**ENVIRONMENTAL IMPACT EVALUATION**

# Pierce Hollow Village

*Senior Housing Construction Project*

*Southbury Training School*
*Southbury, Connecticut*
*MMI #2097-14*


**Sponsoring Agency:**
*State of Connecticut*
*Department of Administrative Services*

***Prepared for:***
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**Proposed Activity:** Potential Disposition of State Land and Construction of Senior Housing
**Location:** Southbury, Connecticut
**Sponsoring Agency:** Connecticut Department of Administrative Services

**EIE Distribution List:**
CT Department of Energy and Environmental Protection
CT Council on Environmental Quality
CT Office of Policy and Management
CT State Historic Preservation Office
Town of Southbury, First Selectman's Office
Southbury Town Clerk Office
Local/Municipal Library

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## *1.0 INTRODUCTION*

### 1.1 Background

The Southbury Training School (STS) was constructed in the 1930s to provide housing and support for individuals with developmental disabilities. It is operated by the State of Connecticut Department of Developmental Services (DDS). The facility is located within the Town of Southbury, Connecticut and encompasses approximately 1,600 acres as shown on Figure 1-1.

In 1986, legislation was passed that restricted the school from accepting new admissions. Since that time, the school has operated at a much lower capacity than it was designed for. Over the years, residents of the STS campus have begun to transition to other continuous care facilities and on-site services have been scaled back. Due to the decrease in residents and required services, STS administration has begun to consolidate facilities and evaluate the existing and future uses of the property. On April 12, 2016, DDS declared that the facility no longer meets their needs.

On July 12, 2013, Governor Dannel P. Malloy signed House Bill 6672 into law. Pursuant to Section 5 of Special Act (SA) No. 13-23, the Connecticut Department of Development Services, upon certification that the parcel is no longer needed for residential purposes, shall convey 45-acres within the Southbury Training School property to the Town of Southbury. The Special Act states that the Town of Southbury shall use the land for housing purposes and may lease the parcel to a nonprofit organization for senior housing purposes. The Town intends to lease the parcel to a nonprofit organization for the construction of approximately 180 elderly housing units to be known as Pierce Hollow Village. The site is anticipated to be developed in three, 60-unit phases over a period of several years.

The 45-acre parcel at STS proposed for disposition is located east of South Britain Road where approximately 25 one-story residential homes occupy the site and are now vacant of all personnel and residents. The homes serve the STS "Personnel Village" and currently provide housing for numerous STS residents. The parcel also includes several acres of undeveloped land as shown on Figure 1-2.

The subject Environmental Impact Evaluation (EIE) assesses the potential environmental impacts related to the transfer of the 45-acre STS parcel to the Town of Southbury and the proposed development of elderly housing.

### 1.2 Description of Proposed Action

The proposed action includes the disposition of the 45-acre state-owned parcel at STS to the Town of Southbury and the proposed development of senior housing, either at the STS parcel or elsewhere within the Town of Southbury. The Town intends to lease the parcel to Pierce Hollow Village, Inc (PHV), a non-profit organization, for the development of senior housing. The use of state funds has not directly caused the need for the EIE. Instead, the EIE has been triggered by the land transfer per SA 13-23.

### 1.3 Purpose and Need

The primary purpose of the proposed action is to evaluate the impacts associated with conveyance of the 45-acre state-owned parcel to the Town of Southbury once the parcel is no longer needed for residential purposes and its subsequent development.

Grace Meadows, the organization that currently provides senior housing in Southbury has a waiting list of approximately 135 people. As a result, additional housing is necessary to support the growing senior population within the Town of Southbury. This need is identified in the Town of Southbury's 2012 Plan of Conservation and Development (POCD). Specifically, the Plan notes that "*Senior Services have identified a need for additional elderly housing, especially rental opportunities and has been exploring possible locations.*"

The consolidation of the STS and the passage of Special Act 13-23 provide the Town with a unique opportunity to actively address the need for low income senior housing through potential acquisition and development of the land at STS.

## *2.0 ALTERNATIVES*

### 2.1 Development of Alternatives

In addition to this state-owned property, the Town of Southbury and Grace Meadows evaluated two other sites, as well as a "No Action" alternative. Each was evaluated based on its ability to meet the purpose and need presented in Section 1.3 of this document.

The following alternatives were developed for consideration:

a. Alternative No. 1 - South Britain Road
b. Alternative No. 2 – Kettletown Road
c. Alternative No. 3 – Roxbury Road
d. Alternative No. 4 – No Action

a. Alternative No. 1 - South Britain Road – The transfer and development of the South Britain Road site would result in the demolition of the existing residential buildings (approximately 25) within the 45-acre parcel and the subsequent redevelopment of the property for senior

housing. The redevelopment would consist of the construction of approximately 180 elderly housing units to be known as Pierce Hollow Village.

Based on discussions with representatives of the Town of Southbury and Pierce Hollow Village, the intent is to construct approximately 180 one-bedroom elderly housing units in several phases. Each building would have its own community room, laundry room, mailbox area, kitchen, and offices for the support staff. One of the buildings may have a commercial kitchen to accommodate a senior lunch program. The proposed structures are anticipated to be two stories and will be designed in a manner that compliments the area and is consistent with the overall character of the town.

The development would be located in the western portion of the 45-acre STS parcel in the area currently occupied by the Personnel Village. The existing 25 one-story single family residential homes would be demolished. The associated access roads may be incorporated into the overall design. These structures were constructed in the 1950's and are similar in size and character. The eastern portion of the 45-acre parcel is undeveloped and heavily wooded.

b. Alternative No. 2 - Kettletown Road: In this alternative, the land at STS would not be conveyed to the town and development of elderly housing would occur at a 22-acre vacant parcel on Kettletown Road that is owned by the Town of Southbury. The parcel is located in the southeast corner of the intersection of Southford Road and Kettletown Road.

c. Alternative No. 3 – Roxbury Road: Similar to Alternative No. 2, in this alternative, the land at STS would not be conveyed to the town and development of elderly housing would occur at a 13-acre vacant parcel that is owned by the Town of Southbury. The parcel is located in the southwest corner of the intersection of Roxbury Road and North Poverty Road.

d. Alternative No. 4 – No Action: Under the No Action alternative, the land at STS would not be conveyed and would remain under the ownership of the State of Connecticut. Since the Personnel Village is scheduled to close within the next two years, the buildings would become vacant. Several outcomes are possible.

Adaptive Reuse – STS could retain the existing buildings and adapt them for uses other than residential housing. Since this parcel is not located in the immediate vicinity of the main campus, any future reuse would need to be a relatively independent function.

Open Space – The existing residential dwellings at STS could be demolished and the parcel could be maintained as open space. While this is consistent with local zoning regulations, the parcel is not located in the immediate vicinity of other existing open spaces and would therefore not contribute to the interconnection of open space as desired by the town and stated in its Plan of Conservation and Development. Specifically, the POCD reflects the town's goal to: "*continue to create an open space network in which individual parcels of open space, greenbelts, trails, and nature areas collectively form a cohesive green system*."

Vacant Buildings – If the land at STS is not conveyed to the Town of Southbury, and is not repurposed through adaptive reuse or open space, the buildings will be vacant once the Personnel Village closes. The structures would require maintenance to prevent them from coming into disrepair and would be at greater risk for vandalism.

Under the No Action alternative, continued upkeep of the site by the State (with or without retaining the existing structures) would be required.

The No Action alternative fails to meet the purpose and need relative to senior housing.

The Kettletown Road and Roxbury Road sites were deemed to not meet the needs of the project and/or have since become no longer available, and it was decided to move forward with the purchase of the state-owned parcel on South Britain Road.

## *3.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES OF THE ALTERNATIVES*

### 3.1 Aesthetics

The 45-acre parcel proposed for land transfer and development is situated on a hillside east of South Britain Road. Despite the prominent location, the existing structures are not highly visible from the main road due to an area of forested trees.

The southeast portion of the site abuts "Traditions," a residential subdivision. It is anticipated that the vast majority of construction associated with Pierce Hollow Village will occur in the previously developed portions of the parcel, mostly replacing existing structures and paved surfaces.

Development of senior housing on this site is not expected to substantially change the aesthetics of the South Britain Road site. As with the existing structures, the proposed structures

will be visible from within the STS campus. The proposed development will strive to be a welcome, attractive addition to the community. The height of the proposed structures will be designed to be consistent with the existing campus buildings.

### 3.2 Land Use and Zoning

An understanding of land use plans and policies at the local, regional, and state levels is important to the analysis of potential alterations of land uses in at the identified sites. The following discussion sets the framework of land use policies that apply to the proposed location. Consistency of development of senior housing with these plans, policies, statutes, and regulations is evaluated in the ensuing text.

#### 3.2.1 Statewide Land Use and Conservation and Development Plan

The following discussion presents portions of the *Conservation and Development Policies Plan for Connecticut* (*2013-2018*) as they relate to development of senior housing in Southbury. Italicized sections are direct excerpts from the plan. Not all plan policies are included in this discussion as they may not directly apply. For an expanded review of the plan, the reader is directed to the full document on file with the Connecticut Office of Policy and Management (OPM).

The *Conservation and Development Policies Plan for Connecticut* (*2013-2018*) is a statement of the state's growth, resource management, and public investment policies. The plan provides a policy and planning framework for the administrative and programmatic actions and capital and operational investment decisions of state government, which in turn influence the future growth and development of Connecticut.

The Connecticut General Assembly, in accordance with Sections 16a-24 through 16a-33 of the Connecticut General Statutes, establishes the plan. The policies of the plan are intended to guide the planning and decision-making process of state government relative to: (1) addressing human resource needs and development; (2) balancing economic growth with environmental protection and resource conservation concerns; and (3) coordinating the functional planning activities of state agencies so as to accomplish long-term effectiveness and economies in the expenditure of public funds.

The plan embodies six statewide growth management principles as follows:

1. *Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure.*
2. *Expand housing opportunities and design choices to accommodate a variety of household types and needs.*
3. *Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options.*
4. *Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.*
5. *Protect and ensure the integrity of environmental assets critical to the public health and safety.*
6. *Promote integrated planning across all levels of government to address issues on a statewide, regional, and local basis.*

CGS Section 16a-31(a) requires state agencies to determine the consistency of their proposed actions with the State C&D Plan. In making this determination, the agency must first determine if development of senior housing is considered a "growth related project" pursuant to CGS Sec. 16a-35c(a)(2).

Sec. 16a-35c(2) defines a growth related project: as "*any project which includes (A) the acquisition of real property when the acquisition costs are in excess of one hundred thousand dollars, except the acquisition of open space for the purposes of conservation or preservation; (B) the development or improvement of real property when the development costs are in excess of one hundred thousand dollars; (C) the acquisition of public transportation equipment or facilities when the acquisition costs are in excess of one hundred thousand dollars; or (D) the authorization of each state grant, any application for which is not pending on July 1, 2006, for an amount in excess of one hundred thousand dollars, for the acquisition or development or improvement of real property or for the acquisition of public transportation equipment or facilities"*

Development of senior housing can be defined as a growth related project as it includes the development or improvement of real property and the development costs are in excess of one hundred thousand dollars.

A Locational Guide Map is associated with the State C&D Plan and is used to determine if a proposed project is located within a Priority Funding Area. The proposed site is located within a Balanced Priority Funding Area as classified on the associated Locational Guide Map (LGM). The South Britain Road site is also designated as a Priority Funding Area 3. Figures 3-1 and 3-2 depict the statewide conservation and development policies plan land designations for the site.

The state plan defines *Balanced Priority Funding Areas* as areas that *meet the criteria of both Priority Funding Areas and Conservation Areas. State agencies that propose certain actions in these areas must provide balanced consideration of all factors in determining the extent to which it is consistent with the policies of the State C&D Plan.*

*Priority Funding Areas* are areas of the State designated under Chapter 297a, Sec. 16a-35c.(3)(b). Priority Funding Areas are areas of the State designated under Chapter 297a, Sec. 16a-35c.(3)(b). Specifically, "The Secretary of the Office of Policy and Management, in consultation with the Commissioners of Economic and Community Development, Energy and Environmental Protection, Administrative Services, Agriculture and Transportation, the regional planning agencies in the state and any other persons or entities the secretary deems necessary, shall develop recommendations for delineation of the boundaries of priority funding areas in the state and for revisions thereafter. In making such recommendations, the secretary shall consider areas designated as regional centers, growth areas, neighborhood conservation areas and rural community centers on the state plan of conservation and development, redevelopment areas, distressed municipalities, as defined in section 32-9p, targeted investment communities, as defined in section 32-222, public investment communities, as defined in section 7-545, enterprise zones, designated by the Commissioner of Economic and Community Development under section 32-70 and corridor management areas identified in the state plan of conservation and development. The secretary shall submit the recommendations to the Continuing Legislative Committee on State Planning and Development established pursuant to section 4-60d for review when the state plan of conservation and development is submitted to such committee in accordance with section 16a-29. The committee shall report its recommendations to the General Assembly at the time said state plan is submitted to the General Assembly under section 16a-30. The boundaries shall become effective upon approval of the General Assembly."

