



To: Mithila Chakraborty, Ph.D.
From: Jordan DiDomenico
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Date: 5/5/2026

Subject: Scoping for 55 Kondracki Lane, Wallingford

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for the proposed redevelopment of the vacant Quinnipiac Valley Center nursing home at 55 Kondracki Lane in Wallingford. The redevelopment will transform the blighted property into 66 units of 100% affordable housing through strategic adaptive reuse. The existing structure will be preserved.

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 project site is not located in an [Aquifer Protection Area](#), a parcel prioritized for source water protection as shown on the [Parcel Prioritization for Source Water Protection Viewer](#), or in an area of coarse-grained deposits as shown on the [CT Surficial Aquifer Potential Map](#). This area is not a current source and is not a likely 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 Wallingford Water Department's service area, so public water supply will be available for the development site if needed. Otherwise, it is unlikely that the site will require more than 50,000 gallons of water per day, the jurisdictional threshold of the Water Diversion Program, therefore no new sources will need to be developed.

Emma Coffey, Water Planning and Management Division, Emma.Coffey@ct.gov

The proposed redevelopment site has “Unnamed Tributary to Wharton Brook” (CT5207-01_01) running through the property, subsequently draining to Wharton Brook (CT5207-00_01). Both waterbodies are listed as impaired and as not supporting habitat for fish, other aquatic life, or wildlife. Furthermore, Wharton Brook drains to the Quinnipiac River (CT5200-00_01) and finally empties in the Long Island Sound via the New Haven Estuary (CT-C1_013-SB). The [Quinnipiac River](#) and the [New Haven Estuary](#) have Bacteria Total Maximum Daily Loads (TMDL). These TMDLs identify stormwater runoff from impervious surfaces as a potential source of water quality degradation to receiving waterbodies.

To reduce further impairment to these receiving waters, DEEP recommends incorporating the use of Green Infrastructure and/or Low Impact Development during any new development to minimize/reduce the impact of polluted stormwater from reaching receiving surface waters, as recommended in the [Quinnipiac River Watershed Based Plan](#). In the [Long Island Sound Comprehensive Conservation and Management Plan \(2025\)](#), objectives in the Clean Waters and Healthy Watersheds section also focus on improving water quality to Long Island Sound by implementing nature-based solutions. To minimize the water quality impacts of the development, proper management measures for stormwater and sediment should be taken.

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

The “Unnamed Tributary to Wharton Brook” has an upstream drainage area of approximately 0.85 square miles and flow appears to be seasonally intermittent. This tributary does not support any significant aquatic resources, but to protect downstream resources any work done near the watercourse should employ all best management practices for erosion and sediment control.

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

There does not appear to be any impacts to coastal or inland wetlands. If any impacts to wetlands will occur, the Land and Water Resources Division should be contacted regarding permitting.

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.

Effective January 1, 2026: General Permit for Stormwater 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.

The link to the permit application is: <https://portal.ct.gov/deep/water-regulating-and-discharges/stormwater/construction-stormwater-gp>

☐ Projects that disturb less than an acre are not required to submit an application to DEEP, regardless of whether they get local approval.

☐ If between one and five acres of disturbance and approved at the local level, not required to submit an application with DEEP.

☒ If five or more acres of disturbance and approved at the local level, must complete application 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 Water Permitting and Enforcement 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