



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: 6/11/2026
Name of Project/Action: 1600 New Britain Avenue
Project Address(es): 1600 New Britain Avenue, Farmington, CT 06032
Affected Municipalities: Farmington

Sponsoring Agency(ies): DOH
Agency Project Number, if applicable: DOH 24-0219-052
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: SHPO found: “Based on the information submitted to this office, it is the opinion of SHPO that 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 proposed development, 1600 New Britain Avenue, will include 90 apartments across 8 buildings (the “Development”). The Development is located at 1600 New Britain Avenue in Farmington, CT, 06032, USA.

Description of the Proposed Action:

The Farmington Canal Heritage Trail directly abuts the property to the west. The development team is planning a direct connection to that trail for residents which the town approved as part of the site plan approval. 1600 New Britain was previously a part of the adjacent parcel, which is now known as 1690 New Britain Avenue. As far as we can tell, the only improvements on 1600 New Britain Avenue have been minor improvements associated with the adjacent office use at 1690 New Britain Avenue, including a small azimuth house. The total development area will include 9.09 acres. There are no known environmental issues on the site. A project notification was made to the State Historic Preservation Office (“SHPO”), who reviewed the project location and determined, in their opinion, that no historic properties will be affected by the proposed undertaking. Readily available soil data and historic aerial imagery indicate that the entirety of the project parcel has been previously disturbed, which was part of the basis for SHPO’s determination that it is unlikely that the proposed project will impact significant archaeological deposits. SHPO reviewed the proposal of work for the project site and confirmed in their letter dated October 4, 2023, that no historic properties will be affected by the proposed work to be performed. No major environmental concern was identified.

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
<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>Water Planning and Management Division, DEEP, commented:</p> <p>“The proposed construction site is not located in an Aquifer Protection Area nor is it 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 50-200 feet per the CT Surficial Aquifer Potential Map. Coarse-grained deposits of thickness greater than 50 feet are considered to have the greatest long term potential ground water yields and should be considered a future source area that should be protected. To ensure protection of this future groundwater source, it is recommended that the construction company 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”. This can be found in Section 14.4.8 of the Appendices of Connecticut’s Aquifer Protection Area Program Municipal Manual.”</p> <p>“Most of the Town of Farmington (including the project site) is within the Connecticut Water Company’s (CWC) Unionville System service area. 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 (the jurisdictional threshold for DEEP’s Diversion Program).”</p> <p>“The proposed development lies between Shade Swamp (to the east) and Scott Swamp Brook Tributary (to the west). Shade Swamp abuts the Pequabuck River, which has a Total Maximum Daily Load (TMDL) for Escherichia coli (E. coli) bacteria. The TMDL indicates urban stormwater runoff as a nonpoint source of bacteria in the Pequabuck River. The Pequabuck Watershed Based Plan states “sources of pathogens in urban waters are numerous</p>

and often difficult to track but are often common in stormwater". To reduce further impairment of this waterbody, DEEP recommends incorporating the Pequabuck Watershed Based Plan's BMPs including Green Infrastructure and/or Low Impact Development throughout the development to reduce the impact of polluted stormwater from reaching receiving surface waters (see the BMP section starting on page 76 of the Pequabuck Watershed Based Plan). To minimize the water quality impacts of the development, proper management measures for stormwater and sediment should be taken."

DOH encouraged the development team to follow DEEP's recommendations. On request of DOH, the development team Licensed PE from SLR consulting responded:

"Comment from DEEP is noted, BMPs have been followed in connection with the Development. The project will be connected to CWC water main and Town of Farmington sanitary sewers"

"Water quality measures or Best Management Practices (BMPs) have been incorporated into the design to maintain water quality to provide protection of the areas downgradient of the proposed development. The proposed stormwater management system will include catch basins with 4-foot sumps, retention storage for the WQV, and hydrodynamic separators.

Each proposed stormwater system will provide retention volume along its bottom, thus creating a water quality feature within it. This serves several purposes, including stormwater renovation and first-flush retention. The vegetation will provide pollutant removal by filtering stormwater runoff and utilizing excess nutrients that may be present in the stormwater. The CTDEEP 2004 Stormwater Quality Manual (Chapter 7) recommends methods for sizing stormwater treatment measures with WQV computations. The WQV addresses the initial stormwater runoff, also commonly referred to as the "first-flush" runoff. The WQV provides adequate volume to store the runoff associated with the first 1 inch of rainfall, which tends to contain the highest concentration of potential pollutants.

