



**December 19, 2023**

**[Scoping Notice](#)**

1. Notice of Scoping for Church Street Commons, Hebron.
2. Notice of Scoping for Oak Park, Stamford.
3. Notice of Scoping for Waltersville Commons, Bridgeport.
4. Notice of Scoping for AB Eco Park Project, New Haven and North Haven.
5. Notice of Scoping for The Monarch, 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](#)**

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

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

1. Notice of an Environmental Impact Evaluation (EIE) for Bozrah's Sanitary Sewer Extension, Bozrah and Franklin.

**[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 **January 2, 2024**.

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 Church Street Commons

**Address of possible location:** 60 Church Street. Hebron, CT

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

**Project Description:** The Commons CDC in Hebron is planning to create up to 51 units of affordable and mixed-income housing on its property which will consist of 50 units of new construction and 1 renovated unit. This development would help meet the identified need for affordable housing in a town in which less than three (3) percent of its housing is deemed affordable. The site is on three (3) acres of land that is bordered by a baseball field and elementary school grounds to the south, nature preserve to the west, open land owned by St. Peter's Church to the north, and route 85 on the east. The site is currently owned by St. Peter's Episcopal Church. The parish has a contract on a Lease Option with Commons CDC that will convert to a 99-year long-term lease at closing. The development team has identified a need to determine the capacity for a well water source on the site and has engaged the CT Water Company in this analysis. A site evaluation is still needed. The site was used for farming up until the early 1900s. The rectory is likely to have lead paint or other possible hazardous material. The former site of a barn that stored farm equipment behind the rectory may have some soil concerns that will need investigation. The site is currently zoned residential as it has been for over 100 years. The goal is to work collaboratively with the Hebron Planning and Zoning Commission (PZC) to create a friendly 8-30G zoning variance. The PZC has indicated a willingness to work with Commons CDC in a collaborative manner following an initial presentation to the Commission. This work has yet to be formally initiated.

**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: **December 21, 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: **December 1st, 2023.**

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

**Name:** Mithila Chakraborty, Ph.D.

**Agency:** Department of Housing

**Address:** 505 Hudson Street, Hartford, CT 06106-7106

**E-Mail:** [mithila.chakraborty@ct.gov](mailto:mithila.chakraborty@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:**

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**Address:** 505 Hudson Street, Hartford, CT 06106-7106

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**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 Oak Park

**Addresses of possible locations:** 168-202 Ursula Place, 51-75 Dale Street, 346-368 Cove Road, Stamford CT 06902

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

**Project Description:** Oak Park Phase 1 (OP1) is the first phase of a multi-phased redevelopment of an existing 168 -unit family community consisting of one and 2-story garden style buildings. The OP1 development will focus on the construction of a multifamily building, (7) townhouse style buildings, site work improvements including the installation of drainage infrastructure and landscaping. There will be a total of 61 residential units in OP1. The three-story tall multifamily elevated building will contain (16) one-bedroom units, (4) two-bedroom units, (6) three-bedroom units, offices, and community space. The townhouse buildings will consist of 35-units (28 two-bedroom and 7 three-bedroom).

Two additional phases are planned for future Oak Park redevelopment. Phase 2 is located to the north of Phase 1 and will consist of (7) townhouse style buildings containing (43) units which will include (34) two-bedroom and (9) three-bedrooms units. A playground for children ages 5 to 12 will be constructed in this phase. Phase 3 is located to the south of Phase 2 and will consist of (13) townhouse style buildings containing (62) units. There will be (48) two-bedroom and (14) three-bedroom units in this phase. In Phase 2 and 3, site work improvements and landscaping, as described for Phase 1, will be included in the scope of work.

The development site is located at the junction of Ursula Place and Dale Street on the East Side of Stamford, Connecticut. A Construction Manager was selected and awarded a contract for Construction Management Services for Phase 1 in August 2022. Construction was scheduled to begin in the summer of 2023 and continue for a period of approximately 16-18 months, including demolition of existing buildings.

**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: **December 21, 2023.**

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## 3. Notice of Scoping for Waltersville Commons

**Address of possible location:** 167 Steuben Street, Bridgeport, CT 06608

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

**Project Description:** The site is 1.57-acre parcel owned by the City of Bridgeport improved with a school erected in the early 1900s and considered a historical site. The development plan consists of the rehabilitation of the school structure and conversion of the classrooms to 70 dwelling units of mixed income rental housing. It also entails demolishing a neighboring garage to make way for a parking lot. The school consists of a single two-story structure. The structure will be outfitted with a mix of one-, two-, and three-bedroom units. The site will be improved to include ample surface parking. The project will create a mixed-income community, including one market rate rental unit. The units at the 167 Steuben Street site will be catered to a mix of incomes at 30%, 50%, 60% and 80% of area median income, as well as one unit at market rents. Phase 1 and 2 environmental site assessments were conducted, and a site cleanup plan executed.

