parks Department. She is an ex-officio member of the Board of Parks and Recreation and a Board Member of the Greenwich Parks Foundation. She was a member of the RTM from District 2 for six years and has been a Board Member of the Junior League of Greenwich, a Trustee of Stanwich Congregational Church and currently serves on the board of the YWCA. Mrs. Gardner has lived in Greenwich for 17 years, with her husband Charles, and three children, Charlie, Nora and Grace.

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### **Jeanne Barr**

Ms. Barr served as an alternate member of the Planning & Zoning Committee Commission from 1994 until 1999. A graduate of Smith College, she was a Planning Assistant to the Commission, and the Town's Zoning Enforcement Officer from 1988 until 1993.

### **Alexander Brash**

Mr. Brash represents Greenwich's Conservation Commission. A graduate of the Yale School of Forestry & Environmental Studies, he has served as Chief of the Urban Park Service for the City of New York for nearly a decade, and now heads their Natural Resource Group. In this position he leads the Agency's efforts to preserve and protect the 27,000 acre park system, and he supervises the City's ecological restoration efforts. With his wife, Jane Owen, and two children, Ian and Emily, he lives in Riverside.

### **Laura Dickey**

Ms. Dickey is a co-founder of the non-profit and lobbying Greenwich Preservation Society, an active member of New York Landmarks Conservancy, the Municipal Arts Society, Historic Hudson Valley, New York Historical Society and works closely with the Historical Society of the Town of Greenwich. After 15+ years in the corporate marketing world, Laura decided to work independently as a Marketing Consultant. As a member of this committee she was instrumental in coordinating the efforts of the CCPP Survey and tabulation. Born in New York, her family moved to Greenwich in the late 1960s, and Laura decided to return to Greenwich in the late 1980s.

### **Forbes Delany**

Dr. Delany is a member of the Department of Health's Advisory Committee. Dr. Delany has been a resident of Greenwich since 1951. Dr. Delany was Chief of Staff of the Greenwich Hospital from 1967-1971, and he was Chairman of the Radiology Department from 1972-1989. Since retiring, he has served on the Long Island Sound Task Force helped test the waters of Cos Cob Harbor from 1994-1996. Dr. Delany is currently serving on the Community Development Block Grant Committee, the Greenwich Board of Health, serving as Vice Chairman in 1998-2002, and Secretary from 2002 to present. In 1996 he was elected a delegate to the RTM, District 2, and as a representative to the Land Use Committee and the Health and Human Services Committee.

**Griffith Harris, Jr.**

A lifetime resident of Greenwich, Mr. Harris serves on the Board of Parks & Recreation. He has served on the Pomerance-Tuchman Planning Committee and as an alternate member of the Griffith Harris Golf Course Greens Committee. He is the founder and director of the Griff Harris Charity Golf Tournament, and a member of the Central Cos Cob Neighborhood Association. Griff is active with youth recreational athletic programs and serves as the Program Director for the Ice Hockey Program of the Boys & Girls Club of Greenwich. His professional background is in insurance and risk management.

**Peter Joyce**

Mr. Joyce has served on the Planning & Zoning Commission for 19 years, with 14 years as chairman. He is currently a member of the Selectman's Parking & Traffic Committee and the Selectman's Property Committee. Prior to the appointment to the P & Z Commission Peter was on the board of the South Cos Cob Association. He holds an MBA degree from the Wharton School of Finance. Peter is currently a licensed real estate agent in Greenwich. He and his wife, Kathleen, have lived in South Cos Cob since 1976 and their three sons are graduates of the Greenwich public school system.

**Jim Joyella**

Mr. Joyella, a Cos Cob citizen, has held senior management positions at various broadcast and cable networks, a national advertising sales representative firm, and a national radio network. He led one of the industry's principal trade associations, and then formed his own media consulting practice. He lives with his wife Karen in Cos Cob and they have four children.

**Dick Kriskey**

Mr. Kriskey is a Greenwich native, and he has served on the Board of Estimate and Taxation for 10 years. He was Chairman of the Budget Committee and ultimately Chairman of the Board. Prior to his work on the BET he was on the Board of Education for 6 years, and Chairman of the Facilities Committee. He has been actively involved in Committees regarding many of the public and private Capital improvement projects through out town. Currently he is a member of the Board of Assessment Appeals. Professionally he is a Principal in a local Building Construction firm. Dick lives with his wife and where their three children were raised within the proximity of the Cos Cob Power Plant site.

**Rick Loh**

Rick Loh grew up in town, is a 1971 graduate of GHS and currently lives in Old Greenwich in Havemeyer Park. He has a BA in Economics from New England College, and is a real estate agent associated with Shore and Country Properties in Riverside. Rick is a past President of the Greenwich Blues Hockey Association and is a member of Innis Arden Golf Club in Old Greenwich. He and his wife Kate and their three children enjoy many forms of recreation including boating, golf and the inevitable spectating at the kids' events.