*Conservation Areas* are delineated based on the presence of factors that reflect environmental or natural resource values. In contrast to Priority Funding Areas, which are based on man-made Census Blocks, Conservation Areas are based on existing environmental conditions, such as soils or elevation, which oftentimes have no visible boundaries.

Conservation Areas include any one or more of the following factors: Core Forest Areas Greater than 250 acres based on the 2006 Land Cover Dataset; Existing or potential drinking water supply watersheds; Aquifer Protection Areas; Wetland Soils greater than 25 acres; Undeveloped Prime, Statewide Important and locally important agricultural soils greater than 25 acres; Category 1, 2, or 3 Hurricane Inundation Zones; 100 year Flood Zones; Critical Habitats (depicts the classification and distribution of twenty-five rare and specialized wildlife habitats in the state); Locally Important Conservation Areas (based on data authorized/submitted by municipalities)

The criteria for Conservation Areas states that growth related projects may proceed with an exception. The exception states that "*in order for a growth-related project to be funded outside of a PFA, CGS Section 16a-35d requires the project to be supported by the municipal plan of conservation and development. Furthermore, CGS Section 8-23(b) makes municipalities ineligible for discretionary state funding, effective July 1, 2014, if they have not updated their local plans within the required ten-year timeframe.*" Development of senior housing is supported by the municipal Plan of Conservation and Development and therefore, meets the exception.

The Conservation Area designation at the proposed site is largely due to the presence of wetlands and watercourses. While wetlands and watercourses have been identified at the South Britain Road parcel, they are predominantly located within the northeast and eastern portions of the site in areas that are not anticipated to be developed. Therefore, impacts are not expected as the wetlands and watercourses, would remain unchanged as a result of the senior housing.

Overall, development of senior housing within the Town of Southbury is consistent with the state plan growth management principals. Specifically, the project will strive to conserve and preserve the integrity of environmental assets and will promote integrated planning across all levels of government to address issues on a statewide, regional, and local basis.

### 3.2.2 Central Naugatuck Valley Regional Plan of Conservation and Development

The Town of Southbury is located within the regional planning area associated with the Council of Governments of the Central Naugatuck Valley (COGCNV). The following discussion presents portions of the 2008 COGCNV *Plan of Conservation and Development* as they relate to development of senior housing.

The 2008 plan is an update of the previous *Plan of Conservation and Development* prepared in 1998. It was prepared under the authority of Section 8-35a of the CGS and is intended promote consistency and coordination within the region. It is a general guide for the future conservation and development of the region. The plan provides an overview of the factors that influence regional development as well as recommendations for future land use decisions. Italicized sections are direct excerpts from the plan. Not all plan policies are included in this discussion as they may not directly apply.

For an expanded review of the plan, the reader is directed to the full document on file with COGCNV.

The plan recommends a future development pattern in the region based on seven major themes:

- *Land Use and Growth Patterns*
- *Natural Resource Conservation*
- *Housing*
- *Economic Development*
- *Transportation*
- *Open Space*
- *Water Supply and Sewer Service*

The accompanying Central Naugatuck Valley Regional Plan of Conservation and Development *Plan of Conservation and Development – Future Land Use Map* apportions the region into land categories according to each area's existing characteristics and suitability for different forms of potential development or conservation activities. The categories of land use are designated on the Future *Land Use Map* as follows:

*COGCNV Development Areas*
Growth Areas
Major Economic Areas
Community Centers
Regional Care

*COGCNV Conservation Areas*
Rural Areas
Prohibitive Environmental Constraints
Committed Open Space
Proposed Open Space
Aquifer Protection Areas

Figure 3-1 depicts the COGCNV conservation and development plan land designations for the proposed site.

The site at South Britain Road is designated as a rural area in the COGCNV plan. The 2008 Plan of Conservation and Development defines Rural Areas as *areas where rural characteristics should be preserved. Any development should respect natural resource and environmental constraints. Rural areas include: farms, residential uses, and small, interspersed community service areas. Intensity depends on the availability of infrastructure and other appropriate support services. Major public investment is discouraged.* Residential uses, such as those associated with senior housing would be consistent with the COGCNV guidelines for Rural Areas.

### 3.2.3 Southbury Plan of Conservation and Development

The following discussion presents portions of the Town of Southbury's *Plan of Conservation and Development* (adopted on December 11, 2012) as they relate to the proposed action. Italicized sections are direct excerpts from the plan. Not all plan policies are included in this discussion as they may not directly apply.

The 2012 plan is an update of the previous *Plan of Conservation and Development* prepared in 2002. It was prepared under the authority of Section 8-23 of the CGS to provide a blueprint for the physical and economic development of Southbury. The Plan is intended to assist in decision making efforts regarding land use, environmental conservation, and economic viability within the Town Southbury.

The following development related goals are referenced in the plan and are specific to future land use at the Southbury Training School:

- *Take a proactive approach in working with the State and residents so that the future use of the Southbury Training School is in the best interest of the Town.*

- *Ensure that the future use of the land and buildings to the Southbury Training School will reflect the Town's character, help meet community needs, provide community amenities and preserve the site's agricultural and natural and historic resources.*

The local plan is consistent with the State growth principle to promote integrated planning across all levels of government to address issues on a statewide, regional, and local basis. Specifically, the plan acknowledges and promotes coordination with the region, the State, neighboring communities and others such as when protecting drinking water, planning for transportation and in determining the future use of the Southbury Training School, among other issues.

Development of senior housing is consistent with the development goals and the housing and residential strategies of the POCD by ensuring that the project meets the community needs regarding the necessity for additional elderly housing.

### 3.2.4 Zoning

The Town of Southbury's local zoning regulations were reviewed to evaluate consistency of senior housing development at the site with local regulations. According to the town zoning map and the Assessor's Office, the South Britain Road parcel is designated as R-30A (Residential).

According to Section 3 of the Southbury Zoning Regulations, the following are considered to be permitted uses in the R-30A zone:

- a single detached dwelling unit for one family;
- one apartment accessory to a single detached dwelling for one family;
- dwellings containing two units (lot size restrictions apply);
- a professional office in a dwelling unit;
- home occupations in a dwelling unit;
- the renting of a dwelling unit;
- farms;
- wildlife rehabilitation;
- Town of Southbury buildings; and
- State of Connecticut and Federal Government buildings.

Two additional uses are permitted in the R-30A Zone, subject to compliance with additional standards and administrative approval of a Site Development Plan by the Planning Commission and the securing of a Special Exception from the Planning Commission:

- Dwellings containing two (2) or more dwelling units, subject to the following conditions:
  a. The dwelling shall be located on a lot of not less than five (5) acres, and there shall be not less than 15,000 square feet of lot area for each dwelling unit; and
  b. The dwelling shall be served by a sanitary sewer system and a public or community water supply system, each approved by the Director of Health of the Town of Southbury and the Connecticut State Health Department.
- Dwellings containing two (2) or more dwelling units, owned by a Town agency or nonprofit corporation, and occupied by elderly and/or physically handicapped persons. The Southbury Zoning Regulations specify that such dwellings shall contain not less than two (2) but more than thirty (30) dwelling units, and no dwelling unit shall contain more than (2) bedrooms.

Given the existing zoning, a Special Exception would be required to construct senior housing at the South Britain Road parcel. According to Section 12 of the Southbury zoning regulations, a change in zoning designation can be approved by Planning Commission if the change meets specific requirements outlined in the regulations. Section 12.1.4 states that a change may be approved "*To permit on a lot, a use of land, buildings and other structures, and related site development, not permitted on Schedule A within the existing zoning district where the lot is located but which would be beneficial to and consistent with the orderly development of the Town and the neighborhood and consistent with the purposes of these regulations and said Plan of Conservation and Development.*"

It is anticipated that a zone change would not be an impediment to development at the subject site.

### 3.2.5 Land Use

The STS was constructed in the 1930s and has remained a dominant presence among the Southbury landscape since that time. The 45-acre parcel at STS is currently owned by the State of Connecticut. The land uses surrounding the South Britain Road Site include the following:

*To the North*: Vacant wooded areas, an unpaved access road, and an unnamed waterbody are located north of the site.

*To the East*: A vacant wooded area is located immediately to the east of the project site.

*To the South and Southeast*: An undeveloped wooded area is located to the south of the site. To the southeast is the Traditions Subdivision.

*To the West*: A private cemetery known as Pierce Hollow Cemetery is located immediately to the west of the project site. Institutional development associated with Southbury Training School is located further west across South Britain Road.

Given the existing and surrounding land uses at the existing STS complex, development of senior housing would be compatible with surrounding land uses.

## 3.3 Socioeconomics

The following information regarding demographics and employment has been obtained from the Town of Southbury Plan of Conservation and Development, regional documents, census information and statistics, town websites and publications of the COGCNV. This discussion is intended to provide an overall background of the demographic make-up of the Town of Southbury.

### 3.3.1 Demographics

The Town of Southbury was incorporated in 1787. The name Southbury was derived from the boundaries of the town originally being located in southern portion of Woodbury. In the 1960s Heritage Village was constructed in Southbury and was the first large planned residential retirement community in New England. The Town's population increased by 8,970 between 1960 and 1980 and commercial growth soon followed. The Town's charm, location and proximity to Interstate 84 make it a prime location for new residents and

businesses. Tables 3-1 and 3-2 present demographic data for the Town.

**TABLE 3-1**
**Population Change in Southbury (1920-2010)**

| | Pop. | Increase |
|---|---|---|
| 1920 | 1093 | --- |
| 1930 | 1,134 | 4% |
| 1940 | 1,532 | 35% |
| 1950 | 3,828 | 150% |
| 1960 | 5,186 | 35% |
| 1970 | 7,852 | 51% |
| 1980 | 14,156 | 80% |
| 1990 | 15,818 | 12% |
| 2000 | 18,567 | 17% |
| 2010 | 19,904 | 7% |

*Sources: US Census, Town of Southbury Plan of Conservation and Development*

**TABLE 3-2**
**Town of Southbury Demographics**

| | 1990 Census | 2000 Census | % Change |
|---|---|---|---|
| Population | 15,818 | 18,567 | 15% |
| Households | 6,207 | 7,225 | 14.1% |
| Household Size | 2.5 | 2.57 | 0.9% |

US Census, COGCNV Regional Plan

The proposed project is not expected to have an impact on demographics within the community. It is anticipated that many of the housing units will be utilized by current Southbury residents.

### 3.3.2 Employment

The Town of Southbury is located within the Central Naugatuck labor market. Two of the largest employers in Southbury are the IBM Corporate Center and the Southbury Training School. According to the Southbury Plan of Conservation and Development (POCD) "*Southbury saw a decrease in the number of jobs from 2000 to 2010*." *"The current economy and the downsizing of the STS are likely factors for this loss of jobs."* As the STS continues to consolidate, it is possible that more jobs will be lost. However, this will occur regardless of the proposed action moving forward.

**TABLE 3-3**
**Jobs in Southbury**

| | # | Change |
|---|---|---|
| 1970 | 2,474 | -- |
| 1980 | 4,250 | 72% |
| 1990 | 6,440 | 52% |
| 2000 | 9,550 | 48% |
| 2010 | 8,573 | 10% |



Development of senior housing, including amenities will create a minor amount of short-term construction jobs and likely a limited number of permanent jobs, however, these will not be significant.

Development of senior housing at the identified location is not expected to displace existing employment as the STS will close the Personnel Village regardless of the outcome of this EIE. Consequently, development of senior housing is not expected to have a significant impact on the local and regional socioeconomic horizon.

## 3.4 Community Facilities and Services

### 3.4.1 Education

The Town of Southbury is part of the Pomperaug Regional School District 15 system that also includes Middlebury. Southbury houses two elementary schools, Gainfield and Pomperaug Elementary Schools (grades K-5), one middle school, Rochambeau Middle School (grades 6-8) and one high school, Pomperaug High School (grades 9-12).

