

## Environmental Monitor Archives



**March 18, 2014**

### Scoping Notices

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No Environmental Impact Evaluations were submitted for publication in this edition

### State Land Transfers

No State Land Transfer Notice has been submitted for publication in this edition.

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**The next edition of the Environmental Monitor will be published on **April 8, 2014.****

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## Scoping Notices

"Scoping" is for projects in the earliest stages of planning. At the scoping stage, detailed information on a project's design, alternatives, and environmental impacts does not yet exist. Sponsoring agencies are asking for comments from other agencies and from the public as to the scope of alternatives and environmental impacts that should be considered for further study. Send your comments to the contact person listed for the project by the date indicated.

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**The following Scoping Notices have been submitted for review and comment.**

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## 1. Notice of Scoping for Proposed East Haven Industrial/Business Park

**Municipality where proposed project might be located:** East Haven

**Address of Possible Project Location:** 420 Bradley Street, East Haven, CT

**Project Description:** The Town of East Haven is seeking state financial assistance for the development of an industrial park at 420 Bradley Street, East Haven, CT. The proposed activities include development of five building lots on an approximately 50 acre parcel with approximately 20 acres of usable area. Lot 1 of the conceptual plan includes a 200,000 square foot warehouse/office facility, approximately 100 parking spaces and a 12 bay loading dock. The project area is approximately 1 mile from I-95 and approximately 3 miles from I-91.

**Project Maps:** Click here to view a [location map](#) of the project area. Click here to view a [conceptual site plan](#) of the project area.

**Written comments from the public are welcomed and will be accepted until the close of business on: **March 20, 2014.****

**Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting. Such requests must be made by **February 28, 2014.****

**Written comments and/or requests for a Public Scoping Meeting should be sent to:**

**Name:** Mark Hood

**Agency:** Department of Economic and Community Development

**Address:** 505 Hudson Street, Hartford, CT 06106

**Fax:** 860-270-8157

**E-Mail:** [mark.hood@ct.gov](mailto:mark.hood@ct.gov)

**If you have questions about the public meeting, or other questions about the scoping for this project, contact:**

**Name:** Mark Hood

**Agency:** Department of Economic and Community Development

**Address:** 505 Hudson Street, Hartford, CT 06106

**Phone:** 860-270-8089

**Fax:** 860-270-8157

**E-Mail:** [mark.hood@ct.gov](mailto:mark.hood@ct.gov)

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## 2. Notice of Scoping for STEM Residence Hall

**Municipality where proposed project might be located:** Mansfield

**Address of Possible Project Location:** Alumni Drive on the University of Connecticut Storrs Campus, Mansfield, Connecticut

**Project Description:** UConn proposes to construct a Science Technology Engineering and Math (STEM) Residence Hall next to the Hilltop Residence Halls (Hale and Ellsworth) on Alumni Drive. The proposed residence hall consists of up to 850 beds in an 8 or 9-story building or buildings totaling up to 265,000 gross square feet. The STEM Residence Hall would provide housing for first-year students and is part of the capital project initiatives in support of Next Generation Connecticut, a program intended to significantly expand educational opportunities, research, and innovation in the STEM disciplines at UConn over the next decade.

Construction of the STEM Residence Hall on the proposed location on Alumni Drive will require demolition and relocation of athletic facilities related to discus and javelin throw fields. The site is located within the

Eagleville Brook watershed and planning for the residence hall will incorporate consideration of the TMDL and watershed management plan for Eagleville Brook. The new residence hall is anticipated to tie into central utilities for electricity and to use liquefied petroleum gas-fired emergency generators. At least initially, the STEM Residence Hall will be locally heated and cooled. The building construction will incorporate best practices of sustainability with a minimum goal of Leadership in Energy & Environmental Design (LEED) Silver.

**Project Map:** [Click here to view a map of the project area.](#)

**Written comments:** from the public are welcomed and will be accepted until the end of: **\*NEW DATE\* March 22, 2014**

There will be a Public Scoping Meeting for this project at:

**Date:** **\*NEW DATE\* March 17, 2014**

**Time:** 7:00 PM

**Place:** Room 146, UConn Bishop Center; One Bishop Circle; Storrs, CT 06269

Written comments should be sent to:

**Name:** Jason Coite

**Agency:** UConn - Office of Environmental Policy

**Address:** 31 LeDoyt Road, U-3055; Storrs, CT 06269

**Fax:** 860-486-5477

**E-Mail:** [jason.coite@uconn.edu](mailto:jason.coite@uconn.edu)

If you have questions about the Public Scoping Meeting, or other questions about the scoping for this project, please contact Mr. Coite as directed above.

