

## Environmental Monitor Archives



**December 6, 2016**

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**The next edition of the Environmental Monitor will be published on December 20, 2016.**  
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*Notices in the Environmental Monitor are written by the sponsoring agencies and are published unedited.  
Questions about the content of any notice should be directed to the sponsoring agency.*

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## **Scoping Notices**

"Scoping" is for projects in the earliest stages of planning. At the scoping stage, detailed information on a project's design, alternatives, and environmental impacts does not yet exist. Sponsoring agencies are asking for comments from other agencies and from the public as to the scope of alternatives and environmental impacts that should be considered for further study. Send your comments to the contact person listed for the project by the date indicated.

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The following Scoping Notices have been submitted for review and comment.

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## 1. Notice of Scoping for Westbrook Village

**Municipality where proposed project might be located:** Hartford

**Address of Possible Project Location:** Multiple addresses near 47 Dillon Road, Hartford, CT

**Project Description:** Penrose Properties is seeking state financial assistance for the Westbrook Village project to be located at multiple addresses near 47 Dillon Road, Hartford, CT. The proposed Westbrook Village project consists of demolition of 360 existing housing units with a total development area of approximately 130,000 s.f. and new construction of 360 housing units with a total development area of approximately 180,000 s.f. on 65 acres. The proposed project will include construction of approximately 4,150 linear feet of new road to provide access to the development and would add an additional 344 parking spaces to the existing 250 parking spaces at the site.

**Project Maps:** [Click here to view a location map of the project area.](#) [Click here to view a Phase I site plan.](#) [Click here to view a Master Plan for the overall project.](#)

**Written comments from the public are welcomed and will be accepted until the close of business on: **December 8, 2016.****

**Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting. Such requests must be made by **November 18, 2016.****

**Written comments and/or requests for a Public Scoping Meeting should be sent to:**

**Name:** Helen Muniz  
**Agency:** Department of Housing  
**Address:** 505 Hudson Street, Hartford, CT 06106  
**Fax:** 860-706-5741  
**E-Mail:** [helen.muniz@ct.gov](mailto:helen.muniz@ct.gov)

**If you have questions about the public meeting, or other questions about the scoping for this project, contact:**

**Name:** Helen Muniz  
**Agency:** Department of Housing  
**Address:** 505 Hudson Street, Hartford, CT 06106  
**Fax:** 860-270-8032  
**E-Mail:** [helen.muniz@ct.gov](mailto:helen.muniz@ct.gov)

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## 2. Notice of Scoping for Montgomery Mills Redevelopment Project, Windsor Locks

**Municipality where proposed project might be located:** Town of Windsor Locks, CT

**Address of Project Location:** 25 Canal Bank Road, Windsor Locks, CT

**Project Description:** Beacon Communities is seeking state financial assistance to remediate and redevelop the historic Montgomery Mill buildings, located at 25 Canal Bank Road in Windsor Locks, CT into a mixed-income housing development with approximately 160 residential units. The property located less than quarter of a mile from the proposed Windsor Locks commuter rail station on the Hartford Line will be a transit-oriented development (TOD).

**Co-sponsoring Agencies:** Connecticut Department of Economic and Community Development (DECD) and the Connecticut Department of Housing (DOH).

**Project Maps:** [Click here to view a location map](#) of the project area. [Click here to view a site plan.](#)

Written comments from the public are welcomed and will be accepted until the close of business on: Thursday, **December 8, 2016**.

Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting. Such requests must be made by Friday, **November 18, 2016**.

Written comments and/or requests for a Public Scoping Meeting should be sent to:

Name: Binu Chandy  
Agency: CT Dept. of Economic and Community Development  
Address: 505 Hudson Street, Hartford CT 06016  
Fax: 860.270.8154  
E-Mail: [binu.chandy@ct.gov](mailto:binu.chandy@ct.gov)

If you have questions about the public meeting, or other questions about the scoping for this project, contact:

Name: Binu Chandy  
Agency: CT Dept. of Economic and Community Development  
Address: 505 Hudson Street, Hartford CT 06016  
Phone: 860.270.8154  
Fax: 860.706.5740  
E-Mail: [binu.chandy@ct.gov](mailto:binu.chandy@ct.gov)

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### 3. Notice of Scoping for Columbus Commons

**Municipality where proposed project might be located:** New Britain

**Address of Possible Project Location:** 125 Columbus Boulevard, New Britain, CT

**Project Description:** Dakota Partners is seeking state financial assistance for the Columbus Commons project to be located at 125 Columbus Boulevard, New Britain CT. Phase I of project will consist of construction of a six-story structure that will include approximately 105,000 square feet of residential space within 80 units (30 one-bedroom and 50 two-bedroom) and approximately 11,000 square feet of commercial space. Floors 2 through 6 will consist of apartment units. The first floor will be limited to commercial space and common area. Phase I will consist of a total of approximately 116,000 square feet of floor space. Phase II will consist of construction of a second six-story structure that will include approximately 105,000 square feet of residential space within 80 and approximately 11,000 square feet of commercial space. The combined phase I/II project will consist of approximately 210,000 square feet of residential space within 160 apartment units and 22,000 square feet of commercial space as well as approximately 57 parking spaces on a 2.4 acre site.

