

# ctpost

April 28, 2026

## Dan Haar: Former ammunition site to become one of CT's largest urban preserves

By Dan Haar, Columnist



The owner of the former Remington Arms property in Bridgeport and Stratford, including 365 acres of woods, is joining with an energy partnership to turn the property, known as Lake Success, into a public woodlands preserve and renewable energy park. Cans in the woods, pictured in April, 2026, are used to manage and feed the deer population trapped inside by fencing. Dan Haar/Hearst CT Media

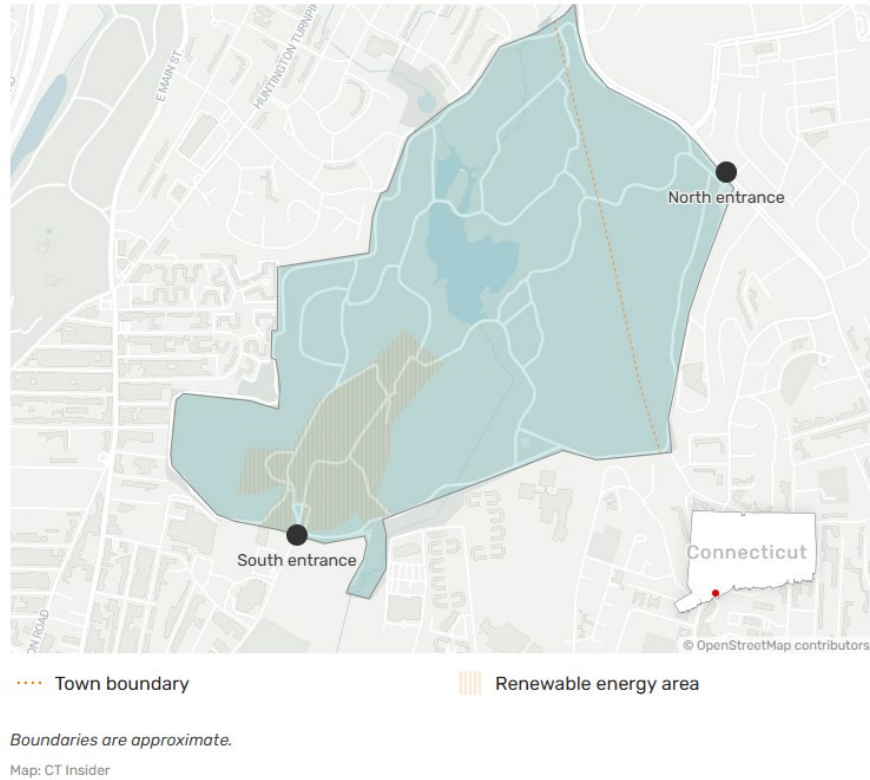
BRIDGEPORT — The story of Lake Success is unfolding as a rare, huge triumph for public land access in Connecticut, a state where the result is usually a lot less favorable.

And it's happening on an equally rare parcel in the state's old industrial heartland.

A vast, sloping forest nestles just beyond the city's trash transfer station, separated from the Beardsley Zoo by an urban neighborhood, a half-mile from a complex of four schools as the red-tailed hawk flies. At the mouth of the mostly wooded parcel, an old sign on rusted metal posts sits on a long closed, now mostly vacant industrial site.

### **A new forest park in Bridgeport and Stratford**

Lake Success and the surrounding forest of 360 acres, known to some as the Remington Woods, was where Remington Arms made and tested ammunition. Long closed to the public, the company that owns it wants to open it up as a recreation area with a nature center. A renewable energy park on the site would create a source of revenue for the recreation area.



This is where Remington Arms, once the defining company in what is now Connecticut's largest city, made, tested and, yes, dumped ammunition for decades as it sold to the U.S. Army of course, but also to the czar of Russia in the early 20th century. Almost all the buildings went the way of demolition soon after Remington closed the complex in the late-'80s.



The owner of the former Remington Arms property in Bridgeport and Stratford, including 365 acres of woods, is joining with an energy partnership to turn the property, known as Lake Success, into a public woodlands preserve and renewable energy park. A sign, pictured in April, 2026, shows an earlier plan for a business park that never was built. Dan Haar/Hearst CT Media

<https://tinyurl.com/3ttdh474>

A business park never rose on that site. But the company that once owned Remington kept more than 400 acres on both sides of the Bridgeport-Stratford line and has been cleaning it up under consent orders with the U.S. Environmental Protection Agency and the Connecticut Department of Energy and Environmental Protection.

Now the property, known by neighbors as Remington Woods, sheltering the picturesque, 23-acre Lake Success at its heart, is about to become a park of a different kind. Two parks, actually, both strongly advancing the public good.

Plans call for that 50-acre brownfield to turn into the Lake Success Energy Park, with a solar generation project covering 15 acres or so, and a utility-scale battery that could become the state's largest – 250 megawatts (for four hours) to start and eventually, perhaps double that capacity.

The solar and battery park, happily outside the sightlines of neighbors, will generate enough money for the landowner to convert 365 acres of rolling woodland and the lake into a preserve, open to the public for hiking and bird-watching. (No swimming, hunting, fishing or motor vehicles.)



The owner of the former Remington Arms property in Bridgeport and Stratford, including 365 acres of woods, is joining with an energy partnership to turn the property, known as Lake Success, into a public woodlands preserve and renewable energy park. Pictured on the Bridgeport brownfield site in April, 2026 are, from left, Mark Sussman, a lawyer who has worked on the site for decades; David Kinsley, whose firm, Kinsley Group, is building utility-scale battery storage on the site; and Paul Michaud, a lawyer and investor in the energy park. Dan Haar/Hearst CT Media

It will be one of the largest urban woodland preserves in New England and will even have a nature center on the Stratford side, all financed by renewable energy.

