



January 3, 2023

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1. Post-Scoping Notice for Steelpointe Harbor - Mixed-Use Development Project, Bridgeport.
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[Environmental Impact Evaluation \(EIE\)](#)

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

[Agency Record of Decision](#)

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[OPM Determination of Adequacy](#)

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

[State Land Transfer](#)

1. **NEW!** Notice of Proposed Land Transfer - 7 Forest Road, Woodbridge.

The next edition of the Environmental Monitor will be published on **January 17, 2023**.

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.

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](#)

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

1. Notice of Scoping for Elmwood Lofts

Addresses of possible locations: 1051 and 1061 New Britain Ave

Municipality where proposed action might be located: West Hartford

Project Description: The Town of West Hartford has been awarded a Municipal Brownfield Grant to clean-up the properties located at 1051 and 1061 New Britain Ave. The town is partnering with a developer to construct a 131-unit mixed-income, mixed-use, and transit-oriented development on the 2.97-acre site. Fifteen percent (15%) of the residential units will be designated workforce housing.

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 6th, 2022**.

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 16, 2022**.

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

Name: Shawntay Nelson

Agency: Department of Economic and Community Development

Address: 450 Columbus Boulevard, Hartford, CT 06103

E-Mail: Shawntay.nelson@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

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*.

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](#)

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

1. Notice of Time Extension for Post-Scoping Notice for Interchange Improvements to I-91, I-691, and Route 15

Municipalities where proposed action would be located: Meriden and Middletown

Connecticut Environmental Policy Act (CEPA) Determination: On September 22, 2020, the Connecticut Department of Transportation (CTDOT) published a [Notice of Scoping](#) to solicit public comments for State project numbers 79-240, 79-245, and 79-246 in the *Environmental Monitor*. A virtual CEPA public scoping meeting was held on October 8, 2020. On [January 4, 2022](#), and [June 21, 2022](#), CTDOT published notices of time extension for a post-scoping notice since further analysis was needed prior to making a final CEPA determination. CTDOT has not yet obtained the proper level of information needed to make a final CEPA determination, therefore an additional extension is needed.

Action Status: CTDOT is awaiting the final results of a noise study prior to publishing a Post-Scoping Notice.

Estimated Publication Date: CTDOT estimates that a Post-Scoping Notice will be published in the *Environmental Monitor* on or before **June 20, 2023**.

If you have questions about the proposed action, contact:

Name: Mr. Sebastian Cannamela, P.E., Transportation Principal Engineer

Agency: Connecticut Department of Transportation, Bureau of Engineering and Construction

Address: 2800 Berlin Turnpike, Newington, CT 06131

Phone: 860-594-2698

E-Mail: Sebastian.Cannamela@ct.gov

What Happens Next: The CTDOT 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*.

2. Notice of Time Extension for Post-Scoping Notice for Safety Improvements on Route 82 (Phase 1)

Address of Possible Project Location: Route 82 (West Main Street) and runs, approximately, from Banas Court (mile point 27.23) to Fairmount Street (mile point 28.13).

Municipality where proposed action would be located: Norwich

Connecticut Environmental Policy Act (CEPA) Determination: On June 7, 2022, the Connecticut Department of Transportation (CTDOT) published a [Notice of Scoping](#) to solicit public comments for this action in the *Environmental Monitor*. A public scoping meeting took place on June 23, 2022. The CTDOT is unable to publish its determination regarding this action at this time.

Action Status: The CTDOT is awaiting additional information and performing additional analyses. An additional public informational meeting will be scheduled in 2023.

Estimated Publication Date: The CTDOT estimates that a Post-Scoping Notice will be published in the *Environmental Monitor* on or before **June 20, 2023**.

If you have questions about the proposed action, contact:

Name: Mr. Scott Bushee, Transportation Supervising Engineer

Agency: Connecticut Department of Transportation, Bureau of Engineering and Construction

Address: 2800 Berlin Turnpike, Newington, CT 06131

Phone: 860-594-2079

E-Mail: Scott.Bushee@ct.gov

What Happens Next: The CTDOT 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*.

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](#)

The following Post-Scoping Notices have been submitted for publication in this edition.

1. Post-Scoping Notice for Steelpointe Harbor - Mixed-Use Development Project

Address of possible location: 137 East Main Street

Municipality where proposed action is located: Bridgeport

Connecticut Environmental Policy Act (CEPA) Determination: On October 18, 2022, the Department of Economic and Community Development (DECD) published a [Notice of Scoping](#) to solicit public comments for this proposed **Steelpointe Harbor - Mixed-Use Development Project** in the *Environmental Monitor*. No CEPA Scoping meeting was scheduled, and there were no requests to hold a CEPA scoping meeting.