The hydrodynamic separators, such as Cascade® and CDS devices will be installed in the proposed storm drainage system prior to discharging stormwater to the final detention basin and the underground chamber system. These units will further remove suspended solids before discharging downgradient, which will in turn remove other pollutants that tend to attach to the suspended solids and effectively remove other debris and floatables that may be present in stormwater runoff. The hydrodynamic separators

	<p>have been designed to meet criteria recommended by the CTDEEP 2004 Stormwater Quality Manual. The device was designed based on the determined WQF, which is the peak-flow rate associated with the Water Quality Volume (WQV) and sized based on the manufacturer's specifications.</p> <p>The detention system will operate in series and will also be constructed to promote infiltration into the naturally occurring sandy soils on site. Underground infiltration galleries are proposed in the central part of the development. The overflow pipe from the galleries will discharge to the first of three detention basins linked in series. One dry well is proposed in the northwest corner of the site. In addition, the storm drainage collection system will use perforated pipes to allow for infiltration.</p> <p>The project site is not within a FEMA flood zone.”</p>
Effect on a public water supply system;	The project will not have any negative impact on the public water supply system. The above points explain the precautions that will be taken by development team.
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 FEMA Flood Map Service Center Welcome! .
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;	The SHPO letter mentioned “no historic properties will be affected”.
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>Wildlife Division, DEEP commented:</p> <p>“The project site is in a Natural Diversity Data Base (NDDB) area and if state permits or funding are utilized, an NDDB review will be required. Please note that comments from the NDDB Program are limited to plant and wildlife species that are listed as endangered, threatened, or special concern, and do not include non-listed plant and wildlife species.”</p> <p>DOH encouraged the development team to follow DEEP’s recommendations. On request of DOH, the development team Licensed PE from SLR consulting responded:</p> <p>A closer review of the DEEP mapping shows that NDDB polygons do not overlap the parcel. NDDB map and correspondence with Shannon Kearney with the Wildlife Division of NDDB found, clients are not Required to submit NDDB review as the location is not in shaded area.</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>Remediation division, DEEP commented: “The project site is adjacent to a remediation site, located at 1690 New Britain Avenue. It is also across the street from another remediation site, located at 1547 New Britain Avenue. Both 1690 New Britain Avenue and 1547 New Britain Avenue had environmental releases, which were remediated to comply with DEEP’s Remediation Standard Regulations (RSRs). DEEP’s Remediation Division has reviewed the remediation of both properties (through the verification process) and does not see any potential issues for the proposed project located at 1600 New Britain Avenue.</p> <p>It shall be noted that some of the remediation that historically took place on the 1690 New Britain Avenue property may be located on what is now the project site (1600 New Britain Avenue), as the sponsoring agency stated that this used to be one parcel. According to DEEP’s Remediation Division, there was one Area of Concern (AOC) that was potentially on the 1600 New Britain Avenue parcel that was identified during the 1690 New Britain Avenue investigation. The AOC included metal ingots that were used to support tables at an old baseball field. The metal ingots were removed, and a minor release of metals was detected. All concentrations were below RSRs, and the investigation of the AOC ended in 2006. Based on the mapping provided by sponsoring agency (which does not outline the project site), and on the Town of Farmington’s GIS map (which does not yet acknowledge 1600 New Britain Avenue as a separate parcel), it cannot yet be determined positively what remediation (if any) took place on the project site.”</p> <p>DOH encouraged the development team to follow DEEP’s recommendations. On request of DOH, the development team Licensed PE from SLR consulting responded: “An integrated pest management plan was prepared and submitted with the town approvals.”</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>
<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</p>	<p>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</p>

regional or municipal land use plans;	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 site work, but the long-term effect 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);	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. No Inland Wetlands or Watercourses are located on the subject parcel.
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	Based on the scope of the project, no climate change impacts are anticipated.

measures incorporated into the action;	
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

The project will disturb 8.7 acres and has received an authorization from the CTDEEP under the General Permit for the Discharge of Stormwater and Dewatering Construction Activities (Application No. 202406886).

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.