



To: Mithila Chakraborty, Ph.D., Department of Housing
From: Laschone Garrison
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Email: Laschone.P.Garrison@ct.gov

Date: 11/6/2024

Subject: Scoping Notice for 45 Meadow Street, Norwalk, CT

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for 45 Meadow Street, Norwalk, CT. Meadow Gardens is a public housing complex built in the 1960s that contains 4 residential buildings with a total of 54 dwelling units and a small community center. The Norwalk Housing Authority (NHA) received approval from the U.S. Department of Housing and Urban Development (HUD) to demolish Meadow Gardens due to physical obsolescence. The new construction project consists of 8 residential walk-up buildings and 1 standalone, single-story community center. The residential units are a mix of flats and two-story townhomes. Each unit has a private entry. There will be a total of 59 units, 30 of which will be restricted to 30% of area median income (AMI) and the remaining 29 units to 50% of AMI. The proposed unit mix includes 15 one-bedroom units, 19 two-bedroom units, 18 three-bedroom units, and 7 four-bedroom units. Included in this count are 7 ADA-accessible units. The community center is approximately 4,300 sq. ft. and will house the property manager's offices, fitness gym, and a Learning Center. The development will have all electric utilities and be built to EnergyStar requirements. Current plans propose 4-6 electric vehicle charging stations and having the residential buildings be "solar ready." The lowest lying area of the property is in the 100-year floodplain; however, no structures are being built in the floodplain.

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](#), a parcel prioritized for source water protection as shown on the [Parcel Prioritization for Source Water Protection Viewer](#), or in an area of coarse-grained deposits as shown on the [CT Surficial Aquifer Potential](#)

[Map](#). 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.

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

The project site sits just west of the Norwalk Estuary, and impaired waterbody with a [CT Statewide Bacteria Total Maximum Daily Load \(TMDL\)](#) for fecal coliform. The TMDL identifies 7 potential bacteria sources to the impaired segment (CT-W1_012), including stormwater runoff.

CT DEEP supports Objective E-1 of the [Norwalk River Watershed Based Plan](#) as it refers to non-point source runoff management; “reduce the cumulative impacts of development and expand efforts to promote and implement Low Impact Development practices”. To reduce further impairment of Norwalk Estuary, CT DEEP recommends incorporating the use of Green Infrastructure and/or Low Impact Development in this project to reduce the impact of polluted stormwater from reaching receiving surface waters. To minimize the water quality impacts of the development, proper management measures for stormwater and sediment should be taken.

2. Effect on flooding, in-stream flows, erosion, or sedimentation.

Colin Clark, Land and Water Resources Division, Colin.Clark@ct.gov

License #202400646-FM for Flood Management was issued on August 2, 2024, for new driveways, parking, walkways, and improvements to stormwater, utility, landscaping and lighting.

Melissa Mostowy, Water Planning and Management Division, Melissa.Mostowy@ct.gov

The proposed project is within the Second Norwalk Taxing District, and public water supply is available in the area. It is unlikely that new sources for drinking water will need to be developed to serve the needs of the proposed project. Regardless of the public water supply availability, it is unlikely that the proposed demand will cause the system to exceed the usage of 50,000 gallons per day, the jurisdictional threshold for the Water Diversion Program.

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.

Bruce Williams, Fisheries Division HCE Program, Bruce.Williams@ct.gov

No impacts to fisheries resources are expected and no further consultation with Fisheries is required.

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

No impacts to State-listed species are expected from this project. No further consultation with the Natural Diversity Database program is needed.

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

There does not appear to be any wetlands or watercourses on site. No additional permits from LWRD appear to be required.

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 comments 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.

General Permit for Stormwater and Dewatering Wastewaters 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.

- ☐ If between one and five acres of disturbance and approved at the local level, not required to register with DEEP.
- ☒ If five or more acres of disturbance and approved at the local level, must complete registration 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 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