



April 21, 2026

Scoping Notice:

- Notice of Scoping for 55 Kondracki Lane, Wallingford.
- Notice of Scoping for Meadow Brook Commons, East Granby.
- Notice of Scoping for Mary Shepard Place, Hartford.
- Notice of Scoping for 186 Shunpike Road, Cromwell.
- Notice of Scoping for Union Square, Enfield.
- Notice of Scoping for Enfield Marketplace Redevelopment Project, Enfield.
- Notice of Scoping for Edge 400 (All 3 Phases), Hartford.

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 South Central Connecticut Regional Water Authority Rehabilitation of Lake Whitney Dam, Hamden.

Environmental Impact Evaluation (EIE):

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

Agency Record of Decision:

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

OPM Determination of Adequacy:

No Determination of Adequacy Notices 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 **May 5, 2026**.

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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 about the regulations for a Scoping Notice.](#)

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

Notice of Scoping for 55 Kondracki Lane

Address of possible action location: 55 Kondracki Lane, Wallingford, CT 06492

Municipality where the action might be located: Wallingford

Description: The proposed redevelopment by Honeycomb Real Estate Partners and Montagno Construction of the vacant Quinnipiac Valley Center skilled nursing home at 55 Kondracki Lane in Wallingford will transform a blighted property into 66 units of 100% affordable housing through strategic adaptive reuse. This development directly aligns with Connecticut's affordable housing goals, particularly given Wallingford's current affordable housing inventory of 4.37% (below the state's 10% target), and demonstrates a replicable model for preserving existing structures while addressing critical housing needs.

Map: [Access a map of the area - 55 Kondracki Lane](#)

Written comments from the public are welcomed and will be accepted until the close of business on: **May 7th, 2026**

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: **April 17th, 2026.**

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 06106-7106

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: Connecticut Dept. of Housing

Address: 505 Hudson Street, Hartford, CT 06106-7106

E-Mail: mithila.chakraborty@ct.gov

What Happens Next:

The Department of Housing, CT will determine whether to proceed with the preparation of an Environmental Impact Evaluation (EIE) or that the 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*.

Notice of Scoping for Meadow Brook Commons

Address of possible action location: 13 Nicholson Road, East Granby, CT

Municipality where the action might be located: East Granby

Description: The project will consist of two phases totaling 60 units of affordable housing. The development will include four three-story wood-frame buildings and a single-story clubhouse. The overall property is 10 acres, with Meadowbrook Commons occupying 7 acres. The site was previously a tobacco farm until the 1970s and has since remained vacant, becoming heavily wooded. A Phase I Environmental Site Assessment was completed, and no environmental issues were identified.

Map: [Access a map of the area - Meadow Brook Commons](#)

Written comments from the public are welcomed and will be accepted until the close of business on: **7th May, 2026.**

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: **17th April, 2026.**

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 06106-7106

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What Happens Next:

The Department of Housing, CT will determine whether to proceed with the preparation of an Environmental Impact Evaluation (EIE) or that the 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*.

Notice of Scoping for Mary Shepard Place (Phases 1 and 2)

Address of possible action location: 88 Wooster Street, Hartford, CT 06120

Municipality where the action might be located: Hartford

Description: The Mary Shepard Place (“MSP”) Redevelopment is a co-developer partnership between an affiliate of Boston-based Trinity Financial (“Trinity”) and the Housing Authority of the City of Hartford (“HACH”). This two-phase project, including an 81-unit first phase and a 78-unit second phase, involves the demolition of all existing site improvements, including the development’s 127 residential units, and the construction of 159 new apartments. The program for MSP includes a mix of 18 one-bedroom units, 89 two-bedroom units and 52 three-bedroom units in three-story townhome-style buildings, consistent with the residential buildings in the surrounding area. The buildings will be wood-framed structures supported on concrete spread footing foundations and slab on grade. The first phase project includes the construction of a roughly 3,500 square-foot, stand-alone community building that will serve all residents of MSP. There are approximately 20 homeownership units planned as a separate and distinct third phase. The MSP Redevelopment seeks to improve the vehicular and pedestrian circulation within the site and to reconnect the property to the surrounding street network. Streetscapes will be created with parallel parking, a furnishings zone, public sidewalks, and front yards leading to the building entrances.

