

STATE OF CONNECTICUT
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
INFRASTRUCTURE AND REAL ESTATE PROJECTS

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project ID No: _____ (issued by OPM)

Date: 10/22/2013	Staff Contact: Maya Loewenberg
Municipality: New Haven	Project Name: Former CT Transit Bus Facility
Funding Source: TBD	State Funds: TBD
Type of State Agency Review	Stage 1 <u> X </u> Stage 2 <u> </u>

This assessment is being conducted in conformance to the department's Environmental Classification Document to determine CEPA obligations

Project Description: The Former CT Transit Bus Facility located at 470 James Street, New Haven, CT has been identified by the Department of Economic and Community Development (DECD) as a state-owned brownfield in accordance with the provisions of Public Act 11-1, Section 24-27. The 470 James Street parcel consists of a 6.95 acre site which includes a 194,727 square foot warehouse style building built in 1976 and formerly used by CT Transit as a bus maintenance facility. The proposed state action is to complete an environmental investigation, remedial action plan and cleanup of the site.

Note: environmental remediation is a positive environmental impact, but not a CEPA activity.

RCSA sec. 22a-1a-3 Determination of environmental significance (direct/indirect)

- 1) *Impact on air and water quality or on ambient noise levels*
 - a) *Air*— No negatives impacts are anticipated.
 - b) *Water Quality*— The Department of Energy and Environmental Protection (DEEP) has developed general permits for the discharge of groundwater remediation wastewater to surface water or the sanitary sewer. The General Permit for the Discharge of Groundwater Remediation Wastewater Directly to Surface Water (DEP-PERD-GP-020) applies to discharges of groundwater remediation wastewater generated during the process of investigating and remediating groundwater and soil, and other related wastewaters, directly to a surface water body. The combined maximum daily flow of all groundwater remediation wastewater generated at the site from which such discharge takes place or is proposed to take place does not exceed ten per cent of the 7Q10 flow of the watercourse into which such wastewater is discharged or, if all such wastewater is directed to a manmade impoundment or a natural lake or pond, the combined maximum daily flow of such wastewater does not exceed one-half of one per cent of the water volume of such impoundment, lake, or pond. Registration is required to be submitted to the department in order for the discharges to be authorized by this general permit. If a registrant is proposing to use

a substance to treat the discharge, or groundwater remediation wastewater to be discharged contains any pollutant, excluding temperature, solids and oxygenates, for which no limit is specified in Attachment A of the general permit, or radioactive material as defined by Section 22a-148 of the CGS has been deposited on the site from which such discharge takes place or is proposed to take place, registration is required to be submitted and approved in writing by the department in order for the discharges to be authorized by this general permit.

The General Permit for the Discharge of Groundwater Remediation Wastewater to a Sanitary Sewer (DEP-WD-GP-007) applies to discharges of groundwater remediation wastewater generated during the process of investigating and remediating groundwater and soil to a sanitary sewer. The maximum daily flow of all discharges may not exceed 5% of the Publicly Owned Treatment Works (POTW) design capacity and must be either discharged directly to the POTW or hauled there. Registration is required to be submitted to the DEEP in order for the discharges to be authorized by this general permit.

The DEEP strongly supports the use of low impact development (LID) practices such as water quality swales and rain gardens for infiltration of stormwater on site. Key strategies for effective LID include: managing stormwater close to where precipitation falls; infiltrating, filtering, and storing as much stormwater as feasible; managing stormwater at multiple locations throughout the landscape; conserving and restoring natural vegetation and soils; preserving open space and minimizing land disturbance; designing the site to minimize impervious surfaces; and providing for maintenance and education. The siting of areas for infiltration must also consider any existing soil or groundwater contamination.

The effectiveness of various LID techniques that rely on infiltration depends on the soil types present at the site. According to the Natural Resources Conservation Service's Soil Web Survey (available on-line at: Web Soil Survey), the soils at the property consist of urban land. These soils are unrated in their suitability for various stormwater management practices. However, infiltration practices may be suitable at this site. Soil mapping consists of a minimum 3 acres map unit and soils may vary substantially within each mapping unit. Test pits should be dug in areas planned for infiltration practices to verify soil suitability and/or limitations. Planning should insure that areas to be used for infiltration are not compacted during the construction process by vehicles or machinery.

