Record of Decision
Environmental Impact Evaluation

University of Connecticut
Ice Hockey Arena Development Project

July 7, 2020

Prepared By:

FITZGERALD & HALLIDAY, INC.
Innovative Planning, Better Communities

Record of Decision

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University of Connecticut

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LIST OF ATTACHMENTS

1 Decision

The University of Connecticut intends to proceed with the Proposed Action, which consists of constructing a new ice hockey arena on an approximately 12.5-acre site located west of and adjacent to the existing Mark Edward Freitas Ice Forum on its main campus in Storrs (Mansfield), Connecticut. The site is approximately half developed today and consists primarily of a surface parking lot (I-Lot), stormwater conveyance, some wetlands, and rolling, wooded uplands. Construction is anticipated to start in April 2021 and conclude in Winter 2022/2023.

The Proposed Action consists of the following elements:

- Facilities and ice that would meet NCAA Division 1 Ice Hockey requirements, Hockey East Conference standards, and University guidelines and requirements.
- Up to 2,700 seats, with up to 50% seatback chairs; the balance being benches and rail seats.
- Locker rooms and office space.
- Parking for up to 360 vehicles with a maximum of up to 700 vehicles pending future parking demand and funding.

This decision is based upon a careful consideration of alternatives and potential environmental impacts as documented in the Environmental Impact Evaluation (EIE) (Fitzgerald & Halliday, Inc., February 18, 2020) which was prepared for the Proposed Action, as well as comments received during the public review period for the EIE (February 18, 2020 – April 17, 2020). A copy of the Executive Summary that was included in the EIE is attached (refer to Attachment A).

2 Statement of Environmental Impact

Potential adverse impacts resulting from the Proposed Action include direct disturbance of approximately 2,600 square feet of inland wetlands. This direct wetland impact is spread across a total of four wetlands located on the development site. One wetland, a small palustrine forested depression that provides groundwater recharge and stormwater runoff renovation functions, will be filled entirely due to its location within the footprint of the new ice hockey arena. The remaining wetland impacts will be from grading operations and fill slopes encroaching into wetland fringe areas. Any construction-related indirect impacts to wetlands will be restored. Alteration and filling of wetland areas will be permitted through the Connecticut Department of Energy and Environmental Protection (CTDEEP) consistent with the Connecticut Inland Wetlands and Watercourses Act and implementing regulations, and through the U.S. Army Corps of Engineers (USACE) Connecticut General Permit. Appropriate mitigation will be identified through the permitting process.

Management of stormwater runoff generated by the Proposed Action Site is an important aspect of the project. Engineered green infrastructure and Low Impact Development (LID) measures will be incorporated into the site design. These measures may include rain gardens, permeable pavement, green roofs, infiltration planters, rainwater harvesting systems and others as deemed appropriate by the University in consultation with the design engineer. By incorporating these green infrastructure measures, an improvement to water quality within downstream wetlands and receiving waters, which include Eagleville Brook, is anticipated.

Other direct impacts to natural resources from the Proposed Action include a minor loss of vegetated habitat. However, this habitat is not rare or unique to the area. The impact will be mitigated through the development and implementation of a landscaping plan to compensate for the loss of habitat. The Proposed Action will also affect traffic operations, including increased vehicle delays and queues during hockey games or other large capacity events held at the facility. Mitigation of these traffic impacts will include coordination and development of an updated Special Event Traffic Management Plan that includes a traffic control plan on Separatist Road, additional manual traffic controls at key intersections on South Eagleville Road (Route 275), and updated bus routing services. Additionally, the Proposed Action will trigger the requirements for the Office of the State Administration (OSTA) certification process that is required for major traffic generators that impact the state roadway system. The OSTA process will require a detailed assessment of traffic and parking impacts and how they will be addressed. Therefore, specific physical roadway improvements required by the University will be addressed and identified during the OSTA permit phase.

There will be short-term construction period impacts from the Proposed Action related to air quality, noise, traffic and parking, and stormwater. Many of these temporary impacts will be mitigated through adherence to standard best management practices (BMPs) during construction and are not anticipated to result in permanent adverse effects. With respect to parking in I-Lot during construction, a reduction in available spaces is unavoidable since the new arena footprint coincides with the existing parking lot. Approximately 100 spaces will be kept available during the initial stages of project construction; however, as construction advances, parking will ultimately be disallowed in the former I-Lot until project completion. Students will be notified and directed by the University to park in another lots on-campus during the period of active construction when I-Lot is no longer unavailable. University Lots C and K are potential options for parking, but ultimately it is up to the students to choose which on-campus parking facility to use. Adequate capacity is available in other existing on-campus parking lots. Once the project is complete, the newly constructed parking lots east and west of the new ice hockey arena will accommodate eight more spaces than the total capacity of the existing I-Lot.

Indirect impacts related to encroachment or alteration of adjacent properties are not anticipated from the Proposed Action. The new UConn Ice Hockey Arena by itself is not a growth-inducing project but rather a project that is needed to enhance the existing UConn Hockey program and facilities so that athletes will have training and competition facilities of a quality comparable to other NCAA Division 1 teams. By providing these modernized facilities, the University will be able to attract and retain top-tier athletes and be able to be competitive at the highest collegiate level. The benefit is that the University would continue to be recognized nationally not only for academics but for athletics as well, which together would increase the attractiveness of the University to future prospective students (both athletes and non-athletes). The induced growth in campus population attributed to athletic-type projects, however, is difficult to project. For these reasons, indirect impacts are not anticipated to be significant.

An assessment of cumulative impacts to wetlands, habitats, and campus parking/transportation conditions has revealed that these impacts have been relatively minimal when considering the nature and extent of development that has occurred on the Storrs Campus over the last decade under the Nextgen CT Initiative. Wetland losses attributed to past campus developments have been mitigated by the University through the creation of high-quality wetlands and this approach will continue with future projects as dictated during project permitting. Additionally, as a leader in green infrastructure and LID technology planning and implementation, the University has been able to reduce and disconnect the amount of on-campus impervious surface areas from existing drainage systems within the sensitive Eagleville Brook and Robertson Brook watersheds, thereby reducing environmental and water quality impacts from stormwater runoff. Finally, projects over the past decade at UConn have resulted in various changes to on-campus parking and transportation conditions. The University actively plans for these transportation-related project changes to offset impacts and ensure adequate parking and efficient traffic operations on campus and in the surrounding area.

Undoubtedly, with the ambitious development plans outlined in the UConn Master Plan, there will likely be future impacts that will affect these same resources on a level and scale similar to the impacts that have occurred in the past decade. However, the University is very proactive with their campus planning and as mentioned above, is a recognized leader in the state when it comes to environmental stewardship. It is reasonable to assume that future projects will be designed and developed with the intent of avoiding and minimizing impacts to natural resources such as wetlands and habitats to the greatest extent possible and where unavoidable impacts occur, they will be adequately mitigated as part of the goal to sustain the natural environmental quality of the campus setting. In developing the Proposed Ice Hockey Arena as well as any future planned projects, the University will continue to adhere to the broader protection goals of both the Eagleville Brook and Robertson Brook watersheds as stipulated in the most recent Memorandum of Understanding (MOU) established between the University and CTDEEP signed on March 16, 2020. Lastly, the University is committed to providing a parking supply that meets the overall University demand while also ensuring safe and efficient transportation both on campus and in the surrounding areas of Mansfield.

In summary, all practicable means to avoid, minimize, or offset any associated environmental impacts that are identified in the EIE will be adopted. The mitigation measures identified in the EIE, and in the responses to comments on the EIE, have been adopted and will be implemented as part of the Proposed Action.

3 Summary of Consultation with Agencies and Other Persons

A Notice of Scoping for the Proposed Action was initially published in the Connecticut Council on Environmental Quality (CEQ) *Environmental Monitor* on May 21, 2019 beginning the official 30-day scoping period. The same Notice of Scoping for the Proposed Action was also published in the *Environmental Monitor* on June 4, 2019 and June 18, 2019. The scoping period ended on June 21, 2019. During the scoping period, a public scoping meeting was held on the University of Connecticut Storrs campus at the Konover Auditorium in the Thomas J. Dodd Research Center on June 11, 2019. A recording of that scoping meeting can be viewed at the following link:

https://kaltura.uconn.edu/media/Konover_jpr08005_20190611-183106/1_kgyugmci

No oral comments were received during the public scoping meeting. During the public scoping period, written comments were received from the CTDEEP, the Town of Mansfield, and the Connecticut Department of Public Health (DPH) Public Drinking Water Section and were considered and addressed in the development of this EIE. *Environmental Monitor* Scoping Notices and comments are included in Attachment B. Subsequent to the conclusion of the scoping period, a Post-Scoping Notice was prepared and published in the *Environmental Monitor* on October 22, 2019 as required per Connecticut General Statutes (CGS) Sections 22a-1 to 22a-1h, inclusive, as amended September 9, 2019. The Post-Scoping Notice was also published in the November 5, 2019 edition of the *Environmental Monitor* (Attachment C).

During the preparation of the EIE, coordination with federal and state agencies and municipal officials occurred, including coordination with the CTDEEP and the Connecticut State Historic Preservation Office (CT SHPO). A Notice of Availability for the EIE was advertised in the *Environmental Monitor* and the document was made available for public review on February 18, 2020. The notice of availability was published once again in the March 3, 2020 edition of the *Environmental Monitor*.

The EIE was made available for inspection during the comment period at the Mansfield Town Clerk's Office, Audrey P. Beck Municipal Building, 4 South Eagleville Road, Mansfield, Connecticut, and the Mansfield Public Library, 54 Warrenville Road, Mansfield, Connecticut.

The EIE was also made available for review on the Council on Environmental Quality website https://portal.ct.gov/CEQ/Environmental-Monitor/Environmental-Monitor//-/media/UConn/Ice-Hockey-Arena-Development/FINAL_UC_HOCKEY_EIE_021320.pdf.

A copy was also made available on the University Planning, Design and Construction website at https://updc.uconn.edu/wp-content/uploads/sites/1525/2020/02/FINAL_UC_HOCKEY_EIE_021320.pdf

The initial Notice of Availability of the EIE identified a public meeting date of March 27, 2020 and an April 3, 2020 deadline for the receipt of EIE public comments. However, in early March 2020 Governor Lamont issued Executive Order (EO) 7B: *Protection of Public Health and Safety During COVID-19 Pandemic*. Subsection (1) of the EO, entitled, "*Suspension of In-Person Open Meeting Requirements*" caused the University to re-evaluate the format and logistics of the public meeting as well as the duration of the EIE public comment period. An updated Notice of Availability of the EIE was subsequently published in the *Environmental Monitor* on March 17, 2020 and once again on April 7, 2020. The updated notice identified a new public meeting date of April 8, 2020 and an extended EIE public comment period through April 17, 2020. In keeping with the requirements of Section (1) of EO 7B, the public meeting was held virtually. The updated notice and meeting logistics as well as the revised public comment period deadline were also updated on the UPDC website. All Notices of Availability of the EIE including the information posted on the UPDC website are included in Attachment D.

4 Summary of the Public Meeting Record

A virtual public meeting using the MS Teams Live software platform was held from 3:30 PM to 5:00 PM on April 8, 2020. The virtual meeting was held in compliance with Subsection (1) of Governor Lamont's Executive Order (EO) 7B: *Protection of Public Health and Safety During COVID-19 Pandemic*. Subsection (1) of the EO, entitled, "*Suspension of In-Person Open Meeting Requirements*" provides guidance relative to the conduct of public meetings during the pandemic. A copy of the MS PowerPoint presentation is included in Attachment E. Although opportunity for public comment was available to virtual meeting attendees through the MS Teams Live software platform, no public comments were made during the actual meeting. An official public meeting transcript was not generated but a recording of the meeting was made which included close captioning. The recorded presentation can be accessed via the following YouTube link, which is hosted on the UPDC website:

https://www.youtube.com/watch?v=VKgxf1gkl-k&feature=youtu.be

5 Response to Comments on the EIE

This Record of Decision includes all the comments that were submitted on the EIE, including those transmitted to the University during the Public Scoping period (May 21, 2019 through June 18, 2019) and those submitted during the EIE public comment period (February 18, 2020 through April 17, 2020). Due to the COVID-19 Pandemic, the EIE public comment period was extended by the University from the required 45 days to 60 days. Comments during the Public Scoping period were received from the CTDEEP (Linda Brunza), CTDPH Public Drinking Water Section (Patricia Bisacky), and the Town of Mansfield (Mayor Paul M. Shapiro and Vera Stearns Ward, Secretary of the Planning and Zoning Commission). These comment letters are included and responded to in Attachment B. Comments during the EIE public comment period were received from CTDEEP (Linda Brunza), Town of Mansfield Town Council (Mayor Antonia Moran and Paul Aho, Chair of the Town Planning and Zoning Commission), and from Mr. John Silander, Jr. Ph.D. These comment letters are included and responded to in Attachment F.

Attachment A:

Environmental Impact Evaluation (EIE) Executive Summary

(Fitzgerald & Halliday, Inc., February 2020)

Executive Summary

The University of Connecticut (University or UConn) proposes to construct a new Ice hockey arena on an approximately 12.5-acre site located west of and adjacent to the existing Mark Edward Freitas Ice Forum on its main campus in Storrs (Mansfield), CT. The site is approximately half developed today and consists primarily of a surface parking lot (I-Lot), stormwater conveyance, some wetlands, and rolling, wooded uplands. The University anticipates construction of the new ice hockey arena to commence in Fall 2020, with a targeted opening date in Fall 2022.

The Proposed Action primarily consists of the following elements:

- Facilities and ice that would meet NCAA Division I Ice Hockey requirements, Hockey East Conference standards, and University guidelines and requirements.
- Up to 3,500 seats, with up to 50% seat-back chairs; the balance being bleachers
  Locker rooms and office space.
- Parking for up to 700 vehicles

Project Purpose: To develop an on-campus Ice Hockey Arena that fulfills UConn's agreement with Hockey East.

Project Need: UConn's Division I ice hockey program joined the Hockey East conference in 2014. Its current on-campus arena – Freitas Ice Forum – is reaching the end of its useful life and does not comply with Hockey East standards. As such, the men's ice hockey program has played most of its home games at the XL Center in Hartford since that time. UConn desires to construct a new arena on-campus to host a portion of men's games and all women's games. The new arena may also support recreational leagues and youth programs in the surrounding area.

As the sponsoring agency for this state funded project, the University of Connecticut has prepared this Environmental Impact Evaluation (EIE) to further evaluate the potential environmental impacts of the proposed new ice hockey arena development, hereafter referred to as the Proposed Action. Reasonable alternatives for the Proposed Action were considered, including a No Action Alternative, which is required to be carried forth in the CEPA process even though the No Action Alternative does not meet the project purpose and need. The No Action Alternative serves as the baseline for comparison of impacts to the Proposed Action. The selection of a preferred site and the decision process that lead to the development of a schematic design concept for the Proposed Action is summarized below:

Site Selection Process

A total of three sites were considered for the development of the UConn Ice Hockey Arena. One site, the Mansfield Apartments Site located just south of campus near the South Eagleville Road/Route 195 (Storrs Road) intersection, was put forth during the 2015 campus master planning process. Opposition from the local community, however, resulted in the University dropping that site from further consideration. The University released a Request for Expressions of Interest (RFEI) in October 2017 that included the two remaining sites under consideration, the Tech Park Parcel B Site, and the Freitas Ice Arena Site. Both sites met the following preliminary criteria:

- University-owned property
- On-campus location
- Adequate developable land area
- Reasonable access for vehicles and pedestrians
- Access to transit
- Adequate parking
- Available utilities
- Limited environmental implications

Because of incompatibility with surrounding research, science and technology land uses, the Tech Park Parcel B Site was dropped from further consideration. The Freitas Ice Arena site, with its location in the athletics district, was therefore selected as the preferred site for the Proposed Action.

Alternative Site Concepts

The University's original plan was to upgrade and expand the existing Freitas Ice Forum to the south or southwest to accommodate amenities required by Hockey East. However, the Freitas Ice Forum expansion concepts were abandoned in favor of a stand-alone arena concept for the following reasons: wetland impacts, the presence of ledge to the south of the existing Freitas facility, and the inability of the upgraded and expanded facility to efficiently accommodate a fully functional building program to meet all the requirements of Hockey East.

Design engineers and architects spent the summer of 2019 evaluating and adjusting stand-alone arena and parking site plan concepts until they developed the schematic design concept depicted in Figure ES-1.

Figure ES-1 - Preferred Alternative Conceptual Site Plan

Preferred Alternative

The schematic conceptual design shown in Figure ES-1 is the Preferred Alternative that is carried forward for assessment in this EIE. This alternative concept allows for the necessary buildable area and utility connections to construct the new UConn Ice Hockey Arena while avoiding and minimizing impacts to on-site natural resources to the greatest extent practicable. The concept accommodates adequate parking and efficient vehicle and pedestrian access, separation, and circulation elements to allow for a fully functional on-campus facility that meets the purpose and needs of the University.

Impact Assessment Summary

Potential direct impacts from the Proposed Action include filling up to approximately 4,900 square feet (SQ FT) of inland wetlands. These wetland impacts are primarily spread across three on-site wetlands. Only one wetland, a small palustrine forested depression located at the southwestern end of I-Lot, would be completely filled by the project. The remaining wetland impacts would be from fill slopes encroaching into wetland fringe areas. Alteration and filling of inland wetland areas would be subject to permitting under the Connecticut Department of Energy and Environmental Protection (CTDEEP) *Inland Wetlands and Watercourses Permit* and the conditions of the U.S. Army Corps of Engineers Connecticut General Permit. Appropriate mitigation would be identified and coordinated between the University, CTDEEP, and the USACE during the permitting process.

Other direct impacts to natural resource from the Proposed Action would include a minor loss of forested edge habitat. However, this habitat is not rare or unique to the area and includes invasive plant species. This impact would be mitigated through the development and implementation of a landscaping plan incorporating native drought-resistant plantings to compensate for the loss of habitat.

The Proposed Action would also impact traffic operations when compared to the No Action Alternative. The impact includes increased vehicle delays and queues during men's hockey games or other large capacity events held at the facility. Mitigation of these traffic impacts would include the development of an updated Special Event Traffic Management Plan that includes a traffic control plan on Separatist Road, additional manual traffic control at key intersection on South Eagleville Road (Route 275), and updated bus routing services. Coordination with the Town of Mansfield is needed to request the Connecticut Department of Transportation (CTDOT) to initiate traffic engineering studies at the state-owned study area intersections. The engineering studies would ascertain whether physical roadway improvements are needed to improve operations. Additionally, the Proposed Action will trigger the requirements for the Office of the State Administration (OSTA) certification process that is required for major traffic generators that impact the state roadway system.

There would be short-term construction period impacts from the Proposed Action related to air quality, noise, traffic and parking, and stormwater. These temporary impacts would be mitigated through adherence to standard construction best management practices as outlined in Table ES-1. The management of stormwater generated by the Proposed Action Site would be an improvement over the existing condition. Various engineered green infrastructure and Low Impact Development (LID) measures would be incorporated into the site design. These measures may include rain gardens, permeable pavement, green roofs, infiltration planters, rainwater harvesting systems and others as deemed appropriate by the engineer for the Proposed Action site. By incorporating these green infrastructure measures, an improvement in the water quality within downstream wetlands and receiving waters is anticipated.

Indirect impacts related to encroachment or alteration of adjacent properties are not anticipated as a result of the Proposed Action. The new UConn Ice Hockey Arena by itself is also not a growth-inducing project but rather a project that is needed to enhance the existing UConn Hockey program and facilities so that athletes would have training and competition facilities of a quality comparable to other NCAA Division 1 teams. By providing these modernized facilities, the University would be able to attract and retain top-tier athletes and be able to be competitive at the highest collegiate level. The benefit is that the University would continue to be recognized nationally not only for academics but for athletics as well, which together would increase the attractiveness of the University to future prospective students (both athletes and non-athletes). The induced-growth affect triggered by athletic-type projects, however, is difficult to project, let alone the potential for indirect environmental impacts attributed to that induced growth. For these reasons, indirect impacts attributed to induced growth triggered by the ice hockey arena is not anticipated to be significant.

An assessment of cumulative impacts to wetlands, habitats, and campus parking/transportation conditions has revealed that these impacts have been relatively minimal when considering the nature and extent of development that has occurred on campus over the last decade. Overall, a total of 17,915 SQ FT (0.41 acres) of wetland impact has resulted from nine projects dating back to 2014 (including the wetland impacts anticipated from the proposed UConn Ice Hockey Arena). This wetland loss has been mitigated by the University through the creation of approximately 2 acres of high-quality wetlands. With respect to habitat loss, a total of approximately 2.75 acres of impact to forested areas with varying levels of habitat value has

occurred from these same nine projects. Finally, projects over the past decade at UConn have resulted in various changes to on-campus parking and transportation conditions. The University actively plans for these transportation-related project changes in order to offset impacts and ensure adequate parking and efficient traffic operations on campus and in the surrounding area.

Undoubtedly, with the NextGen CT Initiative in full swing and the ambitious development plans outlined in the UConn Master Plan, there would likely be future impacts that would impact these resources on a level and scale similar to the impacts that have occurred in the past decade. The University is very proactive with their campus planning and is a recognized leader in the state when it comes to the protection of the environment. It is reasonable to assume that designs of future projects would be developed with the intent of avoiding and minimizing impacts to natural resources such as wetlands and habitats to the greatest extent possible and where unavoidable impacts occur, they would be adequately mitigated as part of the goal to sustain the natural environmental quality of the campus setting. Similarly, the University is committed to providing a parking supply that meets the overall University demand while also ensuring safe and efficient transportation both on campus and in the surrounding areas of Mansfield.

Anticipated impacts and proposed mitigation measures to avoid, minimize, or offset potential adverse impacts attributed to the Proposed Action are summarized in Table ES-1.

Table ES-1 - Summary of Impacts and Proposed Mitigation

Resource Category	Impacts	Proposed Mitigation
Consistency with Planning	• The Proposed Action is consistent with the State Plan of Conservation and Development, Town of Mansfield Planning and Zoning, and the University Master Plan.	No mitigation is required
Geology, Topography and Soils	• There are no unique geologic or topographic features on the Proposed Action Site. • There are no prime or statewide important farmland soils on-site.	No mitigation is required
Water Resources and Floodplains	• No impact to 100-year floodplains or floodways. • Stormwater runoff from the site is anticipated to decrease due to implementation of green infrastructure and low-impact development (LID) measures. • Water quality leaving the site is anticipated to improve compared to existing conditions with the implementation of green infrastructure and LID measures.	Stormwater management system design that is compliant with the Connecticut Stormwater Quality Manual (CTDEEP, 2004). Adherence to the 2002 CTDEEP Erosion and Sedimentation Control guidelines. Incorporation of Low Impact Development (LID) and green infrastructure measures into the site design.
Wetlands	• The Proposed Action would permanently impact up to 4,900 SQ FT of inland wetlands/watercourse resources.	An appropriate wetland mitigation strategy would be coordinated between the University, CT DEEP and the USACE during the permitting phase.

