



Things to know in Environmental Review (NEPA and CEPA)

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Keeping us on track!



Utilize the Parking Lots for questions.



Technical and Content questions will be addressed after the presentation.



Environmental Review

An Environmental Review (ER) is an analysis of the impacts of both the project on the environment and the environment on the project.

Under Part 58 the Responsible Entity Certifying Officer becomes the “Responsible Federal Official” for NEPA responsibilities.

Funds **CANNOT BE** committed, obligated, or expended prior to the completion of the environmental review.

The RE must create an environmental review record with verifiable resources and documented findings for each project.



Part 58: Responsible Entities



Responsible Entity (RE) assumes federal responsibilities

RE = a unit of general local government, tribe or State



Responsible Entity Certifying Officer

- Evaluates the environmental review
- Is responsible for scope and content
- Makes environmental finding
- Goes to court in a lawsuit



Grantees must maintain an environmental review file for each activity that documents decision-making and process.



What are the Objectives of Environmental Review?

The environmental review process is required for all HUD-assisted projects to ensure that the proposed project does not *negatively impact* the surrounding environment and that the property site itself will not have an *adverse environmental or health effect* on end users.



Environmental Golden Rule

Sec. 58.22 Limitations on activities pending clearance.

(a) Neither a recipient nor any participant in the development process, including public or private nonprofit or for-profit entities, or any of their contractors, may commit HUD assistance under a program listed in Sec. 58.1(b) on an activity or project until HUD or the state has approved the recipient's RROF and the related certification from the responsible entity.

In addition, until the RROF and the related certification have been approved, neither a recipient nor any participant in the development process may commit non-HUD funds on or undertake an activity or project under a program listed in Sec. 58.1(b) if the activity or project would have an adverse environmental.



Which Activities will Require an Environmental Review?

ALL OF THEM



The Environmental Review Process

Maintain
the
ERR

Define the Project

Determine the Level of Review

Perform the Environmental Review

Finalize the Review

Expend project funds

Post-Review Considerations



Define the Project

- **Most important aspect of review!** A complete and clear project description is the foundation of the environmental review process.
- The project description should capture the **maximum anticipated scope** of the proposal, not just a single activity that the money is going toward.
- Must include the entire project, not just portion being funded with HUD money. Activities should be **aggregated** according to the regulations at 58.32.
- If the project contains **sensitive information**, such as the location of a domestic violence shelter, sacred site, omit that information from the publicly reviewable ERR.



The ERR shall: Document how determinations were made; including but not limited to:

- Maps (including the location of the project)
- Letters of correspondence, approvals or required permits
- Process for floodplain and wetland management
- Phase I and Phase II ESA reports
- Pictures of the site and future renderings



Mitigation and Monitoring

- If mitigation measures were required in any of the portion of the environmental review, make sure they are implemented.
- DOH staff will be monitoring Responsible Entities for environmental compliance.



Levels of Review



Environmental Impact
Statement



Environmental
Assessment



Categorically Excluded
Subject to 58.5



Categorically Excluded
Not Subject to 58.5



Exempt



Exempt Activities



Listed in 24 CFR 58.34(a):

- Environmental, planning & design costs
- Information & financial services
- Administrative & management activities
- Public services (no physical impact)
- Inspections
- Purchase of tools & insurance
- Technical assistance & training
- Payment of principal and interest
- Temporary assistance for disaster or imminent threats



Categorically Excluded Not Subject To (CENST) 58.5 Activities



Listed in 24 CFR 58.35(b):

- Tenant-based rental assistance
- Supportive Services (healthcare, housing placement)
- Operating costs (utilities, supplies)
- Economic development costs (non-construction)
- Pre-development costs
- Maintenance
- Supplemental Assistance



Categorically Excluded Subject To (CEST) 58.5 Activities

Listed in 24 CFR 58.35(a): Activities with physical impacts

- Acquisition, leasing, or disposition of vacant land or existing buildings with no change in land use
- Acquisition or leasing of public facilities with no change in land use
- Removal of barriers that restrict mobility and accessibility to elderly and handicapped

Rehabilitation, Repair, and Improvements of:

- Public facilities and non-residential buildings: no change in land use, change in size or capacity < 20%
- Multifamily residential: no change in land use, change in size or capacity < 20%, cost of rehab < 75% of cost of replacement after rehab
- Single family residential: no change in land use, density < 4 units, footprint not in floodplain or wetland

The Environmental Review Record (ERR) must contain a well-organized written record of the process and determinations made under this section.



Environmental Assessment (EA)

This level of review, prepared under the National Environmental Policy Act, is typically required when a proposed project has activities such as **new construction or a change in land use**. **Default level of Review!**

- Major rehabilitation
- Most new construction, reconstruction, or demolition
- Any change in land use
- Whenever no exclusion applies



Environmental Impact Statement (EIS)

- Required when an environmental assessment concludes in a Finding of Significant Impact (FOSI).
- Applies when the complexity of the project exceeds the scope of an environmental assessment
- Applies when extraordinary circumstances* exist and elevate the level of review
- Required when noise levels exceed 75 decibels (unacceptable noise zone)
- Also required when noise levels are between 65 and 75 decibels (normally unacceptable noise zone) and the project site is largely undeveloped or will encourage incompatible development
- [24 CFR 58.37](#) or [24 CFR 50.42](#)
- Required for projects involving 2,500 or more housing units or beds

*Extraordinary circumstances are defined in HUD regulations at 24 CFR 58.2(a)(3) as follows:

Actions that are unique or without precedent;

Actions that are substantially similar to those that normally require an EIS;

Actions that are likely to alter existing HUD policy or HUD mandates; or

Actions that, due to unusual physical conditions on the site or in the vicinity, have the potential for a significant impact on the environmental or in which the environment could have a significant impact on users of the facility.



Requirements in 24 CFR 58.6:

- National Flood Insurance Program
- Coastal Barrier Resources Act
- Airport Runway Clear Zones

The “Statutory Checklist”

- Clean Air Act
- Coastal Zone Management Act
- Contamination and Toxic Substances
- Endangered Species Act
- E.O. 12898 on Environmental Justice
- Explosive and Flammable Hazards
- Farmlands Protection Policy Act
- E.O. 11988 on Floodplain Management
- National Historic Preservation Act (SHPO and THPO)
- Noise Abatement Regulation
- Sole Source Aquifers
- E. O. 11990 on Wetlands
- Wild and Scenic Rivers Act
- Radon



Tribal Consultation

- Tribal consultation must be done Govt. to Govt.
- 30 days initial wait time, more time needed if any consultation request received

When To Consult With Tribes Under Section 106

Section 106 requires consultation with federally-recognized Indian tribes when a project may affect a historic property of religious and cultural significance to the tribe. Historic properties of religious and cultural significance include: archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places, traditional cultural landscapes, plant and animal communities, and buildings and structures with significant tribal association. The types of activities that may affect historic properties of religious and cultural significance include: ground disturbance (digging), new construction in undeveloped natural areas, introduction of incongruent visual, audible, or atmospheric changes, work on a building with significant tribal association, and transfer, lease or sale of properties of the types listed above.

