



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: 08/29/2025  
Name of Project/Action: 2980 State Street  
Project Address(es): 2980 State Street, Hamden, CT  
Affected Municipalities: Hamden  
  
Sponsoring Agency(ies): DOH  
Agency Project Number, if applicable: DOH25-0085-062  
Project Funding Source(s)/Program(s), if known: FLEX \$7,750,000, DDS/DOH Partnership \$1.5M; CIF pass-through \$8,559,491

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 will be 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 proposed project at 2980 State Street, Hamden has three parts: One, a 64-unit new construction, 100% affordable rental housing development proposed by an experienced affordable housing developer. Two, a Community Hub Space for local non-profit agencies to provide educational and empowerment programming. Three, Pedestrian and Streetscape Improvements along State Street.

### Description of the Proposed Action:

One, Affordable Housing: 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. Two, 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. Three, the Pedestrian and Streetscape Improvements. 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.

### 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 commented on Effect on water quality, including surface water and groundwater.</p> <p>“The proposed construction site is not located in an <a href="#">Aquifer Protection Area</a> or a parcel prioritized for source water protection as shown on the <a href="#">Parcel Prioritization for Source Water Protection Viewer</a>. The eastern edge of the site is partially located in an area of glacial meltwater deposits as shown on the <a href="#">CT Surficial Aquifer Potential Map</a>, 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”</p> <p>“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.”</p> <p>“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 then Town of Hamden’s Complete Streets Policy while improving pedestrian infrastructure along State Street.”</p>

	<p>The development team confirmed not more than 50,000 gallons/day groundwater or surface water removal or diversion are needed in this project.</p> <p>Minimizing site disturbance and retaining vegetation to the greatest extent feasible, working with site hydrology to reduce stormwater generation to retain it in the upland where it can percolate naturally into the soil and replenish groundwater resources by including underground infiltration systems designed to retain and infiltrate runoff, Minimizing and Disconnecting Impervious Surface limit impervious areas by reducing road widths, and rooftops areas by utilizing two-story buildings and minimizing parking and road widths.</p>
Effect on a public water supply system;	<p>The project will not have any impact on the public water supply system. The location of this project is not in an aquifer protection area. DEEP also reviewed and commented as no concerns related to the Aquifer Protection Area Program.</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 on “Effect on existing land resources and landscapes, including coastal and inland wetlands” Per Danielle Missell, Land and Water Resource Division, the site does not appear to have any wetlands. If wetlands are present and proposed to be filled, state permits may be required. No inland wetlands are present on the property confirmed by Development team.</p> <p>The site is within the Coastal Boundary, which would need to be noted in any DEEP application. The CTDEEP Coastal Site Plan review completed by Jason Hale, Environmental Analyst, Trainee, Land and Water Resource Division, CTDEEP, dated September 12, 2023 found “consistent with all applicable coastal policies”.</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;	<p>No historic properties affected letter is available from State Historic Preservation Office.</p>
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>DEEP commented on 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> <p>Per Bruce Williams, Fisheries Division HCE Program, DEEP - no impacts to fisheries resources are expected and no further consultation with the Fisheries Division is required.</p>

	Per Edith Pestana, Office of Equity and Environmental Justice recommends that the developer keep as many existing trees and green spaces as possible. The development plan preserves existing trees and vegetation to the greatest extent possible. Vegetation along the perimeter of the site is being preserved to provide buffering to adjacent properties and supplemented with new native plantings.
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment;	The development plan does not include the use of pesticides, toxic, or hazardous materials in such quantities that would 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 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;	The development plan does not include a substantial increase in the type or rate of energy use beyond typical residential use for a like sized development.
The creation of a hazard to human health or safety;	No direct, indirect or cumulative impacts.

Effect on air quality;	During construction or reuse there can be a little air dust issue, but no direct, indirect or cumulative impacts are anticipated from rehab work. DOH advised client to adopt best management practices to reduce potential air quality impacts. The development will not have an adverse effect on air quality and will not emit pollutants into the atmosphere.
Effect on ambient noise levels;	No noise issue is anticipated.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	<p>Not any adverse impact on coastal or inland wetland are anticipated.</p> <p>According to DEEP: "Effect on existing land resources and landscapes, including coastal and inland wetlands" Per Danielle Missell, Land and Water Resource Division, the site does not appear to have any wetlands. If wetlands are present and proposed to be filled, state permits may be required. No inland wetlands are present on the property confirmed by Development team.</p>
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 is anticipated.

