



To: Ryan Acosta, DECD
From: Laschone Garrison
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Date: 8/4/2026

Subject: 2 Church Street Development Public Improvements

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for 2 Church Street Development Public Improvements. The proposed project is located at 2 Church Street, New Haven, CT.

Winstanley Enterprises LLC is planning a 4-story building for research and development, laboratory, and general office comprising approximately 200,000 square feet at 2 Church Street in New Haven, CT. The 2 Church Street site is approximately 1.8 acres and is bounded by Martin Luther King Jr. Boulevard to the north, South Frontage Road to the south, 101 College Street to the west, and Church Street to the east. Known as the “2 Church Street Development,” the Proposed Action to be assessed under the Connecticut Environmental Policy Act (CEPA) process consists of the following elements:

- Public infrastructure, including tunnel walls, service drives, lighting, egress, fire suppression, smoke ventilation, deluge drainage, mechanical equipment and life safety systems.
- Public streetscape and plaza improvements with connections to the existing public plaza at 101 College Street.
- Utility and infrastructure improvements, with tie-ins to existing utilities.
- Developer gap financing from DECD.

The Proposed Action falls within the City of New Haven’s Downtown Crossing project. Downtown Crossing is a City of New Haven infrastructure project that rebuilds the former Route 34 expressway into a system of urban boulevards, reestablishes the urban street grid by reconnecting the city streets, and reclaims portions of highway land for development. The building and tunnel system will cap (i.e., be constructed above) the existing service drives, which travel east and west through the site, aligning with goals in the City of New Haven’s Hill-to-Downtown Community Plan, which calls for improving connectivity between The Hill, Union Station, Yale New Haven Hospital, and Yale School of Medicine, and Downtown.

The need for the Proposed Action is due to an urban renewal-era land clearance that isolated surrounding neighborhoods more than 60 years ago. Since then, a fragmented street network has separated the Hill neighborhood from Downtown, making it a challenge to attract investment and residents to the area. As the City has made progress in reconnecting the neighborhoods with infill development in recent decades, another need for the Proposed Action is due to the high demand for transit-oriented development, including research, lab, and office space in Downtown New Haven's innovation hub.

The purpose of the Proposed Action is to continue the progress made by the City in recent years to reconnect the surrounding neighborhoods, improve walkability and connectivity between public amenities, housing, and build upon the City's growing innovation industry. Winstanley Enterprises, LLC will incorporate comments received during the public scoping period and evaluate the Proposed Action, including taking no action or other feasible alternatives. Direct, indirect, and cumulative impacts associated with the Proposed Action will also be assessed.

The following comments are submitted in response to the scoping requirements of the [Connecticut Environmental Policy Act](#). Scoping is the gathering and analysis of information that a state agency will use to establish the scope of environmental review of a proposed project. Scoping is done in the early planning stages of a project and DEEP is a commenting agency. Contact information is included as well as any necessary links to DEEP's webpages.

1. Effect on water quality, including surface water and groundwater.

Melissa Mostowy, Water Planning and Management Division, Melissa.Mostowy@ct.gov

The entirety of New Haven is located within the South-Central Regional Water Authority's service area, so public water supply will be available if needed. It is unlikely that the site will require more than 50,000 gallons of water per day, the jurisdictional threshold of the Water Diversion Program, so no new sources will need to be developed.

Also, please note the exemption language regarding the diversion of surface waters incidental to construction as it may apply to the activities described in the project.

Sec. 22a-377(b)-1. Exemptions from the Connecticut water diversion policy act

(a) In addition to those diversions exempted in section 22a-377 of the Connecticut General Statutes, and subject to the conditions set out in subsections (b) and (c) of this section, the following diversions are exempt from the provisions of sections 22a-365 to 22a-378, inclusive, of the Connecticut General Statutes:

(1) Diversion of surface waters caused by activities which are incidental to construction, including, but not limited to dredging or filling for site development, stream bank stabilization, erosion and sedimentation control, construction or use of coffer dams, and dewatering of below grade structures, provided:

(A) there is no permanent change in the location of the natural bed of any perennial brook, stream or river;

(B) no perennial brook, stream or river is channelized;

(C) the diversion structure allows the continuous passage of existing watercourses; and

(D) any permit or approval required by sections 22a-32, 22a-39, 22a-42a or 22a-361 of the Connecticut General Statutes is obtained.

Melissa Fahnestock, Water Planning and Management Division, Melissa.Fahnestock@ct.gov

The proposed project site is not located in an [Aquifer Protection Area](#) or a parcel prioritized for source water protection as shown on the [Parcel Prioritization for Source Water Protection Viewer](#). The site is located in an area of glacial meltwater deposits as shown on the [CT Surficial Aquifer Potential Map](#), but these fine-grained deposits have a low potential yield. This area is not a current source and is not a likely future source for groundwater. There are no concerns related to the Aquifer Protection Area Program.

Emma Coffey, Water Planning and Management Division, Emma.Coffey@ct.gov

The proposed development is located approximately 1 mile south-east of New Haven Harbor (CT-C1_013-SB). This estuary is impaired, not supporting habitat for marine fish, other aquatic life and wildlife, recreation, fish consumption, and commercial shellfish harvesting due to elevated bacteria as listed in the [CT Statewide Bacteria TMDL](#).

The proposed project will create new impervious cover in the form of a 4-story multiuse building on 1.8 acres of land. Studies have shown a link between increasing impervious cover and degrading water quality conditions in a watershed ([CWP, 2003](#)).

