



To: Mithila Chakraborty, Ph.D., Connecticut Department of Housing
From: Jordan DiDomenico
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Date: 6/17/2025

Subject: Scoping for 2980 State Street (Hamden)

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for 2980 State Street. The proposed project at 2980 State Street, Hamden has three parts:

- **A 64-unit new construction, 100% affordable rental housing development:** There will be 64 apartments in three buildings on a 4.9-acre parcel, all affordable to households below 30%, 50%, and 60% of Area Median Income (AMI) plus one superintendent's apartment. The development will include 30 one-bedroom apartments, 32 two-bedroom apartments, and 2 three-bedroom apartments, common spaces for community gatherings and laundry, management offices, a community hub facility, and 84 parking spaces. 16 units will be supportive housing units, with additional accessibility features: 3 apartments for disabled homeless individuals (Section 811 Program) and 13 units for individuals with Intellectual or Developmental Disabilities (IDD) receiving support from Mid-State ARC, an experienced service provider, with funding and rental assistance from the Connecticut DDS).
- **A Community Hub Space for local non-profit agencies to provide educational and empowerment programming:** Building #2 will include a 1,562 square foot Community Hub facility for local community organizations to utilize. This space will give agencies a zero-cost space to provide empowerment education and job training, in the Hamden community. The development will also partner with Meals on Wheels funded by the Connecticut Department of Developmental Services.
- **Pedestrian and Streetscape Improvements along State Street:** To address a lack of basic pedestrian infrastructure along State Street, the application includes funds for improvements such as crosswalks, pedestrian protection devices, sidewalks, and bus shelters on both sides of State Street to address pedestrian safety concerns and provide easier access to CT Transit bus route (224). These improvements along State Street will enhance access and safety for all residents, employees of nearby commercial buildings and senior citizens in the direct neighborhood. There are no known environmental issues

at this site. An existing residential structure will be demolished at this site in preparation for the proposed development.

The following comments are submitted in response to the scoping requirements of the [Connecticut Environmental Policy Act](#). Scoping is the gathering and analysis of information that a state agency will use to establish the scope of environmental review of a proposed project. Scoping is done in the early planning stages of a project and DEEP is a commenting agency. Contact information is included as well as any necessary links to DEEP's webpages.

1. Effect on water quality, including surface water and groundwater.

Melissa Fahnestock, Water Planning and Management Division,
Melissa.Fahnestock@ct.gov

The proposed construction site is not located in an [Aquifer Protection Area](#) or a parcel prioritized for source water protection as shown on the [Parcel Prioritization for Source Water Protection Viewer](#). The eastern edge of the site is partially located in an area of glacial meltwater deposits as shown on the [CT Surficial Aquifer Potential Map](#), but these fine-grained deposits have a low potential yield. This area is not a current source and is not likely a future source for groundwater. There are no concerns related to the Aquifer Protection Area Program.

Melissa Mostowy, Water Planning and Management Division,
Melissa.Mostowy@ct.gov

The proposed project is located within the South-Central Connecticut Regional Water Authority's service area, so public water supply will be available to service the proposed developments if needed. If the site requires more than 50,000 gallons per day to be withdrawn from ground or surface waters on-site, DEEP's Consumptive Water Diversion Program should be consulted.

Marlene Krajewski, Water Planning and Management Division,
Marlene.Krajewski@ct.gov

This project will increase the amount of impervious surface at the site in the form of buildings and parking lots. The proposed project site lies approximately 0.3 miles west of the Quinnipiac River (CT-C1_014-SB), identified as impaired, not supporting recreation and aquatic life ([2022 Integrated Water Quality Report](#)). To reduce further impairment of the Quinnipiac River, DEEP recommends incorporating the use of Green Infrastructure and/or Low Impact Development in this project to minimize/reduce the impact of polluted stormwater from reaching receiving surface waters; as recommended in the 9-Element [Quinnipiac River Watershed-Based Plan](#). The project may also consider implementing "Complete Streets" design principals

for planting and stormwater management from the [Town of Hamden's Complete Streets Policy](#) while improving pedestrian infrastructure along State Street.

