



March 4, 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 Sprague
- Notice of Proposed Land Transfer in North Branford

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

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 Notice has been submitted for publication in this edition.

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

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

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*.

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](#)

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

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.](#)

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:

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

[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):

☒	Zoned	☐	Not zoned	☐	Not known
☐	Residential	☐	Industrial	☐	Commercial
☐		☐		☐	Institutional
☒	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:

☒	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: 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

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

***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.

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:

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

[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):

☐	Zoned	☐	Not zoned	☒	X	☐	Not known		
☐	Residential	☐	Industrial	☐		☐	Commercial	☐	Institutional
☐	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:

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

☒	Sale or transfer of property in fee
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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

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

***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.

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.