Resource Category	Impacts	Proposed Mitigation
Natural Communities, Flora and Fauna	• No rare or unique habitat is found within the natural areas of the Proposed Action Site, therefore no critical habitat areas would be lost or impacted. • Minor loss of small forested block habitat including uplands and wetlands; however, these are not unique and include forested edge with invasive species.	Mitigation to include development and implementation of a landscape plan incorporating native drought-resistant plantings to compensate for loss of habitat.
Noise	• Noise from the new arena would primarily be from outdoor mechanical equipment such as compressors or cooling fans and would be of a similar sound level as that generated by the adjacent Freitas Ice Forum. No impact is anticipated.	No mitigation is required, however noise reduction can be achieved by partial enclosure or shielding of outdoor mechanical equipment.
Air Quality/Greenhouse Gases	• New emissions from stationary sources including a dedicated boiler and diesel engine emergency generators. • Increased mobile source pollutant emissions from vehicles traveling to/from the arena facility. However, a reduction in motor vehicle emission rates over the long term would occur due to improved automotive industry technology combined with the assumption that the volume of motor vehicle traffic to and from the hockey arena would essentially remain constant (due to arena capacity limitations). Therefore, levels of pollutants and precursors from mobile sources are expected to decrease in the future (both with and without the Proposed Action). • The system that would provide the ice for the new arena proposes R717 ammonia as the primary refrigerant. Arena ice systems that use ammonia as the refrigerant have a zero Global Warming Potential and a zero Ozone Depleting Potential.	New stationary sources to be included in UConn's facility wide Title V air quality permit. Emergency generators operated less than 300 hours per year according to CT DEEP permit requirements.
Solid Waste	• Solid waste generated at the new ice hockey arena would be of similar type and amounts to that generated at the existing Freitas Ice Forum. No impacts are anticipated.	No mitigation is required.
Toxic and Hazardous Materials	• There are no known hazardous materials or spill sites located on or near the Proposed Action Site that would pose environmentally hazardous or contaminating conditions. • Generation of toxic or hazardous materials would be on par with that presently associated with the existing Freitas Ice Forum. No impacts are anticipated.	Hazardous materials used during facility operations would be properly stored and managed on site. All waste streams would be managed according to pre-existing University protocols.

Resource Category	Impacts	Proposed Mitigation
Public Health and Safety	• Existing UConn Public Health and Safety Services are equipped to handle the construction, operation, and management of the new ice hockey arena, therefore no impacts to public health and safety are anticipated.	No mitigation is required.
Visual and Aesthetic Character	• The Proposed Action is consistent with the recreational land uses that characterize the West Campus District. With the completion of the Athletic District (Stadia) Development Project anticipated in Spring 2020, the new Ice Hockey Arena would be compatible with and visually complement the new athletic fields and facilities associated with that project.	No mitigation is required.
Socioeconomics	• There would be no impact to Environmental Justice Communities. • Jobs would be created, with employees needed especially on game days or days when special events are held at the arena. • Increased patronage of local establishments during events would be a benefit of the Proposed Action.	No mitigation is required.
Traffic, Parking and Circulation	• The Proposed Action would impact traffic operations at three study area intersections resulting in increased vehicle delay or queues compared to the No Action alternative.	An updated special event traffic management plan that includes a traffic control plan on Separatist Road, additional manual traffic control at key intersections on Route 275 (South Eagleville Road), and updated bus routing services, etc. Coordination with the Town of Mansfield and its local traffic authority to request CTDOT to initiate traffic engineering studies to ascertain whether physical roadway improvements are needed at state-owned study area intersections. OSTA certification process will be triggered, and a certification of operation will be required.
Utilities	• Existing utility service connections are present and of enough capacity to support the new ice hockey arena.	No mitigation is required.
Energy Use and Conservation	• Increased energy demand for the University to operate a second ice hockey arena on campus. The new arena would not be replacing the existing Freitas Ice Forum. The existing facility would still be used for recreational programs.	LEED building certification approaches would be considered. Sustainability/energy conservation measures may be incorporated in the design of the new facility.

Resource Category	Impacts	Proposed Mitigation
Cultural Resources	• There are no above ground historic resource or archaeological resources on or eligible for the National Register of Historic Places within the Proposed Action's Area of Potential Effect (APE).	No mitigation is required.
Construction Period Impacts		
Traffic, Parking, and Circulation	A portion of I-Lot would periodically be open during the early stages of project construction but would eventually become unavailable for parking until project completion.	Students and event spectators would be directed to alternate parking locations.
Air Quality	Potential construction air quality impacts from diesel exhaust, idling, and fugitive dust	Mitigation of would be addressed through best management practices including: • Reducing exposed erodible earth area to the extent possible through appropriate construction phasing. Stabilization of exposed earth with grass, pavement, or other cover as early as possible. • Application of stabilizing agent such as calcium chloride or water to the work areas and haul roads. • Covering, shielding, or stabilizing stockpiled material. • Use of covered haul trucks. • Limiting dust-producing construction activities during high wind conditions. • Rinsing construction equipment with water at a designated wash area near the entrance/exit to the construction site to minimize drag-out of sediment by construction equipment onto the adjacent roads. • Street sweeping of roads within the construction area.
Noise	Potential for continuous and/or intermittent (impulse) noise during construction.	Noise abatement measures during construction to include use of appropriate mufflers and restrictions on hours of operation. Adherence to University Contractor Environmental Health and Safety Manual and OSHA standards.
Stormwater and Water Quality	Potential for soil erosion during construction.	Preparation of a Stormwater Pollution Control Plan and deployment of Best Management Practices to avoid soil erosion during construction.
Natural Communities, Flora and Fauna	Potential to impact natural habitat during breeding, fledging and other sensitive periods for wildlife. A benefit would be the removal of invasive species at the Proposed Action site.	Observance of time of year restrictions to outside sensitive seasons for birds and bats.

Resource Category	Impacts	Proposed Mitigation
Hazardous Materials and Solid Waste	Generation of solid waste and hazardous during construction.	If contaminated soils encountered during construction, a soil management plan would be developed. Development of a site-specific Hazardous Materials Management Plan and Health and Safety Plan in accordance with OSHA guidelines. Construction waste containing solvents to be disposed of by a licensed waste hauler. Proper disposal of solid waste.
Socioeconomics	There would be a short-term economic benefit during the construction period due to creation of jobs and potential purchase of goods and services locally and regionally.	No Mitigation is required

Attachment B:

Public Scoping Notice and Comments

Note: The original Public Scoping Notice was placed in the Connecticut *Environmental Monitor* on May 21, 2019 and was re-published on June 4, 2019 and June 18, 2019. Only the original May 21, 2019 published notice is included herein.

Environmental Monitor Archives

May 21, 2019

Special Notices

1. Notice of Availability Long Island Sound Blue Plan

Scoping Notices

1. I-95 Interchange 74 Improvements at Rt.161 and Bridge Replacement, East Lyme
2. **NEW!** Emergency Interconnection between Norwich Public Utilities, Ledyard WPCA and Town of Preston
3. **NEW!** University of Connecticut Ice Hockey Arena Development, Mansfield

Post-Scoping Notices: Environmental Impact Evaluation (EIE) Not Required

No Post-Scoping Notice has been submitted for publication in this edition.

Environmental Impact Evaluations

No Environmental Impact Evaluation has been submitted for publication in this edition.

State Land Transfers

No State Land Transfer has been submitted for publication in his edition

The next edition of the Environmental Monitor will be published on June 4, 2019.

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Notices in the Environmental Monitor are written and formatted by the sponsoring agencies and are published unedited. Questions about the content of any notice should be directed to the sponsoring agency.

Inquiries and requests to view or copy documents, pursuant to the Freedom of Information Act, must be submitted to the sponsoring state agency.

Special Notices

These are notices of State actions with potential environmental importance that are required to be posted by special legislation or are posted at the request of State agencies.

The Following Special Notice has been submitted for publication in this edition.

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3. Notice of Scoping for University of Connecticut Ice Hockey Arena Development

Municipality where proposed project might be located: Mansfield

Address of Possible Project Location: 16-acres south of Jim Calhoun Way and southwest of the Mark Edward Freitas Ice Forum located at 509 Jim Calhoun Way on the University of Connecticut Storrs Campus.

Project Description: The University of Connecticut (UConn) is planning development of a new ice hockey arena and surface parking on approximately 16 acres along Jim Calhoun Way on its main campus in Storrs. The site is about half developed today and consists primarily of a parking lot (Lot I), an isolated wetland, wet weather stormwater conveyance, and rolling, wooded uplands. Immediately east of and adjacent to Lot I is the existing Mark Edward Freitas Ice Forum, a 1,650-seat ice hockey arena built in 1998 that UConn currently owns and operates.

In 2014, UConn's Division 1 Men's and Women's ice hockey teams joined the Hockey East conference. Because the current Freitas Ice Forum is too small and does not meet Hockey East standards and requirements to host UConn's men's hockey games, UConn has had to play almost all its home men's hockey games in the XL Center in Hartford for the last four years. The Hockey East Association requires teams in the conference to have facilities with at least 4,000 seats along with other amenities. UConn has obtained permission from Hockey East to build a smaller venue with 2,500 seats so long as the arena's design allows for potential expansion to 3,500 seats in the future.

The new arena will host some men's hockey games, all women's hockey games and will also support UConn's robust recreational ice hockey program. Additionally, the new arena could by utilized by the University or to support community needs. At a minimum, the new arena will have the following features:

- Up to 3,500 seats, with at least 25% of the seats being seat-back chairs; the balance can be bleachers.
- Arena facilities and ice that will meet all NCAA Division I Ice Hockey requirements, all Hockey East Conference standards, and all University guidelines and requirements.
- A permanent locker room for both the UConn men's and women's ice hockey team, a Division 1 ice hockey team visitor's locker room, two (2) other mid-sized locker rooms, and a small official's locker room.
- Five (5) offices dedicated for UConn's use.
- A scoreboard with video replay capability.
- Parking for up to 700 vehicles.

To satisfy parking requirements, the existing surface lot will approximately double in size. The new capacity of Lot I, however, will not accommodate sellout events at the arena. During those events, UConn will rely on its other parking facilities and shuttle operations.

UConn is currently negotiating an agreement with a private developer who will design, construct, own and operate the new arena on UConn's property. As currently contemplated, UConn will be in charge of maintaining the arena, while the developer would operate and manage it. The targeted opening of the new arena is during the fall semester of 2021 and it will adhere to University design guidelines and performance standards for new construction.

Project Maps: Click here to view a map of the project area. Click here to view a preliminary concept plan of the proposed project.

Written comments from the public are welcomed and will be accepted until the close of business on: 5pm, Friday, **June 21, 2019**

There will be a Public Scoping Meeting for this project at:

DATE: Tuesday, **June 11, 2019**

TIME: 6:30 pm (Doors will be open at 6:00 pm)

PLACE: Konover Auditorium in the Thomas J. Dodd Research Center, 405 Babbidge Road, Storrs, CT

NOTES: Public parking in the South Garage, 2366 Jim Calhoun Way, Storrs, CT, adjacent to the UConn Bookstore on Hillside Road.

To watch the scoping meeting live online, please visit http://www.kaltura.com/tiny/uyrei.

Written comments and/or requests for a Public Scoping Meeting should be sent to:

Name: John Robitaille, Sr. Project Manager
Agency: UConn | University Planning, Design and Construction
Address: 31 LeDoyt Road, Unit 3038, Storrs, CT 06269-3038

Fax: (860) 486-3117

E-Mail: john.robitaille@uconn.edu

If you have questions about the public meeting, or other questions about the scoping for this project, contact:

Name: John Robitaille, Sr. Project Manager
Agency: UConn | University Planning, Design and Construction
Address: 31 LeDoyt Road, Unit 3038, Storrs, CT 06269-3038
Phone: (860) 486-5930
Fax: (860) 486-3117
E-Mail: john.robitaille@uconn.edu

Inquiries and requests to view and or copy documents, pursuant to the Freedom of Information Act, must be submitted to the sponsoring State Agency:

Name: Public Records Administration
Agency: c/o University Communications
Address: 34 North Eagleville Road, U-3144
E-Mail: https://publicrecords.uconn.edu/make-a-request/
Phone: (860) 486-5337

The agency expects to release an Environmental Impact Evaluation for this project, for public review and comment, date TBD.

UCONN

University Planning, Design and Construction

Notice of Scoping & Public Meeting – Ice Hockey Arena Development

Posted on May 21, 2019

The University of Connecticut (UConn) is planning development of a new ice hockey arena and surface parking on approximately 16 acres along Jim Calhoun Way on its main campus in Storrs. The site is about half developed today and consists primarily of a parking lot (Lot I), an isolated wetland, wet weather stormwater conveyance, and rolling, wooded uplands. Immediately east of and adjacent to Lot I is the existing Mark Edward Freitas Ice Forum, a 1,650-seat ice hockey arena built in 1998 that UConn currently owns and operates.

In 2014, UConn's Division 1 Men's and Women's ice hockey teams joined the Hockey East conference. Because the current Freitas Ice Forum is too small and does not meet Hockey East standards and requirements to host UConn's men's hockey games, UConn has had to play almost all its home men's hockey games in the XL Center in Hartford for the last four years. The Hockey East Association requires teams in the conference to have facilities with at least 4,000 seats along with other amenities. UConn has obtained permission from Hockey East to build a smaller venue with 2,500 seats so long as the arena's design allows for potential expansion to 3,500 seats in the future.

The new arena will host some men's hockey games, all women's hockey games and will also support UConn's robust recreational ice hockey program. Additionally the arena could be utilized by the University or to support community needs. At a minimum the arena will have the following features

- Up to 3,500 seats, with at least 25% of the seats being seat back chairs; the balance can be bleachers
- Arena facilities and ice that will meet all NCAA Division I Ice Hockey requirements, all Hockey East Conference standards, and all University guidelines and requirements.
- A permanent locker room for both the UConn men's and women's ice hockey team, a Division I ice hockey team visitor's locker room, two (2) other mid-sized locker rooms, and a small official's locker room.
- Five (5) offices dedicated to UConn's use.
- A scoreboard with video replay capability.
- Parking for up to 700 vehicles.

To satisfy parking requirements, the existing surface lot will approximately double in size. The new capacity of Lot I, however, will not accommodate sellout events at the arena. During those events, UConn will rely on its other parking facilities and shuttle operations.

UConn is currently negotiating an agreement with a private developer who will design, construct, own and operate the new arena on UConn's property. As currently contemplated, UConn will be in charge of maintaining the arena, while the developer would operate and manage it. The targeted opening of the new arena is during the fall semester of 2021 and it will adhere to University design guidelines and performance standards for new construction.

View a map of the project area and a preliminary concept plan of the proposed project.

A **Public Scoping Meeting** will be held on **Tuesday, June 11, 2019 at 6:30pm** in Konover Auditorium at the Thomas J. Dodd Research Center on the UConn campus in Storrs. Doors will open at 6:00 pm. The closest public parking is in the South Parking Garage, 2366 Jim Calhoun Way, adjacent to the UConn Bookstore.

To watch a live stream of the scoping meeting, please visit http://www.kaltura.com/tiny/uyrei.

UPDATE 6/14/19: A recording of the live stream may be viewed at https://kaltura.uconn.edu/media/Konover_jpr08005_20190611-183106/1_kgyugmci.

Written comments are welcomed and accepted **beginning May 21, 2019** until the close of business on **Friday, June 21, 2019.** For submitting comments and questions about the public meeting or scoping for this project, please contact:

John Robitaille, Sr. Project Manager

University Planning, Design and Construction

31 LeDoyt Road, Unit 3038, Storrs, CT 06269-3038

john.robitaille@uconn.edu

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

To: Mr. John Robitaille, Senior Project Manager, UConn Planning, Design & Construction
University of Connecticut, 31 LeDoyt Road, Unit 3038, Storrs, CT 06269

From: Linda Brunza- Environmental Analyst **Telephone:** 860-424-3739

Date: 6/21/2019 **Email**: Linda.Brunza@ct.gov

Subject: Scoping Notice for Environmental Impact Evaluation for University of Connecticut's Ice Hockey Arena development on 16 acres south of Jim Calhoun Way on the Storrs Campus.

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping from the University of Connecticut for the development of a new ice hockey arena and parking lot on its main campus. The site consists of developed and undeveloped land, which includes an existing parking lot, wetlands, stormwater conveyance and wooded uplands. The site is adjacent to the existing Mark Edward Freitas Ice Forum.

Watershed Management

Watershed management helps to control pollution of the water and other natural resources in the watershed by identifying the kinds of pollution present and how those pollutants are transported to the receiving waters. As part of the responsibilities under the Clean Water Act, DEEP has developed and issued a Total Maximum Daily Load (TMDL) for Eagleville Brook based on impervious cover instead of a specific pollutant. A section of Eagleville Brook was listed as an impaired watercourse for not meeting aquatic life use support goals, but with an unknown cause. The TMDL was developed using impervious cover as a substitute parameter for a mix of pollutants conveyed by stormwater. The goal of the TMDL is to reduce impacts from stormwater on the aquatic life in Eagleville Brook. The Environmental Impact Evaluation (EIE) should document the extent of existing and proposed impervious cover and wetlands and aquatic resources at the project site, and how stormwater runoff will be managed and treated to not adversely affect receiving waters.

The EIE should address existing developed areas close to this site that might be suitable for retrofits to help meet the goals in the Impervious Cover TMDL Field Survey and Analysis Report for this watershed. DEEP supports low impact development techniques such as reducing overall impervious cover where possible, disconnected imperious areas where possible, and mitigating impacts of impervious cover such as targeted installations of bioretention and permeable pavement to manage water quality and quantity at the site. Selected designs should incorporate post-construction operations and maintenance. Proper maintenance is critical to maintain the long-term effectiveness of storage, bioretention and infiltration areas. For more information please contact Eric Thomas from the Watershed Nonpoint Source Management Program at 860-424-3548 or eric.thomas@ct.gov.

Flood Management
The proposed project is a state action and must be certified by the sponsoring agency as being in compliance with flood and stormwater management standards specified in section 25-68d of the Connecticut General Statutes (CGS) and section 25-68h-1 through 25-68h-3 of the Regulations of Connecticut State Agencies (RCSA) and receive approval from DEEP. A fact sheet regarding floodplain management and the certification form can be downloaded at Flood Management.

Wetland Permitting
Existing wetlands at the site should be delineated by a certified soil scientist. Any development should avoid regulated areas to the maximum extent possible. Unavoidable impacts should be mitigated and buffer areas established to further protect wetlands and watercourses. The degree of impact should be quantified by acreage and a discussion of the wetland's functions and values that would be impaired or lost should be included in any EIE. A State Inland Wetland permit will be required for this site. If federal wetlands are delineated, the Army Corps of Engineers should be contacted to discuss section 404 Water Quality permitting. If a federal permit is required, a state water quality permit is also required, section 401 Water Quality. Further information is available on-line at Army Corps of Engineers, New England District or by calling the Corps Regulatory Branch in Concord, Massachusetts at 978-318-8338.

Natural Diversity Database
There are no records of state listed species within the project area. In developing a landscaping plan for this project, only native species or non-invasive ornamental species should be used. Section 22a-381 of the Connecticut General Statutes established the Invasive Plants Council which publishes and updates a list of plants considered to be invasive or potentially invasive. Section 22a-381c of the CGS prohibits state agencies from purchasing such species listed by the Council. Additional information regarding invasive species or copies of the list may be obtained online at University of Connecticut, Invasive Plants.

Stormwater
Stormwater discharges from construction sites where one or more acres are disturbed, regardless of project phasing**,** require an NPDES permit from the Permitting & Enforcement Division. The *General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities* (DEEP-WPED-GP-015) will cover these discharges. The construction stormwater general permit dictates separate compliance procedures for Locally Approvable projects and Locally Exempt projects (as defined in the permit). Locally Exempt construction projects disturbing over one acre must be registered with DEEP and include a Stormwater Pollution Control Plan (SWPCP). Locally Approvable construction projects with a total disturbed area of one to five acres are not required to register with DEEP provided the development plan has been approved by a municipal land use agency and adheres to local erosion and sediment control land use regulations and the *CT Guidelines for Soil Erosion and Sediment Control*. Locally Approvable construction projects with a total disturbed area of five or more acres must be registered with DEEP prior to the initiation of construction. This registration shall include a certification by a 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. The SWPCP for Locally Approvable projects is not required to be submitted to DEEP unless requested. The SWPCP must include measures such as erosion and sediment controls and post construction stormwater management. A goal of 80 percent removal of total suspended solids from the stormwater discharge shall be used in designing and installing post-construction stormwater management

measures. Stormwater treatment systems must be designed to comply with the post-construction stormwater performance management requirements of the permit. These include post-construction performance standards requiring retention of the water quality volume and incorporating control measures for runoff reduction and low impact development practices. For further information, contact the division at 860-424-3018. The construction stormwater general permit registrations can be filed electronically through DEEP's e-Filing system known as ezFile. Additional information can be found on-line at *Construction Stormwater GP*.

Construction Vehicles

DEEP typically recommends the use of newer off-road construction equipment that meets the latest EPA or California Air Resources Board (CARB) standards. If that newer equipment cannot be used, equipment with the best available controls on diesel emissions including retrofitting with diesel oxidation catalysts or particulate filters in addition to the use of ultra-low sulfur fuel would be the second choice that can be effective in reducing exhaust emissions. The use of newer equipment that meets EPA standards would obviate the need for retrofits.

DEEP also recommends the use of newer on-road vehicles that meet either the latest EPA or CARB standards for construction projects. These on-road vehicles include dump trucks, fuel delivery trucks and other vehicles typically found at construction sites. On-road vehicles older than the 2007-model year typically should be retrofitted with diesel oxidation catalysts or diesel particulate filters for projects. The use of newer vehicles that meet EPA standards would eliminate the need for retrofits.

Idling

Section 22a-174-18(b)(3)(C) of the RCSA limits the idling of mobile sources to three minutes. This regulation applies to most vehicles such as trucks and other diesel engine-powered vehicles commonly used on construction sites. Adhering to the regulation will reduce unnecessary idling at truck staging

zones, delivery or truck dumping areas and further reduce on-road and construction equipment emissions. Use of posted signs indicating the three-minute idling limit is recommended. It should be noted that only DEEP can enforce section 22a-174-18(b)(3)(C) of the RCSA. Therefore, it is recommended that the project sponsor include language similar to the anti-idling regulations in the contract specifications for construction in order to allow the sponsor to enforce idling restrictions at the project site without the involvement of DEEP.

EV Readiness

DEEP recommends that 10% of all parking spaces in the project design be made to accept Level 2 electric vehicle charging stations and that half of these parking spaces actually be equipped with Level 2 electric vehicle charging stations. Connecticut and seven other states are obligated, under the multi-state zero emission vehicle (ZEV) memorandum of understanding (MOU), to collectively put 3.3 million ZEVs on our roadways by 2025. Connecticut's share of this target is approximately 150,000 ZEVs. Connecticut is further committed to reduce greenhouse gas emissions by 80% below 2001 levels by 2050 (and a mid- term target of 45% below 2001 levels by 2030), and must also reduce smog-forming motor vehicle pollution in order to meet the federal Clean Air Act's health based ozone standards. To meet these requirements, Connecticut must continue efforts to support the transition to transportation electrification by recommending the installation of electric vehicle (EV) charging infrastructure to support the growing EV market.

