

STATE OF CONNECTICUT  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

**ENVIRONMENTAL ASSESSMENT CHECKLIST**

**Date:** 12/19/17

**Municipality:** Waterbury/Naugatuck

**Funding Source:** Urban Act

**Staff Contact:** Nelson Tereso

**Project:** Regional Industrial Park Expansion

**State Funds:** Up to \$2,800,000

**This assessment is being conducted in conformance to the department's Environmental Classification Document to determine CEPA obligations**

**Project Description:** The Waterbury Development Corporation, on behalf of the City of Waterbury, is requesting up to \$2.8M in Urban Act funding for the construction & extension of roadway & utilities from the existing Naugatuck Industrial Park into Waterbury. The Naugatuck Industrial Park is located in Naugatuck near the southern border of Waterbury, along Routes 8 & 68, across the street from the Naugatuck River and the Metro-North Waterbury Line, and is home to 49 companies.

The City of Waterbury owns 163 acres of land adjacent to the Industrial Park with 57 of those acres actually lying within Naugatuck. Approximately 60 acres of this property is relatively flat and suitable for development, but it is located at the highest elevation of the property that is not easily accessible from Waterbury. Currently the only access to this land from Waterbury lies along South Main Street but this option has proven to be cost prohibitive due to the property's steep grades. A concept of a regional economic development project involving the current Naugatuck Industrial Park and the adjacent City of Waterbury owned land has been agreed by both the City of Waterbury and Borough of Naugatuck. In order to provide access from Naugatuck, both the Waterbury Development Corporation and Borough of Naugatuck purchased an undeveloped 10 acre lot within the Industrial Park in order to provide the land needed for an access roadway with utilities to be extended from Naugatuck.

Note: environmental remediation is a positive environmental impact, but not a CEPA activity.

**RCSA sec. 22a-1a-3 Determination of environmental significance (direct/indirect)**

- 1) *Impact on air and water quality or on ambient noise levels*
  - a) *Air* — No negative impacts are anticipated.
  - b) *Water Quality* — DEEP supports the use of low impact development (LID) practices such as water quality swales and rain gardens for infiltration of stormwater on site. Key strategies for effective LID include: managing stormwater close to where precipitation falls; infiltrating, filtering, and storing as much stormwater as feasible; managing stormwater at multiple locations throughout the landscape; conserving and restoring natural vegetation and soils; preserving open space and minimizing land disturbance; designing the site to minimize impervious surfaces; and providing for maintenance and education. Water quality and quantity benefits are maximized when multiple techniques are grouped together.
  - c) *Noise* — No negative impacts are anticipated.

- 2) *Impact on a public water supply system or serious effects on groundwater, flooding, erosion, or sedimentation*
  - a) *Water Supply*— No negative impacts are anticipated.
  - b) *Groundwater* – No negative impacts are anticipated.
  - c) *Flooding*— No negative impacts are anticipated.

- 3) *Effect on natural land resources and formations, including coastal and inland wetlands, and the maintenance of in-stream flows* — A map of this area shows that portions of the project are adjacent to wetlands and an unnamed watercourse. DEEP recommends that a certified soil scientist perform a reconnaissance of the site in order to determine whether it meets the federal definition of a wetland or watercourse as defined in the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements for the Clean Water Act Section 404 permit program. 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.

Stormwater discharges from construction sites where one or more acres are to be disturbed, regardless of project phasing, require a 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. For projects disturbing five or more acres, registration describing the site and the construction activity must be submitted to DEEP prior to the initiation of construction. A stormwater pollution control plan, including measures such as erosion and sediment controls and post construction stormwater management, must be prepared. Development of the site must conform with relevant CT DEEP stormwater management permits, particularly the *General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems* (MS4 GP) and requirements regarding discharges to impaired waters.

In order to protect wetlands and watercourses on and adjacent to the site, strict erosion and sediment controls should be employed during construction. The *Connecticut Guidelines for Soil Erosion and Sediment Control Guidelines* prepared by the Connecticut Council on Soil and Water Conservation in cooperation with DEEP is a recommended source of technical assistance in the selection and design of appropriate control measures.

- 4) *Disruption or alteration of an historic, archeological, cultural or recreational building, object, district, site or surroundings*— Based on the environmental characteristics of the project site, it is SHPO's opinion that intact and well-drained soils within the project area have elevated potential to contain significant archaeological resources. SHPO is therefore requesting that a professional archaeological survey be completed prior to construction. Subsurface testing need to only assess areas of anticipated ground disturbance identified as having a moderate to high probability for containing significant archaeological deposits. All work should be in compliance with their Environmental Review Primer for Connecticut's Archaeological Resources and no construction or other project related ground disturbance should be initiated until SHPO has had an opportunity to review and comment upon the requested survey.
- 5) *Effect on natural communities and upon critical species of animal or plant and their habitats: interference with the movement of any resident or migratory fish or wildlife species*— The Natural Diversity Data Base, maintained by DEEP, contains no records of extant populations of Federally listed endangered or threatened species or species listed by the State, pursuant to section 26-306 of the CGS, as endangered, threatened or special concern in the project area.

