



March 5, 2024

[Special Notice – Agency Specific Environmental Classification Document](#)

1. **NEW!** Proposed Environmental Classification Document for the Department of Energy and Environmental Protection

[Scoping Notice](#)

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

[Scoping Notice - Post-Scoping Notice \(Need More Time\)](#)

1. **NEW!** Notice of Time Extension for Post-Scoping Notice for the New School of Nursing Building at the University of Connecticut, Mansfield.
2. **NEW!** Notice of Time Extension for Post-Scoping Notice for Safety Improvements on Route 82 (Phase 1), Norwich.

[Post-Scoping Notice](#)

1. **NEW!** Post-Scoping Notice for Belding Mill Redevelopment Project, Putnam.
2. **NEW!** Post-Scoping Notice for Former Scovil Mill Remediation Project, Haddam.

[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](#)

1. **NEW!** Notice of Proposed Land Transfer in Old Lyme.

The next edition of the Environmental Monitor will be published on **March 19, 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.

Agency Specific Environmental Classification Document (ECD)

An Environmental Classification Document (ECD) is the basic criterion for an agency's determination to enter into the public scoping process for a project or an action. [Read More](#)

The following notice for an agency specific ECD has been submitted for publication in this edition.

1. Proposed Environmental Classification Document for the Department of Energy and Environmental Protection

The proposed Environmental Classification Document (ECD), which is the basic criterion for the Department of Energy and Environmental Protection's (DEEP) determination to enter into the public scoping process for an action, is available for review and comment. The ECD includes 1) a list of typical actions that require public scoping and the preparation of an environmental impact evaluation (EIE); 2) a list of typical actions that require public scoping to determine whether an EIE is required; and 3) a list of typical federal/state actions for which environmental impact statements are prepared, pursuant to the National Environmental Policy Act, and for which DEEP is the cognizant or sponsoring agency in the state. The proposed ECD also includes a list of actions or categories of actions that do not warrant a review pursuant to the Connecticut Environmental Policy Act (CEPA) and regulations and therefore do not require public scoping or the preparation of an environmental review document.

[Click here](#) to view the proposed ECD.

Written comments on the proposed ECD for DEEP are welcome and will be accepted until the close of business on: **Friday, April 19, 2024**.

Written comments should be sent to:

Name: Eric Hammerling

Agency: Department of Energy and Environmental Protection

Address: 79 Elm Street, Hartford CT 06106

E-Mail: Eric.Hammerling@ct.gov

What Happens Next: DEEP will forward all comments received during the public comment period to the Office of Policy and Management (OPM), which shall distribute them to the Council on Environmental Quality (Council). Following consultations with DEEP and the Council, OPM will either approve the proposed ECD or disapprove it with recommendations for change.

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 the New School of Nursing Building at the University of Connecticut

Address of Possible Project Location: Alethia Drive & Bolton Road

Municipality where proposed action would be located: Mansfield

Connecticut Environmental Policy Act (CEPA) Determination: On August 8, 2023, the University of Connecticut (UConn) published a [Notice of Scoping](#) to solicit public comments for this action in the *Environmental Monitor*. UConn is unable to publish its determination regarding this action at this time.

Action Status: Evaluating comments and developing design.

Estimated Publication Date: UConn estimates that a Post-Scoping Notice will be published in the *Environmental Monitor* on or before **May 7, 2024**.

If you have questions about the proposed action, contact:

Name: Antoaneta Fedeles, AIA, PMP, LEED AP

Agency: University Planning, Design and Construction

Address: 3 Discovery Drive, U-6038, Storrs, CT 06269-6038

E-Mail: antoaneta.fedeles@uconn.edu

What Happens Next: UConn 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 Safety Improvements on Route 82 (Phase 1)

Address of Possible Project Location: Route 82 (West Main Street) and runs, approximately, from Banas Court (mile point 27.23) to Fairmount Street (mile point 28.13).

