



November 5, 2024

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2. **NEW!** Notice of Scoping for AGI Site Remediation Project, Bridgeport.
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No notice for additional time has been submitted for publication in this edition.

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4. **NEW!** Post-Scoping Notice for 10 Liberty Street, New Haven.
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[Environmental Impact Evaluation \(EIE\)](#)

No EIE Notice has been submitted for publication in this edition.

[Agency Record of Decision](#)

No Record of Decision 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 Newington.

2. **NEW!** Notice of Proposed Land Transfer in Wethersfield.

The next edition of the Environmental Monitor will be published on **November 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.

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 45 Meadow Street

Address of possible location: 45 Meadow Street, Norwalk, CT 06854

Municipality where proposed action might be located: Norwalk

Project Description: Meadow Gardens is a public housing complex built in the 1960s that contains 4 residential buildings with a total of 54 dwelling units and a small community center. The Norwalk Housing Authority (NHA) received approval from the U.S. Department of Housing and Urban Development (HUD) to demolish Meadow Gardens due to physical obsolescence. The units are now fully vacant. Phase 1 of the redevelopment project (starting November 2024) includes the abatement of hazardous building materials and demolition of all structures. NHA is using a Connecticut Department of Economic and Community Development (DECD) Brownfields grant for Phase 1. After demolition, NHA will dispose of the property through a ground-lease. The new construction project will be financed using 4% Low-Income Housing Tax Credit (LIHTCs), a Department of Housing (DOH) loan, a bank loan, a sponsor loan, and a DECD Community Investment Fund (CIF) grant. There will be 30 project-based vouchers (PBVs) in the development to help sustain its operations. There will also be 6 Continuum of Care vouchers to provide permanent housing and supportive services to 6 unhoused families. The new construction project consists of 8 residential walk-up buildings and 1 standalone, single-story community center. The residential units are a mix of flats and two-story townhomes. Each unit has a private entry. There will be a total of 59 units, 30 of which will be restricted to 30% of area median income (AMI) and the remaining 29 units to 50% of AMI. The proposed unit mix includes 15 one-bedroom units, 19 two-bedroom units, 18 three-bedroom units, and 7 four-bedroom units. Included in this count are 7 ADA-accessible units. The community center is approximately 4,300 sq. ft. and will house the property manager's offices, fitness gym, and a Learning Center. The Learning Center is an after-school and all-day summer program for K-5th grade students living at the property. It is operated by the Norwalk Housing Authority and free to families. There will also be a playground, outdoor fitness equipment, and surface parking on site.

The development will have all electric utilities and be built to EnergyStar requirements. Current plans propose 4-6 electric vehicle charging stations and having the residential buildings be "solar ready." The lowest lying area of the property is in the 100-year floodplain; however, no structures are being built in the floodplain.

The project received zoning site plan approval in November 2023. A.P. Construction has been procured as Construction Manager/General Contractor and Amenta Emma Architects is lead designer. Plans are currently at 90% construction documents. Department of Energy & Environmental Protection (DEEP) has approved the project's Flood Management Certification. The development team is targeting a March 2025 tax credit/DOH closing. The construction timeline is estimated at 18-20 months.

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: **November 8, 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: **October 18, 2024.**

Written comments and/or requests for a public scoping meeting should be sent to

Name: Mithila Chakraborty, Ph.D.

Agency: Connecticut Dept. of Housing

Address: 505 Hudson Street, Hartford, CT 06106

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: Connecticut Dept. of Housing

Address: 505 Hudson Street, Hartford, CT 06106

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 AGI Site Remediation Project

Addresses of possible locations: 141 and 173 Stratford Avenue

Municipality where proposed action might be located: Bridgeport

Project Description: This grant will be used by the City of Bridgeport to complete the remediation of the properties located at 141 & 173 Stratford Avenue in Bridgeport. The grant funds will be used to remediate the site and enable the redevelopment as a public open space with a waterfront access area and boardwalk, a public community soccer field, and a hardscaped entryway plaza leading to the proposed sports stadium on the adjacent property at 255 Kossuth Street.

