



State of Connecticut

Environmental Review Checklist

Last Updated 02/25/2020

Instructions for Use:

The Environmental Review Checklist (ERC), as defined in Sec. 22a-1a-1(9) of the Regulations of Connecticut State Agencies (RCSA), is intended to assist state agencies in (1) determining whether a proposed action or category of actions requires public scoping, or (2) in recording an agency's initial assessment of the direct, indirect, and cumulative environmental effects of a proposed action at the completion of public scoping.

For the purposes of CEPA, an Action is defined in Sec 22a-1a-1(2) of the RCSA as an individual activity or a sequence of planned activities initiated or proposed to be undertaken by an agency or agencies, or funded in whole or in part by the state.

Completion of the ERC is only *required* as part of a sponsoring agency's post-scoping notice in which the agency has determined that it will not be preparing an EIE (Sec. 22a-1a-7(d) of the RCSA).

In all other instances, the sponsoring agency has the option to use this form or portions of it, in conjunction with the applicable Environmental Classification Document (ECD), as a tool to assist it in determining whether or not scoping is required and to document the agency's review. This can be especially useful for an agency administering a proposed action that is not specifically represented in the ECD or which may have additional factors and/or indirect or cumulative impacts requiring further consideration.

Even if an agency ultimately determines that public scoping is not necessary, as a matter of public record OPM highly recommends that the agency internally document its decision, and its justification.

In completing this form, include descriptions that are clear, concise, and understandable to the general public.

Note that prior to reviewing a proposed action under the Connecticut Environmental Policy Act (CEPA), Connecticut General Statutes (CGS), Section 16a-31 requires agencies to review any proposed actions for the acquisition, development or improvement of real properties, or the acquisition of public transportation equipment or facilities, and in excess of \$200,000, for consistency with the policies of the State Plan of Conservation and Development (State C&D Plan).



State of Connecticut

Environmental Review Checklist

Last Updated 02/25/2020

PART I – Initial Review and Determination

Date: December 2, 2020
Name of Project/Action: Spring Manor Demolition
Project Address(es): 104 Spring Manor Lane
Affected Municipalities: Mansfield

Sponsoring Agency(ies): University of CT
Agency Project Number, if applicable: NA
Project Funding Source(s)/Program(s), if known: Not Known

Identify the Environmental Classification Document (ECD) being used in this review:

Generic, or Agency-Specific

An environmental assessment or environmental impact statement is being prepared pursuant to NEPA, and shall be circulated in accordance with CEPA requirements.

The proposed action requires a written review by the State Historic Preservation Office (SHPO) and/or Nation Tribal Historic Preservation Office (NATHPO). Include SHPO/NATHPO reviews as an attachment, or indicate the status of those reviews: SHPO and UConn agreement via November 2020 letter.

Based on the analysis documented in this Environmental Review Checklist (ERC), and in consideration of public comments, this agency has determined that the preparation of an Environmental Impact Evaluation (EIE) for the proposed action is not warranted. Publication of this document to the Environmental Monitor shall satisfy the agency's responsibilities under [Section 22a-1a-7 of the Regulations of Connecticut State Agencies](#) (RCSA).

Completed by: Paul Ferri, UConn Environmental Programs Manager

Note that prior to commencing a CEPA review, Connecticut General Statutes (CGS) Section 16a-31 requires state agencies to review certain actions for their consistency with the policies of the State Plan of Conservation and Development (State C&D Plan). Completion of this ERC assumes the agency has determined this proposed action to be consistent with the State C&D Plan.

PART II – Detailed Project Information

Description of the Purpose & Need of the Proposed Action:

Briefly explain why the proposed action is needed and specifically what problem this is intended to solve. This is different from the project description. Provide attachments as necessary, but only to supplement the description provided here.

Description of the Proposed Action:

Demolition and clean-up of dilapidated former farm structures at UConn's Spring Manor property. The structures are a safety concern.

Alternatives Considered:

Based on an inspection by a professional engineer, demolition is the only alternative. Building materials, such as bricks, are being evaluated for repurposing.

Public concerns or controversy associated with the proposed action:

None

PART III – Site Characteristics (Check all that apply)

- The proposed action is non-site specific, or encompasses multiple sites;
- Current site ownership: N/A, State; Municipal, Private, Other: Please Explain.
- Anticipated ownership upon project completion: N/A, State; Municipal, Private, Other: Please Explain.

