



# Environmental Monitor

*The official site for project information under  
the Connecticut Environmental Policy Act  
and for notices of proposed transfers of state land*

**December 6, 2022**

## Scoping Notice

1. Notice of Scoping for Garfield Mills Remediation Project, New London.
2. Notice of Scoping for Community Recreation Center Project, New London.
3. Notice of Scoping for Former White Oak Remediation and Redevelopment Project, Plainville.
4. Notice of Scoping for Bozrah Sanitary Sewer Extension, Bozrah and Franklin.
5. Notice of Scoping for Riverfront Park Trail & Commercial Development Project, Hartford and Windsor.
6. Notice of Scoping for River Mill Redevelopment Project, Thompson.
7. Notice of Scoping for Daniel's Mill Adaptive Reuse and Remediation Project, Vernon.
8. Notice of Scoping for Extension of Water Lines from Winsted into Barkhamsted, Barkhamsted.
9. **NEW!** Notice of Scoping for Elmwood Lofts, West Hartford.

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

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

## Post-Scoping Notice

1. Post-Scoping Notice for Intersection Improvements on Route 10 and Route 322, Removal of Bridge 00518 and Replacement of Bridges 00646 & 05753, Southington and Cheshire.
2. Post-Scoping Notice for Replacement of Bridge No. 00162 (I-95 over Metro North Railroad) and Bridge No. 00161 (I-95 over First Avenue), West Haven.

## Environmental Impact Evaluation (EIE)

No EIE Notice has been submitted for publication in this edition.

## Agency Record of Decision

No 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. REVISED! Notice of Proposed Land Transfer in North Canaan.**

The next edition of the Environmental Monitor will be published on **December 20, 2022**.

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

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*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 Notices have been submitted for publication in this edition.*

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### **1. Notice of Scoping for Garfield Mills Remediation Project**

**Address of possible location:** 90 and 100 Garfield Avenue

**Municipality where proposed action might be located:** New London

**Project Description:** Municipal Brownfield Grant funding will be used to complete the remaining investigation, abatement and remediation of the properties located at 90 and 100 Garfield Avenue in New London, CT. The properties, totaling 3.59 acres were formerly occupied by the Edward Bloom Silk Mill. Following the remediation activities, the project developer, Garfield Mills, LLC, will redevelop the buildings into 87 units of workforce and affordable housing (the "Redevelopment Project").

**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 close of business on: **December 8, 2022**

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping 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: **November 18, 2022**

**Additional information about the project can be viewed in person at** City of New London Community Development Office, 181 State Street, 2<sup>nd</sup> Floor, New London, CT 06320.

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

**Name:** William Wallach

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

**Address:** 450 Columbus Boulevard, Suite 5, Hartford, CT 06103

**E-Mail:** [william.wallach@ct.gov](mailto:william.wallach@ct.gov)

**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:** Mark Burno

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

**Address:** 450 Columbus Boulevard, Suite 5, Hartford, CT 06103

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

**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 the Connecticut Environmental Policy Act (CEPA). A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

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## **2. Notice of Scoping for Community Recreation Center Project**

**Addresses of possible locations:** One Recreation Way

**Municipality where proposed action might be located:** New London

**Project Description:** The City of New London has been awarded a brownfield remediation grant to assess and remediate the property located at One Recreation Way (Parcels 3B), a portion of which was occupied by the former Naval Underwater Warfare Center. Following remediation activities, the city is planning to construct a Community Recreation Center on the land adjacent to the historic Fort Trumbull State Park.

**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 close of business on: **December 8, 2022**

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping 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: **November 18, 2022**

**Additional information about the project can be viewed in person at** City of New London Community Development Office, 181 State Street, 2<sup>nd</sup> Floor, New London, CT 06320.