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: **December 5, 2024.**

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a public scoping meeting. Such requests

must be made by: **November 15, 2024.**

Written comments and/or requests for a public scoping meeting should be sent to:

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: 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 CTSG Shoreline Soccer Remediation and Redevelopment

Addresses of possible locations: 255 and 363 Kossuth Street, 83 - 153 Howe Street, and 141 – 173 Stratford Avenue, and an area of land between 141 Stratford Avenue and 255 Kossuth Street

Municipality where proposed action might be located: Bridgeport

Project Description: The grant will be used by the Bridgeport Economic Development Corporation towards remediation of 20-acres of brownfield sites including the former greyhound racetrack site, and establishment of sustainable waterfront location through coastal resiliency and flood mitigation infrastructure. The remediation will support a multi-phase redevelopment project that will include a sports stadium, hotel, and mixed-use development. Access will be granted through a hardscaped entranceway located on the Stratford Avenue properties which will be redeveloped as a public open space with a waterfront access area and boardwalk, and a public community soccer field.

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: **December 5, 2024.**

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a public scoping meeting. Such requests must be made by: **November 15, 2024.**

Written comments and/or requests for a public scoping meeting should be sent to

Name: Jennifer Schneider

Agency: Department of Economic and Community Development

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

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Name: Mark Burno

Agency: Department of Economic and Community Development

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

E-Mail: Mark.Burno@ct.gov

What Happens Next: The sponsoring agency will make a determination whether to proceed with preparation of an Environmental Impact Evaluation (EIE) or that the project does not require the preparation of an EIE under the Connecticut Environmental Policy Act (CEPA). A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

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](#)

1. Post-Scoping Notice for Middlebury Commons Interconnection with Connecticut Water Company Naugatuck Region - Central System

Addresses of Possible Project Location: Nutmeg Road into Middlebury Commons Condominium Complex

Municipality where it would be located: Middlebury

Connecticut Environmental Policy Act (CEPA) Determination: On April 16, 2024, the Department of Public Health (DPH) published a [Notice of Scoping](#) to solicit public comments for this proposed project in the *Environmental Monitor*.

Comments were received from the Department of Energy and Environmental Protection (DEEP) on May 15, 2024, during the comment period. The applicant provided [Responses](#) to DEEP on October 1, 2024. DPH has reviewed DEEP's Comments and the applicant's responses. DPH's assessment of DEEP's comments and the applicant's responses are included in the [Environmental Review Checklist](#).

After consideration of the comments and responses received, DPH 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 [DPH Memorandum of Findings](#) and an [Environmental Review Checklist](#).

Agency contact:

Name: Eric McPhee

Agency: Department of Public Health, Drinking Water Section

Address: 410 Capitol Avenue, MS #12DWS, PO Box 340308, Hartford, CT 06134-0308

Phone: 860-509-7333

E-Mail: DPH.SourceProtection@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:

Agency: Department of Public Health, Hearing Office

Website: https://dphct.gov/qa.us/WEBAPP/_rs/

Phone: 860-566-5682

E-Mail: DPH.foi@ct.gov

What Happens Next: DPH expects the project to go forward. This is anticipated to be the final notice of the project to be published in the *Environmental Monitor*.

2. Post-Scoping Notice for Connecticut Water Company Green Springs System Consolidation

Addresses of Possible Project Location: The intersection of Ridge Road and Green Hill Road to the intersection of Durham Road (Route 79) and Green Springs Drive in Madison, CT

Municipality where it would be located: Madison

Connecticut Environmental Policy Act (CEPA) Determination: On August 20, 2024, the Department of Public Health (DPH) published a [Notice of Scoping](#) to solicit public comments for this proposed project in the *Environmental Monitor*.

Comments were received from the Department of Energy and Environmental Protection (DEEP) on September 18, 2024, during the comment period. The applicant provided [Responses](#) to DEEP on October 3, 2024. DPH has reviewed DEEP's Comments and the applicant's responses. DPH's assessment of DEEP's comments and the applicant's responses are included in the [Environmental Review Checklist](#).

After consideration of the comments and responses received, DPH 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 [DPH Memorandum of Findings](#) and an [Environmental Review Checklist](#).

