



State of Connecticut

Environmental Review Checklist

Last Updated 02/25/2020

Instructions for Use:

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

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

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

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

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

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

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



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PART I – Initial Review and Determination

Date: 2/26/2024
Name of Project/Action: Belding Mill Redevelopment Project
Project Address: 107 Providence Street
Affected Municipalities: Putnam, CT

Sponsoring Agency: DECD
Agency Project Number, if applicable: 2023-116-075-10000
Project Funding Source(s)/Program(s), if known: Municipal Brownfield Grant Program, C.G.S. Sec. 32-763

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: Indicate status of SHPO and/or NATHPO review.

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: Mark Burno, Project 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:

The proposed action will enable a brownfield to be remediated and cleaned up to support redevelopment and economic activity.

Description of the Proposed Action:

The Municipal Brownfield Grant funds will be used to remediate and redevelop the former Belding Masonry Mill Complex. The remediation activities include the removal and abatement of hazardous building materials, and the removal of underground storage tanks and contaminated soil at the 1.85-acre parcel at 107 Providence Street. The four (4) additional parcels require Environmental Site Assessments to determine potential end uses. The remediation work will enable the redevelopment of the existing building into 120 mixed-income residential units and 5,000 sq. ft. of commercial and recreational space.

Alternatives Considered:

No action alternative

Public concerns or controversy associated with the proposed action:

None identified

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 Special Improvement District
- Anticipated ownership upon project completion: N/A, State; Municipal, Private,
 Other:

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

<p>Required Factors for Consideration (Section 22a-1a-3 of the RCSA)</p>	<p>Agency’s Assessment and Explanation</p>
<p>Effect on water quality, including surface water and groundwater;</p>	<p>The proposed action will not result in any significant adverse impact to groundwater and surface water quality.</p> <p>Groundwater in the area is impaired and cannot be used for drinking water purposes. Public water is available in the immediate vicinity and surrounding area of the mill building. The mill is adjacent to the Quinebaug River which has a surface water classification of a “B” rating. This river is an impaired waterbody listed as not supporting aquatic life or recreation. As the redevelopment is located directly on the riverbank, all measures should be taken to prevent or mitigate impacts to the Quinebaug River as to not further impair this waterbody and downstream surface waters. Management measures for stormwater, sediment removal, and any activities related to the remediation should be taken as to not impact water resources.</p> <p>Based on the location of Belding Mill in relation to other remediation sites from 500-2000 ft away, and the availability of public water, it is expected that the impact to human health and the environment will be minimal, if any, during remediation activities.</p> <p>Groundwater in the area is classified as GB groundwater quality according to the CT DEEP interactive online Water Quality Classification Map indicating that it is presumed to be impacted and not suitable for direct human consumption.</p> <p>Surface water along the northwestern property boundary (Quinebaug River and reservoir) is classified as B quality (based on the above referenced map) where designated uses include recreational use: fish, aquatic life and wildlife habitat; agricultural and industrial supply and other legitimate uses including navigation, water supply for industry and agriculture.</p> <p>This project is located along the Quinebaug River. If work will be conducted along the river below the ordinary high-water elevation, it will likely need the Federal 404 Clean Water Act, Water Quality Permit issued by the Army Corps of Engineers,</p>

	<p>and the State 401 permit issued by DEEP. A fact sheet regarding 401 Water Quality Certification is available on-line at: 401 Certification. Pre-application meetings with the Land and Water Resources Division are available to discuss design and permitting information.</p> <p>Being a remedial action, the project may qualify for the federal General Permit. If so, it may be waived from needing Connecticut's 401 permitting.</p> <p>The applicant is advised to contact the Army Corps of Engineers first, to determine if the activities are in federally regulated areas and if so if the project qualifies under their General Permit.</p> <p>According to DEEP, the General Permit for Stormwater and Dewatering Wastewaters from Construction Activities may be applicable depending on the size of the disturbance regardless of phasing. The construction stormwater general permit dictates separate compliance procedures for Locally Exempt projects (projects primarily conducted by government authorities) and Locally Approvable projects (projects primarily by private developers).</p> <p>DEEP indicated that this general permit applies to discharges of stormwater and dewatering wastewater from construction activities where the activity disturbs more than an acre. The requirements of the current general permit include registration to obtain permit coverage and development and implementation of a Stormwater Pollution Control Plan (SWPCP). The SWPCP contains requirements for the permittee to describe and manage their construction activity, including implementing erosion and sediment control measures as well as other control measures to reduce or eliminate the potential for the discharge of stormwater runoff pollutants (suspended solids and floatables such as oil and grease, trash, etc.) both during and after construction. A goal of 80 percent removal of the annual sediment load 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 management performance requirements of the permit. These include post-construction performance standards requiring retention and/or infiltration of the runoff from the first inch of rain (the water quality volume or WQV) and</p>
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	<p>incorporating control measures for runoff reduction and low impact development practices.</p> <p>Projects that are exempt from local permitting (such as DOT) that disturb over one acre must submit a registration form and Stormwater Pollution Control Plan (SWPCP) to the Department at least 60 or 90 days, as identified in the permit, prior to the initiation of construction. In addition to measures such as erosion and sediment controls and post-construction stormwater management, the SWPCP must include a schedule for plan implementation and routine inspections.</p>
<p>Effect on a public water supply system;</p>	<p>Staff from DEEP reviewed the location of this project and found that it is not in an aquifer protection area. Public water is reportedly available in the area from previous developments at the site and surrounding area. There is an active hydropower generating facility with dam impoundment structures attached to this property, spanning the Quinebaug River, and an additional active hydropower generation facility just downstream. That facility is dependent on upstream river flow for proper operations and should be coordinated with as the project develops.</p>
<p>Effect on flooding, in-stream flows, erosion or sedimentation;</p>	<p>According to the applicant, flood maps show that a portion of the property is within the 100-year flood area. DEEP advises that site is within the FEMA 100-year floodplain, and a flood management certification may be required.</p> <p>A General Permit for Stormwater and Dewatering Wastewaters from Construction Activities may be applicable, which would require the development of a Stormwater Pollution Control Plan (SWPCP). DEEP points out that the SWPCP contains requirements for the permittee to describe and manage their construction activity, including implementing erosion and sediment control measures, as well as other control measures to reduce or eliminate potential for the discharge of stormwater runoff pollutants.</p>
<p>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;</p>	<p>The building and remaining property on the site are under review by the State Historic Preservation Office (SHPO) to assess the historical impacts of remediation and redevelopment of the site. The project will be required to meet any mitigation requirements as determined by SHPO.</p>