Thank you for the opportunity to review the Environmental Impact Evaluation. Feel free to contact me if you have any questions concerning these comments.

cc: Robert Hannon, DEEP/ OPPD
Eric Thomas, DEEP/ WPLR
Louis Corsino, DEEP/ Air Bureau
Colin Clark, DEEP/ WPLR

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Renée D. Coleman-Mitchell, MPH
Commissioner

Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Drinking Water Section

June 19, 2019

Mr. John Robitaille
Sr. Project Manager
University of Connecticut
University Planning, Design and Construction
31 LeDoyt Road, Unit 3038
Storrs, CT 06269-3038

RE: Notice of Scoping for University of Connecticut Ice Hockey Arena

Dear Mr. Robitaille:

The Drinking Water Section of the Department of Public Health has reviewed the above-mentioned project for potential impacts to any sources of public drinking water supply. This project does not appear to be in a public water supply source water area; therefore, the Drinking Water Section has no comments at this time.

Sincerely,

Patricia Bisacky

Patricia Bisacky
Environmental Analyst 3
Drinking Water Section

TOWN OF MANSFIELD

Paul M. Shapiro, Mayor

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3330
Fax: (860) 429-6863

June 25, 2019

Mr. John Robitaille
Senior Project Manager
University Planning, Design and Construction
31 LeDoyt Road, U-3038
Storrs, Connecticut 06269-3028

Via Email: john.robitaille@uconn.edu

Subject: **Hockey Arena Scoping**

Dear Mr. Robitaille:

The Mansfield Town Council and Planning and Zoning Commission (PZC) offer the following comments and recommendations with regard to the proposed Hockey Arena for consideration during the preparation of the Environmental Impact Evaluation (EIE) for the project.

- *Wetlands.* Based on the information provided in the scoping materials, it appears that the preferred site will involve significant direct wetland impacts. We strongly encourage the University to seek ways to reduce these direct impacts as well as provide substantial mitigation of any resulting impacts. To assist in these efforts, we recommend that the University consult with the Town's Environmental Planner and Conservation Commission during the preparation of the Environmental Impact Evaluation with regard to potential mitigation measures.

- *Stormwater.* Given the preferred site's location within the Eagleville Brook watershed, the significant expansion of surface parking and the impacts that expansion will have on overall impervious cover and water quality within the brook are of significant concern. We strongly encourage considering ways to reduce the impervious footprint of the development, including but not limited to the use of Low-Impact Development and Green Infrastructure practices to improve stormwater quality and reduce impacts to the Eagleville Brook watershed.

- *Off-Campus Traffic and Parking Impacts.* We respectfully request that the intersection of Stafford Road and South Eagleville Road (Routes 32 and 275) be added to the list of primary intersections to be evaluated as part of the traffic analysis. As we have previously identified in comments submitted with regard to the athletic district improvements, the intersection of Separatist Road and South Eagleville Road (Route 275) is of particular concern and we appreciate its inclusion in the proposed traffic analysis.

Furthermore, we understand that the University plans on updating special event and game day transportation and parking plans with the introduction of this new facility. Consistent with the recommendations of the Eastern Gateways Study, we request that the University work with the Town to develop comprehensive transportation and parking management associated with special events and game days. This is particularly important given the proximity of the preferred site to residential neighborhoods and the fact that off-campus local roads provide the most convenient access to I-Lot.

If you have any questions regarding these comments, please contact Linda Painter, Director of Planning and Development.

Sincerely,

Paul M. Shapiro
Mayor

Vera Stearns-Ward
Secretary, Mansfield PZC

Cc: Town Council
Planning and Zoning Commission
Conservation Commission

Attachment C:

Post-Scoping Notice

Note: The original Post-Scoping Notice was placed in the Connecticut *Environmental Monitor* on October 22, 2019 and was re-published on November 5, 2019. Only the original October 22, 2019 published notice is included herein.

Environmental Monitor Archives

October 22, 2019

NOTE: New Regulations for the Connecticut Environmental Policy Act (CEPA) were approved in September 2019. The Regulations provide for more categories of notice about the status of proposed State actions, than in the past. The new categories are included in this edition.

Scoping Notice

1) Notice of Scoping for the Berlin TOD Boulevard Project, Berlin.

Scoping Notice - Post-Scoping Notice (Need More Time)

No Notice for additional time has been submitted for publication in this edition.

Post-Scoping Notices

1) Post-Scoping Notice for I-95 Interchange 74 Improvements at Route 161, East Lyme.

2) **NEW!** Post-Scoping Notice for University of Connecticut Ice Hockey Arena Development, Mansfield.

Environmental Impact Evaluation

No EIE Notice has been submitted for publication in this edition.

Agency Record of Decision

No Record of Decision has been submitted for publication in this edition.

OPM Determination of Adequacy

No Determination of Adequacy has been submitted for publication in this edition.

State Land Transfer

1) Former University of Connecticut Torrington Campus .

The next edition of the Environmental Monitor will be published on November 5, 2019.

Subscribe to e-alerts to receive an e-mail when the Environmental Monitor is published.

Notices in the Environmental Monitor are written and formatted by the sponsoring agencies and are published unedited. Questions about the content of any notice should be directed to the sponsoring agency.

Inquiries and requests to view or copy documents, pursuant to the Freedom of Information Act, must be submitted to the sponsoring state agency.

Scoping Notice

"Scoping" is for projects in the earliest stages of planning. At the scoping stage, detailed information on a project's design, alternatives, and environmental impacts does not yet exist. Sponsoring agencies are asking for comments from other agencies and from the public as to the scope of alternatives and environmental impacts that should be considered for further study. Send your comments to the contact person listed for the project by the date indicated. Read More

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The following Scoping Notice has been submitted for publication in this edition.

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2. Post-Scoping Notice for University of Connecticut Ice Hockey Arena Development

Municipality where it would be located: Mansfield, CT

CEPA Determination: Beginning on May 21, 2019, the University of Connecticut published the first of three Notices of Scoping (https://www.ct.gov/ceq/cwp/view.asp?a=987&Q=608858) to solicit public comments for this proposed action in the *Environmental Monitor*.

A public scoping meeting was held on June 11, 2019.

Comments were received during the public comment period and at the Public Scoping Meeting, with responses as follows:

- A letter was received from Patricia Bisacky of the CT Department of Public Health Drinking Water Sections stating that "the project does not appear to be in a public water supply source water area; therefore, the Drinking Water Section has no comments at this time". RESPONSE: Noted.
- A letter was received from Town of Mansfield Mayor Paul M. Shapiro with the following comments:
  Wetlands – It appears that the preferred site will involve significant direct wetland impacts. The town strongly encourages the University to seek ways to reduce these direct impacts as well as provide substantial mitigation of any resulting impacts. Suggestion is for the University to consult with the town's Environmental Planner and Conservation Commission during the preparation of the EIE with regard to potential mitigation measures. RESPONSE: The University will seek ways to reduce direct wetland impacts and mitigate as necessary.
  Stormwater – The Town is concerned with the location of the project within the Eagleville Brook watershed and the expansion of surface parking (increased impervious surfaces) and impacts to the watershed and water quality of the brook because of this expanded parking. Town encourages ways to reduce the impervious footprint of the development through Low Impact Development and Green Infrastructure practices. RESPONSE: The University shares the Town's concern about the watershed and the design team will explore ways to mitigate impacts accordingly.
  Off Campus Parking and Traffic Impacts – The Town would like to see the addition of the Stafford Road/South Eagleville Road intersection be added to the list of primary intersections to be evaluated in the Traffic Study. The Town emphasized as they did in their comments on the Athletic District (Stadia) Project that the intersection of Separatist Road/South Eagleville Road is of particular concern and that they want it assessed in the Traffic Study. The Town also requests that the University coordinate with them on the event management parking and transportation plans due to the proximity of residences to the facility and because off-campus roads offer the most convenient access to Lot I. RESPONSE: The University will conduct additional traffic counts and include the additional intersection in its traffic impact study. The University will also continue to coordinate with the Town and State Police on its event management plan as it relates to any off-campus impacts.

After consideration of the comments received, **the University of Connecticut has determined to proceed with the preparation of an Environmental Impact Evaluation (EIE).**
Agency contact :

Name: John Robitaille, Sr Project Manager
Agency: UConn | University Planning, Design & Construction
Address: 31 Ledoyt Road, Unit 3038, Storrs, CT 06269-3038
Phone: (860) 486-5930
Fax: (860) 486-3117
E-Mail: john.robitaille@uconn.edu

Inquiries and requests to view and or copy documents, pursuant to the Freedom of Information Act, must be submitted to the sponsoring State Agency.

What Happens Next: The University of Connecticut is preparing an EIE and it will be published in a future edition of the *Environmental Monitor*.

Attachment D:

EIE Public Review Period Notices

Note: The original Notice of EIE Availability was placed in the Connecticut *Environmental Monitor* on February 18, 2020 and was re-published on March 3, 2020. Due to the COVID-10 Pandemic, the notice was subsequently revised and re-published in the *Environmental Monitor* on March 17, 2020 and April 7, 2020. Only the original February 18, 2020 published notice and the revised March 17, 2020 notice are included herein.

February 18, 2020

(Printer Friendly Version - PDF)

NEW!: Please check out our **new website** and fill out the feedback survey.

Scoping Notice

1) Cedar Ridge Apartments Public Water Interconnection, Willington and Mansfield.

Scoping Notice - Post-Scoping Notice (Need More Time)

No notice for additional time has been submitted for publication in this edition.

Post-Scoping Notice

No Post-Scoping Notice has been submitted for publication in this edition.

Environmental Impact Evaluation (EIE)

1. **NEW!** Notice of Environmental Impact Evaluation (EIE) University of Connecticut Ice Hockey Arena Development Project, Mansfield.

Agency Record of Decision

No Agency Record of Decision Notice has been submitted for publication in this edition.

OPM Determination of Adequacy

No Determination of Adequacy Notice has been submitted for publication in this edition.

State Land Transfer

After Scoping, an agency that wishes to undertake an action that could significantly affect the environment must produce, for public review and comment, a detailed written evaluation of the expected environmental impacts. This is called an **Environmental Impact Evaluation (EIE)**. **Read More**

The following EIE Notice has been submitted for publication in this edition.

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1. Notice of Environmental Impact Evaluation (EIE) University of Connecticut Ice Hockey Arena Development Project

Municipality where project is proposed: Mansfield

Address of Possible Project Location: 509 Jim Calhoun Way

Project Description: The University is planning construction of a new ice hockey arena and associated surface parking on approximately 12.5 acres south of Jim Calhoun Way and west of the Mark Edward Freitas Ice Forum on its main campus in the Storrs section of Mansfield, Connecticut. The site is about half developed today and consists primarily of a surface parking lot (Lot I), storm water conveyance, some wetlands, and rolling, wooded uplands.

In 2014, UConn's Division 1 Men's and Women's ice hockey teams joined the Hockey East conference. Because the current Freitas Ice Forum is too small and does not meet Hockey East standards and requirements to host UConn's men's hockey games, UConn has played most of its men's home hockey games in the XL Center in Hartford since the 2014-2015 season. The Hockey East Association requires teams in the conference to have on-campus facilities with at least 4,000 seats along with other amenities, however UConn has obtained permission from Hockey East to build a venue with lower seating capacity.

At a minimum, the proposed development will include:

- Facilities adhering to NCAA Division I Ice Hockey requirements, Hockey East Conference standards, and University guidelines and requirements
- Up to 3,500 seats, with up to 50% seat-back chairs; the balance being bleachers
- Locker rooms and office space
- Site improvements and parking for up to 700 vehicles

Construction is currently planned to commence in fall 2020, with a targeted opening date in fall 2022. The new arena would adhere to University design guidelines and performance standards for new construction.

The University has prepared an Environmental Impact Evaluation (EIE) to further evaluate the potential environmental impacts of the Proposed Action, as well as other alternatives, including the No Action alternative.

Project Maps: Click **here** to view a map of the approximate project location. Click **here** to view a conceptual site plan for the proposed Ice Hockey Arena Development Project.

Comments on this EIE will be accepted until 5 pm on: **Friday, April 3, 2020**

The public may view a copy of this EIE:

- Online - click **here**
- Mansfield Town Clerk's Office, 4 South Eagleville Road, Mansfield, CT
- Mansfield Public Library, 54 Warrenville Road, Mansfield, CT

A public meeting will be held on: **Friday, March 27, 2020**

TIME: 10 am-12 pm (Doors will open at 9:30 am to allow review of informational materials)

PLACE: Konover Auditorium at the Thomas J. Dodd Research Center, 405 Babbidge Road, Storrs, CT. Public parking is available in the South Garage, 2366 Jim Calhoun Way, Storrs, CT, adjacent to the UConn Bookstore on Hillside Road.

NOTES: The event will be streamed live online. Links to the live stream and recording will be available at **http://updc.uconn.edu** as the date of the meeting approaches.

Questions and comments regarding this EIE and its public meeting may be sent to:

Name: John Robitaille, Sr. Project Manager

Agency: University Planning, Design & Construction

Address: 31 LeDoyt Road, Unit 3038, Storrs, CT 06269

Email: john.robitaille@uconn.edu

Phone: (860) 486-3117

What happens next: The sponsoring State agency will review the comments received and may conduct further environmental study and analysis or amend the evaluation. The sponsoring agency shall prepare responses to the substantive issues raised in review of and comment on the environmental impact evaluation and any supplemental materials or amendments. Those responses and all supplemental materials and comments shall be made available in a "Record of Decision" which will appear in the Environmental Monitor for public inspection.

March 17, 2020

NEW!: Please check out our **new website**.

Scoping Notice

1. Notice of Scoping for UConn Structures Demolition – Spring Manor Farm Project, Mansfield.

Scoping Notice - Post-Scoping Notice (Need More Time)

No notice for additional time has been submitted for publication in this edition.

Post-Scoping Notice

No Post-Scoping Notice has been submitted for publication in this edition.

Environmental Impact Evaluation (EIE)

1. NEW DATES - Notice of Environmental Impact Evaluation (EIE) University of Connecticut Ice Hockey Arena Development Project, Mansfield.

Agency Record of Decision

No Agency Record of Decision Notice has been submitted for publication in this edition.

OPM Determination of Adequacy

No Determination of Adequacy Notice has been submitted for publication in this edition.

State Land Transfer

1. Notice of Proposed Land Transfer “Construction and Grant of Easements Agreement”, Westport.

The next edition of the Environmental Monitor will be published on April 7, 2020.

Subscribe to e-alerts to receive an e-mail when the Environmental Monitor is published.

The following EIE Notice has been submitted for publication in this edition.

1. Notice of Environmental Impact Evaluation (EIE) University of Connecticut Ice Hockey Arena Development Project

Municipality where project is proposed: Mansfield

Address of Possible Project Location: 509 Jim Calhoun Way

Project Description:The University is planning construction of a new ice hockey arena and associated surface parking on approximately 12.5 acres south of Jim Calhoun Way and west of the Mark Edward Freitas Ice Forum on its main campus in the Storrs section of Mansfield, Connecticut. The site is about half developed today and consists primarily of a surface parking lot (Lot I), storm water conveyance, some wetlands, and rolling, wooded uplands.

In 2014, UConn’s Division 1 Men’s and Women’s ice hockey teams joined the Hockey East conference. Because the current Freitas Ice Forum is too small and does not meet Hockey East standards and requirements to host UConn’s men’s hockey games, UConn has played most of its men’s home hockey games in the XL Center in

Hartford since the 2014-2015 season. The Hockey East Association requires teams in the conference to have on-campus facilities with at least 4,000 seats along with other amenities, however UConn has obtained permission from Hockey East to build a venue with lower seating capacity.

At a minimum, the proposed development will include:

- Facilities adhering to NCAA Division I Ice Hockey requirements, Hockey East Conference standards, and University guidelines and requirements
- Up to 3,500 seats, with up to 50% seat-back chairs; the balance being bleachers
- Locker rooms and office space
- Site improvements and parking for up to 700 vehicles

Construction is currently planned to commence in fall 2020, with a targeted opening date in fall 2022. The new arena would adhere to University design guidelines and performance standards for new construction.

The University has prepared an Environmental Impact Evaluation (EIE) to further evaluate the potential environmental impacts of the Proposed Action, as well as other alternatives, including the No Action alternative.

Project Maps: Click **here** to view a map of the approximate project location. Click **here** to view a conceptual site plan for the proposed Ice Hockey Arena Development Project.

Comments on this EIE will be accepted until 5 pm on: Friday, April 17, 2020
The public may view a copy of this EIE:

- Online - click **here**
- Mansfield Town Clerk's Office, 4 South Eagleville Road, Mansfield, CT
- Mansfield Public Library, 54 Warrenville Road, Mansfield, CT

A public meeting will be held on: Wednesday, April 8, 2020

TIME: 3:30 pm - 5:00 pm (Doors will open at 3:00 pm for preview of meeting materials).

PLACE: Konover Auditorium at the Thomas J. Dodd Research Center, 405 Babbidge Road, Storrs, CT. Public parking is available in the South Garage, 2366 Jim Calhoun Way, Storrs, CT, adjacent to the UConn Bookstore on Hillside Road.

NOTES: In-person attendance of the public meeting at Konover Auditorium is subject to change. If the State's public health and civil preparedness emergency due to the COVID-19 pandemic remains in effect, the event can only be attended remotely per Executive Order No. 7B. The event will be streamed live online. Links to the live stream and recording will be available at **http://updc.uconn.edu** as the date of the meeting approaches.

Questions and comments regarding this EIE and its public meeting may be sent to:

Name: John Robitaille, Sr. Project Manager

Agency: University Planning, Design & Construction

Address: 31 LeDoyt Road, Unit 3038, Storrs, CT 06269

Email: john.robitaille@uconn.edu

Phone: 860-486-5930

What happens next: The sponsoring State agency will review the comments received and may conduct further environmental study and analysis or amend the evaluation. The sponsoring agency shall prepare responses to the substantive issues raised in review of and comment on the environmental impact evaluation and any supplemental materials or amendments. Those responses and all supplemental materials and comments shall be made available in a "Record of Decision" which will appear in the Environmental Monitor for public inspection.

UPDATE | Environmental Impact Evaluation for Ice Hockey Arena

Posted on April 9, 2020

Extended 60-day Comment Period Ends April 17, 2020

Notice of Environmental Impact Evaluation (EIE)
Ice Hockey Arena Development Project

The University is planning construction of a new ice hockey arena and associated surface parking on approximately 12.5 acres south of Jim Calhoun Way and west of the Mark Edward Freitas Ice Forum on its main campus in the Storrs section of Mansfield, Connecticut. The site is about half developed today and consists primarily of a surface parking lot (Lot I), storm water conveyance, some wetlands, and rolling, wooded uplands.

In 2014, UConn's Division 1 Men's and Women's ice hockey teams joined the Hockey East conference. Because the current Freitas Ice Forum is too small and does not meet Hockey East standards and requirements to host UConn's men's hockey games, UConn has played most of its men's home hockey games in the XL Center in Hartford since the 2014-2015 season. The Hockey East Association requires teams in the conference to have on-campus facilities with at least 4,000 seats along with other amenities, however UConn has obtained permission from Hockey East to build a venue with lower seating capacity.

The proposed development will include:

- Facilities adhering to NCAA Division I Ice Hockey requirements, Hockey East Conference standards, and University guidelines and requirements
- Up to 3,500 seats, with up to 50% seat-back chairs; the balance being bleachers
- Locker rooms and office space
- Site improvements and parking for up to 700 vehicles

Construction is currently planned to commence in Fall 2020, with a targeted opening date by Fall 2022. The new arena will seek LEED certification and will adhere to University design guidelines and performance standards for new construction.

The University has prepared an Environmental Impact Evaluation (EIE) to further evaluate the potential environmental impacts of the Proposed Action, as well as other alternatives, including the No Action alternative.

Click here to view a map of the approximate project location. Click here to view a conceptual site plan for the proposed Ice Hockey Arena Development Project.

A public meeting was held on Wednesday, April 8, 2020 in accordance with Executive Order 7B on open meetings during the State's public health and civil preparedness emergency due to the COVID-19 pandemic.

A copy of the EIE remains available for download here. A copy of public meeting presentation remains available for download here. A recording of the public meeting may be viewed here.

Comments on the EIE will be accepted until 5 pm on Friday, April 17, 2020.

Please send them to:

Name: John Robitaille, Sr. Project Manager
Agency: University Planning, Design & Construction
Address: 31 LeDoyt Road, Unit 3038, Storrs, CT 06269
Email: john.robitaille@uconn.edu
Phone: (860) 486-5930

What happens next: The University will review the comments received and may conduct further environmental study and analysis or amend the evaluation. The University will then prepare responses to the substantive issues raised in review of and comment on the environmental impact evaluation and any supplemental materials or amendments. Those responses and all supplemental materials and comments shall be made available in a "Record of Decision" which will appear in the Environmental Monitor for public inspection.

UPDATE | Environmental Impact Evaluation (EIE) for Ice Hockey Arena

Posted on April 6, 2020

Comment Period Extended | Date/Time of Public Meeting Changed | Remote Attendance Only

Notice of Environmental Impact Evaluation (EIE)
University of Connecticut
Ice Hockey Arena Development Project

Municipality where project is proposed: Mansfield

Address of Possible Project Location(s): 509 Jim Calhoun Way

Project Description: The University is planning construction of a new ice hockey arena and associated surface parking on approximately 12.5 acres south of Jim Calhoun Way and west of the Mark Edward Freitas Ice Forum on its main campus in the Storrs section of Mansfield, Connecticut. The site is about half developed today and consists primarily of a surface parking lot (Lot I), storm water conveyance, some wetlands, and rolling, wooded uplands.

In 2014, UConn's Division 1 Men's and Women's ice hockey teams joined the Hockey East conference. Because the current Freitas Ice Forum is too small and does not meet Hockey East standards and requirements to host UConn's men's hockey games, UConn has played most of its men's home hockey games in the XL Center in Hartford since the 2014-2015 season. The Hockey East Association requires teams in the conference to have on-campus facilities with at least 4,000 seats along with other amenities, however UConn has obtained permission from Hockey East to build a venue with lower seating capacity.

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The University has prepared an Environmental Impact Evaluation (EIE) to further evaluate the potential environmental impacts of the Proposed Action, as well as other alternatives, including the No Action alternative.

Project Maps: Click here to view a map of the approximate project location. Click here to view a conceptual site plan for the proposed Ice Hockey Arena Development Project.

Comments on this EIE will be accepted until 5 pm on ~~Friday, April 3, 2020~~ Friday, April 17, 2020

The public may view a copy of the EIE:

- Online here
- Mansfield Town Clerk's Office, 4 South Eagleville Road, Mansfield, CT
- Mansfield Public Library, 54 Warrenville Road, Mansfield, CT

A public meeting will be held on ~~Friday, March 27, 2020~~ Wednesday, April 8, 2020

TIME: ~~10am – Noon~~ **3:30 pm- 5:00 pm** ~~(Doors will open at 9:30am 3:00 pm for preview of meeting materials)~~

PLACE: ~~Konover Auditorium at the Thomas J. Dodd Research Center, 405 Babbidge Road, Storrs, CT. Public parking is available in the South Garage, 2366 Jim Calhoun Way, Storrs, CT, adjacent to the UConn Bookstore on Hillside Road.~~ **Remote attendance only per Executive Order No. 7B regarding open meetings during the State's public health and civil preparedness emergency due to the COVID-19 pandemic.**

NOTES: A copy of the presentation is available here. ~~will be posted on this website at least 24 hours prior to the event.~~ The event will be streamed live at https://bit.ly/2JkASRI and recorded for viewing after the meeting. Any changes to the live stream, as well as a link to its recording, will be posted on this website. Additional accommodations may be available upon request.

