



**February 4, 2025**

**[Scoping Notice](#)**

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

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

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

**[Post-Scoping Notice](#)**

- Post-Scoping Notice for Capitol Area System (CAS) Central Plant Upgrades, Hartford.
- Post-Scoping Notice for Fairchild Wheeler Flood Control Project, Fairfield.
- Post-Scoping Notice for Tunxis Hill Park Flood Control Project, Fairfield.

**[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](#)**

- **NEW!** Notice of Proposed Land Transfer in Sprague

The next edition of the Environmental Monitor will be published on **February 18, 2025**.

**Subscribe to e-alerts** to receive an e-mail when the Environmental Monitor is published.

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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.

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## 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](#)

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**No Scoping Notice has been submitted for publication in this edition.**

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## 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](#)

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

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## 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](#)

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**The following Post-Scoping Notices have been submitted for publication in this edition.**

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### Post-Scoping Notice for Capitol Area System (CAS) Central Plant Upgrades

**Address of Possible Project Location:** 490 Capitol Ave.

**Municipality where it would be located:** Hartford

**Connecticut Environmental Policy Act (CEPA) Determination:** On June 6, 2023, the Department of Administrative Services (DAS) published a [Notice of Scoping](#) to solicit public comments for this proposed action in the *Environmental Monitor*. The DAS published a [Revised Notice of Scoping](#) on June 20, 2023.

A public scoping meeting was held on June 27, 2023.

The DAS published Notice of Time Extensions on [February 6, 2024](#) and [July 16, 2024](#).

Comments were received during the public comment period and at the Public Scoping Meeting. A summary of comments and responses are included [here](#). More detailed responses to comments are included at the end of the Environmental Review Checklist.

After consideration of the comments received, the DAS 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:** Matthew Pafford

**Agency:** Department of Administrative Services

**Address:** 450 Columbus Blvd, Hartford, CT 06103

**E-Mail:** [matthew.pafford@ct.gov](mailto:matthew.pafford@ct.gov)

**Inquiries and requests to view and or copy documents pursuant to the Freedom of Information Act, must be submitted to DAS through the [FOI Records Request Portal](#) or call the Commissioner's Office staff at 860-713-5100.**

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

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## Post-Scoping Notice for Fairchild Wheeler Flood Control Project

**Address of Possible Project Location:** 2390 Easton Turnpike, Fairfield

**Municipality where it would be located:** Fairfield

**Connecticut Environmental Policy Act (CEPA) Determination:** On September 17, 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 October 1, 2024.

Comments were received during the Public Scoping Meeting. No written comments were received during the scoping period. The comments and DEEP's responses to the comments received are listed in the Environmental Review Checklist, linked below.

After consideration of the comments received, DEEP has determined that 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:** Charles Lee

**Agency:** Department of Energy and Environmental Protection

**Address:** 79 Elm Street, Hartford CT 06106

**Phone:** 860-488-1033

**E-Mail:** [Charles.Lee@ct.gov](mailto:Charles.Lee@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:** Charles Lee

**Agency:** Department of Energy and Environmental Protection

**Address:** 79 Elm Street, Hartford CT 06106

**Phone:** 860-488-1033

**E-Mail:** [Charles.Lee@ct.gov](mailto:Charles.Lee@ct.gov)

**What Happens Next:**

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

# Post-Scoping Notice for Tunxis Hill Park Flood Control Project

**Address:** 225 Melville Avenue

**Municipality:** Fairfield

**Connecticut Environmental Policy Act (CEPA) Determination:** On September 17, 2024, the Department of Energy and Environmental Protection (DEEP) published a [Notice of Scoping](#) to solicit public comments for this proposed action in the *Environmental Monitor*.

A public scoping meeting was held on October 1, 2024.

Comments were received during the Public Scoping Meeting. DEEP's responses to the comments received follow each comment in the linked Environmental Review Checklist below.

After consideration of the comments received, DEEP 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:** Charles Lee

**Agency:** Department of Energy and Environmental Protection, Office of Dam Safety

**Address:** 79 Elm Street, Hartford, CT 06106-5127

**Phone:** 860-488-1033

**E-Mail:** [Charles.Lee@CT.Gov](mailto:Charles.Lee@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:** Charles Lee

**Agency:** Department of Energy and Environmental Protection, Office of Dam Safety

**Address:** 79 Elm Street, Hartford, CT 06106-5127

**Phone:** 860-488-1033

**E-Mail:** [Charles.Lee@CT.Gov](mailto:Charles.Lee@CT.Gov)

## What Happens Next:

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

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## 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](#)

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

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### 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](#)

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

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### 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](#)

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

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### 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.](#)

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

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### Notice of Proposed Land Transfer in Sprague

**Complete Address of Property:** 0 Bushnell Hollow Road. Also identified as Map 13, Block 4, Lot 1 on the Town of Sprague's website since there are multiple properties identified as 0 Bushnell Hollow Rd. See link to maps and property card below.

**Commonly used name of property or other identifying information:** The property to be released is comprised of four vacant wooded parcels located south of Bushnell Hollow Road along the Shetucket River. The property is irregularly shaped and consists of two islands and a peninsula that are separated from the main parcel by the Shetucket River.

**Number of acres to be transferred:** 46.8+/- acres total.

[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:** Vacant/Wooded Land

**The property to be transferred contains the following:**

<input checked="" type="checkbox"/>	Building(s) in use	<input type="checkbox"/>	Building(s) not in use	<input checked="" type="checkbox"/>	No Structures
<input type="checkbox"/>	Other Features:	<input type="checkbox"/>	Paved areas	<input checked="" type="checkbox"/>	Wooded land
<input type="checkbox"/>	Non agricultural fields	<input type="checkbox"/>	Active agriculture	<input checked="" type="checkbox"/>	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 property information/field card](#)

**Links to other available information:** N/A

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

<input checked="" 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 type="checkbox"/>	Institutional	<input type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Other:	Watercourse Focus Area Overlay 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, NDDDB Mapping indicates potential presence of State species.

**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:** The property is landlocked with no legal access. It is subject to a State of Connecticut, Department of Energy and Environmental Protection Flood Management Certificate which restricts construction on the parcel due to its location in a FEMA mapped flood zone.

**Value of property, if known:** \$21,030 as appraised by the Town of Sprague with knowledge that the parcel is landlocked. CTDOT is in the process of performing a separate appraisal.

**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. The land will be sold by an abutter bid due to it being landlocked with no legal access. The parcel will only be made available to abutting landowners.

**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:** The property has been deemed excess and no longer is needed for transportation purposes.

Comments from the public are welcome and will be accepted until the close of business on**Friday, March 7, 2025**.

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](mailto:paul.hinsch@ct.gov)

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

**Name:** Ms. Melanie A. Fadoir, Supervising Property Agent  
**Agency:** Connecticut Department of Transportation, Division of Rights of Way  
**Address:** 2800 Berlin Turnpike, Newington, CT, 06131  
**E-Mail:** [Melanie.Fadoir@ct.gov](mailto:Melanie.Fadoir@ct.gov)

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

Comments from state agencies must be on agency letterhead and signed by agency head.

**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.

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## **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](#).

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## **CEQ Contact Information**

All inquiries and requests of the Council should be sent electronically to: [ceq@ct.gov](mailto:ceq@ct.gov).

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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.

