



ENVIRONMENTAL ASSESSMENT REVIEW

This Environmental Assessment Review (EAR) is intended to provide the sponsoring agency and the project team with baseline environmental information and to assist in determining what effects, if any, the proposed project/action may have on the environment. This review is conducted using readily available information and is based on qualitative assessments. The EAR may be used to assess potential issues that may or may not require additional environmental review or study. **This EAR, however, does not replace any A/E Consultant's obligation to continually assess what permits, certifications, or approvals the project may require as the project progresses or from submitting OPM's Checklist for Permits, Certifications, and Approvals with each phase of the project.**

Is this a revised EAR Yes No If yes, date of previous EAR:
Are multiple sites involved? Yes No If yes, how many: 4 parcels

SECTION A: PROJECT/ACTION INFORMATION

Project Title:	Milford Land Acquisition
Project Address:	0 River Street, 44-64 River Street, 0 Railroad Avenue, 145 High Street
Sponsoring Agency:	Office of Policy and Management
Agency Contact:	C. Zack Hyde
OPM Project Manager:	Garrett Eucalitto

PROPOSED ACTION/ACTIVITY DESCRIPTION: State assistance for the City of Milford's purchase of four parcels of land for the immediate purpose of additional downtown and train station parking, with potential for future mixed-use development.

SITE INFORMATION:

- State owned property New Site
 Private property Located in Coastal Boundary

Was a site visit conducted? Yes No If yes, date conducted:

Existing land use: parking, commercial, vacant land, light industrial

Surrounding land uses: train station, parking, commercial, residential

Other site information:

STATE CONSERVATION AND DEVELOPMENT POLICIES PLAN LOCATIONAL GUIDE MAP CRITERIA:

	Present		Present
Urban Area	<input checked="" type="checkbox"/>	Critical Habitat	<input type="checkbox"/>
Sewer Service	<input checked="" type="checkbox"/>	100-yr Flood	<input type="checkbox"/>
Water Service	<input checked="" type="checkbox"/>	Hurricane Inundation Zone	<input type="checkbox"/>
Near Transit	<input checked="" type="checkbox"/>	Wetland Soils	<input type="checkbox"/>
Local Bus Service	<input type="checkbox"/>	Potential Water Source	<input type="checkbox"/>
Local Conservation Factor	<input type="checkbox"/>	Water Supply Source Area	<input type="checkbox"/>
Aquifer Protection Area	<input type="checkbox"/>	Core Forest	<input type="checkbox"/>
		Ag Lands	<input type="checkbox"/>

SECTION B: POTENTIALLY IMPACTED RESOURCES

Check all resource categories to determine if the proposed project/action may or may not have the potential to directly or indirectly affect the following resources:

Resources	Potential Impacts			Comments
	Yes	No	Unknown	
Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Groundwater resources (Aquifer Protection Areas & wells)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Floodplains (100-year)*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Base flood elevation is 23 ft. (NGVD).
Floodways*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floodway elevation is N/A
Stream channel encroachment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fish habitats	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wildlife habitats	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Endangered, threatened, and special concern species and habitats (NDDB)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DEEP found no evidence of such species or habitats
Air quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Coastal resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Agricultural lands and/or soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Historic sites and districts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Archeologically sensitive areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is no current evidence of archeological sensitivity
Aesthetic / scenic resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Designated open space and recreational uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding land uses / neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Utilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

* Based on the community's Flood Insurance Study

Comments or remarks: The above answers reflect only negative impacts arising from the initial land acquisition and surface paving involved in Phase 1 of the project. Long-term impacts of the project are likely to have positive effects on air quality, transportation choices, and the utilities and services used by the community and the greater region.

SECTION C: DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE

Using the information in Sections A and B as a guide in determining environmental significance, qualitatively assess the potential level of significance of the proposed project/action taking into account the direct and indirect effect on the environment.

Potential or Actual Consequences	Potentially Significant with Mitigation	Not Significant with Mitigation	No Anticipated Significant Effects	Effects Undetermined at this time
Impact on air quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Impact on ambient noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Impact public water supply system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Serious effects on groundwater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Serious effects on flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Serious effects on erosion or sedimentation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on natural land resources and formations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Effects on tidal wetlands or other coastal resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on inland wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on maintenance of in-stream flows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disruption or alteration of an historic, archeological, cultural, or recreational building, object, district, site or its surroundings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Effects on natural communities and critical species of animal or plant and their habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interference with fish and wildlife movement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Use of pesticides, toxic or hazardous materials or any substance in such quantities as to create extensive detrimental environmental impact	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial aesthetic or visual effects	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inconsistency with the State Conservation and Development Policies Plan's Growth Management Principles and associated policies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disruption or division of an established community or inconsistency with adopted municipal and regional plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial increase in congestion (traffic, recreational, other)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substantial increase in the type or rate of energy use as a direct or indirect result of the action	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Create a hazard to human health or safety	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other substantial impact on natural, cultural, recreational or scenic resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Potential Impacts	No Anticipated Impacts	Undetermined at this time
Cumulative Impacts (RSCA Section 22a-1a-3(b))		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

MITIGATION MEASURES: In the short-term, there are no anticipated significant impacts with regard to this section. Any long-term impacts could be mitigated through construction best management practices. The Eastern boundary of the project area runs along the 100-year flood zone of the Wepawaug River and the 500-year flood zone extends less than 100 feet into the eastern portion; thus, flood management certification is not required, but any subsequent residential construction within the 500-year flood zone would require certification.

