



**November 8, 2022**

### [Scoping Notice](#)

1. Notice of Scoping for Steelpointe Harbor - Mixed-Use Development Project, Bridgeport.
2. **NEW!** Notice of Scoping for Garfield Mills Remediation Project, New London.
3. **NEW!** Notice of Scoping for Community Recreation Center Project, New London.
4. **NEW!** Notice of Scoping for Former White Oak Remediation and Redevelopment Project, Plainville.
5. **NEW!** Notice of Scoping for Bozrah Sanitary Sewer Extension, Bozrah and Franklin.
6. **NEW!** Notice of Scoping for Riverfront Park Trail & Commercial Development Project, Hartford and Windsor.
7. **NEW!** Notice of Scoping for River Mill Redevelopment Project, Thompson.
8. **NEW!** Notice of Scoping for Daniel's Mill Adaptive Reuse and Remediation Project, Vernon.

### [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 the South Campus Residence Hall at the University of Connecticut, Mansfield.
2. **NEW!** Post-Scoping Notice for Route 85 Improvements - South of Route 82, Montville and Salem.

### [Environmental Impact Evaluation \(EIE\)](#)

1. Notice of Environmental Impact Evaluation for Mansfield Apartments Redevelopment Project at the University of Connecticut, Mansfield.

### [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. Notice of Proposed Land Transfer of an Easement at UConn Stamford.
- 2. Notice of Proposed Land Transfer in Waterford.
- 3. **REVISED!** Notice of Proposed Land Transfer in North Canaan.

The next edition of the Environmental Monitor will be published on **November 22, 2022**.

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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 Steelpointe Harbor - Mixed-Use Development Project**

**Address of possible location:** 137 East Main Street

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

**Project Description:** The Steel Point Infrastructure Improvement District has been awarded a Brownfield Municipal Grant for the remediation and redevelopment of the currently vacant site of the former UI Power Plant located at 137 East Main Street in Bridgeport, CT. The proposed redevelopment project is to build a multi-family mixed use development consisting of approximately 420 units and approximately 10,000 square feet of commercial/retail/office/restaurant space.

**Project Maps:** [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: **November 17, 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: **October 28, 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, 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 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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### 3. 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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## **4. 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*.

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## 5. 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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## 6. 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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## 7. 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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## 8. 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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## 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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***The following Post-Scoping Notices have been submitted for publication in this edition.***

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### 1. Post-Scoping Notice for the South Campus Residence Hall at the University of Connecticut

**Address of Possible Project Location:** Gilbert Road

**Municipality where it would be located:** Mansfield

**Connecticut Environmental Policy Act (CEPA) Determination:** On November 16, 2021, the University published a [Notice of Scoping](#) in the *Environmental Monitor* to solicit comments for the project and announced a public meeting. The meeting was held on December 8, 2021, and the scoping period concluded on December 16, 2021. During this time, in addition to receiving comments from the public, the University received comments from the Connecticut Department of Energy and Environmental Protection (CTDEEP), Preservation Connecticut (PCT), and the State Historic Preservation Office within the Connecticut Department of Economic and Community Development (SHPO). On May 17, 2022, the University published a [Notice of Time Extension](#) in the *Environmental Monitor* for a Post-Scoping Notice to be finalized on or before November 8, 2022.

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

**Agency contact:**

**Name:** James Libby, AIA, LEED AP, NCARB  
**Agency:** University of Connecticut, University Planning Design and Construction  
**Address:** 3 Discovery Drive, Unit 6038, Storrs, CT 06269-6038  
**Phone:** (860) 486-8879  
**E-Mail (Preferred):** james.libby@uconn.edu

**Inquiries and requests to view and or copy documents, pursuant to the Freedom of Information Act, must be submitted by form to the University at <https://publicrecords.uconn.edu/make-a-request> or by sending written correspondence to:**

**Name:** University Communications  
**Agency:** c/o Public Records Administration  
**Address:** 34 North Eagleville Road, U-3144, Storrs, CT 06269  
**E-Mail:** publicrecords@uconn.edu

**What Happens Next:** The University and its design-builder are finalizing design and planning to proceed with construction of the project. This is expected to be the final notice of the project to be published in the *Environmental Monitor*.

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## 2. Post-Scoping Notice for Route 85 Improvements - South of Route 82

**Address of Possible Project Location:** The project includes four separate segments along Route 85 south of Route 82. The limits begin just south of the intersection of Route 85 and Route 82 (Salem Four Corners Roundabout) and extends southerly to a point 800 feet south of the intersection with Lakewood Drive. This 5+ mile section of Route 85 is classified as a Principal Arterial and National Highway System Route, and functions as a major north-south route linking the New London and Hartford areas.

