



State of Connecticut  
Environmental Review Checklist

*Last Updated 02/25/2020*

**Instructions for Use:**

The Environmental Review Checklist (ERC), as defined in Sec. 22a-1a-1(9) of the Regulations of Connecticut State Agencies (RCSA), is intended to assist state agencies in (1) determining whether a proposed action or category of actions requires public scoping, or (2) in recording an agency's initial assessment of the direct, indirect, and cumulative environmental effects of a proposed action at the completion of public scoping.

For the purposes of CEPA, an Action is defined in Sec 22a-1a-1(2) of the RCSA as an individual activity or a sequence of planned activities initiated or proposed to be undertaken by an agency or agencies, or funded in whole or in part by the state.

Completion of the ERC is only *required* as part of a sponsoring agency's post-scoping notice in which the agency has determined that it will not be preparing an EIE (Sec. 22a-1a-7(d) of the RCSA).

In all other instances, the sponsoring agency has the option to use this form or portions of it, in conjunction with the applicable Environmental Classification Document (ECD), as a tool to assist it in determining whether or not scoping is required and to document the agency's review. This can be especially useful for an agency administering a proposed action that is not specifically represented in the ECD or which may have additional factors and/or indirect or cumulative impacts requiring further consideration.

Even if an agency ultimately determines that public scoping is not necessary, as a matter of public record OPM highly recommends that the agency internally document its decision, and its justification.

In completing this form, include descriptions that are clear, concise, and understandable to the general public.

Note that prior to reviewing a proposed action under the Connecticut Environmental Policy Act (CEPA), Connecticut General Statutes (CGS), Section 16a-31 requires agencies to review any proposed actions for the acquisition, development or improvement of real properties, or the acquisition of public transportation equipment or facilities, and in excess of \$200,000, for consistency with the policies of the State Plan of Conservation and Development (State C&D Plan).



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**PART I – Initial Review and Determination**

Date: 6/13/2024  
Name of Project/Action: Coliseum Site Parcel 1C  
Project Address(es): 265 South Orange Street  
Affected Municipalities: New Haven, CT  
  
Sponsoring Agency: DECD  
Agency Project Number, if applicable: 2024-093-075-10002  
Project Funding Source(s)/Program(s), if known: Municipal Brownfield Grant, C.G.S. Section 32-763

Identify the Environmental Classification Document (ECD) being used in this review:

☒ Generic, or ☐ Agency-Specific

☐ An environmental assessment or environmental impact statement is being prepared pursuant to NEPA, and shall be circulated in accordance with CEPA requirements.

☐ The proposed action requires a written review by the State Historic Preservation Office (SHPO) and/or Nation Tribal Historic Preservation Office (NATHPO). Include SHPO/NATHPO reviews as an attachment, or indicate the status of those reviews: Indicate status of SHPO and/or NATHPO review.

☒ Based on the analysis documented in this Environmental Review Checklist (ERC), and in consideration of public comments, this agency has determined that the preparation of an Environmental Impact Evaluation (EIE) for the proposed action is not warranted. Publication of this document to the Environmental Monitor shall satisfy the agency's responsibilities under Section 22a-1a-7 of the Regulations of Connecticut State Agencies (RCSA).

Completed by: Mark Burno, Project Manager

*Note that prior to commencing a CEPA review, Connecticut General Statutes (CGS) Section 16a-31 requires state agencies to review certain actions for their consistency with the policies of the State Plan of Conservation and Development (State C&D Plan). Completion of this ERC assumes the agency has determined this proposed action to be consistent with the State C&D Plan.*

## **PART II – Detailed Project Information**

### **Description of the Purpose & Need of the Proposed Action:**

The proposed action will enable a brownfield to be remediated and cleaned up to support redevelopment and economic activity.

### **Description of the Proposed Action:**

The City of New Haven has been awarded a \$999,000 grant from the Brownfield Municipal Grant program to remediate impacted soils on the 0.8-acre property located at 265 South Orange Street, New Haven to support the construction of a Class A life sciences and tech office building. The remediation will be performed through excavation of impacted soils and offsite disposal.

### **Alternatives Considered:**

No action alternative

### **Public concerns or controversy associated with the proposed action:**

None identified.