Questions and comments regarding this EIE and its public meeting may be sent to:

Name: John Robitaille, Sr. Project Manager
Agency: University Planning, Design & Construction
Address: 31 LeDoyt Road, Unit 3038, Storrs, CT 06269
Email: john.robitaille@uconn.edu
Phone: (860) 486-5930

What happens next: The University will review the comments received and may conduct further environmental study and analysis or amend the evaluation. The University will then prepare responses to the substantive issues raised in review of and comment on the environmental impact evaluation and any supplemental materials or amendments. Those responses and all supplemental materials and comments shall be made available in a "Record of Decision" which will appear in the Environmental Monitor for public inspection.

Environmental Impact Evaluation (EIE) for Proposed Hockey Arena

Posted on February 14, 2020

Notice of Environmental Impact Evaluation (EIE)
University of Connecticut
Ice Hockey Arena Development Project

Municipality where project is proposed: Mansfield

Address of Possible Project Location(s): 509 Jim Calhoun Way

Project Description: The University is planning construction of a new ice hockey arena and associated surface parking on approximately 12.5 acres south of Jim Calhoun Way and west of the Mark Edward Freitas Ice Forum on its main campus in the Storrs section of Mansfield, Connecticut. The site is about half developed today and consists primarily of a surface parking lot (Lot I), storm water conveyance, some wetlands, and rolling, wooded uplands.

In 2014, UConn's Division 1 Men's and Women's ice hockey teams joined the Hockey East conference. Because the current Freitas Ice Forum is too small and does not meet Hockey East standards and requirements to host UConn's men's hockey games, UConn has played most of its men's home hockey games in the XL Center in Hartford since the 2014-2015 season. The Hockey East Association requires teams in the conference to have on-campus facilities with at least 4,000 seats along with other amenities, however UConn has obtained permission from Hockey East to build a venue with lower seating capacity.

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The University has prepared an Environmental Impact Evaluation (EIE) to further evaluate the potential environmental impacts of the Proposed Action, as well as other alternatives, including the No Action alternative.

Project Maps: Click here to view a map of the approximate project location. Click here to view a conceptual site plan for the proposed Ice Hockey Arena Development Project.

Comments on this EIE will be accepted until 5 pm on Friday, April 3, 2020

The public may view a copy of the EIE:

- Online here
- Mansfield Town Clerk's Office, 4 South Eagleville Road, Mansfield, CT
- Mansfield Public Library, 54 Warrenville Road, Mansfield, CT

A public meeting will be held on Friday, March 27, 2020

TIME: 10 am-12 pm (Doors will open at 9:30 am to allow review of informational materials)

PLACE: Konover Auditorium at the Thomas J. Dodd Research Center, 405 Babbidge Road, Storrs, CT. Public parking is available in the South Garage, 2366 Jim Calhoun Way, Storrs, CT, adjacent to the UConn Bookstore on Hillside Road.

NOTES: The event will be streamed live online. Links to the live stream and recording will be available at http://updc.uconn.edu as the date of the meeting approaches.

Questions and comments regarding this EIE and its public meeting may be sent to:

Name: John Robitaille, Sr. Project Manager
Agency: University Planning, Design & Construction
Address: 31 LeDoyt Road, Unit 3038, Storrs, CT 06269
Email: john.robitaille@uconn.edu
Phone: (860) 486-3117

What happens next: The University will review the comments received and may conduct further environmental study and analysis or amend the evaluation. The University will then prepare responses to the substantive issues raised in review of and comment on the environmental impact evaluation and any supplemental materials or amendments. Those responses and all supplemental materials and comments shall be made available in a “Record of Decision” which will appear in the Environmental Monitor for public inspection.

Attachment E:

EIE Public Meeting Presentation

Note: The Public Meeting for this EIE was held virtually in compliance with Governor Lamont's Executive Order 7B: *Protection of Public Health and Safety During COVID-19 Pandemic and Response*; Subsection (1) – *Suspension of In-Person Public Meeting Requirements*.

University of Connecticut Ice Hockey Arena Development Project

CONNECTICUT ENVIRONMENTAL POLICY ACT (CEPA)

ENVIRONMENTAL IMPACT EVALUATION (EIE) PUBLIC MEETING

APRIL 8, 2020

Presented by:
PAUL STANTON
Project Manager – Environmental Documentation

UCONN

FITZGERALD & HALLIDAY, INC.
Innovative Planning, Better Communities

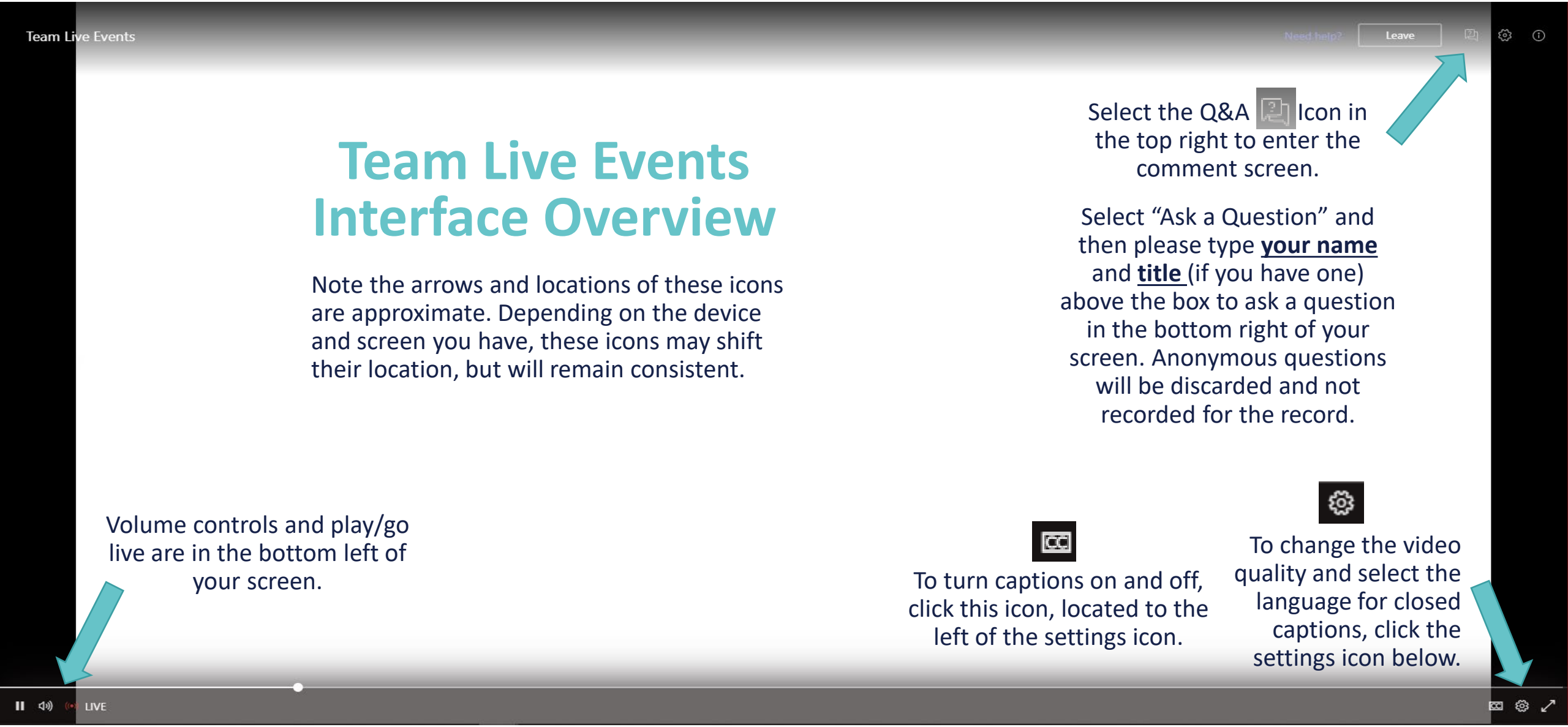
This Virtual Public Meeting is being held in accordance to Executive Order 7B: Protection of Public Health and Safety During COVID-19 Pandemic and Response. Subsection (1) - Suspension of In-Person Open Meeting Requirements.

Public meetings OK by phone/video if:

- ✓ Public can listen in
- ✓ Meeting is recorded/transcribed
- ✓ Recording/transcription is posted online within 7 days
- ✓ Recording/transcription is available within a “reasonable” time in agency office
- ✓ Meeting materials (e.g., agendas, applications) are uploaded 24 hours prior
- ✓ Exhibits from the public “to the extent feasible” are uploaded 24 hours prior
- ✓ Speakers state their names/titles as applicable **(REQUIRED)**

Team Live Events Interface Overview

Note the arrows and locations of these icons are approximate. Depending on the device and screen you have, these icons may shift their location, but will remain consistent.



Select the Q&A Icon in the top right to enter the comment screen.

Select “Ask a Question” and then please type **your name** and **title** (if you have one) above the box to ask a question in the bottom right of your screen. Anonymous questions will be discarded and not recorded for the record.

Volume controls and play/go live are in the bottom left of your screen.

To turn captions on and off, click this icon, located to the left of the settings icon.

To change the video quality and select the language for closed captions, click the settings icon below.

AGENDA

- Meeting Format and Purpose
- CEPA Process
- Project Purpose and Need
- Proposed Project Elements
- Project Site Criteria
- Alternative Sites Considered
- EIE Project Alternatives
- Proposed Action
- EIE Findings
- Project Schedule
- Comments?
- Contact Information

MEETING FORMAT

- Formal presentation (Virtual Meeting)
- Commenting Protocols
  - Comments can be entered at any time during the presentation. Please include your name and affiliation (if applicable).
  - All comments are recorded/documented and become part of the meeting record.
  - Mailed, emailed, and comments by phone are also accepted until close of the comment period on April 17, 2020 at 5PM.
  - We are here today to listen only. No responses will be provided until after the comment period expires on April 17, 2020.
  - Comments will be addressed in a Record of Decision (ROD) to be prepared and submitted to the CT Office of Policy and Management (OPM) for a Determination of Adequacy. Responses to comments will also be published in the Environmental Monitor.

MEETING PURPOSE

- ✓To inform you of UConn's plans for a new Ice Hockey Arena
- ✓To explain the CEPA process
- ✓To report the findings of the EIE
- ✓To provide a forum for public comment on the EIE
- ✓To identify questions to be answered and/or clarified
- ✓To explain the project schedule and next steps

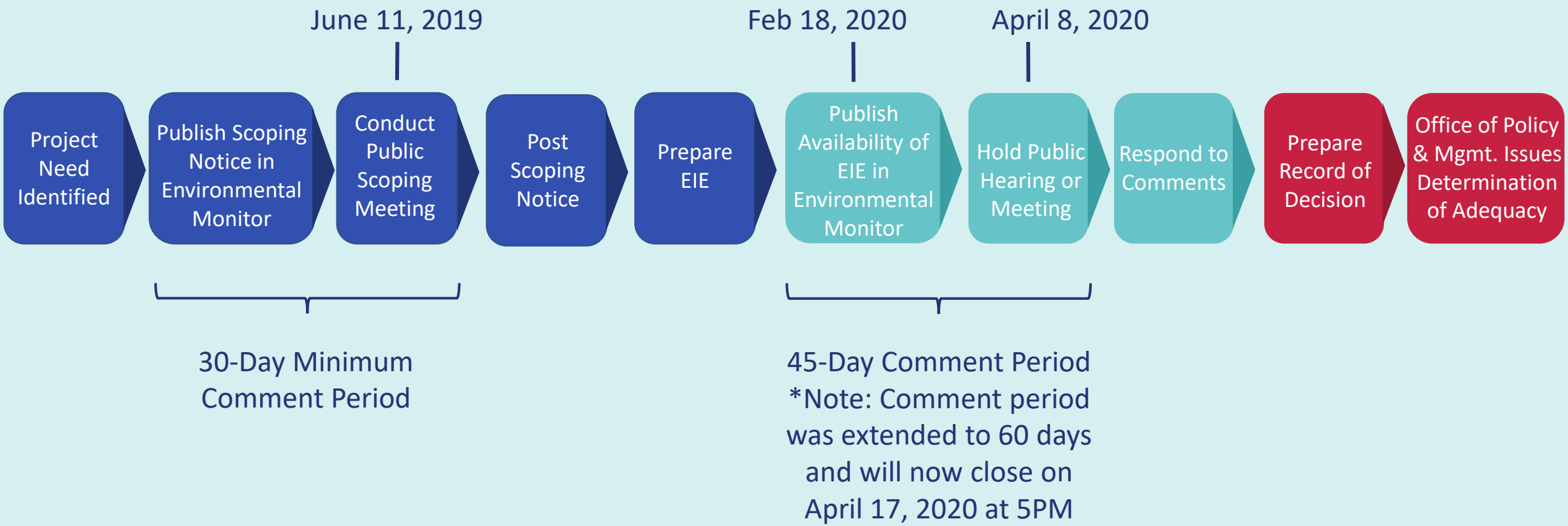
WHAT IS CEPA?

Connecticut Environmental Policy Act

Sections 22a-1 through 22a-1h of the General Statutes establish ***an environmental policy*** *for Connecticut and* ***a process for evaluating environmental impacts of state funded actions****. The process is further defined by Sec. 22a-1a-1 through 22a-1a-12 of the Regulations of Connecticut State Agencies. These regulations identify in detail the procedures for the preparation of a CEPA document by a sponsoring agency and review of that document.*

- CEPA provides a mechanism for project planning and coordination among interested parties including the public
- Both beneficial effects and adverse impacts are evaluated
- Direct, indirect, and cumulative impacts; permanent & temporary construction impacts
- Impact response: Avoid, minimize, mitigate
- Evaluate and compare alternatives

CEPA PROCESS



EIE ANALYSIS TOPICS

Physical

- Traffic and Parking
- Air quality
- Noise
- Aesthetics
- Historic Sites
- Archaeology
- Utilities
- Hazardous Materials
- Energy Use

Natural

- Habitats
- Surface Water
- Groundwater
- Wetlands
- Floodplains
- Soils

Socioeconomic

- Land Use
- Consistency with State C&D Plan
- Neighborhoods

PROJECT PURPOSE AND NEED

Purpose: To develop an on-campus Ice Hockey Arena that fulfills UConn's agreement with Hockey East.

Need: UConn's Division I ice hockey program joined the Hockey East conference in 2014. Its current on-campus arena – Freitas Ice Forum – is reaching the end of its useful life and does not comply with Hockey East standards. As such, the men's ice hockey program has played most of its home games at the XL Center in Hartford since that time. UConn desires to construct a new arena on-campus to host a portion of men's games and all women's games. The new arena may also support recreational leagues and youth programs in the surrounding area.

PROPOSED PROJECT ELEMENTS

- Facilities and ice that would meet NCAA Division 1 Ice Hockey requirements, Hockey East Conference standards, and University guidelines and requirements.
- Up to 3,500 seats, with up to 50% seat-back chairs; the balance being bleachers.
- Locker rooms and office space.
- Parking for up to 700 vehicles.

PROJECT SITE CRITERIA

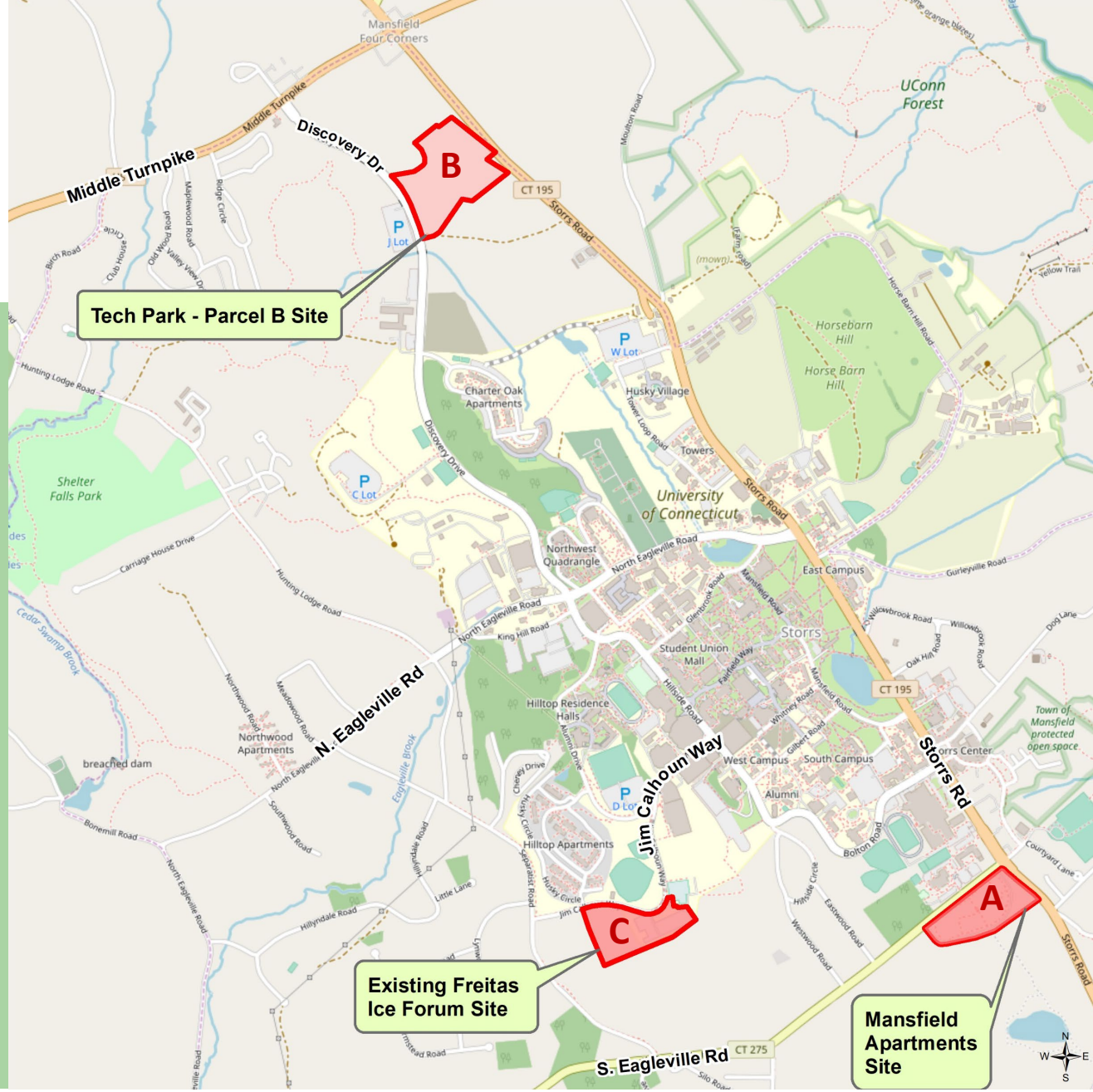
- ✓ University-owned property
- ✓ On-campus location
- ✓ Adequate developable land area
- ✓ Reasonable access for vehicles and pedestrians
- ✓ Access to transit
- ✓ Adequate parking on-campus
- ✓ Available utilities
- ✓ Limited environmental implications

ALTERNATIVE SITES CONSIDERED

A. Mansfield Apartments Site
   - Site proposed as one of two options in the 2015 Campus Master Plan but was determined undesirable due to local opposition

B. Tech Park – Parcel B Site
   - Land use uncomplimentary to those planned in the 2012 North Campus Technology Park Master Plan.

C. Existing Freitas Ice Forum Site
   - Site proposed as one of two options in the 2015 Campus Master Plan
   - Consistent with other uses in Athletics District
   - Selected as the preferred site for further evaluation in the EIE



EIE PROJECT ALTERNATIVES

No Action

Maintain existing Freitas Ice Forum and continue to host all UConn Men's Ice Hockey games at the XL Center in Hartford and UConn Women's Ice Hockey home games at the Freitas Ice Forum.

- Analysis of a No Build is required under CEPA

Proposed Action

Construct a new ice hockey arena on-campus adjacent to the existing Freitas Ice Forum Site that meets the standards and requirements of Hockey East and the University.

PROPOSED ACTION

- Approximate footprint of the new hockey arena building is depicted in white.
- Parking will be provided both east and west of the new hockey arena.
- Access from Jim Calhoun Way to parking and around the south side of the new arena.
- Future phase will include expanded parking.

Note: As schematic design progressed since the public scoping period, the building and site development footprint has decreased.

EIE FINDINGS

- Resources Not Impacted/Affected by the Proposed Action
  - Wild & Scenic Rivers
  - Navigable Waterways
  - Coastal Resources
  - Prime and Statewide Important Farmland Soils and Active Agricultural Lands
  - FEMA Floodways and 100 Year Floodplains
  - Aquifer Protection Areas
  - Above-ground historic resources
  - Archaeological resources

NATURAL ENVIRONMENT

- Water Quality/Stormwater Runoff
  - Management of stormwater runoff will be an improvement over existing conditions.
  - Attenuate stormwater runoff on-site to the greatest extent possible.
  - Incorporate Green Infrastructure and Low Impact Development (LID) measures to be developed during the design/permitting stage.

- Natural Communities/Flora and Fauna
  - No rare, unique, or critical habitat impacted.
  - Minor loss of woodland habitat.
  - Mitigation - Development and implementation of a landscape plan to compensate for loss of habitat.

NATURAL ENVIRONMENT

- Wetlands
  - Loss/filling of inland wetlands/watercourses.
  - Mitigation – Coordination between the University, CTDEEP and US Army Corps of Engineers during the permitting phase as applicable.

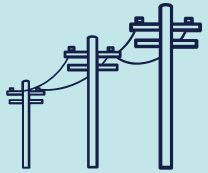
PHYSICAL ENVIRONMENT

- Noise
  - Outdoor mechanical equipment (compressors/cooling fans) will generate a noise sound level similar to that generated by the Freitas Ice Forum -- No impact is anticipated.
  - No mitigation required however noise reduction can be achieved with shielding.

- Air Quality/Greenhouse Gases
  - New stationary emission source (generators and boiler)
  - Mobile source (auto) emissions expected to increase in near term but decrease in the long term with improved automotive industry technology
  - Mitigation – Update UConn's Title V Air Quality Permit and generator operations limited to <300 hours per year

PHYSICAL ENVIRONMENT

- Energy Use and Conservation
  - Mitigation – LEED v4 Building certification is being considered and sustainable. energy/conservation measures incorporated into facility design.
  - Increased energy demand to operate a second ice hockey arena.