- c) *Noise*— No negatives impacts are anticipated.
- 2) *Impact on a public water supply system or serious effects on groundwater, flooding, erosion, or sedimentation*
- a) *Water Supply*— No negatives impacts are anticipated.
 - b) *Groundwater*— No negatives impacts are anticipated.

- c) *Flooding*— A small portion of the site is within the 100-year and 500-year flood zones on the community's Flood Insurance Rate Map. The 100-year flood zone appears to be limited to the immediate riverbank. The 500-year flood zone encompasses the western extremity of the parcel, extending toward the existing building. Because no critical activity as defined in section 25-68b(4) of the CGS is proposed, the project does not need to be certified as being in compliance with flood and stormwater management standards. However, pursuant to section 25-68h-2(d)(1) of the Regulations of Connecticut State Agencies, “the storage of materials that are buoyant, hazardous, flammable, explosive, soluble, expansive radioactive or which could be injurious to human, animal or plant life is prohibited below the elevation of the base flood for a critical activity” or the 500-year flood zone. This restriction should be observed during remediation activities.
- 3) *Disruption or alteration of an historic, archeological, cultural or recreational building, object, district, site or surroundings*— No negatives impacts are anticipated.
- 4) *Effect on natural land resources and formations, including coastal and inland wetlands, and the maintenance of in-stream flows*— The site is within Connecticut's coastal boundary as defined by section 22a-94 of the CGS and is subject to the provisions of the Connecticut Coastal Management Act (CCMA), sections 22a-90 through 22a-112. Before a building permit can be granted for redevelopment projects, the local building inspector must certify that the Coastal Site Plan Review requirements of sections 22a-105 through 22a-109 of the CGS have been met. Coastal management concerns which should be carefully addressed in future phases of redevelopment are: the potential mobilization of pollutants in contaminated soils ; and appropriate use of urban retrofit stormwater best management practices, wherever possible.
- 5) *Effect on natural communities and upon critical species of animal or plant and their habitats: interference with the movement of any resident or migratory fish or wildlife species*— The Natural Diversity Data Base, maintained by DEEP, contains no records of extant populations of Federally listed endangered or threatened species or species listed by the State, pursuant to section 26-306 of the Connecticut General Statutes, as endangered, threatened or special concern in the project area. This information is not the result of comprehensive or site-specific field investigations. Also, be advised that this is a preliminary review. A more detailed review may be conducted as part of any subsequent environmental permit applications submitted to DEEP for the proposed site. Consultation with the Natural Diversity Data Base should not be substituted for on-site surveys required for environmental assessments. The extent of investigation by competent biologist(s) of the flora and fauna found at the site would depend on the nature of the existing habitat(s).
- 6) *Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to create extensive detrimental environmental impact*— No negatives impacts are anticipated.

- 7) *Substantial aesthetic or visual effects*— No negatives impacts are anticipated.
- 8) *Inconsistency with the written and/or mapped policies of the statewide Plan of Conservation and Development and such other plans and policies developed or coordinated by the Office of Policy and Management or other agency*— The proposed project is located in an area designated as a Balanced Priority Funding Area on the Conservation & Development Policies Plan for Connecticut, 2013-2018 (C&D Plan). The proposed project is consistent with Growth Management Principle #1 which is to Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure; and Growth Management Principle #3 which is to Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options. The proposed project is consistent with the C&D Plan.
- 9) *Disruption or division of an established community or inconsistency with adopted municipal or regional plans*— No negatives impacts are anticipated.
- 10) *Displacement or addition of substantial numbers of people*— No negatives impacts are anticipated.
- 11) *Substantial increase in congestion (traffic, recreational, other)*— No negatives impacts are anticipated.
- 12) *A substantial increase in the type or rate of energy use as a direct or indirect result of the action*— No negatives impacts are anticipated.
- 13) *The creation of a hazard to human health or safety*— DECD is strongly encouraged to enter this site into a voluntary remediation program administered by the Remediation Division, pursuant to Section 22a-133x or 22a-133y of the Connecticut General Statutes. This will ensure that all areas of environmental concern found to be present within the project area are properly investigated in accordance with prevailing standards and guidelines and remediated in accordance with applicable criteria of the Remediation Standard Regulations.

