



To: Mithila Chakraborty, Ph.D., Department of Housing
From: Laschone Garrison
Telephone: 860-424-3401
Email: Laschone.P.Garrison@ct.gov

Date: 5/6/2026

Subject: Scoping for 186 Shunpike Road

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for 186 Shunpike Road. The proposed project address is 186 Shunpike Road, Cromwell, CT.

The proposed development, 186 Shunpike, will include 60 apartments across 2 buildings (the "Development") at 186 Shunpike Road in Cromwell, CT. The development plan also includes a clubhouse building with a common area, a leasing office, a resident services coordinator office, and an office for supportive services to be staffed by CCARC. The two residential buildings will each contain three stories and be served by an elevator. 186 Shunpike is currently an undeveloped piece of land. The entire parcel is 5.34 acres. There is a wetland area on the north side of the parcel that will remain undeveloped; total area of disturbance related to the development is 4.2 acres.

The site was submitted to SHPO for historical determination, and while there are no historical structures on site, SHPO has requested a professional archeological reconnaissance survey of the site. Marc Banks has been engaged to perform this survey and recommended no further action. SPHOs Final determination on January 23, 2026, concurring with Dr. Banks's opinion that "no historic properties will be affected by the proposed development, and no additional archaeological investigation is warranted."

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

The proposed project 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 site is 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 Cromwell Fire District'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, so no new sources will need to be developed.

Jenna Bartholomew, Water Planning and Management Division, Jenna.Bartholomew@ct.gov

The proposed project site is approximately 0.5 miles from a nearby impaired waterbody. The nearby waterbody, East Branch Willow Brook (segment [CT4600-27 trib 01](#)), is listed as impaired due to elevated bacteria. Nonpoint sources of pollution that can contribute bacteria to surface waters include stormwater runoff and pet waste ([East Branch Willow Brook TMDL, 2012; Connecticut Statewide Bacteria Total Maximum Daily Load Core Document, 2024](#)).

The proposed project will create a significant amount of new impervious cover in the form of two apartment buildings, clubhouse building, and parking. Studies have shown a link between increasing impervious cover and degrading water quality conditions in a watershed ([CWP, 2003](#)).

CT DEEP recommends incorporating the use of Green Infrastructure and/or Low Impact Development during construction in this project to minimize/reduce the impact of polluted stormwater from reaching the nearby wetlands and impaired waterbody. In addition, CT DEEP recommends environmentally friendly lawn care and landscaping practices, such as reducing or eliminating fertilizer and pesticide use, as well as encouraging residents to properly dispose of pet waste, as recommended in the [Connecticut NPS Management Program Plan \(2024\)](#).

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

Darcy Winther, Land and Water Resources Division, Darcy.Winther@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.

Shalyn Zappulla, Fisheries Division, Shalyn.Zappulla@CT.gov

A small, unnamed tributary runs by this property. Impervious surface coverage is high in the project area. As impervious surfaces (such as rooftops, roads, and sidewalks) increase within the watershed landscape from commercial, residential, and industrial development, the amount of stormwater runoff to surface waters also increases. These waters are negatively affected as increased pollutants from nutrients and bacteria from failing and insufficient septic systems, oil and grease from automobiles, and sediment from construction activities become entrained in this runoff.

Watershed impervious coverage of just 10% and sometimes much less can have significant effects on aquatic ecosystems and their functions. In 2018, the Council on Environmental Quality reported that no stream surveyed in CT could fully support aquatic life when impervious cover was greater than 12%. Impervious coverage within tributary's catchment area is estimated by "Stream Stats" to be about 17%.

A more than 100-foot vegetated buffer comprised of native species should be maintained around surface waters.

To mitigate against increased impervious coverage, proper stormwater management BMPs, and incorporation of green infrastructure where feasible, considering features such as rooftop and rain gardens, vegetated swales or detention basins are strongly encouraged and would benefit the area.

CT DEEP. 2018. 2018 CEQ Annual Report. <https://portal.ct.gov/CEQ/AR-18-Gold/2018-CEQ-Annual-Report-eBook>

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 submitted at this time.

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

No comments submitted at this time.

6. Effect on air quality.

No comments submitted at this time.

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

No comments submitted at this time.

8. Adequacy of existing or proposed utilities and infrastructure.

No comments submitted at this time.

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

No comments submitted at this time.

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

No comments submitted at this time.

11. Additional Comments/ Concerns:

No additional comments/concerns submitted at this time.

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: Darcy.winther@ct.gov

☐ 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