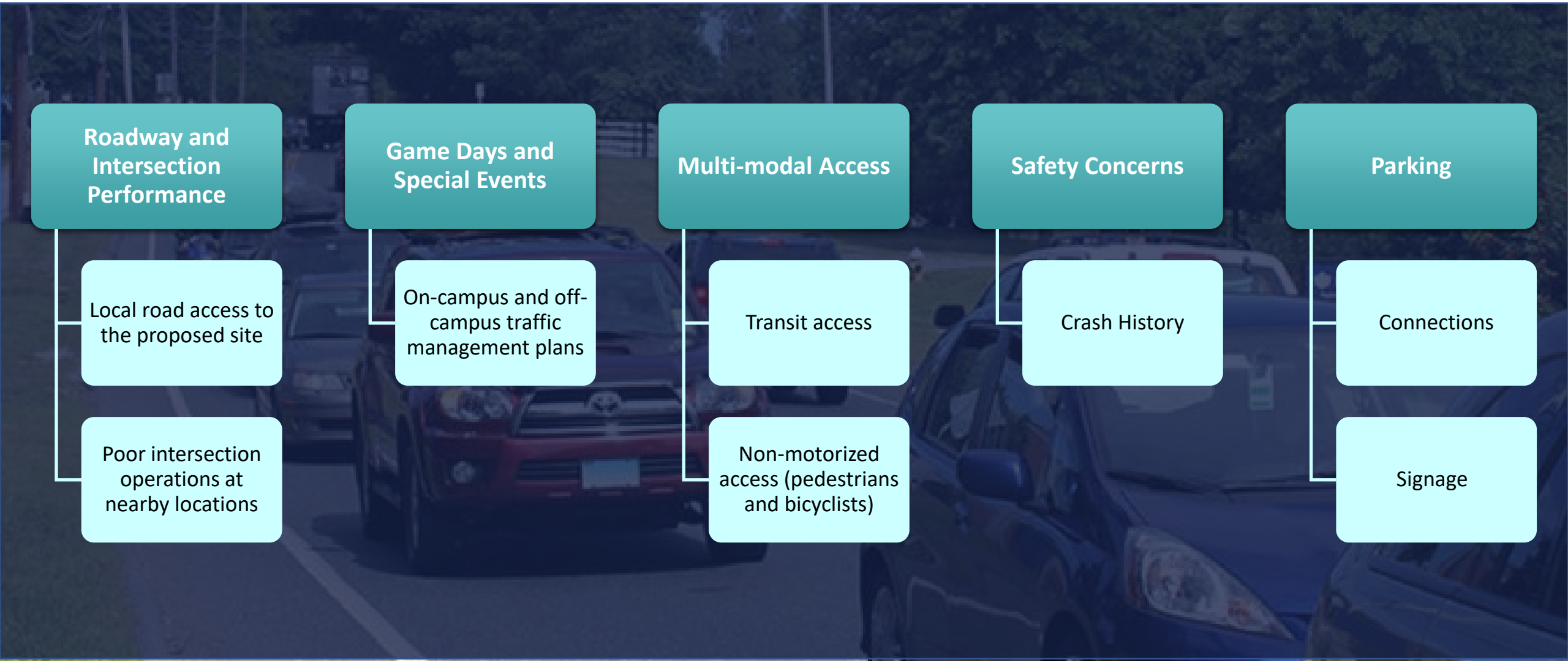
- Utilities
  - Existing utility service connections will be present in the project area by the time the arena construction commences.
  - No mitigation is necessary or required.

PHYSICAL ENVIRONMENT

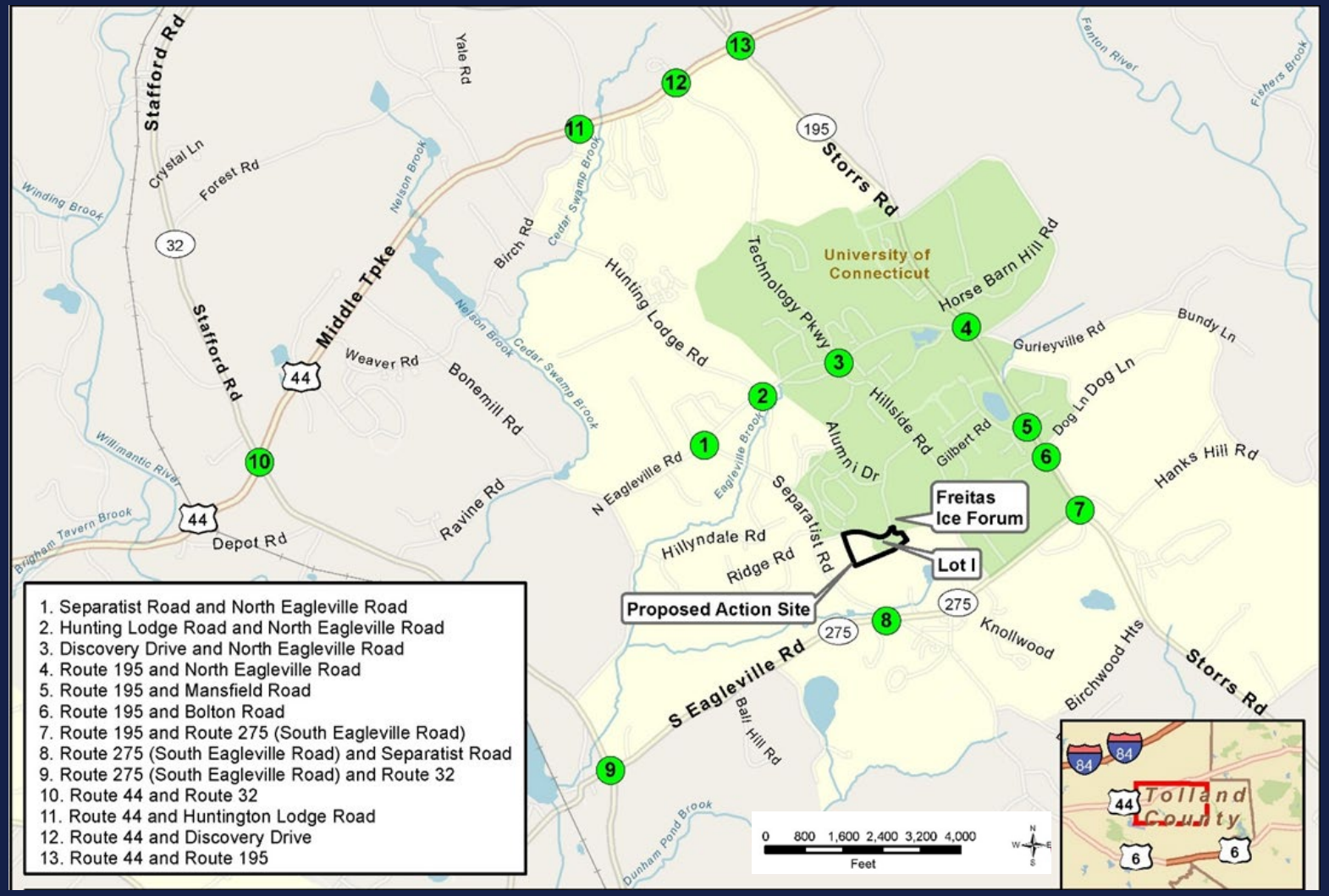
- Toxic and Hazardous Materials
  - No known hazardous materials or spill sites on or near the project site that pose environmentally hazardous or contaminating conditions.
  - Hazardous materials used during facility operations will be properly stored and managed on site.
  - All waste streams will be managed according to pre-existing University protocols.

- Visual/Aesthetics
  - The Proposed Action is consistent with existing recreational and athletic land uses.
  - The new Ice Hockey Arena will be compatible with and will visually complement the adjacent Athletic District (Stadia) Development Project.

TRANSPORTATION ENVIRONMENT



TRANSPORTATIONSTUDY AREA INTERSECTIONS



TRANSPORTATION IMPACTS

Three study area intersections are impacted.

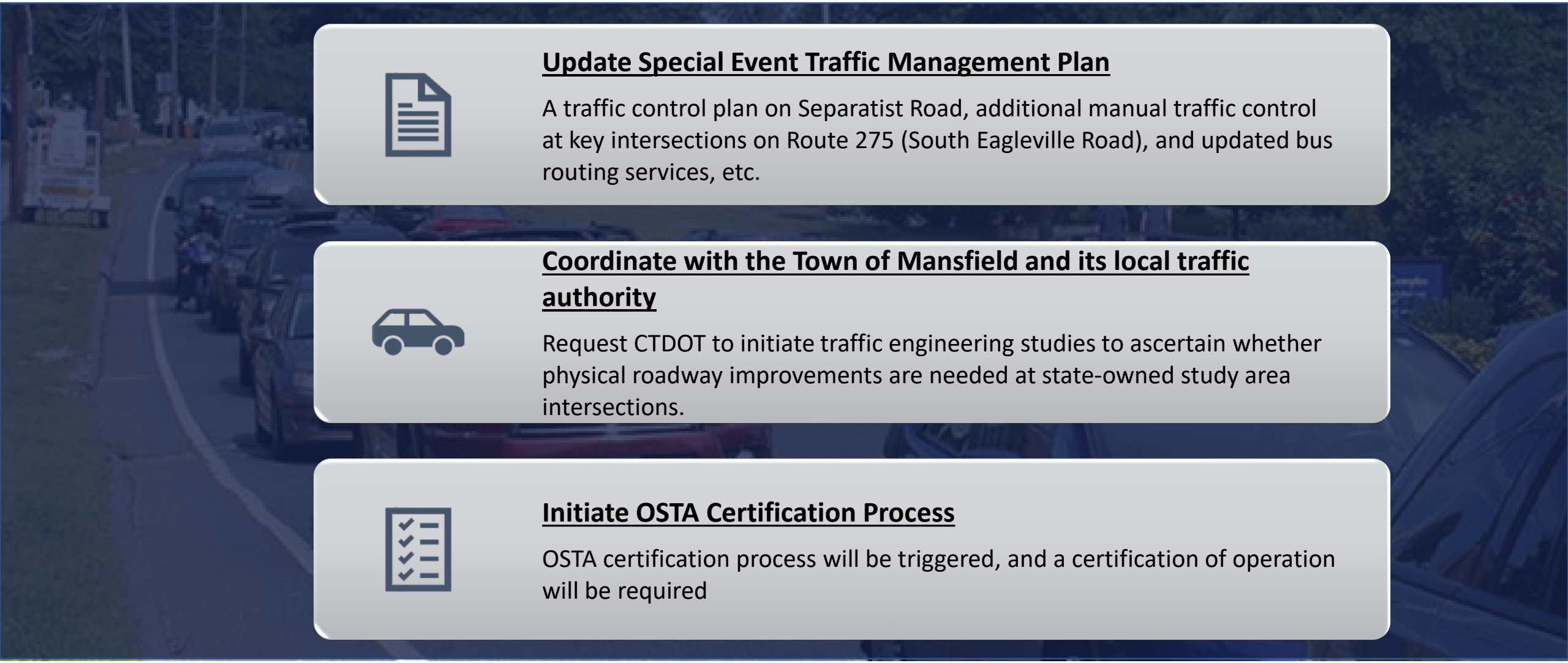
Increased delay or queue compared to the No-Action Alternative

- **Route 275 (South Eagleville Road) and Separatist Road/Sycamore Drive**
  - **Signalization and other improvements are needed**
  - **CTDOT has begun planning and design with construction targeted for Spring 2023; *NO MITIGATION REQUIRED***
- **Route 32 with Route 44**
  - **Poor operations under Existing, No-Action and Proposed Action during the afternoon peak hour; UConn speaking with representatives from Town, CRCOG and CTDOT about deferred maintenance and capital improvements**
- **Route 32 with Route 275 (South Eagleville Road)**
  - **Poor operations under Existing, No-Action and Proposed Action during the afternoon peak hour; UConn speaking with representatives from Town, CRCOG and CTDOT about deferred maintenance and capital improvements**

PARKING

- The existing I-Lot will be reconfigured to accommodate up to 700 parking spaces.
- These spaces are available during the day to permit-holders, including a requisite number of accessible spaces.
- Capacity on campus is sufficient for proposed event parking.
- No parking mitigation is required.

PROPOSED MITIGATION - TRANSPORTATION IMPACTS



Update Special Event Traffic Management Plan

A traffic control plan on Separatist Road, additional manual traffic control at key intersections on Route 275 (South Eagleville Road), and updated bus routing services, etc.

Coordinate with the Town of Mansfield and its local traffic authority

Request CTDOT to initiate traffic engineering studies to ascertain whether physical roadway improvements are needed at state-owned study area intersections.

Initiate OSTA Certification Process

OSTA certification process will be triggered, and a certification of operation will be required

SOCIAL/COMMUNITY ENVIRONMENT

- Consistency with Planning
  - The Proposed Action is consistent with the State Plan of Conservation and Development, Town of Mansfield Planning and Zoning, and the University 2015 Campus Master Plan.

- Socioeconomics/Environmental Justice
  - There would be no impact to Environmental Justice communities.
  - Jobs would be created, with employees needed especially on game days or days when special events are held at the arena.
  - Increased patronage of local establishments during events would be a benefit of the Proposed Action.

CONSTRUCTION PERIOD IMPACTS

- Short-term construction period impacts from the Proposed Action related to:
  - Vehicular circulation and Parking
  - Air Quality
  - Noise
  - Water Quality/Stormwater
- These temporary impacts would be mitigated through adherence to standard construction best management practices and the University's Design Guidelines and Performance Standards.

DRAFT PROJECT SCHEDULE

CEPA Documentation and Environmental Permits Schedule

- **May 21, 2019**
  - CEPA Scoping Notice
- **June 11, 2019**
  - CEPA Scoping Meeting
- **February 2020**
  - Draft EIE Availability
- **June 2020**
  - Record of Decision Anticipated
  - Start Permit Application Preparation
- **August 2020**
  - Submit Permit Applications
- **October 2020**
  - Permit Approvals

Design/Construction Schedule*

- **Summer 2019**
  - Schematic Design Begins
- **May 2020**
  - Bridging Documents Complete
- **August 2020**
  - Design Build Documents Complete
- **September 2020**
  - Construction Bid Process Begins
- **November 2020**
  - Construction Mobilizes
- **April 2022**
  - Substantial completion; Open for Fall 2022 season

* Subject to change

COMMENTS?

- Submit as a typed comment during this virtual presentation until 5PM today
- Email or mail to the project contact person
- Phone in to the project contact person

PLEASE NOTE:
60-Day Comment Period closes at 5PM on April 17, 2020

PROJECT CONTACT

John Robitaille

Sr. Project Manager
UConn | University Planning, Design and Construction

31 LeDoyt Road, Unit 3038
Storrs, CT 06269-3038

(860) 486-5930

john.robitaille@uconn.edu

Attachment F:

EIE Public Review Period Comments

University of Connecticut Ice Hockey Arena EIE Comments submitted by Linda Brunza – Environmental Analyst – CTDEEP - April 15, 2020		
ID	**Comment**	**Response**
DEEP-1	In DEEP's scoping comments, DEEP suggested that UConn take this opportunity during construction to address existing developed areas close to the site that might be suitable for retrofits to help meet Impervious Cover Total Maximum Daily Load (TMDL) goals. These goals are included in the Impervious Cover TMDL Field Survey and Analysis Report. Impervious cover was considered a primary factor in determining the total maximum daily load for Eagleville Brook. The brook itself is not directly impacted by this project. There was no mention of applying retrofits to adjacent areas during this construction project in the EIE. DEEP recommends that during the engineering and design phase, UConn consider where additional areas may be upgraded that contribute to this watershed. The EIE states that low impact development techniques will be used in stormwater management design. Selected techniques require a robust post-construction operation and maintenance plan. Proper maintenance is critical to the long-term effectiveness of stormwater storage, bioretention and infiltration. In the current buildout, it is stated that 4900 square feet of wetland will be filled for the purposes of expanding the facility and parking. The EIE also states that additional construction may be done in the future as the NextGen CT plans come into full swing. As UConn continues to work with its Master Plan, there will be inevitable impacts to the site where the percentage of impervious cover and effect on the watershed should be noted and addressed.	On March 16, 2020, the University entered a Memorandum of Understanding (MOU) with the CTDEEP. The purpose of the MOU is to document the agreement of the parties regarding UConn's plans to undertake, improve and construct flood mitigation and water quality enhancements within the Eagleville Brook and Roberts Brook watersheds. The current MOU, which supersedes an MOU that was signed in December 2014, requires among other things, that UConn submit a master Flood Management Certification (FMC) application with supporting documentation for projects within the Eagleville Brook Watershed (*and one for the Roberts Brook watershed*), and that project development under each FMC shall be based on the UConn Campus Drainage Master Plan that was accepted by the CTDEEP on June 4, 2019. In keeping with the MOU, as part of future campus development projects, including the Proposed Action, UConn is committed to reducing impervious surface coverage within the Eagleville watershed to the maximum extent practicable. As site conditions and project constraints allow, the development will be designed and constructed to ensure no increase from the 1993 baseline discharge rates, temporary or permanent, in stormwater peak flow discharges to Eagleville Brook. Stormwater treatment measures on the arena site will be designed to retain and/or treat water quality volumes and / or water quality flows in accordance with the General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities that will be required for the Proposed Action. Because of the presence of nearby residential wells used for public drinking water supply, retention/infiltration of stormwater on site will be discouraged in favor of true detention. Similarly, the University is considering designating the new arena parking lots as a low-salt zone to further mitigate any impacts to groundwater resources. Additionally, green stormwater infrastructure and LID measures shall be considered for the project site as well as within the greater UConn Campus stormwater drainage network where site conditions permit. Each new project within the Eagleville Brook watershed (such as the Proposed Ice Hockey Arena) will be subject to the requirements of the master FMC application for the watershed and UConn shall submit an "FMC Verification Report" to CTDEEP for approval. Until master FMC applications are submitted by UConn and approved by CTDEEP for each watershed (Eagleville Brook and Roberts Brook), any proposed project developments that impact land use on-campus must not increase peak stormwater runoff from pre to post conditions for the 100-year storm event. The University is committed to adhering to the requirements of the MOU through this project and future development projects with the watershed. In addition to this MOU, the University will continue to satisfy the overall TMDL goals and requirements established for the Eagleville Brook as part of this project by considering opportunities to reduce and disconnect impervious surface areas from the UConn campus stormwater drainage network.

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DEEP-2	It is noted that there was no mention of how many parking spaces would be set aside to provide electric vehicle charging stations after construction in the current I-lot.	The University will adhere to CTDEEP's recommendation during project scoping that 10% of the development's parking spaces be designated as EV charging stalls. A total of 360 parking spaces are proposed as part of the arena development. If future need arises for additional parking and funding becomes available, parking at the arena site could potentially be expanded up to a maximum of 700 spaces. However, as currently planned and funded, this project will only include parking for up to 360 spaces. As such, the University is committed to providing up to 36 spaces for EV charging. One-third (12) of the 36 EV charging spaces will be built at the outset of the project and will include a total of 6 Charging Stations to service the 12 parking stalls. Subsurface infrastructure (conduits) will be installed to allow for future expansion to the 36 total EV charging stalls – allowing for future installation of 12 more charging stations.

University of Connecticut Ice Hockey Arena EIE Comments submitted by Mayor Antonia Moran – Town of Mansfield - April 14, 2020		
ID	**Comment**	**Response**
TOWN-1	Due to the relatively high-level nature of the information provided in the EIE, it is difficult to determine whether there will be significant negative impacts to wetlands and watercourses. To determine both direct and indirect impacts of the proposed development on wetlands and watercourses, the following must be evaluated: erosion and sedimentation controls; a detailed wetland/restoration plan to compensate for the loss of 4,900 square feet of wetlands; and a stormwater management plan including an operations and maintenance plan. Absent these details, the Town has identified the following recommendations to minimize negative impacts on wetlands and watercourses: • Increasing the separation between proposed areas of disturbance and wetlands/watercourses. • Revisions to the EIE to clarify the timing of the "future development" of the parking areas identified on Figure 2.4-1 and identify the overall impact these future development areas will have on wetlands and watercourses. • Addition of mitigation measures to ensure that the functions and values of Wetland 3 are preserved given its pristine nature and vulnerability to development. • Revisions to EIE analysis to include indirect impacts the development will have on wetlands, including but not limited to the impact of increased impervious surface. • Addition of mitigation measures to ensure the proposed retaining walls will be installed in such a way as to prevent alterations to wetland hydrology. • A presentation to Town staff and interested commissions with information on how erosion and sedimentation controls, wetland mitigation and restoration, and stormwater management will minimize impacts to wetlands and watercourses. This presentation would occur when detailed plans have been completed.	An EIE document is developed during the early planning stages of a project when a project is typically in the conceptual or 30% design stage. The EIE is prepared to determine the types of environmental impacts anticipated and whether those impacts are significant given the development proposed. Design details, such as the type and location of erosion and sedimentation controls, stormwater management measures to be implemented and the associated operations and maintenance plan for those measures, and the need for and content of a wetland mitigation/restoration plan and a landscape planting plan become fleshed out as the design advances and in coordination with regulators during the permitting stage. The detailed information requested in this comment is not available at this stage of the project design. However, the University and its project design team are fully aware of the need to protect wetland resources, habitats, and downstream waters and have many tools at their disposal to achieve those objectives through coordination with regulatory agencies. During the early planning stages of this project, wetland impacts were estimated to be up to 4,900 square feet because project plans were only at a conceptual level. As the EIE process advanced, and more project information became available, modification to the site layout/design including reconfiguring, eliminating, or relocating certain project elements further reduced wetland encroachments. It is now approximated that 2,600 square feet of wetland area may be directly impacted by the Proposed Action. This direct wetland impact is spread across a total of four wetlands. One wetland, a small isolated palustrine forested depression that provides groundwater recharge and stormwater runoff renovation functions (Wetland #5), will be filled entirely due to its location within the footprint of the new ice hockey arena. The remaining wetland impacts will be from grading operations or fill slopes encroaching into fringe areas of Wetland #3, #4 and #6. Any construction-related indirect wetland impacts that will be restored. Alteration and filling of wetland areas will be permitted through the CTDEEP consistent with the Connecticut Inland Wetlands and Watercourses Act and implementing regulations, and through the U.S. Army Corps of Engineers (USACE) Connecticut General Permit. Appropriate mitigation for project wetland impacts will be determined during the permitting stage. The University is obliged to comply with any permit conditions including those related to mitigation. As a state project, the Proposed Action is considered locally exempt. Locally exempt projects with greater than one-acre of site disturbance are subject to a CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities (Construction Stormwater General Permit) and subsequent conditions. A Stormwater Pollution Control Plan (SWPCP) will be developed for the Proposed Action and is required to be submitted as part of the application to CTDEEP. Per the permit requirements, the submittal will be made to the CTDEEP at least 60 days prior to planned commencement of construction work, which is anticipated to be March 2021. The SWPCP will include erosion and

