



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: 2/7/2023
Name of Project/Action: Former White Oak Remediation and Redevelopment Project
Project Address(es): 1 & 63 West Main Street
Affected Municipalities: Plainville, CT

Sponsoring Agency(ies): DECD
Agency Project Number, if applicable: 2021-110-075-10000
Project Funding Source(s)/Program(s), if known: Municipal Brownfield Grant Program Sec. 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 Department of Economic Development (DECD) awarded the Town of Plainville a Brownfield Municipal Grant for remediation, abatement, and demolition of the former White Oak Corporation Office Center at 1 & 63 West Main Street, Plainville. The town previously received DECD Brownfield grant funding to complete Phase I, II, and III Environmental Site Assessments (ESA) at the project site. Based on the ESA's recommendations, the town prepared a Remedial Action Plan that would enable future mixed-use redevelopment of the site. There are two distinct stages that constitute this project; 1) the DECD Brownfield grant funded remediation and abatement to be completed by the Town of Plainville, and 2) the sale of the property and private redevelopment of the site into a mixed-use development.

The DECD Brownfield Grant will fund the remediation and abatement of the building structures and groundwater and soil Areas of Concern (AOCs) at the project site. The Town will engage the services of the Connecticut Brownfield Land Bank (CTBLB) as Technical Advisor and Project Manager for the abatement and remediation phase of the project through the Connecticut Brownfield Land Bank Contract. This remediation and abatement will enable the redevelopment of the 15-acre site into a mixed-use development.

The Town of Plainville selected, Manafort Newport Realty, LLC to implement the Redevelopment Project. The current plan for the mixed-use development consists of approximately: 13,500 sq. ft. of medical offices, 16,800 sq. ft. of industrial condos, 11,000 sq. ft. of retail space, 175 multi-family housing units, 30,240 sq. ft. mixed-use building, 423 parking spaces, and 7 acres of green space. In addition, the redevelopment will facilitate the State of Connecticut's work on the Farmington Canal Heritage Bike Trail.

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:

<http://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
<p>Effect on water quality, including surface water and groundwater;</p>	<p>The proposed action will not result in any significant adverse impact to groundwater and surface water quality. Remediation planned for the site will improve water quality.</p> <p>Groundwater at the site is classified as “GA” quality indicating that it is presumed to be potable without treatment. The applicant plans to reclassify the site as “GB” given the presence of impacted groundwater at the site.</p> <p>The abutting Pequabuck River to the north is classified as “B” quality. Designated uses in the Water Quality Standards and Classifications include recreational use: fish and wildlife habitat; agricultural and industrial supply and other legitimate uses including navigation. DEEP indicated that the Water Quality in the Pequabuck River has been assessed and found to be “not supporting’ for both aquatic life and recreation.</p> <p>DEEP indicated that the Pequabuck River is a tributary to the Farmington River, which is a tributary to the Connecticut River. In 2019, the U.S. Congress designated the Lower Farmington River as a national Wild & Scenic River. DEEP strongly encourages the Town of Plainville to consult with the Pequabuck River Watershed Association (PRWA) on the redevelopment of the White Oak site about incorporation of potential Best Management Practices (BMPs) and/or low impact development (LID) features to reduce nonpoint source pollution runoff from the site and to improve water quality in the adjacent Pequabuck River.</p> <p>According to the DEEP, the General Permit for Stormwater and Dewatering Wastewaters from Construction Activities may be applicable depending on the size of the disturbance regardless of phasing. 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 by private developers).</p> <p>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</p>