Since the project was originally scoped, the scope of the project has been reduced. The previously proposed Route 161 realignment and the new roundabout at Route 85/Route 161/Deer Run have been removed due to heavy impacts to the quarry/rock-crushing facility. Additionally, there will be no construction of climbing lanes. CTDOT will continue moving forward with the rest of the proposed Route 85 improvements and the existing Route 85/Route 161 signalized intersection will be upgraded within its existing footprint.

**Municipalities where it would be located:** Towns of Montville and Salem

**Connecticut Environmental Policy Act (CEPA) Determination:** On February 22, 2022, the CT 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 Tuesday March 15, 2022.

Comments were received during the public comment period from the [Department of Energy and Environmental Protection](#) and [Office of Policy and Management](#). Comments were also received from various members of the public at the public scoping meeting and during the comment period. A synopsis of the comments received and CT DOT's responses where applicable are included in the Environmental Review Checklist. Additionally, the report of meeting from the public scoping meeting can be found by clicking [here](#).

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.** CT DOT's conclusion is documented in a [Memo of Findings and Determination](#) and an [Environmental Review Checklist](#).

**Agency contact:**

**Name:** Mr. Jason Vincent, Project Engineer  
**Agency:** Connecticut Department of Transportation, Bureau of Engineering and Construction  
**Address:** 2800 Berlin Turnpike, Newington, CT 06131  
**Phone:** (860) 594-2752  
**E-Mail:** Jason.Vincent@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.

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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 for Mansfield Apartments Redevelopment Project at the University of Connecticut

**Address of Project Location:** 1 South Eagleville Road

**Municipality where it is located:** Mansfield

**Project Description:** The University of Connecticut is planning a design-build project to redevelop the existing 270-bed apartment complex known as Mansfield Apartments located at 1 South Eagleville Road in Mansfield, Connecticut. Built between the 1940s to 1950s, the complex has reached the end of its useful life as campus housing and requires renewal. Three new apartment buildings are proposed with associated utility services, best stormwater management, redesigned site access and parking over the existing 16-acre development. The redeveloped site will continue to provide housing for UConn students and be owned and operated by the University.

**Project Map:** A map of the project area is available [here](#).

**Scoping Notice and Post-Scoping Notice:** Beginning on February 22, 2022, the University published the first of three [Notices of Scoping](#) in the *Environmental Monitor*. A public scoping meeting was held on March 10, 2022, and the 30-day comment period closed on March 24, 2022. The University published a [Post-Scoping Notice](#) in the *Environmental Monitor* on June 7, 2022.

**The University has prepared an Environmental Impact Evaluation (EIE).** The public may view an electronic copy of this EIE [here](#) and a hard copy is available for viewing at the University upon request. Additional information regarding the project, its notices and a recording of the hearing will be available at <https://updc.uconn.edu/mansfield-aps/>.

**Comments on this EIE will be accepted until 5pm on Friday, November 18, 2022.**

**There is a public hearing scheduled for this EIE on:**

**Date:** Monday, November 7, 2022

**Time:** 6:00 pm ET

**Place:** Konover Auditorium at The Dodd Center for Human Rights and streaming live at <http://www.kaltura.com/tiny/uyrei>

**Notes:** Parking is recommended in the South Parking Garage located at 2366 Jim Calhoun Way, Storrs, CT 06269. A link to the recording will be available shortly after the hearing at <http://updc.uconn.edu/mansfield-aps>.

**Written comments and/or questions about the meeting, project, or the EIE should be sent to the following agency contact (email preferred) (Please use “Mansfield Apts EIE” in the subject line):**

**Name:** John Robitaille, Senior Project Manager

**Agency:** University Planning, Design and Construction

**Address:** 3 Discovery Drive, U-6038, Storrs, Connecticut 06269-6038

**Phone:** (860) 486-5930

**E-Mail:** [john.robitaille@uconn.edu](mailto:john.robitaille@uconn.edu)

Inquiries and requests to view and or copy documents, pursuant to the Freedom of Information Act, must be submitted at <https://publicrecords.uconn.edu/make-a-request/>.

**What happens next:** The University will review the comments received and may conduct further environmental study and analysis or amend the EIE. The University will also prepare responses to the substantive issues raised in review of the comments received. Those responses, and all supplemental materials and comments, shall be made available in a Record of Decision that will appear in a future issue of the *Environmental Monitor*.

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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 Notices have been submitted for publication in this edition.*

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### 1. Notice of Proposed Land Transfer of an Easement at UConn Stamford

**Complete Address of Property:** 1194 Washington Boulevard, Stamford, CT

**Commonly used name of property or other identifying information:** Paved driveway area immediately adjacent to surface parking lot owned and operated by the University of Connecticut, currently used by 1310 Washington Boulevard, Stamford, CT via an easement.

**Number of acres to be transferred:** 649.87 square feet (0.015 acre) of developed land

[Click to view survey](#) of easement location.

#### Description of Property

Below is some general information pertaining only to a portion of the property, i.e. the easement, that is proposed for transfer.

