



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: 05/17/2024
Name of Project/Action: State and Chapel
Project Address(es): 300 State Street and 742-760 Chapel Street, New Haven, CT
Affected Municipalities: New Haven

Sponsoring Agency(ies): DOH
Agency Project Number, if applicable: FX/HT/UA2415501
Project Funding Source(s)/Program(s), if known: FLEX - \$4M; State HTF - \$3.1M; Urban Act passthrough to City of New Haven - \$2.5M

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: State Historic Preservation Office (SHPO) reviewed the project already and have part approval. The State & Chapel development will include the preservation and rehabilitation of the Chapel buildings located at 742-760 Chapel Street (3 buildings). These buildings are located in a Historic District listed on the National Register. The rehabilitation will be done in accordance with the Secretary of the Interior Standards. The following historic approvals received to date: SHPO Part 1 approval for 742 Chapel, SHPO Part 1 approval for 756 Chapel, SHPO Part 1 approval for 760 Chapel, NPS Part 1 approval for 742 Chapel, SHPO Part 2 Approval for 742 Chapel, NPS Part 2 Approval for 742 Chapel. Part 2 applications for 756 and 760 Chapel were submitted to the SHPO in November 2021. For 742-750, 756-758, 760 Chapel Street, New Haven, Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits for the historic structure has been approved.

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 project will involve the development of an underutilized parking lot (300 State Street) and the adjoining historic buildings (Chapel Street) into 76 units of newly constructed affordable housing rental units.

Description of the Proposed Action:

The project will involve the development of an underutilized parking lot (300 State Street) and the adjoining historic buildings (Chapel Street) into 76 units of newly constructed affordable housing rental units. A new structure will be built at 300 State of a type and scale compatible with the adjoining historic structures and connect to the rear façade of 742 Chapel to create one integrated mixed-use property. The State Street lot is a 0.42-acre parking lot, and the Chapel property is approximately 0.54 acres. The total gross square footage for the project is 115,000. There will be no demolition on site. The Chapel buildings will be preserved and rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation. State Historic Preservation Office (SHPO) reviewed the project already and have part approval. The State & Chapel development will include the preservation and rehabilitation of the Chapel buildings located at 742-760 Chapel Street (3 buildings). These buildings are located in a Historic District listed on the National Register. The rehabilitation will be done in accordance with the Secretary of the Interior Standards. The following historic approvals received to date: SHPO Part 1 approval for 742 Chapel, SHPO Part 1 approval for 756 Chapel, SHPO Part 1 approval for 760 Chapel, NPS Part 1 approval for 742 Chapel, SHPO Part 2 Approval for 742 Chapel, NPS Part 2 Approval for 742 Chapel. Part 2 applications for 756 and 760 Chapel were submitted to the SHPO in November 2021. For 742-750, 756-758, 760 Chapel Street, New Haven, Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits for the historic structure has been approved.

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’s civil engineer addressed that the Stormwater and Dewatering Wastewaters from Construction Activities general permit doesn’t apply as the site does not meet the 5-acre threshold. The project’s E&S Plans have already received local approval by the City of New Haven.</p>
Effect on a public water supply system;	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.
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>DEEP commented that, this proposed construction will build upon existing impervious surface. DEEP recommends the use of low impact development and green infrastructure throughout the development to reduce the impact of polluted stormwater from reaching receiving surface waters. To minimize the water quality impacts of the redevelopment, proper management measures for stormwater and sediment should be taken.</p> <p>This project is governed by a Stormwater Management Plan that was approved by the City of New Haven to be consistent with their standards around watershed management. Direct channeling of untreated surface water runoff into adjacent ground and surface waters is prohibited and there shall be no net increase in the peak rate or total volume of stormwater runoff from the site to the maximum extent possible resulting from the project. The disposal</p>

	<p>of demolition waste will be handled in accordance with applicable waste statutes and regulations. Any abatement required in the existing Chapel Street buildings will also be disposed of in accordance with applicable regulations, and at facilities that are specifically authorized to accept such materials.</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>The Chapel buildings will be preserved and rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation. State Historic Preservation Office (SHPO) reviewed the project already and have part approval. The State & Chapel development will include the preservation and rehabilitation of the Chapel buildings located at 742-760 Chapel Street (3 buildings). These buildings are located in a Historic District listed on the National Register. The rehabilitation will be done in accordance with the Secretary of the Interior Standards. The following historic approvals received to date: SHPO Part 1 approval for 742 Chapel, SHPO Part 1 approval for 756 Chapel, SHPO Part 1 approval for 760 Chapel, NPS Part 1 approval for 742 Chapel, SHPO Part 2 Approval for 742 Chapel, NPS Part 2 Approval for 742 Chapel. Part 2 applications for 756 and 760 Chapel were submitted to the SHPO in November 2021. For 742-750, 756-758, 760 Chapel Street, New Haven, Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits for the historic structure has been approved.</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. Applicants for state permits may be required to consult with NDDDB as part of the application process. Species and habitat surveys may be required in order to assess risk and determine appropriate mitigation.</p> <p>The development team has consulted with the NDDDB and confirmed the site's location within proximity to an endangered species' habitat. They have updated Construction Management Plan to include the NDDDB suggested interventions to the extent allowable at this project based on financing restrictions and historic requirements.</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 as the building will be residential.
The creation of a hazard to human health or safety;	No direct, indirect or cumulative impacts.
Effect on air quality;	During construction or reuse there can be a little air dust issue but no direct, indirect or cumulative impacts are anticipated from rehab work. DOH 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;	Not any adverse impact on coastal or inland wetland are anticipated.
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;	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 November 15, 2023 (attached). At the request of DOH, Developer/Consultant confirmed that all comments were considered.

- (1) Natural Diversity Database: The development team has consulted with the NDDDB and confirmed the site's location within proximity to an endangered species' habitat. They have updated Construction Management Plan to include the NDDDB suggested interventions to the extent allowable at this project based on financing restrictions and historic requirements.
- (2) Stormwater Management during Construction: The development team's civil engineer addressed that the Stormwater and Dewatering Wastewaters from Construction Activities general permit doesn't apply as the site does not meet the 5 acre threshold. The project's E&S Plans have already received local approval by the City of New Haven.
- (3) Watershed Management: This project is governed by a Stormwater Management Plan that was approved by the City of New Haven to be consistent with their standards around watershed management. Direct channeling of untreated surface water runoff into adjacent ground and surface waters is prohibited and there shall be no net increase in the peak rate or total volume of stormwater runoff from the site to the maximum extent possible resulting from the project. The disposal of demolition waste will be handled in accordance with applicable waste statutes and regulations. Any abatement required in the existing Chapel Street buildings will also be disposed of in accordance with applicable regulations, and at facilities that are specifically authorized to accept such materials.
- (4) Solid Waste Disposal: All waste is being handled according to all relevant regulations
- (5) Special Waste: All special waste is being handled according to all relevant regulations.

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.