



**March 17, 2020**

**NEW!:** Please check out our [new website](#).

### **Scoping Notice**

1. Notice of Scoping for UConn Structures Demolition – Spring Manor Farm Project, Mansfield.

### **Scoping Notice - Post-Scoping Notice (Need More Time)**

No notice for additional time has been submitted for publication in this edition.

### **Post-Scoping Notice**

No Post-Scoping Notice has been submitted for publication in this edition.

### **Environmental Impact Evaluation (EIE)**

1. NEW DATES - Notice of Environmental Impact Evaluation (EIE) University of Connecticut Ice Hockey Arena Development Project, Mansfield.

### **Agency Record of Decision**

No Agency Record of Decision Notice has been submitted for publication in this edition.

### **OPM Determination of Adequacy**

No Determination of Adequacy Notice has been submitted for publication in this edition.

### **State Land Transfer**

1. Notice of Proposed Land Transfer “Construction and Grant of Easements Agreement”, Westport.

The next edition of the Environmental Monitor will be published on **April 7, 2020**.

**Subscribe to e-alerts** to receive an e-mail when the Environmental Monitor is published.

Notices in the Environmental Monitor are written and formatted by the sponsoring agencies and are published unedited. Questions about the content of any notice should be directed to the sponsoring agency.

Inquiries and requests to view or copy documents, pursuant to the Freedom of Information Act, must be submitted to the sponsoring state agency.

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## Scoping Notice

"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. [Read More](#)

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

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### **1. Notice of Scoping for UConn Structures Demolition – Spring Manor Farm Project**

Municipality where proposed action might be located: Mansfield

Address of possible location: 104 Spring Manor Lane

Project Description:

The University of Connecticut (UConn) proposes to demolish the following structures at UConn's Spring Manor Farm property located at 104 Spring Manor Lane:

- Slaughter House
- Livestock Barn
- Greenhouse
- Dairy Processing House
- Dairy Barn and Silos (2)

The structures listed are contributing building/structures to the Mansfield Training School and Hospital Historic District, which is listed in the National Register of Historic Places Inventory. The historic district contains 53 contributing structures, overall, on over 350 acres. [Click here](#) to see the 1987 National Register of Historic Places Inventory – Nomination Form.

The structures have been identified for removal due to their various states of dilapidated condition. [Click here](#) to see photos and description of the structures. [Click here](#) to see a copy of a building inspector's report. An independent consultant performed a hazardous materials building survey, and identified asbestos-containing

materials and lead paint, typical of buildings constructed during the 1930's through the 1970's. The structures are unsafe to enter and prevent UConn's Farm Services from using the land to its full potential for agricultural purposes.

The landscape will be restored to match the existing conditions of the surrounding natural area, using clean topsoil soil and seed to re-establish grasses. There are currently no plans for new construction.

Project Maps: [Click here](#) to view a map of the project area. [Click here](#) to view an aerial image of the project area

Written comments from the public are welcomed and will be accepted until the close of business on: April 2, 2020.

Any person may 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 March 13, 2020

Written comments and/or requests for a public scoping meeting should be sent to

Name: Paul Ferri

Agency: Division of Public Safety

Environmental Health and Safety

Address: 3102 Horsebarn Hill Road, Unit 4097

Storrs, CT 06269

Phone: (860) 486-9295

E-Mail: [paul.ferri@uconn.edu](mailto:paul.ferri@uconn.edu)

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

Name: Paul Ferri

Agency: Division of Public Safety

Environmental Health and Safety

Address: 3102 Horsebarn Hill Road, Unit 4097

Storrs, CT 06269

Phone: (860) 486-9295

Inquiries and requests to view and or copy documents, pursuant to the Freedom of Information Act, must be submitted to the sponsoring state agency:

Name: University Communications

Agency: C/O Public Records Administration

Address: 34 North Eagleville Road, U-3144

Storrs, CT 06269

E-Mail: [publicrecords@uconn.edu](mailto:publicrecords@uconn.edu)

Online: <https://publicrecords.uconn.edu/make-a-request/>

What Happens Next: The sponsoring agency will make a determination whether to proceed with preparation of an Environmental Impact Evaluation (EIE) or that the project does not require the preparation of an EIE under CEPA. A Post-Scoping Notice of its decision will appear in a future edition of the Environmental Monitor.