**Project Maps:** [Click here to view a location map of the project area.](#) [Click here to view a site plan.](#)

Written comments from the public are welcomed and will be accepted until the close of business on: **December 8, 2016**.

Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting. Such requests must be made by **November 18, 2016**.

Written comments and/or requests for a Public Scoping Meeting should be sent to:

Name: Edward LaChance

Agency: Department of Housing  
Address: 505 Hudson Street, Hartford, CT 06106  
Fax: 860-706-5741  
E-Mail: [Edward.Lachance@ct.gov](mailto:Edward.Lachance@ct.gov)

**If you have questions about the public meeting, or other questions about the scoping for this project, contact:**

Name: Edward LaChance  
Agency: Department of Housing  
Address: 505 Hudson Street, Hartford, CT 06106  
Fax: 860-270-8099  
E-Mail: [Edward.Lachance@ct.gov](mailto:Edward.Lachance@ct.gov)

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#### **4. Notice of Scoping for Town of Clinton (Indian River Recreational Complex)-Rocky Ledge Area Water Main Extension**

**Municipality where proposed project might be located:** Clinton

**Addresses of Possible Project Location:** Killingworth Turnpike, Happy Acres, Woodland Drive, Margo Lane, Oakwood Lane, and Rocky Ledge Drive

**Project Description:** The Town of Clinton is seeking financial assistance under the Drinking Water State Revolving Fund (DWSRF) program for the extension of water main intended to serve approximately 300 residents which are currently served by private wells. A number of private wells in the project area were identified in the Preliminary Engineering Report (PER) as having drinking water that contains E.coli bacteria and elevated concentrations of nitrate. This water quality deterioration has been attributed to substandard on-site septic systems. The recommended action in the PER is to extend a water main to the project area to provide a safe and adequate drinking water supply and then properly abandon the on-site private wells. This action is a part of the Town's plan to abate groundwater pollution impacting public health and the environment as identified in a consent order with the Department of Energy and Environmental Protection. It will protect public health by providing a safe and adequate supply of drinking water to the area. Abandonment of the drinking water wells will provide for additional space on the residential lots to make any necessary on-site septic system repairs. Because of the area's proximity to centralized public water infrastructure, the alternative of extending public water mains and abandoning the on-site drinking water wells was determined to be the most economical action to achieve the desired public health and environmental benefits and address the requirements of the DEEP Consent Order as it pertains to the Rocky Ledge Needs Area.

The proposed project will comprise of installation of new water main that will be connected to the existing distribution main of the Connecticut Water Company located near the intersection of Walnut Hill Road and Killingworth Turnpike. The new main will run northwest along Killingworth Turnpike and terminate between Rocky Ledge Drive and Hurd Bridge Road. The 12-inch pipe will be installed along Killingworth Turnpike while 8-inch diameter pipe will be used along the secondary roads (Happy Acres, Woodland Drive, Margo Lane, Oakwood Lane, and Rocky Ledge Drive). The water main has been minimally sized to meet the demands for domestic water use and satisfy fire protection requirements specified by the Town Fire Marshall for the intended service area.

**Project Map:** Click [here](#) to view a map of the project area.

**Written comments from the public are welcomed and will be accepted until the close of business on: **December 9, 2016.****

**Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting. Such requests must be made by **November 18, 2016.****

**Written comments and/or requests for a Public Scoping Meeting should be sent to**

Mr. Eric McPhee

Department of Public Health  
Drinking Water Section  
410 Capitol Avenue, MS #51WAT  
PO Box 340308  
Hartford, CT 06134-0308  
860-509-7359  
[DPH.SourceProtection@ct.gov](mailto:DPH.SourceProtection@ct.gov)

**If you have questions about the public meeting, or other questions about the scoping for this project, contact:**

Patricia Bisacky  
Department of Public Health  
Drinking Water Section  
410 Capitol Avenue, MS #51WAT  
PO Box 340308  
Hartford, CT 06134-0308  
860-509-7333  
860-509-7359  
[Patricia.Bisacky@ct.gov](mailto:Patricia.Bisacky@ct.gov)