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		sedimentation control plans and plans for post construction stormwater management. With respect to comment pertaining to development of future parking areas, additional parking is not proposed as part of the Proposed Action. Should future demand for parking arise and funding becomes available, the University will evaluate potential parking expansion options as a separate undertaking, as necessary. Therefore, the wetland impact area reported in response to this comment is the conservative worse-case estimate attributed to the Proposed Action which includes parking for up to 360 vehicles. The University will provide updates on the project design process and ongoing information regarding construction during Town of Mansfield committee meetings.
TOWN-2	The proposed location is located within the Eagleville Brook watershed. The EIE notes that the brook itself is located 2,900 feet northwest of the subject site; however, no mention is made to the Eagleville Brook Watershed Management Plan or Eagleville Brook TMDL Report. Furthermore, the EIE indicates that Eagleville Brook would not receive direct runoff from the project but does not mention the perennial watercourse located on the northwestern edge of the project site that does eventually drain to Eagleville Book. While the EIE states the use of green infrastructure and LID practices will reduce the volume of stormwater runoff and enhance water quality, there does not appear to be any specific design data to confirm those assertions. To address these concerns, we request that the University provide a comprehensive update on the new campus drainage plan and revised MOU with CTDEEP. Additionally, we recommend that the EIE be revised to include information on: • How the project addresses and mitigates impacts to the Eagleville Brook watershed, including specific changes to impervious cover and how the development is consistent with the goals and recommendations of the Eagleville Brook Watershed Management Plan and the Eagleville Brook Impervious Cover TMDL; and • How the assertions related to stormwater runoff volume and quality will be verified prior to and post construction.	In keeping with the MOU, as part of future campus development projects, including the Proposed Action, UConn is committed to reducing impervious surface coverage within the Eagleville watershed to the maximum extent practicable. As site conditions and project constraints allow, the development will be designed and constructed to ensure no increase from the 1993 baseline discharge rates, temporary or permanent, in stormwater peak flow discharges to Eagleville Brook. Stormwater treatment measures on the arena site will be designed to retain and/or treat water quality volumes and / or water quality flows in accordance with the General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities that will be required for the Proposed Action. Because of the presence of nearby residential wells used for public drinking water supply, retention/infiltration of stormwater on site will be discouraged in favor of true detention. Similarly, the University is considering designating the new arena parking lots as a low-salt zone to further mitigate any impacts to groundwater resources. Additionally, green stormwater infrastructure and LID measures shall be considered for the project site as well as within the greater UConn Campus stormwater drainage network where site conditions permit. Each new project within the Eagleville Brook watershed (such as the Proposed Ice Hockey Arena) will be subject to the requirements of the master FMC application for the watershed and UConn shall submit an “FMC Verification Report” to CTDEEP for approval. Until master FMC applications are submitted by UConn and approved by CTDEEP for each watershed (Eagleville Brook and Roberts Brook), any proposed project developments that impact land use on-campus must not increase peak stormwater runoff from pre to post conditions for the 100-year storm event. The University is committed to adhering to the requirements of the MOU through this project and future development projects with the watershed. In addition to this MOU, the University will continue to satisfy the overall TMDL goals and requirements established for the Eagleville Brook as part of this project by considering

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		opportunities to reduce and disconnect impervious surface areas from the UConn campus stormwater drainage network.
TOWN-3	The Town recommends the following revisions to the EIE to protect wildlife and their habitat: • Addition of an NDDB review by CTDEEP to determine if a species of concern extends onto the site and mitigation measures that should be followed should a species of concern be identified. • Identification of impacts to existing wood frog populations and proposed mitigation of these impacts.	At the time that the Draft EIE was prepared, the latest CTDEEP Natural Diversity Database (NDDB) GIS mapping that was available, dated July 2019, was consulted. That mapping showed no overlap of the project area by CTDEEP critical habitat or known threatened and endangered species mapped polygons. Therefore, there was no need to submit a detailed inquiry to the CTDEEP NDDB for this project. Additionally, the CTDEEP did not comment that T&E Species or critical habitat areas were an issue of concern in their Public Scoping comment letter dated June 21, 2019, nor in their comment letter dated April 15, 2020 which was received by the University during the EIE public comment period. CTDEEP NDDB maps are updated every six months and involve slight variations to the location of the mapped polygons. The map provided below depicts the project site in relation to the latest (December 2019) CTDEEP NDDB GIS mapping. The limits of the CTEEP mapped NDDB data polygon near the project study area bisects the Mark Edward Freitas Ice Forum but still does not intersect the boundaries of the new ice hockey arena development site. Regarding wood frogs, two egg masses were identified, their presence reported during the vernal pool field assessment that was conducted for this project. The egg masses were found in a stream associated with Wetland #4 whose flow had been obstructed by a fallen tree, creating a temporary pool-like habitat. The stream in which they were found, however; is not a vernal pool and there are no vernal pools identified on the project development site. Wood frogs are considered vernal pool obligate species, however; they have been found to use a variety of other waterbodies, even including such things as logging road tire ruts with standing water, to lay their eggs. The fact that egg masses were found at this wetland location is indicative that a vernal pool likely exists nearby, however, the ice hockey arena development is not within a protected vernal pool envelope (which is a 100-foot buffer surrounding a known vernal pool). Wood frogs, although identified in Connecticut as a species of "Greatest Conservation Need" are not protected in the state. The CTDEEP NDDB mapping identifies locations of threatened and endangered species, species of special concern and critical habitat only. Reference – Calhoun, A. J. K. and M. W. Klemens. 2002. Best development practices: Conserving pool-breeding amphibians in residential and commercial developments in the northeastern United States. MCA Technical Paper No. 5, Metropolitan Conservation Alliance, Wildlife Conservation Society, Bronx, New York.
TOWN-4	The EIE indicates that there would also be "a minor loss of forested edge habitat." The report indicates the habitat is "not rare or unique to the area and	A landscaping plan will be developed when the project design matures. It is premature to identify and develop details of a landscaping plan at this EIE documentation stage. As the

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	includes invasive plant species" and would be "mitigated by the development of a landscaping plan including native and drought resistant plantings." Without being able to review a landscaping plan there is insufficient information as whether or not the loss of forested habitat would be mitigated. It is unclear that drought resistant plantings would be appropriate here. Further, the landscape plan throughout the site should include a diverse selection of native species and avoid the use of "open lawns" (p. 3-14) to the extent practicable. To address these concerns, we request that an update on the landscaping plan be provided to Town staff and interested boards and commissions with regard to how the loss of forested edge habitat will be mitigated.	landscaping plan is developed, concept renderings can be provided to Town staff and interested boards and commissions to depict how the loss of forest habitat will be offset. Mitigation is only required if it is identified as a condition of project permits. The University agrees that invasive species identified on site will be located and removed in accordance with permit requirements and conditions.
TOWN-5	Addition of mitigation measures to preserve or relocate historic stone walls that may be impacted by the project.	Above-ground historic resource and archaeological resource investigations were conducted for this project by qualified cultural resource professionals. Reports documenting their findings were submitted to the CT State Historic Preservation Office (SHPO). The SHPO responded in a letter dated February 7, 2020 concurring with the findings and that "additional archeological investigations of the project area are not warranted and that no historic properties will be affected by the proposed activities." Therefore, mitigation of the impacted stone walls is not required for this project per the SHPO. Although mitigation for the stone walls is not required by the CT SHPO, the University is amenable to considering ways to repurpose the stone from the impacted walls as part of the design and construction of this project or other decorative use elsewhere on campus.
TOWN-6	In reviewing the EIE, the Town has identified several concerns related to off-campus traffic and parking impacts related to the impact of the facility on existing intersections experiencing degradation (Route 275/Separatist Road; Route 32/Route 44; Route 32/275). Additionally, we continue to be concerned with the potential impacts on off-campus parking remains given the lack of information provided in the EIE with regard to the phasing of parking associated with the project and measures that will be taken to encourage use of existing on-campus parking facilities. Based on these concerns, the Town recommends the following revisions to the EIE: • *South Eagleville/Separatist Road Intersection.* Revise mitigation measures to require that the following be completed prior to opening of the arena: installation and operation of the traffic signal and other intersection improvements such as the addition of a dedicated left-turn lane on Route 275 to Separatist Road and a dedicated left-turn lane from Separatist Road to Route 275. Given the uncertainty of timing of the signal installation, funding	Coordination with the Office of State Traffic Administration (OSTA) will be required since this project meets the thresholds and conditions of potential impacts to state roadways. This process includes coordination with the state and regional representatives, as well as the Town of Mansfield's Legal Traffic Authority (LTA). The OSTA process will require a detailed assessment of traffic and parking impacts and how they will be addressed. Therefore, specific physical roadway improvements required by the University will be addressed and identified during the OSTA permit phase. Additionally, the University's Parking and Transportation Services' director is an ex officio member of the Town of Mansfield Parking Steering Committee for Downtown Storrs and coordinates activities that may affect parking demand and supply or transportation in the area. **<u>Special Event Traffic Management</u>** The concept of creating a task force focused on event management, as outlined in the Eastern Gateways Study, will be reviewed further with the University Relations Committee. That group includes University and Town leadership, as well as student representatives and a resident state trooper. Significant campus events and potential impacts on the surrounding community are often discussed in their

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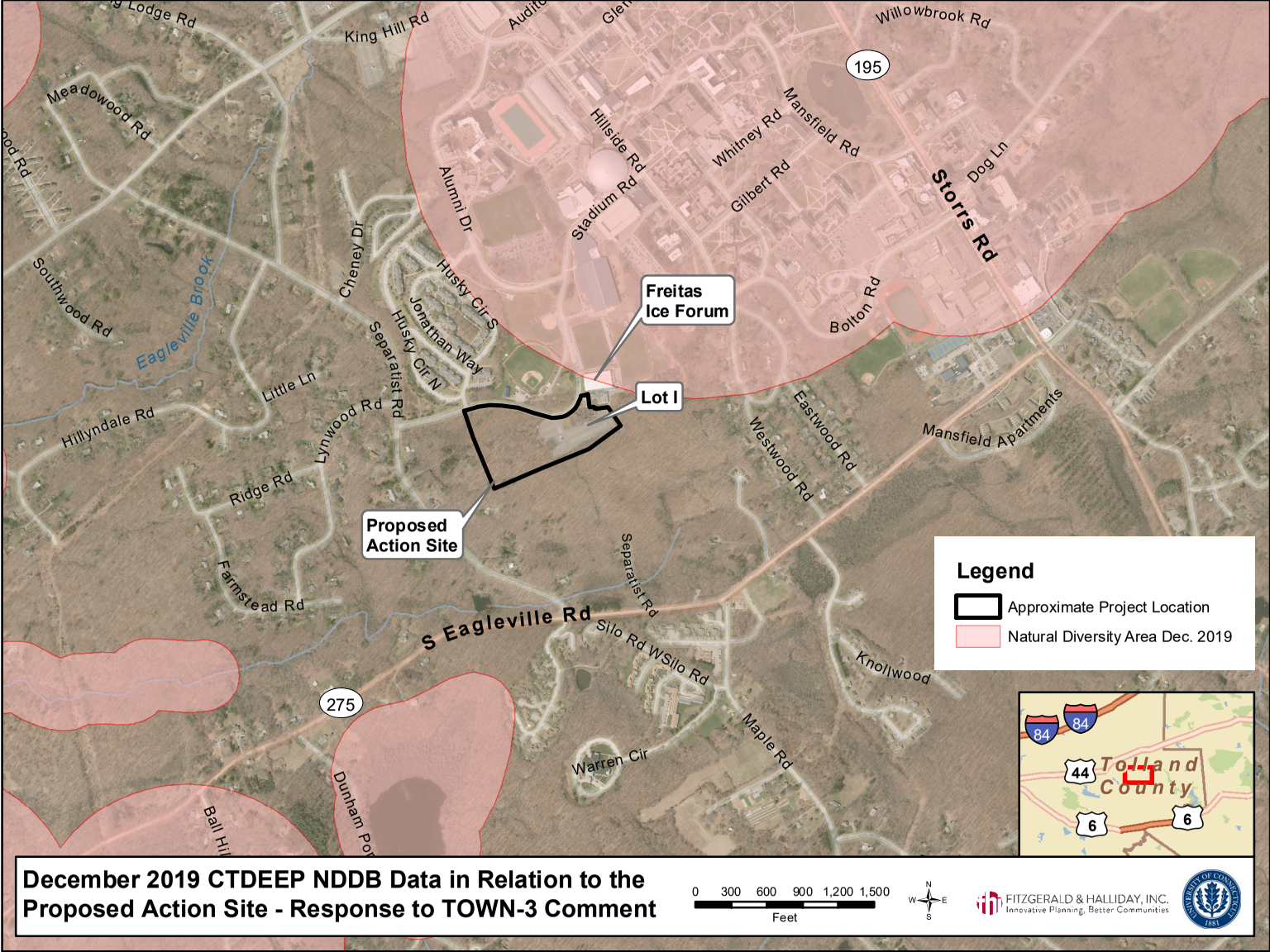
	for that signal installation should be identified prior to commencement of construction in the event the CTDOT signalization project is delayed. • *Intersections of Route 32 with Routes 275 and 44.* Revise mitigation measures to require improvements to these intersections to prevent further degradation during events. The Eastern Gateways Strategy and Implementation Plan identifies needed intersection improvements for the intersection of Routes 32/44. • *Special Event Traffic Management.* Revise the mitigation measure related to the updated of the special event traffic mitigation plan to include the creation of a special event management task force consistent with strategy 6.1 of the Eastern Gateways Strategy and Implementation Plan. • *Parking.* Revise the EIE to provide additional information regarding phasing of the proposed parking improvements and mitigation measures to reduce the attraction of off-campus parking.	meetings. These meetings are open to the public and each includes time dedicated to public comment. **Parking** I-Lot currently has 352 parking spaces. Under the Proposed Action, the University's objective is to provide up to 360 parking spaces. During construction there will be a reduction of parking spaces on campus at the location of I-Lot because the proposed project's footprint is partially coincident with existing I-Lot. Approximately 100 spaces will be kept open and available early during project construction, but ultimately, students will be directed to park in another lot. Lots C and K are options for parking but ultimately it is up to the students to choose which on-campus parking facility to use. There is capacity in other existing on-campus parking lots to offset the loss of parking at I-Lot during construction. When the new parking lots (one east and one west of the proposed arena) are completed at the development site, the total number of spaces will be 360, or 8 more than the number of parking spaces provided within existing I-Lot. There is presently limited parking demand within the West Campus area. A total of 360 parking spaces are proposed as part of the arena development. If future demand for additional parking arises and funding becomes available, parking at the arena site could potentially be expanded up to a maximum of 700 spaces. However, as currently planned and funded, the Proposed Action will only include parking for up to 360 spaces.
TOWN-7	The proposed refrigerant to provide the temperatures necessary to maintain the ice in the arena is R717 Ammonia, Anhydrous ammonia. It is noted that this refrigerant is an improvement over historical refrigerants in that it is a non-greenhouse gas; however, it has been shown to be very toxic per its safety data sheet. The EIE does not indicate how this additional hazardous material will be maintained to minimize its impact to adjacent properties and natural resources in the event of a release and further does not provide discussion on use of alternative refrigerants. This section should be revised to include assessment of alternative refrigerants as well as how additional hazardous materials will be maintained to minimize impacts on adjacent properties and natural resources in the event of a release.	Since publication of the Draft EIE, the University of Connecticut has abandoned the use R717 Ammonia (Anhydrous Ammonia) as a refrigerant at the new ice hockey arena. The University is contemplating other types of refrigerant technologies that are available. Hazardous materials generated during operation of the new ice hockey arena are not expected to differ from those already generated during operations of the Mark Edward Freitas Ice Forum. A hazardous materials storage, use, management, and disposal plan will be specifically created for the new ice hockey arena facility.



December 2019 CTDEEP NDDB Data in Relation to the Proposed Action Site - Response to TOWN-3 Comment

University of Connecticut Ice Hockey Arena EIE Comments submitted by John Silander, Ph.D - April 4, 2020		
ID	**Comment**	**Response**
JS-1	p11: "this habitat …. includes invasive plant species." Contrary to this statement, the property is remarkable free of invasive species (see photos #1, #2 (and others below)). On a site visit, I counted a couple of Japanese barberry bushes, a couple of multiflora rose briars, and a few oriental bittersweet vines all along the road edges of the property. There was a patch of barberry in wetland #1 well west of the site property boundary. However, the clump of common reed (*Phragmites australis* – the invasive genotype) along the border of the existing parking lot and wetland #6 that should be removed (see photo # 3). This mitigation is in fact suggested on p 16: "A benefit would be the removal of invasive species at the Proposed Action site."	The University agrees that control of invasive species on the project site, especially while they are in manageable stages of infestation, is appropriate and removal will proceed in accordance with permit conditions.
JS-2	p. 12: "direct impacts to natural resource from the Proposed Action would include a minor loss of forested edge habitat…mitigated through the development and implementation of a landscaping plan incorporating native drought-resistant plantings to compensate for the loss of habitat." Most of the loss of natural habitat due to the proposed development would be forest interior, not edge per se; most of the existing edges (like along the road where the few invasive species are found) would remain (see photo # 4). The proposal to mitigate this forest habitat loss by "planting drought-resistant plantings", makes little sense here; these are not droughty soils; Rather than "drought-resistant plantings" a range of native trees and shrubs with broad tolerance ranges should be used.	A landscaping plan will be developed when the project's design advances. It is premature to identify and develop details of a landscaping plan at this EIE documentation stage. As noted, the landscaping plan would promote the use of native trees and shrubs with broad tolerance ranges.
JS-3	p12: "This wetland loss [from this and prior building projects] has been mitigated by the University through the creation of approximately 2 acres of high-quality wetlands." It is not clear what this statement has to do with the current proposed project, for which there will be some wetland loss. It seems that there should be some mitigation and protection of existing wetlands on site that may or will be impacted. For example, some restoration of wetland #6 could be effected by remove the invasive common reed stand at this site (see photo # 3). The most valuable wetland on the site is #3 (a headwater seep), that is in surprisingly pristine condition at this time; some effort should be made to reduce future impact on this wetland, for example by avoiding a buildout of the future parking lot south of the wetland. Wetland #5 is a tiny orphan wetland of little current value (see photo #9); wetland #5 may have originally been connected to wetland #3. Nevertheless, the proposed building will be centered on wetland #5, and this argues for some additional mitigation.	CEPA regulations require that an assessment of cumulative and indirect impacts of a Proposed Action be conducted as part of the EIE process. The quoted statement that is referenced was included in the EIE in that context. When environmental resources, such as wetlands, are impacted by a Proposed Action, cumulative effects on that resource must be evaluated and considered for both past and reasonably foreseeable future actions. Over the last decade, the University has developed numerous projects as part of the Connecticut Nextgen Initiative. Some of those projects have resulted in wetland impacts that have effectively been mitigated by the University through the creation of high-quality wetlands or through other mitigative and/or restoration measures. It is reasonable to presume that the University will also develop projects in the future, in keeping with the latest Campus Master Plan, which could also result in wetland impacts. Therefore, the University will continue to explore mitigative approaches to offset impacts to wetlands from any Proposed Action, as required by permit conditions. During the early planning stages of this project, wetland impacts (both direct and indirect combined) were estimated to be up to 4,900 square feet because project plans were only at a conceptual level. As the EIE process advanced, and more project information became available, modification to the site layout/design including reconfiguring, eliminating, or relocating certain project elements further reduced wetland encroachments. It is now approximated that 2,600 square feet of wetland area may be directly impacted by the

University of Connecticut Ice Hockey Arena EIE Comments submitted by John Silander, Ph.D - April 4, 2020		
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		Proposed Action. This direct wetland impact is spread across a total of four wetlands. One wetland, a small isolated palustrine forested depression that provides groundwater recharge and stormwater runoff renovation functions (Wetland #5), will be filled entirely due to its location within the footprint of the new ice hockey arena. The remaining wetland impacts will be from grading operations or fill slopes directly encroaching into fringe areas of Wetland #3, #4 and #6. Any construction-related indirect impacts that will be restored. Alteration and filling of wetland areas will be permitted through the CTDEEP consistent with the Connecticut Inland Wetlands and Watercourses Act and implementing regulations, and through the U.S. Army Corps of Engineers (USACE) Connecticut General Permit. Appropriate mitigation for project wetland impacts will be determined during the permitting stage. The University is obliged to comply with any permit conditions including those related to mitigation.
JS-4	p16: Cultural Resources: "There are no above ground historic resource [on site]". There is a stone wall that follows along the north edge of wetland #3 and then at a right angle extending north along the south edge of the property site for which there should be some effort expended to preserve as much as possible (see photos # 5 & 6).	Please refer to the response for Comment **TOWN-5**
JS-5	p16: "Potential for soil erosion during construction". There seems to be a lack of a storm-water management plan for this site, at least in the EIE plan provided. I noted quite a bit of soil erosion from the current building project on the fields just north of the site, as evidenced by the sedimentation carried in the stream that enters from the culvert into wetland #1 (see photo # 7). Note that the stream in wetland #1 joins with the ephemeral stream channel in wetland #3 in the property west of the site and flows under Separatist Rd and then into Eagleville Brook.	As a state project, the Proposed Action is considered locally exempt. Locally exempt projects with greater than one-acre of site disturbance are subject to a CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities (Construction Stormwater General Permit) and subsequent conditions. A Stormwater Pollution Control Plan (SWPCP) will be developed for the Proposed Action and is required to be submitted as part of the application to CTDEEP. Per the permit requirements, the application submittal will be made to the CTDEEP at least 60 days prior to planned commencement of construction work, which is anticipated to be March 2021. The SWPCP will include erosion and sedimentation control plans and plans for post construction stormwater management.
JS-6	p33: " Eagleville Brook is located … northwest of the Proposed Action Site. This watercourse is classified as impaired due to pollutants associated with an urban environment carried by storm-water. Eagleville Brook would not receive direct storm-water runoff inputs from the Proposed Action Site; however, a perennial watercourse on the extreme northwestern edge of the site does eventually drain to Eagleville Brook." Note that UCONN has devoted considerable effort to date to mitigate past impacts on Eagleville Brook, and improve its overall water quality; (see the TMDL study of Eagleville Brook https://nepis.epa.gov/Exe/ZyPDF.cgi/P1007N7G.PDF?Dockey=P1007N7G.PDF and the Eagleville Brook Watershed Management Plan completed by Dietz & Arnold in 2011	Please refer to the response for Comment **TOWN-1**

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ID	**Comment**	**Response**
	http://clear.uconn.edu/projects/tmdl/library/papers/EaglevilleBrookWMP-06-01-11.pdf https://portal.ct.gov/-/media/DEEP/water/IC/watershed_response_plan_for_IC/Appendix5CaseStudiespdf.pdf?la=en). Thus one should not be dismissing this watershed system offhand as already impaired and thus in no need of mitigation. Indeed, the DEEP currently classifies most of Eagleville Brook as a class A stream (see: https://cteco.uconn.edu/ctmaps/rest/services/Water_Resources/Water_Quality_Classifications/MapServer). Moreover, in light of the fact that there is a TMDL study in existence for the Eagleville Brook watershed, some effort should be made to provide a storm water management plan on site. In the above quote it is incorrect that "…Eagleville Brook would not receive direct storm-water runoff inputs…". Rather the streams in wetlands #4, #3 and #1 all flow into Eagleville Brook and will be potentially impacted by the proposed development. Some effort should also be made to provide a baseline of existing water quality of watercourses on site; but note that the stream in wetland #1 is currently being impacted by erosion of sediments from the current construction site in the fields the north of the proposed development. Also, it is not clear where the water draining into wetland #4 originates; perhaps that same construction site?	
JS-7	table 3.5-1 (pp35-26) and table 3.5-2 (p38): As noted above wetland #3 is the most valuable wetland on site that is fairly pristine at this time and effort should be made to minimize impacts on this from the proposed or future site development (see photos #5 & 8). Wetland #5 currently has very little function (photo #9); but given that it will be sacrificed by the proposed development some additional wetland mitigation should be done. Wetland # 6 is completely surrounded by pavement (cf. photo #3) and may also have little current function. But, some mitigation should be done here to remove invasive species. Wetland #4 begins from a culvert at the edge of the current parking lot. Where the input pipe comes from is not clear: perhaps from wetland #6? The part of wetland #4 closest to the building site appears to be an excavated ditch (photo #10); which will likely drain substantial stormwater runoff form the site. From this ditch a natural stream then drains south to a tributary of Eagleville Brook. Wetland #1, starts from close to a culvert with a stream apparently draining a former wetland associated with the athletic fields. Note that there has been considerable erosion of sediments into this stream (cf. photo #7), apparently as a consequence of the current building project north of the site. Caution should be made to avoid such storm-water runoff and sediment erosion in the proposed project. By the way, a much better wetlands map is shown on p 141, that incorporates how the wetlands shown earlier (Figure 3.5-2) flow into wetlands	Comment noted, refer to the responses provided above for Comment JS-3 regarding wetland impacts and mitigation, and Comment JS-5 regarding stormwater. Also refer to the response provided to Comment DEEP-1 which address the Eagleville Brook TMDL and the MOU between the University and the CTDEEP. The University is in agreement regarding removal of invasive phragmites from Wetland #6 should such removal be identified as part of CTDEEP permit conditions.

