



State of Connecticut

Environmental Review Checklist

Last Updated 02/25/2020

Instructions for Use:

The Environmental Review Checklist (ERC), as defined in Sec. 22a-1a-1(9) of the Regulations of Connecticut State Agencies (RCSA), is intended to assist state agencies in (1) determining whether a proposed action or category of actions requires public scoping, or (2) in recording an agency's initial assessment of the direct, indirect, and cumulative environmental effects of a proposed action at the completion of public scoping.

For the purposes of CEPA, an Action is defined in Sec 22a-1a-1(2) of the RCSA as an individual activity or a sequence of planned activities initiated or proposed to be undertaken by an agency or agencies, or funded in whole or in part by the state.

Completion of the ERC is only *required* as part of a sponsoring agency's post-scoping notice in which the agency has determined that it will not be preparing an EIE (Sec. 22a-1a-7(d) of the RCSA).

In all other instances, the sponsoring agency has the option to use this form or portions of it, in conjunction with the applicable Environmental Classification Document (ECD), as a tool to assist it in determining whether or not scoping is required and to document the agency's review. This can be especially useful for an agency administering a proposed action that is not specifically represented in the ECD or which may have additional factors and/or indirect or cumulative impacts requiring further consideration.

Even if an agency ultimately determines that public scoping is not necessary, as a matter of public record OPM highly recommends that the agency internally document its decision, and its justification.

In completing this form, include descriptions that are clear, concise, and understandable to the general public.

Note that prior to reviewing a proposed action under the Connecticut Environmental Policy Act (CEPA), Connecticut General Statutes (CGS), Section 16a-31 requires agencies to review any proposed actions for the acquisition, development or improvement of real properties, or the acquisition of public transportation equipment or facilities, and in excess of \$200,000, for consistency with the policies of the State Plan of Conservation and Development (State C&D Plan).



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PART I – Initial Review and Determination

Date: 8/24/2026
Name of Project/Action: State & George
Project Address(es): 253 State Street, New Haven, CT 06510
Affected Municipalities: New Haven

Sponsoring Agency(ies): DOH
Agency Project Number, if applicable: DOH25-0225-093
Project Funding Source(s)/Program(s), if known: State fund

Identify the Environmental Classification Document (ECD) being used in this review:

☒ Generic, or ☐ Agency-Specific

☐ An environmental assessment or environmental impact statement is being prepared pursuant to NEPA and shall be circulated in accordance with CEPA requirements.

☒ The proposed action requires a written review by the State Historic Preservation Office (SHPO) and/or Nation Tribal Historic Preservation Office (NATHPO). Include SHPO/NATHPO reviews as an attachment or indicate the status of those reviews: No adverse effect to historic properties

☒ Based on the analysis documented in this Environmental Review Checklist (ERC), and in consideration of public comments, this agency has determined that the preparation of an Environmental Impact Evaluation (EIE) for the proposed action is not warranted. Publication of this document to the Environmental Monitor shall satisfy the agency's responsibilities under [Section 22a-1a-7 of the Regulations of Connecticut State Agencies](#) (RCSA).

Completed by: Mithila Chakraborty, Ph.D., Environmental Analyst II

Note that prior to commencing a CEPA review, Connecticut General Statutes (CGS) Section 16a-31 requires state agencies to review certain actions for their consistency with the policies of the State Plan of Conservation and Development (State C&D Plan). Completion of this ERC assumes the agency has determined this proposed action to be consistent with the State C&D Plan.

PART II – Detailed Project Information

Description of the Purpose & Need of the Proposed Action:

The project consists of State & George (Building A-2), a mixed-use residential building on the on the lot to the southeast of Chapel St and State St intersection. The total Lot area is approximately 43,000 SF (about 0.99 acres). Broader corridor parcels evaluated in environmental work: approximately 2.6 acres, currently used as surface parking lots.

Proposed Program: Approximately 151 residential units (mixed-income; 30% affordable). The Building size is approximately 192,000 gross square feet (GSF) with approximately 5,500 SF of ground-floor retail intended for local businesses/entrepreneurs. There will be two-story structured garage with 77 spaces. Amenities (anticipated) includes courtyard, outdoor pool, coworking space, resident storage, bicycle rooms, lounge, fitness center.