If a project includes any of the types of activities below, invite tribes to consult:

- ☐ **significant ground disturbance (digging)**
Examples: new sewer lines, utility lines (above and below ground), foundations, footings, grading, access roads
- ☐ **new construction in undeveloped natural areas**
Examples: industrial-scale energy facilities, transmission lines, pipelines, or new recreational facilities, in undeveloped natural areas like mountaintops, canyons, islands, forests, native grasslands, etc., and housing, commercial, and industrial facilities in such areas
- ☐ **incongruent visual changes**
Examples: construction of a focal point that is out of character with the surrounding natural area, impairment of the vista or viewshed from an observation point in the natural landscape, or impairment of the recognized historic scenic qualities of an area
- ☐ **incongruent audible changes**
Examples: increase in noise levels above an acceptable standard in areas known for their quiet, contemplative experience
- ☐ **incongruent atmospheric changes**
Examples: introduction of lights that create skyglow in an area with a dark night sky
- ☐ **work on a building with significant tribal association**
Examples: rehabilitation, demolition or removal of a surviving ancient tribal structure or village, or a building or structure that there is reason to believe was the location of a significant tribal event, home of an important person, or that served as a tribal school or community hall
- ☐ **transfer, lease or sale of a historic property of religious and cultural significance**
Example: transfer, lease or sale of properties that contain archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, plant and animal communities, or buildings and structures with significant tribal association
- ☐ **None of the above apply**



Tribal Directory Assessment Information



Contact Information for Tribes with Interests in Litchfield County, Connecticut

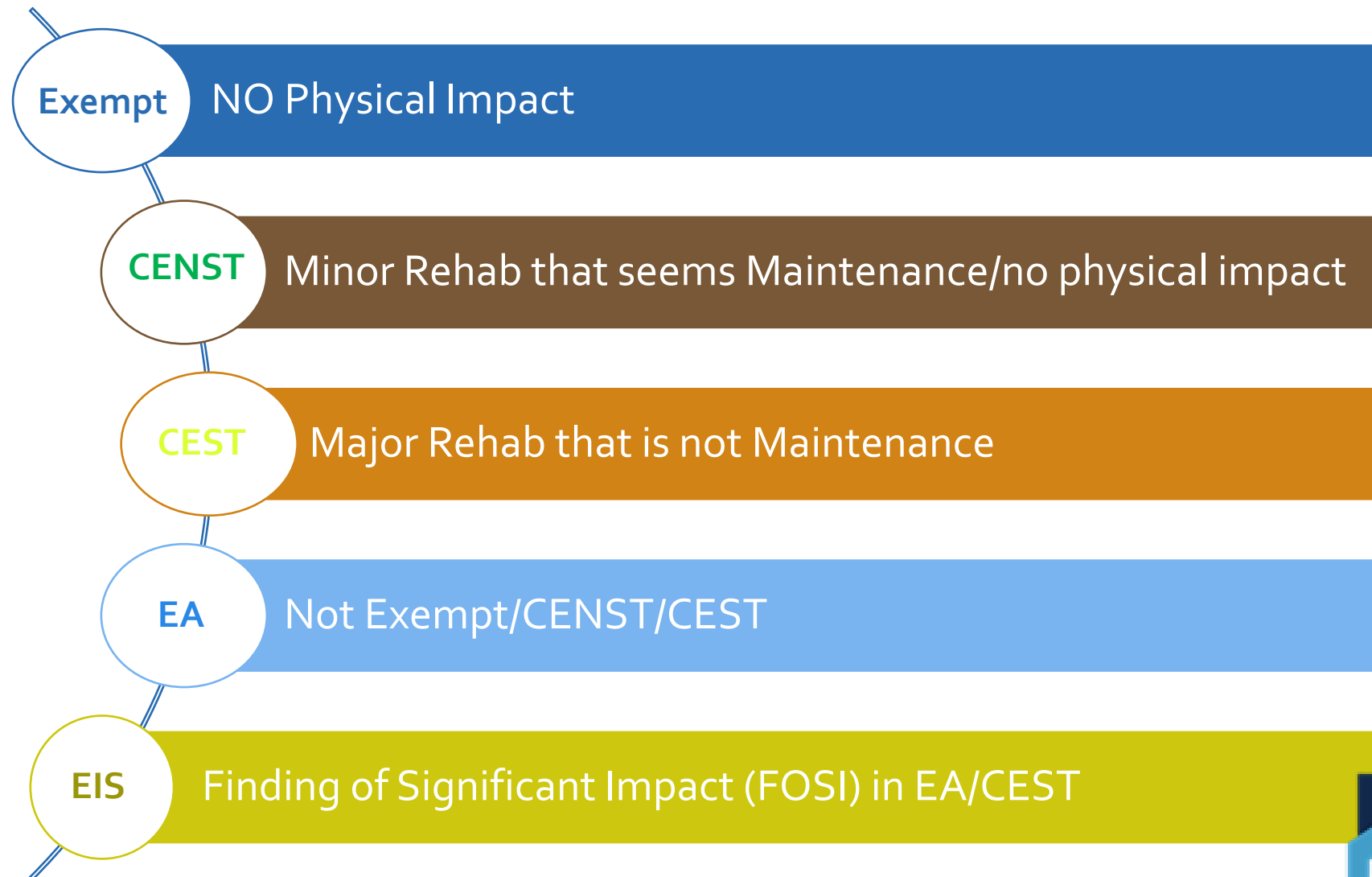
	Tribal Name	County Name
+	Delaware Tribe of Indians	Litchfield
+	Mashantucket Pequot Indian Tribe	Litchfield
+	Mohegan Tribe of Indians of Connecticut	Litchfield
+	Narragansett Indian Tribe	Litchfield
+	Stockbridge Munsee Community, Wisconsin	Litchfield

