



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:	07/07/2025
Name of Project/Action:	45 Meadow Street
Project Address(es):	45 Meadow Street, Norwalk, CT
Affected Municipalities:	Norwalk
Sponsoring Agency(ies):	DOH
Agency Project Number, if applicable:	DOH25-0106-103 Called Meadow Gardens in the DUSR
Project Funding Source(s)/Program(s), if known:	FLEX \$5,900,000   CIF \$3,444,751

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 historic properties will be affected" letter received from SHPO.

☒ 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:

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 units are now fully vacant.

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 Learning Center is an after-school and all-day summer program for K-5th grade students living at the property. It is operated by the Norwalk Housing Authority and free to families. There will also be a playground, outdoor fitness equipment, and surface parking on site.

### Description of the Proposed Action:

Phase 1 of the redevelopment project (starting November 2024) includes the abatement of hazardous building materials and demolition of all structures. NHA is using a DECD Brownfields grant for Phase 1. 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 project received zoning site plan approval in November 2023. A.P. Construction has been procured as Construction Manager/General Contractor and Amenta Emma Architects is lead designer. Plans are currently at 90% construction documents. DEEP has approved the project's Flood Management Certification. The development team is targeting a March 2025 tax credit/DOH closing. The construction timeline is estimated at 18-20 months.

### Alternatives Considered:

No Action Alternative.

**Public concerns or controversy associated with the proposed action:**

None.

### 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: Sound Communities, Inc. (development arm of the Norwalk HA)
- Anticipated ownership upon project completion: ☐ N/A, ☐ State; ☐ Municipal, ☒ Private, ☒ Other: Sound Communities, Inc. (development arm of the Norwalk HA)

#### 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;	<p>The proposed action will not result in any impact to groundwater and surface water quality.</p> <p>DEEP commented on applicability of General Permit for Stormwater and Dewatering Wastewaters from Construction Activities.</p> <p>“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 <a href="mailto:DEEP.StormwaterStaff@ct.gov">DEEP.StormwaterStaff@ct.gov</a>”</p> <p>The site is less than five acres at 3.78 acres, and stormwater design is incorporated in the local building permit materials (City of Norwalk). The project is subject to the local building permitting process which includes the stormwater design.</p>
Effect on a public water supply system;	<p>The project will not have any impact on the public water supply system. The location of this project is not in an aquifer protection area. DEEP also reviewed and commented as “There are no concerns related to the Aquifer Protection Area Program.”</p> <p>The project sponsor commits to take best efforts toward meeting Objective E-1 of the Norwalk River Watershed Based Plan to “reduce the cumulative impacts of development and expand efforts to promote and implement Low Impact Development practices”. Further, the sponsor will strive toward Low Impact Development practices to minimize water quality impacts of the development. This includes measures to control stormwater and sediment runoff.</p>

Effect on flooding, in-stream flows, erosion or sedimentation;	<p>The project site located in 100- flood zone.</p> <p>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.</p> <p>DEEP commented “There does not appear to be any wetlands or watercourses on site. No additional permits from LWRD appear to be required.”</p>
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;	No historic properties affected letter is available from State Historic Preservation Office.
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 impact on Critical plant and animal species.
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment;	No direct, indirect or cumulative impacts.
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,	Temporary disruption is expected but the long-term affect will be positive to the site and neighborhood.

including impacts on existing housing where sections 22a- 1b(c) 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);	During work there can be some temporary traffic but best management practice can be adopted to reduce the impact.
A substantial increase in the type or rate of energy use as a direct or indirect result of the action;	Some increase may occur.
The creation of a hazard to human health or safety;	No direct, indirect or cumulative impacts.
Effect on air quality;	During construction or reuse there can be a little air dust issue but no direct, indirect or cumulative impacts are anticipated from construction work. DOH advised client to adopt best management practices to reduce potential air quality impacts.
Effect on ambient noise levels;	No noise issue is anticipated from reuse work.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	Not any adverse impact on coastal or inland wetland are anticipated.
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;	Not any adverse impact is anticipated.
Any other substantial effects on natural, cultural, recreational, or scenic resources.	Not any adverse impact is anticipated.
Cumulative effects.	Positive cumulative impact by meeting more housing needs.



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

DEEP has made recommendations in their review letter dated June 11, 2024 (attached). At the request of DOH, the Developer/Consultant confirmed that all comments were considered.

Below are the responses to the Department of Energy and Environmental Protection (DEEP) Notice of Scoping for the proposed project.

### **(1) Effect on water quality, including surface water and groundwater:**

The project sponsor commits to take best efforts toward meeting Objective E-1 of the Norwalk River Watershed Based Plan to “reduce the cumulative impacts of development and expand efforts to promote and implement Low Impact Development practices”. Further, the sponsor will strive toward Low Impact Development practices to minimize water quality impacts of the development. This includes measures to control stormwater and sediment runoff.

**(2) Permit: 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. a. DEEP Comment: If between one and five acres of disturbance and approved at the local level, not required to register with DEEP.**

The site is less than five acres at 3.78 acres, and stormwater design is incorporated in the local building permit materials (City of Norwalk).

**b. 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.**

N/A. The project is subject to the local building permitting process which includes the stormwater design.

## 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:

No public comments provided during scoping notice period.