



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: Jacks Farm
Project Address(es): 1538 South Main Street, Cheshire, Connecticut 06410
Affected Municipalities: Cheshire

Sponsoring Agency(ies): DOH
Agency Project Number, if applicable: FX/HM/SLF2502501
Project Funding Source(s)/Program(s), if known: FLEX, HOME ARP, SLFRF (ARPA)

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 Jack's Farm Housing development plan includes the demolition of a vacant, residential house with a commercial extension and the construction of 45 new, residential apartments consisting of eight one-bedroom, 29 two-bedroom, and 6 three-bedroom units with a 1,200 square foot community room. Included are storage rooms, a meeting room, and an on-site Resident Service Coordinator's office. Parking facilities for 101 cars will be developed around the proposed buildings.

Description of the Proposed Action: Jack's Farm Housing is designed as a mixed-income, residential development targeting individuals and families earning between 25 and 110% of the area's median income (AMI) and will be deed restricted as affordable housing for 50 years. This site is located 144 feet, a one-minute walk, from bus service to New Haven, Hamden, and Waterbury. Jack's Farm is located right over the Cheshire-Hamden town line and about three miles from downtown Cheshire, a mixed-use area containing the range of uses typically associated with a New England town center. Retail, service, institutional, industrial, restaurant, offices, churches, medical and residential industries can all be found in the area. The State historic preservation office (SHPO) provided a letter of no historic properties will be affected. The project location is not within 100- or 500-year floodzone. The location is not within any designated wetland area. The project area doesn't have any critical habitat. The state soil scientist confirmed that the project work will not impact the farmland soil.

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>The development team confirmed that by scanning all the requirement of General Permit for stormwater and Dewatering Wastewaters from Construction Activities and Stormwater pollution control plan (SWPCP) will be implemented.</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 "The project site is located within the South-Central Connecticut Regional Water Authority's South Cheshire Well Field Aquifer Protection Area. The proposed development is not regulated by the Aquifer Protection Program. DEEP's Water Planning and Management Division provides information on best management practices for developments within an aquifer protection area. DEEP recommends that the developer should be aware of the location of the aquifer protection area and implement best management practices for construction activities. The Connecticut Aquifer Protection Area Program's Municipal Manual contains guidance in the appendices starting with section 14.4.8. The most relevant of the BMPs from the appendix of the document are:</p> <ul style="list-style-type: none"> • Temporary Construction/Reconstruction in Aquifer Protection Areas • Controlling Stormwater from Parking Lots in Aquifer Protection Areas <p>DEEP recommends that the developer create a map of the proposed work location with the Aquifer Protection Area overlay and use this map while planning construction activities. The project map with the Aquifer Protection Area outline and the</p>

	<p>parcel boundary should be shared during any scoping meetings. For maps and GIS shapefiles, go to https://portal.ct.gov/DEEP/Aquifer-Protection-and-Groundwater/Aquifer-Protection/Aquifer-Protection-Area-Maps.</p> <p>Additional stormwater management measures should be in place to apply stormwater discharge and treatment measures that protect groundwater quality and encourage safe recharge of stormwater where it does not endanger groundwater quality. Additional management measures include the following: practices to prevent illicit discharges to stormwater discharged to the ground, provide necessary impervious pavement in high potential pollutant release areas such as intensive parking areas, and discharge paved surface runoff to aboveground type land treatment structure. Discharge structures include surface drains, sheet flow, 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."</p> <p>Development team confirmed they will create a map of the proposed work location with the Aquifer protection area overlay to refer while construction is being planned.</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;	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.
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	Based on the type and the nature of the development, the use of pesticides, toxic or hazardous materials are not anticipated.

cause unreasonable adverse effects on the environment;	
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>DOH advised client to adopt best management practices to comply with all relevant regulations (Local, State, Federal).</p>
Effect on ambient noise levels;	No noise issue is anticipated. A noise study was done and the noise level was found acceptable as 56.4 dB (<60 dB).

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 April 19, 2024 (attached). On request of DOH, Developer/Consultant (GeoQuest) confirmed that all comments were considered.

1. Stormwater and Dewatering Wastewaters from Construction Activities General Permit

The development team confirmed that by scanning all the requirement of General Permit for stormwater and Dewatering Wastewaters from Construction Activities and Stormwater pollution control plan (SWPCP) will be implemented.

2. Aquifer Protection Program

Development team confirmed they will create a map of the proposed work location with the Aquifer protection area overlay to refer while construction is being planned.

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 and Environmental Impact Evaluation (EIE) is not warranted.

PART VII - Public Comments and Sponsoring Agency Responses:

No public comments provided during scoping notice period.