



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: [March 23, 2022](#)  
Name of Project/Action: [Avery Park Revitalization Initiative-Woodland Springs Phase II](#)  
Project Address(es): [55 Woodland Springs Drive](#)  
Affected Municipalities: [Stafford Springs](#)

Sponsoring Agency(ies): [Department of Housing](#)  
Agency Project Number, if applicable:  
Project Funding Source(s)/Program(s), if known: [HOME funds, State Bond Funds, CHFA Low Income Tax Credits, CHFA Taxable Bond Funds, Federal Home Loan Bank](#)

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: [See SHPO review dated November 18, 2021.](#)

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: [JaCinta Frazier, Architectural Design Reviewer 2](#)

*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:**

Avery Park Revitalization Initiative - Woodland Springs Phase II, is planned with 79 single bedroom units of new housing for elderly and disabled residents on a partially developed 40 acre parcel of land located at 87 West Stafford Road in Stafford, CT. This is the second phase of a two-phase project. Woodland Springs Phase I was built in 2018 and also includes 79 one-bedroom units for elderly and disabled residents. The scope of work for Phase II will include the new construction of two multi-story apartment buildings and multiple cottage-style apartment buildings along with all necessary site and utility work. The new housing will use energy and resource efficient materials, engineering, and construction methods, and is being designed with 100% accessibility in mind.

This project is urgently needed. Residents will be moved from the 40 + year old, 110 unit complex at Avery Park Apartments at 85 and 91 West Street which is rapidly deteriorating and presenting unsafe, unsanitary and hazardous conditions to an elderly and disabled population.

### **Description of the Proposed Action:**

See above

### **Alternatives Considered:**

There is increased need for housing for elderly and disabled adults which requires new construction. Existing facilities will be renovated or reconstructed for additional needs in the future.

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

There is no public concern or controversy known to the Department of Housing.

**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: [Stafford Housing Authority](#)

Anticipated ownership upon project completion:  N/A,  State;  Municipal,  Private,  
 Other: [Stafford Housing Authority](#)

**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**

<b>Required Factors for Consideration (Section 22a-1a-3 of the RCSA)</b>	<b>Agency’s Assessment and Explanation</b>
Effect on water quality, including surface water and groundwater;	All stormwater is treated and managed on site and groundwater is recharged. The proposed development is outside the upland setback for wetlands and floodplain.
Effect on a public water supply system;	There will be a minor increase to the demand on the municipal public water supply system.
Effect on flooding, in-stream flows, erosion or sedimentation;	The proposed actions include all measures for erosion and sedimentation control and maintains all stormwater on-site. The majority of the site is in Flood Zone C – area of minimal flooding, and the 100 year flood plain is over 800 feet from the proposed development.
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;	The State Historic Preservation Office has determined that no historic or archeological resources will be impacted from this proposed action. An updated SHPO determination November 18, 2021 states that no historic properties will be effected.
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;	The proposed action incorporates the recommended protective measures for state-listed wood turtles and the construction will include barriers to protect habitat. Please see response to comments from F.A. Hesketh & Associates, Inc. March 23, 2022. A buffer zone of 150 feet will separate the construction from the waterway. Note: the possible future wetlands crossing is not in the project.
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment;	The proposed action will not use pesticides, toxic or hazardous materials in such quantities as to cause unreasonable adverse effects on the environment.
Substantial aesthetic or visual effects;	The proposed action has been designed to complement the existing housing development and fits the scale and context of the site.
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	The proposed action is consistent with the State C&D Plan

agency plans; and (C) applicable regional or municipal land use plans;	
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) and 8-37t of the CGS require additional analysis;	The proposed action is at an undeveloped site and will not disrupt or divide an established community. Residents of the existing facility will be relocated to allow for renovations or redevelopment at the existing structures.
Displacement or addition of substantial numbers of people;	Phase 2 of this housing development will include 79 new units for elderly and disabled adults
Substantial increase in congestion (traffic, recreational, other);	There will be some increase in local traffic although many residents do not drive.
A substantial increase in the type or rate of energy use as a direct or indirect result of the action;	The buildings have been designed to meet the strict energy efficiency standards of the Department of Housing.
The creation of a hazard to human health or safety;	There is no creation of hazards to human health or safety.
Effect on air quality;	Minor
Effect on ambient noise levels;	The proposed action may have a minor effect on ambient noise levels.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	All stormwater is treated and managed on site. The project has received all approvals from local inland & wetlands commissions. The site design does not impact any federal wetlands.
Effect on agricultural resources;	The site development will not affect agricultural resources
Adequacy of existing or proposed utilities and infrastructure;	The site has access to existing utilities and infrastructure such as municipal water, sewer, electricity.
Effect on greenhouse gas emissions as a direct or indirect result of the action;	The buildings meet the Department of Housing high energy efficiency standards and are more efficient than current facilities.
Effect of a changing climate on the action, including any resiliency measures incorporated into the action;	The selected portion of the site is not in the floodplain and has dry egress. Improved building envelope provides additional measures for shelter in place resiliency.

Any other substantial effects on natural, cultural, recreational, or scenic resources.	The proposed action limits new construction away from the environmentally sensitive areas of the site.
Cumulative effects.	The proposed action meets a need for affordable housing for elderly and disabled residents, provides them access to the natural environments, but limits environmental disruption.

<b>PART V - List of Required Permits, Approvals and/or Certifications Identified at the Time of this Review</b>
Town of Stafford – Planning & Zoning, Inland Wetlands Department of Energy & Environmental Protection, Scoping Comments, August 2, 2021 Department of Energy & Environmental Protection Wildlife Division, June 28, 2021 State Historic Preservation Office, November 18, 2021

**PART VI – Sponsoring Agency Comments and Recommendations**

<b>PART VII - Public Comments and Sponsoring Agency Responses:</b>
See Memo of Findings – April 2022