August 19, 2025

Scoping Notice

- Notice of Scoping for The Homes at Avon Park, Avon.
- Notice of Scoping for 113 & 125 Canal Street, Shelton.
- Notice of Scoping for Horizon View, Montville.
- Notice of Scoping for Former Windsor Street Data Center, Hartford.
- **NEW!** Notice of Scoping for Berlin and Meriden Interconnection, Meriden.
- NEW! Notice of Scoping for Jewett City Water Company Storage Tank and Pumping Station, Griswold.
- **NEW!** Notice of Scoping for Proposed Modification of Easements to Allow a 199-psig Natural Gas Distribution Pipeline Within Portions of Hurd State Park and Connecticut Valley Railroad State Park Trail, East Hampton, Haddam/Higganum, and Middletown.

<u>Scoping Notice - Post-Scoping Notice (Need More Time)</u>

No notices for additional time have been submitted for publication in this edition.

Post-Scoping Notice

• Post-Scoping Notice for Franklin Water & Sewer Extension, Franklin and Bozrah.

Environmental Impact Evaluation (EIE)

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

Agency Record of Decision

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

OPM Determination of Adequacy

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

State Land Transfer

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

The next edition of the Environmental Monitor will be published on **September 2**, **2025**.

<u>Subscribe</u> 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.

Notice of Scoping for The Homes at Avon Park

Address of possible location: 20 Security Drive 1B, Avon CT

Municipality where proposed action might be located: Avon

Project Description: The project involves the redevelopment of an 11.23 acre portion of an office park located in the center of Avon, CT. Phases 1 and 2 will involve the new construction of 100 units of residential units on a surface parking lot, which abuts a vacant midcentury office building. Phase 3 will include the adaptive re-use of the existing, underutilized and vacant office building as 76 residential units of mixed income housing. Some interior demolition is anticipated as part of Phase 3. Improvements will include the creation of 1-& 2- bedroom units; common amenities including community room & kitchen, fitness and wellness spaces, walking trails, multi-use lawn, gardens, playground, outdoor courtyard & paved terrace, basketball court and dog runs. Environmental testing revealed the existence of Asbestos-Containing Materials in bathroom mirror glue and roofing materials, to be abate as part of the Phase 3 scope of work. The project is getting reviewed for 9% and 4% Low Income Housing Tax Credit (LIHTC) funding programs by DOH.

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: 22 August, 2025.

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: **1st August, 2025.**

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*.

Notice of Scoping for 113 & 125 Canal Street

Addresses of possible locations: 113 and 125 Canal Street, Shelton CT 06484

Municipalities where proposed action might be located: City of Shelton

Project Description: The Naugatuck Valley Council of Governments will be using a \$2,975,500 remediation grant award for groundwater and soil cleanup, excavation, and disposal at the 2.18-acre site at 113 and 125 Canal Street, Shelton. The site was previously used for electroplating and other industrial operations, including metal and chemical manufacturing. These remediation efforts will enable the development of a mixed-use project with 90+ residential units (10% affordable at 50% AMI), retail space, and a parking garage along with extension of the existing walkway along the Housatonic River to Veterans Memorial Park.

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: August 22, 2025.

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: **August 1, 2025.**

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

Name: Gregory Ambros

Agency: Department of Economic and Community Development

Address: 450 Columbus Boulevard, Hartford, CT 06103

E-Mail: <u>Gregory.Ambros@ct.gov</u>

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: James Parsley

Agency: Department of Economic and Community Development **Address:** 450 Columbus Boulevard, Suite 5, Hartford, CT 06103

E-Mail: <u>James.Parsley@ct.gov</u>

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*.

Notice of Scoping for Horizon View

Address of possible location: 2268 - 2284 Route 32, Montville, Connecticut

Municipality where proposed action might be located: Montville

Project Description: The Future Horizon view apartments will feature 57 apartments; 80% of which will be available to those earning between 30% and 80% of Area Median Income. The current site is three contiguous vacant parcels, totaling 3.36 acres. Physical improvements to be made will be the construction of a 4 story, slab on grade building, parking, and stormwater retention basins to improve the existing drainage on the site. GeoQuest recently completed a Phase I Environmental Site Assessment (ESA) for the project located at 2268-2284 Route 32, Montville, Connecticut. Based on the information reviewed as part of this assessment, no recognized environmental conditions (RECs) and/or areas of concern (AOCs) were identified; therefore, no soil and groundwater remediation activities are applicable to the site. In addition, there are no hazardous building materials to be abated from on-site buildings because there are currently no buildings on-site. The State Historic Preservation Office (SHPO) recommended Archeological Reconnaissance

Survey and ended up finding 'No adverse effect' by the proposed housing.

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: September 5, 2025

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: **August 15, 2025**

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*.