Locational Guide Map Criteria:

<http://ctmaps.maps.arcgis.com/apps/webappviewer/index.html?id=ba47efccdb304e02893b7b8e8cff556a>

Priority Funding Area factors:

- Designated as a Priority Funding Area, including Balanced, or Village PFA;
- Urban Area or Urban Cluster, as designated by the most recent US Census Data;
- Public Transit, defined as being within a ½ mile buffer surrounding existing or planned mass transit;
- Existing or planned sewer service from an adopted Wastewater Facility Plan;
- Existing or planned water service from an adopted Public Drinking Water Supply Plan;
- Existing local bus service provided 7 days a week.

Conservation Area factors:

- Core Forest Area(s), defined as greater than 250 acres based on the 2006 Land Cover Dataset;
- Existing or potential drinking water supply watershed(s);
- Aquifer Protection Area(s);
- Wetland Soils greater than 25 acres;
- Undeveloped Prime, Statewide Important and/or locally important agricultural soils greater than 25 acres;
- Category 1, 2, or 3 Hurricane Inundation Zone(s);
- 100 year Flood Zone(s);
- Critical Habitat;
- Locally Important Conservation Area(s),
- Protected Land (list type): Enter text.
- Local, State, or National Historic District(s).

PART IV - Assessment of Environmental Significance – Direct, Indirect, And Cumulative Effects

Required Factors for Consideration (Section 22a-1a-3 of the RCSA)	Agency’s Assessment and Explanation
Effect on water quality, including surface water and groundwater;	None to slight Improvement – Proposed project returns area to its natural state.
Effect on a public water supply system;	None to slight Improvement – Proposed project returns area to its natural state.
Effect on flooding, in-stream flows, erosion or sedimentation;	None to slight Improvement – Proposed project returns area to its natural state.
Disruption or alteration of an historic, archeological, cultural, or recreational building, object, district, site or its surroundings; A. Alteration of an historic building, district, structure, object, or its setting; OR B. Disruption of an archeological or sacred site;	Removing the remnants of structures that contribute to a historic district. Agreement in place addressing SHPO’s concerns (11/2020)
Effect on natural communities and upon critical plant and animal species and their habitat; interference with the movement of any resident or migratory fish or wildlife species;	None to slight Improvement – Proposed project returns area to its natural state.
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment;	None
Substantial aesthetic or visual effects;	None to slight Improvement – Proposed project returns area to its natural state. Existing building/structure rubble and remnants of structures will be removed.
Inconsistency with: (A) the policies of the State C&D Plan, developed in accordance with section 16a-30 of the CGS; (B) other relevant state agency plans; and (C) applicable	None

regional or municipal land use plans;	
Disruption or division of an established community or inconsistency with adopted municipal and regional plans, including impacts on existing housing where sections 22a- 1b(c) and 8-37t of the CGS require additional analysis;	None
Displacement or addition of substantial numbers of people;	None
Substantial increase in congestion (traffic, recreational, other);	None
A substantial increase in the type or rate of energy use as a direct or indirect result of the action;	None
The creation of a hazard to human health or safety;	None – proposed project eliminates a safety hazard.
Effect on air quality;	None
Effect on ambient noise levels;	Temporary – construction related equipment during demolition.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	None to slight Improvement – Proposed project returns area to its natural state.
Effect on agricultural resources;	None to slight Improvement – Proposed project returns area to its natural state.
Adequacy of existing or proposed utilities and infrastructure;	Not Applicable
Effect on greenhouse gas emissions as a direct or indirect result of the action;	None to slight Improvement – Proposed project returns area to its natural state.
Effect of a changing climate on the action, including any resiliency measures incorporated into the action;	None to slight Improvement – Proposed project returns area to its natural state.

Any other substantial effects on natural, cultural, recreational, or scenic resources.	None
Cumulative effects.	None to slight Improvement – Proposed project returns area to its natural state.

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

None

PART VI – Sponsoring Agency Comments and Recommendations

Based on the University’s environmental assessment of the proposed project which includes a review of the comments provided by SHPO and DEEP dated March 27, 2020. It has been determined that the project does not require the preparation of an Environmental Impact Evaluation (EIE) under CEPA.

PART VII - Public Comments and Sponsoring Agency Responses:

The University received written comments from SHPO and DEEP. The University worked with SHPO to address their comments. An agreement to preserve the history of the site is documented and a November 2020 letter. This letter will be included in the Post-Scoping notice. The DEEP comments were acknowledged and are part of the Universities best management practices for planning and construction.