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### 3. Notice of Scoping for New Engineering and Science Building at the University of Connecticut

**Municipality where project is proposed:** Mansfield

**Address of Possible Project Location:** Glenbrook Rd. at University of Connecticut, Storrs Campus

**Project Description:** The University of Connecticut is seeking to build a New Engineering & Science Building off Glenbrook Road at the Storrs Campus. This five-story, 108,000 GSF building is proposed to be located between the Chemistry Building and the Psychology/Biology Building, partially within the footprint of the old Central Warehouse, which will be demolished. The new building will be a 5-story, 108,000 gross square foot (GSF) structure with a full basement and penthouse. The New Engineering & Science Building will serve the university staff and students, offering new laboratories and offices, classrooms, and meeting rooms. The site is located within the Eagleville Brook watershed and consideration will be given to the TMDL and watershed management plan for Eagleville Brook. The New Engineering & Science Building is anticipated to tie into central utilities for all electrical, heating, and cooling needs. New construction associated with this project will incorporate best practices of sustainability with a minimum goal of LEED Silver.

**Project Map:** [Click here to view a map of the project area.](#)

**Written comments:** from the public are welcomed and will be accepted until the end of: **\*NEW DATE\* March 22, 2014**

There will be a Public Scoping Meeting for this project at:

Date: **\*NEW DATE\* March 17, 2014**  
Time: 7:30 PM, or immediately upon the close of the STEM Residence Hall scoping meeting, whichever is later.  
Place: Room 146, UConn Bishop Center; One Bishop Circle; Storrs, CT 06269

**Written comments should be sent to:**

Name: Jason Coite  
Agency: UConn - Office of Environmental Policy  
Address: 31 LeDoyt Road, U-3055; Storrs, CT 06269  
Fax: 860-486-5477  
E-Mail: [jason.coite@uconn.edu](mailto:jason.coite@uconn.edu)

**If you have questions about the Public Scoping Meeting, or other questions about the scoping for this project, please contact Mr. Coite as directed above.**

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#### **4. Notice of Scoping for Valley Service Road Extension**

**Municipality where proposed project might be located:** North Haven, Connecticut

**Address of Possible Project Location:** Valley Service Road

**Project Description:** Valley Service Road, a town owned and maintained roadway, begins at Connecticut Route 22 (Bishop Street) and extends northerly approximately 9,500 feet to a cul-de-sac. It is a 32 foot wide, paved, two-way road carrying one lane of traffic in each direction. The southerly 3,100 feet of Valley Service Road is a public road. It provides access to an On-Ramp to Interstate 91 Southbound, various businesses, and the undeveloped land on each side. The remaining roadway is presently not intended to be open to the public. This project involves the extension of Valley Service Road from the general location of its existing terminus, a cul-de-sac, approximately 950 feet to the existing perimeter road around the former Pratt and Whitney site, now called the 415 Washington Avenue Partners LLC site. The section of this perimeter road from the proposed intersection of Valley Service Road, east to Washington Street will become a public road upon completion of the Valley Service Road extension. The purpose of this proposed project is to improve traffic circulation in the project area by making Valley Service Road a through road open to the public.

**Project Maps:** Click [here](#) to view maps of the project area

Click [here](#) to view proposed project plans

**Written comments from the public are welcomed and will be accepted until the close of business on: Friday April 4, 2014**

**Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting. Such requests must be made by Friday March 14, 2014.**

**Written comments and/or requests for a Public Scoping Meeting should be sent to:**

**Name:** Mr. Mark W. Alexander, Transportation Assistant Planning Director  
**Agency:** Connecticut Department of Transportation  
Bureau of Policy and Planning  
**Address:** 2800 Berlin Turnpike  
Newington, CT 06131  
**Fax:** 860-594-3028  
**E-Mail:** [dot.environmentalplanning@ct.gov](mailto:dot.environmentalplanning@ct.gov)

**If you have questions about the scoping for this project, contact:**

**Name:** Mr. William Grant, Transportation Supervising Engineer

**Agency:** Connecticut Department of Transportation  
Bureau of Engineering and Construction  
**Address:** 2800 Berlin Turnpike  
Newington, CT 06131  
**Phone:** 860-594-3229  
**E-Mail:** [William.E.Grant@ct.gov](mailto:William.E.Grant@ct.gov)

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## 5. Notice of Scoping for the Hill to Downtown MDP

**Municipality where proposed project might be located:** City of New Haven

**Addresses of Possible Project Locations:** The proposed Hill to Downtown Municipal Development Plan (MDP) project area is located approximately 0.6 miles west of New Haven Harbor and is bounded by College Street on the west, South Frontage Road on the north, and South Orange Street on the east. The southeastern boundary of the project area is formed by a line that is north of and generally parallel to Columbus Avenue between South Orange Street and Church Street. The proposed project boundary continues north along Church Street South to Amistad Street at which point the boundary turns west to the intersection of Amistad and Gold streets. Gold Street forms the southwestern boundary of the project area.

