



To: Mithila Chakraborty, Ph.D., DOH
From: Laschone Garrison
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Date: 6/30/2026

Subject: Hopp Brook Estates

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for Hopp Brook Estates. The proposed project is located at 22 Oakwood Drive, Beacon falls, CT.

Hopp Brook Developers, LLC has retained Guerrera Construction Inc to perform the site work on a 59-acre parcel of land known as lot 1 a/k/a 22 Oakwood Drive Beacon Falls, CT. The project is approved as a special exception for 94 single family homes. The project is a planned community under the Common Ownership Act where a starter home and approximately 134x84 parcel of land will be a unit owned as a starter home. The homes will be approximately 1900 SF with either a 1 or 2 car garage. The roads will be private and maintained by a homeowners' association. The site work involves the construction of 2 detention ponds on site for storm drainage. There will be city water, and each unit has its own septic system approved by Naugatuck Valley Health. There is a community pickle ball and play fields; There are 40 acres of open space mostly on the adjoining undeveloped lot 2. The homes will be built in 6 phases with approximately 16 homes per phase. The starter homes will be listed for sale at \$499,000 and lower. It will take 4-5 years to complete the project.

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 construction site is not located in an [Aquifer Protection Area](#) nor is it located in an area of coarse-grained deposits as shown on the [CT Surficial Aquifer Potential Map](#) indicating

that it is not a current or 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 entirety of the project site is within the Aquarion Water Company – Valley System service area, so public water supply will be available to the development if needed. It is unlikely that the development will require more than 50,000 gallons of water per day, the jurisdictional threshold of the Consumptive Water Diversion Program. However, if in the future, the development requires an excess of 50,000 gallons of water per day to support its operation, Consumptive Water Diversion Program staff should be contacted to inquire whether a permit will be needed.

Emma Coffey, Water Planning and Management Division, Emma.Coffey@ct.gov

The proposed development is located approximately 1 mile south-east of Hockanum Brook (CT6900-28_01) which subsequently drains to the Naugatuck River (CT6900-00_02). These two waterways are both impaired, not supporting recreation and habitat for fish, other aquatic life and wildlife, respectively. Additionally, both waterways have Bacteria Total Maximum Daily Loads (TMDLs); [Hockanum Brook Bacteria TMDL](#) & [Naugatuck River Bacteria TMDL](#).

The proposed project will create a significant amount of new impervious cover in the form of 94 single family homes across a 59-acre forested area. Studies have shown a link between increasing impervious cover and degrading water quality conditions in a watershed ([CWP, 2003](#)).

CT DEEP recognizes the proposed 2 detention ponds for storm drainage and encourages additional use of [Green Infrastructure and/or Low Impact Development](#) where feasible in this project to minimize/reduce the impact of polluted stormwater from reaching the nearby impaired waterways. Furthermore, 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.

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

This project was recently submitted to NDDDB. Review work is currently initiated but is not yet complete. Upon completion, a determination letter will be issued to address potential impacts to listed 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 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.

Danielle Missell, LWRD, Danielle.Missell@ct.gov

Details about on-site wetlands and any proposed fill placed in wetlands have not been provided. Any wetland permitting requirements would likely be handled at the local and/or federal level.

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: Susan.Jacobson@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.

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