

## Environmental Monitor Archives



December 17, 2013

### Scoping Notices

1. Lake Compounce Campground Expansion, Southington
2. Southbury Affordable-Elderly Housing Development, Southbury
3. Property Acquisition on State St., Meriden
4. **NEW!** Transit Oriented Development, Meriden

### Post-Scoping Notices: Environmental Impact Evaluation (EIE) Not Required

No Post-Scoping Notice has been submitted for publication in this edition.

### Environmental Impact Evaluations

1. UConn Main Accumulation Area for Regulated Waste, Mansfield

### State Land Transfers

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

---

The next edition of the Environmental Monitor will be published on **January 7, 2014**.

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

## Scoping Notices

"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.

---

The following Scoping Notices have been submitted for review and comment.

### 1. Notice of Scoping for Lake Compounce Campground Expansion

**Municipality where proposed project might be located:** Southington

**Address of Possible Project Location:** Enterprise Drive, Southington, CT

**Project Description:** Festival Fun Parks LLC (d/b/a Lake Compounce Amusement Park) is seeking state financial assistance for the expansion of the existing amusement park to include a campground facility. The proposed expansion project will consist of a 30 acre campground area that will allow the park to draw overnight visitors from neighboring states. The proposed activities include construction of cabins and RV sites, a welcome center, a power transformer station, extension of sewer & water service to the camping area, recreational fields and other associated project elements.

#### Project Maps:

Click here to view a [Location Map](#) of the project area.

Click here to view a [Site Plan](#) of the project area.

Written comments from the public are welcomed and will be accepted until the close of business on **December 19, 2013**.

Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting. Such requests must be made by **November 29, 2013**.

Written comments and/or requests for a Public Scoping Meeting should be sent to:

**Name:** Mark Hood  
**Agency:** Department of Economic and Community Development  
**Address:** 505 Hudson Street, Hartford, CT 06106  
**Fax:** 860-270-8157  
**E-Mail:** [mark.hood@ct.gov](mailto:mark.hood@ct.gov)

If you have questions about the public meeting, or other questions about the scoping for this project, contact:

**Name:** Mark Hood  
**Agency:** Department of Economic and Community Development  
**Address:** 505 Hudson Street, Hartford, CT 06106  
**Phone:** 860-270-8089  
**Fax:** 860-270-8157  
**E-Mail:** [mark.hood@ct.gov](mailto:mark.hood@ct.gov)

---

## 2. Notice of Scoping for Affordable-Elderly Housing Development

**Municipality where proposed project might be located:** Southbury

**Addresses of Possible Project Locations:** Southbury Training School (1230 South Britain Road), 105 Kettletown Road, and 415 Roxbury Road, Southbury, Connecticut

**Project Description:** In accordance with Section 5 of [Special Act \(SA\) No. 13-23](#), the Town of Southbury shall conduct an Environmental Impact Evaluation in the event that the Connecticut Department of Developmental Services (DDS) certifies it no longer needs a portion (approximately 45 acres) of its Southbury Training School (STS) property known as "Personnel Village (East)" located at 1230 South Britain Road. Pursuant to SA 13-23, the Town of Southbury shall use the STS parcel for housing purposes only and may lease the parcel to a nonprofit organization for senior housing purposes. In the event DDS certifies the subject parcel is no longer needed, the Department of Administrative Services shall convey the site to the Town of Southbury.

The Town of Southbury desires additional affordable-elderly housing and has identified and supports a proposed project to meet this need. Southbury Elderly Housing, Inc. (SEH) is a not-for-profit organization in Southbury that develops and owns affordable housing for the elderly. SEH proposes to provide new housing to meet this need within the Town of Southbury. SEH's vision is "to create, over a period of years, four two-story Senior Housing buildings, each with approximately 45 one bedroom apartments and some limited congregate living facilities." (See full description below).

In order to implement this proposed development, SEH has identified three (3) potential sites within the Town of Southbury to accommodate this proposal.

