

Environmental Monitor Archives



September 17, 2013

Scoping Notices

1. Former Connecticut Transit Bus Facility, New Haven.
2. **NEW!** Governor's Station Multi-modal Transportation Oriented Development, Windsor Locks

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

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

Environmental Impact Evaluations

No Environmental Impact Evaluation has been submitted for publication in this edition.

State Land Transfers

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2. Russell Road (Cedarcrest Hospital), Newington and Wethersfield
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The next edition of the Environmental Monitor will be published on **October 8, 2013**.

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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 Former CT Transit Bus Facility

Municipality where proposed project might be located: New Haven

Address of Possible Project Location: 470 James Street

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.

Project Maps: Click here to view a [location map](#) of the project area. Click here to view an [aerial photo map](#) of the project area.

Written comments from the public are welcomed and will be accepted until the close of business on: **September 20, 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 **August 30, 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

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

2. Notice of Scoping for Governor's Station

Municipality where proposed project might be located: Windsor Locks

Address of Possible Project Location: Intersection of Route 20 (Bradley Airport Connector) and Route 75 (Ella Grasso Turnpike).

Project Description: The Town of Windsor Locks in conjunction with BDL Real Estate Holdings, LLC (BDL) is seeking state financial assistance for a mixed-use, multi-modal transportation oriented development (TOD) on approximately 17 acres at the intersection of Route 20 and Route 75. The proposed development consists of 200 residential apartment units, a 140-180 room hotel and three (3) commercial pad sites that will accommodate as many as five (5) restaurants, or a combination of restaurants and retail establishments (i.e., bank, health club, etc.). The proposed project also includes realignment of the westbound exit ramps from Route 20 onto Route 75. Upon completion of the project the parcel will have direct access from the highway via the termination of the exit ramp at a new signalized intersection, and from Route 75 via a two-way boulevard between the ramp and the existing light.

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: **October 17, 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 **September 27, 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

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

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).

No EIE has been submitted for publication in this edition.

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...](#)

1. Notice of Proposed Land Transfer, Newington

Complete Address of Property: 326 Main Street, Newington, CT

Commonly used name of property or other identifying information: N/A

Number of acres to be transferred: 5.3 acres

[Click to view map of property location](#) (5.3 MB)

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:

The property to be transferred contains the following:

Structures: Buildings in use Buildings not in use No Structures

Other Features: Wooded land Nonagricultural fields Active agriculture
 Paved areas Ponds, streams, other water, wetlands

Water Supply: Public water supply On-site well Unknown

Waste Disposal: Served by sewers On-site septic system Unknown

[Click to view aerial view of property](#) (5.5 MB)

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

Residential Industrial Commercial Institutional

Other:

Not zoned Not known

Special features of the property, if known: Floodplains and floodway

Value of property, if known:

If checked, value is not known.

Links to other available information

Type of Sale or Transfer:

Sale or transfer of property in fee

Sale or transfer of partial interest in the property (such as an easement). Description of interest:

Proposed recipient, if known: N/A

Proposed use by property recipient, if known: N/A

The agency is proposing to transfer the property with the following restrictions on future uses: Due to the floodplains, it is assumed all areas containing up to the 500-year floodplain elevation would be placed under a conservation easement.

If checked, the state is not currently proposing restrictions on future uses.

Reason the State of Connecticut is proposing to transfer this property: The State has deemed the property surplus, since the property is no longer needed for State use and no re-use proposals were received by other State agencies.

Comments from the public are welcome and will be accepted until the close of business on **October 3, 2013**

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* should be sent to:

Name: Patrick O'Brien
 Agency: Office of Policy and Management
 Address: 450 Capitol Avenue MS#52 ASP
 Hartford, CT 06106-1379
 E-Mail: Patrick.Obrien@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.)

Please send a copy of any written comments to:

Name: Shane P. Mallory, RPA
 Agency: Department of Administrative Services
 Address: 165 Capitol Avenue, G-1
 Hartford, CT 06106
 E-Mail: shane.mallory@ct.gov

[What Happens Next?](#)

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, Newington and Wethersfield

Complete Address of Property: 525 Russell Road, Newington and 300 Russell Road, Wethersfield

Commonly used name of property or other identifying information: Cedarcrest Hospital

Number of acres to be transferred: 88.5 total

[Click to view map of property location](#) (5.3 MB)

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: Former Cedarcrest Hospital property and other various state agency use.

The property to be transferred contains the following:

Structures: Buildings in use Buildings not in use No Structures
Other Features: Wooded land Nonagricultural fields Active agriculture
 Paved areas Ponds, streams, other water, wetlands
Water Supply: Public water supply On-site well Unknown
Waste Disposal: Served by sewers On-site septic system Unknown

[Click to view aerial view of property](#) (5.5 MB)

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

Residential Industrial Commercial Institutional
 Other:
 Not zoned Not known

Special features of the property, if known: N/A

Value of property, if known:

If checked, value is not known.

