

**To:** Jennifer Ponte, Department of Housing  
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**Date:** 6/8/2017

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**Subject:** Scoping Notice for Spruce Ridge, Pawcatuck

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The Department of Energy and Environmental Protection (DEEP) has received the Notice of Scoping for the project proposed by the Department of Housing (DOH) for the development of the 43-unit Spruce Ridge project. This is a second phase of this development located at 86-88 South Broad Street. The first phase is located at 100-102 South Broad Street.

The following comments are submitted for your consideration.

#### **Domestic Sewage Discharge**

Registration may be necessary under the [General Permit for the Discharge of Domestic Sewage](#) because Spruce Ridge will be in a sewer service area. Key to this determination is whether the complex will meet the definition of “Community Sewerage System.” From the Domestic Sewage GP, “*Community Sewerage System*” means any sewerage system serving one or more residences in separate structures which is not connected to a municipal sewerage system or which is connected to a municipal sewerage system as a distinct and separately managed district or segment of such system. The latter part of this definition, “*which is connected to a municipal sewerage system as a distinct and separately managed district or segment of such system*” will be the determining factor. The most common examples of this type of community system are condominium associations or home associations where the residents each **do not** pay a fee directly to a municipal sewer utility, but the condo or home association owns and maintains the sewer lines and sewer pump within the complex and the association pays a single annual fee to the municipal sewer utility.

The prior project, Spruce Meadows, may also be required to register under the Domestic Sewage GP depending on the sewage system as described above. Should these projects meet the definition of “community sewerage system,” they would be required to register under the general permit. Before the [General Permit Registration Form for the Discharge of Domestic Sewage](#) could be approved a copy of the “community sewerage system agreement” (also defined in the Domestic Sewage GP) between the municipality and the association must be submitted. For questions on this program please call James Creighton at 860-424-3681, from the Water Permitting and Enforcement Division, Bureau of Materials Management and Compliance Assurance.

### **Inland Wetlands and Watercourses**

GIS mapping shows there is a possible wetland off of Long Meadow Lane in the proposed water main location. It is unknown whether the main will be installed with no direct wetland impacts. If there are any undeveloped areas within the project area, it is recommended that a certified soil scientist perform a reconnaissance of the site in order to determine whether there are any areas which would be regulated as wetlands or watercourses as defined by section 22a-38 (15) and (16) of the Connecticut General Statutes (CGS). If the reconnaissance identifies regulated areas, they should be clearly delineated. Any activity within federally regulated wetland areas or watercourses at the site may require a permit from the U.S. Army Corps of Engineers pursuant to section 404 of the Clean Water Act. 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. If a permit is required from the U.S. Army Corps of Engineers, a Water Quality Certificate will also be required from DEEP pursuant to section 401 of the Clean Water Act. For further information, contact the Land and Water Resources Division at 860-424-3019. A fact sheet regarding 401 Water Quality Certification is available on-line at [401 Certification](#).

### **Future Planning to Reduce Emissions**

DEEP recommends that the Department of Housing consider laying the foundation for electric vehicle supply equipment, to allow the units to have the capability of supporting electric vehicles in the future. A report by the Boston Consulting Group found that, assuming a steady growth rate, by 2020 18% of cars in city regions will be electric vehicles. Other studies have shown that builders who have incorporated EV ready designs into their new construction projects have resulted in increased marketability of their developments and have found it to be more cost-effective to include the costs in new construction versus retrofitting a completed project. More information can be found at DEEP's website: [EVConnecticut](#). The contact person for this program is Jennifer Reilly at 860-424-3123.

Thank you for the opportunity to review this project. If there are any questions concerning these comments, please contact me.

cc: Robert Hannon, DEEP/ OPPD