**Pat McDonald**

Ms. McDonald is a Riverside resident who lives across the Mianus River from the Power Plant property. Pat is a Board Member of United Way of Greenwich, The Hill House, and the Southwestern Area Agency on Aging.

**Gary Oztemel**

Mr. Oztemel represents Parks & Recreation, and is currently Chairman of the Board of Parks and Recreation. Gary has been a Member of Board of Parks and Recreation since 1992, a member of the Greenwich Athletic Association (1987-1992), and on the Greenwich Skate Park Committee (1999-2002). Gary graduated from University of Richmond with a BA in Political Science, and is the President of Satra Resources, an international trading company with offices in Greenwich and Russia. Gary has been a Greenwich resident for over 40 years, lives in Riverside, and is married to Karen. They have two children, both in local schools.

**Matt Popp**

Mr. Popp is a member of the Inland Wetlands & Watercourses Agency, President of Audubon Greenwich, and since 1995 has been a principal at Environmental Land Solutions, LLC in Norwalk. He is a licensed landscape architect and a professional wetland scientist, with a master's degree from the University of Georgia. His specialty is environmental planning. He lives in Byram with his wife Maria, and two children.

**Stephen M. Soler**

Mr. Soler is a member of the executive committee for the Central Cos Cob Neighborhood Association and is a member of the RTM for District 8, ha also served on the Pomerance Land Use Committee. A graduate of the University of Massachusetts with a B.A. in Economics, he is the Managing Member of the Georgetown Land Development Company. He is a faculty member at Baruch College where he teaches a course on brownfield redevelopment, and he is a member of the U.S. Green Building Council and the American Planning Association. He resides in Cos Cob with his wife and two young daughters.

**Paul Toretta**

Mr. Toretta is a member of the Board of Education. Paul is a retired Connecticut professional engineer residing in Greenwich for more than twenty-seven years. He has been on the Board of Education for five years, and was previously a member of District 2 RTM and served on the Legislative and Rules Committee. Paul has served the Town in various other capacities most recently on the Selectman's Compost Committee. He is currently the President of the Indian Harbor District and a member of the Board of Directors and advisor for several small businesses.

***Division Representatives*****Diane Fox**

Ms. Fox is the Director of Planning for the Town. As Director of Greenwich's Planning & Zoning, she is also its Enforcement Coordinator. Prior to her work here, she worked in the Appalachian Regional Planning Commission, Washington DC, the City of Chicago's Planning and Development Department, and she received a BA from Clark University; and a MA from University of Chicago. She also has a Certificate in Financial Mgmt. from NYU, and she is a Member of the American Institute of Certified Planners, and the American Planning Association. Currently, Diane is the Representative from Greenwich to Southwestern Regional Planning Agency & Metropool. Active in several local Greenwich organizations, Diane resides in Riverside with husband and has two grown sons.

**Marcos Madrid**

Marcos J. Madrid has been the Commissioner of Public Works since August 1996. Prior to this, Marcos retired from the U.S. Air Force as a Colonel after 26 years of service. Born in New Mexico, he earned both a B.S. and M.S. in Civil Engineering from New Mexico State University. In the Air Force Marcos commanded two civil engineering squadrons and spent three years on the faculty of the U.S. Air Force Academy as an Assistant Professor of Civil Engineering. He also served as the Deputy Officer in Charge of Construction with the U.S. Navy in Madrid, Spain, and in Europe as Director of Planning, Programming and Environmental Quality. His last assignment was as Chief, Environmental Programs for Air Combat Command in Virginia. As Commissioner of Public Works, Mr. Madrid supervises a workforce of over 175 professional and technical personnel. He is currently an active member of Greenwich Green and Clean, the YMCA, a Cabinet member of Greenwich United Way, and the Greenwich Rotary.

**Peter Mandras**

Mr. Peter J. Mandras is the Superintendent of Recreation, Town of Greenwich. A 1974 graduate of Southern Ct. State University with a B.S. degree in Recreation and Leisure Studies. Peter has worked for the department for the past 25 years. He has been the Superintendent of the Recreation Division since 1998.

**Denise Savageau**

Ms. Savageau has served as Conservation Director for the Town of Greenwich Conservation Commission for over five years. Her current workload includes water supply issues, open space protection, wildlife management issues, and watershed management. She formerly worked as District Manager for the Hartford County Soil and Water Conservation District providing technical assistance and education local officials and residents in the 29 municipalities in the county. She graduated from the University of Connecticut and holds a B.S. in Agricultural Economics with a concentration in Natural Resource Management.

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10/15/'03

Appendix 1.

Original Charge to the Selectmen's Cos Cob Power  
Plant Siting Committee.

Appendix 4.

Raw Results of the 2001 Cos Cob Power Plant  
Survey.

## Appendix 2.

Some Pertinent Data from the Targeted Brownfields Assessment Draft Report. From Metcalf & Eddy, August 2003.

### Appendix 3.

Eastern USA background levels, and comparative Standard Contaminant Criteria, from both New York State and New Jersey.