



Environmental Monitor

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

February 7, 2023

Scoping Notice

1. Notice of Scoping for Durham Center Water System Main Extension, Durham and Middletown.
2. Notice of Scoping for Former Ames Corporate Headquarters – Redevelopment Project, Rocky Hill.
3. **NEW!** Notice of Scoping for Bella Vista Apartments Project, Ansonia.
4. **NEW!** Cancellation Notice for Rehabilitation of Heroes Tunnel (Bridge No. 00773), Woodbridge, Hamden, and New Haven.

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 Daniel's Mill Adaptive Reuse and Remediation Project, Vernon.
2. **NEW!** Post-Scoping Notice for Rehabilitation of Bridge 00793A – Route 15 Northbound Over Quinnipiac River, Wallingford.

Environmental Impact Evaluation (EIE)

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

Agency Record of Decision

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

OPM Determination of Adequacy

1. The Office of Policy and Management's Review of the Record of Decision for Mansfield Apartments Redevelopment at the University of Connecticut, Mansfield.

State Land Transfer

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

The next edition of the Environmental Monitor will be published on **February 21, 2023**.

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

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

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

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](#)

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

1. Notice of Scoping for Durham Center Water System Main Extension

Addresses: Areas to the East of Route 17 in the Southwestern corner of Middletown continuing South, and to the East and West of Route 17, in the town of Durham.

Municipalities where proposed action might be located: Durham and Middletown

Project Description: The Durham Center Water System currently services the southern portion of Durham and the Durham Fairgrounds. In 2022, construction was completed to connect the Durham Center Water System to the existing Middletown Water System along Route 17 and through an area of Durham polluted by a Superfund Site. Residual pollutants inclusive to the former Superfund Site include Methyl tertiary-butyl ether (MTBE), 1,1-Dichloroethene (1,1-D) and Chlorinated Volatile Organic Compounds (CVOC).

Due to water quality issues associated with these contaminants, during the initial planning study for the extension of water from Middletown to the Durham Center System, neighborhoods adjacent to the extension along Route 17 were evaluated and determined to be possible connections to the main system in the future. The extension of the Durham and Middletown connection to the adversely impacted communities by legacy contamination will ensure a safe and reliable supply of potable water to their residents.

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: **February 17th, 2023**

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: **January 27th, 2023.**

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

Name: Eric McPhee

Agency: Department of Public Health, Drinking Water Section

Address: 410 Capitol Avenue, MS #12DWS, PO Box 340308, Hartford, CT 06134-0308

E-Mail: DPH.SourceProtection@ct.gov

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

Name: Eric McPhee

Agency: Department of Public Health, Drinking Water Section

Address: 410 Capitol Avenue, MS #12DWS, PO Box 340308, Hartford, CT 06134-0308

Phone: 860-509-7333

E-Mail: DPH.SourceProtection@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:

Agency: Department of Public Health, Hearing Office

Address: 410 Capitol Avenue, MS #13PHO Hartford, CT 06134-0308

E-Mail: DPH.foi@ct.gov

Phone: 860-566-5682

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

2. Notice of Scoping for Former Ames Corporate Headquarters – Redevelopment Project

Addresses of possible location: 2418 Main Street and 1 Dividend Road

Municipality where proposed action might be located: Rocky Hill

Project Description: The Town of Rocky Hill has been awarded a \$999,000 grant to perform abatement and demolition of the properties located at 2418 Main Street & 1 Dividend Road. The Town is partnering with Rocky Hill Gateway, LLC to construct a mixed-use luxury apartment community with up to 213 units and approximately 21,000 square feet of retail and/or office 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: **February 16th, 2023.**

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: **January 27, 2023.**

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

Name: Jennifer Schneider

Agency: Department of Economic and Community Development

Address: 450 Columbus Boulevard, Hartford, CT 06103

E-Mail: Jennifer.Schneider@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

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*.

3. Notice of Scoping for Bella Vista Apartments Project

Address of possible locations: 501 East Main Street and 65 Main Street

Municipality where proposed action might be located: Ansonia

Project Description: Municipal Brownfield Grant funding will be used for the abatement and remediation of the 2.84-acre Former Farrel Corporation buildings located at the adjacent lots of 501 East Main Street and 65 Main Street to enable the redevelopment of the existing buildings into 200 mixed-income residential units and 20,000 square feet of commercial 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: **March 9, 2023**.

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: **February 17, 2023**.

Additional information about the project can be viewed in person at: City of Ansonia Economic Development Department, 253 Main Street, Ansonia, CT 06401.

