



October 22, 2024

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

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

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No Record of Decision has been submitted for publication in this edition.

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No Determination of Adequacy Notice has been submitted for publication in this edition.

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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 **November 5, 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 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. Cancellation Notice for Neck Road Housing

Address of possible location: 16 Neck Road, Old Lyme, CT 06371

Municipality where it would have been located: Old Lyme

Agency Determination: The Department of Housing has decided to cancel the project, as described the last time a notice appeared in the [Environmental Monitor](#) on May 8, 2018, because of issues unrelated to the environmental review requirements of the Connecticut Environmental Policy Act (CEPA), including but not limited to, funding and approvals disintegration.

Agency contact:

Name: Mithila Chakraborty, Ph.D.

Agency: Connecticut Dept. of Housing

Address: 505 Hudson Street, Hartford, CT 06106

Phone: 860-270-8230

E-Mail: mithila.chakraborty@ct.gov

What Happens Next: The proposed project is cancelled. Should the project be proposed at a future date, the CEPA process will be initiated again with a new Scoping Notice announcing that intent.

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 Notices have been submitted for publication in this edition.

1. Post-Scoping Notice for Portland Water Department Development of Public Drinking Water Infrastructure

Address of Possible Project Location: 301 Gospel Lane, Portland, Connecticut

Municipality where it would be located: Portland

Connecticut Environmental Policy Act (CEPA) Determination: On August 6, 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 6, 2024, during the comment period. The applicant provided [Responses to DEEP](#) on September 12, 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, the 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/WEBAPP/_rs/

Phone: 860-566-5682

E-Mail: DPH.FOI@ct.gov

What Happens Next: The 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 The Camelot Flats and Lofts

Address of Possible Project Location: 900 Farmington Avenue, West Hartford, Connecticut

Municipality where it would be located: West Hartford

Connecticut Environmental Policy Act (CEPA) Determination: On 8 August 2023, 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: Connecticut Dept. of Housing;
Address: 505 Hudson Street, Hartford, CT 06106
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: Connecticut Dept. of Housing
Address: 505 Hudson Street, Hartford, CT 06106
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*.

3. Post-Scoping Notice for Jacks Farm

Address of Possible Project Location: 1538 South Main Street, Cheshire. Connecticut 06410

Municipality where it would be located: Cheshire

Connecticut Environmental Policy Act (CEPA) Determination: On March 19, 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: CT Department of Housing
Address: 505 Hudson Street, Hartford, CT 06106
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: CT Department of Housing
Address: 505 Hudson Street, Hartford, CT 06106
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*.

4. 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*.

5. 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*.

6. 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*.

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.

