

Report and Recommendations

CITY OF SEABROOK
SUBSTATION MITIGATION
IMPROVEMENT AD HOC COMMITTEE

Presented: May 16, 2023
Chair, Adam Shannahan



INTRODUCTION

The Seabrook Electrical Substation Mitigation Improvement Committee was first established by Seabrook City Council as an Ad Hoc Committee in November, 2022 (Resolution 2022-32), for the purpose of reviewing electrical substation mitigation improvements in Red Oak Acres Subdivision. In December, 2022 (Resolution 2022-34), the committee was expanded to include an additional member of the city council to the committee. Then, in January, 2023 (Resolution 2023-01), City Council approved extended the term of the committee to June 7, 2023.

The committee met a total of six (6) times on various matters surrounding the substation and associated mitigation items on the project. During this timeline, the committee had present CenterPoint representatives and the City's special legal counsel at different meetings to gather additional information.

Early 2023, CenterPoint began submitting plans and the City's Community Development Department completed initial reviews with returned comments. The public and affected residents received information on how to view the submitted plans in the city's offices. By April 2023 committee meeting, city staff stated that items within the city's control would be items that connect to city systems such as storm water drainage, right-of-way, water and/or waste water systems only.

This report as presented to the City of Seabrook City Council and were voted upon by all present members of the April 26, 2023, substation committee. The items include the areas of mitigation or enhancement that the committee requests for City Council to accept and proceed with drafting of an agreement between the City and CenterPoint to have formal commitment that such items in this list, or final negotiated items, would be carried out in the best interest of the residents directly impacted by this project.



MITIGATION AND/OR ENHANCEMENT ITEMS

1. 14' Decorative Wall

- a. **Height** - Alternate height of 16-18 feet for sound and safety
- b. **Timing** - Construct the wall in Phase I of the construction timeline prior to substation construction and removal of any trees
- c. **Length** - The wall length to be constructed in a continuous design without any gates into the subdivision off Loganberry Drive terminating at the southernmost residence and northernmost residence

- d. **Recessed Wall** – The wall to be setback from the City’s right-of-way line allowing for future vegetation or landscaping with CenterPoint’s approval

2. Trees

- a. **Tree Planting Event** – CenterPoint’s cooperation to work with the City of Seabrook to replant as many trees outside the CenterPoint parcels but in a goodwill effort to enhance the neighborhood with healthy perimeter size trees
- b. **Reforestation** – Commitment to reforest the perimeter of the project site within CenterPoint’s parcels away from substation but that would aid in sound and light mitigation
- c. **Tree Preservation** – CenterPoint commitment to preserving any and all trees within CenterPoint’s parcels with particular attention to the middle tract that could be most impactful to residents for lighting and sound changes

3. Landscaping

- a. **New Plantings and Landscaping**– CenterPoint’s commitment to allow new plantings in a recessed area in front of the decorative wall that could be maintained by CenterPoint or the subdivision residents

4. Lighting

- a. **Luminary Study** – CenterPoint to confirm in the agreement that a pre-construction and post-construction lighting evaluation will be performed and statement of addresses that it will be conducted for both study periods
- b. **Luminary Study Results** – CenterPoint to commit to release any and all luminary evaluation documents to the City of Seabrook for public record
- c. **Luminary Modifications** – CenterPoint to commit to modifications on luminary installations that are above the pre-construction illumination results such as light shielding or deflectors to mitigate any light pollution from the substation
- d. **Luminary Fixture Heights** – CenterPoint to commit to a final lighting detail plan set that would place security lighting below the decorative wall height