



State of Connecticut

Environmental Review Checklist

Last Updated 09/12/2024

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:	September 3, 2026
Name of Project/Action:	New Haven Quantum and Life Sciences Innovation Cluster - 2 Church Street Development
Project Address(es):	2 Church Street, New Haven, CT
Affected Municipalities:	New Haven
Sponsoring Agency(ies):	DECD
Agency Project Number, if applicable:	2026099032
Project Funding Source(s)/Program(s), if known:	DECD - Manufacturing Assistance Act Innovation Clusters

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: The proposed scope will have no adverse effect to historic resources per the SHPO determination letter dated August 27, 2026.

☒ 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: James Parsley, ECD Agent

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 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.

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.

Description of the Proposed Action:

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.

Alternatives Considered:

No action alternative.

Public concerns or controversy associated with the proposed action:

No concerns or controversy 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: Please Explain.

Anticipated ownership upon project completion:

☐ N/A, ☐ State; ☐ Municipal, ☒ Private,
☐ Other: Please Explain.

Locational Guide Map Criteria:

[ADOPTED 2025-2030 Locational Guide Map](#)

Priority Funding Area factors:

☐ Designated as a Priority Funding Area, including ☐ Balanced, or ☐ Village PFA;

Not Applicable – This project is located in a “Local” Activity Zone as defined by the 2025-2030 Connecticut C&D Plan.

☒ 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;	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. During construction and as part of overall project design, the project will incorporate stormwater best management practices and GI/LID where feasible. As a result, no direct, indirect or cumulative impacts to water quality are anticipated.
Effect on a public water supply system;	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. No direct, indirect, or cumulative impacts are anticipated. Any potential impacts will be managed through local planning and zoning approval processes to adopt best management practices.
Effect on flooding, in-stream flows, erosion or sedimentation;	No direct, indirect, or cumulative impacts are anticipated. Any potential impacts will be managed through local planning and zoning approval processes to adopt best management practices. The site is not located within a mapped FEMA flood boundary.
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	The site is not historic and has no adverse effect on historic, archeological, or cultural resources. The SHPO determination letter with this finding is dated August 27, 2026. This letter is saved to the project SharePoint file.

setting; OR B. Disruption of an archeological or sacred site;	
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;	The project is not located within a Natural Diversity Database (NDDDB) area. No direct, indirect, or cumulative impacts are anticipated. Any potential impacts will be managed through local planning and zoning approval processes to adopt best management practices.
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment;	No direct, indirect, or cumulative impacts are anticipated.
Substantial aesthetic or visual effects;	No direct, indirect, or cumulative impacts are anticipated. Proposed action is an improvement to the site and its aesthetics.
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;	The proposed action is consistent with the State 2025-2030 C&D Plan Guiding Principles and Visions.
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 Boundary of the project is limited to infrastructure and street improvements. Disruptions of existing communities and municipal/regional plans are not anticipated.
Displacement or addition of substantial numbers of people;	No direct, indirect, or cumulative impacts are anticipated.
Substantial increase in congestion (traffic, recreational, other);	Any potential impacts will be managed through local planning and zoning approval processes to adopt best management practices to reduce congestion during design, permitting, construction, and operational phase of the 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 project completion relative to current site

	conditions, though not significant. Any potential impacts will be addressed and mitigated during project permitting and design.
The creation of a hazard to human health or safety;	No creation of hazards. No direct, indirect, or cumulative impacts are anticipated.
Effect on air quality;	Any potential impact will be addressed by adopting best management practices to reduce potential air quality impacts.
Effect on ambient noise levels;	Any potential impact will be addressed by adopting best management practices to reduce potential ambient noise impacts.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	No anticipated negative effect on existing land resources. The project is an improvement to land resources.
Effect on agricultural resources;	No direct, indirect, or cumulative adverse effects to agricultural resources are anticipated.
Adequacy of existing or proposed utilities and infrastructure;	The installation/improvement of site utilities is anticipated. All site utilities will be approved by the municipality, local or state level agencies, and best practices will be incorporated during site construction and site redevelopment.
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 project is an overall improvement to the local environment. Any potential impacts will be managed through local planning and zoning approval processes to adopt best management practices to reduce congestion during the design, permitting, construction, and operational phase of the project.
Any other substantial effects on natural, cultural, recreational, or scenic resources.	The project is an overall improvement to the local environment. Any potential impacts will be managed through local planning and zoning approval processes to adopt best management practices during design, permitting, construction, and operational phase of the project.
Cumulative effects.	The project is expected to improve site conditions and the immediate area.

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

Potential Permits & Approvals, subject to revision as the design is finalized:

- City Plan Commission - Site Plan Permit
- City Plan Commission - Special Permit for the parking garage (TBD)
- CTDOT – OSTA Administrative Decision
- City Building Department – Building Permit
- Engineering, DPW, WPCA - Construction Permits
- Office of the State Traffic Administration (OSTA) – Administrative Decision (noted below)
- Federal Aviation Administration (FAA) – Form 7460-1 will be required if tower crane exceeds 200ft tall
- CT DEEP Emergency Generator Air Permitting
- CT DEEP Industrial Stormwater General Permit – No exposure criteria filing by tenant / operator
- CT DEEP General Permit for the Discharge of Dewatering and Remediation Wastewaters – Needed if groundwater dewatering needs to be removed from the site
- CT DEEP REACT Program – Entry into the Release Based Cleanup Regulations program (RBCRs)
- CT DEEP Permit by Rule – Needed if capping polluted soil to be recorded on land records

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. **Note:** *Please see attached responses to comments from DEEP.*

PART VII - Public Comments and Sponsoring Agency Responses:

The CT Dept. of Energy and Environmental Protection (CT DEEP) has provided comments (see attached - comments). No other public comments were provided during scoping notice.



To: Ryan Acosta, DECD
From: Laschone Garrison
Telephone: 860-424-3401
Email: Laschone.P.Garrison@ct.gov

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