1 - 5 of 5 results

« < 1 > » 10 ▾



Summary: level of review



EXAMPLES OF MAINTENANCE ACTIVITIES vs. REHABILITATION ACTIVITIES FOR ENVIRONMENTAL REVIEW PURPOSES

Feature or System	Maintenance Activities ⁴	Rehabilitation Activities ⁵
Site	• lawn care (litter pickup, mowing, raking), trimming trees and shrubs • snow/ice removal • neighborhood cleanup • application of pavement sealants, parking lot restriping, directional signage or marking for handicapped accessibility • repair of cracked or broken sidewalks	• new landscaping throughout an area • construction of new walkways, driveways or parking areas, or replacement thereof
Building Exterior	• cleaning and fixing gutters and downspouts • repainting previously painted surfaces (including limited wet scraping and low-pressure washing) • replacing deteriorated section of siding • removal of graffiti	• cleaning masonry or stripping painted surfaces by sandblasting, acid wash, or high pressure washing • applying new exterior siding
Roof	• fixing leaks • application of waterproof coating to a flat roof • replacement of deteriorated flashing • in-kind replacement of loose or missing shingles or tiles	• complete replacement of roof with new shingles, tiles, roll roofing, membrane, or new metal roof • installation of solar panels

Orientation to Environmental Reviews

Use this website to learn about the components of the environmental review process.

Overview

[Part 50 and Part 58](#)

[Timing the Review](#)

[Project Description](#)

[Level of Review](#)

[Part 58 Flowchart](#)

[Environmental Analysis \(Part 58\)](#)

[Environmental Analysis \(Part 50\)](#)

[Finalizing the Review](#)

[Revisiting the Review](#)

Overview

An environmental review is the process of reviewing a project and its potential environmental impacts to determine whether it complies with the National Environmental Policy Act (NEPA) and related laws and authorities. All HUD-assisted projects are required to undergo an environmental review to evaluate environmental impacts. The analysis includes both how the project can affect the environment and how the environment can affect the project, site, and end users.

An environmental review must be performed before any funds, regardless of source, are committed to a project.

Documentation of the environmental review should be maintained in the environmental review record. This record contains the description of all activities that are part of the project and an evaluation of the effects of the project on the human environment and vice versa. This record should be made available for public review.

Resources

Environmental Review Partner W x

+

← → ↻ https://www.hudexchange.info/resource/5119/environmental-review-record-related-federal-laws-and-authorities-partner-worksheets/ 🔍 ☆ 👤 ⋮



HUD EXCHANGE
Secretary Ben Carson

Programs ▾
Resources ▾
Trainings
Program Support ▾
Grantees ▾
News 🔍

Environmental Review Partners (including applicants, consultants, contractors, nonprofits, and public housing authorities who assist with the environmental review process but may not legally take responsibility for completing an environmental review) may use the Partner Worksheets below to submit information on a project's compliance with federal environmental laws and authorities.

These worksheets, along with all supporting documentation, should be submitted to the Responsible Entity or HUD Office that is responsible for completing the environmental review. These worksheets should be used only if the Partner does not have access to HEROS. [View information on whether you are eligible for HEROS access.](#)

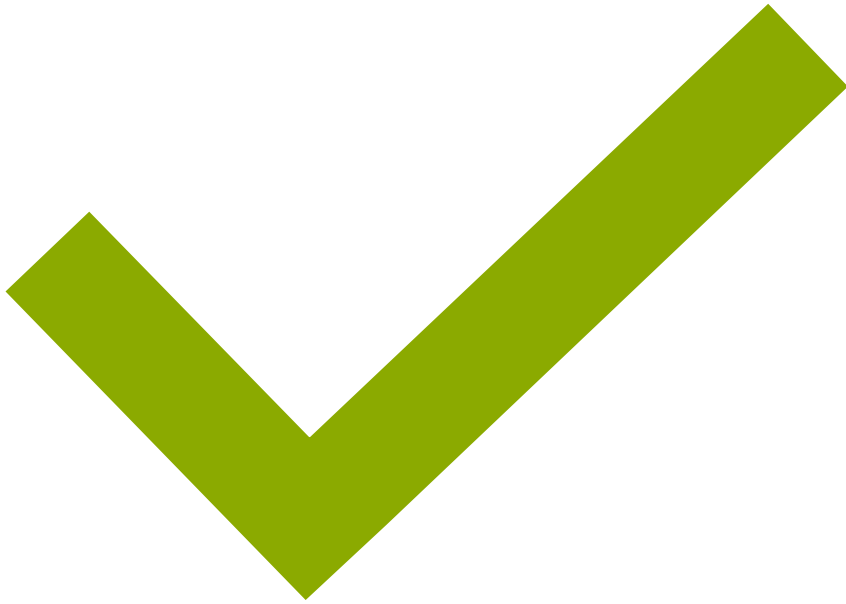
Resource Links

- [Project Information – Partner Worksheet \(DOCX\)](#)
- [Air Quality - Partner Worksheet \(DOCX\)](#)
- [Airport Hazards - Partner Worksheet \(DOCX\)](#)
- [Airport Runway Clear Zones - Partner Worksheet \(DOCX\)](#)
- [Coastal Barrier Resources Act - Partner Worksheet \(DOCX\)](#)
- [Coastal Zone Management Act - Partner Worksheet \(DOCX\)](#)
- [Endangered Species Act - Partner Worksheet \(DOCX\)](#)
- [Environmental Justice - Partner Worksheet \(DOCX\)](#)
- [Explosives - Partner Worksheet \(DOCX\)](#)
- [Farmlands - Partner Worksheet \(DOCX\)](#)
- [Flood Insurance - Partner Worksheet \(DOCX\)](#)
- [Floodplain Management - Partner Worksheet \(DOCX\)](#)
- [Historic Preservation - Partner Worksheet \(DOCX\)](#)
- [Noise \(CEST\) - Partner Worksheet \(DOCX\)](#)
- [Noise \(EA\) - Partner Worksheet \(DOCX\)](#)
- [Sole Source Aquifers - Partner Worksheet \(DOCX\)](#)
- [Contamination and Toxic Substances \(Multifamily\) - Partner Worksheet \(DOCX\)](#)
- [Contamination and Toxic Substances \(Single\) - Partner Worksheet \(DOCX\)](#)
- [Wetlands - Partner Worksheet \(DOCX\)](#)
- [Wild and Scenic Rivers - Partner Worksheet \(DOCX\)](#)
- [Housing Requirements - Partner Worksheet \(DOCX\)](#)
- [Environmental Assessment Factors and Analysis – Partner Worksheet \(DOCX\)](#)
- [Partner Worksheet for 223\(a\)\(7\) and CENST 223\(f\) \(DOCX\)](#)