University of Connecticut Ice Hockey Arena EIE Comments submitted by John Silander, Ph.D - April 4, 2020		
ID	**Comment**	**Response**
	offsite. But they fail to show the eventual link into Eagleville Brook.	
JS-8	p 41: "Since no state-listed or proposed, threatened or endangered species under the jurisdiction of CT DEEP are known to occur within or proximal to the Proposed Action Site,…" Note that there is at least one historical record of one or more species of concern that is "proximal" to the site. The DEEP Natural Diversity Database shows that the location of such species does overlap with the existing Freitas Ice Forum.	Please refer to the response for Comment TOWN-3
JS-9	P43: In the spirit of LID proposed here, one should avoid planting generic "lawns" at this site.	Comment noted. Turf grass is proposed in very limited areas on site. Green infrastructure and LID techniques will be implemented to the greatest extent practicable and will be coordinated between the University and project engineer as the design advances.

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

To: Mr. John Robitaille, Senior Project Manager, UConn Planning, Design & Construction
University of Connecticut, 31 LeDoyt Road, Unit 3038, Storrs, CT 06269

From: Linda Brunza- Environmental Analyst **Telephone:** 860-424-3739

Date: 4/15/2020 **Email**: Linda.Brunza@ct.gov

Subject: DEEP review of Environmental Impact Evaluation for University of Connecticut's Ice Hockey Arena development on 16 acres south of Jim Calhoun Way on the Storrs Campus.

The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for the Environmental Impact Evaluation (EIE) from the University of Connecticut for the development of a new ice hockey arena and parking lot on its main campus. The site consists of developed and undeveloped land, which includes an existing parking lot, wetlands, stormwater conveyance and wooded uplands. The site is adjacent to the existing Mark Edward Freitas Ice Forum.

DEEP-1 In DEEP's scoping comments, DEEP suggested that UConn take this opportunity during construction to address existing developed areas close to the site that might be suitable for retrofits to help meet Impervious Cover Total Maximum Daily Load (TMDL) goals. These goals are included in the Impervious Cover TMDL Field Survey and Analysis Report. Impervious cover was considered a primary factor in determining the total maximum daily load for Eagleville Brook. The brook itself is not directly impacted by this project. There was no mention of applying retrofits to adjacent areas during this construction project in the EIE. DEEP recommends that during the engineering and design phase, UConn consider where additional areas may be upgraded that contribute to this watershed. The EIE states that low impact development techniques will be used in stormwater management design. Selected techniques require a robust post-construction operation and maintenance plan. Proper maintenance is critical to the long-term effectiveness of stormwater storage, bioretention and infiltration. In the current buildout, it is stated that 4900 square feet of wetland will be filled for the purposes of expanding the facility and parking. The EIE also states that additional construction may be done in the future as the NextGen CT plans come into full swing. As UConn continues to work with its Master Plan, there will be inevitable impacts to the site where the percentage of impervious cover and effect on the watershed should be noted and addressed.

DEEP-2 It is noted that there was no mention of how many parking spaces would be set aside to provide electric vehicle charging stations after construction in the current I-lot.

Thank you for the opportunity to review the Environmental Impact Evaluation. Feel free to contact me if you have any questions concerning these comments.

cc: Nicole Lugle, DEEP/ OPPD
Eric Thomas, DEEP/ WPLR

MANSFIELD
CONNECTICUT

Town of Mansfield
Town Council

Antonia Moran
Mayor

April 14, 2020

Mr. John Robitaille
Senior Project Manager
University Planning Design and Construction
31 LeDoyt Road, Unit 3038
Storrs, Connecticut 06269

Sent via Email: john.robitaille@uconn.edu

Subject: UConn Hockey Arena Environmental Impact Evaluation (EIE)

Dear Mr. Robitaille:

Thank you for the opportunity to provide feedback on the proposed development of a new hockey arena next to the existing Freitas Ice Arena. The Mansfield Town Council and Planning and Zoning Commission offer the following comments and recommendations with regard to the proposed Hockey Arena Environmental Impact Evaluation. Additional detail on the concerns expressed in this letter can be found in the memo from Linda Painter to the Planning and Zoning Commission dated April 6, 2020 and the minutes of the March 31, 2020 Conservation Commission special meeting. Both of these documents are enclosed for your use.

TOWN-1

- **Wetlands.** Due to the relatively high-level nature of the information provided in the EIE, it is difficult to determine whether there will be significant negative impacts to wetlands and watercourses. To determine both direct and indirect impacts of the proposed development on wetlands and watercourses, the following must be evaluated: erosion and sedimentation controls; a detailed wetland/restoration plan to compensate for the loss of 4,900 square feet of wetlands; and a stormwater management plan including an operations and maintenance plan.

  Absent these details, the Town has identified the following recommendations to minimize negative impacts on wetlands and watercourses:

  - Increasing the separation between proposed areas of disturbance and wetlands/watercourses.
  - Revisions to the EIE to clarify the timing of the "future development" of the parking areas identified on Figure 2.4-1 and identify the overall impact these future development areas will have on wetlands and watercourses.
  - Addition of mitigation measures to ensure that the functions and values of Wetland 3 are preserved given its pristine nature and vulnerability to development.

TOWN-1

- Revisions to EIE analysis to include indirect impacts the development will have on wetlands, including but not limited to the impact of increased impervious surface.
- Addition of mitigation measures to ensure the proposed retaining walls will be installed in such a way as to prevent alterations to wetland hydrology.
- A presentation to Town staff and interested commissions with information on how erosion and sedimentation controls, wetland mitigation and restoration, and stormwater management will minimize impacts to wetlands and watercourses. This presentation would occur when detailed plans have been completed

TOWN-2

- **Stormwater.** The proposed location is located within the Eagleville Brook watershed. The EIE notes that the brook itself is located 2,900 feet northwest of the subject site; however, no mention is made to the Eagleville Brook Watershed Management Plan or Eagleville Brook TMDL Report. Furthermore, the EIE indicates that Eagleville Brook would not receive direct runoff from the project but does not mention the perennial watercourse located on the northwestern edge of the project site that does eventually drain to Eagleville Book. While the EIE states the use of green infrastructure and LID practices will reduce the volume of stormwater runoff and enhance water quality, there does not appear to be any specific design data to confirm those assertions.

  To address these concerns, we request that the University provide a comprehensive update on the new campus drainage plan and revised MOU with CTDEEP. Additionally, we recommend that the EIE be revised to include information on:

  - How the project addresses and mitigates impacts to the Eagleville Brook watershed, including specific changes to impervious cover and how the development is consistent with the goals and recommendations of the Eagleville Brook Watershed Management Plan and the Eagleville Brook Impervious Cover TMDL; and
  - How the assertions related to stormwater runoff volume and quality will be verified prior to and post construction.

TOWN-3

- **Wildlife/Wildlife Habitat.** The Town recommends the following revisions to the EIE to protect wildlife and their habitat:
  - Addition of an NDDB review by CTDDEP to determine if a species of concern extends onto the site and mitigation measures that should be followed should a species of concern be identified.
  - Identification of impacts to existing wood frog populations and proposed mitigation of these impacts.

TOWN-4

- **Impacts to Other Natural Resources.** The EIE indicates that there would also be “a minor loss of forested edge habitat.” The report indicates the habitat is “not rare or unique to the area and includes invasive plant species” and would be “mitigated by the development of a landscaping plan including native and drought resistant plantings.” Without being able to review a landscaping plan there is insufficient information as whether or not the loss of forested habitat would be mitigated. It is unclear that drought resistant plantings would be appropriate here. Further, the landscape plan throughout

TOWN-4

the site should include a diverse selection of native species and avoid the use of "open lawns" (p. 3-14) to the extent practicable.

To address these concerns, we request that an update on the landscaping plan be provided to Town staff and interested boards and commissions with regard to how the loss of forested edge habitat will be mitigated.

TOWN-5

- **Cultural Resources.** Addition of mitigation measures to preserve or relocate historic stone walls that may be impacted by the project.

TOWN-6

- **Traffic and Parking.** In reviewing the EIE, the Town has identified several concerns related to off-campus traffic and parking impacts related to the impact of the facility on existing intersections experiencing degradation (Route 275/Separatist Road; Route 32/Route 44; Route 32/275). Additionally, we continue to be concerned with the potential impacts on off-campus parking remains given the lack of information provided in the EIE with regard to the phasing of parking associated with the project and measures that will be taken to encourage use of existing on-campus parking facilities.

  Based on these concerns, the Town recommends the following revisions to the EIE:

  - *South Eagleville/Separatist Road Intersection.* Revise mitigation measures to require that the following be completed prior to opening of the arena: installation and operation of the traffic signal and other intersection improvements such as the addition of a dedicated left-turn lane on Route 275 to Separatist Road and a dedicated left-turn lane from Separatist Road to Route 275. Given the uncertainty of timing of the signal installation, funding for that signal installation should be identified prior to commencement of construction in the event the CTDOT signalization project is delayed.

  - *Intersections of Route 32 with Routes 275 and 44.* Revise mitigation measures to require improvements to these intersections to prevent further degradation during events. The Eastern Gateways Strategy and Implementation Plan identifies needed intersection improvements for the intersection of Routes 32/44.

  - *Special Event Traffic Management.* Revise the mitigation measure related to the updated of the special event traffic mitigation plan to include the creation of a special event management task force consistent with strategy 6.1 of the Eastern Gateways Strategy and Implementation Plan.

  - *Parking.* Revise the EIE to provide additional information regarding phasing of the proposed parking improvements and mitigation measures to reduce the attraction of off-campus parking.

TOWN-7

- **Hazardous Materials.** The proposed refrigerant to provide the temperatures necessary to maintain the ice in the arena is R717 Ammonia, Anhydrous ammonia. It is noted that this refrigerant is an improvement over historical refrigerants in that it is a non-greenhouse gas; however, it has been shown to be very toxic per its safety data sheet. The EIE does not indicate how this additional hazardous material will be maintained to

TOWN-7

minimize its impact to adjacent properties and natural resources in the event of a release and further does not provide discussion on use of alternative refrigerants.

This section should be revised to include assessment of alternative refrigerants as well as how additional hazardous materials will be maintained to minimize impacts on adjacent properties and natural resources in the event of a release.

If you have any questions regarding these comments, please contact Linda Painter, Director of Planning and Development.

Sincerely,

Antonia Moran
Mayor

Paul Aho
Chair, Planning and Zoning Commission

Enc. April 6, 2020 Memo from L. Painter to PZC
March 31, 2020 Conservation Commission Special Meeting Minutes

cc: Town Council
Planning and Zoning Commission
Conservation Commission
Mansfield Traffic Authority

MEMO

To: Planning and Zoning Commission

CC: Conservation Commission, Traffic Authority

From: Linda Painter, AICP, Director

Date: April 6, 2020

Subject: UConn Hockey Arena Environmental Impact Evaluation (EIE)

BACKGROUND

In June 2019, the PZC and Town Council provided comments to the University of Connecticut as part of the scoping process for a new hockey arena that would be located next to the existing Freitas Ice Rink (see attached letter dated June 25, 2019). As a result of the scoping process, an Environmental Impact Evaluation (EIE) has been prepared for the project; the full document can be viewed at https://updc.uconn.edu/wp-content/uploads/sites/1525/2020/02/FINAL_UC_HOCKEY_EIE_021320.pdf.

The EIE assesses the potential impacts of the project on a variety of factors and, where necessary, identifies mitigation measures to address significant impacts. To assist the Commission in its review, I have attached a copy of the Executive Summary, which includes a table of environmental impacts and mitigation measures. In addition to PZC review, the Conservation Commission reviewed the EIE at a special meeting on March 31, 2020; their comments have been incorporated into the recommendations contained in this memo and the minutes of the meeting are provided as an attachment. The Traffic Authority reviewed the EIE at their March 25, 2020 meeting; their comments on traffic and parking are incorporated into this memo.

Per tradition, the PZC and Town Council typically issue joint comments on Environmental Impact Evaluations. The Town Council is scheduled to consider the EIE at their April 13, 2020 meeting. The public comment period on the EIE closes at 5 p.m. on Friday, April 17, 2020. A public meeting is currently scheduled for April 8, 2020. Additional information on the public meeting and comment submission procedures is available at https://portal.ct.gov/CEQ/Environmental-Monitor/Environmental-Monitor/Environmental-Monitor---Current-Issue#EIE.

PROJECT OVERVIEW

The University of Connecticut is proposing to develop a new hockey arena on-campus to comply with its obligations to Hockey East. The new arena would be used for all women's games and some of the men's games, with most men's games continuing to be played in Hartford. Due to the dual locations used for men's games, Hockey East has authorized UConn to build a smaller arena on-campus than per the original agreement. The new arena will have seating for up to 3,500; facilities and ice that will meet NCAA, Hockey East and UConn requirements, locker rooms, office space, and parking for up to 700 vehicles.

Three sites were originally considered for the arena, including Mansfield Apartments, Discovery Drive and the Freitas Ice Arena. The Mansfield Apartments site was eliminated based on community opposition expressed during the 2015 campus master planning process. The Discovery Drive location was dropped from consideration due to incompatibility with future Research and Development uses in the Tech Park. Accordingly, the Freitas site was identified as the preferred alternative.

Construction of the new arena is expected to start in the Fall of 2020, with a targeted opening date of Fall 2022.

ANALYSIS

Based on prior Town comments as well as staff review of the EIE, key areas of potential concern relate to wetlands, stormwater, and off-campus traffic and parking impacts. These concerns are presented in the order the topics are addressed in the EIE. Concerns address impacts associated with project build-out as well as the construction period.

Water Resources and Water Quality

Comments provided by the Conservation Commission as part of the scoping process were not included in the EIE Appendix; however, the Conservation Commission minutes were submitted the same day as the letter endorsed by the Town Council and Planning and Zoning Commission.

Wetlands

According to the EIE report, the proposed action will include filling of up to 4,900 square feet of wetlands. In addition, much of the proposed development is immediately adjacent to the edge of wetlands. The Town strongly recommends that the distance between the developed area and wetlands and watercourses be increased.

The EIE does not document any erosion and sedimentation controls during construction, how and if the proposed 4,900 square feet of direct impact to wetlands is to be mitigated, and how the storm water will be managed. According to the EIE, the alteration and filling of wetlands and wetland mitigation will be addressed during to the required CT DEEP Inland Wetlands and Watercourses Permit and USACE General Permit. It is also unclear if UConn is considering using the wetland mitigation completed as part of previous development in lieu of providing mitigation for the loss of wetlands proposed as part of this project.

There is insufficient information in this EIE to determine whether there will be significant negative impact to wetlands and watercourses. To determine the project's impact to wetlands and watercourses, the following must be evaluated:

- Erosion and sedimentation controls, including a detailed construction sequence, during construction
- A detailed wetland mitigation/restoration plan to compensate for the proposed loss of the 4,900 square feet of wetlands
- A stormwater management plan, including an operation and maintenance plan, demonstrating that there will be no significant impact to wetlands and watercourses

The Conservation Commission discussed the EIE at a special meeting on March 31 and identified several concerns related to potential wetland impacts, species of concern, and stone walls. Additional detail is available in the meeting minutes which are attached for your reference.

The recommendations are based on staff analysis as well as concerns expressed by the Conservation Commission at their March 31, 2020 special meeting.

In summary, staff recommends that correspondence to the University identify the need for the following.

- Increased separation between the proposed areas of disturbance and wetlands/watercourses.
- A presentation to Town staff and interested commissions when detailed plans have been completed with information on how erosion and sedimentation controls, wetland mitigation and restoration, and stormwater management will minimize impacts to wetlands and watercourses.
- Clarification as to the timing of the "future development" of the parking areas identified on Figure 2.4-1 as well as the overall impact these future development areas will have on wetlands and watercourses.
- Additional narrative as to whether the development is consistent with the goal outlined in the Eagleville Brook Watershed Management Plan and the Eagleville Brook Impervious Cover TMDL. The location of the site within the Eagleville Brood watershed supports the need for such analysis, even though the EIE states that there are no direct discharges to Eagleville Brook.
- Measures to ensure that the functions and values of Wetland 3 are preserved given its pristine nature and vulnerability to development.
- NDDB review by CTDDEP to determine if a species of concern extends onto the site and guidelines that should be followed should a species of concern be identified.
- Measures to preserve or relocate historic stone walls that may be impacted by the project.
- Analysis of indirect impacts the development will have on wetlands, including but not limited to the impact of increased impervious surface.
- Measures to ensure the proposed retaining walls will be installed in such a way as to prevent alterations to wetland hydrology.
- Identification of impacts to existing wood frog populations and proposed mitigation of these impacts.

Furthermore, staff recommends that a copy of the March 31, 2020 minutes of the Conservation Commission be included with the Town's official correspondence regarding the EIE.

Stormwater

The site is located within the Eagleville Brook Watershed; a fact that is not clearly called out in the summary of existing conditions in the report. The report notes that the brook is located 2,900 feet northwest of the project site and is impaired due to pollutants associated with an urban environment carried by stormwater. The report also notes that while the brook would not receive direct runoff, a perennial watercourse located on the northwestern edge of the project site does eventually drain to Eagleville Brook.

The fact that no mention is made to the 2007 Eagleville Brook TMDL Report is striking given that this TMDL establishes a target impervious cover threshold for the watershed of 12due to the impaired condition of Eagleville Brook. In consulting with UConn representatives regarding this omission, staff learned that the University has recently executed a new Memorandum of Understanding with CTDEEP that supersedes previous agreements; this MOU is based on a

new campus drainage plan developed for the campus. It is anticipated that Town staff will be provided with an overview of the MOU and drainage plan in the coming months.

Absent more detailed information on the new campus drainage plan and MOU, staff has reviewed the EIE using the principles established in the Eagleville Brook TMDL. As with the review of potential impacts to water resources, the level of detail provided in the EIE is not sufficient for staff to state that the Town's concerns as expressed in the June 25, 2019 letter have been fully addressed. For example, while the EIE identifies the proposed use of Low Impact Development practices to reduce the amount of stormwater leaving the site and anticipated improvements to water quality, there is no mention made of the net change in impervious cover that will result from the project.

Additionally, while the report states that the use of green infrastructure and LID practices will reduce the volume of stormwater runoff and enhance water quality, there does not appear to be any specific design data to confirm those assertions. It is unclear how or when documentation will be provided prior to construction to confirm that impact, or lack thereof, described in the report has been successfully addressed as described.

In summary, the concerns raised by the Town in June 2019 continue to be valid. Staff recommends that correspondence to the University identify the need for the following:

- A comprehensive update for Town staff and interested commissions on the new campus drainage plan and revised MOU with CTDEEP.
- How the project addresses and mitigates impacts to the Eagleville Brook watershed, including specific changes to impervious cover; and
- How the assertions related to stormwater runoff volume and quality will be verified prior to and post construction.

Other Natural Resources Impact

The EIE indicates that there would also be "a minor loss of forested edge habitat." The report indicates the habitat is "not rare or unique to the area and includes invasive plant species" and would be "mitigated by the development of a landscaping plan including native and drought resistant plantings." Without being able to review a landscaping plan there is insufficient information as whether or not the loss of forested habitat would be mitigated. It is unclear that drought resistant plantings would be appropriate here. Further, the landscape plan throughout the site should include a diverse selection of native species and avoid the use of "open lawns" (p. 3-14) to the extent practicable.

Staff recommends that Town staff and interested boards and commissions receive an update on the landscaping plan that addresses how the loss of forested edge habitat will be mitigated.

Off-Campus Traffic and Parking Impacts

Separatist Road/South Eagleville Road (Rt. 275) Intersection

The report presumes that the proposed signal at the Separatist Road/Route 275 intersection will be installed and operational prior to completion of the arena based on the schedule recently published by CTDOT. Furthermore, while the report evaluated traffic data for morning and afternoon peak hours, it did not evaluate traffic data during special events, which is the primary time for traffic associated with this project. Given the potential for construction delays with either project as well as existing conditions, the traffic signal should be required to be operational prior to opening of the arena as a traffic mitigation measure.

Impacts on Separatist Road

- The second paragraph on Page 3-39 of the EIE indicates that Jim Calhoun Way is owned and managed by the Town of Mansfield; however, it is owned and managed by the University of Connecticut.
- The EIE assumes that the improvements for the intersection will be completed per the schedule recently announced by CTDOT. However, given the current operating conditions of the intersection and the potential that the signalization project could be delayed, the EIE should include provisions to make improvements to Route 275 and Separatist Road should the signalization of this intersection not occur in accordance with the Connecticut Highway Design Manual. For example, the addition of a dedicated left-turn lane from Separatist onto Route 275 and Route 275 onto Separatist Road.

Impacts to Route 32

As identified in both the EIE and the Eastern Gateways Strategy and Implementation Plan, the intersections of Route 32 with Routes 44 and 275 are already degraded in terms of level of service (LOS). The EIE should include mitigation measures to prevent further degradation to intersection operations from occurring during events.

Parking

The EIE indicates that 360 spaces would be initially constructed to replace spaces lost from Lot I with full build-out to include up to 700 spaces. There is no indication as to what the trigger would be for the additional parking to be provided. This continues a disturbing trend of parking reduction on campus. Given the proximity of the project to adjacent single-family residential neighborhoods, the lack of detail regarding full build-out of the parking makes it difficult for staff to evaluate the potential impacts of the development as well as whether any specific mitigation measures are needed. Furthermore, the EIE indicates that *"The distribution of these trips would be directed to the existing parking garages, in similar fashion to other special events held on campus."* While that may be the plan, there is no discussion of how individuals parking elsewhere on campus would get to the hockey arena.

As parking options continue to be reduced and or shifted to the edges of campus by large projects, more pressure is put on residential neighborhoods as students and employees seek convenient parking.

Special Event Traffic Management Plans

The EIE indicates that an updated special event traffic management plan will be prepared and identifies several elements that should be included. However, there is no mention regarding the need for consultation with the Town in the development of that Plan. Town involvement is critical as Separatist Road is a Town owned and managed roadway. The mitigation measure related to development of an updated special event traffic management plan should be revised to be consistent with Strategy 6.1 of the Eastern Gateways Strategy and Implementation Plan (April 2019), which called for the creation of a Special Event Management Task Force to develop a special event management plan. An excerpt of the report addressing this strategy is attached for information. Given potential impacts on Town roads and emergency services, the Town should be actively involved in the development of an updated special event traffic management plan.

