



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:	6/26/2026
Name of Project/Action:	Eagleville Green, Mansfield - Multifamily Housing Development
Project Address(es):	113-121 South Eagleville Road, Mansfield, CT 06268
Affected Municipalities:	Mansfield
Sponsoring Agency(ies):	DOH
Agency Project Number, if applicable:	
Project Funding Source(s)/Program(s), if known:	State fund

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: The project site 113-121 South Eagleville Road, Mansfield, CT 06268 got approval from State Historic Preservation Office (SHPO) as a 'no significant impact'. Tribal consultation was also done with state recognized tribes and as per the need of the consultation, an Archeological survey was done with no evidence found.

☒ 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:

New construction of 41 residential units in 7 structures and the rehabilitation of 1 unit/structure on a 5.2-acre site. The site is located in a primarily residential area with access to a major roadway. The existing site is approximately 5.2 acres with two, older single-family homes. The site is flat with 2.95 acres of non-wetlands and 2.25 acres of wetlands. The two homes on the site are currently rented at market rate and the property has been re-zoned for multi-family using Section 8-30(g) of the Connecticut State Statutes. The surrounding neighborhood includes multi-family developments, as well as single-family homes. The property is located within a few hundred feet of the Senior Center, is on a bus line, and is a short walk to UConn, a grocery store, Storrs Center, E.O. Smith High School, banks, post office, restaurants, the Community Center and Town Hall.

Description of the Proposed Action:

The Eagleville Green will consist of the new construction of 41 housing units and one additional existing single-family structure that is occupied and meets occupancy standards. The development consists of a total of 42 units. The new units will be located in 7 buildings positioned around a central green. The units will consist of townhouse-style floor plans and flats, with 5 of the units being fully handicapped accessible. Eagleville Green will be a mixed-income rental development serving individuals (young and old) and families. 22 of the 42 units will be affordable to households with income under 50% of Area Median Income (AMI), 7 to households at 60% of the median, 2 units to households at 80% of median income and the remaining eleven will be market-rate rental units at 120% of median income.

Alternatives Considered:

No Action Alternative.

Public concerns or controversy associated with the proposed action:

NA

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: Please Explain.

Anticipated ownership upon project completion:

- ☐ N/A, ☐ State; ☐ Municipal, ☐ Private,
☐ Other: Please Explain.

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;	The proposed action will not result in any negative impact on groundwater and surface water quality. 2.25 acres of the project site 113-121 South Eagleville Road, Mansfield, CT 06268 is located within a wetland. The project will be constructed next to a wetland area. The components of the 8-step process were completed as part of the Mansfield Inland Wetlands Agency approval dated March 25, 2020, for approval of the project which included public notices and hearings and a series of mitigation measures.
Effect on a public water supply system;	The project will not have any negative impact on the public water supply system.
Effect on flooding, in-stream flows, erosion or sedimentation;	The project site 113-121 South Eagleville Road, Mansfield, CT 06268 is not within a 100- or 500-year flood zone. There is no digital FEMA map available. As per available maps, the location is in zone C area of minimal flooding.
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 project site 113-121 South Eagleville Road, Mansfield, CT 06268 got approval from State Historic Preservation Office (SHPO) as a 'no significant impact'. Tribal consultation was also done with state recognized tribes and as per the need of the consultation, an Archeological survey was done with no evidence found.
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 project site 113-121 South Eagleville Road, Mansfield, CT 06268 doesn't fall in any federally identified species and designated critical habitat.
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment;	The project site 113-121 South Eagleville Road, Mansfield, CT 06268 is remediated. There were 5 Areas of Concern (AOCs) identified. They have completed and submitted ASTM Phase I ESA, Phase II ESA, and Remedial Action Plan (RAP) that clears out the identified Recognized Environmental Conditions (RECs) completely under the guidance of a licensed professional.
Substantial aesthetic or visual effects;	The project is not expected to cause substantial aesthetic or visual impacts in the area. The project site 113-121 South Eagleville

	Road, Mansfield, CT 06268 is not within 3000 ft of a railroad. Consideration of local road and due to construction work, noise assessment was done, and it is in limit.
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, including impacts on existing housing where sections 22a- 1b(c) and 8-37t of the CGS require additional analysis;	No direct, indirect, or cumulative impacts.
Displacement or addition of substantial numbers of people;	Zoning and Wetland approvals dated March 25, 2020. Approvals were provided requiring protection of wetlands. The scale and density of the development are consistent with surrounding uses and compliant with existing zoning and land use regulations. The project will provide needed affordable housing in a very high-cost area for a strong beneficial impact. The project will provide affordable housing for town and area workers. The project will provide more income diversity in area due to incomes being served.
Substantial increase in congestion (traffic, recreational, other);	From Wetlands approval and civil plans for drainage and stormwater runoff improvements site is flat with stormwater management systems to prevent erosion and runoff resulting in a beneficial impact over existing conditions. Erosion controls will be implemented and monitored during construction.
A substantial increase in the type or rate of energy use as a direct or indirect result of the action;	The project will be constructed and operated as a passive house facility. Therefore, minimal carbon footprint. The project will be constructed and operated as a passive house facility with solar panels. Therefore, highly energy efficient.
The creation of a hazard to human health or safety;	No direct, indirect, or cumulative impacts.
Effect on air quality;	The proposed project is not a commercial or industrial facility. The proposed project is residential apartments. During construction there can be a little air dust issue, but no direct, indirect or cumulative impacts are anticipated.

	DOH advised clients to adopt best management practices to reduce potential air quality impacts.
Effect on ambient noise levels;	No direct, indirect, or cumulative impacts. The project site 113-121 South Eagleville Road, Mansfield, CT 06268 is not within 3000 ft of a railroad. Consideration of local road and due to construction work, a noise assessment was done, and it is in limit.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	The site is flat with stormwater management systems to prevent erosion and runoff resulting in a beneficial impact over existing conditions. Erosion controls will be implemented and monitored during construction. The project site 113-121 South Eagleville Road, Mansfield, CT 06268 is not within any units of the Coastal Barrier Resources System (CBRS).
Effect on agricultural resources;	Not any adverse impact on agricultural land is anticipated. The project site 113-121 South Eagleville Road, Mansfield, CT 06268-part falls in Prime farmland soils. The process of compliance was conducted using AD 1006 and determined in compliance by state soil scientists.
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;	The project will be constructed and operated as a passive house facility. Therefore, minimal carbon footprint. The project will be constructed and operated as a passive house facility with solar panels. Therefore, highly energy efficient
Any other substantial effects on natural, cultural, recreational, or scenic resources.	Not any adverse impact is anticipated. There are no designated wild and scenic rivers within the project site.
Cumulative effects.	Based on the scope of the project, the proposed project is not anticipated to result in any cumulative impact on the environment. The project will provide additional affordable housing.

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

Zoning, Site Plan, Inland Wetlands dated 3025/2020, Building permit

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:

NA