Comments were submitted by the [Connecticut Department of Energy and Environmental Protection](#) (CTDEEP) during the public comment period. DECD's responses to the comments received are included in the [Environmental Review Checklist](#).

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

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

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

What Happens Next: The 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*.

2. Post-Scoping Notice for Elimination of Bridge Nos. 00388 and 00389 (Route 17) and Construction of Roundabout

Address of Possible Project Location: Bridge No. 00388 carries Route 17 Northbound (NB) over Route 17 Southbound (SB) Ramp 007.

Bridge No. 00389 carries Route 17 SB Ramp 007 over New London Turnpike.

Municipality where it would be located: Glastonbury

Connecticut Environmental Policy Act (CEPA) Determination: On May 17, 2022, the Connecticut Department of Transportation published a [Notice of Scoping](#) to solicit public comments for this proposed project in the *Environmental Monitor*.

A public scoping meeting was held on June 13, 2022.

Comments were submitted by the [CT Department of Energy and Environmental Protection](#) during the public comment period. CTDOT also received one comment from the public during the public comment period and various comments from the public at the public scoping meeting. A synopsis of comments received and CTDOT's responses, where applicable, are located in the Environmental Review Checklist. Additionally, the report of the public scoping meeting (including comments received at the meeting and CTDOT's responses) can be found by [clicking here](#).

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

Agency contact:

Name: Mr. Jonathan Kang, Transportation Engineer
Agency: Connecticut Department of Transportation, Bureau of Engineering and Construction
Address: 2800 Berlin Turnpike, Newington, CT 06131
Phone: 860-594-2754
E-Mail: Jonathan.Kang@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: Ms. Alice M. Sexton
Agency: Connecticut Department of Transportation, Office of Legal Services
Address: 2800 Berlin Turnpike, Newington, CT 06131
E-Mail: Alice.Sexton@ct.gov

What Happens Next: The CTDOT expects the project to go forward. This is expected to be the final notice of the project to be published in the Environmental Monitor.

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](#)

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

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](#)

The following Record of Decision Notice has been submitted for publication in this edition.

1. Record of Decision for Mansfield Apartments Redevelopment at the University of Connecticut

Address of Possible Project Location: 1 South Eagleville Road, Storrs Mansfield, CT 06268

Municipality where proposed action is to be located: Mansfield

Project Description: After several years of planning as part of broader reviews of existing conditions and future needs of student housing at the University of Connecticut (UConn), a new modern apartment-style residential community has been envisioned on the current site of its Mansfield Apartments complex. UConn assessed ways in which the 16-acre site could be redeveloped to provide more contemporary and updated student apartments and determine possibilities that could be built on in place of the 1940s-era

complex, which has reached the end of its useful life. UConn intends to continue with the implementation of its Mansfield Apartments Redevelopment project, which consists of the following elements:

- Site Removals - Demolition of the existing buildings, roadway, walks, and utilities in the Mansfield Apartment complex.
- New Construction - New student residential complex consisting of approximately 450,000 gross square feet (SF) and approximately 900 beds among 3 residential buildings.
- Site Amenities - Additional site improvements, loop road reconstruction in its current location, and surface parking of approximately 375 spaces with a new parking deck in the western portion of the site.
- Long-term Improvements - Utility and infrastructure improvements including energy generation and stormwater management. The proposed project will also seek Leadership in Energy and Environmental Design (LEED) Gold and Sustainable Sites Initiative (SITES) certification.

Connecticut Environmental Policy Act (CEPA) Determination: On October 4, 2022, UConn published a [Notice of Availability](#) of an Environmental Impact Evaluation (EIE) in accordance with Section 22a-1d of CEPA, in the *Environmental Monitor* and held a public hearing on November 7, 2022 at Konover Auditorium at The Dodd Center for Human Rights with live streaming for remote viewers online.

Comments were received from the general public, the Town of Mansfield, and the CT Forest & Park Association. UConn prepared responses to the substantive issues raised in the comments on the EIE and on supplemental materials or amendments. Comments, responses and UConn's conclusion is documented in the [Record of Decision](#) for the proposed action.

On December 20, 2022, UConn published the Record of Decision in the *Environmental Monitor* in accordance with Section 22a-1a-10(d) of CEPA. On January 3, 2023, the Record of Decision was amended and republished to include the following two documents as Appendix H: (1) a copy of the EIE's [Notice of Availability as published in the Environmental Monitor on October 4, 2022](#) and (2) a copy of the legal notice of the EIE's [Notice of Availability as published in the Willimantic Chronicle on October 5, 12, and 19, 2022](#).