Links to other available information

Type of Sale or Transfer:

Sale or transfer of property in fee
 Sale or transfer of partial interest in the property (such as an easement). Description of interest:

Proposed recipient, if known: N/A

Proposed use by property recipient, if known: N/A

The agency is proposing to transfer the property with the following restrictions on future uses: Due to floodplains being located on portions of the Wethersfield parcel, it is assumed all areas containing up to the 500-year floodplain elevation would be placed under a conservation easement.

If checked, the state is not currently proposing restrictions on future uses.

Reason the State of Connecticut is proposing to transfer this property: The State has deemed the property surplus, since the property is no longer needed for State use and no re-use proposals were received by other State agencies.

Comments from the public are welcome and will be accepted until the close of business on **October 3, 2013**

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* should be sent to:

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3. Notice of Proposed Land Transfer, Bristol

Complete Address of Property: 25 High Street, Bristol

Commonly used name of property or other identifying information: N/A

Number of acres to be transferred: 0.24 ac

[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: former group home.

The property to be transferred contains the following:

Structures: Buildings in use Buildings not in use No Structures
Other Features: Wooded land Nonagricultural fields Active agriculture
 Paved areas Ponds, streams, other water, wetlands
Water Supply: Public water supply On-site well Unknown
Waste Disposal: Served by sewers On-site septic system Unknown

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

[Click to view photographs of property](#)

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

Residential Industrial Commercial Institutional
 Other: R-15/BT (BT Downtown/Neighborhood Transition Overlay Zone)
 Not zoned Not known

Special features of the property, if known: N/A

Value of property, if known:

If checked, value is not known.

Links to other available information**Type of Sale or Transfer:**

- Sale or transfer of property in fee
 Sale or transfer of partial interest in the property (such as an easement). Description of interest:

Proposed recipient, if known: TBD

Proposed use by property recipient, if known: Unknown

The agency is proposing to transfer the property with the following restrictions on future uses:

- If checked, the state is not currently proposing restrictions on future uses.

Reason the State of Connecticut is proposing to transfer this property: The State has deemed the property surplus, since the property is no longer needed for State use and no re-use proposals were received by other State agencies.

Comments from the public are welcome and will be accepted until the close of business on **October 17, 2013**

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* should be sent to:

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4. Notice of Proposed Land Transfer, Putnam

Complete Address of Property: 376 Pomfret Street, Putnam

Commonly used name of property or other identifying information: DDS John Dempsey Center Campus

Number of acres to be transferred: 17.1 (approximately)

[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: The subject Department of Developmental Services facility has and continues to provided a wide variety of supports and services to individuals with intellectual disabilities and their families.

The property to be transferred contains the following:

Structures: Buildings in use Buildings not in use No Structures
Other Features: Wooded land Nonagricultural fields Active agriculture
 Paved areas Ponds, streams, other water, wetlands
Water Supply: Public water supply On-site well Unknown
Waste Disposal: Served by sewers On-site septic system Unknown

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

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

- Residential Industrial Commercial Institutional
 Other:
 Not zoned Not known

Special features of the property, if known: N/A

Value of property, if known:

- If checked, value is not known.

Links to other available information

Type of Sale or Transfer:

- Sale or transfer of property in fee
 Sale or transfer of partial interest in the property (such as an easement). Description of interest:

Proposed recipient, if known: TBD

Proposed use by property recipient, if known: Unknown

The agency is proposing to transfer the property with the following restrictions on future uses:

- If checked, the state is not currently proposing restrictions on future uses.

Reason the State of Connecticut is proposing to transfer this property: The State has deemed the property surplus, since the property is no longer needed for State use and no re-use proposals were received by other State agencies.

Comments from the public are welcome and will be accepted until the close of business on **October 17, 2013**

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* should be sent to:

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5. Notice of Proposed Land Transfer, New Haven

Complete Address of Property: 453 Ellsworth Avenue, New Haven

Commonly used name of property or other identifying information: Ellsworth Ave Group Home

Number of acres to be transferred: 0.32 acres

[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: DDS group home.

The property to be transferred contains the following:

Structures: Buildings in use Buildings not in use No Structures

Other Features: Wooded land Nonagricultural fields Active agriculture
 Paved areas Ponds, streams, other water, wetlands

Water Supply: Public water supply On-site well Unknown

Waste Disposal: Served by sewers On-site septic system Unknown

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

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

Residential Industrial Commercial Institutional

Other:

Not zoned Not known

Special features of the property, if known: N/A

Value of property, if known:

If checked, value is not known.

Links to other available information

Type of Sale or Transfer:

Sale or transfer of property in fee

Sale or transfer of partial interest in the property (such as an easement). Description of interest:

Proposed recipient, if known: TBD

Proposed use by property recipient, if known: Unknown

The agency is proposing to transfer the property with the following restrictions on future uses:

If checked, the state is not currently proposing restrictions on future uses.

Reason the State of Connecticut is proposing to transfer this property: The State has deemed the property surplus, since the property is no longer needed for State use and no re-use proposals were received by other State agencies.

Comments from the public are welcome and will be accepted until the close of business on **October 17, 2013**

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.

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