	<p>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 first inch of rain (the water quality volume or WQV) and incorporating control measures for runoff reduction and low impact development practices.</p> <p>Projects that are exempt from local permitting (such as DOT) that disturb over one acre must submit a registration form and Stormwater Pollution Control Plan (SWPCP) to the Department at least 60 or 90 days, as identified in the permit, prior to the initiation of construction. 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.</p>
<p>Effect on a public water supply system;</p>	<p>Public water is available to the site and surrounding area to the existing structures.</p> <p>Staff from DEEP reviewed the location of this project and found that it is not in an aquifer protection area and has no comments on the proposed project.</p> <p>Redevelopment of the site will not have an adverse effect to public water supply with respect to groundwater.</p>
<p>Effect on flooding, in-stream flows, erosion or sedimentation;</p>	<p>The site is located in the 100-year flood plain and the proposed buildings are intended to be raised out of the 100-year base flood elevation & storage compensation will be performed on site. DECD will be obtaining a flood management certification if and as needed from DEEP. As such it is anticipated that any significant flood-related impacts will be mitigated, and the project will be developed to be consistent with the flood management statutes and regulations.</p>
<p>Disruption or alteration of an historic, archeological, cultural, or recreational building, object,</p>	<p>The properties located at 1 & 63 West Main Street, the former White Oak Corporation, are potentially eligible for listing on the National Register of Historic Places as a contributing resource to a potential historic district. The building directly adjacent to 63 West</p>

<p>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;</p>	<p>Main Street, known as 45 West Main Street (c.1888), is already listed on the State Register of Historic Places. The proposed scope of work includes remediation of 1 West Main Street, retention and rehabilitation of the existing structures fronting West Main Street and Pierce Street, as well as examination of retention of two existing Quonset Huts, located to the rear of 1 West Main Street.</p> <p>The SHPO has determined that the proposed remediation measures (funded by the Brownfield grant) will have no adverse effect to historic resources.</p> <p>The proposed site plan also calls for new construction. Since the current plans are conceptual, SHPO is not able to comment on the potential impacts and mitigation measures until finalized. During a site visit on July 15, 2021, SHPO staff noted that the existing windows of the White Oak Building appeared to be in good condition and contributed to the historic integrity of the resource; the office has requested that they be retained and integrated into rehabilitation plans.</p> <p>As per SHPO’s determination letter dated November 8, 2021, the client will be advised to contact the office for additional consultation as plans for new construction and rehabilitation of the existing structures come to fruition. Potential impacts will be mitigated by the proposed and intended consultation.</p>
<p>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;</p>	<p>According to the DEEP, this project is not located in a Natural Diversity Database Area, which is a record of state or federal listed species maintained by the Wildlife Division. Therefore, there will be no potential impacts. No application will be needed from the Wildlife Division for this project.</p> <p>The DEEP noted that the subject property abuts the Pequabuck River which is a major tributary to the Farmington River. In 2019, the U.S. Congress designated the Lower Farmington River and Salmon Brook as national Wild & Scenic Rivers. Outstanding Resource Values (ORVs) identified for the Farmington River and Salmon Brook as part of the Wild & Scenic designation process include: biological diversity, cultural landscape, geology, recreation and water quality. As part of the designation process, a Lower Farmington and Salmon Brook Management Plan (2011) was developed. These Wild & Scenic Rivers are overseen by the Lower Farmington and Salmon Brook Wild & Scenic (LFSWS) Committee which meets monthly. Although the Pequabuck River is not part of this Wild & Scenic designation, members of PRWA sit on the LFSWS Committee. PRWA representatives recognize the important mission of working to improve water quality for the benefit of both the Pequabuck River and the Farmington River.</p>

	<p>According to the DEEP review, the Pequabuck River is an important area for diadromous fish to complete their lifecycle including sea lamprey, American eel, and stocked Atlantic salmon, as well as stocked trout. The Pequabuck River has and continues to suffer from pollution and impaired river function caused by increased runoff and sedimentation due to increased watershed development. A Pequabuck River Watershed Management Plan was released in 2019 to address impairment issues. Preventing erosion, sedimentation, and the introduction of additional pollutants through runoff should be addressed when developing site plans for this project. This can be accomplished through proper stormwater management best management practices.</p>
<p>Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment;</p>	<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 address as part of the site investigation and cleanup.</p> <p>DEEP performed a high-level review and found that there are no hazardous waste concerns for this project. Demolition waste that is not contaminated with asbestos, PCBs, or other materials that require special handling is subject to Connecticut’s solid waste statutes and regulations, and must be reused, recycled, or disposed of accordingly. 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 goals. Connecticut’s Comprehensive Materials Management Strategy outlines a goal of 60% recovery rate for municipal solid waste by the year 2024. Part of this effort includes increasing the amount of construction and demolition materials recovered for reuse and recycling in Connecticut. It is recommended that contracts be awarded only to those companies who present a sufficiently detailed construction /demolition waste management plan for reuse/recycling.</p> <p>One way that certain types of construction and demolition waste can be reused is as clean fill. Clean fill is defined in section 22a-209-1 of the Regulations of Connecticut State Agencies (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 other than brick or rubble, contaminated demolition wastes (e.g., contaminated with oil or lead paint), tree stumps, or any kind of contaminated soils. 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 RCSA. Bulky waste is classified as special waste and must be disposed of at a permitted landfill or other</p>