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

**Name:** William Wallach

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

**Address:** 450 Columbus Boulevard, Suite 5, Hartford, CT 06103

**E-Mail:** [william.wallach@ct.gov](mailto:william.wallach@ct.gov)

**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:** Mark Burno

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

**Address:** 450 Columbus Boulevard, Suite 5, Hartford, CT 06103

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

**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 the Connecticut Environmental Policy Act (CEPA). A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

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### **3. Notice of Scoping for Former White Oak Remediation and Redevelopment Project**

**Addresses of possible locations:** 1 & 63 West Main Street

**Municipality where proposed action might be located:** Plainville

**Project Description:** The Department of Economic Development (DECD) awarded the Town of Plainville a Brownfield Municipal Grant for remediation, abatement, and demolition of the former White Oak Corporation Office Center at 1 & 63 West Main Street, Plainville. The town previously received DECD Brownfield grant funding to complete Phase I, II, and III Environmental Site Assessments (ESA) at the project site. Based on the ESA's recommendations, the town prepared a Remedial Action Plan that would enable future mixed-use redevelopment of the site. There are two distinct stages that constitute this project; 1) the DECD Brownfield grant funded remediation and abatement to be completed by the Town of Plainville, and 2) the sale of the property and private redevelopment of the site into a mixed-use development.

The DECD Brownfield Grant will fund the remediation and abatement of the building structures and groundwater and soil Areas of Concern (AOCs) at the project site. The Town will engage the services of the Connecticut

Brownfield Land Bank (CTBLB) as Technical Advisor and Project Manager for the abatement and remediation phase of the project through the Connecticut Brownfield Land Bank Contract. This remediation and abatement will enable the redevelopment of the 15-acre site into a mixed-use development.

The Town of Plainville selected, Manafort Newport Realty, LLC to implement the Redevelopment Project. The current plan for the mixed-use development consists of approximately: 13,500 sq. ft. of medical offices, 16,800 sq. ft. of industrial condos, 11,000 sq. ft. of retail space, 175 multi-family housing units, 30,240 sq. ft. mixed-use building, 423 parking spaces, and 7 acres of green space. In addition, the redevelopment will facilitate the State of Connecticut's work on the Farmington Canal Heritage Bike Trail.

**Project Maps:** [1 West Main Street - Click here](#) and [63 West Main Street - Click here](#) to view a map of the project area.

Written comments from the public are welcomed and will be accepted until the close of business on: **December 8, 2022**

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping 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: **November 18, 2022**

**Additional information about the project can be viewed in person at** Economic Development Agency, Plainville Municipal Center, One Central Square, Plainville, CT 06062 **and online at:** [Town of Plainville Department of Economic Development](#).

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

**Name:** William Wallach

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

**Address:** 450 Columbus Blvd, Hartford, CT 06103

**E-Mail:** [william.wallach@ct.gov](mailto:william.wallach@ct.gov)

**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:** Mark Burno

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

**Address:** 450 Columbus Blvd, Suite 5, Hartford CT, 06103

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

**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 the Connecticut Environmental Policy Act (CEPA). A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

## 4. Notice of Scoping for Bozrah Sanitary Sewer Extension

**Addresses of possible locations:** The project is located along Fitchville Road, Stockhouse Road, River Road, Rachel Drive, Commerce Park Road on State Route 87 in Bozrah, and in State Routes 87 and 32 in Franklin. It will connect to the Town of Franklin sewer system on Route 32 in Franklin.

**Municipalities where proposed action might be located:** Bozrah and Franklin

**Project Description:** The proposed project consists of installing wastewater collection systems in the village section of Bozrah and ultimately connect via Stockhouse Road and Route 87 to the existing Norwich Public Utilities (NPU) sewer on Route 32 in Franklin. The proposed action includes constructing approximately 15,050 linear feet of gravity sanitary sewer, 4 pumping stations, and approximately 3,610 feet of sanitary sewer force main in the Town of Bozrah. The type of construction work required to install sanitary sewer pipes in the road consist of cutting into the roadway, soil excavation and backfilling, and pavement restoration. The Town of Bozrah plans to enter into an intermunicipal agreement with the Town of Franklin to discharge wastewater into the NPU's collection system. NPU owns and maintains a Combined Sewer Overflow system and Bozrah proposes to discharge up to 200,000 gallons per day design flows from the proposed sanitary sewer service area.

The proposed sanitary sewer service area contains residential areas, as well as areas zoned commercial and industrial that could support potential economic growth consistent with Local and State Plans of Conservation and Development. Additionally, the majority of the Town of Bozrah relies on on-site septic systems for wastewater management and most of these systems were built in the 1980s or earlier. In the Fitchville Village section many of the septic systems are over 60 years old and some serve multi-family housing. Small lot sizes, among other restraints, make most of the Village septic systems impracticable, if not impossible to repair to meet public health code requirements.