Author Organization
HUD

Resource Approver
HUD Approved

Project Review for CEPA requirements

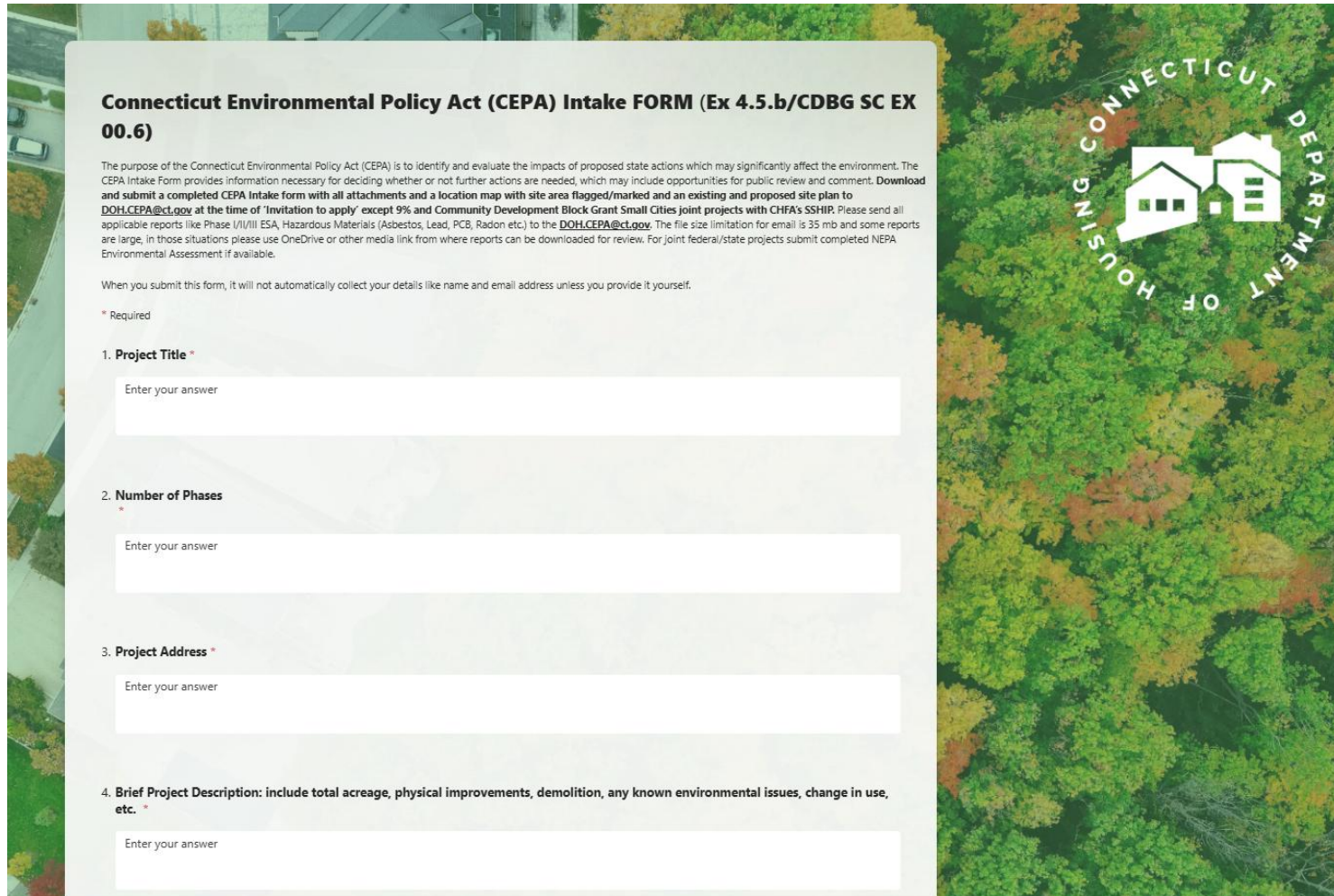


Connecticut Environmental Policy
Act (CEPA) Intake FORM (Ex
4.5.b/CDBG SC EX 00.6)



FILL OUT AND SEND A COPY OF CEPA INTAKE FORM APPLICATION WITH ATTACHMENTS TO DEPARTMENT OF HOUSING

DOH.CEPA@ct.gov



Connecticut Environmental Policy Act (CEPA) Intake FORM (Ex 4.5.b/CDBG SC EX 00.6)

The purpose of the Connecticut Environmental Policy Act (CEPA) is to identify and evaluate the impacts of proposed state actions which may significantly affect the environment. The CEPA Intake Form provides information necessary for deciding whether or not further actions are needed, which may include opportunities for public review and comment. **Download and submit a completed CEPA Intake form with all attachments and a location map with site area flagged/marked and an existing and proposed site plan to DOH.CEPA@ct.gov at the time of 'Invitation to apply' except 9% and Community Development Block Grant Small Cities joint projects with CHFA's SSHIP.** Please send all applicable reports like Phase I/II/III ESA, Hazardous Materials (Asbestos, Lead, PCB, Radon etc.) to the DOH.CEPA@ct.gov. The file size limitation for email is 35 mb and some reports are large, in those situations please use OneDrive or other media link from where reports can be downloaded for review. For joint federal/state projects submit completed NEPA Environmental Assessment if available.

