



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).



State of Connecticut

Environmental Review Checklist

Last Updated 02/25/2020

PART I – Initial Review and Determination

Date: October 21, 2025
Name of Project/Action: UConn Boathouse Relocation Project
Project Address(es): 44 Lake Street, Coventry, CT 06238
Affected Municipalities: Coventry

Sponsoring Agency(ies): University of Connecticut, University Planning, Design & Construction
Agency Project Number, if applicable: 300246

Project Funding Source(s)/Program(s), if known: University of Connecticut

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: SHPO letter is attached hereto.

☒ 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: Joe Rubino, MS, Senior Principal Scientist, SLR Consulting; Antoaneta Fedeles, Associate Director of Design, University Planning, Design & Construction (UPDC); Sean Vasington, Executive Director, UPDC

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: The University of Connecticut (UConn) seeks to establish a new boathouse for its women's rowing team to be compliant with Title IX requirements. The existing training and boat storage facility, located approximately 0.15 miles to the south at Patriots Park, was built in 1987, requires significant maintenance, poses challenges to operations, and does not comply with the standards of the Americans with Disabilities Act (ADA). The building is currently leased from the Town of Coventry; however, it will not remain available for UConn's use in the future due to a proposed master plan for the park.

Description of the Proposed Action: The proposed boathouse will be situated on 1.5 acres of private land to be purchased by UConn, located at 44 Lake Street. There is an existing, approximately 11,000 square foot (SF), single-story vacant building in various stages of disrepair and code compliance that will require completed demolition and reconstruction of a new smaller facility (approximately 6,000 SF) to provide secure boat storage, appropriate locker room space, and bathrooms. The proposed facility will also include a meeting space, a nutrition station, and a mechanical room. Site improvements will include a gravel boat hauling area, parking improvements along Woodland Street, and a seasonal modular dock. The total project footprint will occupy approximately 0.9 acres.

Alternatives Considered:

The No-Action alternative would continue using the existing facilities at 124 Lake Street until directed to vacate by the Town of Coventry; however, the existing facilities would not be compliant with ADA or Title IX requirements.

Alternative 1: UConn considered new construction of the boathouse at a different location (172 Lake Street); however, this alternative required construction of a new dock area and a stream crossing to access the proposed parking area, and members of the community were opposed.

Alternative 2: UConn considered the reconstruction of the existing boathouse facilities at 124 Lake Street; however, this would require an access easement on Town property and would conflict with the master plan for Patriots Park.

Alternative 3: UConn considered partial demolition, an addition, and renovation of 44 Lake Street for a new boathouse; however, costs associated with that approach were not as prudent as full demolition and new construction.

Public concerns or controversy associated with the proposed action:

A summary of comments received during the Scoping Notice period and responses from the sponsoring state agency are provided in Section VII herein.

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); (no BFE determined)
- ☐ 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>No permanent, direct impacts on water quality are anticipated to result from the proposed activities. The proposed facility will be supplied potable water through the South Coventry Water Supply system.</p> <p>Potential short-term impacts to water quality during construction will be avoided using temporary sedimentation and erosion control measures to limit uncontrolled material flow into the surrounding watershed.</p> <p>Water quality associated with stormwater runoff will be managed in accordance with state guidelines for redevelopment.</p>
Effect on a public water supply system;	No effect. The proposed facility will utilize existing public water supply connection.
Effect on flooding, in-stream flows, erosion or sedimentation;	No effect. The project will not require compensatory floodplain mitigation. Improvements are limited to previously developed areas.
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 reported cultural or historic resources within the project footprint, according to SHPO database consultation. The site is currently developed.
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;	<p>The proposed facility will not adversely affect natural communities, critical plant and animal species and their habitat, or interfere with the movement of fish, as it is limited to the footprint of a previously developed area.</p> <p>A seasonal floating dock system will be used as part of the proposed facility. The existing lake front on the site is currently comprised of lawn area, so no native woody vegetation will be removed from the site.</p>
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to	None anticipated. During construction, the proposed actions will not generate additional use of pesticides or toxic materials; however, construction waste may contain hazardous materials,