Notice of Scoping for Former Windsor Street Data Center

Address of possible location: 150 Windsor Street, Hartford, CT 06120

Municipality where proposed action might be located: Hartford, CT

Project Description: The Downtown North (DONO) Redevelopment Project in the downtown north area surrounding Dunkin Park consists of Parcels A-D. The first phase of the project "Parcel C" now known as "The Pennant," was completed in early 2024, and consists of 220 units of apartment units and a parking garage. The second phase "Parcel B," is currently under construction and will consist of 500 apartment units, ground level commercial space, and a parking garage. Parcel A is still in the planning phase. "Parcel D," will be the next site to be redeveloped.

The City of Hartford will be using \$8,400,000 in state grants for the demolition and abatement of the existing structure at the 2.95-acre, City owned site at 150 Windsor Street, Hartford, CT (Parcel D). The site has served as an office building and data center since 1968, with previous uses as a storage facility and commercial space housing several banks and financial institutions. These remediation efforts will enable the redevelopment of the site for mixed uses including hotel construction, commercial space, and public usage.

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: September 4, 2025.

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: **August 15, 2025.**

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

Name: Gregory Ambros

Agency: Department of Economic and Community Development

Address: 450 Columbus Boulevard, Hartford, CT 06103

E-Mail: Gregory.Ambros@ct.gov

Inquiries and requests to view and or copy documents, pursuant to the Freedom of Information Act, must be submitted to the sponsoring state agency:

Name: Chaimae Sabir

Agency: Department of Economic and Community Development **Address:** 450 Columbus Boulevard, Suite 5, Hartford, CT 06103

E-Mail: Chaimae.Sabir@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*.

Notice of Scoping for Berlin and Meriden Interconnection

Address of possible location: From North Colony Road along Berlin Turnpike to the intersection of Worthington Point Road and Berlin Turnpike

Municipality where proposed action might be located: Berlin

Project Description: The Berlin Water Control Commission (BWCC) is seeking financial assistance under the Drinking Water State Revolving Fund (DWSRF) program of the CT Department of Public Health to fund an interconnection between the BWCC and the Meriden Water Division (MWD). The project includes installation of approximately 2,300 lineal feet of 12-inch diameter ductile iron pipe and a pressure-reducing/meter vault along Berlin Turnpike between North Colony Road and Worthington Point Road in Berlin. The new water main will be connected to the existing 12-inch diameter water main of MWD on North Colony Road, then run along Berlin Turnpike and interconnect to the existing 12-inch diameter water main of BWCC at the intersection between Berlin Turnpike and Worthington Point Road. This project will allow MWD to provide BWCC with a consistent water supply while BWCC's Lamentation Water Storage tank is offline during planned renovations to address interior corrosion. This interconnection will also enhance the distribution capacity of the two municipal water systems during drinking water emergencies.

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: September 19, 2025.

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: **August 28, 2025.**

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

Name: Eric McPhee

Agency: Department of Public Health, Planning & Drinking Water State Revolving Fund Section

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

E-Mail: <u>DPH.SourceProtection@ct.gov</u>

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: 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*.

Notice of Scoping for Jewett City Water Company Storage Tank and Pumping Station

Address of possible location: 480 East Main Street, Griswold, CT

Municipality where proposed action might be located: Griswold

Project Description: The Jewett City Water Company (JCWC) is seeking financial assistance under the Drinking Water State Revolving Fund (DWSRF) program to fund the construction of a new storage tank and pumping station at its existing JCWC Hopeville Wellfield, located at 480 East Main Street in Griswold, CT. The proposed project will comprise of the construction of a new 300,000-gallon glass lined steel bolted water storage tank, replacement of existing groundwater well pumps, installation of a steel building with pumping facilities, and other associated work. This project will improve JCWC's storage capacity and ensure its ability to reliably meet peak demand and maintain consistent water pressure during high-demand periods and drinking water emergencies.

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: September 19, 2025.

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: **August 28, 2025.**

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

Name: Eric McPhee

Agency: Department of Public Health, Planning & Drinking Water State Revolving Fund Section

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

E-Mail: <u>DPH.SourceProtection@ct.gov</u>

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: 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*.

Notice of Scoping for Proposed Modification of Easements to Allow a 199-psig Natural Gas Distribution Pipeline Within Portions of Hurd State Park and Connecticut Valley Railroad State Park Trail

Project Title: Southeast Resiliency Project Segment at Hurd State Park and Connecticut Valley Railroad State Park Trail

Address of possible locations: River Road, Middletown, CT (Connecticut Valley Railroad State Park Trail), 74 Hurd Park Rd, East Hampton, CT (Hurd State Park), and Clarkhurst Road, Higganum, CT (George D. Seymour State Park Scenic Reserve/Higganum Meadows Wildlife Management Area)

Municipalities where proposed action might be located: Middletown, Haddam/Higganum, and East Hampton

