



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: 12/15/2022
Name of Project/Action: Steelpointe Harbor – Mixed-Use Development Project
Project Address(es): 137 East Main Street
Affected Municipalities: Bridgeport, CT

Sponsoring Agency: DECD
Agency Project Number, if applicable: 2022-015-075-10001
Project Funding Source(s)/Program(s), if known: Municipal Brownfield Grant Program 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 most recent use of the project site was home to the UI Power Plant until 1985. The project site has been is currently vacant and abandoned and has been vacate for 35 years. 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 Steel Point Infrastructure Improvement District has been awarded a Brownfield Municipal Grant for the remediation and redevelopment of the currently vacant site of the former UI Power Plant located at 137 East Main Street in Bridgeport, CT. The proposed redevelopment project is to build a multi-family mixed use development consisting of approximately 420 units and approximately 10,000 square feet of commercial/retail/office/restaurant 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

Required Factors for Consideration (Section 22a-1a-3 of the RCSA)	Agency’s Assessment and Explanation
<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. Groundwater in the area is classified as GB groundwater quality according to the CT DEEP Water Quality Classification Map (dated October 2018) indicating that it is presumed to be impacted and not suitable for direct human consumption. Surface water is classified as SB quality (based on the above referenced map) where shellfish harvesting must be purified prior to human consumption. Since the site likely meets the definition of an “establishment” and may be subject to the Transfer Act (based on information in the Fuss & O’Neill Phase I Environmental Site Assessment dated October 13, 2011), the proposed remediation will need to meet the Remediation Standard Regulations. As such, impacts that have the potential to act as a continuing source of groundwater/surface water contamination will be addressed as part of remediation.</p> <p>As indicated in the DEEP comments, if it is found that the dewatering wastewater from the foundation hole is contaminated, a registration under the <i>General Permit for the Discharge of Groundwater Remediation Wastewater</i> will be necessary for the discharge of that contaminated groundwater.</p> <p>DEEP has also indicated that the General Permit for Stormwater and Dewatering Wastewaters from Construction Activities may be applicable depending on the size of the disturbance regardless of phasing.</p>
<p>Effect on a public water supply system;</p>	<p>Public water is reportedly available in the area from previous developments at the site and surrounding area. According to the CT DEEP Water Quality Classification Map (dated October 2018), groundwater in the area is not suitable for direct human consumption. As such, redevelopment of this vacant site will not have an adverse effect to public water supply with respect to groundwater.</p>
<p>Effect on flooding, in-stream flows, erosion or sedimentation;</p>	<p>Southern and western portions of the site are located within a Special Flood Hazard Area. Zone AE as noted on a National Flood Hazard Layer FIRMette developed from the https://msc.fema.gov/portal . As per application submitted to DECD, the plan is to install a new bulkhead and raise the grade above flood levels. DECD will be obtaining a flood management certification as needed from DEEP. As such it is anticipated that</p>

	any significant flood-related impacts will be mitigated, and the project will be developed to be consistent with the flood management statutes and regulations.
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;	There are no existing buildings on site.
Effect on natural communities and upon critical plant and animal species and their habitat; interference with the movement of any resident or migratory fish or wildlife species;	<p>DEEP noted that there is a monitored peregrine falcon nest on the underside of the I-95 bridge. DEEP does not anticipate negative impacts from this project given the existing human activity and the distance of at least 600 feet between the nest and the proposed activity.</p> <p>DEEP noted that this project is in a Natural Diversity Database Area, and DEEP confirmed that an application has not yet been submitted for review. Should other permits be required from DEEP, the applicant should submit a <i>Request for Natural Diversity Data Base (NDDDB) State Listed Species Review Form</i> (DEEP-APP-007) and all required attachments to the NDDDB. The Natural Diversity Database is a record of state or federal listed species maintained by the Wildlife Division that may be found in the project area.</p>
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 address as part of the site investigation and cleanup.
Substantial aesthetic or visual effects;	The project is not expected to cause substantial aesthetic or visual impacts in the area.
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 (Accommodate Housing Opportunities and Design Choices), 3 (Concentrate Development Around Transportation Nodes and Major Corridors), and 6 (Promote Integrated Planning Across All Levels of Government).
Disruption or division of an established community or inconsistency with adopted	The site has been vacant for 35 years. Disruption of existing communities, municipal/regional plans is not anticipated.

<p>municipal and regional plans, including impacts on existing housing where sections 22a- 1b(c) and 8-37t of the CGS require additional analysis;</p>	
<p>Displacement or addition of substantial numbers of people;</p>	<p>Site is vacant. No direct, indirect, or cumulative impacts are anticipated.</p>
<p>Substantial increase in congestion (traffic, recreational, other);</p>	<p>The site and immediate area are largely vacant. Any potential impacts can be mitigated by adopting best management practices to reduce congestion during design, permitting and construction phases of project.</p>
<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 potentially 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 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</p>

	<p>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> <p>DECD will also be advising client to adopt best management practices including those from DEEP to reduce potential air quality impacts.</p>
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 present in the area of 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 plans to install a new bulkhead and raise the grade of the property above flood levels are resiliency measures to address climate change.
Any other substantial effects on natural, cultural, recreational, or scenic resources.	There are three United Illuminating water diversion registrations associated with this property. These registrations are for industrial cooling water. Please contact Doug Hoskins in DEEP's Water Planning and Management Division, to start the process to surrender these licenses. No additional substantial effects are anticipated.
Cumulative effects.	The project is expected to improve site conditions and the area.

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

Flood Management Certification

Request for Natural Diversity Data Base (NDDDB) State Listed Species Review

Surrender three United Illuminating water diversion registrations for industrial cooling water.

General Permit for the Discharge of Groundwater Remediation Wastewater

General Permit for [Stormwater and Dewatering Wastewaters from Construction Activities](#)

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.