



February 20, 2024

Scoping Notice

1. **REVISED!** Notice of Scoping for Oak Woods, Plymouth.

Scoping Notice - Post-Scoping Notice (Need More Time)

1. Notice of Time Extension for Post-Scoping Notice for Properties at 18-20 and 30 Trinity Street in Hartford.
2. Notice of Time Extension for Post-Scoping Notice for Capitol Area System Central Plant Upgrades, Hartford.
3. Notice of Time Extension for Post-Scoping Notice for Durham Center Water System Main Extension, Durham and Middletown.

Post-Scoping Notice

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

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.

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 **March 5, 2024**.

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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. Revised Notice of Scoping for Oak Woods

Addresses of possible location: 9 Scott Road, 431 Main Street, 435 Main Street, Terryville, CT 06786

Municipality where proposed action might be located: Plymouth/Terryville

Project Description: Oak Woods-located in Terryville, town of Plymouth, Litchfield County, Connecticut, is vacant land, a portion of which is improved with a dirt road and sewer infrastructure; the remainder is undeveloped woodlands. The subject property consists of three parcels:037-068-019A: a 25.93-acre parcel identified as 9 Scott Road and accessed from an onsite driveway from Scott Road (adjoining to the west), 038-068-017A: a 1.72-acre parcel identified as 431 Main Street, located approximately 475 feet south of Main Street, 038-068-019: a 5.53-acre parcel identified as 435 Main Street, accessed from Main Street (adjoining to the north).

On July 3rd, 2023, Department of Housing published a scoping notice on Environmental Monitor ([Oak Woods Scoping Notice](#)) which included only 9 Scott Road parcel. This revised scoping notice is including all 3 parcels (9 Scott Road, 431 Main Street, 435 Main Street). The comments received during the original scoping period will be addressed with any comments received during this revised new scoping notice.

The majority of the project location is shown on historical records as consisting of undeveloped, forested land from the early 1900s, with some small areas of cleared land. What appear to be residential structures were present on the 431 Main Street parcel from the 1930s to the 1950s and on the 435 Main Street parcel from the 1940s to an unknown time before the 1990s. By September 2010, a large section of the subject property running diagonally from the northwestern to southeastern sections of the subject property has been cleared of forest and appears to contain unpaved dirt roads, earth moving equipment and stockpiles of soil material.

The proposed 59-unit development will be located at 9 Scott Road. The other two parcels at 431 and 435 main street will remain undeveloped. The 59-unit development has already attained site plan approval from the town. In fact, much of the infrastructure (e.g., roads and underground plumbing) already been "roughed-in" by the current owner. Therefore, the project is capable of commencing immediately upon funding. The development will be comprised of all 2-bedroom units. Oak Woods Condominiums will service residents at the 25%, 50%, 80% & market rate rent levels. Moreover, the development will enhance the affordable housing stock in Terryville (Plymouth), CT which currently has 7.73% affordable housing units.

There are no floodplain encroachments on the proposed site locations. There are wetlands, on the site - the site has received wetland approvals from the Town. Utility infrastructure, including the access road off Scott Road, have been installed to the site. The neighborhood for the proposed Oak Woods is within walking distance to a high concentration of residential related services, including, but not limited to, recreational areas, green spaces, medical facilities, banks, schools, grocery stores, sports facilities, library.

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: **March 6, 2024.**

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: **February 16, 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*.

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 Properties at 18-20 and 30 Trinity Street in Hartford

Addresses of Possible Project Location: 18-20 Trinity Street, and 30 Trinity Street

Municipality where proposed action would be located: Hartford

Connecticut Environmental Policy Act (CEPA) Determination: On July 19, 2022, the Department of Administrative Services (DAS) published a [Notice of Scoping](#) to solicit public comments for this action in the *Environmental Monitor*. CTDAS published a notice of time extension on **February 21, 2023** and on **August 8, 2023** indicating that further analysis was needed prior to making a final CEPA determination. Additional time is needed to complete that analysis and therefore CTDAS is unable to publish its determination at this time.

Action Status: DAS is working with the proposed developer to conduct additional analysis and address comments raised during scoping.

Estimated Publication Date: The DAS estimates that a Post-Scoping Notice will be published in the *Environmental Monitor* on or before June 2024.

If you have questions about the proposed action, contact:

Name: Matthew Pafford

Agency: Department of Administrative Services (DAS)

Address: 450 Columbus Boulevard, Hartford, CT

E-Mail: matthew.pafford@ct.gov

What Happens Next: The DAS 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 Capitol Area System Central Plant Upgrades

Title: Capitol Area System (CAS) Central Plant Upgrades

Address of Possible Project Location: 490 Capitol Ave

Municipality where proposed action would be located: Hartford

Connecticut Environmental Policy Act (CEPA) Determination: On June 20, 2023, the Connecticut Department of Administrative Services (DAS) published a [Notice of Scoping](#) to solicit public comments for this action in the *Environmental Monitor*. The DAS is unable to publish its determination regarding this action at this time.

Action Status: DAS is working with a consultant to identify potential options and costs, and to conduct additional analysis and address comments raised during scoping. Additional time is needed to complete that analysis and therefore CT DAS is unable to publish its determination at this time.

Estimated Publication Date: The DAS estimates that an additional update will be published in the *Environmental Monitor* on or before June 2024.

If you have questions about the proposed action, contact:

Name: Matthew Pafford

Agency: Department of Administrative Services

Address: 450 Columbus Boulevard, Hartford, CT

E-Mail: matthew.pafford@ct.gov

What Happens Next: The DAS 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*.

3. Notice of Time Extension for Post-Scoping Notice for Durham Center Water System Main Extension

Address of Possible Project Location: Areas to the East of Route 17 in the Southwestern corner of Middletown continuing South, to the East and West of Route 17, in the town of Durham.

Municipalities where proposed action would be located: Durham and Middletown

Connecticut Environmental Policy Act (CEPA) Determination: On January 17, 2023, the Connecticut Department of Public Health (CTDPH) published a [Notice of Scoping](#) to solicit public comments for this action in the *Environmental Monitor*. On February 15, 2023, CTDPH received comments from the CT Department of Energy and Environmental Protection (CTDEEP). No other public comments were received during the public comment period, which closed on February 17, 2023. On August 8, 2023, CTDPH published a [Notice of Time Extension for Post-Scoping Notice](#). The CTDPH is unable to publish its determination regarding this action at this time.

Action Status: CTDPH is awaiting additional information from the Applicant regarding comments submitted to CTDPH by CTDEEP regarding the proposed action.

Estimated Publication Date: CTDPH estimates that a Post-Scoping Notice will be published in the *Environmental Monitor* on or before August 6, 2024.

If you have questions about the proposed action, contact:

Name: Eric McPhee

Agency: Department of Public Health, Drinking Water Section

Address: 410 Capitol Avenue, MS #12DWS, PO Box 340308, Hartford, CT 06134-0308

Phone: 860-509-7333

E-Mail: dph.sourceprotection@ct.gov

What Happens Next: The CTDPH 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*.

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](#)

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

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.](#)

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

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.