Since the intention of the proposed action is to provide housing for elderly seniors is not expected to generate secondary residential growth in the town and will not tax the town's educational resources.

### 3.4.2 Public Safety and Emergency Services

**Fire Protection**

Fire services for the Town are provided by the Southbury Volunteer Firemen's Association which has approximately 100 volunteers. There are four stations (Center, Southford, South Britain, and The Purchase) throughout Southbury that provide adequate coverage for the town.

New senior housing will potentially draw upon the resources of Southbury firefighters; however, it is unlikely that the burden will be significant, particularly in light of the fact that the buildings will be newer construction and therefore less susceptible to fire hazards.

**Police Protection**

The Town of Southbury Police Department is located in the Town Hall Annex. The town employs one Sergeant, four police corporals and eighteen patrol officers. The town also participates in the Connecticut State Police Resident Trooper Program. Therefore, two state troopers reside within the police department.

New senior housing could potentially draw upon the resources of the Southbury Police Department; however, the potential burden is anticipated to be minor. Additionally, this service agency is believed to have adequate capabilities to handle any minor increased service needs originating from the proposed senior housing.

### 3.4.3 Parks and Recreation

The Parks and Recreational activities in the Town of Southbury are overseen by the Town Parks and Recreation Commission. According to the town website, eleven town parks are available for active and passive recreational use. The department also maintains 12 ballfields, 4 outdoor basketball courts, 10 soccer fields, a football field, 6 tennis courts, 2 volleyball courts, a bocce court, 2 shuffle boards, a town pool and large outdoor pavilion. The town maintains playgrounds at Ballantine Park, Settler's Park, Community Park, Lakeside and Cedarland Park, passive recreation at George Bennett Park, a walking track and fitness trail at Ewald Park, boat ramp and dock on Lake Lillinonah and the Town Beach on Lake Zoar.

Development of senior housing is not expected to have an impact on parks and recreation activities. The existing resources of the town are believed to have adequate capabilities to handle any minor increased service needs originating from additional senior housing in town.

Based on the nature and magnitude of the proposed action, no negative impacts to community facilities or services are anticipated.

### 3.4.4 Impacts to Community Facilities and Services

No direct or indirect impacts on community facilities and services are expected to occur as a result of the proposed action. The services within the town of Southbury are believed to be capable of handling any minor increased service needs originating from the proposed development.

## 3.5 Utilities

The following analysis examines the potential for impact on public utilities and services, such as the provision of water, sewer, and storm sewers as well as electricity, telephone, cable and gas. Mitigation for the increased area of impervious surface and associated stormwater is planned. No significant impacts on electric, telephone, cable or gas utilities are anticipated.

### 3.5.1 Water Supply

Southbury is served by two large community water systems. These are the Heritage Village Water Company (HVWC) and the Southbury Training School public water system. Two smaller community water systems serve limited areas of the town (Aquarion Water Company's Lakeside System and the Oakdale Manor Water Association) and are not proximate to the sites under evaluation.

Southbury Training School – The Southbury Training School public water system was developed to serve only the Southbury Training School. The system is served by wells developed in the saturated sand and gravel aquifer associated with the Pomperaug River. This public water system currently serves the residences on the South Britain Road site. However, water from this system is limited to State uses associated with the campus, and future uses of the South Britain Road site cannot be served by the Southbury Training School public water system.
Supporting the preservation of these water resources for future on-campus uses, the Town of Southbury POCD states that "*there are approximately 100 water connections at the Southbury Training School, serving the residents. As the number of residents at the School decreases, there will likely be excess water available in the short term. Reduction in the Southbury Training School population must not be used as a rationale to reallocate the water for export. In the long term, the STS site will require water allocation for whatever uses are finally established. Water must be budgeted for the future uses.*"

Heritage Village Water Company – HVWC was originally chartered to serve an adult condominium community in Southbury. However, with requested for water service from industrial and commercial entities in Middlebury and Oxford, the company extended its service.

The HVWC is supplied primarily by five wells located along the Pomperaug River near the Dolce Heritage Inn and golf course in Heritage Village. The aquifer is comprised of stratified drift sand and gravel, and covers an area approximately 18 square miles extending from the Housatonic River northward into central Woodbury.

Wells H-1, H-2 and H-3 are located to the south and west of the river. Wells H-1 and H-2 were installed in 1996 to serve Heritage Village, with H-3 added in 1972 to accommodate additional demand. All three wells are 10 inch in diameter wells ranging in depth from 63 to 69 feet. HVWC is authorized by DEEP via a diversion registration to withdraw up to 850 gpm (gallons per minute) or 1.224 mgd (million gallons per day) from the three wells combined.

Wells H-4 and H-5 are 12 inches in diameter and range in depth from 61 to 68 feet. These wells were installed in 1970

and 1971 respectively and were intended to serve the Middlebury/Oxford part of the HVWC system. The wells have a total diversion registration of 575 gpm or 0.828 mgd.

All five wells are connected to a common distribution system and are sequentially set to respond to system demand. The average combined production from the five wells from 1997 through 2002 was 0.926 mgd.

The HVWC system's unrestricted safe yield stands at 2.822 mgd, and the approved safe yield stands at 2.052 mgd, with three replacement wells online.

An interconnection between the Connecticut Water Company's Naugatuck System and Middlebury System was permitted and constructed in 2002-2003. A subsequent interconnection between the Connecticut Water Company's Middlebury System and the HVWC system was permitted and constructed in 2009-2010, and a final interconnection between the Waterbury Water Department and Connecticut Water Company's Middlebury System was permitted and constructed in 2010-2011. With these three interconnections in place, potable water can be moved from Waterbury and Naugatuck into Middlebury and then into Southbury, if the HVWC wells are compromised. These interconnections have effectively joined the HVWC system to the Connecticut Water Company's Naugatuck System and Middlebury System as well as the Waterbury Water Department system. The result has been provision of redundant water supply to HVWC, bolstering margins of safety in the HVWC system and enhancing the ability of HVWC to commit water to all foreseeable future developments in Southbury.

As verification of this ability to commit water to new customers in Southbury, HVWC has indicated in writing that it can serve the Pierce Hollow Village senior housing. A copy of this letter is included in Appendix B.

Water Demands

As noted in Section 2.1, the intent of the project is to construct 180 one-bedroom elderly housing units in several phases. Each building would have its own community room, laundry room, mailbox area, kitchen, and offices for the support staff. One of the buildings may have a commercial kitchen to accommodate a senior lunch program. Because all water uses in the housing complex will be generated by the residents (as opposed to users who reside elsewhere), the water demand is based on the per-capita design criteria of 75 gpd/person. With a maximum of two individuals per unit for a design population of 360 people, the estimated water demand will be 27,000 gallons per day (gpd). This is a nominal quantity of water that can be readily supplied by HVWC.

The existing buildings at the South Britain Road site are currently served by the Southbury Training School water system. Because this system can only serve the campus, water supply to the new development will come from HVWC.

### 3.5.2 Sanitary Sewer

The senior housing development is anticipated to be equipped with a commercial kitchen. The kitchen facilities will be designed to comply with the terms of the General Permit for the Discharge of Wastewater Associated with Food Preparation Establishments by installing either a grease trap/interceptor or an automatic grease recovery unit.

An outside passive grease interceptor or an automatic grease recovery unit (AGRU) will be installed in accordance with technical requirements specified in the general permit.

Anticipated Dischage Flows

Sanitary sewage flows in Connecticut are based on the planned bedroom count multiplied by 150 gpd/bedroom. For 180 bedrooms, the resulting flow is 27,000 gpd.

According to information in the National Pollutant Discharge Elimination System (NPDES) permit application for the HVWC, as of June 26, 2013 the discharge from the STS Transylvania Brook was eliminated and all STS sewage flows are now being transferred to the Heritage Village Wastewater Treatment Plant.

As outlined in the Southbury POCD, the HVWC sewer system services Heritage Village and adjacent areas, to include East Hill Woods, Grace Meadows, Heritage Crest, Heritage Circle, Pomperaug Woods, and Traditions. The treated wastewater is discharged to the Pomperaug River.

This site is presently served by sewers that are connected to the newly constructed pump station that directs flows to the HVWC facility. The design flow rate of this system is 780,000 gpd and daily flows vary between 370,000 and 440,000 gpd.

Flows from the training school pump station are limited by a *Sanitary Sewer System Agreement* between the DDS and HVWC. Average daily flows cannot exceed 180,000 gpd and maximum flows are limited to 270,000 gpd.

Since the pump station is owned and operated by DDS, PHV will need to consult with DDS to determine whether they will be able to accept the flows to meet the proposed development needs and for consistency with their future plans for the campus. PHV will also need to enter into an agreement with DDS, which will require PHV to pay for the increased usage generated by development of senior housing.

HVWC has provided written confirmation that the facility has sufficient capacity to service the additional 180 units. Therefore, the existing wastewater system is sufficient to service the proposed development.

### 3.5.3 Electric, Gas, Telephone and Cable

Electricity in the area is provided by Connecticut Light and Power. Telephone service is provided by AT&T and the STS utilizes Comcast for cable television. No major infrastructure improvements are expected to be generated from construction of senior housing for these utilities.

According to the POCD, natural gas is provided in limited areas by Yankee Gas. Service runs along Main Street North, Main Street South and South Britain Road. At this time, natural gas service is not available at the project site. It is anticipated that new development would utilize natural gas in lieu of heating oil. Therefore, an extension of service from South Britain Road would be necessary.

### 3.5.4 Impacts to Utilities

Based on the information and analysis in the foregoing narrative, the existing systems coupled with proposed extensions for water, sanitary sewer, electric, natural gas, telephone and cable are believed to be sufficient to serve the site without causing significant environmental impact.

## 3.6 Cultural Resources

The Connecticut State Historic Preservation Office (SHPO) and the State Archeologist were contacted during the preparation of the subject EIE. Specifically, a letter was sent requesting confirmation that the contemplated development sites do not possess cultural resource sensitivity. Copies of related correspondence are included in Appendix A. Neither the State Historic Preservation Office (SHPO) nor the State Archeologist provided comment on the project during the formal scoping period.

STS is listed on both the National and State Register of Historic Places. Based on information on the National Register of Historic Places website, the historical significance of the site is related to architecture and engineering and the period of significance is from 1925-1949.

According to the national Register of Historic Places Registration Form “approximately seventy-eight percent of the 110 buildings and structures on the campus and farm are contributing resources constructed by 1940. Based on a review of historic aerials, the residential homes within the Personnel Village were constructed in the 1950’s and therefore do not appear to be contributing resources to the historic designation. A letter from Mr. Daniel Forrest of the Connecticut Commission on Culture & Tourism states that Personnel Village is not in the Historic Register.

Historic Perspectives has conducted a review of the South Britain Road parcel that included a Phase I A and a phase IB digging study. The evaluation of the property identified two areas requiring further exploration due to the presence of Indian and historical artifacts. A Phase II B has been contracted for and results are pending. Regardless of the results, however, the location of the areas of interest allow for the completion of the project with a relocation of the buildings.

### 3.6.1 Analysis of Impacts to Cultural Resources

Due to the historic designation of the Southbury Training School the project planning and design will be fully coordinated with the appropriate agencies for the South Britain site. However, based on a review of historical aerials, it appears that the residential homes within the Personnel Village were constructed after 1950 and are not believed to contribute to the historic designation. Therefore, no direct or indirect impacts are anticipated to occur to cultural resources as a result of this project.

## 3.7 Traffic and Parking

### 3.7.1 Existing Roadway Network

Access to the site is anticipated to be provided via a number of key roadways including South Britain Road (Route 172), Main Street South (Route 492) and Route 67. A description of these roadways is presented below.

South Britain Road (State Route 172) is a two-lane urban collector that runs in a north-south direction with a posted speed limit of 45 miles per hour. This roadway is characterized by one travel lane in each direction, with shoulders but no sidewalks. Land use along South Britain Road is residential.

Main Street South (State Route 492) is a two-lane urban collector that runs in a north-south direction to the east of the site. The posted speed limit on Main Street South is 35 miles per hour. This roadway runs through the town center and is characterized by two travel lanes, one in each direction, with shoulders and sidewalks along both sides. Land use along Main Street South is predominantly commercial.