Agency contact:

Name: John Robitaille, Senior Project Manager

Agency: University Planning, Design & Construction

Address: 3 Discovery Drive, U-6038, Storrs, Connecticut 06269-6038

Phone: (860) 486-5930

E-Mail: john.robaille@uconn.edu

Inquiries and requests to view and or copy documents, pursuant to the Freedom of Information Act, must be submitted at <https://publicrecords.uconn.edu/make-a-request>.

What happens next: UConn has submitted the Record of Decision to the Office of Policy and Management (OPM) for review. OPM's determination regarding the Record of Decision will appear in a future edition of the *Environmental Monitor*.

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](#)

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



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.](#)



The following State Land Transfer Notice has been submitted for publication in this edition.

1. Notice of Proposed Land Transfer in Woodbridge

Complete Address of Property: 7 Forest Road, Woodbridge, CT

Commonly used name of property or other identifying information: Map/Block/Lot: 26026757 The property is known as Lots 17-18 in Block C on Plan entitled "Woodbridge Heights, New Haven's Finest Residential Suburb". The property is bounded North by Lot 19 in said Block on said Plan 100 feet more or less; East by Sylvan Ave., 50 feet more or less; South by Lot 16 in said Block on said Plan, 100 feet more or less; West by Lots 36-37 in said Block on said Plan 50 feet more or less.

Number of acres to be transferred: 0.12

[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: Vacant, unknown if the property is landlocked or if there is available access to the property.

The property to be transferred contains the following:

<input type="checkbox"/>	Building(s) in use	<input type="checkbox"/>	Building(s) not in use	<input checked="" type="checkbox"/>	No Structures
<input type="checkbox"/>	Other Features:	<input type="checkbox"/>	Paved areas	<input type="checkbox"/>	Wooded land
<input type="checkbox"/>	Non agricultural fields	<input type="checkbox"/>	Active agriculture	<input type="checkbox"/>	Ponds, streams, other water, wetlands
<input type="checkbox"/>	Public water supply	<input type="checkbox"/>	On-site well	<input checked="" type="checkbox"/>	Water Supply Unknown
<input type="checkbox"/>	Served by sewers	<input type="checkbox"/>	On-site septic system	<input checked="" type="checkbox"/>	Waste Disposal Unknown

[Aerial view of property](#)

The property is in the following municipal zone(s): [place an "x" in the appropriate cells to the left of the text]

<input checked="" type="checkbox"/>	Zoned	<input type="checkbox"/>	Not zoned	<input type="checkbox"/>	Not known		
<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Institutional
<input type="checkbox"/>	Other:	Zoning A					

Special features of the property, if known:

Value of property, if known: \$1200.00

<input type="checkbox"/>	If checked, value is not known.
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Links to other available information: [Property Card](#)

Type of sale or transfer:

X	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: Cameron Carroll, Director, Assembly Pro.

Proposed use by property recipient, if known: Unknown

Is the agency imposing restrictions or conditions upon the transfer of the land or land interest? No

Reason the state of Connecticut is proposing to transfer this property: Surplus State property.

Comments from the public are welcome and will be accepted until the close of business on **February 1, 2023**.

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* about the proposed property transfer should be sent to:

Secretary of the Office of Policy and Management
c/o Paul F. Hinsch
Office of Policy and Management
Bureau of Assets Management
450 Capitol Avenue, Hartford, CT 06106-1379
paul.hinsch@ct.gov

Please also send a copy of any comments and/or questions about the proposed property transfer to:

Name: Pia M. Pyles, Staff Attorney
Agency: Department of Social Services
Address: 55 Farmington Avenue, Hartford, CT 06105
E-Mail: pia.pyles@ct.gov

***E-Mail submissions are preferred.**

Comments from state agencies must be on agency letterhead and signed by agency head.

Additional information, if any:

What Happens Next:

When this comment period closes, the proposed land transfer can take one of three tracks:

1. If no public comments are received, the sale or transfer can proceed with no further public comment and no further notices in the Environmental Monitor, unless the Department of Energy and Environmental Protection (DEEP) elects to conduct a review of the property (see #3).
2. If public comments are received, the Office of Policy and Management (OPM) will respond to those comments. The comments and responses will be published in the *Environmental Monitor*. Fifteen days after publication of the comments and responses, the proposed sale or transfer can proceed, unless DEEP elects to conduct a review of the property (see #3).
3. If DEEP elects to conduct a further review of the property, it may submit to OPM a report with recommendations for preserving all or part of the property. The report and recommendations will be published in the *Environmental Monitor*, and there will be a 30-day public comment period. DEEP will publish its responses to any comments received and its final recommendation about the property in the *Environmental Monitor*. OPM will then make the final determination as to the ultimate disposition of the property, and will publish that determination in the *Environmental Monitor*. Fifteen days after publication of that final determination, the sale or transfer can proceed.

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.

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.

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.

