



State of Connecticut

Environmental Review Checklist

Last Updated 02/25/2020

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: 6/17/2026
Name of Project/Action: The Homes at Avon Park
Project Address(es): 20 Security Drive 1B, Avon CT
Affected Municipalities: Avon

Sponsoring Agency(ies): DOH
Agency Project Number, if applicable: DOH 25-0325-004
Project Funding Source(s)/Program(s), if known: State fund

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: No historic properties will be affected

☒ 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: Mithila Chakraborty, Ph.D., Environmental Analyst II

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 project involves the redevelopment of an 11.23 acre portion of an office park located in the center of Avon, CT. Phases 1 and 2 will involve the new construction of 100 units of residential units on a surface parking lot, which abuts a vacant mid-century office building. Phase 3 will include the adaptive re-use of the existing, underutilized and vacant office building as 76 residential units of mixed income housing. Some interior demolition is anticipated as part of Phase 3. Improvements will include the creation of 1- & 2- bedroom units; common amenities including community room & kitchen, fitness and wellness spaces, walking trails, multi-use lawn, gardens, playground, outdoor courtyard & paved terrace, basketball court and dog runs. Environmental testing revealed the existence of Asbestos-Containing Materials in bathroom mirror glue and roofing materials, to be abate as part of the Phase 3 scope of work.

Description of the Proposed Action:

The Homes at Avon Park - located at 20 Security Drive in Avon CT involves the redevelopment of an approximate 11.23 acre portion of an abandoned office park, surrounded by woods, yet adjacent to the historic downtown of as well as a newly constructed retail and commercial development that includes a Whole Foods market, fitness facilities and medical offices.

Alternatives Considered:

No Action Alternative.

Public concerns or controversy associated with the proposed action:

NA

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:

<http://ctmaps.maps.arcgis.com/apps/webappviewer/index.html?id=ba47efccdb304e02893b7b8e8cff556a>

Priority Funding Area factors:

- ☐ Designated as a Priority Funding Area, including ☐ Balanced, or ☐ Village PFA;
- ☐ 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;	The proposed action will not result in any impact on groundwater and surface water quality. Water Planning and Management Division, DEEP, commented: “The project for The Homes at Avon Park in Avon is partially located in Avon Water Company's Well 2 Aquifer Protection Area as shown on the Aquifer Protection Area Interactive Map. The proposed redevelopment of an 11.23-acre portion of an office park is a land use that is not regulated by the Aquifer Protection Area Program. However, it is recommended that the developer is aware of the location in the aquifer protection area and implement Best Management Practices (BMPs) and take precautions to protect this sensitive drinking water area. BMPs from the Connecticut's Aquifer Protection Area Program Municipal Manual entitled BMPs for Temporary Construction Operations in Aquifer Protection Areas can be found in the Appendices of the Municipal Manual.” “Additional stormwater management measures must be in place to prevent contaminated stormwater discharges/releases to the ground, apply stormwater discharge and treatment measures that protect groundwater quality, and encourage safe recharge of stormwater where it does not endanger groundwater quality. Additional management measures include: prevent illicit discharges to stormwater discharged to the ground and discharge paved surface runoff to aboveground type land treatment structures – surface drains, sheet flow, surface swales, depressed grass islands, detention/retention and infiltration basins and wet basins (these measures take advantage of natural treatment processes in soil and vegetation before discharge to the groundwater and promote natural aquifer recharge). Any catch basins that are installed should have deep sumps to trap sediments and hoods to trap oil and grease. Please see the Instructions for Developing a Stormwater Management Plan and Aquifer Protection Stormwater Management Plan Supplement in the "Guidance" section at the bottom of the Aquifer Protection Area Businesses and Industry Information page. It is recommended that the developer create a map of the proposed project work area with the Aquifer Protection Area overlay and use this map in their planning, construction plans,

	permit applications, and any public outreach materials they use and distribute. The project map with the Aquifer Protection Area outline and the parcel boundary should be shared during their virtual public scoping meeting. For more maps and GIS shapefiles, go to https://portal.ct.gov/DEEP/Aquifer-Protection-and-Groundwater/Aquifer-Protection/Aquifer-Protection-Area-Maps.” “The proposed project is located within Avon Water Company’s service area, so public water supply should be available for the development site if needed. Otherwise, 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.” DOH encouraged the development team to follow DEEP’s recommendations. The local site plan application included a notification to the Water Company due to location in APA. The Water company reviewed and commented on the plan. This comment is noted; we will include the manual in our contract with the General Contractor. The storm water management system was designed in accordance with the CT DEEP Stormwater manual as to water quantity and quality. Development team will include the manual in post construction operation and maintenance manual. Connecticut Water has issued a will serve letter confirming the project will be supported with public water supply.
Effect on a public water supply system;	The project will not have any negative impact on the public water supply system.
Effect on flooding, in-stream flows, erosion or sedimentation;	The Project site is not located within a FEMA-designated floodplain.
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 setting; OR B. Disruption of an archeological or sacred site;	No direct, indirect, or cumulative impacts.
Effect on natural communities and upon critical plant and animal species and their habitat; interference with the movement of	No direct, indirect, or cumulative impacts.

any resident or migratory fish or wildlife species;	
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.
Substantial aesthetic or visual effects;	The project is not expected to cause substantial aesthetic or visual impacts in the area.
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;	Proposed project is consistent with the State C&D Plan Growth Management principles #1 (Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure); Growth Management Principle #2 (Expand Housing Opportunities and Design Choices to Accommodate a variety of Household Types and Needs); and Growth Management Principle #3 (Concentrate Development around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options).
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;	No direct, indirect, or cumulative impacts.
Displacement or addition of substantial numbers of people;	No direct, indirect, or cumulative impacts.
Substantial increase in congestion (traffic, recreational, other);	No direct, indirect, or cumulative impacts.
A substantial increase in the type or rate of energy use as a direct or indirect result of the action;	No direct, indirect, or cumulative impacts.
The creation of a hazard to human health or safety;	No direct, indirect, or cumulative impacts.
Effect on air quality;	The proposed project is not a commercial or industrial facility. The proposed project is residential apartments. During construction there can be a little air dust issue, but no direct, indirect or cumulative impacts are anticipated. DOH advised clients to adopt best management practices to reduce potential air quality impacts.

Effect on ambient noise levels;	No direct, indirect, or cumulative impacts.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	No direct, indirect, or cumulative impacts.
Effect on agricultural resources;	Not any adverse impact on agricultural land is anticipated.
Adequacy of existing or proposed utilities and infrastructure;	Existing utilities are present on site and in the area.
Effect on greenhouse gas emissions as a direct or indirect result of the action;	Not any adverse impact is anticipated.
Effect of a changing climate on the action, including any resiliency measures incorporated into the action;	Based on the scope of the project, no climate change impacts are anticipated.
Any other substantial effects on natural, cultural, recreational, or scenic resources.	Not any adverse impact is anticipated.
Cumulative effects.	Based on the scope of the project, the proposed project is not anticipated to result in any cumulative impact on the environment. The project will provide additional affordable housing.

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

NA

PART VI – Sponsoring Agency Comments and Recommendations

Based on the environmental assessment of the proposed project, DOH recommends that the project proceed as proposed and preparation of an Environmental Impact Evaluation (EIE) is not warranted.

PART VII - Public Comments and Sponsoring Agency Responses:

DEEP comments are received and addressed in the ERC.

