



# STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT

DIVISION OF TRANSPORTATION, CONSERVATION & DEVELOPMENT POLICY AND PLANNING

August 16, 2016

Maya Loewenberg  
Department of Economic and Community Development  
505 Hudson Street, Hartford, CT 06106

Re: Notice of Scoping for Preston Riverwalk Remediation, Preston, CT

Dear Maya:

The Office of Policy and Management (OPM) has reviewed the subject Notice of Scoping and submits the following comments:

- The Notice of Scoping states that DECD “will utilize up to \$10 million of funds allocated under Public Act No. 15-193 to perform abatement, demolition and remediation activities at the approximately 393-acre former Norwich State Hospital located in the Town of Preston.” OPM notes that section 3 of Public Act 15-193 dropped the criterion about the project having “a predetermined end use”, while Section 1(a) of the MOU between the Town of Preston and the Mohegan Tribal Gaming Authority (MTGA) broadly states that the project will have a cost to construct of between \$200,000,000 and \$600,000,000. <https://assets.documentcloud.org/documents/2831257/Memorandum-of-Understanding-between-Town-of-Preston.pdf>

Given the potential variability of development options within this cost range, is it expected that the remediation funds will be fully utilized to prepare the site for the most extensive development option prior to the start of construction activities, or will funding be scaled commensurate with the phasing of any future development?

- Please confirm that SHPO staff has been consulted regarding potential adverse effects to historic, architectural or archaeological resources.
- Please be aware of the following publications that might further assist DECD with its CEPA responsibilities:
  - Town of Preston’s Plan of Conservation and Development, which includes an amendment regarding Preston Riverwalk (Addendum #2): <http://www.preston-ct.org/images/pdfs/FINAL%20POCD%20Version.pdf>
  - Eastern Connecticut Environmental Review Team report prepare for Norwich Hospital Property in 2010: [http://www.ctert.org/pdfs/Preston\\_NorwichHospital\\_625.pdf](http://www.ctert.org/pdfs/Preston_NorwichHospital_625.pdf)

Thank you for the opportunity to respond to this Notice of Scoping. I understand that the MOU for the redevelopment of the former Norwich State Hospital property does not anticipate state funding and, therefore, limits current comments to the planned remediation activities. If state funding

should be provided in the future for the redevelopment of this property, then additional details on the most current development plans should be provided as part of a new CEPA scoping process.

Please feel free to contact me if you have any questions.

Sincerely:



Matthew Pafford  
Office of Policy & Management  
450 Capitol Ave, MS# 54ORG  
Hartford, CT 06106  
(860) 418-6412  
[Matthew.pafford@ct.gov](mailto:Matthew.pafford@ct.gov)