Agency contact:

Name: Eric McPhee

Agency: Department of Public Health, Drinking Water Section

Address: 410 Capitol Avenue, MS #12DWS, PO Box 340308, Hartford, CT 06134-0308

Phone: 860-509-7333

E-Mail: DPH.SourceProtection@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:

Agency: Department of Public Health, Hearing Office

Website: https://dphct.govqa.us/WEBAPP/_rs/

Phone: 860-566-5682

E-Mail: DPH.foi@ct.gov

What Happens Next: DPH expects the project to go forward. This is anticipated to be the final notice of the project to be published in the *Environmental Monitor*.

3. Post-Scoping Notice for Safety Improvements on Route 82 (Phase 1)

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

Municipality where it 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 proposed Safety Improvements on Route 82 (Phase 1) in the *Environmental Monitor*.

A public scoping meeting was held on June 23, 2022.

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 this final Post-Scoping Notice reflects the reduction in scope.

Comments were received during the public comment period and during the Public Scoping Meeting. CTDOT received comments from the [Connecticut Department of Energy and Environmental Protection \(CTDEEP\)](#) and several members of the public. Comments received and CTDOT's responses are included in the [Environmental Review Checklist](#), which also includes the report of meeting from the public scoping meeting.

After consideration of the comments received, the CTDOT 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: 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

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 CTDOT expects the project to go forward. This is expected to be the final notice of the project to be published in the *Environmental Monitor*.

4. Post-Scoping Notice for 10 Liberty Street

Address of Possible Project Location: 10-30 Liberty Street/45 Spring Street, New Haven, CT 06519

Municipality where it would be located: New Haven

Connecticut Environmental Policy Act (CEPA) Determination: On May 7, 2024, the Department of Housing published a [Notice of Scoping](#) to solicit public comments for this proposed project 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 DOH expects the project to go forward. This is expected to be the final notice of the project to be published in the *Environmental Monitor*.

5. Post-Scoping Notice for Town of Vernon Exit 67 Sanitary Sewer Extension

Addresses of Possible Project Locations: The surrounding area near Exit 67 off of Interstate 84 in the Town of Vernon, CT.

Municipality where it would be located: Vernon

Connecticut Environmental Policy Act (CEPA) Determination: On August 6, 2024, the Department of Energy and Environmental Protection (DEEP) published a [Notice of Scoping](#) to solicit public comments for this proposed project in the *Environmental Monitor*.

A public scoping meeting was held on August 19, 2024, at 6:00pm on Zoom.

No comments were received from the general public during the public comment period or at the Public Scoping Meeting. One [comment](#) was received from the Connecticut Office of Policy and Management during scoping. DEEP reviewed the comment, communicated it to the Town of Vernon as a consideration in land use planning and decision making, and has concluded that the project does not require the preparation of an Environmental Impact Evaluation under CEPA. The agency's conclusion is documented in the [Memo of Findings and Determination](#) and in the [Environmental Review Checklist](#). The Office of Policy and Management's comment and responses are found in Part VII (page 10) of the Environmental Review Checklist.

Agency contact:

Name: Carlos Esguerra
Agency: Department of Energy and Environmental Protection
Address: 79 Elm Street, Hartford, CT 06106
Phone: 860-424-3756
E-Mail: Carlos.Esguerra@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: Brenda Antuna
Agency: Department of Energy and Environmental Protection
Address: 79 Elm Street, Hartford CT 06106
Phone: 860-424-3320
E-Mail: Brenda.Antuna@ct.gov

What Happens Next:

The Department of Energy and Environmental Protection expects the project to go forward. This is expected to be the final notice of the project to be published in the *Environmental Monitor*.

6. Post-Scoping Notice for Retaining Wall Replacement Along Route 44

Address of Possible Project 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.

Municipality where it would be located: Putnam

Connecticut Environmental Policy Act (CEPA) Determination: On July 16, 2024, the CTDOT published a [Notice of Scoping](#) to solicit public comments for this proposed project in the *Environmental Monitor*.

