



April 2, 2024

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[Scoping Notice - Post-Scoping Notice \(Need More Time\)](#)

No notice for additional time has been submitted for publication in this edition.

[Post-Scoping Notice](#)

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5. **NEW!** Post-Scoping Notice for Wall Street Place, Norwalk.

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

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

[Agency Record of Decision](#)

No Record of Decision Notice has been submitted for publication in this edition.

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

[State Land Transfer](#)

1. Notice of Proposed Land Transfer in Old Lyme.

The next edition of the Environmental Monitor will be published on **April 16, 2024**.

Subscribe to e-alerts to receive an e-mail when the Environmental Monitor is published.

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.

Agency Specific Environmental Classification Document (ECD)

An Environmental Classification Document (ECD) is the basic criterion for an agency's determination to enter into the public scoping process for a project or an action. [Read More](#)

The following notice for an agency specific ECD has been submitted for publication in this edition.

1. Proposed Environmental Classification Document for the Department of Energy and Environmental Protection

The proposed Environmental Classification Document (ECD), which is the basic criterion for the Department of Energy and Environmental Protection's (DEEP) determination to enter into the public scoping process for an action, is available for review and comment. The ECD includes 1) a list of typical actions that require public scoping and the preparation of an environmental impact evaluation (EIE); 2) a list of typical actions that require public scoping to determine whether an EIE is required; and 3) a list of typical federal/state actions for which environmental impact statements are prepared, pursuant to the National Environmental Policy Act, and for which DEEP is the cognizant or sponsoring agency in the state. The proposed ECD also includes a list of actions or categories of actions that do not warrant a review pursuant to the Connecticut Environmental Policy Act (CEPA) and regulations and therefore do not require public scoping or the preparation of an environmental review document.

[Click here](#) to view the proposed ECD.

Written comments on the proposed ECD for DEEP are welcome and will be accepted until the close of business on: **Friday, April 19, 2024.**

Written comments should be sent to:

Name: Eric Hammerling

Agency: Department of Energy and Environmental Protection

Address: 79 Elm Street, Hartford CT 06106

E-Mail: Eric.Hammerling@ct.gov

What Happens Next: DEEP will forward all comments received during the public comment period to the Office of Policy and Management (OPM), which shall distribute them to the Council on Environmental Quality (Council). Following consultations with DEEP and the Council, OPM will either approve the proposed ECD or disapprove it with recommendations for change.

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 Notices have been submitted for publication in this edition.

1. Notice of Scoping for Jack's Farm

Address of possible location: 1538 South Main Street, Cheshire. Connecticut 06410

Municipality where proposed action might be located: Cheshire

Project Description: The Jack's Farm Housing development plan includes the demolition of a vacant, residential house with a commercial extension and the construction of 45 new, residential apartments consisting of eight one-bedroom, 29 two-bedroom, and 6 three-bedroom units with a 1,200 square foot community room. Included are storage rooms, a meeting room, and an on-site Resident Service Coordinator's office. Parking facilities for 101 cars will be developed around the proposed buildings. Jack's Farm Housing is designed as a mixed-income, residential development targeting individuals and families earning between 25 and 110% of the area's median income (AMI) and will be deed restricted as affordable housing for 50 years. This site is located 144 feet, a one-minute walk, from bus service to New Haven, Hamden, and Waterbury. Jack's Farm is located right over the Cheshire-Hamden town line and about three miles from downtown Cheshire, a mixed-use area containing the range of uses typically associated with a New England town center. Retail, service, institutional, industrial, restaurant, offices, churches, medical and residential industries can all be found in the area. The site was used formerly as horse pasture and an apple orchard since at least 1934 and since approximately 1955 to the present has been used as a residence. The USDA Web soil survey map identify the area as prime farmland soil. The State historic preservation office (SHPO) provided a letter of no historic properties will be affected. The project location is not within 100- or 500-year floodzone. The location is not within any designated wetland area. The project area doesn't have any critical habitat.

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: **April 19, 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: **March 29, 2024.**

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

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: Mithila Chakraborty, Ph.D.

Agency: Department of Housing

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

E-Mail: 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*.

2. Notice of Scoping for Coliseum Parcel 1C

Addresses of possible locations: 265 South Orange Street, New Haven, CT 06510 (Parcel ID 113023)

Municipalities where proposed action might be located: New Haven

Project Description: The City of New Haven has been awarded a \$999,000 grant from the Brownfield Municipal Grant program to remediate impacted soils on the 0.8-acre property located at 265 South Orange Street, New Haven to support the construction of a Class A life sciences and tech office building. The remediation will be performed through excavation of impacted soils and offsite disposal.

