

May 7, 2026

Dr. Mithila Chakraborty
Department of Housing
505 Hudson Street
Hartford, CT 06106

Re: Notice of Scoping for 186 Shunpike Road, Cromwell

Dear Mithila,

The 2025–2030 State Conservation and Development Policies Plan (C&D Plan) establishes a set of priorities, expressed as Visions, for the state’s natural, built, and social environments. The C&D Plan emphasizes that all five Visions should be considered equally and holistically, with recognition that they will sometimes compete or come into conflict with each other. In such scenarios, the Office of Policy and Management (OPM) encourages agencies to consider their actions within the scope of the state’s overarching conservation and development goals.

Specifically, greenfield development, particularly in suburban contexts, should be part of a thoughtful, comprehensive planning process that seeks to integrate and support the project within local contexts while achieving multiple benefits across Visions to balance growth with environmental priorities.

With that as background, OPM would like to offer the following comments regarding this scoping notice:

- Incorporation of existing natural features, compact development patterns that minimize impervious cover, green infrastructure, and other nature-based solutions can reduce environmental impacts associated with converting undeveloped land. How has this project integrated sustainability and resiliency features?
- A state-funded housing development should prioritize connections to public transit and local amenities. Are there plans to develop pedestrian and bicycle infrastructure, or improve access to public transportation to link this development with existing services and commercial assets in the area?
- Projects of this nature should also be mindful of and responsive to broader local and regional planning efforts. Can you elaborate on how this project bolsters Cromwell’s Plan of Conservation and Development, Affordable Housing Plan, and other local or regional plans?

Thank you for the opportunity to respond to this scoping notice and please feel free to contact me if you have any questions.

Sincerely,



Becca Dahl

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