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### **Scoping Notice - Post-Scoping Notice (Need More Time)**

If an agency is unable to publish a Post-Scoping Notice within six months after the comment period for scoping, the agency will publish an update with an action status and an estimate as to when a Post-Scoping Notice will be published. Such an update will be published by the agency at six-month intervals until the Post-Scoping Notice is published. [Read More](#)

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**No notice for additional time has been submitted for publication in this edition.**

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### **Post-Scoping Notice**

A Post-Scoping Notice is the determination by a sponsoring agency, after publication of a Scoping Notice and consideration of comments received, whether an [Environmental Impact Evaluation \(EIE\)](#) needs to be prepared for a proposed State action. [Read More](#)

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***No Post-Scoping Notice has been submitted for publication in this edition.***

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## EIE Notice

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 \(EIE\)](#). [Read More](#)

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*The following EIE Notice has been submitted for publication in this edition.*

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### **1. Notice of Environmental Impact Evaluation (EIE) University of Connecticut Ice Hockey Arena Development Project**

Municipality where project is proposed: Mansfield

Address of Possible Project Location: 509 Jim Calhoun Way

**Project Description:** The University is planning construction of a new ice hockey arena and associated surface parking on approximately 12.5 acres south of Jim Calhoun Way and west of the Mark Edward Freitas Ice Forum on its main campus in the Storrs section of Mansfield, Connecticut. The site is about half developed today and consists primarily of a surface parking lot (Lot I), storm water conveyance, some wetlands, and rolling, wooded uplands.

In 2014, UConn's Division 1 Men's and Women's ice hockey teams joined the Hockey East conference. Because the current Freitas Ice Forum is too small and does not meet Hockey East standards and requirements to host UConn's men's hockey games, UConn has played most of its men's home hockey games in the XL Center in Hartford since the 2014-2015 season. The Hockey East Association requires teams in the conference to have on-campus facilities with at least 4,000 seats along with other amenities, however UConn has obtained permission from Hockey East to build a venue with lower seating capacity.

At a minimum, the proposed development will include:

- Facilities adhering to NCAA Division I Ice Hockey requirements, Hockey East Conference standards, and University guidelines and requirements
- Up to 3,500 seats, with up to 50% seat-back chairs; the balance being bleachers
- Locker rooms and office space
- Site improvements and parking for up to 700 vehicles

Construction is currently planned to commence in fall 2020, with a targeted opening date in fall 2022. The new arena would adhere to University design guidelines and performance standards for new construction.

The University has prepared an Environmental Impact Evaluation (EIE) to further evaluate the potential environmental impacts of the Proposed Action, as well as other alternatives, including the No Action alternative.

Project Maps: Click [here](#) to view a map of the approximate project location. Click [here](#) to view a conceptual site plan for the proposed Ice Hockey Arena Development Project.

Comments on this EIE will be accepted until 5 pm on: **Friday, April 17, 2020**

The public may view a copy of this EIE:

- Online - click [here](#)
- Mansfield Town Clerk's Office, 4 South Eagleville Road, Mansfield, CT
- Mansfield Public Library, 54 Warrentville Road, Mansfield, CT

A public meeting will be held on: **Wednesday, April 8, 2020**

TIME: 3:30 pm - 5:00 pm (Doors will open at 3:00 pm for preview of meeting materials).

PLACE: Konover Auditorium at the Thomas J. Dodd Research Center, 405 Babbidge Road, Storrs, CT. Public parking is available in the South Garage, 2366 Jim Calhoun Way, Storrs, CT, adjacent to the UConn Bookstore on Hillside Road.