The MSP site is located at 88 Wooster Street in Hartford and is bounded by Pavilion Street to the north, Wooster Street to the west, Canton Street to the south, and Windsor Street to the east (the “Site”). The Site is a 12-acre rectangular-shaped parcel that has been owned and occupied by HACH

since approximately 1942. Structures located on the Site include nine, three-story apartment buildings consisting of 127 residential living units, one single-story, multi-purpose community center building that includes office space, community space, facility/maintenance space, and parking. The MSP Project is located within close walking distance of several CT transit routes, including bus lines 40 and 42, and approximately two blocks from lines 32 and 36. The Mary Shepard Place project involves the demolition of all existing site improvements, including 127 residential units across nine buildings, and the new construction of 159 newly constructed units in 23 buildings, a community building, multiple parking areas, new streets, and shared community green spaces with walking paths.

A former 560-gallon gasoline UST was located in the northwestern portion of the site and concentrations of petroleum indicates there could be a hotspot in this area. Soil excavated from this area will be segregated and sampled for characterization and disposal. Urban fill material was found on the site that may contain elevated levels of petroleum, metals and hydrocarbons. Existing underground tunnels, which contain asbestos, must be abated and demolished. Asbestos has also been detected within the existing residential buildings and must be abated prior to demolition. A Soil Management Plan has also been prepared, and will guide the project's site remediation work.

Map: [Access a map of the area - Mary Shepard Place \(Phases 1 and 2\)](#).

Written comments from the public are welcomed and will be accepted until the close of business on: **7th May, 2026**.

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Name: Mithila Chakraborty, Ph.D.

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Name: Mithila Chakraborty, Ph.D.

Agency: Connecticut Dept. of Housing

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E-Mail: mithila.chakraborty@ct.gov

What Happens Next:

The Department of Housing, CT will determine whether to proceed with the preparation of an Environmental Impact Evaluation (EIE) or that the 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*.

Notice of Scoping for 186 Shunpike Road

Address of possible action location: 186 Shunpike Road, Cromwell, Connecticut

Municipality where the action might be located: Cromwell

Description: The proposed development, 186 Shunpike, will include 60 apartments across 2 buildings (the "Development") at 186 Shunpike Road in Cromwell, CT. The development plan also includes a clubhouse building with a common area, a leasing office, a resident services coordinator office, and an office for supportive services to be staffed by CCARC. The two residential buildings will each contain three stories and be served by an elevator. 186 Shunpike is currently an undeveloped piece of land. The entire parcel is 5.34 acres. There is a wetland area on the north side of the parcel that will remain undeveloped; total area of disturbance related to the development is 4.2 acres.

The site was submitted to SHPO for historical determination, and while there are no historical structures on site, SHPO has requested a professional archeological reconnaissance survey of the site. Marc Banks has been engaged to perform this survey, and recommended no further action. SHPO's Final determination on January 23, 2026 concurring with Dr. Banks's opinion that "no historic properties will be affected by the proposed development and no additional archaeological investigation is warranted."

Map: [Access a map of the area - 186 Shunpike Road](#)

Written comments from the public are welcomed and will be accepted until the close of business on: **May 7, 2026.**

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What Happens Next:

The Department of Housing, CT will determine whether to proceed with the preparation of an Environmental Impact Evaluation (EIE) or that the 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*.

Notice of Scoping for Union Square

Address of possible action location: 1 Church St. Enfield, CT 06082

Municipality where the action might be located: Enfield

Description: The Union Square redevelopment site is a vacant 1.78 acre town-owned property made up of multiple parcels, for which Impact Residential Development was selected through a competitive Town-issued RFP. The site previously housed the former Strand Theatre and the Lamagna Community Center, which were abated and demolished under contract to the Town of Enfield. Immediately adjacent to these parcels is an existing historic monument of a Union soldier, which will receive site improvements as part of the redevelopment scope but remain on Town-owned property. In addition to the Town-owned site, the developer has negotiated a Purchase and Sale Agreement with the owners of a privately owned parcel to extend the available parking area, which provides an overall site plan of 1.78 acres.