CT DEEP encourages the use of [Green Infrastructure and/or Low Impact Development](#) where feasible in this project to minimize/reduce the impact of polluted stormwater from reaching the nearby impaired waterways. Additionally, the [Long Island Sound Comprehensive Conservation and Management Plan \(2025\)](#), objectives in the Clean Waters and Healthy Watersheds section also focus on improving water quality to LIS by implementing nature-based solutions. To minimize the water quality impacts of the development, proper management measures for stormwater and sediment should be taken.

2. Effect on flooding, in-stream flows, erosion, or sedimentation.

Susan Jacobson, Land and Water Resources Division, Susan.Jacobson@ct.gov

Flood Management Certification: - If proposed activities are being funded or conducted by a state agency AND are being conducted within a FEMA designated floodplain, the applicant should consult with the DEEP's Land and Water Resources Division for information on how to comply with the States Flood Management Statutes and Regulations. For information on identifying if

the site is in a flood zone, please see FEMA's website: [FEMA Flood Map Service Center](#). For information on Flood Management Certification, please see DEEP's website: [Flood Management Certification Fact Sheet](#).

3. 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.

Bruce Williams, Fisheries Division – HCE program 07/13/26, Bruce.Williams@ct.gov

Fisheries Resources – No impacts to fisheries resources are expected and no further consultation with Fisheries is required.

4. Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment.

Edith Pestana, Office of Equity and Environmental Justice, Edith.Pestana@ct.gov

An integrated pest management plan should be submitted as these types of projects tend to create rodent infestations/ mobilization into homes, businesses and other dwellings.

5. A substantial increase in the type or rate of energy use as a direct or indirect result of the action.

No comments submitted at this time.

6. Effect on air quality.

No comments submitted at this time.

7. Effect on existing land resources and landscapes, including coastal and inland wetlands.

Edith Pestana, Office of Equity and Environmental Justice, Edith.Pestana@ct.gov

Every effort should be made to minimize fugitive dust from construction, road work etc. A water truck should be onsite at all times. Fugitive dust is a public health nuisance with health impacts on populations suffering from pulmonary and cardiac disease.

Danielle Missell, LWRD, Danielle.Missell@ct.gov

If no fill is being placed within wetlands or watercourses no permitting from LWRD is required.

8. Adequacy of existing or proposed utilities and infrastructure.

No comments submitted at this time.

9. Effect on greenhouse gas emissions as a direct or indirect result of the action.

No comments submitted at this time.

10. Effect of a changing climate on the action, including any resiliency measures incorporated into the action.

No comments submitted at this time.

11. Additional Comments/ Concerns:

Allison Forrest-Laiuppa, Emergency Response and Spill Prevention Division, Allison.Forrest-Laiuppa@ct.gov

The DEEP's PCB Program has the following information for the project area:

- Malleys on Church Street had crushed ballasts in a drum. This has a PCB Inspection for the crushed ballasts.
- PCB Inspection for Robby Len Fashions, Church Street New Haven.

List of permits:

Federal Section 404 Clean Water Act, Inland, Water Quality Certification (WQC)

- ☐ Required for this project.
- ☐ Based on the information provided, it cannot be determined if fill is proposed in Waters of the U.S. A state and federal wetland delineation will be required if fill is proposed in Waters of the U.S. Wetlands and Watercourses should be clearly field delineated by a qualified soil scientist. If work is being proposed in a wetland or watercourse (crossings, fill, structures, culverts etc.), contact the [Army Corps of Engineers](#) to determine if it is within their jurisdiction.
- ☒ Not required.

State 401 Water Quality Permit

- ☐ Required. (if a federal 404 WQC is required, a state 401 is also required because the programs are tied together)
- ☐ Based on the information provided, it cannot be determined if fill is proposed in Waters of the U.S. A state and federal wetland delineation will be required if fill is proposed in Waters of the U.S. For a pre-application meeting, contact: Susan.Jacobson@ct.gov
- ☒ Not required.

Effective January 1, 2026: General Permit for Stormwater from Construction Activities (Construction Stormwater GP). Note: Without detailed plans, several options might be checked, please review these options to determine which is applicable for the project.

The link to the permit application is: <https://portal.ct.gov/deep/water-regulating-and-discharges/stormwater/construction-stormwater-gp>

☐ Projects that disturb less than an acre are not required to submit an application to DEEP, regardless of whether they get local approval.

☒ If between one and five acres of disturbance and approved at the local level, not required to submit an application with DEEP.

☐ If five or more acres of disturbance and approved at the local level, must complete application form and Stormwater Pollution Control Plan 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. For further information, contact the Water Permitting and Enforcement Division at 860-424-3025 or DEEP.StormwaterStaff@ct.gov

☐ Projects exempt from local permitting (conducted by government authorities) disturbing over one acre must submit a registration form and Stormwater Pollution Control Plan to DEEP at least 60-90 days, as identified by the permit, prior to initiating construction.

The Construction Stormwater General Permit registrations must be filed electronically through [DEEP's ezFile Portal](#). Additional information can be found online at: [Construction Stormwater GP](#).

Thank you for the opportunity to review this project. These comments are based on the reviews provided by relevant staff and offices within DEEP during the designated comment period. They may not represent all applicable programs within DEEP. Feel free to contact me if you have any questions concerning these comments.

cc: Eric Hammerling, Office Director, DEEP/ERSI