



# Environmental Monitor

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

**June 6, 2023**

## [Scoping Notice](#)

1. **NEW!** Notice of Scoping for Webster Block Project, Norwalk.
2. **NEW!** Notice of Scoping for Capitol Area System (CAS) Central Plant Upgrades, Hartford.

## [Scoping Notice - Post-Scoping Notice \(Need More Time\)](#)

1. Notice of Time Extension for Post-Scoping Notice for Bozrah Sanitary Sewer Extension Project, Bozrah and Franklin.
2. Notice of Time Extension for Post-Scoping Notice for Kensington State Fish Hatchery Solar Project, Berlin.

## [Post-Scoping Notice](#)

1. **NEW!** Post-Scoping Notice for Community Recreation Center Project, New London.
2. **NEW!** Post-Scoping Notice for Seymour Reservoir No. 4 Dam Repair Project, Oxford.

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

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

## [Agency Record of Decision](#)

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

## [OPM Determination of Adequacy](#)

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

## [State Land Transfer](#)

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

The next edition of the Environmental Monitor will be published on **June 20, 2023**.

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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 Webster Block Project

**Address of possible location:** 55 Martin Luther King Jr. Drive

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

**Project Description:** The Municipal Brownfield Grant will be used to remediate the contaminated soil under a 4.97-acre, city-owned parking lot named Webster Block, located at 55 Martin Luther King Jr. Drive. This remediation will enable the development of 472 mixed-income residential units, 40,000 square feet of commercial space, and 1,159 structured parking spaces. The redevelopment project also includes a 16,500 square foot pedestrian-only alley to be lined with restaurants, cafes, and a 25,000 sq. ft. public 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: **July 6, 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: **June 16, 2023.**

**Additional information about the project can be viewed online**  
at: <https://www.norwalkredevelopmentagency.org/webster-lot-redevelopment>

**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 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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## **2. Notice of Scoping for Capitol Area System (CAS) Central Plant Upgrades**

**Address:** 490 Capitol Ave

**Municipality:** Hartford

**Project Description:** The Capitol Area System (CAS) central plant, formerly the Capital District Energy Center Cogeneration Associates (CDECCA) plant, was originally constructed in 1988 as a privately-owned and operated natural gas fired powerplant used to provide peaking energy to the ISO New England power market and to provide hot and chilled water to the CAS thermal loop. The CAS loop circulates hot and chilled water produced by the central plant through a three-mile network of underground pipes to provide heating and cooling for the fifteen (15) state, private, and non-profit facilities currently connected to the loop.

Historically, the state contracted with CDECCA to supply hot and chilled water from their facility to serve the CAS thermal loop. In 2019, in response to escalating costs, the Department of Administrative Services (DAS) conducted a study to evaluate economically feasible options for the continued operation of the thermal loop and its corresponding central plant operations that included maintaining the current arrangement with CDECCA, the state purchasing and renovating the existing facility, and the state building a new thermal energy facility.

Based on that study, it was determined that the option to purchase and renovate the existing facility was the most feasible option and would also allow the state to undertake upgrades and improvement to assist in meeting the goals identified in the Governor's Executive Order (EO) # 1 and # 21-3. In 2021, the power

generation function of the central plant was decommissioned, and the state purchased the facility in 2022 to continue to provide hot and chilled water to the facilities on the CAS thermal loop.

DAS is in the process of conducting a CAS Decarbonization Study to define, develop, and assess options for upgrading the CAS operations, including an evaluation of both supply and demand side options, and is seeking public comment. DAS is not seeking to restore the facility as power generating station.

Supply side options currently being considered include:

1. Hybrid of Heat pumps and electric boilers;
2. 100% electric boilers;
3. 100% heat pumps (ground source or air source);
4. Hybrid of Heat pumps & Natural Gas Condensing boilers that are capable of transitioning to cleaner fuels;
5. 100% Natural Gas Condensing boilers capable of transitioning to cleaner fuels;
6. Other

Demand side options currently being considered include:

1. Reduce loads via energy efficiency at public and private facilities and reduce heating supply temperature;
2. Reduce loads via energy efficiency at public facilities and keep heating supply temperature as is;
3. Maintain existing status quo.