cause unreasonable adverse effects on the environment;	such as asbestos. Any hazardous waste will be disposed of in accordance with local, state and federal regulations.
Substantial aesthetic or visual effects;	New construction will essentially overlap the existing footprint at a smaller scale. Changing the parking lot from a gravel surface to a paved surface will enhance the aesthetics of the facility.
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;	None anticipated; land use/management following construction activities is consistent with existing uses in the area.
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;	None anticipated.
Displacement or addition of substantial numbers of people;	None anticipated.
Substantial increase in congestion (traffic, recreational, other);	None anticipated.
A substantial increase in the type or rate of energy use as a direct or indirect result of the action;	None anticipated. Given the anticipated use of the smaller facility, energy use following completion of the project will not result in a substantial increase.
The creation of a hazard to human health or safety;	None anticipated.
Effect on air quality;	None anticipated.
Effect on ambient noise levels;	None anticipated; standard equipment to be utilized during construction is not anticipated to significantly affect ambient noise levels within a densely populated location.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	The proposed project will have no impacts to existing land resources, including inland wetlands (Coventry Lake and Mill Brook). There are no proposed activities within wetlands or watercourses, other than the small seasonal dock to support water-dependent uses.

Effect on agricultural resources;	None, no prime farmland soils or existing arable land.
Adequacy of existing or proposed utilities and infrastructure;	The existing utilities and infrastructure are adequate with no changes in services required or proposed.
Effect on greenhouse gas emissions as a direct or indirect result of the action;	None.
Effect of a changing climate on the action, including any resiliency measures incorporated into the action;	None.
Any other substantial effects on natural, cultural, recreational, or scenic resources.	None.
Cumulative effects.	No cumulative effects exist for the proposed activities.

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

None.

PART VI – Sponsoring Agency Comments and Recommendations

The sponsoring agency recommends concluding the project scoping with a determination that an Environmental Impact Evaluation (EIE) is not required for the UConn Boathouse Relocation Project.

PART VII - Public Comments and Sponsoring Agency Responses:

Town of Coventry comments and UConn Responses:

Mr. Todd Penney, P.E., Town Engineer for the Town of Coventry, indicated that the Town owns, operates, and maintains stormwater management and sewer infrastructure at the proposed location, including an underground sewer line and a lake gate (i.e., flow control structure for Coventry Lake). Mr. Penney requested that, in addition to retaining these features, UConn incorporate ways to improve general stormwater quality to the extent possible as part of the project.

UConn Response: *The University is aware of the Town's infrastructure and will not interfere with its current functionality. The Agency has been in communication with Mr. Penney regarding Town infrastructure and opportunities to improve stormwater quality associated with the proposed improvements. UConn has implemented various low impact design elements to the proposed facility, including measures to improve water quality prior to discharging to Coventry Lake and/or Mill Brook.*

These include the use of subsurface infiltration drains that will divert runoff from impervious surface areas to an underground system allowing water to slowly infiltrate into the ground. Peak stormwater flows will be reduced relative to existing conditions.

**Connecticut Department of Energy and Environmental Protection Division Specific Comments
Provided in Comment Letter dated June 12, 2025.**

DEEP Agency comments and UConn responses:

Concerning effects on water quality, DEEP indicated that the proposed site is not located in an aquifer protection area (APA), is supplied potable water, and will not require consumptive water uses exceeding 50,000 gallons per day. As such, DEEP stated that they had no concerns related to the APA Program and that a Consumptive Water Diversion Program permit was not required. Due to the proximity of the proposed boathouse facility to Coventry Lake, DEEP recommended incorporating the use of Green Infrastructure and/or Low Impact Design (LID) to minimize potential impacts associated with stormwater runoff.

UConn Response: *The sponsoring state agency will work to incorporate stormwater Best Management Practices (in accordance with the Connecticut Stormwater Quality Manual, 2024) to minimize potential impacts associated with stormwater runoff from impervious surfaces areas for the redevelopment.*

Concerning the effect on flooding, in-stream flows, erosion, and sedimentation, DEEP recommended that the sponsoring state agency consult with the Land Water Resources Division (LWRD) if the proposed site were located within a FEMA designated floodplain to comply with the State Flood Management Statutes and Regulations.