NOTES: **In-person attendance of the public meeting at Konover Auditorium is subject to change. If the State's public health and civil preparedness emergency due to the COVID-19 pandemic remains in effect, the event can only be attended remotely per Executive Order No. 7B. The event will be streamed live online. Links to the live stream and recording will be available at <http://updc.uconn.edu> as the date of the meeting approaches.**

Questions and comments regarding this EIE and its public meeting may be sent to:

Name: John Robitaille, Sr. Project Manager

Agency: University Planning, Design & Construction

Address: 31 LeDoyt Road, Unit 3038, Storrs, CT 06269

Email: [john.robaille@uconn.edu](mailto:john.robaille@uconn.edu)

Phone: 860-486-5930

What happens next: The sponsoring State agency will review the comments received and may conduct further environmental study and analysis or amend the evaluation. The sponsoring agency shall prepare responses to the substantive issues raised in review of and comment on the environmental impact evaluation and any supplemental materials or amendments. Those responses and all supplemental materials and comments shall be made available in a "Record of Decision" which will appear in the Environmental Monitor for public inspection.

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## Agency Record of Decision

After an [Environmental Impact Evaluation \(EIE\)](#) is developed, an agency will prepare a concise public record of decision, which takes into consideration the agency's findings in the EIE, and any comments received on that evaluation. [Read More](#)

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***No Record of Decision Notice has been submitted for publication in this edition.***

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## OPM's Determination of Adequacy

After an [Environmental Impact Evaluation \(EIE\)](#) is developed, the Office of Policy and Management (OPM) will determine if the EIE is adequate. If not, OPM will specify the areas of inadequacy with reference to CEPA or the CEPA regulations and specify the corrective action required. [Read More](#)

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***No Determination of Adequacy Notice has been submitted for publication in this edition.***

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## State Land Transfer Notice

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 process.](#)

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***The following State Land Transfer Notice has been submitted for publication in this edition.***

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### **1. Notice of Proposed Land Transfer "Construction and Grant of Easements Agreement"**

Complete Address of Property: Sherwood Island Lane & 4 Sherwood Island Lane (SIL), Westport

Number of acres to be transferred:

Number of Mary Lee Stiegler (MLS) acres subject to Temporary Construction and Permanent Easement i/f/o Department of Energy and Environmental Protection (DEEP) = 19,830+/- S.F. (0.43 Ac.), shown as "Trust Easement Area No.1: 16,950 S.F." and "Trust Easement Area No.2: 2,880 S.F."

Number of DEEP acres subject to (post-construction) Permanent Access Easement i/f/o MLS = 51,600+/- S.F. (1.18 Acres), shown as "Sherwood Island Lane State Park Property Area No.1: 7,690+/- S.F." and "Sherwood Island Lane State Park Property Area No.2: 43,910+/- S.F."

Owners: DEEP owner of Sherwood Island Lane & Mary Lee Stiegler (MLS) owner of 4 Sherwood Island Lane

See Bridge Replacement [Project Map](#)

[Aerial View](#) of Sherwood Island Lane showing Bridge Location

**Brief Description of Historical and Current Uses:**

SIL is owned by DEEP and provides access to rarely used (rear) portion of Sherwood Island State Park.

SIL provides access to 4 Sherwood Island Lane, owned by MLS.

The SIL bridge is failing and needs to be replaced.

