



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: 6/15/2026
Name of Project/Action: The Elle at North Main
Project Address(es): 1244 North Main St. West Hartford, CT 06117
Affected Municipalities: West Hartford

Sponsoring Agency(ies): DOH
Agency Project Number, if applicable: DOH 25-0165-155
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: Adverse Effect to historic resources was identified. As no alternative was found, so mitigation measures was proposed to resolve the adverse effect.

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:

1244 North Main Street, West Hartford, Connecticut is located along the east side of North Main Street in a residential area of the Town of West Hartford. Bounding the site to the West is North Main Street, across which are single-family residential dwellings. Bounding the site to the North and West is a residential housing development (Tumblebrook Estates). Bounding the site to the south are single-family residential dwellings.

Description of the Proposed Action:

The site is a 1.83-acre parcel which is improved with a two and one-half story, 28,200 square foot commercial building formerly used as a synagogue, and asphalt parking. The site was originally developed prior to 1923 with a dwelling; the present-day building was constructed in circa 1968. The surrounding area is primarily residential but was originally residential and farmland. The existing structure, a long vacant former synagogue, consists of a large meeting room and several smaller office and education spaces. SHPO has approved the proposed partial adaptive reuse of the building and new construction. Only a portion of the building would be demolished, leaving a portion of the large meeting room to be re-used as the community room. Most of the development would be new construction of the residential units that would tie into the existing structure. To honor the building's past and bring new life to it, the entire facade will be preserved, including the color paneled windows (but not the office windows and main glass entry door). The new, single structure would largely be set back from the street and is limited to three stories to better integrate into its surroundings. A total of 49 units are proposed with a unit mix consisting of 24 one-bedroom units, 23 two-bedroom units and 2 three-bedroom units. Ten (10) units will be supportive housing units. The redevelopment will not increase the project site footprint. The project is being developed by the West Hartford Housing Authority's non-profit development arm, Trout Brook Realty Advisors. A project notification was made to the State Historic Preservation Office ("SHPO"), SHPO reviewed the proposal of work for the project site and confirmed in their letter dated November 14, 2023, that "the proposed project will constitute an adverse effect to historic resources". But finding no prudent and feasible alternative, the Project Proponent has proposed mitigation measures to resolve the adverse effects and "SHPO concurs that the mitigation measure will resolve the adverse effect, and formally requests that the above be included as a requirement for project approval." 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. Not in any 100- or 500-year floodzone.</p> <p>Water Planning and Management Division, DEEP, commented:</p> <p>“The entirety of the Town of West Hartford is within the Metropolitan District Commission’s (MDC) 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 which is the jurisdictional threshold for the Water Planning and Management Division’s “Diversion Program.”</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 50-100 feet per the CT Surficial Aquifer Potential Map. Coarse-grained deposits of thickness greater than 50' 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 the Municipal Manual.”</p> <p>“The North Branch Park River runs underground east of this proposed site at Simsbury Road and returns to the surface at the intersection of Wampanoag Drive and North Main Street. The North Branch Park River has a Watershed Management Plan (Plan), which is currently being updated. The Plan states “urban stormwater and combined sewer overflows (discharges of untreated wastewater directly to the river during larger storms when the combined storm and sanitary sewers become overwhelmed by stormwater runoff) are believed to be the</p>

	<p>primary sources of the bacteria contamination in the North Branch Park River.” Under Goal B (Water Quality), “Objective B-2” states: “mitigate the negative impacts of stormwater runoff on hydrology and water quality through the use of Low Impact Development practices and Green Infrastructure approaches.” To reduce further impairment of the North Branch Park River, DEEP recommends incorporating the Plan’s “Objective B-2” into this project via the use of Green Infrastructure and/or Low Impact Development (see Table 3-2 on page 21 of the Plan) throughout the development to reduce the impact of polluted stormwater from reaching receiving surface waters. To minimize the water quality impacts of the development, proper management measures for stormwater and sediment should be taken.”</p> <p>DOH encouraged the development team to follow DEEP’s recommendations.</p> <p>After reviewing DEEP’s comments, the development team agreed to take applicable and feasible measures to meet the recommendations. Like, the sites existing drainage which will be improved as part of the project, large area of existing parking asphalt to minimize impact of temporary storage during construction. To monitor accidental spills, heavy rain, drainage issues the project will have dedicated superintendent. As the project is adaptive reuse, the ability to do significant green infrastructure is limited. But rain garden in the parking area, hydrodynamic separator through rain garden will be incorporated in design.</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 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;	NA
Effect on natural communities and upon critical plant and animal species and their habitat;	No direct, indirect, or cumulative impacts.

interference with the movement of any resident or migratory fish or wildlife species;	
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;	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.

	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

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.