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: **April 18, 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: **March 29, 2024.**

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

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 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*.

3. Notice of Scoping for Science Park Tract A

Addresses of possible locations: Eastern Courtyard of 275 Winchester Avenue, New Haven, CT 06511 (Parcel ID 14691)

Municipalities where proposed action might be located: New Haven

Project Description: The City of New Haven has been awarded two \$2,000,000 grants from the Brownfield Municipal Grant program and a \$6,800,000 grant from the Urban Sites Remedial Action Program to demolish and abate structures on the eastern courtyard of Tract A on the 3.11-acre property located at 275 Winchester Avenue, New Haven to support the construction of residential and/or laboratory space.

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: **April 18, 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: **March 29, 2024.**

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Name: Mark Burno

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Address: 450 Columbus Boulevard, 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](#)

No notice for additional time has been submitted for publication in this edition.

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 Ellis Street Commons

Address of Possible Project Location: 321 Ellis Street, New Britain, CT 06051

Municipality where it would be located: New Britain

Connecticut Environmental Policy Act (CEPA) Determination: On July 3rd, 2023, the Department of Housing published a [Notice of Scoping](#) to solicit public comments for this proposed **Ellis Street Commons Rehabilitation Project** in the *Environmental Monitor*.

[Comments](#) were received during the public comment period. The DOH's responses to the comments received are contained in the [Environmental Review Checklist](#).

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

Agency contact:

Name: Mithila Chakraborty, Ph.D.

Agency: Department of Housing

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

Phone: 860-270-8230

E-Mail: 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:

Name: Mithila Chakraborty, Ph.D.

Agency: Department of Housing

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

Phone: 860-270-8230

E-Mail: mithila.chakraborty@ct.gov

What Happens Next:

The DOH 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 80 South Road

Address of Possible Project Location: 80 South Road, Farmington, CT

Municipality where it would be located: Farmington

Connecticut Environmental Policy Act (CEPA) Determination: On August 8, 2023, the Department of Housing published a [Notice of Scoping](#) to solicit public comments for this proposed new construction of 80 South Road in the *Environmental Monitor*.

[Comments](#) were received during the public comment period. The DOH's responses to the comments received are [here](#).

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

Agency contact:

Name: Mithila Chakraborty, Ph.D.

Agency: Department of Housing

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

Phone: 860-270-8230

E-Mail: 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:

Name: Mithila Chakraborty, Ph.D.
Agency: Department of Housing
Address: 505 Hudson Street, Hartford, CT 06106-7106
Phone: 860-270-8230
E-Mail: mithila.chakraborty@ct.gov

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

3. Post-Scoping Notice for MLK Apartments Hartford

Address of Possible Project Location: 79-107 Van Block Avenue, Hartford, CT

Municipality where it would be located: Hartford

Connecticut Environmental Policy Act (CEPA) Determination: On August 8, 2023, the Department of Housing published a [Notice of Scoping](#) to solicit public comments for this proposed demolition and redevelopment of MLK Apartments Hartford in the *Environmental Monitor*.

[Comments](#) were received during the public comment period. The DOH's responses to the comments received are [here](#).

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

Agency contact:

Name: Mithila Chakraborty, Ph.D.
Agency: Department of Housing
Address: 505 Hudson Street, Hartford, CT 06106-7106
Phone: 860-270-8230
E-Mail: 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:

Name: Mithila Chakraborty, Ph.D.
Agency: Department of Housing
Address: 505 Hudson Street, Hartford, CT 06106-7106
Phone: 860-270-8230
E-Mail: mithila.chakraborty@ct.gov

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

4. Post-Scoping Notice for West Hartford Fellowship Housing Redevelopment Phase I

Address of Possible Project Location: 10-30 Starkel Road, West Hartford, CT 06117

Municipality where it would be located: West Hartford

Connecticut Environmental Policy Act (CEPA) Determination: On July 3, 2023, the Department of Housing published a [Notice of Scoping](#) to solicit public comments for this proposed demolition and re-development project of West Hartford Fellowship Housing Redevelopment Phase I in the *Environmental Monitor*.

[Comments](#) were received during the public comment period. The DOH's responses to the comments received are [here](#).