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

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

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

4. Cancellation Notice for Rehabilitation of Heroes Tunnel (Bridge No. 00773)

Address of possible location: Route 15 (Wilbur Cross Parkway) through West Rock Ridge

Municipalities where it would have been located: Woodbridge, Hamden, and New Haven

Agency Determination: The Connecticut Department of Transportation (CTDOT) has decided to cancel the project, as described the last time a notice appeared in the *Environmental Monitor* on **October 4, 2016**, because of issues unrelated to the environmental review requirements of the Connecticut Environmental Policy Act (CEPA). Since the time of project scoping, the CTDOT has decided to reassess the transportation needs in the area and will no longer be advancing the project as originally scoped. CTDOT expects the project scope to change from what was presented during the 2016 scoping period, and a new scoping process will take place in the future if warranted under CEPA.

Agency contact:

Name: Mr. Kevin C. Fleming, Transportation Planner
Agency: CT Department of Transportation, Office of Environmental Planning
Address: 2800 Berlin Turnpike, Newington, CT 06131
Phone: 860-594-2924
E-Mail: Kevin.Fleming@ct.gov

What Happens Next: The proposed project is cancelled. Should the project be proposed at a future date, the CEPA process will be initiated again with a new Scoping Notice announcing that intent.

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](#)

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

Post-Scoping Notice

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

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

1. Post-Scoping Notice for Daniel's Mill Adaptive Reuse and Remediation Project

Address of Possible Project Location: 98 East Main Street

Municipality where it would be located: Vernon

Connecticut Environmental Policy Act (CEPA) Determination: On November 8th, 2022 the Department of Economic and Community Development published a [Notice of Scoping](#) to solicit public comments for this proposed **Daniel's Mill Adaptive Reuse and Remediation Project** in the *Environmental Monitor*.

No CEPA Scoping meeting was scheduled, and there were no requests to hold a CEPA scoping meeting.

Comments were submitted by the [Connecticut Department of Energy and Environmental Protection \(CTDEEP\)](#) during the public comment period. DECD's responses to the comments received are included in the [Environmental Review Checklist](#).

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

Agency contact:

Name: Shawntay Nelson

Agency: Department of Economic and Community Development

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

E-Mail: 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 Boulevard, Suite 5, Hartford, CT 06103

E-Mail: mark.burno@ct.gov

What Happens Next:

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

2. Post-Scoping Notice for Rehabilitation of Bridge 00793A – Route 15 Northbound Over Quinnipiac River

Address of Possible Project Location: The bridge is located approximately 1.4 miles south of Exit 66 on mile post 59.66.

Municipality where it would be located: Wallingford.

Connecticut Environmental Policy Act (CEPA) Determination: On July 19, 2022, the CT Department of Transportation (CT DOT) published a [Notice of Scoping](#) to solicit public comments for this proposed Rehabilitation of Bridge 00793A - Route 15 Northbound over Quinnipiac River in the *Environmental Monitor*.

Prior to CEPA scoping, a Virtual Public Information Meeting was held on May 12, 2022. A report of the meeting including comments received and CT DOT's responses can be found [here](#). During the CEPA scoping process, no requests were made to hold a public scoping meeting.

Comments were received from the CT Department of Energy and Environmental Protection during the public comment period and are addressed where appropriate within the Environmental Assessment Checklist. No additional comments were received from the public during the scoping period.

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

Agency contact:

Name: Mr. Nicholas J. Martin, Transportation Engineer
Agency: Department of Transportation, Bureau of Engineering and Construction
Address: 2800 Berlin Turnpike Newington, CT 06131
Phone: 860-594-3609
E-Mail: Nicholas.Martin@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: Department of Transportation Office of Legal Services
Address: 2800 Berlin Turnpike Newington, CT 06131
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.

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](#)

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

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](#)

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

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](#)

1. The Office of Policy and Management's Review of the Record of Decision for Mansfield Apartments Redevelopment at the University of Connecticut

Address of Possible Project Location: 1 South Eagleville Road, Storrs Mansfield, CT 06268

Municipality where proposed action will be located: Mansfield

CEPA Determination: On [December 20, 2022](#) and updated on [January 3, 2023](#), the University of Connecticut published a [Record of Decision](#) in the Environmental Monitor. The Connecticut Office of Policy and Management (OPM) has reviewed the University of Connecticut's Environmental Impact Evaluation (EIE) and the associated process in accordance with Connecticut General Statutes Section 22a-1e and determined that the University of Connecticut's [Record of Decision](#) is adequate. OPM's conclusion is documented in the [Review](#) of the University of Connecticut'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 06106

Phone: (860) 418-6323

E-Mail: 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*.

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.](#)

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

CEPA Project Inventory

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

CEQ Contact Information

All inquiries and requests of the Council should be sent electronically to: paul.aresta@ct.gov.

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