The property is located within a largely residential, multi-family 1-4 family neighborhood adjacent to the Bigelow-Hartford Carpet Mills historic district. One of the parcels included in the site are within the first block of the historic district, such that we have already undergone a full project review by CT SHPO, which provided mitigation measures including design review and a contribution to the historic restoration of the Pearl Street library in Enfield.

The site is located in the Thompsonville section of Enfield, which is within a Low Opportunity community as defined by the Open Communities Alliance's Opportunity Index. It is also across Pleasant Street from the Bigelow Commons Apartments, which include almost 500 market-rate apartments in restored four-story historic mill buildings.

There are numerous commercial properties along Main Street and Pearl Street to the west of the site, of which more than half are vacant storefronts. Directly adjacent to the site are a sandwich shop and restaurant, a renovated commercial redevelopment, and a soup kitchen a block away. Across Main Street is a public park with walking and bike paths around Freshwater Pond, which is connected to the Connecticut River just four blocks from the development site.

The Union Square development includes the new construction of 70 rental apartments along with supporting uses including a clubhouse community center, management/leasing offices, supportive housing office and meeting space, a fitness center, and on-site interior parking and related landscaping. The two garden style apartment buildings are being constructed within the existing contextual zoning established for the site by the Town of Enfield and its Transportation Oriented District guidelines as the site is within 1/2 mile of a new high speed rail station to begin construction in 2026. This is a family housing development, providing seven supportive housing units serving formerly homeless households and four units serving Moving On households, along with fourteen units targeted to market rate households. The new construction development includes two four-story elevator buildings which reflect the building typology of housing in the surrounding historic district. These will be highly energy efficient structures that include energy star appliances and photo voltaic panels to increase energy savings. There will be 2 studio apartments, 27 one bedroom units and 41 two bedroom units. The development is adjacent to an historic statue of a Civil War Union soldier, and the development will replace and upgrade the paving and landscaping surrounding this local monument.

Union Square is a Transit Oriented Development that received site plan approval and a Special Exception Permit issued by the Enfield Planning and Zoning Commission in late December 2023. This is the first development approved under the town's recently adopted Transit Oriented District zoning guidelines. The site is within 1/2 mile of a new high speed rail station to be built in 2026 and in service by 2027 on the New Haven/Hartford/Springfield high speed rail corridor.

The site plan includes a sidewalk with direct access to Prospect Street on the north side boundary, which is the pedestrian pathway to the new rail station. The site plan is also on several bus routes that serve Enfield and beyond, with a stop in front of the site on North Main Street where a shelter will be installed. The development includes public bike racks and bike storage within the two residential buildings.

Map: [Access a map of the area - Union Square](#)

Written comments from the public are welcomed and will be accepted until the close of business on: **May 7, 2026.**

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 **April 17, 2026.**

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

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Name: Mithila Chakraborty, Ph.D.
Agency: Connecticut Dept. of Housing
Address: 505 Hudson Street, Hartford, CT 06106-7106
E-Mail: mithila.chakraborty@ct.gov

What Happens Next:

The Department of Housing, CT will determine whether to proceed with the preparation of an Environmental Impact Evaluation (EIE) or that the 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*.

Notice of Scoping for Enfield Marketplace Redevelopment Project

Address of possible action location: 90 Elm Street

Municipality where the action might be located: Enfield

Description: The Town of Enfield was awarded grant funds from the DECD on March 17th, 2025 to demolish the deteriorating Enfield Square Mall and support critical infrastructure redevelopment. Part of the award will cover expenses related to remediation, abatement, site work, installation of public utilities, including water mains, storm sewers, sanitary sewers, gas mains, and power.

The city of Enfield is awarded grant funds from the DECD on December 17th 2025 that will be used for hazardous materials abatement, demolition, and remediation activities at the former Enfield Square Shopping Center, a 73.26-acre site, consisting of multiple parcels, located at 90 Elm Street in Enfield.