**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: **January 5, 2024**

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: **December 15, 2023**

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

**Name:** Mithila Chakraborty, Ph.D.

**Agency:** Department of Housing

**Address:** 505 Hudson Street, Hartford, CT 06106-7106

**E-Mail:** [mithila.chakraborty@ct.gov](mailto:mithila.chakraborty@ct.gov)

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**Address:** 505 Hudson Street, Hartford, CT 06106-7106

**E-Mail:** [mithila.chakraborty@ct.gov](mailto:mithila.chakraborty@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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## 4. Notice of Scoping for AB Eco Park Project

**Addresses of possible location:** 250 Universal Drive, North Haven CT 06473 (Parcel ID 001 00) and Middletown Avenue, New Haven, CT 06511 (Parcel ID 150 1300 00100)

**Municipalities where proposed action might be located:** North Haven and New Haven

**Project Description:** The Cedar Hills Infrastructure Improvement District has been awarded a \$4,000,000 grant from the Brownfield Municipal Grant program to remediate impacted soils on the 92-acre property located at 250 Universal Drive, North Haven (83.51 acres) and Middletown Avenue, New Haven (6.59 acres) to support the construction of a Waste Reclamation Facility and a Carbon Negative Power Plant. The remediation will be performed through hot-spot removals, engineered controls/capping to render impacted materials inaccessible, and environmental land use restrictions.

**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: **January 4, 2024**

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: **December 15, 2023**

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

**Name:** Gregory Ambros

**Agency:** Department of Economic and Community Development

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

**E-Mail:** [Gregory.Ambros@ct.gov](mailto:Gregory.Ambros@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:** 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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## 5. Notice of Scoping for The Monarch

**Address of possible location:** 149-169 Derby Avenue, New Haven, CT 06511

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

**Project Description:** The site consists of four contiguous parcels that total 1.77-acres currently developed with two interconnected commercial buildings totaling 38 thousand square feet. Until 2021 the two buildings operated as a Dry Cleaner and will both be demolished. The site has environmental issues and is considered a brownfield. After demolition, the site will be remediated and will be re-developed with a 68-unit mixed income residential development.

**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: **January 5, 2024.**

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**Agency:** Department of Housing

**Address:** 505 Hudson Street, Hartford, CT 06106-7106

**E-Mail:** [mithila.chakraborty@ct.gov](mailto:mithila.chakraborty@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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## 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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***No Notice for additional time has been submitted for publication in this edition.***

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

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

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## 1. Notice of an Environmental Impact Evaluation (EIE) for Bozrah’s Sanitary Sewer Extension

**Addresses of Possible Project Locations:** The project is located along Fitchville Road, Stockhouse Road, River Road, Rachel Drive, Commerce Park Road, and 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.

**Municipalities where proposed action is to be located:** Bozrah and Franklin

**Project Description:** The proposed project consists of installing wastewater collection systems in the village section of Bozrah and ultimately connect via Stockhouse Road and Route 87 to the existing Norwich Public Utilities (NPU) sewer on Route 32 in Franklin. The proposed action includes constructing approximately 15,050 linear feet of gravity sanitary sewer, 4 pumping stations, and approximately 3,610 feet of sanitary sewer force main in the Town of Bozrah. The type of construction work required to install sanitary sewer pipes in the road consist of cutting into the roadway, soil excavation and backfilling, and pavement restoration. The Town of Bozrah plans to enter into an intermunicipal agreement with the Town of Franklin to discharge wastewater into the NPU’s collection system. NPU owns and maintains a Combined Sewer Overflow system and Bozrah proposes to discharge up to 200,000 gallons per day design flows from the proposed sanitary sewer service area.

The proposed sanitary sewer service area contains residential areas, as well as areas zoned commercial and industrial that could support potential economic growth consistent with Local and State Plans of Conservation and Development. Additionally, the majority of the Town of Bozrah relies on on-site septic systems for wastewater management and most of these systems were built in the 1980s or earlier. In the Fitchville Village section many of the septic systems are over 60 years old and some serve multi-family housing. Small lot sizes, among other constraints, make most of the Village septic systems impracticable, if not impossible, to repair to meet public health code requirements.

The estimated cost of the project is around 15 million dollars. The Town of Bozrah is awarded with a 5-million-dollar grant-in-aid approved by the State’s bond commission on March 31, 2022, and a low interest 40-year USDA loan that will be taken out to fund the

remaining 10 million dollars.

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

**Scoping Notice and Post Scoping Notice:** The DEEP published a Scoping Notice on **November 8, 2022** and a Post-Scoping Notice on **November 7, 2023** for the proposed Sanitary Sewer Extension in the Environmental Monitor.

Comments on this EIE will be accepted until the close of business on: **January 5, 2024**.

**The public can view a copy of the EIE [here](#).**

If a public hearing is requested by twenty-five or more persons, or by an association having not less than twenty-five persons, the sponsoring agency will schedule a public hearing on the EIE. Such requests for a public hearing must be made by contacting the DEEP identified below by **December 1, 2023**.

**Other information:** Attached [here](#) are the comments made during the Scoping Notice

**Written comments and questions about this EIE should be sent to:**

**Name:** Anthony Poon

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

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

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

**If you have questions about this EIE, or to request a public hearing, please contact:**

**Name:** Anthony Poon

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

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

**Phone:** 860-424-3605

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

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

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

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

**What happens next:** The DEEP will review the comments received and may conduct further environmental study and analysis or amend the evaluation. The DEEP will prepare responses to the substantive issues raised in review of and comment on the EIE and any supplemental materials or amendments. Those responses and all supplemental materials and comments shall be made available in a "Record of Decision", which will appear in the *Environmental Monitor* for public inspection.

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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](#).

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## CEQ Contact Information

All inquiries and requests of the Council should be sent electronically to: [ceq@ct.gov](mailto:ceq@ct.gov).

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The Adobe Reader might be necessary to view and print Adobe Acrobat documents, including some of the maps and illustrations that are linked to this publication. Acrobat Reader also provides several preferences that make the reading of PDFs more accessible for visually impaired and motion-impaired users. 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 Reader, click on [Download the free Acrobat Reader](#). This link will also provide information and instructions for downloading and installing the Reader.

