



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: 07/01/2024
Name of Project/Action: The Monarch
Project Address(es): 149-169 Derby Ave, New Haven, CT 06511
Affected Municipalities: New Haven

Sponsoring Agency(ies): DOH
Agency Project Number, if applicable: FX2209302
Project Funding Source(s)/Program(s), if known: FLEX

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: Received '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 1

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 site consists of four contiguous parcels that total 1.77-acres currently developed with two interconnected commercial buildings totaling 38k square feet. Until 2021 the two buildings operated as a Dry Cleaner and will both be demolished.

Description of the Proposed Action:

The site has environmental issues and is considered a brownfield. After demolition, the site will be remediated and will be re-developed with a 68-unit mixed income residential development.

Alternatives Considered:

No Action Alternative.

Public concerns or controversy associated with the proposed action:

None.

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;	<p>The proposed action will not result in any impact to groundwater and surface water quality.</p> <p>DEEP comments indicated the applicability of Stormwater and Dewatering Wastewaters from Construction Activities depending on the size of the disturbance regardless of phasing. This general permit applies to discharges of stormwater and dewatering wastewater from construction activities where the activity disturbs more than an acre. The General Permit for Stormwater and Dewatering Wastewaters from Construction Activities (Stormwater 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.</p> <p>The development team addressed that GeoQuest will work with contractor as needed to make sure any applicable stormwater or dewatering permits and plans needed for construction are submitted, applied for and obtained as required. Erosion and sedimentation controls are detailed in the 90% construction plans, which indicate that said erosion and sedimentation controls will be installed prior to the start of demolition. GeoQuest assumes that the appropriate stormwater management and erosion and sedimentation controls designed by Freeman Companies, LLC (Civil Engineer) are in accordance with current guidelines.</p>
Effect on a public water supply system;	<p>The project will not have any impact on the public water supply system. The location of this project is not in an aquifer protection area. DEEP staff reviewed the location of this project too and found that it is not in an aquifer protection area.</p>
Effect on flooding, in-stream flows, erosion or sedimentation;	<p>The project site is not located in 100- or 500-year flood zone.</p> <p>According to DEEP: The project location is east of the West River, which is an impaired waterbody. A waterbody is considered impaired when the waterbody does not currently meet water quality standards. The West River Watershed Management Plan aims to resolve this impairment, which lists remediation sites as a potential source of impairment to the waterbody. As such, management measures for stormwater, sediment removal, and any activities related to the remediation should be taken in order to not further impact water resources.</p>

	<p>DEEP supports incorporating green infrastructure into the design of residential development to manage stormwater runoff. The West River Watershed Management Plan recommends continued implementation of green infrastructure throughout the watershed. Green infrastructure should continue to be implemented through retrofits of existing developed sites and roads (i.e., complete streets), and as part of new public and private development and redevelopment in the watershed, as required by existing and future land use regulations and policies.</p> <p>According to development team: GeoQuest will work with the contractor to ensure that appropriate stormwater, erosion, and sedimentation controls are in place while the remediation is occurring. In addition, GeoQuest assumes that the project architects and engineers have considered incorporating “green infrastructure” into the designs of this project wherever possible.</p>
<p>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;</p>	<p>In SHPO’s opinion the property located at 149-169 Derby Avenue, known as The Monarch, does not appear to be eligible for listing on either the State or National Register of Historic Places. Based on the information provided to this office, no historic properties will be affected.</p>
<p>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>	<p>According to DEEP portions of the project location are within a Natural Diversity Database Area. An application for review should be submitted to the Natural Diversity Database to ensure that any action authorized, funded, or performed by a state agency does not impact a state-listed species.</p> <p>The development team has consulted with the NDDB. The project received an e-generated Natural Diversity Database (NDDB) determination letter on November 27, 2023. The letter contains Best Management Practices for the project. The project received a “no conflict” response and no further review from the Wildlife Division is necessary.</p>
<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>	<p>Based on the type and the nature of the development, the use of pesticides, toxic or hazardous materials are not anticipated.</p>
<p>Substantial aesthetic or visual effects;</p>	<p>The project is not expected to cause substantial aesthetic or visual impacts in the area.</p>