State Route 67 is a two-lane urban minor arterial that connects directly to the I-84 eastbound and westbound ramps and is characterized by one travel lane in each direction that widen to multiple turn lanes at key intersections. The posted

speed limit on this roadway is 40 miles per hour. Land use along Route 67 is a mix of commercial and residential uses.

### 3.7.2 Existing Traffic Volumes

A review of 2011 traffic data published by the Connecticut Department of Transportation (CTDOT) indicated an Average Daily Traffic (ADT) volume of 8,151 vehicles on South Britain Road. The two way peak hour traffic volumes on South Britain Road were found to be 506 vehicles during the morning peak hour (8:00 to 9:00 a.m.) and 545 vehicles during the afternoon peak hour (5:00 to 6:00 p.m.).

### 3.7.3 Site Generated Traffic Volumes

Anticipated peak hour traffic volumes to be generated by the senior adult housing development was calculated based on industry standard statistical data published by the Institute of Transportation Engineers (ITE).
The planned development is estimated to generate approximately 36 new trips (12 entering and 24 exiting) and 45 new trips (24 entering and 21 exiting) during the weekday morning and afternoon peak hours, respectively. This increase in traffic is minimal when compared with existing traffic volumes on key roadways in vicinity of the proposed site.

Based on the trip generation analysis, a substantial increase in traffic volumes as a result of the proposed senior adult housing development is not anticipated; therefore, traffic impacts are not expected to be significant. It is important to note however, that additional capacity and level of service analyses beyond what is presented in this report is necessary to support the traffic impact assessment of the proposed senior adult housing development.

### 3.7.4 Impacts to Traffic and Parking

The proposed development is not expected to substantially increase traffic volumes on the adjacent roadway systems at the proposed site, therefore traffic impacts are not expected to be significant. As part of the project design, an application will be submitted by the developer to the State Traffic Commission (STC) for approval of an access road that leads to a State roadway. The project cannot proceed without STC approval.

## 3.8 Water Resources

### 3.8.1 Surface Water Resources

The South Britain Road site is located in the Transylvania Brook subregional drainage basin. The watershed drains 4.61 square miles, or 11.5% of Southbury's total land area in the north-central section of the Town. It has its headwaters in the Town of Roxbury near the border with the Town of Woodbury.

From its headwaters, Transylvania Brook flows southward through Roxbury then Woodbury before crossing the border into Southbury near the junction of Routes 67 and 172. As the Brook travels southward it converges with several tributaries before entering Gravel Pit Pond along the side of Route 172. Just south of the pond, Transylvania Brook passes by the Southbury Training School's wastewater treatment plant, the only point source discharge into the Brook. Downstream of this facility, Transylvania Brook continues southward and eventually converges with the Pomperaug River. In all, the Transylvania Brook basin drains 7.21 square miles of land across the Towns of Southbury, Roxbury, and Woodbury.

An unnamed surface water is located in the northern portion of the 45-acre parcel and is classified as “A” in the most recent Geographic Information System (GIS) data available from the Connecticut DEEP. Class A waters are indicative of high quality waters with no point wastewater discharges. The designated uses for a Class A waters include potential public water supply, fishing, swimming, recreation, healthy aquatic habitat, industrial supply, and agricultural use.

### 3.8.2 Groundwater Resources

Groundwater beneath the South Britain Road site is classified as "GA." Groundwater classification is illustrated on Figure 3-3. Such a classification indicates that the ground water is of a natural quality or suitable for drinking. The designated uses for such water include existing private supply, potential private or public supply, stream base flow, and industrial or miscellaneous uses. No direct or indirect impacts to ground water are expected as a result of the project.
Proposed senior housing at this site would be served by public water supply from HVWC. HVWC utilizes five wells along the Pomperaug River to provide water to its customers. HVWC has provided written confirmation that the facility has sufficient capacity to service the additional 180 units. As such, there no impact to ground water resources will occur due to withdrawals for water supply.

The stormwater management system at the proposed site will be designed to reduce peak discharges and pollutant discharges prior to leaving the site. While there may be a modest increase in impervious surfaces as a result of this project, pollutant runoff impacts will continue to be reduced through the use of water quality units in stormwater systems installed or modified as a result of this project. Thus, the opportunity for pollutants to reach detention basins or points downstream and leaching to ground water will be minimized.

Development of senior housing at this site would utilize existing sanitary sewer connections and will not create any facilities that utilize direct subsurface discharge galleries. Accordingly, no direct impacts to ground water are expected to occur as a result of development of senior housing.

### 3.8.3 Stormwater Management

Stormwater runoff is comprised of excess precipitation that flows over the ground surface and impervious areas to storm drains or watercourses. Its quality will reflect the land uses and surfaces it contacts. The *Conservation and Development Policies Plan for Connecticut* recognizes the expanding significance of nonpoint pollution sources in water quality concerns. In rebuilding or expanding urban infrastructure, the plan recommends incorporating appropriate stormwater management technologies to minimize adverse impacts of runoff on surface or ground waters. For new development, the plan promotes the design and engineering approaches to stormwater handling that minimize impervious cover and incorporation of nonstructural design features and management techniques to renovate runoff.

The current emphasis in stormwater management is to try to minimize changes between predevelopment and post-development runoff rates and volumes by utilizing on-site retention and to pretreat discharges to remove total suspended solids, oils, greases, nutrients, pathogens, and floatable debris. For new projects, a goal of 80% removal of total suspended solids from the stormwater discharge is recommended in designing and installing stormwater management measures.

The DEEP's Inland Water Resource Division routinely recommends controls designed to remove sediment and oil or grease typically found in runoff from parking and driving areas. Potential controls include gross particle separators, deep sump catch basins with oil and grease traps, and/or sedimentation basins. DEEP recommends that any catch basins installed in conjunction with paving have deep sumps to trap sediments and hoods to trap oil and grease. If more than one acre of pavement drains to a common discharge point, the DEEP recommends installation of a gross particle separator. Provisions for periodic maintenance are also recommended. DEEP recommendations will be incorporated into areas of new construction.

Under existing conditions, stormwater runoff from the site flows across the parcel and either drains offsite or into catch basins located along Village Road. The stormwater system for proposed senior housing will be significantly upgraded or completely replaced as the existing system does not contain any stormwater quality controls. These would be designed to be consistent with the Connecticut Council on Soil and Water Conservation *2002 Connecticut Guidelines for Soil Erosion and Sediment Control* to protect nearby wetlands and watercourses. Overall, the proposed development is expected to improve to stormwater quality over existing conditions. Because the housing would be located in an area that is currently developed, a significant increase of stormwater runoff is not anticipated.

### 3.8.4 Flood Hazard Potential

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Maps, the site is located within Zone X, which is an area that is determined to be outside the 100- and 500-year floodplains. Therefore, no associated impacts are anticipated to occur.

### 3.8.5 Impacts to Water Resources

Significant environmental impacts to water resources are not expected to occur as a result of development of senior housing on the site. The development will be designed to minimize impacts to wetlands or watercourses that may be located onsite.

Indirect impacts associated with stormwater runoff to water resources can occur. However, stormwater best management practices will be instituted to manage nonpoint source pollution.

The Pomperaug River Watershed Coalition provided comments during the public scoping process with regard to the project site. Comments included a request that future site planning address water supply, wastewater treatment, and land use protection. A copy of the letter is included in Appendix A.

In addition, development of senior housing will consider the use of low impact development techniques for infiltration of on-site stormwater such as:

- the use of pervious pavement or grid pavers (which are very compatible for parking lot and fire lane applications), or impervious pavement without curbs or with notched curbs to direct runoff to properly designed and installed infiltration areas,

- the use of vegetated swales, tree box filters, and/or infiltration islands to infiltrate and treat stormwater runoff (from building roofs, roads and parking lots),

- the minimization of access road widths and parking lot areas to the maximum extent possible to reduce the area of impervious surface,

- o if soil conditions permit, the use of dry wells to manage runoff from the building roofs,

- o the use of vegetated roofs (green roofs) to reduce the runoff from buildings,

- o incorporation of proper physical barriers or operational procedures to prevent release of pollutants from special activity areas (e.g. loading docks, maintenance and service areas, dumpsters),

- o the installation of rainwater harvesting systems to capture stormwater from building roofs for the purpose of reuse for irrigation, and

- o providing for pollution prevention measures to reduce the introduction of pollutants to the environment

### 3.9 Geology and Soils

According to the 1985 Bedrock Geologic Map of Connecticut, the bedrock geology underlying this site is New Haven Arkose bedrock formations. Figure 3-4 illustrates the bedrock geology on site. According to USGS, this is defined as red, pink, and gray coarse-grained, locally conglomeratic arkose interbedded with brick-red shaley siltstone and fine-grained arkosic sandstone.

Surficial materials on the site are mapped on the 2005 *Quaternary Geologic Map of Connecticut* as being till in the eastern portion, sand/fines in the majority of the western portion, sand in the northwest portion and sand and gravel in the northern portion. Figure 3-5 illustrates the surficial geology under the project site.

Soils on site are mapped by the NRCS websoil survey as being predominantly upland soils that are derived from both glaciofluvial and glacial till deposits. Figure 3-6 illustrates the soil types found on the project site. The dominant soils on site include the well-drained *Paxton* series, well drained *Agawam* series, moderately well drained *Ninigret* and *Tisbury* complex. The Paxton series is found along the eastern portion of the property with the Agawam and Ninigret and Tisbury Complex being found along the central and western portions of the property.

#### 3.9.1 Geology and Soils Impacts

No significant impacts are anticipated to occur at any of the sites relative to bedrock geology, surficial geology, or soils as a result of the development of senior housing. No deep excavation is anticipated for the contemplated structures and bedrock is not anticipated to be encountered. Impacts to geology and soils will be of a minor and local nature. The project will utilize appropriate soil and erosion controls during construction. Stormwater runoff from soils will be managed.

### 3.10 Biological Environment

#### 3.10.1 Vegetation

The vegetative communities on the site vary based on the level of existing and historic anthropogenic disturbance and existing topography (i.e. landscape position) and soil conditions. The site contains approximately eight distinct vegetative communities including:

- o Palustrine Forested Wetlands
- o Palustrine Scrub Shrub/Emergent Wetlands
- o Maintained Meadow
- o Early to Mid Successional Mixed Hardwood Forest
- o Mixed Slope Hardwood Forest
- o Maintained Lawn and Developed Areas
- o Eastern Hemlock Grove
- o White Pine Grove

Figure 3-7 illustrates the general vegetative communities and the approximate areas of wetlands and watercourses within the project site.

*Maintained Meadow*

The maintained meadow vegetative community is located along the southwest corner of the project site. The meadow slopes moderately from east to west with areas of black raspberry (*Rubus occidentalis*) and large white pine trees (*Pinus strobus*) being found along the periphery of the meadow. The meadow consists of a variety of grasses that could not be identified to species because the meadow had been recently cut.

*Early to mid Successional Forest*

Early to mid successional forested habitat communities occur primarily around areas that were part of the original development of the project site. These areas were once a field and were left to become fallow and early colonizers plant species such as eastern red cedar (*Juniperus virginiana*), quaking aspen (*Populus tremuloides*), big toothed aspen (*Populus grandidentata*), crab apple (*Malus*), and grey birch (*Betula populifolia*) became the dominant tree stratum. However as these areas have aged black oak (*Quercus velutina*), white oak (*Quercus alba*), and Amercian beech (*Fagus grandifolia*) have taken over the community leaving remnants of the former habitats such as dead eastern red cedar (*Juniperus virginiana*) within the current habitat community. The existing trees within this habitat community range in size from 6-inch to 12-inch diameter breast height (DBH). The understory which has a low to moderate density consists of goldenrod (*Solidago*), Pennsylvania sedge (*Carex*

*pennsylvanica*), grasses and nonnative plants such as autumn olive (*Elagnus umbellate*), multiflora rose (*Rosa multiflora*), Japanese barberry (*Berberis thunbergii*), and oriental bittersweet (*Celastrus orbiculatus*).