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

Agency contact:

Name: Mithila Chakraborty, Ph.D.
Agency: Department of Housing
Address: 505 Hudson Street, Hartford, CT 06106-7106
Phone: 860-270-8230
E-Mail: 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:

Name: Mithila Chakraborty, Ph.D.
Agency: Department of Housing
Address: 505 Hudson Street, Hartford, CT 06106-7106
Phone: 860-270-8230
E-Mail: mithila.chakraborty@ct.gov

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

5. Post-Scoping Notice for Wall Street Place

Address of Possible Project Location: 61 Wall Street & 17 Isaacs Street, Norwalk, CT 06850

Municipality where it would be located: Norwalk

Connecticut Environmental Policy Act (CEPA) Determination: On August 8, 2023, the Department of Housing published a [Notice of Scoping](#) to solicit public comments for this proposed redevelopment in the *Environmental Monitor*.

[Comments](#) were received during the public comment period. The DOH's responses to the comments received are [here](#). After consideration of the comments received, the Department of Housing has determined: **the project does not require the preparation of an Environmental Impact Evaluation (EIE) under the CEPA.** The agency's conclusion is documented in a [Memo of Findings and Determination](#) and an [Environmental Review Checklist](#).

Agency contact:

Name: Mithila Chakraborty, Ph.D.
Agency: Department of housing
Address: 505 Hudson Street, Hartford, CT 06106-7106
Phone: 860-270-8230
E-Mail: 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:

Name: Mithila Chakraborty, Ph.D.
Agency: Department of housing
Address: 505 Hudson Street, Hartford, CT 06106-7106
Phone: 860-270-8230
E-Mail: mithila.chakraborty@ct.gov

What Happens Next: The Department of Housing 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](#)

No Record of Decision Notice has been submitted for publication in this edition.

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 Old Lyme

Complete Address of Property: Halls Road, Old Lyme

Commonly used name of property or other identifying information: A parcel located on the east bank of the Lieutenant River, situated adjacent to 11 Halls Road to the north and Route 1 (Halls Road) to the south.

Number of acres to be transferred: 0.67± 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: The parcel to be transferred to the Town of Old Lyme was historically under the custody and control of the Connecticut Department of Transportation, and was associated with Route 1 and the prior Route 1 Bridge over the Lieutenant River. The parcel became surplus when it was no longer needed for highway purposes. In 1979, this parcel was transferred to the Department of Environmental Protection (now the Department of Energy and Environmental Protection or DEEP) for public access to the River.

The property to be transferred contains the following:

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

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

[Click to view](#) photographs of property

Links to other available information: [Click to view property surveys](#)

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

Zoned	Not zoned	<input checked="" type="checkbox"/> Not known	
Residential	Industrial	Commercial	Institutional
Other:	[identify "other" zone]		

Is the property in an aquifer protection area and/or a public water supply watershed? No

Is the property in an area identified by the Natural Diversity Data Base as containing state-listed species and/or significant natural communities? Yes

Is the property or any buildings on the property listed on the National Register of Historic Places or designated as a National Historic Landmark? No

Special features of the property, if known: None

Value of property, if known:

<input checked="" type="checkbox"/>	If checked, value is not known.
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Type of sale or transfer:

<input checked="" type="checkbox"/>	Sale or transfer of property in fee
<input type="checkbox"/>	Sale or transfer of partial interest in the property (such as an easement). Description of interest:

Proposed recipient, if known: Town of Old Lyme

Proposed use by property recipient, if known: Public open space and recreational uses.

Is the agency imposing restrictions or conditions upon the transfer of the land or land interest? Yes.

If yes, describe: The transferred parcel will be subject to such rights and easements as may appear of record and any state of facts which an accurate survey or inspection of the premises may show, and conditioned that the premises shall be used for park, recreational and related parking purposes and it shall be open to the general public or it shall revert to the State of Connecticut.

Reason the state of Connecticut is proposing to transfer this property: In 2015, at the request of the Town of Old Lyme for future expansion of its open space recreational areas, the DEEP transferred a 0.62-acre parcel on the west side of the River bank. Presently, the Town is planning and designing a new public recreational trail with ADA-compliant fishing and crabbing pier, new footbridge over the River, and associated designated parking areas. The proposed transfer will enable the Town to finalize professional designs towards enhancing public use on both sides of the River. Such enhancements will also serve to safely direct walkers off the highway out of vehicular traffic. In preparing a quit-claim deed to convey the land to the Town, DEEP will ensure that the parcel transferred remains available to the public for open space and recreational uses.

Comments from the public are welcome and will be accepted until the close of business on **April 4, 2024**.

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: Jamie Sydoriak, Environmental Analyst III

Agency: DEEP

Address: 79 Elm Street, 6th Floor, Hartford CT 06106-5127

E-Mail: Jamie.Sydoriak@ct.gov

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

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: ceq@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.