UConn Response: *Based on the current effective FEMA Flood Insurance Rate Map (FIRM, #0901100015C, effective June 4, 1980), portions of the site appear to be located within a Zone A flood hazard area associated with the southeastern shoreline of Coventry Lake and the westernmost portion of Mill River, which is currently confined to a flow control structure and culvert in this area. A Base Flood Elevation (BFE) has not been assigned by FEMA. The current effective FIRM map appears to predate the construction of the lake gate and relocation of Mill River outlet at Coventry Lake. UConn will continue to evaluate the flood mapping during the design phase and will ensure the project is consistent with the National Flood Insurance Program (NFIP), as applicable.*

Concerning the effect of the proposed facility on natural communities, critical plant and animal species and their habitat, interference with the movement of any resident fish or wildlife species, DEEP recommended incorporating Green Infrastructure (e.g., rain gardens, planting trees) to mitigate any impacts associated with increased impervious surface area. DEEP also indicated that boats, oars, or any other gear, should be decontaminated when leaving the lake and before launching into any other waterbody to prevent the spread of hydrilla.

UConn Response: *The University acknowledges that habitat and water quality on Coventry Lake is an inherent value and has incorporated measures to minimize potential impacts to these resources during*

the construction and normal operation of the facility. To minimize disturbances during construction, the Connecticut Guidelines for Soil Erosion and Sediment Control, particularly for drainageways and watercourses. In the long term, stormwater quality BMPs (per Connecticut Stormwater Quality Manual, 2024) will be incorporated to the maximum extent practicable for re-development. During typical operations, if boats are used in different waterbodies, UConn will use its equipment maintenance protocol that includes thoroughly washing boats, oars, and other equipment associated with water-dependent uses to avoid spread of nuisance aquatic flora and fauna.

Additionally, UConn solicited comments from SHPO regarding partial or complete demolition of 144 Lake Street. SHPO determined the existing structure is not eligible for listing on the National Register of Historic Properties and the project will not detract from adjacent districts or have any adverse effect on historic properties. Their letter is attached hereto.

September 12, 2025

Sean Vasington
University of Connecticut
3 Discovery Drive, Unit 6038
Storrs, CT, 06269
(only sent via email to sean.vasington@uconn.edu)

Subject: UConn Boathouse Relocation
44 Lake Street
Coventry, Connecticut

Dear Mr. Vasington:

The State Historic Preservation Office (SHPO) has reviewed the potential effects of the referenced project on historic properties. The proposed project consists of reutilizing an existing property to serve as a boathouse for the UConn women's rowing program. As described in the submitted review request, the proposed actions will require some demolition and renovation of the existing structure to provide secure boat storage, appropriate locker room space, and bathrooms. SHPO also understands that additional storage for boats, modular docks, and powered launch boats are also planned.

Approximately ten years ago, SHPO reviewed a project at and adjacent to the subject parcel that consisted of dam and site improvements. At that time, we noted that the southern and eastern boundaries of the referenced parcel abut the South Coventry Historic District, a property listed on the National Register of Historic Places (NRHP). The extant structure on the project parcel is not part of the historic district. Although it was constructed during the early twentieth century, it is a common style with no known associations and a significant loss of integrity. It is the opinion of this office that this building is not eligible for listing on the NRHP. However, because an archaeological site (32-85) was reported on the parcel, SHPO requested an archaeological survey as part of the dam improvement project. The completed archaeological investigation identified evidence of prior natural and human made disturbances. Subsurface testing was completed to confirm the depth and distribution of these disturbances. Subsurface testing suggested that little to no evidence of intact deposits existed within the project area. A single piece of quartz chipping debris was recovered, but likely had been re-deposited by water action. Site 32-85 has either been destroyed or exists within the inundated portion of Coventry Lake. SHPO requests the opportunity to review actions within inundated areas that may impact submerged archaeological deposits. With this request taken into consideration, it is SHPO's opinion that the proposed project will not harm archaeological resources or detract from the adjacent historic districts. Therefore, the UConn Boathouse Relocation Project will have no adverse effect on historic properties.

SHPO appreciates the opportunity to comment upon this project. Do not hesitate to contact Catherine Labadia, Staff Archaeologist and Deputy State Historic Preservation Officer, for additional information at (860) 500-2329 or catherine.labadia@ct.gov.

Sincerely,



Jonathan Kinney
State Historic Preservation Officer