## 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 June 17, 2025 (attached). At the request of DOH, Developer/Consultant confirmed that all comments were considered.

List of Permits:



General Permit for Stormwater and Dewatering Wastewaters from Construction Activities: The project disturbance is between one and five acres and approved at the local level, therefore no registration is required with CTDEEP.

Below are the responses received against DEEP's comment from Development team:

**(1) Effect on water quality, including surface water and groundwater:** Per Melissa Fahnstock, CTDEEP Water Planning and Management Division, "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".

The project does not require the removal, or diversion, of 50,000 gallons per day from the groundwater or surface water, therefore CTDEEP's Consumptive Water Diversion Program does not need to be consulted.

This project will increase the amount of impervious surface area. CTDEEP recommends incorporating the use of Green Infrastructure and/or Low Impact Development (LID) in this project to minimize/reduce the impact of polluted stormwater reaching receiving surface waters. – The following LID principles have been incorporated into the design; minimizing site disturbance & retaining vegetation to the greatest extent feasible, Working with Site Hydrology to reduce stormwater generation or retain it in the upland where it can percolate naturally into the soil and replenish groundwater resources by including underground infiltration systems designed to retain and infiltrate runoff, Minimizing and Disconnecting Impervious Surface – limit impervious areas by reducing road widths, and rooftops areas by utilizing two-story buildings and minimizing parking and road widths.

**(2) Effect on flooding, in-stream flows, erosion, or sedimentation:** Per Susan Jacobson, Land and Water Resource Division. The site is NOT located within a FEMA designated floodplain.

**(3) Effect on Natural Communities and upon critical plan and animal species and their habitat; interference with the movement of any resident or migratory fish or wildlife species:** Per Bruce Williams, Fisheries Division HCE Program, - no impacts to fisheries resources are expected and no further consultation with the Fisheries Division is required

Per Edith Pestana, Office of Equity and Environmental Justice – recommends that the developer keep as many existing trees and green spaces as possible. The development plan preserves existing trees and vegetation to the greatest extent possible. Vegetation along the perimeter of the site is being preserved to provide buffering to adjacent properties and supplemented with new native plantings.

**(4) Use of pesticides, toxic, or hazardous materials or any other substances in such quantities as to cause unreasonable adverse effects on the environment:** no comments received. The development plan does not include the use of pesticides, toxic, or hazardous materials in such quantities that would cause unreasonable adverse effects on the environment.

**(5) A substantial increase in the type or rate of energy use as a direct or indirect result of the action:** no comments received. The development plan does not include a substantial increase in the type or rate of energy use beyond typical residential use for a like sized development.

**(6) Effect on air quality:** no comments received. The development will not have an adverse effect on air quality, and will not emit pollutants into the atmosphere.

**(7) Effect on existing land resources and landscapes, including coastal and inland wetlands:** Per Danielle Missell, Land and Water Resource Division, the site does not appear to have any wetlands. If wetlands are present and proposed to be filled, state permits may be required. No inland wetlands are present on the property.

The site is within the Coastal Boundary, which would need to be noted in any DEEP application: The CTDEEP Coastal Site Plan review completed by Jason Hale, Environmental Analyst, Trainee, Land and Water Resource Division, CTDEEP, dated September 12, 2023 found that the project is “consistent with all applicable Coastal Policies”.

**(8) Adequacy of existing or proposed utilities and infrastructure:** no comments received. The site will be serviced by municipal electric, sewer, and water utilities, and adequate capacity is available.

**(9) Effect on greenhouse gas emission as a direct or indirect result of the action:** no comments received. The development will not emit greenhouse gases.

**(10) Effect of a changing climate on the action, including any resiliency measures incorporated into the action:** no comments received. The development will not significantly contribute to climate change, or change existing resiliency measures.

## 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:

No public comments provided during scoping notice period.