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

* Required

1. **Project Title ***

Enter your answer

2. **Number of Phases ***

Enter your answer

3. **Project Address ***

Enter your answer

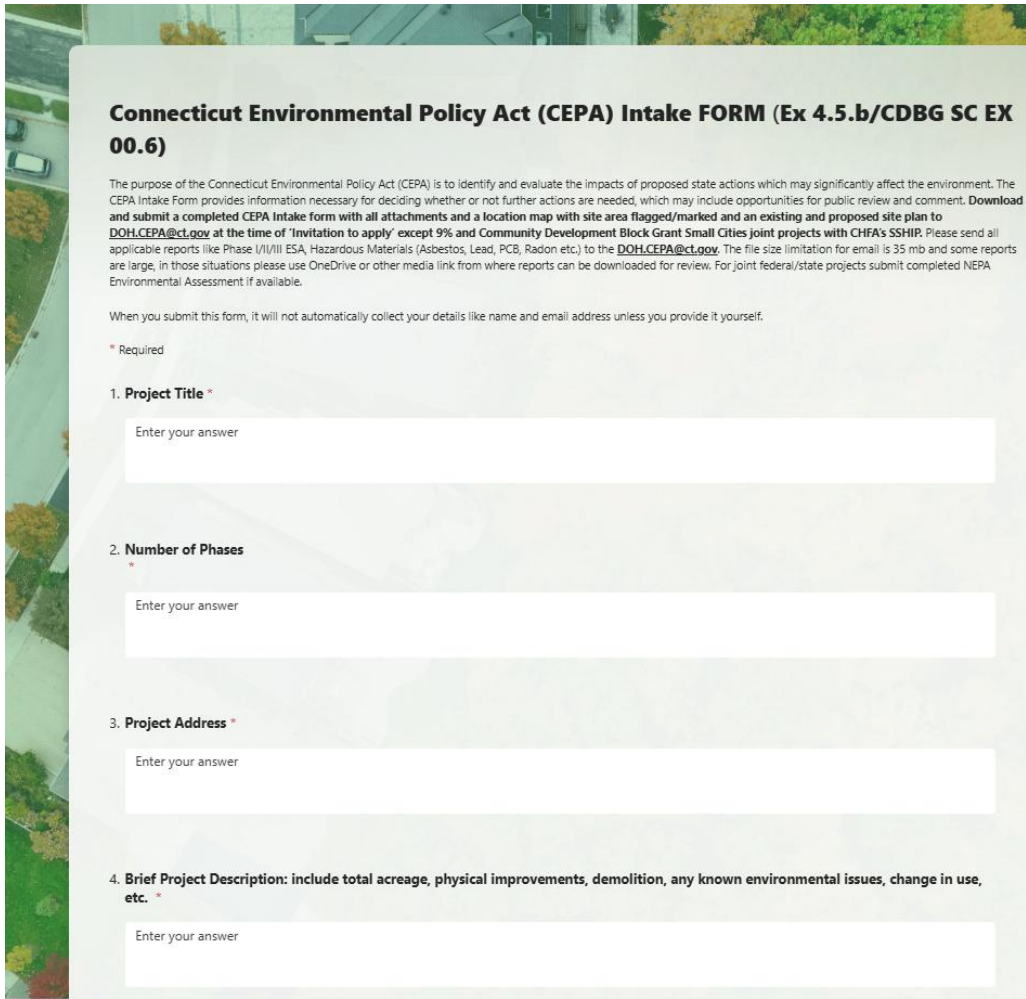
4. **Brief Project Description: include total acreage, physical improvements, demolition, any known environmental issues, change in use, etc. ***

Enter your answer

- Include all phases of a project
- Project description – site & building areas
- FEMA flood map, NDDDB Map, survey, proposed site plan
- State/national historic register listing/eligibility



CEPA Intake form update will be continued...



Connecticut Environmental Policy Act (CEPA) Intake FORM (Ex 4.5.b/CDBG SC EX 00.6)

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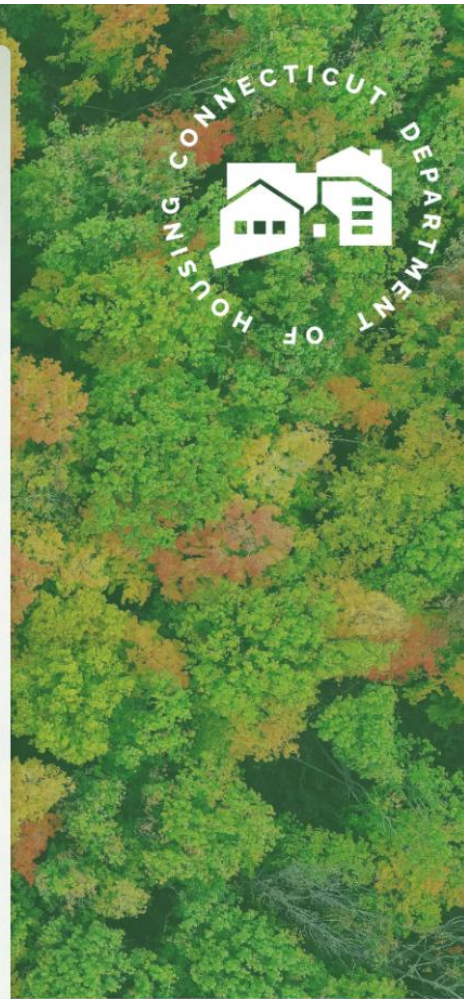
Enter your answer

3. **Project Address ***

Enter your answer

4. **Brief Project Description: include total acreage, physical improvements, demolition, any known environmental issues, change in use, etc. ***

Enter your answer



- **New Radon limits (Radon level >2.7 pCi/L needs mitigation)**
- **Distance from nearby transportation (0.5 miles)**
- **New locational guide map link: [Proposed 2025-2030 Locational Guide Map](#)**

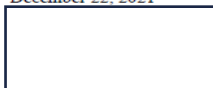


The Department of Housing may direct a project to the State Historic Preservation Office (SHPO)



Department of Economic and
Community Development
State Historic Preservation Office

December 22, 2021



Subject:



Dear Mr.



The State Historic Preservation Office has reviewed the information submitted for the above-named property pursuant to the provisions of Section 106 of the National Historic Preservation Act and the Connecticut Environmental Policy Act.

The property located at 79-99 Van Block Avenue, known as the Martin Luther King Apartments, does not appear eligible for listing on the National Register of Historic Places. The proposed scope of work includes demolition of all existing 64 housing units and construction 161 new, 1 bedroom to 3 bedroom housing units, all within areas previously disturbed. Based on the information provided, **no historic properties will be affected.**

The State Historic Preservation Office appreciates the opportunity to review and comment upon this project. These comments are provided in accordance with the Connecticut Environmental Policy Act and Section 106 of the National Historic Preservation Act. For further information please contact Marena Wisniewski, Environmental Reviewer, at (860) 500-2357 or marena.wisniewski@ct.gov.

Sincerely,

A handwritten signature in black ink, reading "Jonathan Kinney".

