



# Environmental Monitor

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

**October 18, 2022**

## [Scoping Notice](#)

1. **NEW!** Notice of Scoping for Steelpointe Harbor - Mixed-Use Development Project, Bridgeport.

## [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. **NEW!** Post-Scoping Notice for the South Campus Residence Hall at the University of Connecticut, Mansfield.

## [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](#)

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2. **NEW!** Notice of Proposed Land Transfer of an Easement at UConn Stamford.
3. **NEW!** Notice of Proposed Land Transfer in Waterford.
4. **NEW!** Notice of Proposed Land Transfer in North Canaan.

The next edition of the Environmental Monitor will be published on **November 8, 2022**.

[Subscribe](#) to **e-alerts** to receive an e-mail when the Environmental Monitor is published.

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

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## Scoping Notice

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

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

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### 1. Notice of Scoping for 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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## 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 Notice has 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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## 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-apts/>.

**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-apts>.

**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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*The following Determination of Adequacy Notice has been submitted for publication in this edition.*

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## **1. The Office of Policy and Management's Review of the Record of Decision for Mirror Lake Improvements Project, University of Connecticut**

**Address:** Mansfield Road & Route 195

**Municipality:** Mansfield

**CEPA Determination:** On [September 20, 2022](#), the University of Connecticut (UConn) published a [Record of Decision](#) in the *Environmental Monitor*. The Connecticut Office of Policy and Management (OPM) has reviewed UConn's Environmental Impact Evaluation (EIE) and the associated process in accordance with Connecticut General Statutes Section 22a-1e and determined that UConn's [Record of Decision](#) is adequate. OPM's conclusion is documented in the [Review](#) of the UConn's Record of Decision for the proposed action.

### **OPM contact:**

**Name:** Bruce Wittchen

**Agency:** Office of Policy and Management

**Address:** 450 Capitol Ave, Hartford CT 06101

**Phone:** 860-418-6323

**E-Mail:** [bruce.wittchen@ct.gov](mailto:bruce.wittchen@ct.gov)

### **What happens next:**

The proposed action is expected to proceed. This is the final notice for the proposed action to be published in the *Environmental Monitor*.

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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.](#)

*The following State Land Transfer Notices have been submitted for publication in this edition.*

## 1. Notice of Proposed Land Transfer in Suffield

**Complete Address of Property:** Overhill Drive, Suffield, Connecticut

**Commonly used name of property or other identifying information:** The property is located on two parcels to the west and north of Overhill Drive. The parcels are identified on the town's property cards as Parcel # 76H-45-179 and Parcel # 65H-45-184.

**Number of acres to be transferred:** 27.5+/- acres total

[Click to view a map of Parcel # 76H-45-179](#)

[Click to view a map of Parcel # 65H-45-184](#)

### 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
X Served by sewers (Property is subject to a 25' wide sewer easement on the eastern half of the property in favor of the Town of Suffield).	On-site septic system		Waste Disposal Unknown

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

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

X	Zoned		Not zoned		Not known
X	Residential		Industrial		Commercial
	Other:	[identify "other" zone]			

**Special features of the property, if known:** Property is subject to a 25' wide sewer easement on the eastern half of the property in favor of the Town of Suffield.

**Value of property, if known:** The property is to be released to the Town of Suffield for \$210,000.00

If checked, value is not known.



**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:** The Town of Suffield

**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:** Property 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 4, 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:** Ms. Melanie A. Fadoir, Supervising Property Agent
- Agency:** Connecticut Department of Transportation, Division of Rights of Way
- Address:** 2800 Berlin Turnpike, Newington, CT, 06131
- E-Mail:** [Melanie.Fadoir@ct.gov](mailto:Melanie.Fadoir@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.



## 2. 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:

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

<input checked="" type="checkbox"/>	Zoned		Not zoned		Not known	
<input checked="" type="checkbox"/>	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.

<input checked="" type="checkbox"/>	If checked, value is not known.
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**Type of Sale or Transfer:**

	Sale or transfer of property in fee
<input checked="" type="checkbox"/>	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]

<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 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.

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### **3. 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 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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## 4. Notice of Proposed Land Transfer in North Canaan

**Complete Address of Property:** The property is located on two separate parcels along the easterly side of Ashley Falls Road and North Elm Street in North Canaan, Connecticut.

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

<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 of Parcel ID #29/048-0](#)

**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"/>	Institutional
<input type="checkbox"/>	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 both parcels according to the property field cards is \$339,600.

<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 #29/048-0](#)

**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:**

<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 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 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

**\*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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