



July 16, 2024

Scoping Notice

1. Notice of Scoping for West Ridge Apartments, New Haven.
2. **NEW!** Notice of Scoping for The Elle at North Main, West Hartford.
3. **NEW!** Notice of Scoping for Retaining Wall Replacement Along Route 44, Putnam.

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

1. Notice of Time Extension for Post-Scoping Notice for AB Eco Park Project, New Haven and North Haven.
2. **NEW!** Notice of Time Extension for Post-Scoping Notice for Properties at 18-20 and 30 Trinity Street in Hartford.
3. **NEW!** Notice of Time Extension for Post-Scoping Notice for Capitol Area System Central Plant Upgrades, Hartford.

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 Agency Record of Decision has been submitted for publication in this edition.

OPM Determination of Adequacy

1. The Office of Policy and Management's Review of the Record of Decision for Bozrah Sanitary Sewer Extension, Bozrah and Franklin.

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 **August 6, 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 Notices have been submitted for publication in this edition.

1. Notice of Scoping for West Ridge Apartments

Address of possible location: 7-17 Stone Street, New Haven, CT

Municipality where proposed action might be located: New Haven

Project Description: This new construction project will include 62 -1 bedroom & 2, 2-bedroom units for elderly (62 & older) and/or disabled (18 & older) in a 7-story building, demolition of 4 single family homes, relocation of 1 single family home. The total project area is 0.95 Acres. It will be a stand-alone development adjacent to and incorporated into the established park Ridge community, previously developed by the sponsor. The project will include Passive House sustainable measures and meet LEED Platinum Design Standards. The project location might be within NDDDB area of endangered species and within category 2 and 3 storm surge zone. DEEP Land and water resource division already reviewed the project for application of flood management certification need.

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: **August 2, 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: **July 12, 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 The Elle at North Main

Address of possible location: 1244 North Main St. West Hartford, CT 06117

Municipality where proposed action might be located: West Hartford

Project Description: 1244 North Main Street, West Hartford, Connecticut is located along the east side of North Main Street in a residential area of the Town of West Hartford. Bounding the site to the West is North Main Street, across which are single-family residential dwellings. Bounding the site to the North and West is a residential housing development (Tumblebrook Estates). Bounding the site to the south are single-family residential dwellings. The site is a 1.83-acre parcel which is improved with a two and one-half story, 28,200 square foot commercial building formerly used as a synagogue, and asphalt parking. The site was originally developed prior to 1923 with a dwelling; the present-day building was constructed in circa 1968. The surrounding area is primarily residential but was originally residential and farmland. The existing structure, a long vacant former synagogue, consists of a large meeting room and several smaller office and education spaces. SHPO has approved the proposed partial adaptive reuse of the building and new construction. Only a portion of the building would be demolished, leaving a portion of the large meeting room to be re-used as the community room. Most of the development would be new construction of the residential units that would tie into the existing structure. To honor the building's past and bring new life to it, the entire facade will be preserved, including the color paneled windows (but not the office windows and main glass entry door). The new, single structure would largely be set back from the street and is limited to three stories to better integrate into its surroundings. A total of 49 units are proposed with a unit mix consisting of 24 one-bedroom units, 23 two-bedroom units and 2 three-bedroom units. Ten (10) units will be supportive housing units. The redevelopment will not increase the project site footprint. The project is being developed by the West Hartford Housing Authority's non-profit development arm, Trout Brook Realty Advisors. A project notification was made to the State Historic Preservation Office ("SHPO"), SHPO reviewed the proposal of work for the project site and confirmed in their letter dated November 14, 2023, that "the proposed project will constitute an adverse effect to historic resources". But finding no prudent and feasible alternative, the Project Proponent has proposed mitigation measures to resolve the adverse effects and "SHPO concurs that the mitigation measure will resolve the adverse effect, and formally requests that the above be included as a requirement for project approval." No major environmental concern was identified.

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: **August 16, 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: **July 26, 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*.

3. Notice of Scoping for Retaining Wall Replacement Along Route 44

Address of possible location: Route 44 (Pomfret Street) from Mile Point 99.4 to 99.7, north of the intersection of Route 44 and Sabin Street to the intersection of Route 44 and Church Street. Adjacent to Cargill Falls Mill site.

Municipality where proposed action might be located: Putnam

Project Description: The purpose of the project is to replace a section of retaining wall that supports Route 44 in the Town of Putnam to ensure the safety of the traveling public. The existing rubble stone retaining wall has shown visual signs of deterioration. Proposed improvements to the wall include replacing approximately 270 feet of the existing wall that supports Route 44. The improvement will also include approximately 500 feet of full-depth reconstruction adjacent to the retaining wall. The proposed roadway cross-section will match the existing cross-section with 11-foot travel lanes and 4-foot shoulders in each direction, and a 5-foot concrete sidewalk. Approximately 1,400 feet of sidewalk will be reconstructed to extend beyond the roadway construction limits due to the poor condition of adjoining sidewalk. Roadside safety appurtenances atop the retaining wall will be upgraded to current design standards. The retaining wall has been determined to be a contributing element of the National Register of Historic Places (NRHP)-listed Cargill Falls Historic District. Coordination with the Connecticut State Historic Preservation Office has determined that the project will result in an Adverse Effect to the mill site under Section 106 of the National Historic Preservation Act.