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## 5. Notice of Scoping for Middletown Boat House Redevelopment

**Municipality where proposed project might be located:** Middletown

**Address of Possible Project Location:** Harbor Drive, Middletown, CT 06457

**Project Description:** The City of Middletown is seeking state financial assistance for the Middletown Boat House Redevelopment project to be located on Harbor Drive in Middletown, CT. The proposed project consists of demolition of the existing boat house and new construction of an approximately 82,000 square foot community rowing facility with a 300 person event space overlooking the Connecticut River on a 2.56 acre site. The purpose of the project is to spur economic development and attract people to the riverfront. This project will also include relocation of approximately 800 linear feet of Harbor Drive between the railroad crossing and Eastern Drive and reconfiguration of parking spaces. The project also includes a new playground in Harbor Park, bank stabilization activities, dock replacement, concrete ramp upgrades, and landscape architecture for the site.

**Project Maps:** [Click here to view a location map of the project area.](#) [Click here to view a site plan.](#)

**Written comments from the public are welcomed and will be accepted until the close of business on: **December 22, 2016.****

**Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting. Such requests must be made by **December 2, 2016.****

**Written comments and/or requests for a Public Scoping Meeting should be sent to:**

**Name:** Christine Marques  
**Agency:** Department of Economic and Community Development  
**Address:** 505 Hudson Street, Hartford, CT 06106  
**Phone:** 860-270-8050  
**Fax:** 860-760-5740  
**E-Mail:** [Christine.Marques@ct.gov](mailto:Christine.Marques@ct.gov)

**If you have questions about the public meeting, or other questions about the scoping for this project, contact Christine Marques at the address above.**

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## **Post-Scoping Notices: Environmental Impact Evaluation Not Required**

This category is required by the October 2010 revision of the [Generic Environmental Classification Document](#) for State Agencies. A notice is published here if the sponsoring agency, after publication of a scoping notice and consideration of comments received, has determined that an Environmental Impact Evaluation (EIE) does not need to be prepared for the proposed project.

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**The following Post-Scoping Notice has been submitted for publication in this edition.**

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### **1. Post-Scoping Notice for Dixwell Q House Community Center Project, New Haven, CT**

**Municipality where project will be located:** New Haven, CT

**CEPA Determination:** On September 20, 2016, the Department of Economic and Community Development (DECD) published a [Notice of Scoping](#) to solicit public comments for this project in the *Environmental Monitor*. During the scoping period, the DECD received comments from the Department of Public Health ([Drinking Water Section](#)) and ([Environmental Health Section](#)); the [Department of Energy and Environmental Protection](#), and the [State Historic Preservation Office](#). The DECD has taken those comments into consideration and has concluded that the project does not require the preparation of Environmental Impact Evaluation under CEPA.

The agency's conclusion is documented in a [Memo of Findings and Determination](#) and [Environmental Assessment Checklist](#).

**If you have questions about the project, you can contact the agency at:**

**Name:** Binu Chandy

**Agency:** CT Dept. of Economic and Community Development

**Address:** 505 Hudson Street, Hartford CT 06016

**Phone:** 860.270.8154

**Fax:** 860.706.5740

**E-Mail:** [binu.chandy@ct.gov](mailto:binu.chandy@ct.gov)

**What happens next:** The DECD expects the project to go forward. This is expected to be the final notice of the project to be published in the *Environmental Monitor*.

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## **Proposed Environmental Classification Document**

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**The following proposed Environmental Classification Document (ECD) is available for review and comment.**

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### **1. Department of Housing Draft Environmental Classification Document**

The Connecticut Department of Housing (DOH) is publishing its proposed agency-specific Environmental Classification Document (ECD) and making it available for public and agency review and comment. [Click here](#)

[to view the proposed DOH ECD.](#)

Comments on this ECD will be accepted until **January 27, 2017.**

Send comments to:

Name: Matthew Pafford, Environmental Analyst  
Agency: Office of Policy and Management  
Address: 450 Capitol Avenue, MS# 54 ORG, Hartford, Connecticut 06106-1379  
Email: [Matthew.Pafford@ct.gov](mailto:Matthew.Pafford@ct.gov)

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## EIE Notices

After Scoping, an agency that wishes to undertake an action that could significantly affect the environment must produce, for public review and comment, a detailed written evaluation of the expected environmental impacts. This is called an [Environmental Impact Evaluation](#) (EIE).