- **Site 1** is the 45-acre site noted above which is currently under the care, control, and custody of DDS and currently houses a portion of its residential population. SEH is only interested in the Site 1 if DDS no longer needs the site for residential purposes and the site ownership is transferred to the Town of Southbury. The Town of Southbury would lease the property to SEH.
- **Site 2** is a 22-acre site located at 105 Kettletown Road and is owned by the Town of Southbury.
- **Site 3** is a 13-acre site located at 415 Roxbury Road and is owned by the Town of Southbury.

In July 2013, the SEH Building Committee issued a Request for Proposal for a Housing Development Consultant. The Scope of Work entailed creating and developing a housing site plan at the STS Site and the following project description:

### SEH Project Description:

Southbury Elderly Housing, Inc. is proposing an expansion of its low income senior housing program in Southbury. Its purpose is to continue to develop quality affordable residential units to meet the demand for additional elderly housing. Since opening its first facility in 1985 there has been a waiting list of ranging from 115 to 300 persons for an apartment, meaning a 3-4 year wait.

The proposed project would be accomplished over time with four distinct building projects. The proposed project is anticipated to have four (4) two-story senior affordable housing buildings, each with approximately 45 apartments. The four buildings would accommodate approximately 180 residents in single bedroom apartments. Each building would have its own community room, laundry room, mailbox area, kitchen and offices for the support staff. One of the buildings may have a commercial kitchen to accommodate a senior lunch program.

The complex would be built with advanced "green" design to reduce energy use and to make the complex a low maintenance yet attractive and welcoming site.

**Project Map(s):** [Click here to view a map of the project area](#). Click on the following links to the site maps: [Site 1](#), [Site 2](#), and [Site 3](#).

Written comments from the public are welcomed and will be accepted until the close of business on: **December 19, 2013**.

Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting. Such requests must be made by **November 29, 2013**.

Written comments and/or requests for a Public Scoping Meeting should be sent to:

**Name:** Shane P. Mallory, RPA, Administrator, Leasing and Property Transfer  
**Agency:** State of Connecticut, Department of Administrative Services  
**Address:** 165 Capitol Ave, G-1, Hartford, Connecticut 06106  
**Fax:** (860) 713-7355  
**E-Mail:** [shane.mallory@ct.gov](mailto:shane.mallory@ct.gov)

Send copies of comments and any requests to the following:

**Name:** Carol S. Hubert, Chief of Staff, Office of the First Selectman  
**Agency:** Town of Southbury  
**Address:** 501 Main Street South, Southbury, Connecticut 06488  
**Phone:** (203) 262-0647  
**E-Mail:** [Select2@southbury-ct.gov](mailto:Select2@southbury-ct.gov)

**Name:** Helena (Lainie) Jedlinsky  
**Agency:** Southbury Elderly Housing, Inc.  
**Address:** 507 Roxbury Road, Southbury, Connecticut 06488  
**Phone:** (203) 264-5561  
**E-Mail:** [lainiej@snet.net](mailto:lainiej@snet.net)

If you have questions about the public meeting, or other questions about the scoping for this project, contact:

**Name:** Carol S. Hubert, Chief of Staff, Office of the First Selectman  
**Agency:** Town of Southbury  
**Address:** 501 Main Street South, Southbury, Connecticut 06488  
**Phone:** (203) 262-0647  
**E-Mail:** [Select2@southbury-ct.gov](mailto:Select2@southbury-ct.gov)

The agency expects to release an Environmental Impact Evaluation for this project, for public review and comment, in May, 2014.

Other information: [Special Act H.B. No. 6672](#)

---

### 3. Notice of Scoping for Property Acquisition on State Street, City of Meriden

**Address of Possible Project Location:** 177 State Street

**Project Description:** The Connecticut Department of Economic and Community Development (DECD) was awarded a \$2 million Community Challenge Planning Grant from the U.S. Department of Housing and Urban Development (U.S. HUD). Portion of the funds will be utilized to purchase property in the City of Meriden for the purposes of Transit-oriented Development including housing. One of the properties currently being considered is 177 State Street. The parcel is currently vacant and is used as a parking lot.

The U.S. HUD is currently conducting an environmental review (Environmental Assessment Checklist) of the proposed property acquisitions as per the National Environmental Policy Act (NEPA) and 24 CFR Part 50 which will satisfy the Connecticut Environmental Policy Act (CEPA) requirements. This Scoping Notice serves as an invitation for public consultation, participation and comments required as per NEPA, CEPA and the National Historic Preservation Act (Section 106).