### PART III – Site Characteristics (Check all that apply)

The proposed action is non-site specific, or encompasses multiple sites;

☐

Current site ownership:

- ☐ N/A, ☐ State; ☐ Municipal, ☒ Private,  
☐ Other Special Improvement District

Anticipated ownership upon project completion:

- ☐ N/A, ☐ State; ☐ Municipal, ☒ Private,  
☐ Other:

#### Locational Guide Map Criteria:

<https://ctmaps.maps.arcgis.com/apps/webappviewer/index.html?id=ba47efccdb304e02893b7b8e8cff556a>

Priority Funding Area factors:

- ☒ Designated as a Priority Funding Area, including ☒ Balanced, or ☐ Village PFA;
- ☒ Urban Area or Urban Cluster, as designated by the most recent US Census Data;
- ☒ Public Transit, defined as being within a ½ mile buffer surrounding existing or planned mass transit;
- ☒ Existing or planned sewer service from an adopted Wastewater Facility Plan;
- ☒ Existing or planned water service from an adopted Public Drinking Water Supply Plan;
- ☒ Existing local bus service provided 7 days a week.

Conservation Area factors:

- ☐ Core Forest Area(s), defined as greater than 250 acres based on the 2006 Land Cover Dataset;
- ☐ Existing or potential drinking water supply watershed(s);
- ☐ Aquifer Protection Area(s);
- ☐ Wetland Soils greater than 25 acres;
- ☐ Undeveloped Prime, Statewide Important and/or locally important agricultural soils greater than 25 acres;
- ☒ Category 1, 2, or 3 Hurricane Inundation Zone(s);
- ☐ 100 year Flood Zone(s);
- ☐ Critical Habitat;
- ☐ Locally Important Conservation Area(s),
- ☐ Protected Land (list type): Enter text.
- ☐ Local, State, or National Historic District(s).

**PART IV - Assessment of Environmental Significance – Direct, Indirect, And Cumulative Effects**

Required Factors for Consideration (Section 22a-1a-3 of the RCSA)	Agency's Assessment and Explanation
Effect on water quality, including surface water and groundwater;	<p>The proposed action will not result in any significant adverse impact to groundwater and surface water quality. The grant funds will be used for the remediation of soil and groundwater impacts previously identified at the subject parcels.</p> <p>This project is located in a subregional basin that drains to Long Island Sound via New Haven Harbor. New Haven Harbor has been evaluated for water quality and is identified as impaired for aquatic life, recreation, and shellfish; and as a result, has a pollution reduction analysis for bacteria. A report entitled <a href="#">Estuary 6: New Haven</a> is available as a reference. In order to minimize water quality impacts of the redevelopment on New Haven Harbor, proper management measures for stormwater and sedimentation should be taken. DEEP is supportive of the offsite disposal of impacted soils, which would help minimize impacts to New Haven Harbor. All activities related to soil remediation should be properly managed to not impact water resources.</p> <p>Additionally, the project is in proximity to Long Island Sound. The <a href="#">Long Island Sound Study Comprehensive Management Plan</a> (which is currently being updated) promotes restoration efforts in New Haven. The plan includes the incorporation of "Low Impact Development" into highway medians, naturalization of riparian areas in urban rivers, restoration of wetlands and native habitat, and improving the quality of coastal forests.</p>
Effect on a public water supply system;	Public water available in the surrounding area. According to the CT DEEP interactive Water Quality Classification Map, groundwater at the site and surrounding area is classified as "GB" which is not suitable for direct human consumption. As such, redevelopment of this site will not have an adverse effect to public water supply with respect to groundwater.
Effect on flooding, in-stream flows, erosion or sedimentation;	The project site is located outside of any flood zones.
Disruption or alteration of an historic, archeological, cultural, or recreational building, object, district, site or its surroundings; A. Alteration of an historic building, district, structure, object, or its setting; OR B.	The site consists of a paved parking lot - no buildings are proposed to be demolished as part of the proposed project. However, a Phase IB Archaeological Survey report prepared by AECOM indicated that the project area has the potential to contain intact historic period archaeological deposits within the southern boundary of the site. As recommended in the report and by SHPO, archaeological monitoring of the area must be

