

January 2, 2024

Scoping Notice

1. Notice of Scoping for Waltersville Commons, Bridgeport.
2. Notice of Scoping for AB Eco Park Project, New Haven and North Haven.
3. 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 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.

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 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

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 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

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 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.**

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

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](#)

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](#)

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](#)

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

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

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

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

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.

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.

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