There are right-of-way impacts associated with the proposed improvements. The impacts include construction easements to complete the proposed improvements to the existing retaining wall. A permanent maintenance easement will be granted to the State of Connecticut (State) for the maintenance of the retaining wall. Rights to grade and construct driveway will also be required. Construction is anticipated to begin in Spring 2026, based on the availability of funding, acquisition of rights-of-way and approval of permit(s).

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: **August 16, 2024.**

There will be a public scoping meeting for this proposed action:

DATE: July 31, 2024

TIME: 6:00 p.m.

PLACE: Virtual

NOTES: Please register for the Virtual Public Information Meeting at <http://portal.ct.gov/DOTPutnam0115-0122>. Registration is required to participate. Once registered, you will receive a confirmation email with a link to access the meeting.

Members of the public may submit comments and questions through **August 16, 2024** to: DOTProject0115-0122@ct.gov and (860) 594-2020, or directly to Meredith Andrews, P.E., Project Manager, at Meredith.Andrews@ct.gov.

This meeting will also be livestreamed on YouTube and closed captioning will be available. Non-English translation options will be available on Zoom and YouTube. The recording will also be available on CTDOT's YouTube Virtual Public Information Meeting playlist: <https://portal.ct.gov/ctdotvpimarchive>.

Persons with limited internet access may use the call-in number (877) 853-5257 and enter Meeting ID 872 3485 6958. Persons with limited internet access may also request that project information be mailed to them within one week by contacting: Meredith Andrews, P.E., Project Manager, at Meredith.Andrews@ct.gov.

Persons with hearing and/or speech disabilities may dial 711 for Telecommunications Relay Services (TRS).

Language assistance may be requested by contacting CTDOT's Language Assistance Call Line (860) 594-2109. Requests should be made at least five business days prior to the meeting. Language assistance is provided at no cost to the public and efforts will be made to respond to timely requests for assistance.

Additional information about the project can be viewed online at: <http://portal.ct.gov/DOTPutnam0115-0122>

Written comments and/or questions about the meeting or project should be sent to:

Name: Ms. Meredith Andrews, Transportation Supervising Engineer

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

Address: 2800 Berlin Turnpike, Newington, CT 06131

E-Mail: DOTProject0115-0122@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 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 AB Eco Park Project

Addresses of Possible Project 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 would be located: North Haven and New Haven.

Connecticut Environmental Policy Act (CEPA) Determination: On December 5, 2023, the Department of Economic and Community Development (DECD) published a [Notice of Scoping](#) to solicit public comments for this action in the *Environmental Monitor*. The Department of Economic and Community Development is unable to publish its determination regarding this action at this time.

Action Status: Seeking additional information.

Estimated Publication Date: The Department of Economic and Community Development estimates that a Post-Scoping Notice will be published in the *Environmental Monitor* on or before **January 2nd, 2025**.

If you have questions about the proposed action, contact:

Name: Gregory Ambros

Agency: Department of Economic and Community Development

Address: 450 Columbus Boulevard, Hartford, CT 06103

Phone: 860.500.2363

E-Mail: Gregory.Ambros@ct.gov

What Happens Next: The Department of Economic and Community Development 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 Properties at 18-20 and 30 Trinity Street in Hartford

Addresses of Possible Project Locations: 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](#), [August 8, 2023](#), and [February 6, 2024](#), indicating that further analysis was needed prior to making a final CEPA determination. Additional time is needed to complete that analysis and therefore the DAS is unable to publish its determination regarding this action 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 September 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*.

3. Notice of Time Extension for Post-Scoping Notice for Capitol Area System 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*. CTDAS published a notice of time extension on [February 6, 2024](#), indicating that further analysis was needed prior to making a final CEPA determination. 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 CTDAS 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 January 2025.

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*.

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](#)

The following Determination of Adequacy Notice has been submitted for publication in this edition.

1. The Office of Policy and Management's Review of the Record of Decision for Bozrah 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 in Franklin.

Municipalities where proposed action will be located: Bozrah/Franklin

Connecticut Environmental Policy Act (CEPA) Determination: On May 21, 2024, the Department of Energy and Environmental Protection published a [Record of Decision](#) in the Environmental Monitor. The Connecticut Office of Policy and Management (OPM) has reviewed the Department of Energy and Environmental Protection's Environmental Impact Evaluation (EIE) and the associated process in accordance with Connecticut General Statutes Section 22a-1e and determined that the Department of Energy and Environmental Protection's [Record of Decision](#) is adequate. OPM's conclusion is documented in the [Review](#) of the Department of Energy and Environmental Protection's Record of Decision for the proposed action.

OPM contact:

Name: Bruce Wittchen

Agency: Office of Policy and Management

Address: 450 Capitol Ave, Hartford CT 06106

Phone: (860) 418-6323

E-Mail: bruce.wittchen@ct.gov

What happens next: The proposed action is expected to proceed. This is the final notice for the proposed action to be published in the *Environmental Monitor*.

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.