A public scoping meeting was held on July 31, 2024, and public comments were accepted until the close of business on August 16, 2024.

[The CT Department of Energy and Environmental Protection \(CTDEEP\) submitted comments](#) during the public comment period and various comments/questions from the public were received at the public scoping meeting. The public comments/questions generally revolved around project details and the project was met favorably overall. The public comments/questions and CTDOT's responses are include in the [public scoping meeting's report of meeting](#). Additionally, CTDEEP's comments are addressed within the [Environmental Review Checklist](#) where appropriate.

After consideration of the comments received, the CTDOT 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: Mr. Kevin Fleming, Transportation Supervising Planner
Agency: Connecticut Department of Transportation, Bureau of Policy and Planning
Address: 2800 Berlin Turnpike, Newington, CT 06131
Phone: 860-594-2924
E-Mail: Kevin.Fleming@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 CTDOT 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](#)

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 Notices have been submitted for publication in this edition.

1. Notice of Proposed Land Transfer in Newington

Complete Address of Property: 525 and 555 Russell Road Newington, CT

Commonly used name of property or other identifying information: An approx. 10-acre parcel of land containing 5 cottages; numbers 14, 25, 26, 27, 28, and any improvements thereon located at 525 & 555 Russel Road, in the Town of Newington.

Number of acres to be transferred: Approx. ten (10)

[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: Former cottage housing for Connecticut State Hospital of Cedarcrest. Currently vacant/unoccupied.

The property to be transferred contains the following: [place an "x" in the appropriate cells to the left of the text]

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

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

[Click to view](#) photographs of property

[Click to view property information/field card](#)

Links to other available information: N/A

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

<input type="checkbox"/>	Zoned	<input type="checkbox"/>	Not zoned	<input type="checkbox"/>	Not known				
<input type="checkbox"/>	Residential	<input type="checkbox"/>	Industrial	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	X	<input type="checkbox"/>	Institutional
<input type="checkbox"/>	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? Yes

Special features of the property, if known: N/A

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: Unknown

Proposed use by property recipient, if known: Unknown

Is the agency imposing restrictions or conditions upon the transfer of the land or land interest? No

Reason the state of Connecticut is proposing to transfer this property: Surplus

Comments from the public are welcome and will be accepted until the close of business on **December 5, 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

paul.hinsch@ct.gov

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

Name: Shane P. Mallory. RPA – BOMI-HP, Administrator, Statewide Leasing and Property Transfer

Agency: Department of Administrative Services

Address: 450 Columbus Blvd., Suite 1401, Hartford, CT 06103

E-Mail: shane.mallory@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.

2. Notice of Proposed Land Transfer in Wethersfield

Complete Address of Property: 300 Russell Road Wethersfield, CT

Commonly used name of property or other identifying information: An approximately 2-acre parcel of land containing 2 cottages; number 16, number 17, and any improvements thereon located at the former Cedarcrest Hospital property.

Number of acres to be transferred: Approx. two (2)

[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: Former cottage housing for Connecticut State Hospital of Cedarcrest. Currently vacant/unoccupied.

The property to be transferred contains the following: [place an "x" in the appropriate cells to the left of the text]

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

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

[Click to view](#) photographs of property

[Click to view](#) property information/field card

Links to other available information: N/A

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

<input type="checkbox"/> Zoned	<input type="checkbox"/> Not zoned	<input type="checkbox"/> Not known		
<input type="checkbox"/> Residential	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/> Institutional
<input type="checkbox"/> 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? Yes

Special features of the property, if known: N/A

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: Unknown

Proposed use by property recipient, if known: Unknown

Is the agency imposing restrictions or conditions upon the transfer of the land or land interest? No

Reason the state of Connecticut is proposing to transfer this property: Surplus

Comments from the public are welcome and will be accepted until the close of business on **December 5, 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

paul.hinsch@ct.gov

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

Name: Shane P. Mallory. RPA – BOMI-HP, Administrator, Statewide Leasing and Property Transfer

Agency: Department of Administrative Services

Address: 450 Columbus Blvd., Suite 1401, Hartford, CT 06103

E-Mail: shane.mallory@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.

