



To: Mithila Chakraborty, Ph.D.
From: Jordan DiDomenico
Telephone: 860-424-3708
Email: Jordan.DiDomenico@ct.gov

Date: 4/13/2026

Subject: Scoping for Mount Pleasant New Britain

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for Mount Pleasant Redevelopment in New Britain by the Department of Housing (DOH). The site is a 22.7-acre property split between the existing Mount Pleasant and Bond Street Public Housing complex and the former Stanley Black and Decker block nestled between Bond and Armistice Streets in central New Britain. The portion of the project site run by the New Britain Housing Authority (NBHA) currently holds 22 barrack-style residential buildings housing 251 dwelling units and two additional free-standing buildings that accommodate NBHA administrative and maintenance offices. Originally constructed circa 1941, the Mount Pleasant Redevelopment intends to demolish the entire site in five separate phases, thus paving the way for new construction that is state-of-the-art, energy-efficient, aesthetically engaging, and safe. Approximately 350 residential units are planned, occupying a range of affordability and size. Consisting of 79 units, the first phase is slated to submit a funding application in 2025.

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.

Carlos Esguerra, WPLR/WPMD-Municipal Wastewater Program,
Carlos.Esguerra@ct.gov

Following building demolitions, ensure that any sanitary sewer lines are properly removed, abandoned, or capped to ensure that no sources of extraneous water such as groundwater (infiltration) or stormwater (inflow) can enter the municipal sewer system. Extraneous water in municipal sewer systems reduces conveyance capacity and can lead to sanitary sewer overflows.

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

The proposed project 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.

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

If the proposed development requires more than 50,000 gallons of water per day for operational purposes, a Water Diversion Permit will be needed per [Sec. 22a-377\(c\)-1](#). Should this be the case, the developer should reach out the DEEP's Consumptive Water Diversion Program staff per the contact provided.

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

The proposed project site lies approximately 2 miles southeast of Piper Brook (CT4402-00_02). Stormwater at this location drains to Piper Brook, which is impaired due to bacteria, not supporting recreation, habitat for fish, other aquatic life and wildlife ([CT Statewide Bacteria TMDL - Piper Brook](#)). To reduce further impairment to Piper Brook, DEEP recommends considering the use of Green Infrastructure and/or Low Impact Development in the project design, to minimize/reduce the impact of polluted stormwater from reaching receiving surface waters. To minimize the water quality impacts during redevelopment, proper management measures for stormwater and sediment should be taken.

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

The project site does not appear to be located in a Natural Diversity Data Base (NDDB) Area and therefore consultation with the NDDB program is not required. These comments pertain only to listed species and do not address potential impacts to more common wildlife 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.

Thalia Singh, Remediation Division, Thalia.Singh@ct.gov

In the absence of prior environmental data, it is reasonable to assume that historic urban fill may be present beneath portions of the site. The nature and extent of fill materials remain unknown. Therefore, any disturbance of the soil during redevelopment warrants a thorough soil characterization.

5. A substantial increase in the type or rate of energy use as a direct or indirect result of the action.

No comments received.

6. Effect on air quality.

No comments received.

7. Effect on existing land resources and landscapes, including coastal and inland wetlands.

Danielle Missell, Land and Water Resource Division, Danielle.Missell@ct.gov

It does not appear that the activities will affect any wetlands or watercourses. If there are any fill materials proposed in wetlands or watercourses permits from Land and Water Resource Division (LWRD) may be required.

8. Adequacy of existing or proposed utilities and infrastructure.

No comments received.

9. Effect on greenhouse gas emissions as a direct or indirect result of the action.

No comments received.

10. Effect of a changing climate on the action, including any resiliency measures incorporated into the action.

No comments received.

11. Additional Comments/ Concerns:

No comments received.

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 (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