**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: **Friday, July 7, 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 the close of business on: **Friday, June 16, 2023.**

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

**Name:** Matthew Pafford

**Agency:** Department of Administrative Services

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

**E-Mail:** [matthew.pafford@ct.gov](mailto:matthew.pafford@ct.gov)

**Inquiries and requests to view and or copy documents, pursuant to the Freedom of Information Act, must be submitted to DAS through the [FOI Records Request Portal](#) or call the Commissioner's Office staff at 860-713-5100.**

**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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*The following notices for additional time have been submitted for publication in this edition.*

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### 1. Notice of Time Extension for Post-Scoping Notice for Bozrah Sanitary Sewer Extension Project

**Addresses of Possible Project 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 would be located:** Bozrah and Franklin

**Connecticut Environmental Policy Act (CEPA) Determination:** On November 8, 2022, the Department of Energy and Environmental Protection (DEEP) published a [Notice of Scoping](#) to solicit public comments for this action in the *Environmental Monitor*. DEEP is unable to publish its determination regarding this action at this time.

**Action Status:** Awaiting additional information from the towns.

**Estimated Publication Date:** DEEP estimates that a Post-Scoping Notice will be published in the *Environmental Monitor* on or before July 8, 2023.

If you have questions about the proposed action, contact:

**Name:** Anthony Poon

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

**Address:** 79 Elm Street

**Phone:** (860) 424-3605

**E-Mail:** [Anthony.Poon@ct.gov](mailto:Anthony.Poon@ct.gov)

**What Happens Next:** DEEP 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 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 Time Extension for Post-Scoping Notice for Kensington State Fish Hatchery Solar Project, Berlin

**Address of Possible Project Location:** 120 Old Hatchery Rd, Kensington

**Municipality where proposed action would be located:** Berlin

**Connecticut Environmental Policy Act (CEPA) Determination:** On December 7, 2021, the Department of Administrative Services (DAS) published a [Notice of Scoping](#) to solicit public comments for this action in the *Environmental Monitor*. On September 20, 2022, the DAS published a [Notice of Time Extension](#) to the *Environmental Monitor*. The DAS is unable to publish its determination regarding this action at this time.

**Action Status:** This project is still under evaluation.

**Estimated Publication Date:** The DAS estimates that a Post-Scoping Notice will be published in the *Environmental Monitor* on or before **July 3, 2023**.

If you have questions about the proposed action, contact:

**Name:** Michael Barrera

**Agency:** Department of Administrative Services

**Address:** 450 Columbus Boulevard, Suite 1501, Hartford, CT 06103

**Phone:** (860) 713-5267

**E-Mail:** [Michael.Barrera@ct.gov](mailto:Michael.Barrera@ct.gov)

**What Happens Next:** The DAS 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 CEPA. A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

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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 Community Recreation Center Project

**Address of possible location:** One Recreation Way

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

**Connecticut Environmental Policy Act (CEPA) Determination:** On November 8, 2022, the Department of Economic and Community Development (DECD) published a [Notice of Scoping](#) to solicit public comments for this proposed Community Recreation Center Project in the *Environmental Monitor*. No CEPA scoping meeting was scheduled, and there were no requests to hold a CEPA scoping meeting.

No comments were received from the public during the public comment period. Comments were received from the Department of Energy and Environmental Protection and can be accessed [here](#). DECD's responses to the comments from CT DEEP are included in the Environmental Review Checklist [here](#).

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

**Agency contact:**

**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:** 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*.

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## 2. Post-Scoping Notice for Seymour Reservoir No. 4 Dam Repair Project

**Address of Possible Project Location:** Naugatuck State Forest, Chestnut Tree Hill Road.

**Municipality where it would be located:** Oxford.

**Connecticut Environmental Policy Act (CEPA) Determination:** On February 21, 2023, the Department of Energy and Environmental Protection (DEEP) published a [Notice of Scoping](#) to solicit public comments for this proposed project in the *Environmental Monitor*.

No comments were received during the public comment period.

DEEP has determined that **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:** James Heaven

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

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

**Phone:** 860-519-7029

**E-Mail:** [James.Heaven@ct.gov](mailto:James.Heaven@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 to the above-mentioned agency contact.

**What Happens Next:** The Department of Energy and Environmental Protection expects the proposed Seymour Reservoir No. 4 repair project to go forward. This is expected to be the final notice of the project to be published in the *Environmental Monitor*.

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### EIE Notice

After Scoping, an agency that wishes to undertake an action that could significantly affect the environment must produce, for public review and comment, a detailed written evaluation of the expected environmental impacts. This is called an [Environmental Impact Evaluation \(EIE\)](#). [Read More](#)

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

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## Agency Record of Decision

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

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

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## OPM's Determination of Adequacy

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

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

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## State Land Transfer Notice

Connecticut General Statutes [Section 4b-47](#) requires public notice of most proposed sales and transfers of state-owned lands. The public has an opportunity to comment on any such proposed transfer. Each notice includes an address where comments should be sent. [Read more about the process.](#)

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

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## 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](mailto:paul.aresta@ct.gov).

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