



To: Mithila Chakraborty, Ph.D.
From: Jordan DiDomenico
Telephone: 860-424-3708
Email: Jordan.DiDomenico@ct.gov

Date: 6/1/2026

Subject: Scoping for Cambridge Park - Bristol

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for the comprehensive rehabilitation of the Cambridge Park residential development. The development contains 83 buildings and is located along Jerome Avenue in Bristol.

The proposed rehabilitation of the property will include demolition of 8 buildings, as well as renovations to the remaining existing buildings such as: new insulation, new roofing, fiber cement siding, drywall, flooring, full kitchen and bathroom renovations, and installation of in-unit washers and dryers. Additionally, plumbing, HVAC, and electrical systems will be modernized. Infrastructure improvements will replace sanitary sewer and water lines, and storm drainage, repaved parking lots, new sidewalks, curbs, and landscaping, cost effective sustainability and energy efficiency measures.

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 comprehensive rehabilitation of Cambridge Park located at 98 Jerome Avenue, Bristol, is located in New Britain Water Department's Upper and Lower White's Bridge Aquifer Protection Areas and Bristol Water Department's Mix Street Aquifer Protection Area as shown on the [Aquifer Protection Area Interactive Map](#).

The proposed rehabilitation of the Cambridge Park housing development is a land use that is not regulated by the Aquifer Protection Area Program. However, it is

recommended that the developer is aware of the location in the aquifer protection area and implement Best Management Practices (BMPs) and take precautions to protect this sensitive drinking water area. BMPs from the [Connecticut's Aquifer Protection Area Program Municipal Manual](#) entitled BMPs for Temporary Construction Operations in Aquifer Protection Areas, Disposal of Snow Accumulations from Roadways and Parking Lots, Controlling Stormwater in Parking Lots and Road Salt Storage, as well as other BMPs, can be found in the [Appendices of the Municipal Manual](#).

Additional stormwater management measures must be in place to prevent contaminated stormwater discharges/releases to the ground, apply stormwater discharge and treatment measures that protect groundwater quality, and encourage safe recharge of stormwater where it does not endanger groundwater quality. Additional management measures include: preventing illicit discharges to stormwater discharged to the ground, providing necessary impervious pavement in high potential pollutant release areas such as intensive parking areas and roadways, and discharging paved surface runoff to aboveground type land treatment structures (such as surface drains, sheet flow, surface swales, depressed grass islands, detention/retention and infiltration basins, and wet basins). These measures take advantage of natural treatment processes in soil and vegetation before discharge to the groundwater and promote natural aquifer recharge. Any catch basins that are installed should have deep sumps to trap sediments and hoods to trap oil and grease. Please see the Instructions for Developing a Stormwater Management Plan and Aquifer Protection Stormwater Management Plan Supplement in the "Guidance" section at the bottom of the [Aquifer Protection Area Businesses and Industry Information](#) page.

For future deicing activities in the parking areas, all deicing chemicals must be stored inside a building or under a roof with impervious pavement, protected from stormwater run-on and run-off. Outside storage of deicing chemicals is prohibited in an Aquifer Protection Area.

It is recommended that the developer create a map of the proposed project work area with the Aquifer Protection Area overlay and use this map in their planning, construction plans, permit applications, and any public outreach materials they use and distribute. The project map with the Aquifer Protection Area outline and the parcel boundary should be shared during their virtual public scoping meeting. More maps and GIS shapefiles are located on DEEP's [Aquifer Protection Area Maps Page](#). <https://portal.ct.gov/DEEP/Aquifer-Protection-and-Groundwater/Aquifer-Protection/Aquifer-Protection-Area-Maps>.

Marlene Krajewski, Water Planning and Management Division,
Marlene.Krajewski@ct.gov

The project site is 0.4 miles from Polkville Brook and 0.7 miles from Coppermine Brook, both which have impaired water quality and both which drain to the Pequabuck River. There is a [Total Maximum Daily Load](#) for the entirety of the watershed due to elevated bacteria. There is also a [Pequabuck River Watershed Based Plan](#) that builds off of this, which includes recommendations for actions to address contaminants. During both demolition and construction, proper management measures for stormwater and sediment should be taken to prevent further degradation to these waterbodies. In planning the site's renovation, DEEP recommends incorporating Green Stormwater Infrastructure/Low Impact Development to manage stormwater runoff onsite to minimize/reduce the impact of polluted stormwater from reaching receiving surface waters.

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.

Robin Blum, Wildlife Division NDDDB Program, Robin.Blum@ct.gov

This project is located outside of a Natural Diversity Data Base (NDDDB) Area. Connecticut state listed species are not documented in the project vicinity, no impacts are expected, and further consultation with the NDDDB program is not required. These comments are applicable to Connecticut state listed species and do not address potential impacts to more common 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 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 (LWRD), Danielle.Missell@ct.gov

The project description states that there are no wetlands on the site and that no fill will be placed in wetlands/watercourses. If no fill is being placed within wetlands or watercourses no permitting from LWRD is required.

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