	solid waste processing facility pursuant to section 22a-208c of the Connecticut General Statutes and section 22a-209-2 of the RCSA.
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 (Accommodate Housing Opportunities and Design Choices), 3 (Concentrate Development Around Transportation Nodes, and Major Corridors), and 6 (Promote Integrated Planning Across All Levels of Government).
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 vacant for many years. Disruption of existing communities, municipal/regional plans is not anticipated.
Displacement or addition of substantial numbers of people;	Site is vacant. 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 vacant. Impacts will be mitigated during permitting and design of project.
The creation of a hazard to human health or safety;	The proposed action, remediation of the site, will reduce risk associated with existing impact at the site.
Effect on air quality;	<p>DEEP Bureau of Air Management typically recommends the use of newer off-road construction equipment that meets the latest EPA or California Air Resources Board (CARB) standards. If newer equipment cannot be used, equipment with the best available controls on diesel emissions including retrofitting with diesel oxidation catalysts or particulate filters in addition to the use of ultra-low sulfur fuel would be the second choice that can be effective in reducing exhaust emissions. The use of newer equipment that meets EPA standards would obviate the need for retrofits.</p> <p>DEEP also recommends the use of newer on-road vehicles that meet either the latest EPA or California Air Resources Board</p>

	<p>(CARB) standards for construction projects. These on-road vehicles include dump trucks, fuel delivery trucks and other vehicles typically found at construction sites. On-road vehicles older than the 2007-model year typically should be retrofitted with diesel oxidation catalysts or diesel particulate filters for projects. Again, the use of newer vehicles that meet EPA standards would eliminate the need for retrofits.</p> <p>Additionally, Section 22a-174-18(b)(3)(C) of the Regulations of Connecticut State Agencies (RCSA) limits the idling of mobile sources to 3 minutes. This regulation applies to most vehicles such as trucks and other diesel engine-powered vehicles commonly used on construction sites. Adhering to the regulation will reduce unnecessary idling at truck staging zones, delivery or truck dumping areas and further reduce on-road and construction equipment emissions. Use of posted signs indicating the three-minute idling limit is recommended. It should be noted that only DEEP can enforce Section 22a-174-18(b)(3)(C) of the RCSA.</p> <p>Use of posted signs indicating the three-minute idling limit is recommended. DECD will be instructing the client to include language similar to the anti-idling regulations in the contract specifications for construction to allow them to enforce idling restrictions at the project site and reduce potential impacts related to idling vehicles.</p> <p>DECD will also be advising client to adopt best management practices including those from DEEP to reduce potential air quality impacts.</p>
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. The DEEP has indicated that any activity within federally regulated wetland areas or watercourses at the site may require a permit from the U.S. Army Corps of Engineers pursuant to section 404 of the Clean Water Act. If a permit is required from the U.S. Army Corps of Engineers, a Water Quality Certificate will also be required from DEEP pursuant to section 401 of the Clean Water Act.
Effect on agricultural resources;	No direct, indirect, or cumulative adverse effects to agricultural resources.
Adequacy of existing or proposed utilities and infrastructure;	Existing utilities are present in the area of the site.
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;	The plans to raise the grade of the property above flood levels are resiliency measures to address climate change.
Any other substantial effects on natural, cultural, recreational, or scenic resources.	N/A
Cumulative effects.	The project is expected to improve site conditions and the area.

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

Flood Management Certification

2017 General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 GP) and associated stormwater requirements.

Permit from the U.S. Army Corps of Engineers pursuant to section 404 of the Clean Water Act

General Permit for the Discharge of Groundwater Remediation Wastewater

General Permit for Stormwater and Dewatering Wastewaters from 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.