Physical Improvements (Anticipated): Construction of the new mixed-use building and integrated structured parking. Civil/site improvements typical of an urban infill development (grading/drainage, utility connections, circulation, and streetscape coordination). Site plan includes accessible parking and EV charging ready provisions (per the 90% civil plan set).

Description of the Proposed Action:

Existing is surface parking lots (for the evaluated parcels). Proposed will be mixed-use residential with ground-floor retail and structured parking, increasing site intensity consistent with transit-oriented infill.

Demolition: Based on available documentation, all historic buildings on the site were removed and replaced with parking lots by the mid-1970s. Accordingly, demolition is expected to primarily involve removal of existing paved parking-lot improvements and associated subsurface materials within the Phase 1 footprint, rather than demolition of occupied structures.

Known Environmental Issues (Summary): A Phase I Environmental Site Assessment (ESA) identified Recognized Environmental Conditions (RECs) related to historic industrial/commercial uses and nearby leaking underground storage tank (LUST) incidents. Observations include localized impacts in urban fill beneath existing parking lots. RECs / historical sources includes former gasoline stations/USTs, auto repair, laundry, manufacturing uses; and reported LUSTs on adjoining properties. Soils testing found elevated petroleum hydrocarbons (ETPH), PAHs, lead, and arsenic were observed in certain samples. Impacts appear primarily attributable to urban fill. In Groundwater test petroleum hydrocarbons were not detected above reporting limits in sampled wells; only limited trace VOC detections were noted in the summary.

Alternatives Considered:

No Action Alternative.

Public concerns or controversy associated with the proposed action:

NA

PART III – Site Characteristics (Check all that apply)

The proposed action is non-site specific, or encompasses multiple sites;

☐

Current site ownership:

- ☐ N/A, ☐ State; ☐ Municipal, ☐ Private,
☐ Other: Please Explain.

Anticipated ownership upon project completion:

- ☐ N/A, ☐ State; ☐ Municipal, ☐ Private,
☐ Other: Please Explain.

Locational Guide Map Criteria:

<http://ctmaps.maps.arcgis.com/apps/webappviewer/index.html?id=ba47efccdb304e02893b7b8e8cff556a>

Priority Funding Area factors:

- ☐ Designated as a Priority Funding Area, including ☐ Balanced, or ☐ Village PFA;
- ☐ Urban Area or Urban Cluster, as designated by the most recent US Census Data;
- ☐ Public Transit, defined as being within a ½ mile buffer surrounding existing or planned mass transit;
- ☐ Existing or planned sewer service from an adopted Wastewater Facility Plan;
- ☐ Existing or planned water service from an adopted Public Drinking Water Supply Plan;
- ☐ Existing local bus service provided 7 days a week.

Conservation Area factors:

- ☐ Core Forest Area(s), defined as greater than 250 acres based on the 2006 Land Cover Dataset;
- ☐ Existing or potential drinking water supply watershed(s);
- ☐ Aquifer Protection Area(s);
- ☐ Wetland Soils greater than 25 acres;
- ☐ Undeveloped Prime, Statewide Important and/or locally important agricultural soils greater than 25 acres;
- ☒ Category 1, 2, or 3 Hurricane Inundation Zone(s);
- ☐ 100 year Flood Zone(s);
- ☐ Critical Habitat;
- ☐ Locally Important Conservation Area(s),
- ☐ Protected Land (list type): Enter text.
- ☐ Local, State, or National Historic District(s).

PART IV - Assessment of Environmental Significance – Direct, Indirect, And Cumulative Effects

Required Factors for Consideration (Section 22a-1a-3 of the RCSA)	Agency's Assessment and Explanation
Effect on water quality, including surface water and groundwater;	The proposed action will not result in any impact on groundwater and surface water quality. The project location is not in any Aquifer protection area. According to DEEP: "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."
Effect on a public water supply system;	The project will not have any negative impact on the public water supply system.
Effect on flooding, in-stream flows, erosion or sedimentation;	No direct, indirect, or cumulative impacts as the location is not in any flood zone.
Disruption or alteration of an historic, archeological, cultural, or recreational building, object, district, site or its surroundings; A. Alteration of an historic building, district, structure, object, or its setting; OR B. Disruption of an archeological or sacred site;	SHPO letter of "no adverse effect to historic properties" available.
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;	No effect on natural communities. According to DEEP "No impacts to fisheries resources are expected and no further consultation with the Fisheries Division is required."
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to	According to DEEP "DEEP's polychlorinated biphenyls (PCB) program has the following information for the project area: Star Supply (which was located at 1040 State Street) had a spill from unknown equipment, which was 280,000 ppm. This area is