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**The following EIE Notices have been submitted for publication in this edition.**

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### **1. Notice of EIE for Norwalk River Railroad Bridge (Walk Bridge) Replacement**

**Municipality where project is proposed:** Norwalk, Connecticut

**Address of Possible Project Location:** New Haven Line Railroad Bridge (Walk Bridge), Bridge No. 42.88R; Mile Post (MP) 41.5 on the New Haven Line, Norwalk River, Norwalk, CT

**Project Description:** In cooperation with the Federal Transit Administration (FTA), the Connecticut Department of Transportation (Department) proposes to replace the Walk Bridge over the Norwalk River in South Norwalk. The purpose of the project is to restore or replace the existing deteriorated bridge with a resilient bridge structure which will enhance the safety and reliability of rail service; offer operational flexibility and ease of maintenance; and provide for increased capacity and efficiencies of rail transportation along the New Haven Line/Northeast Corridor, while maintaining or improving navigational capacity and dependability for marine traffic in the Norwalk River. Upgrades to the Walk Bridge, through rehabilitation or replacement, are needed to increase bridge reliability, incorporate bridge redundancy, and provide a sustainable bridge for significant weather events, thereby accommodating current and future rail and marine traffic.

The proposed project includes railroad approaches from the east and west, totaling approximately one-half-track-mile. Track, catenary, and signal work will be accomplished within the existing state right-of-way, and will extend from approximately the Washington Street Bridge in South Norwalk (Bridge No. 36.93R; MP 41.28) to approximately 300 feet east of the Fort Point Street Bridge in East Norwalk. The Fort Point Street Bridge (Bridge No. 41.31; MP 41.79) will be replaced as part of the project.

Multiple design variations within four groups of alternatives were investigated: No Build, Rehabilitation, Replacement (Movable Bridge), and Replacement (Fixed Bridge). The Department held multiple meetings with public agencies and project stakeholders, including the public, to identify concerns and requirements for the replacement bridge design and to obtain public and agency input. With input from those meetings, the Department determined that the Replacement Alternative (Movable Bridge) would be evaluated in the document and would include the options for a bascule bridge and a vertical lift bridge. The Department has determined that a Long Span Vertical Lift Bridge is the Preferred Alternative.

Since this project involves Federal funding, the environmental document is a joint Environmental Assessment (EA)/Environmental Impact Evaluation (EIE) to satisfy both the National Environmental Policy Act and the Connecticut Environmental Policy Act.

**There is a new date for comments on this EA/EIE. Comments will be accepted until the close of business on: Friday, December 9, 2016.** The Department will consider all oral and written comments received during the comment period.

A Public Informational Meeting has been scheduled to discuss the evaluation of the various structure type alternatives - Fixed Bridge Alternatives, Movable Bridge Alternatives, and Rehabilitation. This meeting will take place on Monday, December 5, 2016 at the IMAX theater, 10 N. Water Street, Norwalk, CT 06854. An open forum will begin at 6:00 p.m. with the presentation starting at 6:30 p.m.

**The public can view a copy of this EA/EIE at:** The Connecticut Department of Transportation Bureau of Policy and Planning (Room 2155), 2800 Berlin Turnpike, Newington, CT; Norwalk City Hall, Town Clerk Office, 125 East Avenue, Norwalk, CT; Norwalk Public Library, 1 Beldon Avenue, Norwalk, CT; East Norwalk Association Library, 51 Van Zant Street, Norwalk, CT; South Norwalk Branch Library, 10 Washington Street, Norwalk, CT; and the Western CT Council of Governments, 1 Riverside Road, Sandy Hook, CT.

Additionally, the public can view a copy of the project map, the proposed project alternatives, and a copy of the EA/EIE online at: [www.walkbridgect.com/environmental](http://www.walkbridgect.com/environmental)

It is also available online at: [www.ct.gov/environmentaldocuments](http://www.ct.gov/environmentaldocuments)

**There is a new date for the public hearing for this EA/EIE:**

**DATE:** Thursday, **November 17, 2016.**

**TIME:** Open Forum at 6:00 p.m. and Formal Presentation at 7:00 p.m.

**PLACE:** Norwalk City Hall, Concert Hall, 125 East Avenue, Norwalk, CT

**NOTES:** The meeting facility is ADA accessible. Free language assistance or sign interpretation may be requested by contacting the Program's Public Information Office at (203) 752-1996 at least five (5) business days prior to the meeting. Efforts will be made to respond to requests for assistance.