Map: [Access a map of the area - Enfield Square Marketplace Redevelopment](#)

Written comments from the public are welcomed and will be accepted until the close of business on: **May 7, 2026.**

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: **April 17, 2026.**

[Additional information about the project](#) can be obtained from the Town of Enfield Economic & Community Development Office, 820 Enfield St. Enfield CT 06082

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

Name: Shawntay Nelson
Agency: Department of Economic and Community Development
Address: 450 Columbus Boulevard, Suite 5, Hartford, CT 06103
E-Mail: shawntay.nelson@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: Emily Bigl
Agency: Department of Economic and Community Development
Address: 450 Columbus Boulevard, Suite 5, Hartford, CT 06103
E-Mail: emily.bigl@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 Edge 400 (All 3 Phases)

Address of possible action location: 332-336, 338-342, and 344-348 New Park Avenue, Hartford, Connecticut

Municipality where the action might be located: Hartford

Description: The property consists of a 1.96 acres of abandoned parking lot which mostly paved. The property was previously used as parking for an abandoned cinema. The neighborhood consists of a mix of densely developed commercial and residential uses. Most neighborhood growth has been commercial. Depressed housing values has limited the volume of residential growth. Community demographics indicate families with incomes slightly below the state average. The property is surrounded by the abandoned cinema, residential, commuter rail and fastrack track lane and an auto dealership which is also soon to be vacated. In total, the Edge affordable component will consist of a three phase project totaling approximately 190 units within three buildings. Building 1 (Phase I) consists of 64 units in a single building. Located on the Hartford-West Hartford line, this is a TOD project located within walking distance of a CTfastrak station. In addition to the 64 residential units, the project contains ground floor community space and offices for management and supportive services. The site consists of the northern parking lot of a vacant cinema complex (Bow Tie Cinema) Approximately 4.94 acres of land has been subdivided into three lots and utilized for the total affordable project. Phase I will utilize approximately 1.96 acres. The Cinema will be re-purposed as an entertainment complex which requires significantly less parking than the full screened operating cinema. There will also be a market rate apartment project developed on the northern parking lot. Buildings 1 and 3 are being financed as a 4%/9% hybrid. In addition to the attached application for the 9% component of the project (Building 1), a 4% application is also being filed for Building 3.

Map: [Access a map of the area - Edge 400](#)

Written comments from the public are welcomed and will be accepted until the close of business on: **May 7, 2026**

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

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Agency: Connecticut Dept. 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: Connecticut Dept. of Housing

Address: 505 Hudson Street, Hartford, CT 06106-7106

E-Mail: mithila.chakraborty@ct.gov

What Happens Next:

The Department of Housing, CT will determine whether to proceed with the preparation of an Environmental Impact Evaluation (EIE) or that the 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 about the regulations for a "need more time" notice.](#)

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 about the regulations for a Post-Scoping Notice.](#)

The following Post-Scoping Notice has been submitted for publication in this edition.

Post-Scoping Notice for South Central Connecticut Regional Water Authority Rehabilitation of Lake Whitney Dam

Address of possible action location: Within Lake Whitney south of Davis Street to the existing dam on Whitney Avenue. Access for construction is expected to be from Whitney Avenue and Davis Street

Municipality where the action might be located: Hamden

Connecticut Environmental Policy Act (CEPA) Determination: The Department of Public Health (DPH) published a [Notice of Scoping on September 16, 2025](#), to solicit public comments for this action in the *Environmental Monitor*.

[Comments from the Department of Energy and Environmental Protection](#) (DEEP) were received on October 14, 2025. The applicant responded to DEEP's comments via a [Regional Water Authority Memorandum to DPH - DEEP Lake Whitney Scoping Comments](#) on November 6, 2025. DPH reviewed DEEP's comments and the applicant responses. DPH's assessment of the comments and responses are included in

the [Environmental Review Checklist for the rehabilitation of Lake Whitney Dam](#).

After consideration of the comments received, DPH has determined: **the action 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 of the Lake Whitney Dam](#) and an [Environmental Review Checklist for the rehabilitation of Lake Whitney Dam](#).

Agency contact:

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: DPH.SourceProtection@ct.gov

Phone: 860-509-7333

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

Freedom of Information Act request webpage: https://dphct.govqa.us/WEBAPP/_rs/

Email: DPH.foi@ct.gov

Phone: 860-566-5682

What Happens Next:

DPH expects the project to go forward. This is expected to be the final notice for this action 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, which is called an [Environmental Impact Evaluation \(EIE\)](#). [Read more about the regulations for an Environmental Impact Evaluation](#).

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 about the regulations for a Record of Decision](#).

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 about the regulations for a Determination of Adequacy.](#)

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 land transfer 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.

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.