SECTION D: POTENTIAL ENVIRONMENTAL PERMITS, CERTIFICATIONS, OR APPROVALS

In the absence of detailed project information, such as a developed site layout, detailed plans, field verification of resources, etc., the following is a preliminary assessment of potential environmental permits, certifications, or approvals for the proposed project. This assessment does not replace or eliminate the A/E consultant's obligation to identify and obtain any applicable permits, certifications, or approvals necessary as the project progresses.

Agency and Permit Name	Potentially Applicable	Not Applicable	Undetermined at this time
DEPARTMENT OF ENVIRONMENTAL PROTECTION			
Air Management			
Title V Operating Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Source Review Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limit Potential to Emit From Major Stationary Sources of Air Pollution (Title V General Permit)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Radiation Division			
X-Ray and Ionizing Radiation Source Registration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Protection and Land Reuse			
Discharge of Domestic Sewage Permit (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Food Preparation Establishment Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Food Processing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Groundwater Remediation Wastewater Directly to Surface Water (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Groundwater Remediation Wastewater to Sanitary Sewer (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Hydrostatic Pressure Testing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Boiler Blowdown Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Non-Contact Cooling and Heat Pump Water (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Photographic Processing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Printing and Publishing Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Minor Tumbling or Cleaning of Parts Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Miscellaneous Discharges of Sewer Compatible (MISC) Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Stormwater and Dewatering Wastewater Associated with Construction Activities (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Stormwater Associated with Commercial Activity (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Stormwater Associated with Industrial Activity (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Swimming Pool Wastewater From a Public Pool (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Vehicle Maintenance Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Discharge of Water Treatment Wastewater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inland Water Resources			
Inland Wetlands & Watercourses Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stream Channel Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Diversion Permit (Detention/Retention Ponds)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inland 401 Water Quality Certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dam Construction Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood Management Certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
De/Retention Pond Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Authorization for Diversion of Water for Consumptive Use (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dam Safety Repair and Alteration (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Habitat Conservation (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lake, Pond and Basin Dredging (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minor Grading (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minor Structures (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utilities and Drainage (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Authorization for Diversion of Remediation Groundwater (GP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency and Permit Name (continued)	Potentially Applicable	Not Applicable	Undetermined at this time
Office of Long Island Sound Programs			
Structures, Dredging & Filling Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tidal Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Coastal 401 Water Quality Certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certificate of Permission (Short Permit Process)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Consistency with the Coastal Management Act	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Materials Management and Compliance Assurance			
Wastewater Discharge: Ground Water Discharge Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wastewater Discharge: Surface Water Discharge Permit (NPDES)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wastewater Discharge: Pre-treatment Permit (Sewer Permit) for Discharges to Publicly Owned Treatment Works	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous Waste Treatment, Storage, & Disposal Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CGS Section 22a-454 Waste Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Special Waste or Asbestos Disposal Authorization	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tank Registration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Aerial Pesticide Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Aquatic Pesticide Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contaminated Soil and/or Sediment Management (GP)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Diversity Database (Endangered Species) Review			
NDDB Review Request (<i>endangered, threatened, and special concern species and habitats</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMMISSION ON CULTURE AND TOURISM / STATE HISTORIC PRESERVATION OFFICE			
Art in Public Spaces Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Impact to Cultural Resources (three part review: new construction [site work/archeological], rehabilitation, and demolition)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEPARTMENT OF CONSTRUCTION SERVICES			
Acquisitions/Takings/Municipal Negotiations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Site Assessment Phase I	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Site Assessment Phase II, III, RAP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Connecticut Environmental Policy Act	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National Environmental Policy Act	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Life Cycle Cost Analysis (LCCA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transfer Act Site Assessment (TASA)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous Material Inspection/Abatement Request (asbestos, lead, or indoor air quality)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEPARTMENT OF TRANSPORTATION			
State Traffic Commission Review Determination	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State Traffic Commission Major Traffic Generator Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
U. S. ARMY CORPS OF ENGINEERS			
Individual Permit <i>For new fill/excavation discharges greater than 1 acre</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Programmatic General Permit * with review (5,000 SF – 1 acre) * without review (less than 5,000 SF)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
U. S. ENVIRONMENTAL PROTECTION AGENCY			
Soie Source Aquifer Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments or remarks: DEEP has identified that part of the project falls within Connecticut's coastal boundary as defined by section 22a-94 of the CGS, and thus, it is subject to the provisions of the Connecticut Coastal Management Act (CCMA), sections 22a-90 through 22a-112. However, the site is not a waterfront property and does not possess sensitive coastal resources, so coastal management concerns would only need to be addressed in future phases of the project planning process, with regard to appropriate use of urban retrofit stormwater best management practices and potential mobilization of pollutants in contaminated soils.

After the initial purchase of properties, demolition of current structures and construction of new paved surfaces constitute the potential short-term impacts on Cultural Resources. Later phases of the project will potentially further impact Cultural Resources with the possible construction of a two-level parking garage and mixed-use development.

A Phase I Environmental Assessment was completed, on behalf of the City of Milford, for the 44-64 River Street parcel of the project on February 14, 1997. A second environmental assessment was generated for this parcel, on behalf of the City, on February 23, 2000. There is the existence of hazardous materials is potentially applicable to this project. The City of Milford is aware of this possibility and is prepared to undergo necessary steps to address such issues regarding such hazardous material or any other public health or environmental concerns.

The project is currently in the process of complying with the Connecticut Environmental Policy Act (CEPA).

Recommendations: The Environmental Assessment for this project does not appear to trigger an obligation under CEPA for an EIE.

SECTION E: SIGNATURE

THIS ENVIRONMENTAL ASSESSMENT REVIEW WAS CONDUCTED BY:



SIGNATURE OF THE REVIEWER

May 1, 2015

DATE

C. ZACK HYDE, POLICY AND COMMUNICATIONS ASSOCIATE

NAME AND TITLE OF REVIEWER