cause unreasonable adverse effects on the environment;	approximately one mile from the project site and is now developed as residential housing.” The area is far from the project area so no concern. The phase i environmental site assessment was done on February 2026 for the State & George Street Redevelopment Project located at 182 & 253 State Street New Haven, Connecticut found following RECs in connection with the Subject Property: <u>REC-1: Former Industrial and Commercial Use</u> – The Subject Property was developed with residential, commercial, and industrial buildings prior to the late 1960s. Some of these buildings were occupied by chemical companies, clothing cleaning/dyeing facilities, manufacturing facilities, paper companies, printers, pharmacies, and warehouses No information was available regarding the operations or waste storage, handling or disposal practices at these properties. <u>REC-2: Polluted Fill</u> - Soil testing at the Subject Property in 2023 indicated that fill material containing brick, asphalt, glass, coal, ash and wood to depths of up to 13 feet below grade (fbg) was polluted with extractable total petroleum hydrocarbons (ETPH), polyaromatic hydrocarbons (PAHs), arsenic and lead at concentrations above the Connecticut Department of Energy and Environmental Protection (CTDEEP) Remediation Standard Regulations (RSR) criteria. This Phase I ESA identified the following HRECs in connection with the Subject Property: HREC-1: Former Diesel Fuel Release – According to spill case (9700918), approximately 50 gallons of diesel fuel was released in February 1997 at a location identified as “Crown Street/near railroad overpass.” This spill, likely to the south of 253 State Street, indicates that a contractor discharged oil into the ground. The release was reportedly investigated and the case is marked as closed. A phase ii environmental site assessment was done on January 2024. On behalf of the City of New Haven, GZA conducted a Phase II Environmental Site Assessment at State Street Reconstruction Project which consists of four parcels along the eastern side of State Street in New Haven, CT. The purpose of the investigation was to assess whether a release of petroleum products or hazardous substances has occurred to Site soils and groundwater at the identified RECs. GZA’s Phase II ESA included the completion of a ground-penetrating radar (GPR) survey, the advancement of 28 soil borings, the installation of one groundwater monitoring well, the collection and laboratory analysis of 29 soil samples and 6 groundwater samples from new and existing monitoring wells, and the completion of a groundwater elevation survey.
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	Subsurface soils encountered during the investigation generally consisted of sand and gravelly fill with varying amounts of silt, brick, glass, asphalt, wood, coal, ash, concrete, plastic, and slag overlying sands. These materials were fairly consistent throughout the Site and are considered to be relatively permeable. Groundwater was encountered at depths of approximately 12 to 18 fbg and no significant impacts to groundwater were detected. In general, elevated concentrations of arsenic (at two locations), lead, ETPH, and PAHs were observed in certain soil samples collected from the Site as follows: • The detected concentrations of ETPH ranged from 110 mg/kg to 4,100 mg/kg, exceeding the R-DEC at 7 sample locations and the I/C-DEC at two locations; SPLP ETPH results indicated compliance with the GB-PMC. • The detected concentrations of PAHs were above the R-DEC or I/C-DEC at 12 sample locations; SPLP PAH results indicated compliance with the GB-PMC. • PCBs were not detected in the soil samples. • The detected concentrations of lead ranged from 3.58 mg/kg to 1,690 mg/kg, exceeding the R-DEC at 7 sample locations and the I/C-DEC at two locations; SPLP lead results indicated compliance with the GB-PMC. • The detected concentrations of arsenic ranged from 0.88 mg/kg to 10.6 mg/kg, exceeding the R-DEC and I/C-DEC at 2 sample locations; SPLP arsenic results indicated compliance with the GB-PMC. GZA recommends preparing a soil and materials management plan for use if soil is to be disturbed as part of the proposed redevelopment plans. A remedial action plan & soil management plan dated March 2026 was available. Based on the results of the previous analytical testing, soils in certain areas of the Site are impacted with ETPH, certain PAHs, lead and arsenic. The concentrations of contaminants in these soils are such that the soils can be reused on-site under buildings or pavement (at least two feet below pavement or 4 feet below landscaping and provided an EUR is recorded) or sent for off-site disposal/reuse at a permitted facility. Due to the limited areas of the Site to allow for the placement of soils, it is the project intent for the majority of the excavated soils to be disposed of off-Site. However, impacted soils may be reused on site to the extent practical to fill areas during regrading. The results of the waste characterization sampling will be provided to the Contractor to evaluate potential off-site disposal options. GZA can be available, by request, to the Contractor to complete any additional required waste characterization sampling and identify appropriate off-Site disposal facilities for impacted soils. The Contractor will arrange for loading, transport,
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	and disposal of impacted soils. Owner will sign all transportation and disposal documents (Material Shipping Records [MSRs] or Bills of Lading [BOLs]) as the Generator. Although impacts to groundwater have not been detected above applicable groundwater cleanup standards of the RBCRs, additional soil sampling completed during the project may identify release areas at the Site that will require compliance groundwater monitoring (or releases reported under the RBCRs may require groundwater monitoring). Because the existing monitoring wells at the Site will likely be destroyed during redevelopment, GZA will install five new monitoring wells at the Site to be used for compliance monitoring. As required by the RBCRs, following remediation, four seasonal monitoring rounds of compliance groundwater monitoring must be completed within a two-year period with results below groundwater cleanup standards. Compliance monitoring will be conducted for ETPH, PAHs, arsenic, and lead, and potentially other COCs detected during pre-remediation soil sampling or additional waste characterization sampling warrant. A summary Remedial Action Report will be prepared following the activities described within this RAP/SMP. The report will include a summary of field activities, analytical results, figures showing the limits of soil excavation, boundaries of the EUR, and documentation of appropriate off-site disposal of impacted soils. The summary report will also include a revised Conceptual Site Model and a schedule for a groundwater monitoring program.
Substantial aesthetic or visual effects;	The project is not expected to cause substantial aesthetic or visual impacts in the area.
Inconsistency with: (A) the policies of the State C&D Plan, developed in accordance with section 16a-30 of the CGS; (B) other relevant state agency plans; and (C) applicable regional or municipal land use plans;	Proposed project is consistent with the State C&D Plan Growth Management principles #1 (Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure); Growth Management Principle #2 (Expand Housing Opportunities and Design Choices to Accommodate a variety of Household Types and Needs); and Growth Management Principle #3 (Concentrate Development around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options).
Disruption or division of an established community or inconsistency with adopted municipal and regional plans, including impacts on existing housing where sections 22a- 1b(c)	No direct, indirect, or cumulative impacts.

