



June 18, 2024

Scoping Notice

1. Notice of Scoping for St. Edmunds Retreat-Septic System Repairs, Stonington.
2. Notice of Scoping for Hanover Street Residences, Bridgeport.

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

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

Post-Scoping Notice

1. **NEW!** Post-Scoping Notice for Elmwood Lofts, West Hartford.

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 **July 2, 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 St. Edmunds Retreat-Septic System Repairs

Address of possible location: 1 Enders Island, Stonington, CT

Municipality where proposed action might be located: Stonington

Project Description: St. Edmunds Retreat, 1 Enders Island – Septic System Repairs will include the repair and replacement of the sub-surface sewage disposal systems for one new mixed-use building and 5 existing mixed-use buildings with public water and private septic at the above stated property, in the Town of Stonington. The purpose of the proposal is to update the existing septic systems to include a modern, more efficient leaching system to reduce potential environmental contamination as a part of a multi-year program to update and improve the existing buildings and infrastructure on Enders Island. The exiting systems are currently intact and functioning but were originally constructed from 1920 through the latest system in early 2000. The repair and replacement are to ensure continued long-term operation in a system that increases the ability to deal with environmental contaminants.

The existing systems are in an area which may be prone to storm surge in the future. The existing system in place consists of 5 separate leaching fields distributed throughout the island and serving the 7 existing buildings. These systems are typical 20th century systems with septic tanks and standard leaching chambers or trenches. This proposal will combine the outflow of all buildings through the existing septic tanks to provide solid waste separation. The effluent from each of these tanks will be directed to a central processing area. This central processing area will include an accumulation tank, and an in-ground filtration system. Effluent is treated in the filtration system removing and clarifying the effluent before it is introduced back into the ground via a new leaching field. The new leaching field will be in the existing parking lot, which is in a protected area on the island, away from sensitive areas. This area with the addition of the filtration system will provide leaching for the existing as well as future loads. The system will be built from the treatment system out to the existing buildings allowing the existing systems to remain operational until they are abandoned as they are tied into the new system building. This will allow the continuous operation of all aspects of the Retreat and avoid relocation of existing tenants during the construction period.

The benefits of this project include the elimination of older, limited function leaching systems installed in areas which may be prone to storm surge. The filtration system will reduce the environmental contaminates normally associated with leaching fields such as biological oxygen demand (BOD), nitrogen reduction, reduction in suspended solids, all of which effect the long-term performance of the leaching system, allowing a longer life span of the system, and a smaller overall leaching field. This protects the fragile ecosystem around the Island and the waters of Fishers Island Sound surrounding the island.

The plan for the project includes a study of the effluent with Pan Lysimeters to collect samples from the drain field to ascertain the efficiency of the septic system. The new septic system is using a layering system per the plans submitted to the local health district. Enders Retreat plans to recruit University of Connecticut students from the Avery Point campus in Groton to collect samples and report on the finding to determine the best conditions to facilitate maximum nitrogen reduction. On September 28, 2023, the Ledge Light

Health District, the local health department authority, approved with conditions the 8/23/23 plans submitted as it complies with the requirements of Section 19-13-B103 of the Connecticut Public Health Code. This project is also part of a larger, long-term development of the property which will include improvement to treatment residences, improvements to the grounds, a new wall which will be built 8 feet from the existing sea wall. When all projects are completed, the site will have repaired and rehabilitated the existing aging infrastructure, made improvements to the long-term health and safety of the residents and users of the facilities, as well as improving environmental conditions on and around the island. Work that will occur in conjunction with or soon after the Septic System Improvements include the repurposing of the maintenance building into a residential treatment space, a new maintenance building which will be located adjacent to the septic system treatment area, a new protective stone wall to protect from storm surge which will not disturb the eel grass around the island.

There will NOT be an increase in the number of people in treatment, or any expansion in the existing residential census on site. The project site is in storm surge zone, near flood zone, estuarine and marine wetland, outside coastal barrier zone but within coastal boundary, within natural diversity database map identified endangered species etc.

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 **June 21, 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: **May 31, 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 Hanover Street Residences

Address of possible location: 344, 350, and 354 Hanover Street, Bridgeport, CT 06605

Municipality where proposed action might be located: Bridgeport

Project Description: The project is a nine-unit affordable housing development for low-income families in Bridgeport, CT. This development encompasses three adjacent three-family homes located at 344, 350 and 354 Hanover Street, Bridgeport, CT. The combined site area is 0.21 acres. Each dwelling unit will have three bedrooms. One unit in each building will be American Disability Act (ADA) compliant. Buildings will utilize EnergyStar heating/cooling and appliances, as well as solar arrays on roofing to supplement energy demand. The buildings will have a slab on grade-foundation and wood-frame structure. The exterior will have vinyl siding and double hung windows, and the roof will have architectural fiberglass shingles. The interior will have luxury vinyl plank floors. The project location is in hurricane inundation (storm surge) zone and within priority and balanced priority funding area. Phase 1 ESA didn't find any Recognized Environmental Condition (REC) for the site except an offsite property at 332 Hanover Street. No other Environmental concerns were 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: **July 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: **June 14, 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](#)

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 Notice has been submitted for publication in this edition.

1. Post-Scoping Notice for Elmwood Lofts

Addresses of possible location: 1051 and 1061 New Britain Ave

Municipality where it would be located: West Hartford

Connecticut Environmental Policy Act (CEPA) Determination: On December 6, 2022, the Department of Economic and Community Development published a [Notice of Scoping](#) to solicit public comments for this proposed Elmwood Lofts Project in the *Environmental Monitor*.

No comments from the public were received during the public comment period. **Comments** were received from the Department of Energy and Environmental Protection. DECD's responses to the comments from CT DEEP are included in the [Environmental Review Checklist](#).

After consideration of the comments received, DECD 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:** Gregory Ambros
- Agency:** Department of Economic and Community Development
- Address:** 450 Columbus Boulevard, Suite 5, 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: 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*.

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.

