



**STATE OF CONNECTICUT**  
**OFFICE OF POLICY AND MANAGEMENT**  
Division of Transportation, Conservation, and Development Policy and Planning

June 16, 2017

Jennifer Ponte  
Department of Housing  
505 Hudson Street,  
Hartford, CT 06106

Re: Notice of Scoping: Spruce Ridge, Stonington

Dear Jennifer:

The Office of Policy and Management (OPM) has reviewed the Notice of Scoping for the Spruce Ridge project and submits the following comments:

- DOH's scoping notice indicates that this project is phase II, following a similar first phase recently completed on the adjacent property:

*Spruce Ridge is the second phase of this development at this location (86-88 South Broad Street). Each phase is located on a separate legal parcel. The first phase (known as Spruce Meadows, also comprising 43 units) located at 100-102 South Broad Street was completed with 4% LIHTC and DOH state bond funding.*

According to local newspaper articles, both phases include a mix of market rate and affordable units, and apparently were supported by similar state funding from DOH.

Given the similarities between these two projects, why did DOH choose to publish a scoping notice for this project and not for the previous phase? CGS Sec. 22a-1c defines "actions which may significantly affect the environment" as an individual activity or a sequence of planned activities proposed to be undertaken by a state department.

- DOH's scoping notice also states:

*Until this point in time, DOH did not contemplate using HOME funds for this project, but the lack of other CHDO eligible developments has made us reconsider the use of HOME funds.*

With increasing levels of uncertainty regarding future state and federal funding, it is important that sponsoring agencies clearly state the purpose and need of their proposed actions when conducting CEPA scoping. For example, describing the need for affordable housing in a regional context would help the public gain a better understanding of DOH's rationale for funding a project such as this.

Thank you for the opportunity to respond to this Notice of Scoping and please feel free to contact me if you have any questions.

Sincerely:

A handwritten signature in blue ink, appearing to read "Matthew Pafford".

Matthew Pafford  
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