Municipality where proposed action would be located: Norwich

Connecticut Environmental Policy Act (CEPA) Determination: On June 7, 2022, the Connecticut Department of Transportation (CTDOT) published a [Notice of Scoping](#) to solicit public comments for this action in the *Environmental Monitor*. A public scoping meeting took place on June 23, 2022. On July 18, 2023, CTDOT published a [notice of time extension](#) since further analysis was needed to make a final CEPA determination. Since the time of the initial 2022 Scoping, the project has undergone a reduction in scope to include fewer roundabouts and reduced rights-of-way impacts. A Public Information Meeting was held on January 18, 2024, to further inform the public of the project, and the final Post-Scoping Notice will reflect the reduction in scope. The CTDOT is unable to publish its determination regarding this action at this time.

Action Status: CTDOT is awaiting additional information and performing additional analyses.

Estimated Publication Date: The CTDOT estimates that a Post-Scoping Notice will be published in the *Environmental Monitor* on or before **June 18, 2024**.

If you have questions about the proposed action, contact:

Name: Mr. Scott Bushee, Transportation Principal Engineer

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

Address: 2800 Berlin Turnpike, Newington, CT 06131

Phone: 860-594-2079

E-Mail: Scott.Bushee@ct.gov

What Happens Next: The CTDOT 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 Notices have been submitted for publication in this edition.

1. Post-Scoping Notice for Belding Mill Redevelopment Project

Address of Possible Project Location: 107 Providence Street

Municipality where it would be located: Putnam

Connecticut Environmental Policy Act (CEPA) Determination: On September 19, 2023, the Department of Economic and Community Development (DECD) published a [Notice of Scoping](#) to solicit public comments for this proposed Belding Mill Redevelopment Project in the *Environmental Monitor*.

[Comments](#) were received from the Department of Energy and Environmental Protection during the public comment period. DECD's responses to the comments received are contained 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: William Wallach

Agency: Department of Economic and Community Development

Address: 450 Columbus Boulevard, Suite 5, Hartford, CT 06103

E-Mail: William.wallach@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 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.

2. Post-Scoping Notice for Former Scovil Mill Remediation Project

Address of possible location: 11 Candlewood Hill Road

Municipality where it would be located: Haddam

Connecticut Environmental Policy Act (CEPA) Determination: On November 7, 2023, the Department of Economic and Community Development published a [Notice of Scoping](#) to solicit public comments for this proposed Former Scovil Mill Remediation 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: Jennifer Schneider

Agency: Department of Economic and Community Development

Address: 450 Columbus Boulevard, Suite 5, Hartford, CT 06103

E-Mail: Jennifer.Schneider@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.](#)

The following State Land Transfer Notice has been submitted for publication in this edition.

1. Notice of Proposed Land Transfer in Old Lyme

Complete Address of Property: Halls Road, Old Lyme

Commonly used name of property or other identifying information: A parcel located on the east bank of the Lieutenant River, situated adjacent to 11 Halls Road to the north and Route 1 (Halls Road) to the south.

Number of acres to be transferred: 0.67± Acres

[Click to view map](#) of property location

Description of Property

Below is some general information about the property. It should not be considered a complete description of the property and should not be relied upon for making decisions. If only a portion of a property is proposed for transfer, the description pertains only to the portion being transferred.

Brief description of historical and current uses: The parcel to be transferred to the Town of Old Lyme was historically under the custody and control of the Connecticut Department of Transportation, and was associated with Route 1 and the prior Route 1 Bridge over the Lieutenant River. The parcel became surplus when it was no longer needed for highway purposes. In 1979, this parcel was transferred to the Department of Environmental Protection (now the Department of Energy and Environmental Protection or DEEP) for public access to the River.