**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: **Thursday, January 2, 2014**

Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a 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 close of business on **Thursday, December 12, 2013**.

Written comments and/or requests for a Public Scoping Meeting should be sent to:

**Name:** Binu Chandy  
**Agency:** CT Dept. of Economic and Community Development  
**Address:** 505 Hudson Street  
Hartford CT 06106  
**Fax:** 860.706.5740  
**E-Mail:** [binu.chandy@ct.gov](mailto:binu.chandy@ct.gov)

If you have questions about the public meeting, or other questions about the scoping for this project, contact:

**Name:** Binu Chandy  
**Agency:** CT Dept. of Economic and Community Development  
**Address:** 505 Hudson Street  
Hartford CT 06106  
**Phone:** 860.270.8154  
**Fax:** 860.706.5740  
**E-Mail:** [binu.chandy@ct.gov](mailto:binu.chandy@ct.gov)

---

#### 4. Notice of Scoping for Meriden Transit Oriented Development

**Municipality where proposed project might be located:** Meriden

**Address of Possible Project Location:** Intersection of Colony Street and Church Street

**Project Description:** The City of Meriden, the Meriden Housing Authority, and its selected developer have asked for the Connecticut Department of Transportation's (Department) participation in a transit-oriented development (TOD) in Meriden in conjunction with the reconstruction of the Meriden train station as part of the New Haven-Hartford-Springfield (NHHS) rail project. The proposed TOD project will include construction of a four-story mixed-use building that will include 63 residential units, retail space on the first floor, plus a shared-use parking garage of approximately 275 spaces. The Department's participation in the project is limited to costs of construction of the garage and providing one of three (3) lots being used for the mixed-use building and garage structures. The garage will serve rail commuters and tenants of the new building. At least 200-250 spaces will be reserved for the Department to accommodate rail commuters and non-resident TOD. The developer will construct the garage which will be owned by the Meriden Housing Authority upon completion with the Department retaining air rights to the upper levels of the garage ("Air Rights Garage") and access for maintenance. The parking structure will be funded primarily by the Department, but the developer will pay the cost of spaces that will be reserved for the tenants of the residential portion of the mixed-use building.

**Project Map(s):** Click [here](#) to view a map of the project area.

Click [here](#) to view project design renderings.

**Written comments from the public are welcomed and will be accepted until the close of business on: Friday January 17, 2014**

**Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address or email below. If a 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 Friday December 27, 2013.**

**Written comments and/or requests for a Public Scoping Meeting should be sent to:**

**Name:** Mr. Mark W. Alexander, Transportation Assistant Planning Director  
**Agency:** Connecticut Department of Transportation  
Bureau of Policy and Planning  
**Address:** 2800 Berlin Turnpike  
Newington, CT 06131  
**Fax:** 860-594-3028  
**E-Mail:** [dot.environmentalplanning@ct.gov](mailto:dot.environmentalplanning@ct.gov)

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

**Name:** Mr. John Bernick  
**Agency:** Connecticut Department of Transportation  
Bureau of Engineering and Construction  
**Address:** 2800 Berlin Turnpike  
Newington, CT 06131  
**Phone:** 860-594-3304  
**E-Mail:** [John.Bernick@ct.gov](mailto:John.Bernick@ct.gov)

---

#### Post-Scoping Notices: Environmental Impact Evaluation Not Required

This category is required by the October 2010 revision of the [Generic Environmental Classification Document](#) for State Agencies. A notice is published here if the sponsoring agency, after publication of a scoping notice and consideration of comments received, has determined that an Environmental Impact Evaluation (EIE) does not need to be prepared for the proposed project.

---

No Post-Scoping Notice has been submitted for publication in this edition.

---

## EIE Notices

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).

---

The following EIE has been submitted for publication in this edition.