*Mixed Slope Hardwood Forest*
Mixed slope hardwood forest is the predominant vegetative community along the eastern portion of the project site. The eastern portion of the project site slopes from east to west with moderate slope of 21 percent. The slopes consists of mixed hardwoods including American sycamore (*Platanus occidentalis*), black oak (*Quercus velutina*), red oak (*Quercus rubra*), white oak (*Quercus alba*), American beech (*Fagus grandifolia*), black birch (*Betula lenta*), sugar maple (*Acer saccharum*), red maple (*Acer rubrum*), and eastern hemlock (*Tsuga Canadensis*). The size of trees varies from 6 to 30-inch DBH. The larger diameter trees occur along the eastern property line. The density of understory ranges from low to very dense dependent sunlight penetration to the understory. Areas that have a low density understory consist of New York fern (*Thelypteris noveboracensis*), Christmas fern (*Polystichum acrostichoides*), and Pennsylvania sedge (*Carex pennsylvanica*). The areas with a dense understory consist of Japanese barberry (*Berberis thunbergii*), Christmas fern (*Polystichum acrostichoides*), unnamed sedges and grasses. Several rills and intermittent watercourses are found within this vegetative community and will be discussed in a later section.

*Maintained Lawns and Developed Areas*
The maintained lawn and developed area vegetative community is located within the existing primary development area on the project site. This area consists of several single family residences, driveways, roadways and other development features. The single family residences are typically surrounded with grass and ornamental shrubs such as American yew (*Taxus Canadensis*), forsythia, and other plant species. Isolated focal trees including sugar maple (*Acer saccharum*), Norway maple (*Acer platanoides*), Norway spruce (*Picea abies*) and oaks are intermixed amongst the houses and lawn areas. This type of vegetative community offers the least biodiversity on this project site.

*White Pine and Eastern Hemlock Groves*
There are three conifer groves located within the South Britain Road property. Two of the groves were planted and are not naturally occurring based on the spacing between trees and placement of trees within these areas. The first manmade grove is located along the northern property line where eastern hemlock (*Tsuga Canadensis*) is the dominant tree type. These trees range in size from 10-12 inch DBH and have a low density understory. The second manmade grove is a white pine grove located east of Village Road upgradient from the single family residences. Here the white pines (*Pinus strobus*) range in size from 12 to 18-inch DBH and have an understory consisting of Japanese barberry (*Berberis thunbergii*), oriental bittersweet (*Celastrus orbiculatus*), morrow's honeysuckle (*Lonicera morrowii*), and poison ivy (*Toxicodendron radicans*). The third grove which is naturally occurring is located along the southeastern portion of the property and is located along an intermittent watercourse that meanders along the property line. This grove occurs in steeply sided ravine and is intermixed with black birch (*Betula lenta*).

### 3.10.2 Inland Wetlands and Watercourses

Resource mapping was reviewed for the site, including the Natural Resource Conservation Service (NRCS) web soil survey, United States Fish and Wildlife National Wetland Inventory, and the CTDEEP resource mapping. The inland wetland and watercourses that are located on the site were not delineated, but rather estimated using aerial interpretation and limited field assessment. The wetlands that are illustrated on the appended figure represent graphically limits based on existing USGS quadrangle mapping and limited field investigations. Prior to any construction related activities on this site the inland wetlands and watercourses will need to be delineated by a certified soil scientist.

Wetlands and watercourses on the site belong to the Palustrine ecological unit. The wetlands on this site fall within three categories:

- Palustrine Forested Wetland
- Palustrine Scrub Shrub/Emergent Marsh
- Intermittent Watercourses

The approximate areas of wetlands and watercourses are illustrated on Figure 3-7.

*Palustrine Forested Wetlands*
Palustrine Forested Wetlands were observed along the eastern portion of the property and consisted of hillside seeps that were vegetated with red maple (*Acer rubrum*), yellow birch (*Betula alleghaniensis*), common winterberry (*Iilex verticillata*), spicebush (*Lindera*), Japanese barberry (*Berberis thunbergii*), skunk cabbage (Symplocarpus foetidus), soft rush (*Juncus effusus*), fringed sedge (*Carex crinita*), royal fern (*Osmunda regalis*) and a variety of mosses. Groundwater was observed breaking out within the forested wetlands. Microtopography (ie small hummocks) were observed with these wetlands. No vernal pools were observed within these hillside seep wetlands. The forested wetlands provide several important functions and values including groundwater discharge and wildlife habitat.

*Palustrine Scrub Shrub/Emergent Marsh*
A palustrine scrub shrub/emergent marsh wetland system was observed along the northern portion of the property. The

wetland appears to be manmade based on the evidence of former burrow pits and channelizing near the wetland. The shrub stratum within this wetland consists of speckled alder (*Alnus incana*), multiflora rose (*Rosa multiflora*), and silky dogwood (*Cornus amomum*). The dense herbaceous stratum consists of soft rush (*Juncus effusus*), sensitive fern (*Onoclea sensibilis*), woolgrass (*Scirpus cyperinus*), tussock sedge (*Carex stricta*), fringed sedge (*Carex crinita*), skunk cabbage (*Symplocarpus foetidus*), poison ivy (*Toxicodendron radicans*) and other sedges and grasses. Microtopography is present within this wetland systems and several braided intermittent watercourses convey surface water through the wetland. No vernal pools were found within this wetland. This wetland provides several important function and values including groundwater discharge, nutrient removal, toxicant retention, and wildlife habitat.

*Intermittent Watercourses*

Several intermittent watercourses were observed along the northern and eastern portions of the property. The northern most intermittent watercourse begins east of the property and meanders west through the property and empties into the palustrine scrub shrub/emergent marsh wetland described in the preceding section. The intermittent watercourse reforms at the wetland terminus and flows north towards an open water pond. The second intermittent watercourse beings at a palustrine forested seep wetland located along the southern portion of the property. The intermittent watercourse has an incised channel along the steeper gradient portions of the site. The intermittent watercourse flows from south to north is conveyed under Village Road and then flows into a palustrine forested wetland area located off the project site.

The third intermittent watercourse is located along the southern property line and is the largest of the watercourses. This watercourse is located within a steeply sided ravine and its banks are vegetated with black birch (*Betula lenta*), eastern hemlock (*Tsuga canadensis*), and Christmas fern (*Polystichum acrostichoides*). The intermittent watercourse abuts single family residential lots located on Minuteman Circle and Independence Circle. The intermittent watercourses on this project site provide limited functions and values including groundwater discharge. These watercourses do not support a fishery resource.

### 3.10.3 Wildlife

Intensive wildlife surveys were not completed at the site. The following narrative provides a general assessment of the likely wildlife species that would utilize the site. The wildlife habitat value varies across the site, with the forested areas providing the high quality habitats with maintained meadows providing lower quality. Wildlife that would likely use the forested habitats include white tailed deer (*Odocoileus virginianus*), common raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), eastern chipmunk (*Tamias striatus*), eastern gray squirrel (*Sciurus carolinensis*), black bear (*Ursus americanus*), red fox (*Vulpes vulpes*), eastern coyote (*Canis latrans*), eastern field mouse (*Microtus pennsylvanicus*), wild turkey (*Meleagris gallopavo*), red tailed hawk (*Buteo jamaicensis*), blue jay (Cyanocitta cristata), tufted titmouse (*Baeolophus bicolor*), downy woodpecker (*Picoides pubescens*), red bellied woodpecker (*Melanerpes carolinus*), black capped chickadee (*Poecile atricapillus*), eastern garter snake (*Thamnophis sirtalis*), and grey tree frog (*Hyla versicolor*).

The maintained meadow habitat is utilized by white tailed deer (*Odocoileus virginianus*), common raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), red fox (*Vulpes vulpes*), eastern coyote (*Canis latrans*), eastern field mouse (*Microtus pennsylvanicus*), wild turkey (*Meleagris gallopavo*), red tailed hawk (*Buteo jamaicensis*), eastern bluebird (*Sialia sialis*), American goldfinch (*Spinus tristis*), American robin (*Turdus migratorius*), northern mockingbird (*Mimus polyglottos*), catbird (*Dumetella carolinensis*), voles (*Myodes glareolus*), moles (*Soricomorpha*), and eastern garter snake (*Thamnophis sirtalis*).

The wetland systems on the site have not be assessed for amphibian breeding activities.

### 3.10.4 Species of Special Concern

A request for a NDDB review was sent to the Connecticut DEEP in October 2013. DEEP responded via email with a determination dated November 21, 2011 stating that the records indicate that several extant populations of federal or state endangered, threatened, or special concern species are located in the vicinity of the project area.

Based on its preliminary review, the NDDB has determined that there are several 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 on or within the vicinity of the project area. NDDB information includes all information regarding critical biologic resources available at the time of the request. This information is a compilation of data collected over the years by the Department of Environmental Protection, Bureau of Natural Resources and cooperating units of DEEP, private conservation groups, and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. More detailed reviews may be conducted as part of any subsequent environmental permit applications submitted to the DEEP for the proposed site.

The following species were identified by DEEP as being on or within the vicinity of the site: pied-billed grebes (*Podilymbus podiceps*), American kestrel (*Falco sparverius*), long-eared owl (*Asio otus*), Eastern box turtle (*Terrapene Carolina*), and wood turtle (*Glyptemys insculpta).*

### 3.10.5 Biological Environment Impacts

The site already has a considerable amount of development that includes roadways and single family residences. The undeveloped areas on site are primarily either wetlands or steep sloped forested upland areas. These land areas would most likely remain undeveloped with the proposed redevelopment of this site. The proposed senior housing project would occur within the previously developed portions of this site thereby limiting impacts to vegetation, wetlands, watercourses and wildlife. The wetlands, watercourses, and steeply sloped upland forested areas would remain unchanged as a result of the senior housing.

It is the responsibility of the Town/developer to permit any potential impacts to these resources due to proposed site development in accordance with Section 4.5 of this EIE. Once DAS transfers ownership of the land to the Town, there will be no future responsibility for site operations or development.

The site is located within a CTDEEP natural diversity database area and as the project plans are developed the CTDEEP may require certain best management practices be implemented on the plans to help protect the listed species that have the chance to use this site.

## 3.11 Noise

Temporary and minor noise impacts associated with the construction of the new development are anticipated during construction at all three alternative sites. However, given the distance between the proposed senior housing and sensitive noise receptors, no significant construction-related noise impacts are expected. Construction activities will occur in the daylight hours to minimize noise impacts. Following construction, there will be no significant environmental noise impact generated by development of senior housing.

## 3.12 Air Quality

Primary short-term air quality concerns relate to construction activities and their potential to generate fugitive dust and mobile source emissions. Such sources of dust are attributed to construction vehicle disturbance during hauling, loading, dumping, and bulldozing on any areas of the proposed development. Meteorological conditions and the intensity of the activities as well as soil moisture content also govern the extent to which particles will become airborne.

Off-site tracking occurs when residual soil particles are displaced from construction sites onto higher traffic roadways and then become both airborne and waterborne. These measures will also control dust from exposed soil or gravel areas to further minimize airborne particulate matter.

Various methods of controlling fugitive dust include the use of water or wetting agents on exposed soil and gravel areas, periodic sweeping and daily rinsing of truck tires, and proper maintenance of portable generators, on-site machinery, and vehicles. Additionally, the following best management practices will be incorporated as appropriate in the construction phase of this project:

- Minimization of exposed erodible earth area
- Stabilization of exposed earth with grass, pavement, or other cover as early as possible
- Application of a stabilizing agent to the work areas and haul roads
- Covering, shielding, or stabilizing stockpiled material as necessary
- Use of covered haul trucks
- Rinsing construction equipment during the incidental transport of soil from unpaved to paved surfaces to minimize drag-out.

Even well-maintained trucks and other construction equipment typically emit small amounts of pollutants such as nitrogen oxides, sulfur oxides, and carbon monoxide related to internal combustion or diesel engines. Proper maintenance of portable generators, on-site machinery, and vehicles is, thus, important to reduce the potential for higher smoke emissions associated with improperly operating equipment.

Construction of senior housing is expected to generate a minor amount of increased traffic, resulting in an increase in vehicular emissions; however, the increased traffic and associated emissions are expected to have a minimal temporary impact on air quality.

Overall, pollutant emissions at the site are expected to minimally increase as a result of this project. Air pollution control devices on construction equipment and other forms of controls will be implemented by contractors to reduce the impact from fugitive dust emissions, and proper phasing of construction will minimize the length of time that soil remains exposed to wind and water. Activities will be conducted in accordance with proper protocols and regulations, and no washings will be directed to storm drainage.

## 3.13 Solid Waste and Hazardous Materials

Solid waste generated at the STS Personnel Village is collected by a private waste hauler and transported to contracted disposal facilities. Since the South Britain site currently serves the Personnel Village, the generated solid waste is expected to include basic household items commonly referred to as municipal solid waste.