The property to be transferred contains the following:

Building(s) in use		Building(s) not in use		No Structures
Other Features:	<input checked="" type="checkbox"/>	Paved areas		Wooded land
Non agricultural fields		Active agriculture	<input checked="" type="checkbox"/>	Ponds, streams, other water, wetlands
Public water supply		On-site well		Water Supply Unknown
Served by sewers		On-site septic system		Waste DisposalUnknown

[Click to view aerial view of property](#)

[Click to view photographs of property](#)

Links to other available information: [Click to view property surveys](#)

The property is in the following municipal zone(s):

Zoned		Not zoned	<input checked="" type="checkbox"/>	Not known
Residential		Industrial		Commercial
Other:	[identify "other" zone]			

Is the property in an aquifer protection area and/or a public water supply watershed? No

Is the property in an area identified by the Natural Diversity Data Base as containing state-listed species and/or significant natural communities? Yes

Is the property or any buildings on the property listed on the National Register of Historic Places or designated as a National Historic Landmark? No

Special features of the property, if known: None

Value of property, if known:

<input checked="" type="checkbox"/>	If checked, value is not known.
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Type of sale or transfer:

<input checked="" type="checkbox"/>	Sale or transfer of property in fee
<input type="checkbox"/>	Sale or transfer of partial interest in the property (such as an easement). Description of interest:

Proposed recipient, if known: Town of Old Lyme

Proposed use by property recipient, if known: Public open space and recreational uses.

Is the agency imposing restrictions or conditions upon the transfer of the land or land interest? Yes. If yes, describe: The transferred parcel will be subject to such rights and easements as may appear of record and any state of facts which an accurate survey or inspection of the premises may show, and conditioned that the premises shall be used for park, recreational and related parking purposes and it shall be open to the general public or it shall revert to the State of Connecticut.

Reason the state of Connecticut is proposing to transfer this property: In 2015, at the request of the Town of Old Lyme for future expansion of its open space recreational areas, the DEEP transferred a 0.62-acre parcel on the west side of the River bank. Presently, the Town is planning and designing a new public recreational trail with ADA-compliant fishing and crabbing pier, new footbridge over the River, and associated designated parking areas. The proposed transfer will enable the Town to finalize professional designs towards enhancing public use on both sides of the River. Such enhancements will also serve to safely direct walkers off the highway out of vehicular traffic. In preparing a quit-claim deed to convey the land to the Town, DEEP will ensure that the parcel transferred remains available to the public for open space and recreational uses.

Comments from the public are welcome and will be accepted until the close of business on **April 4, 2024**.

Comments may include (but are not limited to) information you might have about significant natural resources or recreation resources on the property, as well as your recommendations for means to preserve such resources.

Written comments* about the proposed property transfer should be sent to:

Secretary of the Office of Policy and Management
 c/o Paul F. Hinsch
 Office of Policy and Management
 Bureau of Assets Management
 450 Capitol Avenue, Hartford, CT 06106-1379

Please also send a copy of any comments and/or questions about the proposed property transfer to:

Name: Jamie Sydoriak, Environmental Analyst III

Agency: DEEP

Address: 79 Elm Street, 6th Floor, Hartford CT 06106-5127

E-Mail: Jamie.Sydoriak@ct.gov

***E-Mail submissions are preferred.**

What Happens Next:

When this comment period closes, the proposed land transfer can take one of three tracks:

1. If no public comments are received, the sale or transfer can proceed with no further public comment and no further notices in the *Environmental Monitor*, unless the Department of Energy and Environmental Protection (DEEP) elects to conduct a review of the property (see #3).
2. If public comments are received, the Office of Policy and Management (OPM) will respond to those comments. The comments and responses will be published in the *Environmental Monitor*. Fifteen days after publication of the comments and responses, the proposed sale or transfer can proceed, unless DEEP elects to conduct a review of the property (see #3).
3. If DEEP elects to conduct a further review of the property, it may submit to OPM a report with recommendations for preserving all or part of the property. The report and recommendations will be published in the *Environmental Monitor*, and there will be a 30-day public comment period. DEEP will publish its responses to any comments received and its final recommendation about the property in the *Environmental Monitor*. OPM will then make the final determination as to the ultimate disposition of the property, and will publish that determination in the *Environmental Monitor*. Fifteen days after publication of that final determination, the sale or transfer can proceed.

To find out if this proposed transfer is the subject of further notices, check future editions of the *Environmental Monitor*. [Sign up for e-alerts](#) to receive a reminder e-mail on *Environmental Monitor* publication dates.

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.