In the event contamination is identified at a site, the requirement to report certain significant environmental hazards should be evaluated pursuant to section 22a-6u of the CGS. Contaminant concentrations should be compared to the Significant Environmental Hazard Condition Notification Threshold Concentrations to determine if the site condition is imminently reportable to the Department.

The DEEP Waste Engineering & Enforcement Division has issued a General Permit for Contaminated Soil and/or Sediment Management (Staging & Transfer) (DEP-SW-GP-001). It establishes a uniform set of environmentally protective management measures for stockpiling soils when they are generated during construction or utility installation projects where contaminated soils are typically managed (held temporarily during characterization procedures to determine a final disposition). Temporary storage of less than 1000 cubic yards of contaminated soils (which are not hazardous waste) at the

excavation site does not require registration, provided that activities are conducted in accordance with the applicable conditions of the general permit. Registration is required for on-site storage of more than 1000 cubic yards for more than 45 days or transfer of more than 10 cubic yards off-site.

The following comments would be applicable if demolition is proposed in future redevelopment.

Prior to the demolition of any commercial, industrial or public buildings or buildings containing five or more residential units, they must be inspected for asbestos-containing materials and any such materials must be removed. Written notice must be submitted to the Department of Public Health 10 working days prior to demolition in accordance with Section 19a-332a-3 of the Regulations of Connecticut State Agencies, for buildings involving more than 10 linear feet or more than 25 square feet of asbestos-containing material.

The disposal of material containing asbestos requires the approval of the DEEP Waste Engineering and Enforcement Division pursuant to section 22a-209-8(i) of the Regulations of Connecticut State Agencies. Proper disposal technique requires that the material be bagged and labeled and placed in an approved secure landfill.

The disposal of demolition waste should be handled in accordance with applicable solid waste statutes and regulations. Demolition debris may be contaminated with asbestos, lead-based paint or chemical residues and require special disposal. Clean fill is defined in section 22a-209-1 of the Regulations of Connecticut State Agencies (RCSA) and includes only natural soil, rock, brick, ceramics, concrete and asphalt paving fragments. Clean fill can be used on site or at appropriate off-site locations. Clean fill does not include uncured asphalt, demolition waste containing other than brick or rubble, contaminated demolition wastes (e.g. contaminated with oil or lead paint), tree stumps, or any kind of contaminated soils. Landclearing debris and waste other than clean fill resulting from demolition activities is considered bulky waste, also defined in section 22a-209-1 of the RCSA. Bulky waste is classified as special waste and must be disposed of at a permitted landfill or other solid waste processing facility pursuant to section 22a-208c of the Connecticut General Statutes and section 22a-209-2 of the RCSA.

Construction and demolition debris should be segregated on-site and reused or recycled to the greatest extent possible. Waste management plans for construction, renovation or demolition projects are encouraged to help meet the State's reuse and recycling goals. The State Solid Waste Management Plan outlines a goal of 58% recovery rate for municipal solid waste by the year 2024. Part of this effort includes increasing the amount of construction and demolition materials recovered for reuse and recycling in Connecticut. It is recommended that contracts be awarded only to those companies who present a sufficiently detailed construction/demolition waste management plan for reuse/recycling.

- 14) *Any other substantial impact on natural, cultural, recreational or scenic resources*— No negatives impacts are anticipated.

Recommendations:

The Department of Economic and Community Development does not recommend preparation of an Environmental Impact Evaluation for the proposed project consisting of an environmental investigation and remediation of the site.