



June 4, 2024

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

The next edition of the Environmental Monitor will be published on **June 18, 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 10 Liberty Street

Address of possible location: 10-30 Liberty Street/45 Spring Street, New Haven, CT 06519

Municipality where proposed action might be located: New Haven

Project Description: The project consists of the demolition of five vacant, conjoined and dilapidated industrial buildings totaling approximately 60,000 SF, and the construction of a five-story 150-unit affordable apartment building. Walkable to employment opportunities in the City of New Haven's expanding Medical/Bioscience District and multi-modal transportation connectivity to the City's bike path network, local and regional bus and shuttle routes, interstate highways (I95 and I91), and the Union Station Transportation Hub offering Amtrak, MetroNorth, and local and regional bus services. The project will contain a range of units, including studios, one-, two-, and three-bedroom apartments and amenity space, including lobby, co-working, mail/package, fitness, trash/recycling, and indoor bike storage. All of the units will qualify as affordable housing. The square footage of the building will be approximately 150,000 sf. There will be 136 at-grade parking spaces and bike storage for at least 45 bikes. The first floor of the building will include a lobby and amenity spaces, including a coworking space and a gym as well as package, utility, trash/recycling rooms and indoor bike storage for 30 bikes. The façade design of the building, including its windows and site signage, is inspired by the Site's industrial history, while respecting its context, as the Site is bounded by both commercial and residential uses.

Sitework includes a new stormwater retention system that involves the installation of four new bioswales; construction of new curbs and sidewalks along Spring, Liberty, and Putnam Streets, installation of 24 new street trees; and new lighting. Sustainable measures for the building include, in addition to the bioswales, an electric HVAC system, EV ready parking, and solar panels. Site Plan approval was granted by the New Haven City Plan Commission. Additionally, the Office of State Traffic Administration ("OSTA") issued an Administrative Decision letter confirming that the traffic that will be generated by the Project will not require any improvements to adjacent roadways. In addition, environmental remediation was undertaken by the current property owner in accordance with the Connecticut Transfer Act, which remediation permits residential development. A No Audit Letter was received from the Connecticut Department of Energy and Environmental Protection ("DEEP") in December 2021, completing the property's obligations under the Transfer Act. In connection with the Project, the city was recently awarded a \$995,600 Brownfields grant from the Connecticut Department of Community and Economic Development ("DECD") to abate and demolish the buildings currently located on the Site, which work the Applicant will undertake.

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 7, 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 17, 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 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*.

3. 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](#)

The following notices for additional time have been submitted for publication in this edition.

1. Notice of Time Extension for Post-Scoping Notice for Naugatuck Railroad Station Relocation

Address of Possible Project Location: Water Street extension between Maple Street and Rubber Avenue, across from Old Firehouse Road.

Municipality where proposed action would be located: Naugatuck

Connecticut Environmental Policy Act (CEPA) Determination: On October 17, 2023, the Connecticut Department of Transportation (CT DOT) published a [Notice of Scoping](#) to solicit public comments for this action in the *Environmental Monitor*. A Virtual Public Scoping Meeting was held on Wednesday November 15, 2023. The CT DOT is unable to publish its determination regarding this action at this time.

Action Status: CT DOT is awaiting additional information pertaining to Environmental Resource Analysis.

Estimated Publication Date: The CT DOT 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: Mr. Richard Bertoli, Project Manager

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

Address: 2800 Berlin Turnpike, Newington, CT 06131

Phone: 860-594-2020

E-Mail: Richard.Bertoli@ct.gov

What Happens Next: The CT DOT 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 Relocation of Route 8 Southbound (SB) Interchange 34

Address of Possible Project Location: Route 8 in the southbound (SB) direction and on the local roadway network within the vicinity of Interchange 35 On-ramp (Route 73) and Interchange 34 Off-ramp. The proposed project area encompasses Route 8 SB from Mile

Marker 31.56 to Mile Marker 30.62. The existing Interchange 35 On-Ramp begins at E. Aurora Street. The existing Interchange 34 Off-Ramp terminates at West Main Street. The local roadway network of interest extends from E. Aurora Street to the north, West Main Street to the south, Grandview Avenue to the west and northbound (NB) Watertown Avenue to the east.

Municipality where proposed action would be located: Waterbury

Connecticut Environmental Policy Act (CEPA) Determination: On October 17, 2023, the Connecticut Department of Transportation (CT DOT) published a [Notice of Scoping](#) to solicit public comments for this action in the *Environmental Monitor*. A Public Scoping Meeting was held on Wednesday, November 15, 2023. The CT DOT is unable to publish its determination regarding this action at this time.

Action Status: The CT DOT is awaiting additional information pertaining to Environmental Analysis.

Estimated Publication Date: The CT DOT 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: Mr. Jonathan Dean, Project Manager

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

Address: 2800 Berlin Turnpike, Newington, CT 06131

E-Mail: Jonathan.Dean@ct.gov

What Happens Next: The CT DOT 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](#)

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

1. Post-Scoping Notice for State and Chapel Development

Address of Possible Project Location: 300 State Street & 742-760 Chapel Street, New Haven, CT

Municipality where it would be located: New Haven

Connecticut Environmental Policy Act (CEPA) Determination: On October 17, 2023, the Department of Housing published a [Notice of Scoping](#) to solicit public comments for this proposed rehabilitation 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*.

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](#)

The following Record of Decision Notice has been submitted for publication in this edition.

1. Record of Decision 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.

Connecticut Environmental Policy Act (CEPA) Determination: On November 21, 2023, the Department of Energy and Environmental Protection published a [Notice of Availability](#) of an [Environmental Impact Evaluation](#), (EIE) in accordance with Section 22a-1d of CEPA, in the *Environmental Monitor*.

[Comments](#) were received from the general public and from the Council on Environmental Quality, Department of Public Health, and Office of Policy and Management. The Department of Energy and Environmental Protection has prepared responses to the substantive issues raised in the comments on the EIE and on supplemental materials or amendments. The Department of Energy and Environmental Protection conclusion is documented in the [Record of Decision](#) for the proposed action, which also contains responses to the comments.

Agency 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 Department of Energy and Environmental Protection has submitted the Record of Decision to the Office of Policy and Management (OPM) for review. Notice of OPM's determination regarding the Record of Decision will appear in a future edition of the *Environmental Monitor*.

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



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