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:	7/10/2024
Name of Project/Action:	Science Park Tract A – Eastern Courtyard
Project Address(es):	Eastern Courtyard of 275 Winchester Avenue
Affected Municipalities:	New Haven, CT
Sponsoring Agency:	DECD
Agency Project Number, if applicable:	2022-093-075-10000
Project Funding Source(s)/Program(s), if known:	Municipal Brownfield Grant, C.G.S. Section 32-763 and Urban Sites Remedial Action Program, C.G.S. Section 22a-133m

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 the demolition of existing derelict brownfield structures to support redevelopment and economic activity.

Description of the Proposed Action:

The City of New Haven has been awarded two $2,000,000 grants from the Brownfield Municipal Grant program and a $6,800,000 grant from the Urban Sites Remedial Action Program to abate and demolish structures on the eastern courtyard of Tract A on the 3.11-acre property located at 275 Winchester Avenue, New Haven to support the construction of residential and/or laboratory space.

Alternatives Considered:

Adaptive re-use was originally proposed; however, due to the impacts resulting from historical industrial operations at the site, the buildings were deemed unsuitable for human occupancy requiring abatement and subsequent demolition.

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 : Science Park Development Corporation
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;	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 abatement and demolition of structures on the eastern courtyard of Tract A to support the construction of residential and/or laboratory space. According to the DEEP, this project is 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 Estuary 6: New Haven is available as a reference. To minimize water quality impacts of the redevelopment on New Haven Harbor, proper management measures for stormwater and sedimentation should be taken during the demolition and construction phases. DEEP supports the incorporation of green infrastructure into the redevelopment plans, where feasible, to capture and infiltrate stormwater. Additionally, the project is in proximity to Long Island Sound. The Long Island Sound Study Comprehensive Management Plan (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. The General Permit for Stormwater and Dewatering Wastewaters from Construction Activities may be applicable depending on the size of the disturbance regardless of phasing. This general permit was created to address rainfall runoff (i.e., stormwater) from sites under construction in order to reduce or eliminate the discharge of sediment from the site during construction as well as addressing discharges of other stormwater pollutants from the site long term. The construction stormwater general permit dictates separate compliance procedures for "Locally Exempt" projects (projects primarily conducted by government authorities) and "Locally Approvable" projects (projects primarily implemented by

	private developers). This general permit applies to discharges of stormwater and dewatering wastewater from construction activities where the activity disturbs more than an acre. The requirements of the current general permit include registration to obtain permit coverage and development and implementation of a Stormwater Pollution Control Plan (SWPCP). The SWPCP contains requirements for the permittee to describe and manage their construction activity, including implementing erosion and sediment control measures as well as other control measures to reduce or eliminate the potential for the discharge of stormwater runoff pollutants (suspended solids and floatables such as oil and grease, trash, etc.) both during and after construction. A goal of 80 percent removal of the annual sediment load from the stormwater discharge shall be used in designing and installing post-construction stormwater management measures. Stormwater treatment systems must be designed to comply with the post-construction stormwater management performance requirements of the permit. These include post-construction performance standards requiring retention and/or infiltration of the runoff from the Water Quality Volume (WQV) in accordance with the Stormwater Quality Manual and incorporating control measures. Locally Approvable construction projects with a total disturbed area of one to five acres are not required to register with DEEP provided the development plan has been approved by a municipal land use agency and adheres to local erosion and sediment control land use regulations and the CT Guidelines for Soil Erosion and Sediment Control. Locally Approvable construction projects with a total disturbed area of five or more acres must submit a registration form and SWPCP to DEEP at least 60 days prior to the initiation of construction. Registrations shall include a certification by the Qualified Professional who designed the project and a certification by a Qualified Professional or regional Conservation District who reviewed the SWPCP and deemed it consistent with the requirements of the general permit. In addition to measures such as erosion and sediment controls and post-construction stormwater management, the SWPCP must include a schedule for plan implementation and routine inspections.
Effect on a public water supply system;	Public water is 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. Disruption of an archeological or sacred site;	The site contains structures that are in poor structural condition. It has been determined that there is no prudent and feasible alternative to demolition of the Track A structures. The State Historic Preservation office has recommended and required mitigation measures to reduce the impacts of the adverse effect of the proposed demolition.
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 NDDB mapping and found that the project site is not within an NDDB 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;	Since the proposed activities include abatement and demolition of the buildings, the use of pesticides, toxic or hazardous materials are not anticipated. Any residual impacted from fill and historic activities will be address as part of the site investigation and cleanup as part of redevelopment. 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 Construction and Demolition Waste. 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. 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. If asbestos containing materials (ACM) are present and abatement is required, these materials would be regulated as a "special waste" in Connecticut and may not be disposed of with regular construction and demolition waste. Instead, these materials may only be disposed of at facilities that are specifically authorized to accept ACM. Although the disposal of asbestos-containing material is typically arranged for by the licensed asbestos abatement contractor, project proponents should ensure that the contractor disposes of all such materials at properly licensed facilities. Demolition debris may also be contaminated with lead-based paint, chemical residues, or other materials that require special disposal. Deconstruction, an environmentally friendly alternative to demolition, should be utilized to salvage as much of the reusable materials as possible, diverting them from the waste stream. Salvaged items typically include doors, windows, cabinets, lighting and plumbing fixtures, framing lumber, roofing materials, and flooring.
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;	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).

and (C) applicable regional or municipal land use plans;	
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 existing building is in disrepair and will be demolished. Disruption of existing communities, municipal/regional plans is not anticipated. Removal of the derelict structures will result in an improvement for the surrounding community.
Displacement or addition of substantial numbers of people;	The site contains vacant buildings. 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 abatement and demolition.
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 abatement and demolition. 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 abatement and demolition of the site building will significantly reduce risk associated with hazards existing at the site.
Effect on air quality;	Potential impacts will be mitigated by adopting best management practices including those from DEEP to reduce potential air quality impacts throughout the duration of the work.
Effect on ambient noise levels;	No significant long term adverse direct, indirect, or cumulative impacts to ambient noise levels from the demolition 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 abatement & demolition and the construction of new structures.

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 for Construction Activities

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)