



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: 10/08/2024
Name of Project/Action: The Camelot Flats and Lofts
Project Address(es): 900 Farmington Ave, West Hartford, CT
Affected Municipalities: West Hartford

Sponsoring Agency(ies): DOH
Agency Project Number, if applicable: FX2415501
Project Funding Source(s)/Program(s), if known: Afford. Housing (Sec. 8-37 pp) aka 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: 'No historic properties affected' letter received from SHPO.

☒ 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 site consists of a 0.67-acre parcel of land with an approximately 8,000 square foot shuttered restaurant, an operating 22,000 square foot hotel, and two levels of structured parking, which will be turned into mixed income affordable housing of total 44 units (20 new construction units and 24 rehabilitation units).

Description of the Proposed Action:

It is located on the northern side of Farmington Avenue, 135 feet east of the intersection of Farmington Avenue and Trout Brook Drive in a general business district of West Hartford, Connecticut. The on-site buildings, paved driveway, and landscaping cover the entire site. The restaurant building is currently vacant, and the West Hartford Inn occupies the hotel building. The site is connected to public water, sewer, and electric, and is heated with natural gas. The site has soil issues as well as lead, and asbestos in the existing buildings. The project will include the demolition of the restaurant, adaptive reuse of the hotel building, new construction, soil remediation and abatement of hazardous materials.

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.</p> <p>GeoQuest as consultant of development team confirmed A Stormwater Management Plan has been created by Freeman Engineering and approved by the Town of West Hartford.</p>
Effect on a public water supply system;	<p>The project will not have any impact on public water supply system.</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>DEEP commented "This property is located east of Trout Brook, which DEEP has identified as an impaired waterbody not supporting recreation or aquatic life use in this Trout Brook Summary Report. DEEP supports robust stormwater control measures and incorporating green infrastructure to encourage soil infiltration, which would be beneficial for adjacent water resources. Site contractors should ensure that activities related to soil remediation are properly managed".</p> <p>GeoQuest confirmed "The General Contractor will follow all recommended stormwater and sediment control plans, and will comply with all relevant regulations (Local, State, Federal)."</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>The State Historic Preservation Office (SHPO) has reviewed the information submitted to the office. It is the opinion of SHPO that <u>no historic properties will be affected</u> by the proposed development.</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>The project is not located in any Natural Diversity Database area.</p> <p>According to DEEP too it was not in a Natural Diversity Database Area. So, this project will not have any effect on natural communities of critical habitat. There is no floodzone so the project will not affect any fish or aquatic animal. No Wetland issue that will be impacted through construction.</p>
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment;	Based on the type and the nature of the development, the use of pesticides, toxic or hazardous materials are not anticipated.
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;	Temporary disruption is expected during construction, 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 impact anticipated.

Effect on air quality;	<p>During construction there can be a little air dust issue but no direct, indirect or cumulative impacts are anticipated from reuse work.</p> <p>DEEP Bureau of Air Management typically recommends the use of newer off-road construction equipment that meets the latest EPA or California Air Resources Board (CARB) standards. If newer equipment cannot be used, equipment with the best available controls on diesel emissions including retrofitting with diesel oxidation catalysts or particulate filters in addition to the use of ultra-low sulfur fuel would be the second choice that can be effective in reducing exhaust emissions. The use of newer equipment that meets EPA standards would obviate the need for retrofits.</p> <p>DEEP also recommends the use of newer on-road vehicles that meet either the latest EPA or California Air Resources Board (CARB) standards for construction projects. These on-road vehicles include dump trucks, fuel delivery trucks and other vehicles typically found at construction sites. On-road vehicles older than the 2007-model year typically should be retrofitted with diesel oxidation catalysts or diesel particulate filters for projects. Again, the use of newer vehicles that meet EPA standards would eliminate the need for retrofits.</p> <p>DOH advised client to adopt best management practices including those from DEEP to reduce potential air quality impacts. GeoQuest confirmed that General Contractor will comply with all relevant regulations (Local, State, Federal).</p>
Effect on ambient noise levels;	No noise issue is anticipated.
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 increasing housing opportunity for people.

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 September 9, 2023 (attached). On request of DOH, Developer/Consultant (GeoQuest) confirmed that all comments were considered.

1. Stormwater and Dewatering Wastewaters from Construction Activities General Permit

A Stormwater Management Plan has been created by Freeman Engineering and approved by the Town of West Hartford.

2. Solid Waste Disposal

GeoQuest reviewed the summary of the solid waste disposal manifest for the steel, brick, waste C&D, and clean concrete for the project. Solid waste for recycling was transported to from the site for recycling from January 11, 2024 thru march 1, 2024, to the following locations:

Sims Metal Management, 263 Locust Street, Hartford Connecticut
 Albert Brothers, 240 E Aurora Street, Waterbury, Connecticut
 DMR Materials, 100 Old Iron Ore Road, Bloomfield, Connecticut
 Murphy Road Recycling, 143 Murphy Road, Hartford, Connecticut

3. Special Waste

Asbestos Waste

GeoQuest provided asbestos abatement project monitoring for the asbestos abatement of the buildings. All identified asbestos containing materials were properly abated prior to the demolition of the former restaurant building and the renovation of the hotel building A copy of the Asbestos Abatement and Project Monitoring Report prepared ed by GeoQuest, dated March 1, 2024, is available.

GeoQuest reviewed the Brother's Environmental, LLC (Brother's), of Manchester, Connecticut Asbestos Closeout Documents for Phase I of the project. Based on the review, the asbestos abatement waste was properly transported for disposal at the Minerva Landfill located in Waynesburg, Ohio, an EPA approved solid waste landfill for asbestos waste. A copy of the Brother's waste manifests for the asbestos disposal is available.

Lead-Based Paint

A pre-demolition/renovation lead-based paint inspection was conducted of buildings by GeoQuest in July 2022 using an X-Ray Fluorescence (XRF) Analyzer. The EPA and CTDPH define lead-based paint as paint or other coatings containing a lead concentration of 1.0 milligrams per square centimeter (mg/cm²) or greater as measured by XRF analysis. The lead-based paint inspection results indicated that lead-based paint was present on some of the components in the buildings.

In June 2023, GeoQuest conducted a lead toxicity characteristic leachate procedure (TCLP) testing of building materials of the hotel building planned for renovations and of the former restaurant building which is planned for demolition. The testing was performed in order to characterize the renovation and demolition waste for proper disposal. Based on the analytical results, the lead TCLP for the Hotel building was reported to be less than <0.1 milligrams per liter (mg/L) and <0.1 mg/L for the former Restaurant building, which are below the 5.0 mg/L regulatory threshold to be considered a hazardous waste. Therefore, the renovation and demolition waste could be treated as and disposed of as standard construction debris.

Universal Waste

GeoQuest reviewed the Brother's Environmental, LLC (Brother's), of Manchester, disposal manifests for the universal waste present on the site. Universal waste consisted of HVAC unit refrigerants and bulbs and ballasts. Based on the review, the universal waste was properly transported for recycling. A copy of the refrigerant recovery and universal waste manifests are available.

4. Watershed Management

The General Contractor will follow all recommended stormwater and sediment control plans, and will comply with all relevant regulations (Local, State, Federal).

5. Air Management

General Contractor will comply with all relevant regulations (Local, State, Federal).

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.