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;	DEEP noted that this project is not located in a Natural Diversity Database Area, which is a record of state or federal listed species maintained by the Wildlife Division. Therefore, no significant impacts are anticipated. No NDDDB application will need to be submitted to the Wildlife Division for this project.
Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to cause unreasonable adverse effects on the environment;	Given the nature of the development, the use of pesticides, toxic or hazardous materials are not anticipated. Any residual impacted from fill and historic activities will be addressed as part of the site investigation and cleanup. Solid waste disposal and removal and special waste disposal removal during the remediation process will be handled according to Connecticut regulations.
Substantial aesthetic or visual effects;	The project is not expected to cause substantial aesthetic or visual impacts in the area. The applicant and developer intend to preserve the historic, aesthetic, and visual features of the building and surrounding property.
Inconsistency with: (A) the policies of the State C&D Plan, developed in accordance with section 16a-30 of the CGS; (B) other relevant state agency plans; and (C) applicable regional or municipal land use plans;	Proposed project is consistent with the State C&D Plan Growth Management Principles 1 (Redevelop and Revitalize Regional Centers and Areas), 2 (Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs) 3 (Concentrate Development Around Transportation Nodes and Major Corridors),
Disruption or division of an established community or inconsistency with adopted municipal and regional plans, including impacts on existing housing where sections 22a- 1b(c) and 8-37t of the CGS require additional analysis;	The site has been vacant for years. Disruption of existing communities, municipal/regional plans is not anticipated.
Displacement or addition of substantial numbers of people;	The property is vacant. No direct, indirect, or cumulative impacts are anticipated.
Substantial increase in congestion (traffic, recreational, other);	Any potential impacts can be mitigated by adopting best management practices to reduce congestion during design, permitting and construction phases of project.

<p>A substantial increase in the type or rate of energy use as a direct or indirect result of the action;</p>	<p>There will be an increase in energy use during construction and after completion of the development since the site is vacant. Impacts will be mitigated during permitting and design of the project.</p>
<p>The creation of a hazard to human health or safety;</p>	<p>The proposed action, remediation of the site, will reduce risk associated with existing impact at the site.</p>
<p>Effect on air quality;</p>	<p>DEEP Bureau of Air Management typically recommends the use of newer off-road construction equipment that meets the latest EPA or California Air Resources Board (CARB) standards. If 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.</p> <p>DEEP also recommends the use of newer on-road vehicles that meet either the latest EPA or California Air Resources Board (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. Again, the use of newer vehicles that meet EPA standards would eliminate the need for retrofits.</p> <p>Additionally, Section 22a-174-18(b)(3)(C) of the Regulations of Connecticut State Agencies (RCSA) limits the idling of mobile sources to 3 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.</p> <p>Use of posted signs indicating the three-minute idling limit is recommended. DECD will be instructing the client to include language similar to the anti-idling regulations in the contract specifications for construction to allow them to enforce idling restrictions at the project site and reduce potential impacts related to idling vehicles.</p>

	DECD will also be advising client to adopt best management practices including those from DEEP to reduce potential air quality impacts.
Effect on ambient noise levels;	No significant adverse direct, indirect, or cumulative impacts to ambient noise levels from the redevelopment are anticipated.
Effect on existing land resources and landscapes, including coastal and inland wetlands;	Adverse effects to existing land resources and landscapes are not anticipated.
Effect on agricultural resources;	No direct, indirect, or cumulative adverse effects to agricultural resources.
Adequacy of existing or proposed utilities and infrastructure;	Existing utilities are present at the site.
Effect on greenhouse gas emissions as a direct or indirect result of the action;	Potential impacts will be mitigated by adopting best management practices during design and construction.
Effect of a changing climate on the action, including any resiliency measures incorporated into the action;	The project is within the 100-year flood plain and the developer is required to obtain a Flood Management Certification that will account for climate resiliency measures as related to mitigating impacts of potential flood.
Any other substantial effects on natural, cultural, recreational, or scenic resources.	None anticipated
Cumulative effects.	The project is expected to improve site conditions in the area and provide mixed-income housing opportunities consistent with state initiatives.

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

Flood Management Certification

General Permit for the Discharge of Groundwater Remediation Wastewater

General Permit for Stormwater and Dewatering Wastewaters from Construction Activities

Federal 404 Clean Water Act, Water Quality Permit

401 Water Quality Certification

PART VI – Sponsoring Agency Comments and Recommendations

After examining any potential environmental impacts and reviewing all comments received, DECD has concluded that the preparation of an Environmental Impact Evaluation (EIE) is not warranted.

PART VII - Public Comments and Sponsoring Agency Responses:

No public comments provided during scoping notice period.