



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: Cheshire Highland
Project Address(es): 1728 Highland Avenue, Cheshire, CT 06410
Affected Municipalities: Cheshire

Sponsoring Agency(ies): DOH
Agency Project Number, if applicable: DOH 24-0223-025
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 initially requested A professional Archeological survey. Later after the survey, 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, Cheshire Highland in Cheshire, CT, will include 71 apartments across 7 buildings (the “Development”). The Development is identified by Map block and lot # 11-46 in Cheshire, CT, 06410, USA.

Description of the Proposed Action:

Cheshire highland is an undeveloped, wooded lot with frontage on Route 10, a state road. The total site is 13.82 acres, but the development area is limited to approximately 5 acres. A Phase I report has been completed and there are no known environmental issues on the site. A project notification was made to the State Historic Preservation Office (“SHPO”) in September of 2023. SHPO recommended archeological reconnaissance of the project area. Subsurface testing during the reconnaissance survey yielded only a small quantity of 19th century and later ceramics, modern window and bottle glass, an adding machine or calculator button, and a metal gear fragment. No Native American artifacts or cultural features were encountered during the assessment or reconnaissance survey. The survey did not identify any archaeological resources that meet the criteria for eligibility to the National Register of Historic Places. The state soil scientist stated that, site is not subject to the requirements of the Farmland Protection Policy Act because it is identified as Urbanized area on the Census Bureau Map. The location is in the Aquifer protection area and in conservation area. Cheshire Inland Wetlands and Watercourse Commission Permit is available. No other 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 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 project area is located in the South Central Connecticut Regional Water Authority’s North Cheshire Aquifer Protection Area as shown on the Aquifer Protection Area Interactive Map. The proposed development and construction of 71 new residential apartments across 7 buildings is a land use that is not regulated by the Aquifer Protection Area Program. However, it is recommended that the developer is aware of the location in the aquifer protection area and implement Best Management Practices (BMPs), as well as take precautions to protect this sensitive drinking water area. BMPs from the Connecticut’s Aquifer Protection Area Program Municipal Manual for “Temporary Construction Operations in Aquifer Protection Areas”, “Disposal of Snow Accumulations from Roadways and Parking Lots”, and “Controlling Stormwater in Parking Lots and Road Salt Storage”, as well as other BMPs, can be found in the Appendices of the Municipal Manual.</p> <p>Additional stormwater management measures must be in place to prevent contaminated stormwater discharges/releases to the ground. Stormwater discharge and treatment measures should be applied that protect groundwater quality and encourage safe recharge of stormwater where it does not endanger groundwater quality. Additional management measures include preventing illicit discharges to stormwater discharged to the ground, providing necessary impervious pavement in high potential pollutant release areas such as intensive parking areas and roadways, and discharging paved surface runoff to aboveground type land treatment structures (such as surface drains, surface swales, depressed grass islands, detention/retention and infiltration basins and wet basins). These measures take advantage of natural treatment processes in soil and vegetation before discharge to the groundwater and promote natural aquifer recharge. Any catch basins that are installed should have deep sumps to trap sediments and hoods to trap oil and grease. Please see the Instructions for Developing a Stormwater Management Plan and</p>

	<p>Aquifer Protection Stormwater Management Plan Supplement in the "Guidance" section at the bottom of the Aquifer Protection Area Businesses and Industry Information page.</p> <p>For future deicing activities in the parking areas, all deicing chemicals must be stored inside a building or under a roof with impervious pavement, protected from stormwater run-on and run-off. Outside storage of deicing chemicals is prohibited in an Aquifer Protection Area.</p> <p>It is recommended that the developer 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. The project map with the Aquifer Protection Area outline and the parcel boundary should be shared during their virtual public scoping meeting. For more maps and GIS shapefiles, go to https://portal.ct.gov/DEEP/Aquifer-Protection-and-Groundwater/Aquifer-Protection/Aquifer-Protection-Area-Maps."</p> <p>"The entirety of the Town of Cheshire is within the South Central Connecticut Regional Water Authority's service area, and 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 the Diversion Program."</p> <p>"The proposed development is located west of the Quinnipiac River, a waterbody with a Total Maximum Daily Load (TMDL) for Escherichia coli (E. coli) bacteria. The TMDL indicates stormwater runoff as a nonpoint source of bacteria in the Quinnipiac River. The Quinnipiac River Watershed Based Plan outlines runoff from parking lots and other impervious surfaces as a significant cause of water quality impairments in the Quinnipiac River Watershed. Under Goal 2 (Water Quality), Objective 2-4 states, "reduce the impacts of stormwater on hydrology and water quality through the use of Low Impact Development (LID) practices and Green Infrastructure approaches". To reduce further impairment of this waterbody, DEEP recommends incorporating Objective 2-4 into this project via the use of Green Infrastructure and/or Low Impact Development throughout the development to reduce the impact of polluted stormwater from reaching receiving surface waters (see Table 3-3 "Green Infrastructure Practices" on page 34 of the Quinnipiac River Watershed Based Plan). To minimize the water quality impacts of the development, proper management measures for stormwater and sediment should be taken."</p>
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DOH encouraged the development team to follow DEEP's recommendations. On request of DOH, the development team Licensed PE from SLR consulting responded:

"As part of the Cheshire Land Use Application process, notifications to the State Department of Health and South Central Connecticut Regional Water Authority (SCCRWA) were submitted. The SCCRWA reviewed the site plan submission and issued a letter to the Town on November 9, 2023. The letter includes an acknowledgement that the storm water and erosion control plan are acceptable. General note 15 on the site plans states the parcel falls within an aquifer protection area. The entirety of the site walls within an aquifer protection area, so no additional mapping would be beneficial.

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 2-foot sumps, retention storage for the WQV, and a hydrodynamic separator.

Each proposed water quality basin 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.

A hydrodynamic separator, such as a Cascade® device manufactured by Contech Engineered Solutions, will be installed in the proposed storm drainage system prior to discharging stormwater to the underground chamber system. This unit 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 separator has been designed to meet criteria recommended by the CTDEEP 2004 Stormwater Quality Manual. The device was designed based on the determined WQF,

	<p>which is the peak-flow rate associated with the Water Quality Volume (WQV) and sized based on the manufacturer's specifications.</p> <p>The level spreader discharge system is designed to release stormwater from the water quality basin and will also help improve water quality. The design calls for a level stone berm as an overflow outlet, which will be set against a precast concrete curb. The stone level spreader was designed to gradually release stormwater in a quiescent manner as sheet flow rather than a concentrated point discharge that results from typical storm pipe outlets or flared end sections.</p> <p>The project will be connected to the SCCRWA water main and Town of Cheshire sewer system. The estimated daily water demand is 15,000 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. The above points explains 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” after a detailed Archeological Survey was done.
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: “Two Natural Diversity Data Base (NDDB) reviews were conducted for proposed single lot residential development at this site. Final Determinations included protection measures for Eastern box turtles (<i>Terrapene carolina</i>). The Final Determinations are valid for the project as described in the NDDB application until August 2025. 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: A turtle management plan is included on the site plans and is being adhered to by contractors on site, including sweeps by SLR Inland</p>

	Wetlands consultants prior to site clearing and continuous monitoring during construction activities.
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 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.
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

The project will disturb 5.5 acres and has received an authorization from the CTDEEP under the General Permit for the Discharge of Stormwater and Dewatering Construction Activities (Application No. 202406885).

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.