Summary of Traffic and Parking Comments

In summary, the concerns raised by the Town in June 2019 continue to be valid. Staff recommends that correspondence to the University identify the need for the following:

- Mitigation measures requiring that the Separatist Road/South Eagleville Road traffic signal be installed and operational prior to opening of the arena as well as the completion of other improvements to the intersection such as the addition of a dedicated left-turn lane on Route 275 to Separatist Road and a dedicated left-turn lane onto Route 275. Such measures should include funding for that installation in the event the CTDOT signalization project is delayed.
- Mitigation measures requiring improvements to the intersections of Route 32 with Routes 275 and 44 to prevent further degradation to intersection operations during events.
- Additional information regarding phasing of proposed parking improvements and mitigation measures to reduce off-campus parking.
- Revision to the mitigation measure related to updating of the special event traffic mitigation plan to include creation of a special event management task force consistent with strategy 6.1 of the Eastern Gateways Strategy and Implementation Plan.

Hazardous Materials

The proposed refrigerant to provide the temperatures necessary to maintain the ice in the arena is R717 Ammonia, Anhydrous ammonia. It is noted that this refrigerant is an improvement over historical refrigerants in that it is a non-greenhouse gas; however, it has been shown to be very toxic per its safety data sheet. The EIE does not indicate how this additional hazardous material will be maintained to minimize its impact to adjacent properties and natural resources in the event of a release and further does not provide discussion on use of alternative refrigerants.

Staff recommends that the correspondence to the University request that the EIE be updated to include assessment of alternative refrigerants as well as how additional hazardous materials will be maintained to minimize impacts on adjacent properties and natural resources in the event of a release.

SUMMARY/RECOMMENDATIONS

If the Commission concurs with the recommendations identified in this report, the following motion would be in order:

MOVE to authorize the Chair to co-endorse a joint PZC/Town Council letter to the University of Connecticut regarding the Hockey Arena EIE. The recommendations in the 4/6/2020 memo from Linda Painter, Director of Planning and Development, shall serve as the basis for this letter and may be amended to reflect additional comments provided by the Town Council.

Town of Mansfield
CONSERVATION COMMISSION
Special Meeting of 31 March 2020
Coordinated at the Council Chambers, Audrey P. Beck Building
(Yet-to-be-approved) MINUTES

Members present (at some remove): Mary Harper, Quentin Kessel, Erin King, Scott Lehmann, Chadwick Rittenhouse, Michael Soares, John Silander. *Members absent*: Will Ouimet (Alt.). *Others attending:* Miranda Davis (yet-to-be officially-appointed Commission member), Jennifer Kaufman (Wetlands Agent), Linda Painter (Planning Director).

1. The meeting was **called to order** at 7:03p by Chair Michael Soares. This was a virtual meeting facilitated by Go-To-Meeting software. During the corona virus pandemic, all meetings of Town bodies will take place remotely, by executive order of the Governor. They must be recorded using equipment in the Council Chambers and therefore must be held at a time when it is available.

2. The **draft minutes** of the meeting of 26 February 2020 were approved as written.

3. UConn Hockey Arena EIE. After reviewing comments on preliminary plans for a new hockey arena, UConn commissioned an Environmental Impact Evaluation (EIE) for this project. The new arena would be built on what is now I-lot, SW of the existing Freitas Ice Forum, off Jim Calhoun Way. The current plan, scaled back somewhat from the original, would directly impact (i.e., fill) c.4,900 ft^2 of wetland. See EIE Fig. 3.5-2 at 3-9.

The Town of Mansfield has no authority over projects on state property, but may submit comments on the final EIE (issued February 2020). {Kessel noted that State statutes do permit the Commission to communicate directly with the DEEP Commissioner, should it so desire.} Included in the packet for this meeting was a memo from Jennifer Kaufman on the EIE that incorporated comments from Linda Painter. The memo notes that the EIE does not provide enough information to assess the project's impact on wetlands or its management of storm-water runoff. The Connecticut DEEP and US Army Corps of Engineers are responsible for assessing these environmental aspects of the project. But the lack of detail regarding wetlands impact and storm-water management in the EIE limits what the Town can contribute to this process.

Silander, who had visited the site and read through sections of the EIE beyond the Executive Summary included in the packet, voiced a number of concerns about the proposal.

- The EIE contains two different conceptual plans: one shown in Figure 2.4-1 (Chapter 2-7) and a more built-out plan, "UConn Hockey Arena, JCJ Architecture" (EIE pdf, p.229). Which is correct? Painter queried UConn and reported that the more modest footprint shown in Figure 2.4-1 is the correct one. However, Figure 2.4-1 does label a large area "Future Expansion," apparently for additional parking. This is disquieting, particularly since such expansion might compromise Wetland 3, the most important of the on-site wetlands, in Silander's view.
- It seems misleading to maintain that "Eagleville Brook would not receive direct stormwater runoff inputs from the Proposed Action Site" when "a perennial watercourse on the extreme northwestern edge of the site [where Wetlands 1 and 3 lie] does eventually drain to Eagleville Brook." (EIE at 3-5) The EIE does not provide a basis for judging that the proposed project is consistent with the Eagleville Brook Watershed Management Plan. What is the quality of current runoff from the site, and how would the project affect it?

- The EIE states (at 3-13) that "A review of CT DEEP Natural Diversity Database (NDDB) Geographic Information System (GIS) mapping (July 2019) revealed no known rare species within or proximal to the Proposed Action Site." NDDB mapping appears to show that such species have been reported in a circular zone that overlaps the Freitas Ice Forum, which would seem to be "proximate" to the site.
- The site includes some stone walls, which are mentioned in the EIE (at 3-31). But no action is recommended to protect, to the extent possible, these "historic cultural resources."

Rittenhouse wondered if the "retaining walls ... proposed to keep the slope of the parking areas from encroaching into ... wetlands [Nos. 3 and 6]" (EIE at 3-10) would direct runoff away from these wetlands, thereby altering their hydrology. He also noted that the EIE focuses on direct wetlands impacts and does not discuss the implications of development in the upland review area (URA). Wood frogs (a species of "greatest conservation need") have been seen on the site (EIE at 3-13), and development in the URA could result in loss of habitat for them.

Kessel wondered how runoff from parking areas would be managed, whether, for example, it would be directed through hydrodynamic separators into underground vaults for delayed release. Such questions can't be answered, as no storm-water management plan is available. The EIE (at ES 1-5) does promise a "stormwater management system that is compliant with the Connecticut Stormwater Quality Manual," which "would be an improvement over the existing condition [at the site,] as various engineered green infrastructure and Low Impact Development (LID) measures would be incorporated into the project's site design to encourage, detention, infiltration, or treatment of the stormwater." (EIE at 3-5).

The Commission agreed unanimously (**motion:** Soares, Silander) to make the following points in commenting on this proposal and the EIE.

The Commission is pleased that this project has apparently been scaled back and otherwise adjusted from what was proposed in June 2019 to reduce its impact on wetlands. The large parking area that would have hemmed Wetland 3 in on the south is now gone, though perhaps not for good, as the conceptual plan in Figure 2.4-1 labels its location "Future Expansion".

The Commission is also pleased to learn from the EIE that UConn is apparently committed to developing a storm-water management plan utilizing Low Impact Development techniques to reduce the amount of runoff and improve its quality. It would have been more helpful, however, to have a stormwater management plan to review.

More generally, the Commission concurs with the 3/30/20 staff memo on the EIE prepared by Jennifer Kaufman, which concludes that the EIE does not provide enough information to assess the project's environmental impact on wetlands and Eagleville Brook.

Of particular concern to the Commission are these issues:

- Is "Future Expansion" on Figure 2.4-1 a typo, or does it indicate that this project is merely Phase 1 of some larger project? Is UConn going to deal with parking for hockey matches by running shuttles from its parking garages and other lots? Or does it plan to pave more of the URA at the site, a development that would jeopardize Wetland 3?
- The EIE's claim that "Eagleville Brook would not receive *direct* stormwater runoff inputs from the Proposed Action Site" (3-5, emphasis added) may be technically correct, but it does not justify neglecting to consider whether the project is consistent with the Eagleville Brook TMDL Plan.
- The EIE's suggestion that there are "no known rare species within or *proximal* to the Proposed Action Site" (3-13, emphasis added) does not appear to be supported by the Connecticut NDDB map. Moreover, while the EIE notes that wood frogs have been

observed on the site and are among the species of "Greatest Conservation Need" in Connecticut (3-13), it doesn't suggest how the project should address this need.

- While the current design of the project does appear to minimize direct wetland impacts, the EIE has little to say about indirect impacts, such as the potential for contamination from parking-lot runoff. In the Commission's view, the Upland Review Area should buffer wetlands from development, whereas in this case (as in many others) project managers regard it as just another portion of the site available for development.

4. Adjourned at 8:25p. The next meeting will be held when there is sufficient business to justify meeting remotely. Kaufman will make the necessary arrangements.

Scott Lehmann, Secretary, 02 April 2020.

ATTACHMENT

Comment on W1611-1- Application of J.E. Shepard Company and Capstone Collegiate Communities-Construction of a 358-Unit Multi-family Development-1621 Storrs Road and Middle Turnpike (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8)

The Conservation Commission has reviewed W1611-1 and finds that the proposed development may have a significant impact on the wetland and intermittent watercourse. Additionally, the Commission finds that the project as proposed is very likely to contribute adversely to the cumulative impact on the adjacent vernal pool and its aquatic species. Below is a list of our concerns with the current proposed development, followed by corresponding recommendations to ensure significant impacts are avoided:

Site Plan
Concerns: Along the eastern boundary, wetlands off-site were not delineated, and so the location of the Upland Review Area (URA) on the site plan is assumed. Also, the site plans do not show the vernal pool and associated fringe wetlands; these resources are off-property but in the current plans the wetland's URA is on the property and the vernal pool's buffer is at the property line.

- We recommend that the IWA inquire if the applicant or their Soil Scientist requested permission from the owner to access 1641 Storrs Rd (parcel ID# 9.23.4) in order to delineate the wetland. If not, we recommend that the applicant or its representative do so in order or delineate the missing section and revise site plans with the accurate URA boundary.
- We recommend that the IWA require that the site plans show the vernal pool and the delineation of the fringe wetland. These resources should be shown in order to verify the locations of the corresponding URA and vernal pool buffer.

Construction
Concern: The construction phase has the potential to cause significant damage to the adjacent wetland and vernal pool. For the wetland east of the property, this concern is due mainly to the amount of work proposed close to the wetland boundary (discussed below under "Project Scope"). For the vernal pool adjacent to the property, this concern is due to work within the vernal pool basin.

- We support the recommendation by the Town's consultant, Land Tech, that the IWA require the applicant to hire an independent monitor to regularly conduct field inspections and report to the Town Staff on Erosion & Sedimentation control, issues of concern, etc. Inspections should occur regularly, as well as following precipitation events of a size to be determined by the IWA.
- We recommend that the IWA require monitoring of the stormwater management system and methods of bonding for system maintenance and repair should it fail. In all instances, the IWA should ensure that the Town is not liable for system failure.

Stormwater Management
Concern: Land Tech states that the proposed stormwater management system is adequate, yet the project does not consistently adhere to CT DEEP's 2004 Connecticut Stormwater Quality Manual (Manual). In lieu of municipal stormwater guidance for the applicant, it is our reasoning that stormwater guidelines adopted by the State of CT would be the most appropriate standards to follow.

We recommend that the IWA ask Land Tech for clarification regarding their assessment. Specifically, what factors are the basis for the Manual's guideline to have two test pits for every infiltration basin? And, what factors are the basis for the Manual's guideline to have "three feet of vertical distance from the seasonally high water table" and "four feet from bedrock" (CT SWQM)? Last, what is the basis for Land Tech's assessment that the applicant's design is adequate, even though it doesn't meet these standards? For a site with poor infiltration (according to USDA-NRCS) and a project relying substantially on these basins to protect the adjacent wetlands, our objective is to resolve the apparent discrepancy between the Manual's recommendations and Land Tech's assessment.

Loss of the Vernal Pool's Upland Habitat (permanent loss of amphibian species)
Concern: Given the size and proximity of the project, it is likely that the project will have a significant impact that "diminishes the natural capacity of an inland wetland or watercourse to… support aquatic, plant or animal life and habitats" (Mansfield Inland Wetland Regulations, p. 6). This opinion is based on the professional experience of Commission members qualified as a wildlife biologist and wetlands scientist, respectively.

- We recommend that the IWA request any analysis and findings on the vernal pool and its upland habitats and to review those materials prior to a decision on this application. At our meeting on 2/18/20, it was stated numerous times that the vernal pool nearest the property is part of a complex of vernal pools that was studied extensively for the design, permitting, and construction of UConn's Discovery Drive. This included a study of amphibians' movement to and through adjacent uplands. This work was integral in informing DEEP's permit, issued to UConn, as to the permitted developable areas along the east side Discovery Drive (south of the vernal pool). It is not clear why this information or these entities (UConn's Office of Environmental Health and Safety, Fuss & O'Neill, Inc.*) have not been included thus far; it is our understanding that they have direct knowledge of the vernal pool's connections to adjacent uplands, including a potential critical reliance on the subject property's uplands.
- We recommend that the IWA require a reduction of the project's footprint in the Upland Review Area along the southern property boundary (i.e., Buildings 800 and 900).
- We recommend that the IWA require that no stormwater from the development is directed toward the vernal pool's drainage area nor to any infrastructure – such as a rain garden or infiltration basin – in that drainage area.

Project Scope
Concerns: The project as proposed maximizes the parcel's land use in a manner that may significantly impact wetlands. First, it is our interpretation that the project eliminates nearly the entire undeveloped upland in the URA along the eastern boundary. As designed, the URA appears to contain no forested upland as buffer but does contain four buildings (400, 500, 600, 700), the majority of the surface stormwater infrastructure, subsurface infiltration chambers, infiltration basins, an access path, parking, and landscaping. Second, the applicant stated the project as proposed contains 34% impervious cover of the property. In 2012, UConn-CLEAR estimated impervious cover of this drainage basin to be 7%, which is likely higher now and will continue to increase with redevelopment of the Four Corners area. The Commission agrees with CT DEP's 1997 statement that land adjacent to wetlands/watercourses should be regulated because "most of the activities which are likely to impact or affect these resources [wetlands, watercourses] will be located in that area." Despite the stormwater management system's proposed attenuation, the Commission finds the extensive development of the URA to be potentially harmful and would prefer to see a reduced footprint in the project's URAs,

particularly along the eastern property boundary.

- We recommend that the IWA request that the applicant provide the following information: what is the percent area of disturbance within the each of the two URAs on the property?
- We advise the IWA to closely examine the proposed disturbances within the URA. For this review, we ask that Land Tech provide comments to the IWA on why such development in the URA is unlikely to have a significant impact. We suggest Section 1.1 of the IW Regulations be referenced as a summary of the potential impacts and resources that can be impacted.

Wetland (& Habitat) Protection
Concerns: The geometry of the conservation easement differed between the applicant's digital presentation and hard copies shared at our meeting on 2/18/20.

- We recommend that the IWA have the applicant clarify the extent of the proposed conservation easement, which should be contiguous with UConn's easement to the south and contain all wetlands on the subject property, as shown on the last page of the hard copy distributed at the above-mentioned meeting.
- We recommend that, to ensure against impacts to the wetland and the unique species known to inhabit it, the applicant include the upland of 1± acre at the northeastern corner of this property in the conservation easement.

Water Quality
Concern: There may long-term impacts to water quality, as non-point source pollutants are introduced from the proposed development. The wetland adjacent to the property drains northward and eventually joins Cedar Swamp Brook, a stream whose uppermost segment was listed in 2018 by DEEP as impaired (bacteria levels exceeding State standards).

We refer to the above recommendations under "Construction," "Stormwater Management," and "Project Scope" to protect water quality.

*Disclosure: Michael Soares, chairman of the Conservation Commission, is an employee of Fuss & O'Neill. He was hired after the ecological studies for Discovery Drive were conducted and has not been involved in the project. This fact was disclosed to the applicant, intervener, and the other Commission members during the 2/18 meeting and Mr. Soares was not asked to recuse himself.

Approved 26 February 2020.

Commentary on Environmental Impact Evaluation of Ice Hockey Arena Development Project

John Silander April 4, 2020

JS-1

1. p11: “this habitat …. includes invasive plant species.” Contrary to this statement, the property is remarkable free of invasive species (see photos #1, #2 (and others below)). On a site visit, I counted a couple of Japanese barberry bushes, a couple of multiflora rose briars, and a few oriental bittersweet vines all along the road edges of the property. There was a patch of barberry in wetland #1 well west of the site property boundary. However, the clump of common reed (*Phragmites australis* – the invasive genotype) along the border of the existing parking lot and wetland #6 that should be removed (see photo # 3). This mitigation is in fact suggested on p 16: “A benefit would be the removal of invasive species at the Proposed Action site.”

JS-2

2. p. 12: “direct impacts to natural resource from the Proposed Action would include a minor loss of forested edge habitat…mitigated through the development and implementation of a landscaping plan incorporating native drought-resistant plantings to compensate for the loss of habitat.” Most of the loss of natural habitat due to the proposed development would be forest interior, not edge per se; most of the existing edges (like along the road where the few invasive species are found) would remain (see photo # 4). The proposal to mitigate this forest habitat loss by “planting drought-resistant plantings”, makes little sense here; these are not droughty soils; Rather than “drought-resistant plantings” a range of native trees and shrubs with broad tolerance ranges should be used.

JS-3

3. p12: “This wetland loss [from this and prior building projects] has been mitigated by the University through the creation of approximately 2 acres of high-quality wetlands.” It is not clear what this statement has to do with the current proposed project, for which there will be some wetland loss. It seems that there should be some mitigation and protection of existing wetlands on site that may or will be impacted. For example, some restoration of wetland #6 could be effected by remove the invasive common reed stand at this site (see photo # 3). The most valuable wetland on the site is #3 (a headwater seep), that is in surprisingly pristine condition at this time; some effort should be made to reduce future impact on this wetland, for example by avoiding a buildout of the future parking lot south of the wetland. Wetland #5 is a tiny orphan wetland of little current value (see photo #9); wetland #5 may have originally been connected to wetland #3. Nevertheless, the proposed building will be centered on wetland #5, and this argues for some additional mitigation.

JS-4

4. p16: Cultural Resources: “There are no above ground historic resource [on site]”. There is a stone wall that follows along the north edge of wetland #3 and then at a right angle extending north along the south edge of the property site for which there should be some effort expended to preserve as much as possible (see photos # 5 & 6).

JS-5

5. p16: “Potential for soil erosion during construction”. There seems to be a lack of a storm-water management plan for this site, at least in the EIE plan provided. I noted quite a bit of soil erosion from the current building project on the fields just north of the site, as evidenced by the sedimentation carried in the stream that enters from the culvert into wetland #1 (see photo # 7). Note that the stream in wetland #1 joins with the ephemeral stream channel in wetland #3 in the property west of the site and flows under Separatist Rd and then into Eagleville Brook.

6. p33: " Eagleville Brook is located … northwest of the Proposed Action Site. This watercourse is classified as impaired due to pollutants associated with an urban environment carried by storm-water. Eagleville Brook would not receive direct storm-water runoff inputs from the Proposed Action Site; however, a perennial watercourse on the extreme northwestern edge of the site does eventually drain to Eagleville Brook." Note that UCONN has devoted considerable effort to date to mitigate past impacts on Eagleville Brook, and improve its overall water quality; (see the TMDL study of Eagleville Brook https://nepis.epa.gov/Exe/ZyPDF.cgi/P1007N7G.PDF?Dockey=P1007N7G.PDF and the Eagleville Brook Watershed Management Plan completed by Dietz & Arnold in 2011 http://clear.uconn.edu/projects/tmdl/library/papers/EaglevilleBrookWMP-06-01-11.pdf https://portal.ct.gov/-/media/DEEP/water/IC/watershed_response_plan_for_IC/Appendix5CaseStudiespdf.pdf?la=en). Thus one should not be dismissing this watershed system offhand as already impaired and thus in no need of mitigation. Indeed, the DEEP currently classifies most of Eagleville Brook as a class A stream (see: https://cteco.uconn.edu/ctmaps/rest/services/Water_Resources/Water_Quality_Classifications/MapServer). Moreover, in light of the fact that there is a TMDL study in existence for the Eagleville Brook watershed, some effort should be made to provide a storm water management plan on site. In the above quote it is incorrect that "…Eagleville Brook would not receive direct storm-water runoff inputs…". Rather the streams in wetlands #4, #3 and #1 all flow into Eagleville Brook and will be potentially impacted by the proposed development. Some effort should also be made to provide a baseline of existing water quality of watercourses on site; but note that the stream in wetland #1 is currently being impacted by erosion of sediments from the current construction site in the fields the north of the proposed development. Also, it is not clear where the water draining into wetland #4 originates; perhaps that same construction site?

JS-6

7. table 3.5-1 (pp35-26) and table 3.5-2 (p38): As noted above wetland #3 is the most valuable wetland on site that is fairly pristine at this time and effort should be made to minimize impacts on this from the proposed or future site development (see photos #5 & 8). Wetland #5 currently has very little function (photo #9); but given that it will be sacrificed by the proposed development some additional wetland mitigation should be done. Wetland # 6 is completely surrounded by pavement (cf. photo #3) and may also have little current function. But, some mitigation should be done here to remove invasive species. Wetland #4 begins from a culvert at the edge of the current parking lot. Where the input pipe comes from is not clear: perhaps from wetland #6? The part of wetland #4 closest to the building site appears to be an excavated ditch (photo #10); which will likely drain substantial stormwater runoff form the site. From this ditch a natural stream then drains south to a tributary of Eagleville Brook. Wetland #1, starts from close to a culvert with a stream apparently draining a former wetland associated with the athletic fields. Note that there has been considerable erosion of sediments into this stream (cf. photo #7), apparently as a consequence of the current building project north of the site. Caution should be made to avoid such storm-water runoff and sediment erosion in the proposed project. By the way, a much better wetlands map is shown on p 141, that incorporates how the wetlands shown earlier (Figure 3.5-2) flow into wetlands offsite. But they fail to show the eventual link into Eagleville Brook.

JS-7

8. p 41: "Since no state-listed or proposed, threatened or endangered species under the jurisdiction of CT DEEP are known to occur within or proximal to the Proposed Action Site,…" Note that there is at least one historical record of one or more species of concern that is "proximal" to the site. The DEEP Natural Diversity Database shows that the location of such species does overlap with the existing Freitas Ice Forum.

JS-8

9. P43: In the spirit of LID proposed here, one should avoid planting generic "lawns" at this site.

JS-9

Photos 1 & 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

The Commentary above was based on my oral and written comments at, and subsequent to, the March 31, 2020 Special (virtual) Meeting of the Mansfield Conservation Commission during which we discussed the Environmental Impact Evaluation of the proposed new UCONN Hockey Arena. Some, but not all of my comments above made it into the minutes of the Conservation Commission meeting. For completeness, I have included all of my comments here. These comments were also based on a site visit I made prior to the meeting, at which time I took the above photographs.

Respectfully Submitted,

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