---

### 1. Notice of EIE for the University of Connecticut Main Accumulation Area

**Municipality where project is proposed:** Mansfield

**Address of Possible Project Location:** UConn North Campus "Parcel G" Site, located between the existing North Hillside Road and C Lot on the University of Connecticut Storrs Campus, Mansfield, Connecticut

**Project Description:** The University of Connecticut (UConn) proposes to construct a new centralized facility for the temporary storage of chemical, biological, and low-level radioactive wastes from the University's academic research and teaching laboratories and facility operations on the Storrs campus. To protect public health and the environment and to ensure regulatory compliance, these wastes are managed by the UConn Division of Environmental Health & Safety (EH&S) in compliance with local, state, and federal regulations, as well as University health and safety policies and procedures.

The existing MAA is adequate to serve the current needs of the University and meets or exceeds state and federal requirements for safety and environmental protection. The existing MAA is located within the Fenton River watershed and the drainage basin of the Willimantic Reservoir, which is a public water supply. Although the facility has been operated safely since it was established in 1989, the University recognizes the public concern that remains about the location of the facility within the public water supply watershed. Also, space on the existing site is limited, resulting in poor circulation for waste transport vehicles, and its design is inconsistent with modern MAA facilities at other comparable research institutions. Further, the existing facility is expected to have difficulties meeting future needs without dramatically increasing the frequency of off-site waste shipments.

In 2012, UConn convened an Advisory Committee consisting of representatives from the Town of Mansfield, Windham Water Works, local watershed organizations, the Connecticut Institute of Water Resources, and University of Connecticut staff from Public Safety, Environmental Policy, and Residential Life. The Advisory Committee conducted a siting study to identify and assess potential sites for an upgraded MAA facility. The study recommended a prioritized list of alternative sites with the preferred alternative being the North Campus "Parcel G", located between the existing North Hillside Road and C Lot. This site is also located outside of the public water supply watershed.

The Proposed Action consists of constructing a new MAA facility on the North Campus Parcel G site and decommissioning of the existing MAA. The proposed facility consists of a waste storage building with a footprint of approximately 5,800 square feet and an overall site that is approximately 0.75 acres to accommodate vehicle circulation and parking. The University has prepared an Environmental Impact Evaluation (EIE) to further evaluate the potential environmental impacts of the Proposed Action, as well as other alternative sites considered, including the existing location (i.e., the No Action alternative).

#### Project Map:

[Click here to view a map of the site of the proposed MAA on North Campus Parcel G.](#)

**Comments on this EIE will be accepted until the close of business on: January 19, 2014**  
**The public can view a copy of this EIE at:**

Mansfield Town Clerk's Office, Audrey P Beck Municipal Building, 4 South Eagleville Road, Mansfield, CT

Mansfield Public Library, 54 Warrenville Road, Mansfield, CT

The EIE can also be viewed on line by clicking on the link below:

[Environmental Impact Evaluation, University of Connecticut, Main Accumulation Area](#)

[Appendix B](#)

**A copy of the EIE will be available at the following website:** <http://www.envpolicy.uconn.edu/eiestorage.html>

**A public hearing will be held on this EIE on:**

**DATE:** January 8, 2014

**TIME:** 7:00 p.m. (Doors will be open at 6:00 p.m. to allow review of informational materials.)

**PLACE:** Room 146, UConn Bishop Center; One Bishop Circle; Storrs, CT

**Written comments should be sent to:**

Name: Jason Coite

Agency: University of Connecticut – Office of Environmental Policy

Address: 31 LeDoyt Road, U-3055, Storrs, Connecticut 06269

Phone: 860-486-9305

Fax: 860-486-5477

Email: [jason.coite@uconn.edu](mailto:jason.coite@uconn.edu)

If you have questions about the public hearing, or other questions about the EIE, contact Mr. Coite as directed above.

---

## State Land Transfer Notices

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 five-step process.](#)

---

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

---

The Adobe Reader is necessary to view and print Adobe Acrobat documents, including some of the maps and illustrations that are linked to this publication. If you have an outdated version of Adobe Reader, it might cause pictures to display incompletely. To download up-to-date versions of the free software, click on the Get Acrobat button, below. This link will also provide information and instructions for downloading and installing the reader.



[Download the free Acrobat Reader!](#)

Access.Adobe is a tool that allows blind and visually impaired users to read any documents in Adobe PDF format. For more information, read the [product overview at Adobe.com](#).