- 6) *Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to create extensive detrimental environmental impact*— No negative impacts are anticipated.
- 7) *Substantial aesthetic or visual effects*— No negative impacts are anticipated.
- 8) *Inconsistency with the written and/or mapped policies of the statewide Plan of Conservation and Development and such other plans and policies developed or coordinated by the Office of Policy and Management or other agency*— Because this action involves improvement of real property in excess of \$200,000, it is subject to the consistency requirement of the State Conservation and Development Plan of 2013-2018 (Plan) and its Growth Management Principles (GMP) and corresponding policies. In particular, this type of Regional Industrial Park Expansion project supports:

- GMP #1 (Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure)
  - Promote supportive land uses around rail stations, airports and sea ports, and discourage uses that are not dependent upon, or complimentary to, the available infrastructure;
  - Utilize the state’s strategic location and infrastructure to promote expansion of markets for Connecticut grown and manufactured products;
- GMP#3, (Concentrate Development Around Transportation Nodes and Along Major Transportation Corridors to Support the Viability of Transportation Options)
  - Promote compact, pedestrian-oriented, mixed use development patterns around existing and planned public transportation stations and other viable locations within transportation corridors and village centers
- GMP#6, (Promote Integrated Planning across all Levels of Government to Address Issues on a Statewide, Regional, and Local Basis)
  - Assist municipalities and regional planning organizations in the planning and implementation of cooperative ventures that are intended to reduce the property tax burden on residents, while providing essential services and equipment more efficiently;
  - Encourage regional planning organizations and economic development districts to develop coordinated and effective regional plans and strategies for implementing projects that address the priorities of each region.

In addition, the Plan requires that those projects deemed Growth Related be located in a Priority Funding Area. This project has been determined to be a Growth Related Project as defined in the Plan and is located in a Priority Funding Area and is therefore consistent with the Plan.

- 9) *Disruption or division of an established community or inconsistency with adopted municipal or regional plans* — No negative impacts are anticipated.
- 10) *Displacement or addition of substantial numbers of people* — No negative impacts are anticipated.
- 11) *Substantial increase in congestion (traffic, recreational, other)* — No negative impacts are anticipated.
- 12) *A substantial increase in the type or rate of energy use as a direct or indirect result of the action*— No negative impacts are anticipated.

- 13) *The creation of a hazard to human health or safety*— No negative impacts are anticipated.
- 14) *Any other substantial impact on natural, cultural, recreational or scenic resources*— No negative impacts are anticipated.

**Recommendations/Comments received by various State agencies as a result of the Scoping Process:**

**DEEP:**

1. Development of one of the last large, remaining open spaces in the Waterbury/Naugatuck area in close proximity to the river has the potential to negatively impact river water quality if great care is not taken to manage increased stormwater run-off that may be generated by developing this site. The City of Waterbury and the Borough of Naugatuck should take into account these existing water quality impairments and ensure that they are not increased or aggravated during construction or operation of this property.
2. DEEP supports the use of low impact development (LID) practices such as water quality swales and rain gardens for infiltration of stormwater on site.
3. DEEP recommends that a certified soil scientist perform a reconnaissance of the site in order to determine whether it meets the federal definition of a wetland or watercourse as defined in the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements for the Clean Water Act Section 404 permit program.
4. Stormwater discharges from construction sites where one or more acres are to be disturbed, regardless of project phasing, require a 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. For projects disturbing five or more acres, registration describing the site and the construction activity must be submitted to DEEP prior to the initiation of construction.
5. In order to protect wetlands and watercourses on and adjacent to the site, strict erosion and sediment controls should be employed during construction.

**OPM:** OPM questioned DECD on how this proposed project will complement and not work to the detriment of previous public and private investments that DECD has supported through numerous brownfield remediation and redevelopment efforts in such other properties and the infrastructure already serving them.

The DECD's Office of Brownfield Remediation & Development is actively working on redevelopment efforts throughout the state in order to bring back such properties to productive use. Many of those particular brownfield projects are located in and around downtowns where industrial/warehousing uses could not be supported at these brownfield redevelopment sites. This proposed industrial park expansion will allow the region to create up to 800,000 square feet of industrial space next to other industrial users where a vast amount of acreage is needed to support these uses and where zoning requirements need to be adhered to. Based upon a single employer per 1,000 square feet of industrial property, couple with the ability to place up to 800,000 square feet of industrial space in the proposed area, it is estimated that up to 800 jobs could be created by this regional project.

**SHPO:** SHPO is requesting that a professional archaeological survey be completed prior to construction.

**CONCLUSION:** After examining potential environmental impacts and reviewing all comments received from the various resource agencies, CTDECD has concluded that the preparation of an Environmental Impact Evaluation will not be required for the Waterbury Naugatuck Regional Industrial Park Expansion Project. However, the mitigation measures, recommended by other agencies will be adopted to minimize any potential impacts that may arise during construction and implementation of the project.