The estimated cost of the project is around 15 million dollars. The Town of Bozrah is awarded with a 5 million dollar grant-in-aid approved by the State's bond commission on March 31, 2022 and a low interest 40-year USDA loan that will be taken out to fund the remaining 10 million dollars.

**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 close of business on: **December 8, 2022**.

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping 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: **November 18, 2022**.

**Written comments, questions, and/or requests for a public scoping meeting should be sent to:**

**Name:** Anthony Poon

**Agency:** Department of Energy and Environmental Protection

**Address:** 79 Elm Street, Hartford CT 06106

**E-Mail:** Anthony.Poon@ct.gov

**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:** Anthony Poon

**Agency:** Department of Energy and Environmental Protection

**Address:** 79 Elm Street, Hartford CT 06106

**E-Mail:** Anthony.Poon@ct.gov

**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 the Connecticut Environmental Policy Act (CEPA). A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

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## 5. Notice of Scoping for Riverfront Park Trail & Commercial Development Project

**Addresses of possible locations:** 228, 590-H, 600-H & 610 Liebert Road, Hartford and 73, 100, & 120 Meadow Road, Windsor

**Municipalities where proposed action might be located:** Hartford & Windsor

**Project Description:** Riverfront Recapture, Inc. has been awarded a Municipal Brownfield Grant for the cleanup and capping of the former farming / soil-mining / commercial truck parking areas in the Windsor Meadows State Park and multiple contiguous parcels located around 228 Liebert Road. The project will include excavating

approximately 200,000 cubic yards of fill from the riverbank area to create a cove as an outdoor park area. The fill from the riverbank area will be reused on-site to raise the elevation level above the 100-year flood plain for the commercial development area, which will provide space fit for mixed-use housing, office space, or retail space. The project will also extend the riverfront trail into Windsor.

**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 close of business on: **December 8, 2022.**

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping 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: **November 18, 2022**

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

**Name:** William Wallach

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

**Address:** 450 Columbus Boulevard, Suite 5, Hartford, CT 06103

**E-Mail:** [william.wallach@ct.gov](mailto:william.wallach@ct.gov)

**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:** Mark Burno

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

**Address:** 450 Columbus Boulevard, Suite 5, Hartford, CT 06103

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

**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 the Connecticut Environmental Policy Act (CEPA). A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

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## 6. Notice of Scoping for River Mill Redevelopment Project

**Address of possible location:** 929 Riverside Drive

**Municipality where proposed action might be located:** Thompson

**Project Description:** The Town of Thompson has been awarded a Brownfield Municipal Grant for the abatement of the existing buildings at 929 Riverside Drive, in addition to the remediation of soil and sediment at the former River Mill.

The Town is partnering with River Mill Redevelopment, LLC to create an adaptive re-use and redevelopment of the former mill property. The team will remediate the 24.79-acre site and abate hazardous building materials in the 13

contiguous buildings that make up the River Mill. The buildings will be redeveloped into approximately 300 units of housing, consisting of one-, two-, and three-bedroom units. Ten percent (10 %) or approximately 30 units will be designated as workforce housing. Finally, as part of the overall redevelopment, River Mill Redevelopment, LLC plans on including mixed use, amenity space of approximately 30,000 sq. ft. in the converted mill.

**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 close of business on: **December 8th, 2022**

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping 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: **November 18<sup>th</sup>, 2022**

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

**Name:** Shawntay Nelson

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

**Address:** 450 Columbus Boulevard, Hartford, CT 06103

**E-Mail:** [Shawntay.nelson@ct.gov](mailto:Shawntay.nelson@ct.gov)

**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:** Mark Burno

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

**Address:** 450 Columbus Blvd, Suite 5, Hartford, CT 06103

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

**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 the Connecticut Environmental Policy Act (CEPA). A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

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## 7. Notice of Scoping for Daniel's Mill Adaptive Reuse and Remediation Project

**Address of possible location:** 98 East Main Street

**Municipality:** Vernon

**Project Description:** The Town of Vernon has been awarded a Brownfield Municipal Grant for the remediation and redevelopment of the Rockville Mill Complex. The Mill complex is undergoing a major revitalization, rehabilitation and renewal as the historic properties are re-purposed and adaptively reused for 21<sup>st</sup> century life and lifestyles.

