



To: Mithila Chakraborty
From: Linda Brunza
Telephone: 860-424-3739
Email: Linda.Brunza@ct.gov

Date: 12/17/2025

Subject: Notice of Scoping for Pierson School Adaptive Reuse, 75 East Main St. Clinton

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for 50 apartments: seven studios and 43 one-bedrooms units, one of which will be for a building superintendent. Of these units, 30 will be located in the existing building and 20 will be located in a new addition. The limitations of the existing septic systems cap the development potential at 50 units. All of the rental units will be reserved for seniors aged 62+. The proposed design also includes amenity space for the building's residents as well as a leasing and management offices for the complex. The auditorium space will be renovated and ultimately leased back to the Town for reuse as a senior center. The renovation and new construction will be done in one phase. Construction is expected to take approximately 18 months. The design will comport with other historic neighboring structures, such as the Adam Stanton House (c.1791), the Holy Advent Church (c.1876) with its beautiful gardens, and the National Register Clinton Village Historic District. The addition will have sloped roofs, clapboard siding and colonial detailing to differentiate it from the brick Pierson School, taking its design cues from the surrounding historic district. Setting it back from East Main Street and the property line and capping it at three stories lower than the existing building will help to minimize its visual impact. The site is located 0.3 miles from the Clinton Station for CT Rail Shore Line East. There is continuous sidewalk access from the front of the school to the south entrance of Clinton Station. East- and west-bound bus stops are located in front of and across the street from the site (RVT Routes 641 and 645) providing access to shopping and the train station. The free Clinton Trolley Bus is also available with the closest stop at Liberty Green, 0.2 mile east of the school. The new development will have bicycle racks around the property.

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

The area in which the project is proposed is located within the CT Water Company's service area, so public water supply will be available if needed. 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, so no new sources will need to be developed.

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](#), 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 0-50 feet per the [CT Surficial Aquifer Potential Map](#) and has the potential for water supply development. To ensure protection of this potential 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 found in [Section 14.4.8 of the Appendices of the Municipal Manual](#).

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 12/03/25, Bruce.Williams@ct.gov

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

Robin Blum, Wildlife Division – NDDB Program, robin.blum@ct.gov

This project is not located in a mapped Natural Diversity Database Area. It is, however, in the vicinity of a number of listed species – NDDB maps are updated every 6 months (June and December), so project proponents should recheck NDDB maps after the next update and submit for review if appropriate. These comments address listed species only and do not reflect potential impacts to more common wildlife species.

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

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

No Comments

6. Effect on air quality.

No Comments

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

No Comments

8. Adequacy of existing or proposed utilities and infrastructure.

No Comments

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

No Comments

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

No Comments

11. Additional Comments/ Concerns:

No Comments

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.

☒ Projects that disturb less than an acre are not required to submit a registration, regardless of whether they get local approval.

☒ 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