**Project Description:** The Connecticut Department of Economic and Community Development (DECD) was awarded a \$2 million Community Challenge Planning Grant from the U.S. Department of Housing and Urban Development (U.S. HUD). Portion of the funds will be utilized to prepare the Hill to Downtown MDP in the City of New Haven.

The proposed project would create infrastructure (roads, pedestrian and bikeways, and upgraded/new utilities) that would support private development of a mixed-use neighborhood by transforming many of the existing underutilized parcels and surface parking lots into vibrant community spaces, medical and research uses, retail and entertainment, and housing units. A new street grid would improve connectivity and mobility throughout the proposed project area and improve connectivity to surrounding neighborhoods. Improved streets and sidewalks would incorporate Complete Streets principles (such as sidewalks, bike lanes, accessible public transportation, and frequent and safe street crossing opportunities) to help create an urban environment that bolsters walking, cycling and increased transit use. Key improvements to the street grid in the proposed project area include the realignment of Lafayette Street to connect College Street and South Orange Street, and construction of New Temple Street that will ultimately provide a new connection to downtown. The proposed realignment and redesign of Lafayette Street would involve the removal of one of the Church Street South Apartment buildings. The MDP includes a detailed description of how this property would be acquired and how residents of this apartment building would be assisted in relocation.

A central part of the development of the new street grid and new land uses in the MDP project area includes upgrades to the existing utility systems including storm sewer, sanitary sewer, water, natural gas, electricity, and telecommunications. These systems would be relocated, upgraded, or abandoned in several key areas to accommodate new, reconstructed, and deconstructed streets.

The Hill-to-Downtown MDP is the outgrowth of the Hill-to-Downtown Community Plan that was prepared using the U.S. HUD Community Challenge Planning Grant. The community plan is the result of a 12-month collaborative effort between community stakeholders and the City to understand the challenges and opportunities facing this key city district located between Downtown New Haven, Union Station, the historic Hill neighborhood, and the medical district (which is comprised of the campuses of Yale School of Medicine and Yale-New Haven Hospital). The Hill-to-Downtown Community Plan is an extension of the City's Downtown Crossing initiative which is healing the scars of urban renewal-era land clearance and replacing the divisive Route 34/Oak Street Connector with vibrant, transit-oriented development.

**Project Maps:** Click here to view a [Location Map](#) of the project area. Click here to view the [Project Boundary](#).

**Written comments from the public are welcomed and will be accepted until the close of business on: Thursday, April 17, 2014**

**Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting. Such requests must be made by Friday, March 28, 2014.**

**Written comments and/or requests for a Public Scoping Meeting should be sent to:**

**Name:** Binu Chandy  
**Agency:** Department of Economic and Community Development  
**Address:** 505 Hudson Street, Hartford, CT  
**Fax:** 860.706.5740  
**E-Mail:** [binu.chandy@ct.gov](mailto:binu.chandy@ct.gov)

**If you have questions about the public meeting, or other questions about the scoping for this project, contact:**

**Name:** Binu Chandy  
**Agency:** Department of Economic and Community Development  
**Address:** 505 Hudson Street, Hartford, CT  
**Phone:** 860.270.8154  
**Fax:** 860.706.5740  
**E-Mail:** [binu.chandy@ct.gov](mailto:binu.chandy@ct.gov)

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## **6. Notice of Scoping for the Greater Waterbury Bus Storage and Maintenance Facility Project**