The grant funds will be used by the Town of Vernon for abatement and remediation of the former Daniel's Mill at 98 East Main Street that will be redeveloped along with the Amerbelle and Anacoil Mills (the Rockville Mill Complex) as a gateway to Downtown Vernon and will be a mixed-use project consisting of 200 residential units (110,000 sq. ft.) and 20,000 sq. ft. of commercial, brewpub/restaurant and event space.

**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 close of business on: **December 8th, 2022.**

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping 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: **November 18<sup>th</sup>, 2022**.

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

**Name:** Shawntay Nelson

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

**Address:** 450 Columbus Boulevard, Hartford, CT 06103

**E-Mail:** [Shawntay.nelson@ct.gov](mailto:Shawntay.nelson@ct.gov)

**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:** Mark Burno

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

**Address:** 450 Columbus Blvd, Suite 5, Hartford, CT 06103

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

**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 the Connecticut Environmental Policy Act (CEPA). A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

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## **8. Notice of Scoping for Extension of Water Lines from Winsted into Barkhamsted**

**Address of possible location:** Old New Hartford Road, east of Battistoni Drive (close to the Barkhamsted town line), heading east to a location behind the Mallory Brook Plaza

**Municipality where proposed action might be located:** Barkhamsted

**Project Description:** This 2022 STEAP ( Small Town Economic Assistance Program) grant is to fund the extension of waterlines from Winsted into Barkhamsted. Initially, the plan is to service the shopping center, but similar to the sewer lines, the lines will be sized to provide water to the homes along Old North Road, plus the affordable housing development when it is complete (initial build will be 20 units in 4 buildings that will include a mix of 1, 2 and 3-bedroom apartments).

Having public water and sewer in this area is critical to the success of the shopping center and the affordable housing, both of which are important to both towns. Having a thriving plaza and affordable housing for seniors and those who want to live and work in the area is key to economic development and the social aspects of these towns. The specific request for funding under the STEAP grant is for the installation of the water piping to a point behind the shopping plaza. The cost of running the pipes from the end point to the plaza and to the housing development will be the responsibility of those entities.

**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 close of business on: **December 22, 2022.**

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping 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: **December 6, 2022.**

**Additional information about the project can be viewed online at: [STEAP\\_Home \(ct.gov\)](#)**

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

**Name:** Eric McPhee  
**Agency:** Department of Public Health, Drinking Water Section  
**Address:** 410 Capitol Avenue, MS #12DWS, PO Box 340308, Hartford, CT 06134-0308  
**E-Mail:** [dph.sourceprotection@ct.gov](mailto:dph.sourceprotection@ct.gov)

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

**Name:** Eric McPhee  
**Agency:** Department of Public Health, Drinking Water Section  
**Address:** 410 Capitol Avenue, MS #12DWS, PO Box 340308, Hartford, CT 06134-0308  
**E-Mail:** [dph.sourceprotection@ct.gov](mailto:dph.sourceprotection@ct.gov)  
**Phone:** 860-509-7333

**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:** Mr. John Tyler Castellanete  
**Agency:** Department of Public Health, Hearing Office  
**Address:** 410 Capitol Avenue, MS #13PHO Hartford, CT 06134-0308  
**Email:** [DPH.foi@ct.gov](mailto:DPH.foi@ct.gov)  
**Phone:** 860-566-5682

**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 the Connecticut Environmental Policy Act (CEPA). A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

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## **9. Notice of Scoping for Elmwood Lofts**

**Addresses of possible locations:** 1051 and 1061 New Britain Ave

**Municipality where proposed action might be located:** West Hartford

**Project Description:** The Town of West Hartford has been awarded a Municipal Brownfield Grant to clean-up the properties located at 1051 and 1061 New Britain Ave. The town is partnering with a developer to construct a 131-unit mixed-income, mixed-use, and transit-oriented development on the 2.97-acre site. Fifteen percent (15%) of the residential units will be designated workforce housing.

