



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

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| Date: | 11/13/2025 |
| Name of Project/Action: | Enfield Station Remediation Project |
| Project Address(es): | 33 North River Street, Enfield, CT |
| Affected Municipalities: | Enfield, CT |
| Sponsoring Agency(ies): | DECD |
| Agency Project Number, if applicable: | 2025-049-075-10000 |
| Project Funding Source(s)/Program(s), if known: | Municipal Brownfield Grant Program – C.G.S. 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: Per the SHPO Determination letter dated February 24, 2025, no historic properties will be affected. The letter is saved to the project SharePoint File.

☒ 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, 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 project will remediate and clean-up a brownfield, and will prepare the site for the construction of an approximately 160-unit multifamily residential complex and a transit-oriented development.

Description of the Proposed Action:

The \$4,000,000 grant funds awarded in Round 20 of the Office of Brownfield Remediation and Development Municipal Grant Program will be used by the Town of Enfield for remediation activities on the 3.24-acre site, former home of the Bigelow Carpet Manufacturing Plant, at 33 North River Street in Enfield. The cleanup work will enable the construction of an approximately 160-unit multifamily residential complex and transit-oriented development.

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 “Suburban” 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 |
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| Effect on water quality, including surface water and groundwater; | <p>According to DEEP comments, the site is located directly adjacent to the Connecticut River (CT4000-00_03), which is an impaired waterbody and has a Connecticut Statewide Bacteria Total Maximum Daily Load for E. coli. Due to existing contamination at the site and to minimize the water quality impacts to nearby surface waters (Connecticut River) during both remediation and future redevelopment, proper management measures for stormwater and sediment should be taken.</p> <p>DEEP recommends incorporating the use of Green Infrastructure and/or Low Impact Development in this project, retaining a riparian buffer, and encourages sustainable snow/ice removal practices in the winter (i.e. Green SnowPro) to minimize/reduce the impact of polluted stormwater from reaching receiving surface waters, to reduce further impairment to the Connecticut River, and to maintain the streambank.</p> |
| Effect on a public water supply system; | <p>The 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.</p> <p>The site is located within the Connecticut Water Company's Northern Region - Western System, so public water supply will be available for the proposed development sites if needed. If the site requires more than 50,000 gallons per day to be withdrawn from ground or surface waters on-site, DEEP's Consumptive Water Diversion Program should be consulted.</p> |
| Effect on flooding, in-stream flows, erosion or sedimentation; | <p>Portions of the site are located in the 100-year floodplain. The proposed location of the building following remediation is located above the 100-year base flood elevation. A Flood Management Certification will be obtained from CT DEEP prior to the initiation of any work onsite.</p> |
| Disruption or alteration of an historic, archeological, cultural, or recreational building, object, district, site or its surroundings; A. | <p>The site is not historic and SHPO determined that the project has no adverse effect on historic, archeological, or cultural resources. The SHPO determination letter with this finding is dated 2/24/2025. The letter is saved to the project SharePoint file.</p> |

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| Alteration of an historic building, district, structure, object, or its 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; | <p>The site is in a Natural Diversity Data base (NDDB) area. The fund recipient will pursue an NDDB review to demonstrate compliance for any permit applications or use of State funding.</p> <p>DEEP Fisheries Division staff have concerns about developing riparian habitat and converting a forested buffer into impervious surfaces and lawn.</p> <p>To mitigate potential impacts of the project, DEEP staff recommend:</p> <ul style="list-style-type: none"> • In the post-scoping notice or Environmental Impact Evaluation, the developer can explain why a seawall is needed or if it can be removed and a robust vegetative buffer can be established in its place for the length of the property. • A minimum of a 100-foot-wide woody riparian buffer is recommended to be established along the Connecticut River that extends the length of the property. • Incorporating green infrastructure, rain or rooftop gardens, and a stormwater management plan to mitigate the potential impacts from the increase in impervious surfaces. • Planting a colorful patchwork of native, low-growing, ground cover plants (as an alternative to the lawn area) that will attract pollinators, bear foot traffic, and require little to no maintenance (i.e. mowing, fertilization) accompanied by an educational kiosk on the benefits of such lawn alternatives. <p>If these mitigation measures are not feasible to the greatest extent possible, DEEP recommends including alternative designs that were considered as well as the justification to remove all vegetation/trees from this site without replanting, in either the post-scoping notice or potential Environmental Impact Evaluation.</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>According to DEEP comments, the Bigelow Mill site across the street at 55 Main Street has documented soil detections of VOCs, SVOCs, metals, and pesticides. In addition, PFAS and 1,4 Dioxin will need to be included in any soil analysis conducted on site due to the site's historical carpeting operation.</p> |
| Substantial aesthetic or visual effects; | <p>The project is not expected to cause substantial aesthetic or visual impacts to the area. Impacts will be managed through the local planning and zoning process.</p> |

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| 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 site has been vacant since 1976. Disruptions of existing communities and municipal/regional plans are 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 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 completion of the development since the site is currently vacant. Impacts will be mitigated during permitting and design of project. |
| The creation of a hazard to human health or safety; | No creation of hazards. The proposed action, remediation of the site, will reduce risk associated with existing impacts that have been identified at the site as the result of historical site operations. |
| 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; | There will potentially be an increase in ambient noise during construction and after completion of the development since the site is currently vacant. Impacts will be mitigated during permitting and design of project. The effects on ambient noise will be evaluated through the local planning & zoning process. |
| Effect on existing land resources and landscapes, including coastal and inland wetlands; | DEEP staff recommend in their comments to address concerns with the proposed increase in impervious cover, and mitigation considerations, in the post-scoping notice. The increase in impervious cover will be evaluated and managed through the Flood Management Certification. |
| Effect on agricultural resources; | No direct, indirect, or cumulative adverse effects to agricultural resources are anticipated. |

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| Adequacy of existing or proposed utilities and infrastructure; | The installation/improvement to site utilities are 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 proposed project is site remediation and clean-up. Potential resiliency measures will be addressed during the design and construction. |
| Any other substantial effects on natural, cultural, recreational, or scenic resources. | <p>According to DEEP comments, based on provided schematic plans provided, this redevelopment will add a large amount of impervious surface in both the form of the buildings and parking spaces in close proximity to the Connecticut River. The redevelopment also appears to include removing a large amount of riparian vegetation, which currently protects the streambank and absorbs some pollutants from surface runoff.</p> <p>The increase in impervious cover will be evaluated and managed through the Flood Management Certification and reviewed by DEEP LWRD.</p> |
| 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

Natural Diversity Database Review

Flood management Certification

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:

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

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