and 8-37t of the CGS require additional analysis;	
Displacement or addition of substantial numbers of people;	No direct, indirect, or cumulative impacts.
Substantial increase in congestion (traffic, recreational, other);	No direct, indirect, or cumulative impacts.
A substantial increase in the type or rate of energy use as a direct or indirect result of the action;	No direct, indirect, or cumulative impacts.
The creation of a hazard to human health or safety;	No direct, indirect, or cumulative impacts.
Effect on air quality;	The proposed project is not a commercial or industrial facility. The proposed project is residential apartments. During construction there can be a little air dust issue, but no direct, indirect or cumulative impacts are anticipated. DOH advised clients to adopt best management practices to reduce potential air quality impacts.
Effect on ambient noise levels;	No direct, indirect, or cumulative impacts.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	No direct, indirect, or cumulative impacts.
Effect on agricultural resources;	Not any adverse impact on agricultural land is anticipated.
Adequacy of existing or proposed utilities and infrastructure;	Existing utilities are present on site and in the area.
Effect on greenhouse gas emissions as a direct or indirect result of the action;	Not any adverse impact is anticipated.
Effect of a changing climate on the action, including any resiliency measures incorporated into the action;	Based on the scope of the project, no climate change impacts are anticipated.
Any other substantial effects on natural, cultural, recreational, or scenic resources.	Not any adverse impact is anticipated.
Cumulative effects.	Based on the scope of the project, the proposed project is not anticipated to result in any cumulative impact on the environment. The project will provide additional affordable housing.

PART V - List of Required Permits, Approvals and/or Certifications Identified at the Time of this Review

NA

PART VI – Sponsoring Agency Comments and Recommendations

Based on the environmental assessment of the proposed project, DOH recommends that the project proceed as proposed and preparation of an Environmental Impact Evaluation (EIE) is not warranted.

PART VII - Public Comments and Sponsoring Agency Responses:

DEEP comments are responded in this ERC.