



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: 6/12/2026  
Name of Project/Action: 122 Wilton Road  
Project Address(es): 122 Wilton Rd., Westport, CT 06880  
Affected Municipalities: Westport

Sponsoring Agency(ies): DOH  
Agency Project Number, if applicable: DOH 24-0171-158  
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: *Indicate status of SHPO and/or NATHPO review.*

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:

Homes with Hope (HWH) is securing a grant in the amount of \$7.6 million from the Connecticut State Department of Housing (DOH) to acquire a 19 unit newly constructed housing development at 122 Wilton Road in Westport. Construction of 122 Wilton Road is complete and a certificate of occupancy was issued by the Town of Westport on July 22, 2024.

### Description of the Proposed Action:

Working in conjunction with the current owner and DOH, the property will be constructed and conveyed to HWH upon its completion and certificate of occupancy (which is in hand). 122 Wilton Road is HWH's first significant opportunity to own and manage a property that provides permanent housing for the homeless and working poor. The development will showcase 13 units at deeply affordable rent levels, at 50% of the HUD median income. Since HWH's mission is addressing homelessness and housing issues, we have secured State rental subsidies from DOH for these 13 deeply targeted units for housing homeless individuals and families, currently in homeless shelters. The remaining 6 units at 122 Wilton Road will be marketed to families at 60% and 80% of the HUD area median, also part of HWH's mission of producing mixed income communities. This mix of incomes will ensure HWH that it can both meet the needs of the homeless, as well as serve those who cannot afford suitable housing in the community. The 4 one-bedroom units, 8 two-bedroom units and 7 three-bedroom units contain their own bathroom and kitchen. As building owner, HWH will be responsible for rent up, expenses, maintenance and operating the project for the term of the grant, which is expected to be 30 years. The project construction area is in zone-x, out of 100-year floodzone, tidal wetland and aquifer protection area. Natural Diversity Database Review (NDDDB) was also done, and approval received. Phase I ESA didn't identify any recognized environmental concern (REC).

### 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**

| <b>Required Factors for Consideration<br/>(Section 22a-1a-3 of the RCSA)</b> | <b>Agency’s Assessment and Explanation</b>   |
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| <p>Effect on water quality, including surface water and groundwater;</p>     | <p>The proposed action will not result in any impact on groundwater and surface water quality. The proposed construction site is not in an Aquifer Protection Area. Not in any 100- or 500-year floodzone.</p> <p><b>Water Planning and Management Division, DEEP, commented:</b></p> <p>“The proposed construction site is not located in a parcel prioritized for source water protection as shown on the Parcel Prioritization for Source Water Protection Viewer, indicating that the property is not in a surface water or groundwater protection area. However, the site is located in an area of coarse-grained deposits with a thickness of 0-50 feet per the CT Surficial Aquifer Potential Map and has the potential for water supply development. Also, while the proposed site is not in an Aquifer Protection Area, the northern portion of the site is in close proximity to Aquarion’s Canal Street APA. The proposed construction of a new housing development is a land use that is not regulated by the APA program. However, it is recommended that the construction company is aware of the nearby aquifer protection area and implement Best Management Practices (BMPs) from the Connecticut’s Aquifer Protection Area Program Municipal Manual entitled BMPs for Temporary Construction Operations in Aquifer Protection Areas found in Section 14.4.8 of the Appendices of the Municipal Manual. It is recommended that the construction company 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. We recommend the project map with the Aquifer Protection Area outline be shared during their virtual public scoping meeting. For more maps and GIS shapefiles, go to <a href="https://portal.ct.gov/DEEP/Aquifer-Protection-and-Groundwater/Aquifer-Protection/Aquifer-Protection-Area-Maps">https://portal.ct.gov/DEEP/Aquifer-Protection-and-Groundwater/Aquifer-Protection/Aquifer-Protection-Area-Maps</a>.”</p> <p>“Most of the Town of Westport, including the subject site, is serviced by Aquarion Water Company. It is unlikely that new sources for drinking water will need to be developed to serve the needs of the proposed project. Regardless of the public water supply availability, it is unlikely that the proposed demand will cause the system to exceed the usage of 50,000 gallons per day,</p> |

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|  | <p>the jurisdictional threshold for the Diversion Program. No water diversion permit will be required.”</p> <p><b>DOH encouraged the development team to follow DEEP’s recommendations. On request of DOH, the development team responded:</b></p> <p>“Construction is complete. The estimated water consumption for the 19 units is 4,000 gallons per day.”</p>  |
| 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 in 100- or 500-year flood zone as per FEMA flood map <a href="#">FEMA Flood Map Service Center   Welcome!</a> .   |
| 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; | NA  |
| 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><b>Wildlife Division, DEEP commented:</b></p> <p>“No impacts to fisheries resources are expected and no further consultation with Fisheries is required.” “An NDDDB Determination was issued on 07/29/2024 addressing impacts to state listed species. This determination does not address potential impacts to species that are not state-listed.”</p> <p>DOH encouraged the development team to follow DEEP’s recommendations.</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   | 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   |

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| agency plans; and (C) applicable regional or municipal land use plans;   | 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.<br><br>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.<br><b>As per DEEP's Land and Water Resources Division (LWRD),</b> "The site is within the coastal boundary (Coastal Management Area). The site is adjacent to and may overlap with the 100-year flood zone and tidal wetlands of the Saugatuck River. If any work is to be conducted in these areas at the east end of the site, they should contact LWRD for permitting requirements. Any fill in these wetlands would also require federal Section 404 permitting through the Army Corps of Engineers."<br><br><b>According to development team: "</b> |

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|   | The project was built upland of the 100-year flood zone and limits of the tidal wetlands. No wetlands were filled.”   |
| 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**

General Permit for Stormwater: The project was approved locally and less than 1 acre was disturbed

**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.