Project Description: Yankee Gas Services d/b/a Eversource Energy ("Eversource") has submitted an application seeking approval from the Department of Energy and Environmental Protection (DEEP) on proposed modifications to two existing electric transmission easements granted to the Hartford Electric Light Company, now The Connecticut Light & Power Company d/b/a Eversource Energy ("Eversource"). The modified easements would allow construction, operation, and maintenance of a 199-psig natural gas distribution pipeline across and under property in the care, custody, and control of DEEP. The proposed pipeline segment would be 16" in diameter and stretch for the entire length of the existing easements. The proposed pipeline segment would cover a distance of approximately 6,700 feet (including the river crossing, which is located outside of the easement areas). The first easement, in Middletown, is located on the Connecticut Valley Railroad State Park Trail. The second easement, several hundred feet wide and located in Haddam and East Hampton, covers portions of Hurd State Park and George Seymour State Park Scenic Reserve/Higganum Meadows Wildlife Management Area. This proposed pipeline segment is a portion of Eversource's ongoing Southeast Resiliency Project, which would allow Eversource to interconnect existing gas infrastructure between Middletown and southeast Connecticut communities. Eversource claims this interconnection will improve the system's ability to withstand threats, quickly recover from incidents by providing system redundancy, and ensure energy supply to customers in southeast Connecticut. There are no proposed changes to the boundaries of the existing easements. No gas construction or equipment is proposed within the George Seymour State Park Scenic Reserve/Higganum Meadows Wildlife Management Area portion of the existing easement because that portion falls to the south of the proposed pipeline segment. Further details can be found in the Application for Review of Land Management Request on State-Owne

Project Maps: Click here to view a map of the general project location. Click here to view draft maps of the easement areas. Written comments from the public are welcomed and will be accepted until the close of business on: Thursday, September 18, 2025. A public scoping meeting will be held for this proposed action: Date: Tuesday, September 9, 2025 Time: **6:30 pm** Place: Virtual utilizing Zoom. The link to register for the public meeting is: https://ctdeep.zoom.us/webinar/register/WN -nEFYMueSUmc85r4tvtSdA You can view information about the project in person at 79 Elm Street in Hartford by emailing an appointment request to lindsay.suhr@ct.gov. Other Information: Click here for a copy of the Application Written comments, or questions about the public scoping meeting, should be sent to: Name: Lindsay Suhr, Director, Land Acquisition and Management Agency: CT Department of Energy and Environmental Protection Address: 79 Elm Street, Hartford, CT, 06106 E-Mail: <u>lindsay.suhr@ct.gov</u> 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: Caleb Hamel, Staff Attorney Agency: CT Department of Energy and Environmental Protection Address: 79 Elm Street, Hartford, CT 06106 E-Mail:<u>caleb.hamel@ct.gov</u> What Happens Next: DEEP will make a determination whether to proceed with preparation of an Environmental Impact Evaluation (EIE) or that the proposed action 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 notices for additional time have 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 <u>Environmental Impact Evaluation (EIE)</u> needs to be prepared
for a proposed State action. Read More
The following Post-Scoping Notice has been submitted for publication in this edition.
Post-Scoping Notice for Franklin Water & Sewer Extension
Addresses of Possible Project Locations: Murphy Rd and Route 87 in Franklin & Stockhouse Road in Bozrah
Municipalities where it would be located: Franklin and Bozrah
Connecticut Environmental Policy Act (CEPA) Determination: On April 22, 2025, the Department of Energy and Environmental Protection published a Notice of Scoping to solicit public comments for this proposed water & sewer extension in the Environmental Monitor.
OPM Comments and DPH Comments were received during the public comment period.
After consideration of the comments received the Department of Energy and Environmental Protection has determined to proceed with the preparation of an Environmental Impact Evaluation (EIE). 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 Environemtal Protection Address: 79 Elm Street, Hartford, CT 06106 Phone: 860-424-3605 E-Mail: Anthony.Poon@ct.gov
What happens next:
 The Department of Energy and Environmental Protection (DEEP) will proceed with the preparation of an EIE for the Franklin Water and
Sewer Extension. When an EIE is completed, a notice of the availability of the EIE will be published in a future edition of 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.

	tion (EIE) is developed, an agency will prepare a concise public record of decision, which takes into e EIE, and any comments received on that evaluation. Read More
No Rec	ord of Decision Notice has been submitted for publication in this edition.
OPM's Determination of Ac	dequacy
	tion (EIE) and record of decision are developed, the Office of Policy and Management (OPM) will determine if adequate. If not, OPM will specify the areas of inadequacy with reference to CEPA or the CEPA regulations d. Read More
No Determi	nation of Adequacy Notice has been submitted for publication in this edition.
State Land Transfer Notice	
	<u>b-47</u> requires public notice of most proposed sales and transfers of state-owned lands. The public has an posed transfer. Each notice includes an address where comments should be sent. Read more about the
No Stat	e Land Transfer Notice has been submitted for publication in this edition.
CEPA Project Inventory	
The Office of Policy and Management (Cinventory can be found here .	DPM) maintains a list of projects that have entered the CEPA process. It shows each project's status. The
CEQ Contact Information	
All inquiries and requests of the Council	should be sent electronically to: ceq@ct.gov.
	to view and print Adobe Acrobat documents, including some of the maps and illustrations that are linked to this also provides several preferences that make the reading of PDFs more accessible for visually impaired and

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 upto-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.