**Additional information about this project can be found online at:** [www.walkbridgect.com](http://www.walkbridgect.com)

**Send your comments about this EA/EIE to:**

**Name:** Mr. Mark W. Alexander, Transportation Assistant Planning Director

**Agency:** Connecticut Department of Transportation

Bureau of Policy and Planning

**Address:** 2800 Berlin Turnpike, Newington, Connecticut, 06131

**E-Mail:** [info@walkbridgect.com](mailto:info@walkbridgect.com)

Please use the subject heading "Walk Bridge Project" for any comments

**If you have questions about the public hearing, or where you can review this EA/EIE, or similar matters, please contact:**

**Name:** Ms. Heather Cwikla

**Agency:** WSP / Parsons Brinckerhoff

**Address:** 424 Chapel Street, New Haven, CT 06511

**E-Mail:** [info@walkbridgect.com](mailto:info@walkbridgect.com)

**Phone:** (203) 785-0456 ext.137

**Other information:** To be added to the Walk Bridge Program communications list or to submit a comment through the project website, please visit [www.walkbridgect.com/contact](http://www.walkbridgect.com/contact)

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## **2. Notice of EIE for Off-Airport Tree Obstruction Removal at the Groton-New London Airport**

**Municipality where project is proposed:** Groton

**Address of Possible Project Location:** The airport office is located at 155 Tower Avenue, off of U.S. Route 1.



**Project Description:** Preparation of National Environmental Policy Act (NEPA) and Connecticut Environmental Policy Act (CEPA) environmental document as required to evaluate the potential impacts associated with tree obstruction removal in areas on, and surrounding the Groton-New London Airport. The evaluation addresses obstruction removals associated with Federally-defined airspace surfaces surrounding the airport needed for the continued safe operation of aircraft. Objects that penetrate these surfaces are classified as obstructions, and should be removed to safely accommodate approaching and departing aircraft.

The project sponsoring agencies, the Connecticut Aviation Authority (CAA), and Federal Aviation Administration (FAA) have identified that trees penetrate the airspace at the Airport, including locations beyond the ends of each runway and the airport property boundary. Per FAA and CAA practice, review of off-airport obstruction removal should be evaluated and documented via a NEPA Environmental Assessment (EA) and state CEPA Environmental Impact Evaluation (EIE). This project includes the identification of each affected property owner and associated parcels (both public and private) with anticipated obstruction removals.

**Project Maps:** Project maps can be found at the following locations:

<http://grotonairport.caa-analysis.com/project-documents/>

**Comments on this EIE will be accepted until the close of business on: **Tuesday, January 24, 2017.****

**The public can view a copy of this EIE at:** The Draft EA and EIE for this project are currently available for review at the following Libraries as well as at the website listed above:

Groton Public Library

52 Newtown Road

Groton, CT 06340

Bill Memorial Library

240 Monument Street

Groton, CT 06340

**There is a formal public hearing scheduled for this EIE on:**

**DATE: **December 8, 2016****

**TIME:** 7:00 PM to 8:30 PM (doors open at 6:30 PM)

**PLACE:** City of Groton Council Chambers, 295 Meridian Street, Groton, CT 06340

Comments of the study may be submitted via email at the website above, or by sending written comments to Colin Goegel at the address below.

**NOTES:** Free language assistance or sign interpretation may be requested by contacting Colin Goegel at the address below at least five (5) business days prior to the meeting. Efforts will be made to respond to requests for assistance.

**Send your comments or questions about this EIE via the project website or:**

**Name:** Mr. Colin Goegel, Supervising Engineer

**Agency:** Connecticut Airport Authority

334 Ella Grasso Turnpike, Suite 160

Windsor Locks, CT 06096

**Phone:** (860) 254-5628

**E-Mail:** [cgoegel@ctairports.org](mailto:cgoegel@ctairports.org)

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## State Land Transfer Notices

Connecticut General Statutes [Section 4b-47](#) requires public notice of most proposed sales and transfers of state-owned lands. The public has an opportunity to comment on any such proposed transfer. Each notice includes an address where comments should be sent. [Read more about the process.](#)

**The Following Land Transfer Notice has been submitted for publication in this edition.**

### 1. Comments and OPM's Responses for Proposed Land Transfer in Vernon

**Complete address of property:** (Unknown number) Hartford Tpke. Vernon, CT

**Commonly used name of property or other identifying information:** not applicable

**Number of acres to be transferred:** 300 +/- sq. ft.

**Click to view [map](#) of property location**

**Click [here](#) to view the transfer notice from the Environmental Monitor**


**Click here to read the comments received from the public and state agencies regarding the proposed transfer of the property, and the [response](#) of the Office of Policy and Management (OPM) to the comments.**

### [WHAT HAPPENS NEXT?](#)

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