

To: Mithila Chakraborty
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Date: 5/6/2026

Subject: Scoping Notice for Mary Shepard Place Phases 1 & 2 located at 88 Wooster Street, Hartford

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for The Mary Shepard Place (MSP) Redevelopment project. The Redevelopment is a co-developer partnership between an affiliate of Boston-based Trinity Financial ("Trinity") and the Housing Authority of the City of Hartford ("HACH"). This two-phase project, including an 81-unit first phase and a 78-unit second phase, involves the demolition of all existing site improvements, including the development's 127 residential units, and the construction of 159 new apartments. The program for MSP includes a mix of 18 one-bedroom units, 89 two-bedroom units and 52 three-bedroom units in three-story townhome-style buildings, consistent with the residential buildings in the surrounding area. The buildings will be wood-framed structures supported on concrete spread footing foundations and slab on grade. The first phase project includes the construction of a roughly 3,500 square-foot, stand-alone community building that will serve all residents of MSP. There are approximately 20 homeownership units planned as a separate and distinct third phase. The MSP Redevelopment seeks to improve the vehicular and pedestrian circulation within the site and to reconnect the property to the surrounding street network. Streetscapes will be created with parallel parking, a furnishings zone, public sidewalks, and front yards leading to the building entrances.

The MSP site is located at 88 Wooster Street in Hartford and is bounded by Pavilion Street to the north, Wooster Street to the west, Canton Street to the south, and Windsor Street to the east (the "Site"). The Site is a 12-acre rectangular-shaped parcel that has been owned and occupied by HACH since approximately 1942. Structures located on the Site include nine, three-story apartment buildings consisting of 127 residential living units, one single-story, multi-purpose community center building that includes office space, community space, facility/maintenance space, and parking. The MSP Project is located within close walking distance of several CT transit routes, including bus lines 40 and 42, and approximately two blocks from lines 32 and 36. The Mary Shepard Place project involves the demolition of all existing site improvements, including 127 residential units across nine buildings, and the new construction of 159 newly constructed units in 23 buildings, a community building, multiple parking areas, new streets, and shared community green spaces with walking paths.

A former 560-gallon gasoline UST was located in the northwestern portion of the site and concentrations of petroleum indicates there could be a hotspot in this area. Soil excavated from this area will be segregated and sampled for characterization and disposal. Urban fill material was found on the site that may contain elevated levels of petroleum, metals and hydrocarbons. Existing underground tunnels, which contain asbestos, must be abated and demolished. Asbestos has also been detected

within the existing residential buildings and must be abated prior to demolition. A Soil Management Plan has also been prepared and will guide the project's site remediation work.

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 Fahnestock, Water Planning and Management Division, Melissa.Fahnestock@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 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 Metropolitan District Commission's (MDC) 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.

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

Beyond the "green spaces" mentioned in the project description, CT 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, including the Connecticut River, which is 0.65 miles from this site, and which has impaired water quality due to high levels of bacteria ([CT River TMDL](#)). The [Connecticut Nonpoint Source Management Program Plan](#) identifies that Underground Storage Tanks leaks or exposure to precipitation or runoff may lead to contamination of water; the Soil Management should consider impacts to nearby ground and 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.

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

There are no aquatic resources at this site, however, the CT River is roughly 0.5 miles away and the project is located within the CT River watershed. There is a TMDL established for this portion of the CT River

(from Mass border to Cromwell) due to elevated bacteria levels. Roughly ⅓ of the CT River watershed at the subregional scale within CT consists of a land use characterized as urban (CT DEEP 2012), and 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 (CT DEEP 2012).

Proper stormwater management BMPs, incorporation of green infrastructure where feasible, and considering features such as rooftop and rain gardens are strongly encouraged and would benefit the area. Ideally, impervious cover should be less upon the completion of this project than it was before.

CT DEEP. 2012. Connecticut River Watershed TMDL. [CT Statewide Bacteria TMDL](#)

4. Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment.

Ryan Mowrey, Remediation Division, ryan.mowrey@ct.gov

Any comments/requests the Remediation Division would have made are already being addressed with the proposed Soil Management Plan and known site conditions.

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 as noted above, 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