



To: Almariet Roberts, Department of Economic and Community Development  
From: Laschone Garrison  
Telephone: 860-424-3401  
Email: Laschone.P.Garrison@ct.gov

Date: 3/20/2025

Subject: Notice of Scoping for Woodland Pacific Remediation Project

---

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for Woodland Pacific Remediation Project. Proposed addresses include: 17, 21, 23, 23, 25, 29, 39 & 41 Woodland Avenue, 707 Pacific Street & 796 Atlantic Street, Stamford, CT. \$950,000 in grant funds were awarded in the Office of Brownfield Remediation and Development Municipal Grant Program Remediation and Limited Assessment program. The proposed project funding will be used to complete excavation and remediation of contaminated soil on a 3.8-acre site and will in turn enable the development of a mixed-use complex that will include 714 residential units.

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.**

Christopher Stone, P.E., Water Permitting & Enforcement Division, [Chris.Stone@ct.gov](mailto:Chris.Stone@ct.gov)

The proposed construction activity will require registration for a DEEP Construction Stormwater General Permit (see List of Permits, below).

Melissa Fahnestock, Water Planning and Management Division, [Melissa.Fahnestock@ct.gov](mailto:Melissa.Fahnestock@ct.gov)

The proposed construction 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](#), indicating that the property is not in a surface water or groundwater protection area. However, the site is located in an area of coarse-grained deposits with a thickness of 0-50 feet per the [CT Surficial Aquifer Potential Map](#) and has the potential for water supply development.

To ensure protection of this potential groundwater source, it is recommended that the construction company implement Best Management Practices (BMPs) from the [Connecticut's Aquifer Protection Area Program Municipal Manual](#) entitled BMPs for Temporary Construction Operations in Aquifer Protection Areas found in [Section 14.4.8 of the Appendices of the Municipal Manual](#).

Melissa Mostowy, Water Planning and Management Division, [Melissa.Mostowy@ct.gov](mailto:Melissa.Mostowy@ct.gov)

No comments related to the Water Diversion Program.

Marlene Krajewski, Water Planning and Management Division, [Marlene.krajewski@ct.gov](mailto:Marlene.krajewski@ct.gov)

Due to existing contamination at the site and to minimize the water quality impacts to nearby surface waters (Rippowam River) and the Long Island Sound during remediation, proper management measures for stormwater and sediment should be taken. If development of the mixed use/TOD complex occurs, to reduce further impairment of these waterbodies, CT DEEP recommends incorporating the use of Green Infrastructure and/or Low Impact Development in this project to reduce the impact of polluted stormwater from reaching receiving surface waters.

Amanda Limacher, Remediation – Brownfields, [Amanda.Limacher@ct.gov](mailto:Amanda.Limacher@ct.gov)

The site was accepted into the Brownfields Remediation and Revitalization Program (BRRP) in 2014. At that time, no outstanding enforcement issues associated with the site were determined. Based on all available information, there did not appear to be significant off- site migration of contaminants in groundwater, surface water, or the vapor phase.

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

Susan Jacobson, Land and Water Resources Division, [Susan.jacobson@ct.gov](mailto: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, [Bruce.Williams@ct.gov](mailto:Bruce.Williams@ct.gov)

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

Robin Blum, Wildlife Division NDDDB Program, [Robin.Blum@ct.gov](mailto:Robin.Blum@ct.gov)

No impacts to state-listed species are expected and no consultation with Natural Diversity Database 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.**

No comments submitted at this time.

**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.**

Danielle Missell, Land and Water Resources Division, [Danielle.Missell@ct.gov](mailto:Danielle.Missell@ct.gov)

No wetlands observed on site. No wetland/watercourse permits would be 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](mailto:Allison.Forrest-Laiuppa@ct.gov)

There was a PCB Cleanup that occurred across the street from 796 Atlantic Street, a former Pitney Bowes/Antares property, on Walter Wheeler Drive/Washington Street.

Additionally, the following dielectric fluid releases were reported for Atlantic Street:

- Release from CL&P in 1996 on Atlantic Street that was “No PCB”.
- Release from NU in 2005 on Atlantic Street that was “<2ppm by nameplate”.
- Release from CL&P in 1994 on Atlantic Street that was “No PCB”.
- Release from NU in 2007 on Atlantic Street that was “3.4ppm cleaned to ND”.
- Release from Eversource in 2010 on Atlantic Street that was “manhole cable oil, Non-PCB by Lab Analysis”.

### 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](mailto:Susan.jacobson@ct.gov)
- ☒ Not required.

#### **General Permit for Stormwater and Dewatering Wastewaters 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.**

- ☐ If between one and five acres of disturbance and approved at the local level, not required to register with DEEP.
- ☐ If five or more acres of disturbance and approved at the local level, must complete registration 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 division at 860-424-3025 or [DEEP.StormwaterStaff@ct.gov](mailto: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