



**March 18, 2025**

**[Scoping Notice](#)**

- Scoping Notice for Woodland Pacific Remediation in Stamford

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

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

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

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

**[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](#)**

- Notice of Proposed Land Transfer in North Branford

The next edition of the Environmental Monitor will be published on **April 8, 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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**The following Scoping Notice has been submitted for publication in this edition.**

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### Notice of Scoping for Woodland Pacific

**Project Title:** Woodland Pacific Remediation Project

**Addresses of possible locations:** 17, 21, 23, 25, 29, 39 & 41 Woodland Avenue, 707 Pacific Street & 796 Atlantic Street, Stamford, CT.

**Municipality where proposed action might be located:** Stamford, CT.

**Project Description:** The \$950,000 grant funds awarded in Round 20 of the Office of Brownfield Remediation and Development Municipal Grant Program Remediation and Limited Assessment program will be used to complete excavation and remediation of contaminated soil on a 3.8-acre site, located at 17, 21, 23, 25, 29, 39 and 41 Woodland Avenue, 707 Pacific Street, and 796 Atlantic Street in Stamford, CT (Cleanup Project). The Cleanup Project will in turn enable the development of a mixed-use/TOD complex that will include 714 residential units.

**Project Map:** [Click here](#) to view map of the Project area.

Written comments from the public are welcomed and will be accepted until the close of business on: **3/21/2025**.

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 Department of Economic and Community Development shall schedule a public scoping meeting. Such requests must be made by: **2/28/2025**.

**Written comments and/or requests for a public scoping meeting should be sent to (email preferred):**

**Name:** Almariet Roberts

**Agency:** Department of Economic and Community Development – Office of Brownfield Remediation and Development

**Address:** 450 Columbus Boulevard, Hartford, CT

**E-Mail:** [Almariet.Roberts@ct.gov](mailto:Almariet.Roberts@ct.gov)

**Inquiries and requests to view and or copy documents, pursuant to the Freedom of Information Act, must be submitted to the Department of Economic and Community Development:**

**Name:** James Parsley

**Agency:** Department of Economic and Community Development – Office of Brownfield Remediation and Development

**Address:** 450 Columbus Boulevard, Hartford, CT

**E-Mail:** [James.Parsley@ct.gov](mailto:James.Parsley@ct.gov)

**What Happens Next:** The Department of Economic and Community Development 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*.

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

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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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## Notice of Proposed Land Transfer in North Branford

**Complete Address of Property:** Map 58, Block A, Lot 5B, Forest Road, North Branford

**Commonly used name of property or other identifying information:** Triangular shaped parcel between Route 22 and Farm River.

**Number of acres to be transferred:** 0.019 Acres (826 sq.ft.)

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

### Description of Property

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

**Brief description of historical and current uses:**

The proposed transfer area is a portion of a parcel identified as being Map 58, Block A, Lot 5B that is owned by the Department of Energy and Environmental Protection (DEEP), is open to the public for angling, and is used for State Fisheries Division for fish stocking purposes. DEEP acquired its parcel from the Department of Transportation in 1975. In 1986, the then-owner of 730 Forest Rd (Map 58, Block A, Lot 5A), and direct abutter to DEEP’s parcel, developed its property and installed a new driveway from Route 22 across DEEP’s parcel. Since 1986, DEEP’s Fisheries Division has used the driveway and 730 Forest Road for stocking fish and public fishing access at Farm River. DEEP and the present-day owner of 730 Forest Road are desirous of remedying the driveway issue and preserving public fishing access at the site. Transfer of the subject area will make the driveway legal. In consideration, 730 Forest Road would convey 0.010 acres fee simple at the riverbank and an 0.11 acres easement area to DEEP to preserve access, parking and fish stocking and public angling at Farm River.

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

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

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

[Click to view](#) photographs of property

**Links to other available information:** [Survey](#)

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

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

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

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

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

Special features of the property, if known: Access to Farm River angling and fishing stocking.  
Value of property, if known:

X	If checked, value is not known.
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Type of sale or transfer:

X	Sale or transfer of property in fee
	Sale or transfer of partial interest in the property (such as an easement). Description of interest:

Proposed recipient, if known: Aneillo and Lia C. Saulino

Proposed use by property recipient, if known: Shared driveway access off Route 22/Forest Road.

Is the agency imposing restrictions or conditions upon the transfer of the land or land interest? If yes, describe:

Yes. The transfer area will be subject to reserved rights held by the State of Connecticut.

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

In 1986 a new driveway was constructed across DEEP’s parcel by the then-neighboring abutter. Since 1986, DEEP has used the driveway for stocking fish and public fishing access at Farm River. DEEP and the present-day owner of the abutting parcel are desirous of remedying the driveway issue and preserving public fishing access at Farm River. Transfer of the subject area will make the driveway legal. In consideration, DEEP is acquiring 0.010 acres fee simple at the riverbank and an 0.11 acres easement area for preservation of access, parking and fish stocking and public angling at Farm River.

Comments from the public are welcome and will be accepted until the close of business on **March 20, 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: Jamie Sydoriak  
Agency: DEEP  
Address: 79 Elm Street, Hartford CT, 06106-5127  
E-Mail: [Jamie.Sydoriak@ct.gov](mailto:Jamie.Sydoriak@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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