Given the fact that the project site currently serves the Personnel Village, the generation of federally regulated hazardous waste is not expected above the current usage.

Based on discussions with STS personnel, each single family residence maintains an above ground oil tank within spill containment areas. Historically, the homes had underground tanks. It is unclear if the tanks have been removed or abandoned in place. The STS reports that there have been no reported spills or releases of hazardous materials at or in the immediate vicinity of the project area.

The proposed development does not include activities or facilities that will utilize hazardous materials or generate new types of hazardous waste streams. Therefore, no significant impacts are expected to occur.

A certain amount of construction and demolition related waste will be generated by the proposed development. Demolition debris from the South Britain Road site has the potential to be contaminated with asbestos, lead-based paint, or chemical residues and require special disposal. Based on discussions with STS staff, asbestos containing building materials have been identified at the existing buildings and lead based or lead containing paint is expected to be present based upon the age of the structures.

If lead based or lead containing paint is identified prior to demolition, work will be performed using lead-safe work practices and by workers with the appropriate OSHA training. Should any hazardous waste, asbestos, lead-based or lead-containing paint or lead contaminated soil be discovered during the construction activities, appropriate characterization and disposal would be performed in compliance with applicable state and federal regulations.

Disposal and recycling of removal waste materials at approved facilities will minimize the potential for adverse environmental impacts. The disposal of demolition waste will be handled in accordance with applicable solid waste statutes and regulations.

Clean fill can be used on site or at appropriate off-site locations. Clean fill does not include uncured asphalt, demolition waste containing material other than brick or rubble, contaminated demolition wastes (e.g., contaminated with oil or lead paint), tree stumps, or any kind of contaminated soils.

Other than temporary construction-related impacts, minimal impacts related to solid waste and hazardous materials are expected to be associated with the demolition and construction of development of senior housing.

Development of senior housing would result in the long-term reduction of the potential for human exposure to possible asbestos containing building materials and potential lead-based paint through the demolition and lawful off-site disposal of these types of materials.

Asbestos containing materials and lead-based paints are banned from all new construction and therefore will not be present in the proposed residential units despite the location.

Since natural gas utilities are sited along South Britain Road, development of senior housing at this site has the potential to utilize natural gas for heating and hot water generation. The current residential units utilize #2 fuel oil which is stored in individual tanks. The use of individual oil storage tanks increases the potential for accidental spills or releases. The future use of natural gas will eliminate the current potential for environmental releases associated with the current fuel oil storage tanks. The potential use of natural gas is also consistent with the 2013 Connecticut Comprehensive Energy Strategy which among other topics, calls for a substantial increase in the use of natural gas as a preferred energy source in both residential and commercial/industrial structures.

### 3.14 Energy

Development of senior housing is expected to have a positive impact on energy efficiency. Standard controls to reduce energy use and promote conservation will be implemented upon construction of the development. The senior housing is expected to be designed to meet the Connecticut Housing Finance Authority and the Connecticut Department of Housing, Multi-family Design Construction and Sustainability Standards, which as of 2014, subscribe to Energy Star Standards.

Examples of green features include that may be utilized are Energy Star appliances, roof mounted solar photovalic panels, window glazing and insulation, low flow plumbing fixtures and geothermal heat pumps.

As with any new construction project, energy usage will increase as a result of this project, particularly in regard to electricity and fossil fuel use. Renewable energy sources may be incorporated into the proposed project.

## 4.0 Impact Analysis Summary

### 4.1 Unavoidable Adverse Environmental Impacts

Certain adverse impacts are unavoidable as a result of new construction, regardless of which site the development is to occur. The impacts are predominantly in the category of short-term construction-related impacts, minimal increased traffic visiting the site, and additional long-term use of utilities and services.

Development of senior housing will undergo a construction phase wherein additional equipment will be utilized. A certain degree of additional truck and equipment use and access will be necessary during construction, which is unavoidable. Potential soil erosion and sedimentation impacts will be mitigated through construction management techniques. The following specific unavoidable environmental impacts have been identified for this project.

- *Traffic Generation*: Development of senior housing is projected to generate approximately 36 new trips during the weekday morning and 45 new trips during the afternoon peak hours. Such activity is not expected to substantially increase traffic volumes on the adjacent roadway systems; therefore traffic impacts are not expected to be significant.

- *Air Quality*: Construction activities may result in short-term impacts to ambient air quality due to direct emissions from construction equipment and fugitive dust emissions. These impacts are temporary and will affect only the immediate vicinity of the construction sites and their access routes. Emissions from project-related construction equipment and trucks are expected to be insignificant with respect to compliance with the NAAQSs. A number of mitigation measures have been proposed to offset these impacts.

### 4.2 Irreversible and Irretrievable Commitment of Resources

Development of senior housing will consume nonrenewable resources during the construction and ongoing operation (i.e., construction supplies, fuel, etc). Since these resources cannot be reused, they are considered to be irreversibly and irretrievably committed. Similarly, disposal of construction debris and wastes at a landfill and/or solid waste disposal facility will take up capacity in such facilities that is irreversible and irretrievable. Development of senior housing will result in an incremental increase in utility consumption. Finally, the irreversible and irretrievable expenditure of several million dollars is expected for the construction of the proposed development.

### 4.3 Cumulative Impacts

CEPA regulations require that the sponsoring agency for a project consider the cumulative impacts of its action. Cumulative impacts are those that result from the incremental impact of the proposed action when added to other past, present, or reasonably foreseeable future actions.

Once DAS transfers ownership of the property to the Town, there are no more state actions to the property.

Potential cumulative impacts associated with development of senior housing include the following:

- *Traffic and Parking*: Development of senior housing is expected to have minimal impact on cumulative traffic generation.

- *Utilities and Services*: Like all new development, the proposed senior housing will result in an additional demand for utilities and services, including potable water, wastewater, and electrical service. The proposed development is planned to be designed to Energy Star standards and would result in energy-efficient buildings.

- *Stormwater*: At any of the three contemplated sites, stormwater management would be designed to meet state standards and provide treatment for new impervious surfaces. At South Britain Road, the stormwater system would be significantly improved.

- *Solid Waste and Hazardous Materials* – New senior housing in Southbury will generate solid waste. These waste materials will be handled and disposed of in a manner that meets current laws. Construction and demolition debris will be segregated on site and reused or recycled to the extent that is feasible.

### 4.4 Mitigation Opportunities

The following mitigation measures have been identified to reduce or offset potential adverse impacts.

*Water Resources Mitigation Opportunities* – The most significant water resource mitigation opportunity is upgrade and/or design of stormwater collection and treatment facilities that apply best management practices.

*Energy Consumption* – The proposed senior housing is expected to be designed to Energy Star standards.

*Air Quality Mitigation Opportunities* – Numerous controls are proposed for minimizing short-term impacts to air quality from

fugitive dust and other pollutant emissions. The following mitigation measures have been identified for reducing the length of time that soils are exposed, off-site tracking, and vehicle and equipment emissions:

- Construction will be properly phased to minimize the length of time that soils are exposed before final materials are placed and landscaping is completed.
- Exposed earth will be stabilized with grass, pavement, or other cover as early as possible.
- Water or wetting agents will be used on exposed soil or gravel areas.
- Stockpiled material will be covered, shielded, or stabilized as necessary.
- Periodic sweeping of the construction site and driveway will be performed.
- Truck tires and equipment leaving the construction site will be periodically cleaned.
- Portable generators, on-site machinery, and vehicles will be properly maintained.
- Consideration will be given to using construction equipment with air pollution control devices and/or use of "clean" fuels including ultra-low sulfur diesel fuel (15 ppm sulfur), compressed natural gas or emulsified fuels (e.g., Purinox, approved by the California Air Resources Board).
- Anti-idling regulations will be followed.

*Construction and Demolition-Related Mitigation Opportunities*

The following additional measures will be taken to mitigate potential short-term, localized construction-related impacts:

- Major excavation is not an element of this project. The majority of the site, however, will be developed at existing grades. Material will be reused on site where appropriate. Disposal of unusable debris and soils will proceed in accordance with pertinent local, state, and federal regulations.
- Potential construction-related water quality and runoff impacts will be mitigated through the proposed stormwater management plan and erosion control plan. Construction-related erosion controls will be designed and installed in accordance with The Connecticut Council on Soil and Water Conservation *2002 Connecticut Guidelines for Soil Erosion and Sediment Control* to protect nearby wetlands and watercourses.
- Provisions for safety and security at the construction site will be reflected in the project specifications. Provisions for fencing, lighting, and other safety controls will be included in the project design.

### 4.5 Certificates, Permits and Approvals

Development of senior housing on any of the identified sites is potentially subject to environmental certificates, permits, and approvals listed in Table 4-1 below. Additional permits or approvals may be identified by review agencies during the design process. The acquisition of permits will be the responsibility of the site developer; the DAS will retain no responsibility for the site or its operations upon transfer or ownership.

Table 4-1
List of Potentially Required Construction and Operational Permits

| Permit/Approval | Reviewing Authority |
|---|---|
| Flood Management Certification | DEEP |
| WW Discharge Permit - Sanitary | DEEP |
| WW Discharge Permit - Process | DEEP |
| WW Discharge Permit – Fats, Oils and Greases | DEEP |
| Stormwater Permit | DEEP |
| Construction Dewatering Permit | DEEP |
| Wastewater Discharge Approval | Heritage Village Group |
| Certificate of Occupancy | State Building Inspector |
| Fire Safety Approval | State Fire Marshall |
| Driveway Permit | OSTA |

### 4.6 Project Costs and Benefits

At this time, funding for the proposed development has not been determined. However, based on the scope of the project, the construction cost for the project is expected to be on the order of several million dollars. The following specific benefits are expected to occur as a result of the construction and operation of new senior housing in Southbury.

- Creation of construction-related jobs over several years.
- Increase in the number of affordable senior housing units within Southbury.
- Improvement of the STS campus environment. Specifically, improvements will be made in regards to energy efficiency and stormwater management at the project site.

## *5.0 CONCLUSIONS*

Based on the foregoing analysis, the proposed action is unlikely to have a significant impact on the surrounding environment of the subject site.

If senior housing does not occur at the STS parcel, the options at the site are similar to those identified in the No Action alternative. Given the age and nature of the existing structures at STS, they are not ideal for adaptive reuse. The existing residential dwellings could be demolished and the parcel could be maintained as open space. If the land at STS is not conveyed to the Town of Southbury, and is not repurposed through adaptive reuse or open space, the buildings will be vacant once the Personnel Village closes. The structures would require maintenance to prevent them from coming into disrepair and would be at greater risk for vandalism.

By comparison, the construction of the senior housing on predominantly developed areas minimizes environmental impacts. Additionally, the 45-acre site has appropriate and available utility infrastructure to serve the proposed development; is large enough to site the proposed buildings and associated parking and access roads; and would be compatible with the STS plans for consolidation of facilities, while promoting coordination between State and local government.

Despite the advantages and disadvantages at the site, significant environmental impacts are not anticipated to occur under any of the action alternatives.

## *LIST OF PREPARERS*

The following individuals assisted in the preparation of this document:

Maryellen Edwards, Environmental Scientist, was the primary author.

Matthew J. Sanford, Professional Wetland Scientist, Associate, Milone & MacBroom, Inc. contributed to the assessment of wetlands and wildlife habitat.

David Murphy, P.E. CFM, Associate, Milone and MacBroom, Inc. served as an editor of this EIE.

Jeanine Armstrong Gouin, P.E., Vice President, Milone & MacBroom, Inc. is the project manager and primary reviewer.