**Municipality where proposed project might be located:** Watertown, CT

**Address of Possible Project Location:** Route 262 (Frost Bridge Road) between Route 8 and the Naugatuck River

**Project Description:** The proposed Greater Waterbury Bus Storage and Maintenance project will consist of a new, approximately 276,000 SF building, plus associated sitework. The project will be located on a parcel of property of roughly 20 acres in the Town of Watertown, adjacent to Frost Bridge Road (SR 262) and the Naugatuck River. This will replace the current bus storage and maintenance facility, located in leased space in a former foundry in the Waterville area of Waterbury, CT. The purpose of the project is to provide a facility which will contain the support functions and services necessary for operation of a daily transit service, while meeting the current and future needs of the transit staff and travelling public. The layout and size of the existing facility is not adequate, and the condition of the building is poor. The new facility will accommodate the storage and maintenance of a mixed fleet of 98 vehicles, including 40' and 35' buses, plus smaller, 28' paratransit body-on-chassis (BOC) vehicles. The facility will be owned by the State of Connecticut and operated as part of the CTTransit statewide bus system. The new facility will provide interior parking for the entire fleet, a service lane with an automatic bus wash, indoor fueling, farebox retrieval, a vehicle maintenance area with lifts and component repair areas, an administrative office area, and employee welfare facilities for the drivers and maintainers.

**Project Map:** Click [here](#) to view a map of the project area.

Click [here](#) to view a site plan.

**Written comments from the public are welcomed and will be accepted until the close of business on: Friday April 18, 2014**

**Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting. Such requests must be made by Friday March 28, 2014**

**Written comments and/or requests for a Public Scoping Meeting should be sent to:**



**Name:** Mr. Mark W. Alexander, Transportation Assistant Planning Director  
**Agency:** Connecticut Department of Transportation  
**Address:** 2800 Berlin Turnpike  
Newington, CT 06131  
**Fax:** 860-594-3028  
**E-Mail:** [dot.environmentalplanning@ct.gov](mailto:dot.environmentalplanning@ct.gov)

**If you have questions about the scoping for this project, contact:**

**Name:** Mr. John D. Hanifin, Project Manager  
**Agency:** Connecticut Department of Transportation  
**Address:** 2800 Berlin Turnpike  
Newington, CT 06131  
**Phone:** 860-594-2899  
**E-Mail:** [John.Hanifin@ct.gov](mailto:John.Hanifin@ct.gov)

**This project was previously reviewed under CEPA and a Finding of No Significant Impact (FONSI) was issued in 1999. A hardcopy of the FONSI can be viewed in person at the Connecticut Department of Transportation Office of Environmental Planning.**

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## **Post-Scoping Notices: Environmental Impact Evaluation Not Required**

This category is required by the October 2010 revision of the [Generic Environmental Classification Document](#) for State Agencies. A notice is published here if the sponsoring agency, after publication of a scoping notice and consideration of comments received, has determined that an Environmental Impact Evaluation (EIE) does not need to be prepared for the proposed project.

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**The following Post-Scoping Notice has been submitted for publication in this edition.**

### **1. Post-Scoping Notice for New Haven Rail Yard Maintenance of Way Building and Parking Lot**

**Municipality where project will be located:** New Haven

**CEPA Determination:** On January 7, 2014 the Connecticut Department of Transportation (CTDOT) published a [Notice of Scoping](#) to solicit public comments for this project in the *Environmental Monitor*. The CTDOT has received comments from the [Department of Energy and Environmental Protection](#) and from the [Department of Public Health](#). The CTDOT has taken those comments into consideration and has concluded that the project does not require the preparation of Environmental Impact Evaluation under CEPA.

The agency's conclusion is documented in a an [Environmental Assessment Checklist](#) and a [Memo of Findings and Determination](#).

**If you have questions about the project, you can contact the agency at:**

**Name:** Mr. Mark W. Alexander, Transportation Assistant Planning Director  
**Agency:** Bureau of Policy and Planning  
Connecticut Department of Transportation  
**Address:** 2800 Berlin Turnpike  
Newington,, CT 06131  
**Phone:**  
**Fax:** 860-594-3028  
**E-Mail:** [dot.environmentalplanning@ct.gov](mailto:dot.environmentalplanning@ct.gov)

**What happens next:** The CTDOT expects the project to go forward. This is expected to be the final notice of the project to be published in the *Environmental Monitor*.

## EIE Notices

After Scoping, an agency that wishes to undertake an action that could significantly affect the environment must produce, for public review and comment, a detailed written evaluation of the expected environmental impacts. This is called an [Environmental Impact Evaluation](#) (EIE).

**No Environmental Impact Evaluation has been submitted for publication in this edition.**

## State Land Transfer Notices

Connecticut General Statutes [Section 4b-47](#) requires public notice of most proposed sales and transfers of state-owned lands. The public has an opportunity to comment on any such proposed transfer. Each notice includes an address where comments should be sent. [Read more about the five-step process.](#)

**No State Land Transfer Notice has been submitted for publication in this edition.**

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