Disruption of an archeological or sacred site;	conducted during remediation and that a monitoring plan be prepared in consultation with SHPO before the commencement of any work.
Effect on natural communities and upon critical plant and animal species and their habitat; interference with the movement of any resident or migratory fish or wildlife species;	DEEP staff reviewed NDDDB mapping and found that the project site is not within an NDDDB area and have no further comments on the project.
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment;	<p>Given the nature of the development, the use of pesticides, toxic or hazardous materials are not anticipated. Any residual impacted from fill and historic activities will be addressed as part of the site investigation and cleanup.</p> <p>DEEP indicated that the disposal of demolition waste should be handled in accordance with applicable solid waste statutes and regulations, information on the disposal of demolition debris is available online at <a href="#">Construction and Demolition Waste</a>. Land clearing debris and waste other than clean fill resulting from demolition activities is considered bulky waste, also defined in section 22a-209-1 of the Regulations of Connecticut State Agencies (RCSA). Bulky waste is classified as special waste and must be disposed of at a permitted landfill or other solid waste processing facility pursuant to section 22a-208c of the CGS and section 22a-209-2 of the RCSA. Clean fill is defined in section 22a-209-1 of the RCSA and includes only natural soil, rock, brick, ceramics, concrete, and asphalt paving fragments. Clean fill can be used on site or at appropriate off-site locations. Clean fill does not include uncured asphalt, demolition waste containing materials other than brick or rubble, contaminated demolition wastes (e.g., contaminated with oil or lead paint), tree stumps, or any kind of contaminated soils.</p> <p>Construction and demolition debris should be segregated on-site and reused or recycled to the greatest extent possible. Waste management plans for construction, renovation, or demolition projects are encouraged to help meet the State's reuse and recycling goal of 60% rate of diversion from solid waste (as of 2024). Part of this effort includes increasing the amount of construction and demolition materials recovered for reuse and recycling in Connecticut. DEEP recommends that contracts be awarded only to those companies who present a sufficiently detailed construction/demolition waste management plan for reuse/recycling.</p>
Substantial aesthetic or visual effects;	The project is not expected to cause substantial aesthetic or visual impacts in the area.

Inconsistency with: (A) the policies of the State C&D Plan, developed in accordance with section 16a-30 of the CGS; (B) other relevant state agency plans; and (C) applicable regional or municipal land use plans;	Proposed project is consistent with the State C&D Plan Growth Management Principles 1 (Redevelop and Revitalize Regional Centers and Areas), 2 (Growth Management Principle), and 3 (Concentrate Development Around Transportation Nodes and Major Corridors).
Disruption or division of an established community or inconsistency with adopted municipal and regional plans, including impacts on existing housing where sections 22a- 1b(c) and 8-37t of the CGS require additional analysis;	The site has been a parking lot for years. Disruption of existing communities, municipal/regional plans is not anticipated.
Displacement or addition of substantial numbers of people;	Site is a parking lot. No direct, indirect, or cumulative impacts are anticipated.
Substantial increase in congestion (traffic, recreational, other);	Any potential impacts can be mitigated by adopting best management practices to reduce congestion during design, permitting and construction phases of project.
A substantial increase in the type or rate of energy use as a direct or indirect result of the action;	There will potentially be an increase in energy use during construction and after completion of the development since the site is currently used as a parking lot. Impacts will be mitigated at the local level during permitting and design of project.
The creation of a hazard to human health or safety;	The proposed remediation of the site will significantly reduce risk associated with existing impact at the site.
Effect on air quality;	Potential impacts will be mitigated by adopting best management practices including those suggested by DEEP to reduce potential air quality impacts.
Effect on ambient noise levels;	No significant adverse direct, indirect, or cumulative impacts to ambient noise levels from the redevelopment are anticipated.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	Adverse effects to existing land resources and landscapes are not anticipated.
Effect on agricultural resources;	No direct, indirect, or cumulative adverse effects to agricultural resources are anticipated.
Adequacy of existing or proposed utilities and infrastructure;	Existing utilities are present in the vicinity of the site. These utilities will be extended into the site as part of the redevelopment project (water, gas, tel/com & sanitary sewer).

Effect on greenhouse gas emissions as a direct or indirect result of the action;	Potential impacts will be mitigated by adopting best management practices during design and construction.
Effect of a changing climate on the action, including any resiliency measures incorporated into the action;	Impacts associated with climate change are not anticipated for this project site.
Any other substantial effects on natural, cultural, recreational, or scenic resources.	None identified.
Cumulative effects.	The project is expected to improve site conditions and area conditions.

#### **PART V - List of Required Permits, Approvals and/or Certifications Identified at the Time of this Review**

General Permit for Stormwater and Dewatering Wastewaters from Construction Activities, or General Permit for the Discharge of Groundwater Remediation Wastewater may be required based on the remediation scope of work.

#### **PART VI – Sponsoring Agency Comments and Recommendations**

After examining any potential environmental impacts and reviewing all comments received, DECD has concluded that the preparation of an Environmental Impact Evaluation (EIE) is not warranted.

#### **PART VII - Public Comments and Sponsoring Agency Responses:**

No public comments provided during scoping notice period. Comments received from CT DEEP (see attached)