2. Effect on flooding, in-stream flows, erosion, or sedimentation.

Susan Jacobson, Land and Water Resources Division, Susan.Jacobson@ct.gov

Flood Management Certification: If proposed activities are being funded or conducted by a state agency AND are being conducted within a FEMA designated floodplain, the applicant should consult with the DEEP's Land and Water Resources Division for information on how to comply with the States Flood Management Statutes and Regulations. For information on identifying if the site is in a flood zone, please see FEMA's website: [FEMA Flood Map Service Center](#). For information on Flood Management Certification, please see DEEP's website: [Flood Management Certification Fact Sheet](#).

3. 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.

Bruce Williams, Fisheries Division HCE Program, Bruce.Williams@ct.gov

No impacts to fisheries resources are expected and no further consultation with the Fisheries Division is required.

Edith Pestana, Office of Equity and Environmental Justice, Edith.Pestana@ct.gov

In relation to trees and the heat island effect, the Office of Equity and Environmental Justice recommends that the developer keep as many existing trees and green spaces as possible. Trees are important in lowering ambient temperatures, absorbing stormwater, and providing documented mental health benefit to communities.

4. Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment.

No comments received.

5. A substantial increase in the type or rate of energy use as a direct or indirect result of the action.

No comments received.

6. Effect on air quality.

No comments received.

7. Effect on existing land resources and landscapes, including coastal and inland wetlands.

Danielle Missell, Land and Water Resources Division, Danielle.Missell@ct.gov

The site does not appear to have any wetlands. If wetlands are present and proposed to be filled, state permits may be required.

The site is within the Coastal Boundary, which would need to be noted in any DEEP application.

8. Adequacy of existing or proposed utilities and infrastructure.

No comments received.

9. Effect on greenhouse gas emissions as a direct or indirect result of the action.

No comments received.

10. Effect of a changing climate on the action, including any resiliency measures incorporated into the action.

No comments received.

11. Additional Comments/ Concerns:

No comments received.

List of permits:

Federal Section 404 Clean Water Act, Inland, Water Quality Certification (WQC)

☐ Required for this project.

☒ Based on the information provided, it cannot be determined if fill is proposed in Waters of the U.S. A state and federal wetland delineation will be required if fill is proposed in Waters of the U.S. Wetlands and Watercourses should be clearly field delineated by a qualified soil scientist. If work is being proposed in a wetland or watercourse (crossings, fill, structures, culverts etc.), contact the [Army Corps of Engineers](#) to determine if it is within their jurisdiction.

☐ Not required.

State 401 Water Quality Permit

- ☐ Required. (if a federal 404 WQC is required, a state 401 is also required because the programs are tied together)
- ☒ Based on the information provided, it cannot be determined if fill is proposed in Waters of the U.S. A state and federal wetland delineation will be required if fill is proposed in Waters of the U.S. For a pre-application meeting, contact: Susan.jacobson@ct.gov (for projects in towns that are west of the CT River) or Darcy.winther@ct.gov (for projects in towns that are on the CT River or east of the river).
- ☐ Not required.

General Permit for Stormwater and Dewatering Wastewaters from Construction Activities (Construction Stormwater GP). Note: Without detailed plans, several options might be checked, please review these options to determine which is applicable for the project.

- ☒ If between one and five acres of disturbance and approved at the local level, not required to register with DEEP.
- ☐ If five or more acres of disturbance and approved at the local level, must complete registration form and Stormwater Pollution Control Plan to DEEP at least 60 days prior to the initiation of construction. Registrations shall include a certification by the Qualified Professional who designed the project and a certification by a Qualified Professional or regional Conservation District who reviewed the SWPCP and deemed it consistent with the requirements of the general permit. In addition to measures such as erosion and sediment controls and post-construction stormwater management, the SWPCP must include a schedule for plan implementation and routine inspections. For further information, contact the division at 860-424-3025 or DEEP.StormwaterStaff@ct.gov
- ☒ Projects exempt from local permitting (conducted by government authorities) disturbing over one acre must submit a registration form and Stormwater Pollution Control Plan to DEEP at least 60-90 days, as identified by the permit, prior to initiating construction.

The Construction Stormwater General Permit registrations must be filed electronically through [DEEP's ezFile Portal](#). Additional information can be found online at: [Construction Stormwater GP](#).

Thank you for the opportunity to review this project. These comments are based on the reviews provided by relevant staff and offices within DEEP during the designated comment period. They may not represent all applicable programs within DEEP. Feel free to contact me if you have any questions concerning these comments.

cc: Eric Hammerling, Office Director, DEEP/ERSI