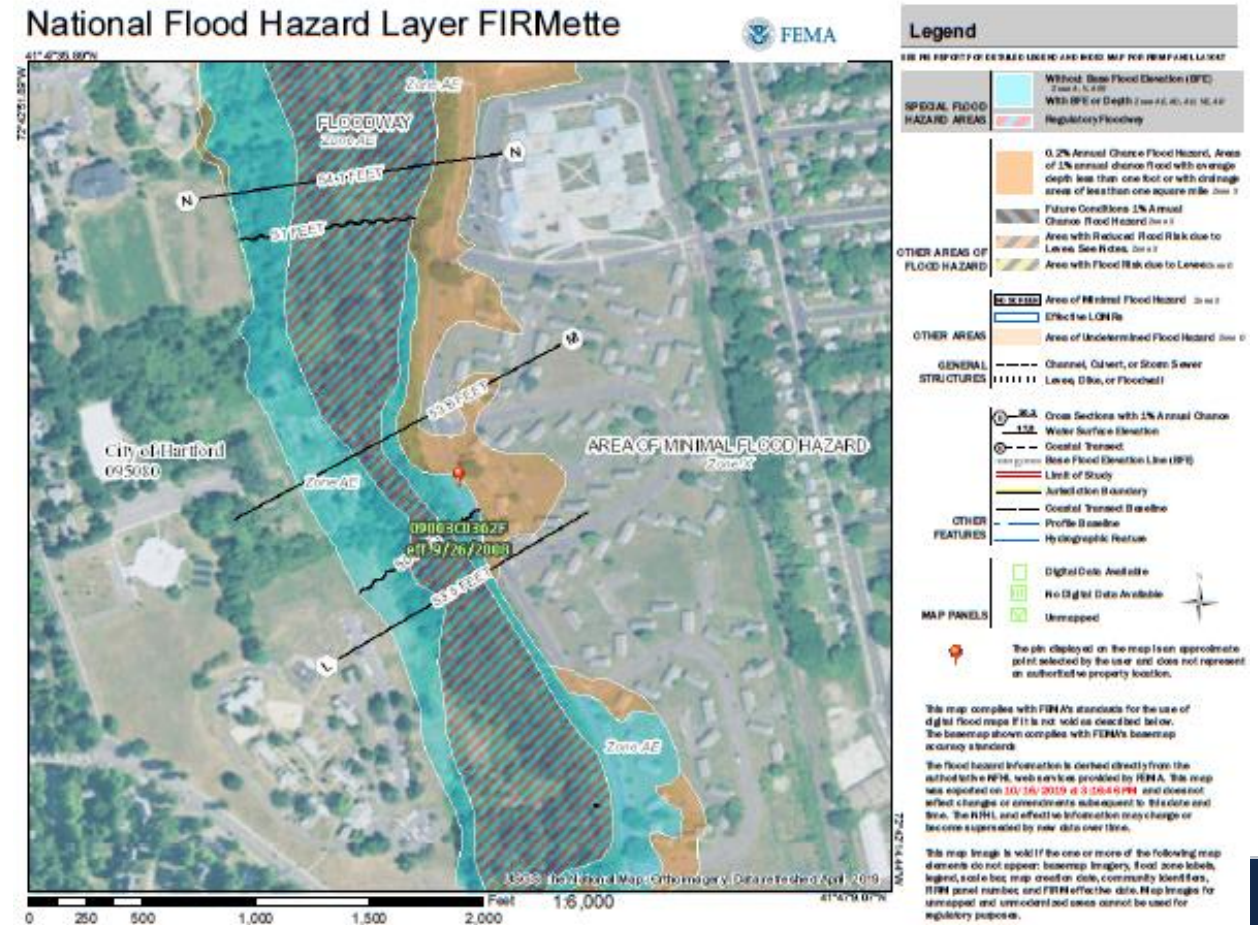
Jonathan Kinney
State Historic Preservation Officer

- ✓ >50-year-old building
- ✓ Ground disturbance



The Department of Housing may direct a project to the Department of Energy & Environmental Protection (DEEP)

- ☐ Flood Management Certification
- ☐ Inland Wetlands & Watercourses
- ☐ Water Resource Construction Activities
 - ☐ Aquifer Protection
- ☐ Dam Maintenance, Repair, Alteration Protection
 - ☐ In Situ Soil Remediation
 - ☐ Stormwater Management
- ☐ Environmental Land Use Restrictions
- ☐ Remediation/Site Clean-up Program
- ☐ Natural Diversity Database



Pre-Application Assistance DEEP

For requests for DEEP approval of a flood management certification of an activity that does not require another Department permit, processing time for a typical application, based upon recent experience is **less than 60 days**. Past performance is not a guarantee of future processing timeframes. In order to increase the efficiency of application processing, we recommend that you utilize the [Pre-Application Assistance](#) process, assure that your application package is properly completed at the time of submittal, and that you promptly reply to any requests for information.

Contact Information

Land and Water Resources Division
Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106-5127
860-424-3019



The Department of Housing needs a project to have Natural Diversity Database Review Map



CT.gov Home / Department of Energy & Environmental Protection / Natural Diversity Data Base Maps

NDDB Main Page >

Review Data Requests >

NDDB Maps >

Contribute Data >

NDDB FAQs >

About the NDDB >

Endangered Species >

Natural Resources Main Page >

Wildlife Main Page >

Search Department of Energy & Environmental Protection

by Keyword

Natural Diversity Data Base Maps

The Natural Diversity Data Base (NDDB) maps show approximate locations of endangered, threatened, and special concern species and important natural communities in Connecticut. The locations shown on the maps are based on information collected over the years by DEEP staff, scientists, and others. In some cases, an occurrence is from a historic record. The maps are intended to be a tool to show potential impacts to state-listed species. They are also used by groups wishing to find areas of potential conservation concern. The maps are updated periodically and new information is continually added to the data base. It is important to always use the most current version.

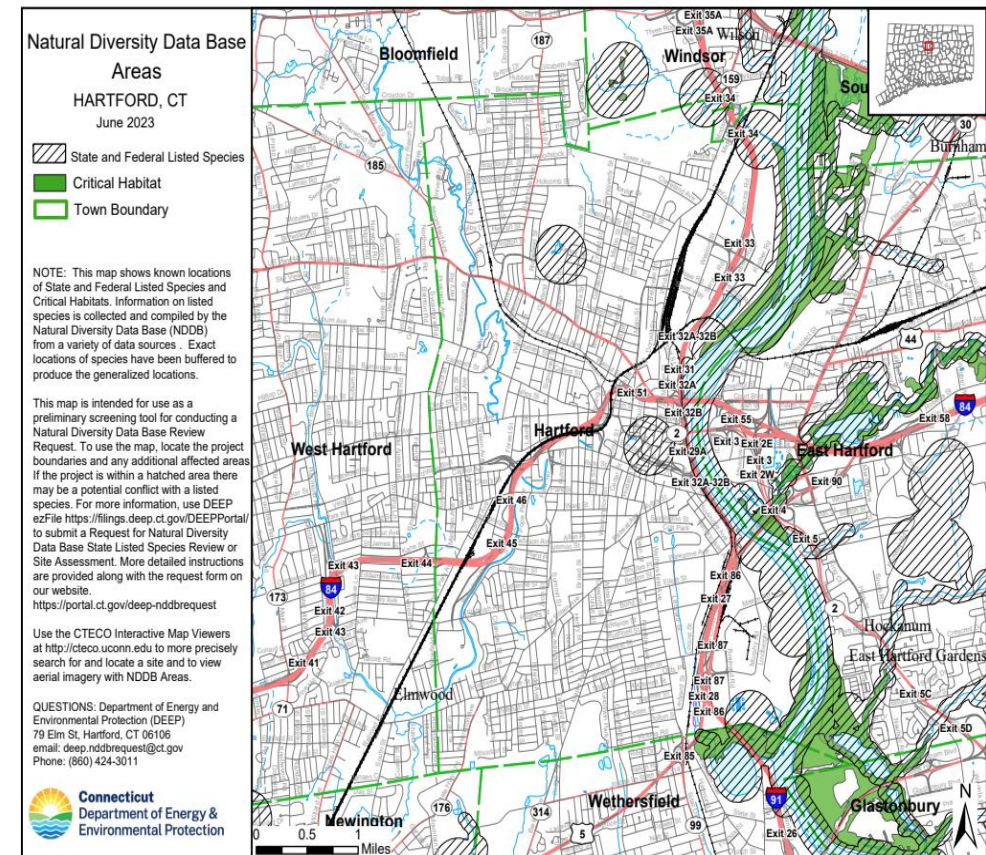
Maps were originally distributed to all towns as part of the Mapping for Municipalities Project, providing a tool for including endangered species reviews in local land use plans. The online maps have allowed the DEEP to reach a wider audience, and local officials and citizens are encouraged to use this important information.