**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 close of business on **January 6th, 2022.**

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping 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 **December 16, 2022.**

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

**Name:** Shawntay Nelson

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

**Address:** 450 Columbus Boulevard, Hartford, CT 06103

**E-Mail:** [Shawntay.nelson@ct.gov](mailto:Shawntay.nelson@ct.gov)

**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:** Mark Burno

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

**Address:** 450 Columbus Blvd, Suite 5, Hartford, CT 06103

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

**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 the Connecticut Environmental Policy Act (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](#)

## 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](#)

*The following Post-Scoping Notices have been submitted for publication in this edition.*

### 1. Post-Scoping Notice for Intersection Improvements on Route 10 and Route 322, Removal of Bridge 00518 and Replacement of Bridges 00646 & 05753

**Address of Possible Project Location:** Intersection of Route 10 and Route 322

**Municipalities where it would be located:** Southington and Cheshire

**Connecticut Environmental Policy Act (CEPA) Determination:** On May 3, 2022, the Connecticut Department of Transportation (CT DOT) published a [Notice of Scoping](#) to solicit public comments for this proposed project in the *Environmental Monitor*.

A public scoping meeting was held on May 16, 2022 at 7:00 PM.

Comments were received during the public comment period and at the Public Scoping Meeting. CT DOT received comments from two state agencies - the [Connecticut Department of Energy and Environmental Protection](#) (CT DEEP) and the [Connecticut Department of Public Health](#) (CT DPH). A synopsis of the comments received and CT DOT's responses, where applicable, are included in the [Environmental Review Checklist](#) and the Public Scoping Meeting [Report of Meeting](#).

After consideration of the comments received, the CT DOT has determined:

**The project does not require the preparation of an Environmental Impact Evaluation (EIE) under the CEPA.** The agency's conclusion is documented in a [Memo of Findings and Determination](#) and an [Environmental Review Checklist](#).

#### Agency contact:

**Name:** Mr. Jeffrey Pfaffinger, P.E., Project Manager

**Agency:** Connecticut Department of Transportation, Bureau of Engineering and Construction

**Address:** 2800 Berlin Turnpike, Newington, CT 06131

**Phone:** 860-594-2767

**E-Mail:** Jeffrey.Pfaffinger@ct.gov

**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:** Ms. Alice M. Sexton

**Agency:** Connecticut Department of Transportation, Office of Legal Services

**Address:** 2800 Berlin Turnpike, Newington, CT 06131

**Phone:** 860-594-3045

**E-Mail:** Alice.Sexton@ct.gov

#### What Happens Next:

The CT DOT expects the project to go forward. This is expected to be the final notice of the project to be published in the Environmental Monitor.

### 2. Post-Scoping Notice for Replacement of Bridge No. 00162 (I-95 over Metro North Railroad) and Bridge No. 00161 (I-95 over First Avenue)

**Municipality where it would be located:** West Haven

**Connecticut Environmental Policy Act (CEPA) Determination:** On September 21, 2021, the Connecticut Department of Transportation (CTDOT) published a [Notice of Scoping](#) in the *Environmental Monitor* for the replacement and widening of Bridge No. 00162 to accommodate an additional southbound vehicular lane, as well as reconstructing approximately 2,200 feet of I-95, including the southbound Exit 43 off-ramp. A CEPA scoping meeting was held on October 14, 2021. Since that time, the project expanded to include additional roadway reconstruction and the replacement and widening of Bridge No. 00161. CTDOT published the updated [Notice of Scoping](#) in the *Environmental Monitor* on May 3, 2022, to solicit comments on the expanded project scope. No CEPA Scoping meeting was scheduled, and there were no requests to hold a CEPA scoping meeting.

Comments were submitted by the [CT Department of Energy and Environmental Protection \(CTDEEP\)](#) and the [CT Department of Public Health \(CTDPH\)](#) during the public comment period. CTDOT also received comments from the public during the scoping period and at the Public Scoping Meeting. A synopsis of the comments received and CTDOT's responses, where applicable, are located in the [Environmental Review Checklist](#). Additionally, the report of the public scoping meeting (including comments received at the meeting and CTDOT's responses) can be found by [clicking here](#).

After consideration of the comments received, the CTDOT has determined: **the project does not require the preparation of an Environmental Impact Evaluation (EIE) under the CEPA**. The agency's conclusion is documented in a [Memo of Findings and Determination](#) and an [Environmental Review Checklist](#).

#### Agency contact:

**Name:** Mr. Alvaro Garcia, Jr., Transportation Supervising Engineer  
**Agency:** Connecticut Department of Transportation, Bureau of Engineering and Construction  
**Address:** 2800 Berlin Turnpike, Newington, CT 06131  
**Phone:** (860) 594-3353  
**E-Mail:** Alvaro.Garcia@ct.gov

**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:** Ms. Alice M. Sexton  
**Agency:** Connecticut Department of Transportation, Office of Legal Services  
**Address:** 2800 Berlin Turnpike, Newington, CT 06131  
**Phone:** (860) 594-3045  
**E-Mail:** Alice.Sexton@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*.