**The property to be transferred contains the following:**

<input type="checkbox"/>	Building(s) in use	<input type="checkbox"/>	Building(s) not in use	<input type="checkbox"/>	No Structures
<input checked="" type="checkbox"/>	Other Features	<input checked="" type="checkbox"/>	Paved areas	<input type="checkbox"/>	Wooded land
<input type="checkbox"/>	Non agricultural fields	<input type="checkbox"/>	Active agriculture	<input checked="" type="checkbox"/>	Ponds, streams, other water, wetlands
<input type="checkbox"/>	Public water supply	<input type="checkbox"/>	On-site well	<input type="checkbox"/>	Water Supply Unknown
<input type="checkbox"/>	Served by sewers	<input type="checkbox"/>	On-site septic system	<input type="checkbox"/>	Waste DisposalUnknown

Special features of the property: Roadway, bridge, security gate & related appurtenances

**The property is in the following municipal zone:**

<input checked="" type="checkbox"/>	Zoned	<input type="checkbox"/>	Not zoned	<input type="checkbox"/>		Not known	
<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Institutional
<input checked="" type="checkbox"/>	Other:	Roadway					

**Value of property, if known:**

<input checked="" type="checkbox"/>	If checked, value is not known.
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Type of Sale or Transfer: Construction and Grant of Easements Agreement

Cost of new bridge (est. @ \$1,000,000) to be shared by DEEP & MLS (\$500,000 each). New bridge to be constructed on MLS Property.

MLS to grant Temporary Construction Easement i/f/o DEEP for new bridge construction & post-construction wetlands restoration & monitoring.

MLS to grant Permanent Easement i/f/o DEEP, to pass and repass over new bridge and new portion of Sherwood Island Lane, providing access to rear portions of Sherwood Island State Park Property.



DEEP to grant a Permanent Easement *if/fo* MLS to pass and repass over SIL, State Park Property Areas #2 & #3, providing access to 4 Sherwood Island Lane.

Proposed recipients: MLS & DEEP (mutual exchange of easements and agreement)

Proposed use by property recipient, if known: Temporary Construction Easement (*if/fo* DEEP), Permanent Access Easements (*if/fo* DEEP & MLS) & Permanent Maintenance Agreement (MLS).

The agency is proposing to transfer the property with the following restrictions on future uses: Upon project completion, MLS to assume ownership of new bridge and be responsible for all future bridge maintenance, repairs and replacements.

If checked, the state is not currently proposing restrictions on future uses.

Reason the State of Connecticut is proposing to transfer this property: to demolish a failing bridge, to construct a new bridge on MLS property and to relinquish all future bridge maintenance, repair and replacement obligations.

Comments from the public are welcome and will be accepted until the close of business on March 17, 2020.

Comments may include (but are not limited to) information you might have about significant natural resources or recreation resources on the property, as well as your recommendations for means to preserve such resources.

Written comments\* should be sent to:

Name: Allyson L. Clarke, Property Agent

Agency: DEEP Constituent Affairs and Land Management Division

Address: 79 Elm Street, 6th Floor

Fax: 860 418-5906

E-Mail: Allyson.clarke@ct.gov

\*E-Mail submissions are preferred.

(Comments from state agencies must be on agency letterhead and signed by agency head. Scanned copies are preferred.)

What Happens Next:

When this comment period closes, the proposed land transfer can take one of three tracks:

1. If no public comments are received, the sale or transfer can proceed with no further public comment and no further notices in the Environmental Monitor, unless the Department of Energy and Environmental Protection (DEEP) elects to conduct a review of the property (see #3).
2. If public comments are received, the Office of Policy and Management (OPM) will respond to those comments. The comments and responses will be published in the Environmental Monitor. Fifteen days after publication of the comments and responses, the proposed sale or transfer can proceed, unless DEEP elects to conduct a review of the property (see #3).
3. If DEEP elects to conduct a further review of the property, it may submit to OPM a report with recommendations for preserving all or part of the property. The report and recommendations will be published in the Environmental Monitor, and there will be a 30-day public comment period. The DEP will publish its responses to any comments received and its final recommendation about the property in the Environmental Monitor. OPM will then make the final determination as to the ultimate disposition of the property, and will publish that determination in the Environmental Monitor. Fifteen days after publication of that final determination, the sale or transfer can proceed.

To find out if this proposed transfer is the subject of further notices, check future editions of the Environmental Monitor. [Sign up for e-alerts](#) to receive a reminder e-mail on Environmental Monitor publication dates.

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