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;	Temporary disruption is expected but the long-term affect will be positive to the site and neighborhood.
Displacement or addition of substantial numbers of people;	No direct, indirect or cumulative impacts.
Substantial increase in congestion (traffic, recreational, other);	During work there can be some temporary traffic but best management practice can be adopted to reduce the impact.
A substantial increase in the type or rate of energy use as a direct or indirect result of the action;	Some increase may occur.
The creation of a hazard to human health or safety;	No direct, indirect or cumulative impacts.
Effect on air quality;	<p>DEEP has reviewed the project and has determined that there is potential for impacts on air quality from the soil remediation process that will be conducted. The remediation may trigger the need for air permitting. (Soil vapor extraction and air stripping of groundwater are remediation processes that may potentially trigger the need for air permitting). The developer should be careful to minimize particulate emissions during demolition of the existing building, and construction of the new building, per Section 22a-174-18(c) of the Regulations of Connecticut State Agencies.</p> <p>As per development team: Good construction practices will need to be followed to minimize particulate emissions during demolition. No soil vapor extraction and/or air stripping measures are currently included in the proposed remediation activities for the site per GeoQuest’s 2023 Remedial Action Plan (RAP). DOH</p>

	advised client to adopt best management practices to reduce potential air quality impacts.
Effect on ambient noise levels;	No noise issue is anticipated from reuse work.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	No adverse impact on coastal or inland wetland are anticipated.
Effect on agricultural resources;	No 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;	Not any adverse impact is anticipated.
Any other substantial effects on natural, cultural, recreational, or scenic resources.	Not any adverse impact is anticipated.
Cumulative effects.	Positive cumulative impact on reusing a previous mill structure for residential building meeting more housing needs.

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

DEEP has made recommendations in their review letter dated January 5, 2024 (attached). At the request of DOH, Developer/Consultant confirmed that all comments were considered.

1) Natural Diversity Database: No further actions needed.

2) Air Management: Good construction practices will need to be followed to minimize particulate emissions during demolition. No soil vapor extraction and/or air stripping measures are currently included in the proposed remediation activities for the site per GeoQuest's 2023 Remedial Action Plan (RAP).

3) Stormwater and Dewatering: GeoQuest will work with contractor as needed to make sure any applicable stormwater or dewatering permits and plans needed for construction are submitted, applied for and obtained as required. Erosion and sedimentation controls are detailed in the 90% construction plans, which indicate that said erosion and sedimentation controls will be installed prior to the start of demolition. GeoQuest assumes that the appropriate stormwater management and erosion and

sedimentation_controls designed by Freeman Companies, LLC (Civil Engineer) are in accordance with current_guidelines.

4) Aquifer Protection: No further actions needed.

5) Watershed Management: GeoQuest will work with the contractor to ensure that appropriate stormwater, erosion, and_sedimentation controls are in place while the remediation is occurring. In addition, GeoQuest_assumes that the project architects and engineers have considered incorporating “green infrastructure”_into the designs of this project wherever possible.

6) Solid Waste Disposal: GeoQuest assumes that the contractor will be segregating all demolition waste, as needed, to ensure_that it is properly disposed of off-site; and that as much of the material will be recycled as possible._Clean fill can be reused on-site.

7) Special Waste: GeoQuest assumes that all hazardous building materials (e.g., asbestos, mercury thermostats,_polychlorinated biphenyls [PCB] containing materials, lead contaminated materials, etc.) will be_abated prior to building demolition and that all of the abated material will be properly disposed of_off-site. GeoQuest notes that the CTDEEP encourages utilizing deconstruction as an alternative to demolition to facilitate the salvage of as much of the reusable materials as possible.

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:

No public comments provided during scoping notice period.