The general locations of species and communities are shown as shaded areas ("blobs") on the maps. Exact locations have been masked to protect sensitive plants and animals from collection and disturbance and protect landowner's rights whenever species occur on private property. Other features on the maps are based on topographic maps.

View Maps by Town

First step: Choose the Town
Second Step: Project location falls in any
identified area in NDDB town map?

Mark the project Area on the
Map!



The Department of Housing needs a project to review General/Local Stormwater Permit need

- This general permit applies to discharges of stormwater and dewatering wastewater from construction activities **where the activity disturbs more than an acre**.
- For further information, contact the division at 860-424-3025 or DEEP.StormwaterStaff@ct.gov.
- The construction stormwater general permit registrations must be filed electronically through DEEP's ezFile Portal. Additional information can be found on-line at: Construction Stormwater GP.

Stormwater and Dewatering Wastewaters from Construction Activities General Permit

Contact: Bureau of Materials Management and Compliance Assurance, Permitting and

Enforcement Division: DEEP.stormwaterstaff@ct.gov

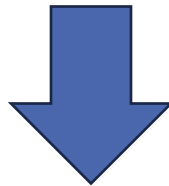


How CEPA works!

Submit a completed CEPA intake form and send copy with all attachments and maps to DOH.CEPA@ct.gov



DOH reviews submission and decides CEPA scoping need



30 days comment period begins where other expert agencies sent their comments of concern to DOH

Connecticut Environmental Policy Act (CEPA) Intake FORM (Ex 4.5.b/CDBG SC EX 00.6)

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1. Project Title *

Enter your answer

2. Number of Phases

Enter your answer

3. Project Address *

Enter your answer

4. Brief Project Description: Include total acreage, physical improvements, demolition, any known environmental issues, change in use, etc. *

Enter your answer



Scope: verb. to look at something carefully and completely Oxford American Dictionary

CEPA Notice of Scoping

Scoping period: 30 Days

CT.GOV Connecticut's Official State Website

Search Connecticut Government...

Language + Settings

 Connecticut State Council on Environmental Quality

CT.gov Home / Council on Environmental Quality / 10 Liberty Street

Environmental Monitor >

Annual Report >

Publications >

Meetings >

About Us >

Search Council on Environmental Quality

by Keyword

1. Notice of Scoping for 10 Liberty Street

Address of possible location: 10-30 Liberty Street/45 Spring Street, New Haven, CT 06519

Municipality where proposed action might be located: New Haven

Project Description: The project consists of the demolition of five vacant, conjoined and dilapidated industrial buildings totaling approximately 60,000 SF, and the construction of a five-story 150-unit affordable apartment building. Walkable to employment opportunities in the City of New Haven's expanding Medical/Bioscience District and multi-modal transportation connectivity to the City's bike path network, local and regional bus and shuttle routes, interstate highways (I95 and I91), and the Union Station Transportation Hub offering Amtrak, MetroNorth, and local and regional bus services. The project will contain a range of units, including studios, one-, two-, and three-bedroom apartments and amenity space, including lobby, co-working, mail/package, fitness, trash/recycling, and indoor bike storage. All of the units will qualify as affordable housing. The square footage of the building will be approximately 150,000 sf. There will be 136 at-grade parking spaces and bike storage for at least 45 bikes. The first floor of the building will include a lobby and amenity spaces, including a coworking space and a gym as well as package, utility, trash/recycling rooms and indoor bike storage for 30 bikes. The façade design of the building, including its windows and site signage, is inspired by the Site's industrial history, while respecting its context, as the Site is bounded by both commercial and residential uses.

Sitework includes a new stormwater retention system that involves the installation of four new bioswales, construction of new curbs and sidewalks along Spring, Liberty, and Putnam Streets, installation of 24 new street trees, and new lighting. Sustainable measures for the building include, in addition to the bioswales, an electric HVAC system, EV ready parking, and solar panels. Site Plan approval was granted by the New Haven City Plan Commission. Additionally, the Office of State Traffic Administration ("OSTA") issued an Administrative Decision letter confirming that the traffic that will be generated by the Project will not require any improvements to adjacent roadways. In addition, environmental remediation was undertaken by the current property owner in accordance with the Connecticut Transfer Act, which remediation permits residential development. A No Audit Letter was received from the Connecticut Department of Energy and Environmental Protection ("DEEP") in December 2021, completing the property's obligations under the Transfer Act. In connection with the Project, the city was recently awarded a \$996,600 Brownfields grant from the Connecticut Department of Community and Economic Development ("DECD") to abate and demolish the buildings currently located on the Site, which work the Applicant will undertake.

Project Map: [Click here](#) to view a map of the project area.

Written comments from the public are welcomed and will be accepted until the close of business on: **June 7, 2024.**

Any person may ask the sponsoring agency to hold a public scoping meeting by sending such a request to the address below. If a public scoping meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a public scoping meeting. Such requests must be made by: **May 17, 2024.**

Written comments and/or requests for a public scoping meeting should be sent to

Name: Mithila Chakraborty, Ph.D.
Agency: Department of Housing
Address: 505 Hudson Street, Hartford, CT 06106-7106
E-Mail: mithila.chakraborty@ct.gov

Inquiries and requests to view and/or copy documents, pursuant to the Freedom of Information Act, must be submitted to the sponsoring state agency:

Name: Mithila Chakraborty, Ph.D.
Agency: Department of Housing
Address: 505 Hudson Street, Hartford, CT 06106-7106
E-Mail: mithila.chakraborty@ct.gov

What Happens Next: The sponsoring agency will make a determination whether to proceed with preparation of an Environmental Impact Evaluation (EIE) or that the project does not require the preparation of an EIE under the Connecticut Environmental Policy Act (CEPA). A Post-Scoping Notice of its decision will appear in a future edition of the *Environmental Monitor*.