**Brief Description of Historical and Current Uses:** The easement to be transferred is located on a small portion of a larger site that was acquired by the State from Bloomingdale’s Real Estate, Inc. in 1994 for use by the University of Connecticut, and it has been used for parking since that time.

The easement to be transferred contains the following:

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

[Click to view](#) aerial view of the approximate easement.

[Click to view](#) an image of the approximate easement.

The easement is in the following municipal zone(s):

x	Zoned	Not zoned	Not known
x	Residential	Industrial	Commercial Institutional
	Other:		

**Special features of the easement:** Currently developed land containing a business sign, paved parking area, and associated driveway and curbing.

**Value of property:** Transfer is in the context of settlement of litigation.

x	If checked, value is not known.
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Type of Sale or Transfer:

	Sale or transfer of property in fee
x	Sale or transfer of partial interest in the property. Description of interest: Easement

**Proposed recipient, if known:** Violet Tehrani, Alexander J. Tehrani and Cyrus M. Tehrani, Co-Trustees of the Norman Tehrani Marital Trust

**Proposed use by property recipient, if known:** No change in use.

**The agency is proposing to transfer the easement with the following restrictions on future uses:**[place an "x if appropriate]

x	If checked, the state is not currently proposing restrictions on future uses.
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**Reason the state of Connecticut is proposing to transfer this property:** The State, acting by and through the University of Connecticut, has determined that it is in the best interest of the University community to transfer the easement in settlement of litigation.

**Comments from the public are welcome and will be accepted until the close of business on November 18, 2022.**

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

**Written comments\* should be sent to:**

**Name:** Paul Hinsch

**Agency:** Office of Policy and Management

**Address:** 450 Capitol Avenue, MS#52 ASP

**E-Mail:** paul.hinsch@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.)

**If you have questions about the proposed property transfer, contact:**

**Name:** Robert Sitkowski

**Agency:** University of Connecticut, Office of University Planning, Design, and Construction

**Address:** 3 Discovery Drive, U-6038, Storrs, CT 06269-6038

**Phone:** (860) 486-3396

**E-Mail:** robert.sitkowski@uconn.edu

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.

2. Notice of Proposed Land Transfer in Waterford

Complete Address of Property: 125 Waterford Parkway North, Waterford.

Commonly used name of property or other identifying information: The parcel is identified as Parcel ID #837500 on the Town of Waterford's property field card.

Number of acres to be transferred: 24.70 +/-

[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:

<input checked="" type="checkbox"/>	Building(s) in use	<input type="checkbox"/>	Building(s) not in use	<input checked="" type="checkbox"/>	No Structures
<input type="checkbox"/>	Other Features:	<input type="checkbox"/>	Paved areas	<input checked="" 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 checked="" type="checkbox"/>	Water Supply Unknown
<input type="checkbox"/>	Served by sewers	<input type="checkbox"/>	On-site septic system	<input checked="" type="checkbox"/>	Waste DisposalUnknown

[Click to view](#) aerial view of property

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 type="checkbox"/>	Residential	<input checked="" type="checkbox"/>	Industrial	<input type="checkbox"/>	Commercial
<input type="checkbox"/>	Other:	<input type="checkbox"/>		<input type="checkbox"/>	Institutional

Special features of the property, if known: The entire property is located in the IR3 Vacant Industrial Zone. It is located within a 100-year Flood Zone and is subject to a Flood Management Certification from CTDEEP.

**Value of property, if known:** Appraised value according to Field Card is \$962,830.

<input type="checkbox"/>	If checked, value is not known.
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[Links to other available information \(Property Field Card\)](#)

**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 parcel will be sold at 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:**

<input checked="" type="checkbox"/>	If checked, the state is not currently proposing restrictions on future uses.
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**Reason the state of Connecticut is proposing to transfer this property:** The property has been deemed excess and is no longer needed for transportation purposes.

**Comments from the public are welcome and will be accepted until the close of business on Friday November 18, 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 comments or questions\* 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, 06131  
**E-Mail:** 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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### 3. 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:

<input type="checkbox"/>	Building(s) in use	<input type="checkbox"/>	Building(s) not in use	<input checked="" type="checkbox"/>	No Structures
<input type="checkbox"/>	Other Features:	<input type="checkbox"/>	Paved areas	<input checked="" 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 checked="" type="checkbox"/>	Water Supply Unknown
<input type="checkbox"/>	Served by sewers	<input type="checkbox"/>	On-site septic system	<input checked="" type="checkbox"/>	Waste DisposalUnknown

[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
<input type="checkbox"/>	Other:	[identify "other" zone]			
<input type="checkbox"/>		<input type="checkbox"/>	Institutional	<input type="checkbox"/>	

**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.

<input type="checkbox"/>	If checked, value is not known.
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**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:**

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