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***LIST OF ACRONYMS AND ABBREVIATIONS***

| | |
|---|---|
| dBA | A-Weighted Decibels |
| CEPA | Connecticut Environmental Policy Act |
| CO | Carbon monoxide |
| DAS | Department of Administrative Services |
| DDS | Connecticut Department of Development Services |
| DEEP | Connecticut Department of Energy & Environmental Protection |
| DPH | Connecticut Department of Public Health |
| EIE | Environmental Impact Evaluation |
| EPA | Environmental Protection Agency |
| FEMA | Federal Emergency Management Agency |
| FIS | Flood Insurance Study |
| FMC | Flood Management Certificate |
| GIS | Geographic Information System |
| gpd | Gallons per day |
| HVAC | Heating, Ventilation and Air Conditioning |
| LEED | Leadership in Energy and Environmental Design |
| mgd | Million gallons per day |
| MMI | Milone & MacBroom, Inc. |
| NAAQS | National Ambient Air Quality Standards |
| NDDB | Natural Diversity Data Base |
| $NO_2$ | Nitrogen dioxide |
| $O_3$ | Ozone |
| OPM | Office of Policy and Management |
| Pb | Lead |
| PHV | Pierce Hollow Village |
| $PM_{10}$ | Particulate matter smaller than 10 micrometers in diameter |
| psi | Pounds per square inch |
| RCSA | Regulations of Connecticut State Agencies |
| s.f. | Square foot |
| SFHA | Special Flood Hazard Area |
| SHPO | Connecticut State Historic Preservation Office |
| $SO_2$ | Sulfur dioxide |
| STC | Connecticut State Traffic Commission |
| STS | Southbury Training School |

~End~

APPENDIX A
Public Scoping Comments
and SHPO Correspondence


**ENVIRONMENTAL MONITOR**

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## Environmental Monitor Archives


**November 19, 2013**

**Scoping Notices**

1. Reconstruction of Atlantic Street and MNRR Bridge Replacement, Stamford
2. **NEW!** Lake Compounce Campground Expansion, Southington
3. **NEW!** Southbury Affordable-Elderly Housing Development, Southbury

**Post-Scoping Notices: Environmental Impact Evaluation (EIE) Not Required**

1. **NEW!** Francis J. Clarke Industrial Park Expansion, Bethel

**Environmental Impact Evaluations**

1. **NEW!** UConn Main Accumulation Area for Regulated Waste, Mansfield

**State Land Transfers**

1. Former Cedarcrest Hospital, Newington - Recommendation of the Commissioner of Energy & Environmental Protection.

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**The next edition of the Environmental Monitor will be published on December 3, 2013.**

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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 the Reconstruction of Atlantic Street, and Metro North Railroad (MNRR) Bridge Replacement

**Municipality where proposed project might be located**: Stamford, CT

**Address of Possible Project Location**: Atlantic Street, Stamford, CT

**Project Description**: Atlantic Street is currently an undivided road with one lane of traffic in each direction under the MNRR Bridge. Sidewalks approximately 8 feet wide are provided on both sides of the road and are separated from the roadway by the bridge piers. Atlantic Street widens just north of its intersection with South State Street and the I-95 Northbound Exit 8 ramp to five total lanes, three southbound and two northbound. With the recent construction of the Stamford Urban Transitway (SUT), Atlantic Street widens

just south of the MNRR Bridge to six total lanes, four southbound and two northbound.

The Atlantic Street underpass, located approximately 900 feet east of the Stamford Transportation Center, was originally constructed in 1896 and consists of riveted steel thru-girders supported by brownstone masonry abutments and steel pier bents. The bridge presently carries five MNRR tracks over Atlantic Street. The bridge serves as a gateway between the Stamford Central Business District (CBD) and areas south of the rail corridor. The underpass is adjacent to Station Place, which is the main access to the station and the location of the main parking garage. Atlantic Street therefore provides significant access between I-95, the station, the CBD and to south Stamford. This structure is classified as functionally obsolete due to the narrow underpass width as well as the existing minimum vertical clearance of 12'-4" which restricts the use of Atlantic Street by larger vehicles, including those operated by emergency service providers. As is typical for structures of its age, the bridge's structural components have deteriorated and require regular maintenance to ensure its operational sufficiency.

The purpose of this project is to improve the horizontal and vertical geometry for Atlantic Street at the bridge, to increase the roadway capacity by providing additional travel lanes on Atlantic Street, and to improve pedestrian circulation in the vicinity of the Transportation Center to the extent possible. It was also determined that the project should include provisions for an additional track for the railroad, as well as a platform to service this track. The resulting layout accommodates these needs.

The new bridge will consist of concrete-encased steel girders supported by new concrete abutments with a new center pier. The proposed increases in overall span length and cross-sectional width of the new structure will require the reconstruction of the existing railroad retaining walls along South State Street. Concrete form liners or other means will be used to recreate the aesthetic elements of the existing structures. At the request of the City of Stamford, the brownstone which comprises the existing bridge abutments and portions of the retaining walls will be salvaged and turned over to the City for reuse.

The proposed roadway cross-section of Atlantic Street under MNRR as coordinated between the Department and the City of Stamford will consist of three 11-foot lanes in each direction with 2-foot outside shoulders. A right-turn only lane will be provided in the northbound direction onto South State Street. An approximately 6-foot wide median will be provided to accommodate the bridge pier which will divide each direction of traffic on Atlantic Street. An 8-foot wide sidewalk will be provided on both sides of Atlantic Street.

The proposed vertical alignment on Atlantic Street will accommodate the required depth of the bridge structure and provide a 14.5' minimum vertical clearance, which meets functional standards. This alignment will require the lowering of Atlantic Street by approximately 3.7 feet at the maximum. The limits of the proposed roadway reconstruction and lowering are between North State Street and Dock Street/SUT. Extensive utility relocations and modifications are required in order to accommodate the revised bridge structure and the changed profile of Atlantic Street.

The lowering of Atlantic Street will also impact the intersections of Atlantic Street and the I-95 NB Exit 8 ramp, and Atlantic Street and Manhattan Street.

Because the existing Exit 8 ramp is already quite steep, it cannot remain in its current configuration with the proposed lowering of Atlantic Street. As a result, it is proposed to construct a new bridge to carry the ramp over Atlantic Street and establish a new touchdown on South State Street between the Atlantic Street and Canal Street intersections. A new signalized intersection will be created at the touchdown.

Manhattan Street will be lowered at the Atlantic Street intersection and then rise to meet the existing grade at a point approximately 100 feet from Atlantic Street. This will require some regrading of Manhattan Street and its sidewalks, but there no private property impacts are anticipated as resulting from this work.

**Project Maps**: Click here to view maps of the project area.

**Written comments from the public are welcomed and will be accepted until the close of business on:** Friday, **December 6, 2013**

**There will be a Public Scoping Meeting for this project at:**

**DATE**: Tuesday, **November 19, 2013**

**TIME**: 7:00 PM

**PLACE**: Government Center (4th Floor-Cafeteria), 888 Washington Boulevard, Stamford, CT

**NOTES**: The meeting location is accessible to persons with disabilities. Deaf and hearing impaired persons and those with limited english proficiency wishing to attend this meeting and requiring an interpreter may make arrangements by contacting the Department's Office of Communication at 860-594-3062 (voice only) at least five days prior to the meeting.

**Written comments should be sent to**:

**Name**: Mr. Scott A. Hill, Manager of Bridges and Facilities
**Agency**: State of Connecticut Department of Transportation
**Address**: 2800 Berlin Turnpike, Newington, CT 06131
**E-Mail**: Scott.Hill@ct.gov

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

**project, contact**:

**Name**: Mr. Robert P. Brown
**Agency**: State of Connecticut Department of Transportation
**Address**: 2800 Berlin Turnpike, Newington, CT 06131
**Phone**: 860-594-3207
**E-Mail**: Robert.Brown@ct.gov

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## 2. Notice of Scoping for Lake Compounce Campground Expansion

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

**Address of Possible Project Location**: Enterprise Drive, Southington, CT

**Project Description**: Festival Fun Parks LLC (d/b/a Lake Compounce Amusement Park) is seeking state financial assistance for the expansion of the existing amusement park to include a campground facility. The proposed expansion project will consist of a 30 acre campground area that will allow the park to draw overnight visitors from neighboring states. The proposed activities include construction of cabins and RV sites, a welcome center, a power transformer station, extension of sewer & water service to the camping area, recreational fields and other associated project elements.

**Project Maps**:

Click here to view a Location Map of the project area.

Click here to view a Site Plan of the project area.

**Written comments from the public are welcomed and will be accepted until the close of business on December 19, 2013.**

**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 29, 2013.**

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

**Name**: Mark Hood
**Agency**: Department of Economic and Community Development
**Address**: 505 Hudson Street, Hartford, CT 06106
**Fax:** 860-270-8157
**E-Mail**: mark.hood@ct.gov

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

**Name**: Mark Hood
**Agency**: Department of Economic and Community Development
**Address**: 505 Hudson Street, Hartford, CT 06106
**Phone**: 860-270-8089
**Fax:** 860-270-8157
**E-Mail**: mark.hood@ct.gov

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## 3. Notice of Scoping for Affordable-Elderly Housing Development

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

**Addresses of Possible Project Locations**: Southbury Training School (1230 South Britain Road), 105 Kettletown Road, and 415 Roxbury Road, Southbury, Connecticut

**Project Description**: In accordance with Section 5 of Special Act (SA) No. 13-23, the Town of Southbury shall conduct an Environmental Impact Evaluation in the event that the Connecticut Department of Developmental Services (DDS) certifies it no longer needs a portion (approximately 45 acres) of its Southbury Training School (STS) property known as "Personnel Village (East)" located at 1230 South Britain Road. Pursuant to SA 13-23, the Town of Southbury shall use the STS parcel for housing purposes only and may lease the parcel to a nonprofit organization for senior housing purposes. In the event DDS certifies the subject parcel is no longer needed, the Department of Administrative Services shall convey the site to the Town of Southbury.

The Town of Southbury desires additional affordable-elderly housing and has identified and supports a proposed project to meet this need. Southbury Elderly Housing, Inc. (SEH) is a not-for-profit organization

in Southbury that develops and owns affordable housing for the elderly. SEH proposes to provide new housing to meet this need within the Town of Southbury. SEH's vision is "to create, over a period of years, four two-story Senior Housing buildings, each with approximately 45 one bedroom apartments and some limited congregate living facilities." (See full description below).

In order to implement this proposed development, SEH has identified three (3) potential sites within the Town of Southbury to accommodate this proposal.

- **Site 1** is the 45-acre site noted above which is currently under the care, control, and custody of DDS and currently houses a portion of its residential population. SEH is only interested in the Site 1 if DDS no longer needs the site for residential purposes and the site ownership is transferred to the Town of Southbury. The Town of Southbury would lease the property to SEH.
- **Site 2** is a 22-acre site located at 105 Kettletown Road and is owned by the Town of Southbury.
- **Site 3** is a 13-acre site located at 415 Roxbury Road and is owned by the Town of Southbury.

In July 2013, the SEH Building Committee issued a Request for Proposal for a Housing Development Consultant. The Scope of Work entailed creating and developing a housing site plan at the STS Site and the following project description:

**SEH Project Description:**

Southbury Elderly Housing, Inc. is proposing an expansion of its low income senior housing program in Southbury. Its purpose is to continue to develop quality affordable residential units to meet the demand for additional elderly housing. Since opening its first facility in 1985 there has been a waiting list of ranging from 115 to 300 persons for an apartment, meaning a 3-4 year wait.

The proposed project would be accomplished over time with four distinct building projects. The proposed project is anticipated to have four (4) two-story senior affordable housing buildings, each with approximately 45 apartments. The four buildings would accommodate approximately 180 residents in single bedroom apartments. Each building would have its own community room, laundry room, mailbox area, kitchen and offices for the support staff. One of the buildings may have a commercial kitchen to accommodate a senior lunch program.

The complex would be built with advanced "green" design to reduce energy use and to make the complex a low maintenance yet attractive and welcoming site.

**Project Map(s)**: Click here to view a map of the project area. Click on the following links to the site maps: Site 1, Site 2, and Site 3.