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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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***No EIE Notice has been submitted for publication in this edition.***

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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) and record of decision are developed, the Office of Policy and Management (OPM) will determine if the EIE and the associated process are 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. Revised Notice of Proposed Land Transfer in North Canaan

**Complete Address of Property:** The property is located on four separate parcels along the easterly side of Ashley Falls Road and North Elm Street in North Canaan, Connecticut. [The original notice](#), published on October 18, 2022, only included two of the parcels.

**Commonly used name of property or other identifying information:** The parcels are identified on the property field cards as Parcel ID# 29/041-0, Parcel ID#29/048-0, Parcel ID# 22/330-0, and Parcel ID# 29/049-0. The smallest parcel (#29/048-0) is a small narrow strip of land that provides direct access to the other parcels (#29/041-0, #22/330-0, and #29/049-0) from Ashley Falls Road.

**Number of acres to be transferred:** 27.45+/- (Please note that the acreage on the property field cards is inaccurate)

[Click to view map](#) of property location

#### Description of Property

Below is some general information about the property. It should not be considered a complete description of the property and should not be relied upon for making decisions. If only a portion of a property is proposed for transfer, the description pertains only to the portion being transferred.

**Brief Description of Historical and Current Uses:** Vacant/ Wooded Land

The property to be transferred contains the following:

Building(s) in use	Building(s) not in use	X	No Structures
Other Features:	Paved areas	X	Wooded land
Non agricultural fields	Active agriculture	X	Ponds, streams, other water, wetlands
Public water supply	On-site well	X	Water Supply Unknown
Served by sewers	On-site septic system	X	Waste Disposal Unknown

[Click to view](#) an aerial view of Parcel ID# 29/041-0

[Click to view](#) an aerial view of Parcel ID# 29/048-0

[Click to view](#) an aerial view of Parcel ID# 22/330-0

[Click to view](#) an aerial view of Parcel ID# 29/049-0

**The property is in the following municipal zone(s):**

<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 checked="" type="checkbox"/>	Commercial
Other:	[identify "other" zone]				

**Special features of the property, if known:** The property is located within a 100-year flood zone and is subject to a Flood Management Certificate from the CT Department of Energy and Environmental Protection (CTDEEP).

**Value of property, if known:** The current (2021) appraised value of parcels 29/041-0, 29/048-0, and 22/330-0 according to the property field cards is \$349,200. There is no information on the field card for parcel 29/049-0.

If checked, value is not known.

**Links to other available information:**

[Property Field Card - Parcel ID #29/041-0](#)

[Property Field Card - Parcel ID #22/330-0](#)

[Property Field Card - Parcel ID #29/048-0](#)

There is no information on the field card for Parcel ID #29/049-0.

**Type of Sale or Transfer:**

<input checked="" type="checkbox"/>	Sale or transfer of property in fee
<input type="checkbox"/>	Sale or transfer of partial interest in the property (such as an easement). Description of interest:

**Proposed recipient, if known:** Unknown - the property will be sold by a public bid to the highest bidder.

**Proposed use by property recipient, if known:** Unknown

**The agency is proposing to transfer the property with the following restrictions on future uses:**

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

**Reason the state of Connecticut is proposing to transfer this property:** The property has been deemed excess and no longer needed for transportation purposes.

**Comments from the public are welcome and will be accepted until the close of business on Friday December 9, 2022.**

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 questions or comments\* should be sent to:**

**Name:** Mr. Dennis J. McDonald, Supervising Property Agent

**Agency:** Connecticut Department of Transportation, Division of Rights of Way

**Address:** 2800 Berlin Turnpike, Newington, CT, 06113

**E-Mail:** [Dennis.McDonald@ct.gov](mailto:Dennis.McDonald@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 DEEP 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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## CEPA Project Inventory

The Office of Policy and Management (OPM) maintains a list of projects they have entered the CEPA process. It shows each project's status. The inventory can be found [here](#).

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## CEQ Contact Information

All inquiries and requests of the Council should be sent electronically to: [paul.aresta@ct.gov](mailto:paul.aresta@ct.gov).

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