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Sample Comments from the CEPA Scoping



Connecticut
Department of Energy &
Environmental Protection

portal.ct.gov/DEEP

To: Mithila Chakraborty, DOH
From: Linda Brunza
Telephone: 860-424-3739
Email: Linda.Brunza@ct.gov

Date: 12/20/2023

Subject: Scoping Notice for Oak Park, Stamford

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for the project sponsored by the Department of Housing (DOH). The project is located at various addresses on Ursula Place, Dale Street, and Cove Road in Stamford. The project is a multi-phased redevelopment on an existing 168-unit family community with one and two-story buildings. Phase 1 will focus on the construction of a multifamily building, seven townhouse buildings with a total of 61 units, and site work improvements including drainage and landscaping. Phase 2 will develop additional townhouse buildings which will contain 43 units and a playground. Phase 3 will have 13 townhouse style buildings which will contain 62 units.

The following comments are submitted for your consideration. There will be information linked to DEEP's website as well as contact information for the programs.

The Permitting/ Regulatory Programs section contains information on DEEP's regulatory programs that may require permits for the project or may be supplementary information, needed in order to complete a permit application (such as the Natural Diversity Database program and Fisheries Division). The links and contact are there to help guide the applicant and sponsoring agency to determine if permits are required after the project moves closer to design and construction. These comments are meant to provide a high-level analysis of the area, since scoping notices tend to be at the beginning stages of a project.

The Information/ Best Management Practices section contains comments that may need to be addressed in the post-scoping notice or Environmental Impact Evaluation.

Permitting/ Regulatory Programs

Stormwater and Dewatering Wastewaters from Construction Activities General Permit
Contact: Permitting and Enforcement Division, DEEP.stormwaterstaff@ct.gov.

The General Permit for [Stormwater and Dewatering Wastewaters from Construction Activities](#) may be applicable depending on the size of the disturbance regardless of phasing. This general permit was created to address rainfall runoff (i.e., stormwater) from sites under construction in order to reduce or eliminate the discharge of sediment from the site during construction as well as addressing discharges of other stormwater pollutants from the site long term.

The construction stormwater general permit dictates separate compliance procedures for Locally Exempt projects (projects primarily conducted by government authorities) and Locally Approvable



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT
Intergovernmental Policy & Planning Division

December 21, 2023

Mithila Chakraborty
Department of Housing
505 Hudson Street, Hartford, CT 06106-7106

Re: Notice of Scoping for Oak Park Redevelopment, Stamford

Dear Mithila,

The Office of Policy and Management (OPM) has reviewed this [scoping notice](#) and would like to provide the following comments:

- The scoping notice's Project Description concludes with this statement:

A Construction Manager was selected and awarded a contract for Construction Management Services for Phase 1 in August 2022. Construction was scheduled to begin in the summer of 2023 and continue for a period of approximately 16-18 months, including demolition of existing buildings.

Can DOH please elaborate on the construction, demolition, and/or any other work described above and if the work described in this scoping notice is already underway?

- It is unclear if the redevelopment of housing units within the multi-phase Oak Park Redevelopment project will be (a) adding or reducing the total number of housing units and (b) if the new housing units will be comparable in size and accommodations to the current housing units. Further, the scoping notice does not indicate plans for current residents through the redevelopment process.

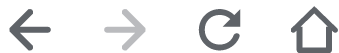
Given the housing demands the state is currently experiencing –both for affordable housing and an overall increase in housing units – it would be helpful to understand how this project is balancing the needs of current and future Oak Park residents.

- The mature trees of the ~75-year-old housing complex stand out in satellite and Streetview imagery. The orientation of buildings and other features on the [project map](#) suggests that much of the existing urban tree canopy may be preserved if siting and construction are planned and carried out in a manner that prioritizes preserving the mature trees.

There are several benefits that trees, particularly those 75+ years of age, provide in urban settings that must be considered within the context of this project. These benefits include:

- Reduction of Urban Heat Island Effect: Urban settings are prone to retaining heat and causing a rise in local temperatures due to a greater density of buildings and impervious surface cover. By providing adequate shade cover for buildings and residents, urban tree canopy reduces this heat island effect. This results in fewer heat-





portal.ct.gov/OPM/IGPP/ORG/CEPA/Overview-of-Connectic...



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through a formal Record of Decision (ROD), and OPM publishes its “determination of adequacy” in the Environmental Monitor indicating that the sponsoring agency has fully satisfied the requirements of CEPA.

Additional Resources:

[CEPA Training presentation for Department of Economic and Community Development \(DECD\)](#)  ,
dated April 14, 2022

[CEPA Training presentation for Department of Housing \(DOH\) and Connecticut Housing Finance Authority \(CHFA\)](#)  , dated October 06, 2021

[CEPA Manual for Connecticut State Agencies](#)  , updated February 25, 2020

[Environmental Review Checklist](#)  , updated February 25, 2020

[State Agency CEPA Training Presentation](#)  , dated November 18, 2019

[Using Templates to Develop Notices for the Environmental Monitor Sitecore Edition](#), by CT CEQ,
dated February 6, 2020

Environmental Monitor – This website is maintained by the Council on Environmental Quality (CEQ) for the purposes of providing public notification of certain CEPA-related information.

[CEPA Project Inventory](#)  updated 3/9/2023, as required by RCSA Section 22a-1a-11

[Office of Legislative Research \(OLR\) July 30, 2004 Research Report](#) – Overview of the CEPA process.

[Office of Legislative Research \(OLR\) January 30, 2008 Research Report](#) – CEPA Legislative History.

[2021 Generic ECD Revision_Public Comments and OPM responses_03022021](#) 

[10/5/2010 OPM Generic Environmental Classification Document](#) 

For Further Information, Contact:

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**Livable Communities, Affordable Housing,
Cultural Resources, Health and Safety and
Environmental Protection are friends!
Let's meet the highest standards !**





Thank you...

Architectural & Technical Services Office
State of Connecticut
Department of Housing

Questions?

Environmental Assessment

CEPA

Exempt

Categorical Exclusion,
Subject to 58.5

Categorical Exclusion,
Subsequently Exempt

Continued Relevance

Categorical Exclusion,
Not Subject to 58.5