Everyone is calling this a win-win-win and by all accounts, it is exactly that. The state's electric grid, and some city buildings, will have a bit more generation without having to take out another farm field or mar a neighborhood.

The battery project, an established technology that's emerging at large scale, will enable much cleaner and low-cost energy across the grid by making stored power available when it's needed.

And the woodlands and human-made lake come into public use after decades behind barbed wire, without a dime of state or city money; that's the plan, anyway.

Making it all possible, by great coincidence, a United Illuminating high-voltage transmission line crosses the site – the better for the partners building the energy park to tap right in.



The owner of the former Remington Arms property in Bridgeport and Stratford, including 365 acres of woods, is joining with an energy partnership to turn the property, known as Lake Success, into a public woodlands preserve and renewable energy park. A high-voltage transmission line with sweeping views of Bridgeport on its right-of-way, shown in April, 2026, makes the energy park viable. Dan Haar/Hearst CT Media

"The stars have aligned for this project like none I've ever seen," David Kinsley, CEO of Kinsley Group, the East Granby-based company building the battery storage component, and a partner in the overall energy park.

Remington had been owned by DuPont, the giant chemical company, when the Lake Success complex closed. The Remington company itself was sold but DuPont and its successor companies kept the property. Through a series of mergers and spinoffs, the owner became Corteva Agriscience, a maker of agricultural chemicals and products, and its subsidiary, Sporting Goods Properties Inc.

We hate to look a gift preserve in the mouth, but why wouldn't Sporting Goods Properties build on the whole site, the way so many other landowners do?

"Sporting Goods Properties has determined that this plan represents the highest and best use for the property," Tom Stilley, the vice president for environmental affairs, told me in an email. "We evaluated the site's location, the site's physical and ecological features, the local real estate market, and the significant level of public interest in conserving the property and developed our plan in response to those factors."

Money from leases at the energy park, especially the battery storage, will pay for Sporting Goods Properties to set up a separate, nonprofit called the "Nature For All Foundation," which will be run by a yet-unnamed steward. "The plan is to make about 70-90 acres of the park open daily, with larger areas open to special groups on an advanced reservation basis," Stilley said.

"It is such a hand-in-glove situation," Kinsley, the energy developer, told me. "We're working in concert because we have mutual objectives here. ...We just think it's such a beautiful project on so many levels."



The owner of the former Remington Arms property in Bridgeport and Stratford, including 365 acres of woods, is joining with an energy partnership to turn the property, known as Lake Success, into a public woodlands preserve and renewable energy park. A red-tailed hawk flies overhead in April, 2026. Dan Haar/Hearst CT Media

The project started coming together two years ago, when state Rep. Joe Gresko, D-Stratford, introduced Stillley to Paul Michaud, an environmental lawyer who is now a partner in the energy park. Michaud and his firm, the Michaud Law Group, brought in fellow attorney Mark Sussman, who had been his colleague at Murtha Cullina and had worked on the cleanup at this site for decades.

Triad Advanced Energy Development LLC, a partnership that includes Michaud, is developing the energy park and has joined with Kinsley as a partner in the battery project, Lake Success BESS (battery energy storage system).

"My focus has always been on trying to find ways to renew brownfield sites," Sussman told me.

This one just happens to have a more colorful history than most, and it happens to come with an attached woodland. My colleague Brian Lockhart wrote about this preservation plan 18 months ago, right down to the batteries. Now it's really coming together.

"We think that this project strikes the perfect balance between energy and allowing a green park to come to fruition," Michaud said at the site.

"We've been trying to save these woods for decades," said Gresko, the state representative. His district doesn't include the section of Stratford where the woods are located but he was co-chair of the legislature's Energy and Environment Committee until he became a deputy House speaker.

"We decided this would be a jewel in the crown of Bridgeport," Gresko said, "You would not know you are five minutes from downtown in the largest city in the state."



The owner of the former Remington Arms property in Bridgeport and Stratford, including 365 acres of woods, is joining with an energy partnership to turn the property, known as Lake Success, into a public woodlands preserve and renewable energy park. An old steam house along the stream, pictured in April, 2026, will probably need to be demolished. Dan Haar/Hearst CT Media

One stretch of the upland parcel, along the transmission line right-of-way, does have a sweeping view toward Long Island Sound, including downtown Bridgeport.

"I would die a happy person if this plan ever came to fruition," Gresko said.

Don't die yet, Joe, there's more work to be done. Kinsley, Michaud and Sussman said there's no definitive timeline yet for the battery storage, which will cost hundreds of millions of dollars, Kinsley said, perhaps even \$1 billion at its expanded size.

Battery power, in this case using lithium ion technology, is considered a key to alternative energy, especially wind and solar, as it will make the electricity available not just when the sun shines and the wind blows.

As for the solar portion of the project, it will rely on a contract with United Illuminating under a state program, which the developers expect to happen. Connecticut has seen far too much farmland go the way of solar without zoning controls and this is exactly the sort of location where solar projects belong.

As we toured the site, with a waterfall spillway from the lake and what the partners said was more than 70 species of birds – including hawks that followed our group along – I loved the sight of an old, brick and stone steam house on the bank of the stream. Sadly, the partners said, that's a danger due to its poor state of repair and will have to be demolished.

I objected to that. But I was glad to hear the old Remington ordinances from around the site have been cleared, including some etched with Cyrillic script, probably made for Russia under the czar.

"They drained the lake there and pulled out probably a couple of thousand unexploded munitions," Gresko told me.