**Written comments from the public are welcomed and will be accepted until the close of business on: December 19, 2013.**

**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 29, 2013.**

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

| | |
|---|---|
| **Name**: | Shane P. Mallory, RPA, Administrator, Leasing and Property Transfer |
| **Agency**: | State of Connecticut, Department of Administrative Services |
| **Address**: | 165 Capitol Ave, G-1, Hartford, Connecticut 06106 |
| **Fax:** | (860) 713-7355 |
| **E-Mail**: | shane.mallory@ct.gov |

**Send copies of comments and any requests to the following:**

| | |
|---|---|
| **Name**: | Carol S. Hubert, Chief of Staff, Office of the First Selectman |
| **Agency**: | Town of Southbury |
| **Address**: | 501 Main Street South, Southbury, Connecticut 06488 |
| **Phone:** | (203) 262-0647 |
| **E-Mail**: | Select2@southbury-ct.gov |

| | |
|---|---|
| **Name**: | Helena (Lainie) Jedlinsky |
| **Agency**: | Southbury Elderly Housing, Inc. |
| **Address**: | 507 Roxbury Road, Southbury, Connecticut 06488 |
| **Phone:** | (203) 264-5561 |
| **E-Mail**: | lainiej@snet.net |

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

| | |
|---|---|
| **Name**: | Carol S. Hubert, Chief of Staff, Office of the First Selectman |
| **Agency**: | Town of Southbury |

**Address**: 501 Main Street South, Southbury, Connecticut 06488
**Phone:** (203) 262-0647
**E-Mail**: Select2@southbury-ct.gov

**The agency expects to release an Environmental Impact Evaluation for this project, for public review and comment, in May, 2014.**

**Other information**: Special Act H.B. No. 6672

## 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.

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

### 1. Post-Scoping Notice for Francis J. Clarke Industrial Park Expansion

**Municipality where project will be located:** Bethel

**CEPA Determination:**

On August 6, 2013 the Department of Economic and Community Development (DECD) published a Notice of Scoping to solicit public comments for this project in the Environmental Monitor to determine CEPA obligations. Based on the comments received during the Scoping Period the Town of Bethel decided to reduce the size of the proposed industrial park expansion. Since the overall scope of the project had changed the DECD decided to publish a revised Scoping Notice to seek state agencies and public comments regarding the proposed project. A revised Notice of Scoping was published on the Environmental Monitor on October 8, 2013 and the public comment period ended on November 8, 2013. Scoping comments were received from the Department of Energy and Environmental Protection, the Department of Public Health and the Office of Policy Management. The issues/concerns raised by State agencies are explained in the attached Environmental Assessment Checklist. The agency's conclusion is documented in the attached Memo of Findings and Determination. The DECD does not recommend preparation of an Environmental Impact Evaluation to determine the extent of cumulative impacts associated with the proposed project.

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

**Name**: Mark Hood

**Agency**: Department of Economic and Community Development

**Address**: 505 Hudson Street, Hartford, CT 06106

**Phone**: 860-270-8089

**Fax:** 860-270-8157

**E-Mail**: mark.hood@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*.

## 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).

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

### 1. Notice of EIE for the University of Connecticut Main Accumulation Area

**Municipality where project is proposed:** Mansfield

**Address of Possible Project Location:** UConn North Campus "Parcel G" Site, located between the existing North Hillside Road and C Lot on the University of Connecticut Storrs Campus, Mansfield, Connecticut

**Project Description:** The University of Connecticut (UConn) proposes to construct a new centralized facility for the temporary storage of chemical, biological, and low-level radioactive wastes from the University's academic research and teaching laboratories and facility operations on the Storrs campus. To protect public health and the environment and to ensure regulatory compliance, these wastes are managed by the UConn Division of Environmental Health & Safety (EH&S) in compliance with local, state, and federal regulations, as well as University health and safety policies and procedures.

The existing MAA is adequate to serve the current needs of the University and meets or exceeds state and federal requirements for safety and environmental protection. The existing MAA is located within the Fenton River watershed and the drainage basin of the Willimantic Reservoir, which is a public water supply. Although the facility has been operated safely since it was established in 1989, the University recognizes the public concern that remains about the location of the facility within the public water supply watershed. Also, space on the existing site is limited, resulting in poor circulation for waste transport vehicles, and its design is inconsistent with modern MAA facilities at other comparable research institutions. Further, the existing facility is expected to have difficulties meeting future needs without dramatically increasing the frequency of off-site waste shipments.

In 2012, UConn convened an Advisory Committee consisting of representatives from the Town of Mansfield, Windham Water Works, local watershed organizations, the Connecticut Institute of Water Resources, and University of Connecticut staff from Public Safety, Environmental Policy, and Residential Life. The Advisory Committee conducted a siting study to identify and assess potential sites for an upgraded MAA facility. The study recommended a prioritized list of alternative sites with the preferred alternative being the North Campus "Parcel G", located between the existing North Hillside Road and C Lot. This site is also located outside of the public water supply watershed.

The Proposed Action consists of constructing a new MAA facility on the North Campus Parcel G site and decommissioning of the existing MAA. The proposed facility consists of a waste storage building with a footprint of approximately 5,800 square feet and an overall site that is approximately 0.75 acres to accommodate vehicle circulation and parking.

The University has prepared an Environmental Impact Evaluation (EIE) to further evaluate the potential environmental impacts of the Proposed Action, as well as other alternative sites considered, including the existing location (i.e., the No Action alternative).

**Project Map:**

Click here to view a map of the site of the proposed MAA on North Campus Parcel G.

**Comments on this EIE will be accepted until the close of business on: January 19, 2014**

**The public can view a copy of this EIE at:**

Mansfield Town Clerk's Office, Audrey P Beck Municipal Building, 4 South Eagleville Road, Mansfield, CT

Mansfield Public Library, 54 Warrenville Road, Mansfield, CT

The EIE can also be viewed on line by clicking on the link below:

Environmental Impact Evaluation, University of Connecticut, Main Accumulation Area

Appendix B

**A copy of the EIE will be available at the following website:**
http://www.envpolicy.uconn.edu/eiestorage.html

**A public hearing will be held on this EIE on:**

DATE: **January 8, 2014**

TIME: 7:00 p.m. (Doors will be open at 6:00 p.m. to allow review of informational materials.)

PLACE: Room 146, UConn Bishop Center; One Bishop Circle; Storrs, CT

**Written comments should be sent to:**

Name: Jason Coite

Agency: University of Connecticut – Office of Environmental Policy

Address: 31 LeDoyt Road, U-3055, Storrs, Connecticut 06269

Phone: 860-486-9305

Fax: 860-486-5477

Email: jason.coite@uconn.edu

**If you have questions about the public hearing, or other questions about the EIE, contact Mr. Coite as directed above.**

## 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 five-step process.

### 1. Recommendation of the Commissioner of Energy & Environmental Protection Regarding a Proposed State Land Transfer in Newington (Step III)

**Address of Property** : 525 Russell Road, Newington

**Commonly used name of property or other identifying information**: former Cedarcrest Hospital

**Number of acres to be transferred**: 88.5 acres

Click to view map of property location

Previous editions of the Environmental Monitor have included notices pertaining to this proposed transfer:

Click here to view the original notice of intent to transfer the property (Step I).

The Department of Energy & Environmental Protection recommends protection of identified natural resources located on a portion of the subject property. Click here to read that recommendation and information concerning the environmental resources considered in this recommendation.
**Comments from the public are welcome in this process. Comments may include information about significant natural resources or recreation resources on the property, as well as recommendations for means to preserve such resources. Comments must be received by the close of business on: November 22, 2013**

**Written comments* should be sent to:**


| | |
|---|---|
| Name : | David Fox |
| Agency : | Department of Energy & Environmental Protection |
| | Office of Envrionmental Review |
| Address : | 79 Elm St. |
| | Hartford, CT 06106-5127 |
| Telephone: | 860-424-4111 |
| E-Mail : | david.fox@ct.gov |


***E-Mail submissions are preferred.**

**WHAT HAPPENS NEXT:**

- The Commissioner of Energy & Environmental Protection will respond to any comments received concerning this parcel in a Step IV Notice in a future edition of the Environmental Monitor.
- If no comments are received concerning this parcel, the Department will consider that all public notice requirements of CGS section 4b-47 have been satisfied.

The Connecticut Department of Energy and Environmental Protection is an Affirmative Action/Equal Opportunity Employer that is committed to complying with the requirements of the **Americans with Disabilities Act**. Please contact us at (860) 418-5910 or deep.accommodations@ct.gov if you: have a disability and need a communication aid or service; have limited proficiency in English and may need information in another language; or if you wish to file an ADA or Title VI discrimination complaint.

**Sign up for e-alerts** to receive a reminder e-mail on Environmental Monitor publication dates.

The Adobe Reader is necessary to view and print Adobe Acrobat documents, including some of the maps and illustrations that are linked to this publication. If you have an outdated version of Adobe Reader, it might cause pictures to display incompletely. To download up-to-date versions of the free software, click on the Get Acrobat button, below. This link will also provide information and instructions for downloading and installing the reader.

Get Acrobat Reader Download the free Acrobat Reader!

Access.Adobe is a tool that allows blind and visually impaired users to read any documents in Adobe PDF format. For more information, read the product overview at Adobe.com .

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# STATE OF CONNECTICUT
## DEPARTMENT OF PUBLIC HEALTH

**Jewel Mullen, M.D., M.P.H., M.P.A.**
**Commissioner**

**Dannel P. Malloy**
**Governor**
**Nancy Wyman**
**Lt. Governor**

December 19, 2013

Shane P. Mallory, RPA
Administrator, Leasing and Property Transfer
Department of Administrative Services
165 Capitol Ave., G-1
Hartford, CT 06106

Re: Notice of Scoping for the Affordable Elderly Housing Development

Dear Mr. Mallory:

The Department of Public Health Drinking Water Section's Source Water Protection Unit has reviewed the above Notice of Scoping. Please refer to the attached report for our comments and recommendations.

If you have any questions regarding these comments, please call Pat Bisacky of this office at (860) 509-7333.

Sincerely,

Eric McPhee
Supervising Environmental Analyst
Drinking Water Section

Cc: Carol S. Hubert, Chief of Staff, Office of the First Selectman, Southbury
Raymond Adamaitis, General Manager, Heritage Water Company

Connecticut Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359 • VP: (860) 899-1611
410 Capitol Avenue, MS#51WAT, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

# STATE OF CONNECTICUT
## DEPARTMENT OF PUBLIC HEALTH

**Jewel Mullen, M.D., M.P.H., M.P.A.**
**Commissioner**

**Dannel P. Malloy**
**Governor**
**Nancy Wyman**
**Lt. Governor**

MEMORANDUM

| | |
|---|---|
| TO: | Eric McPhee, Supervising Environmental Analyst |
| FROM: | Patricia Bisacky, Environmental Analyst 3 |
| DATE: | December 19, 2013 |
| SUBJECT: | Notice of Scoping for Affordable Elderly Housing Development |
| DPH PROJECT #: | 2013-0291 |
| TOWN: | Southbury |

The Source Water Protection Unit of the Department of Public Health (DPH) Drinking Water Section (DWS) has reviewed the Notice of Scoping for the Affordable Elderly Housing Development in Southbury, Connecticut. Southbury Elderly Housing, Inc. (SEH) is proposing an expansion of its low income senior housing program in Southbury. Its purpose is to continue to develop quality affordable residential units to meet the demand for additional elderly housing. In order to implement this proposed development, SEH has identified three (3) potential sites within the Town of Southbury to accommodate this proposal. Sites 1 and 2 are not within public drinking water source water areas; therefore the DWS has no comments related to these two options.

Site 3 is located in the Level A Aquifer Protection Area (APA) of the Heritage Water Company's wellfield, a source of public drinking water for the customers of the Heritage Water Company (PWSID #CT1300021). To protect the source of public drinking water construction best management practices should be adhered to. Best management practices include but are not limited to:

- **Construction Maintenance:** No construction should take place before erosion and sedimentation controls are installed. These controls should be installed, properly functioning, inspected regularly and remain in place throughout the project. All activities should be conducted during dry weather conditions. During construction and until a vegetative cover is reestablished, the project area should be inspected daily and after rainfall to verify erosion control measures are properly maintained. No herbicides or pesticides should be in any seed mix.

- **Emergency Response Plan:** Develop an Emergency Spill Response Plan before construction begins. Spill response equipment should be available on-site at all times along with personnel trained in the proper use of such equipment.

- **Hazardous Materials Storage:** Hazardous materials should be removed from the site during non-work hours or otherwise stored in a secure area to prevent vandalism. Place covered trashcans and recycling receptacles around the site. Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under a roof or cover with tarps or plastic sheeting. Never clean a dumpster by hosing it down on site.

Phone: (860) 509-7333 • Fax: (860) 509-7359 • VP: (860) 899-1611
410 Capitol Avenue, MS#51WAT, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

- **Vehicles and Machinery:** A specific area of the project site outside of the public water supply source water areas should be designated for auto parking, vehicle refueling and routine equipment maintenance. Methods and locations of refueling, servicing, and storage of vehicles and machinery should be addressed and included as notes on the final site plans. All equipment fueling or minor repairs should occur on a fueling pad. Onsite fuel storage for heavy equipment should have containment and be located in a secure area where it will not be vandalized or struck by equipment or vehicles on the job site.

- **Sanitation:** Make sure portable toilets are in good working order. Check frequently for leaks.

- **Notification:** Notification of the project start date should be sent to all affected public water systems as soon as it has been determined. A representative of the Heritage Water Company should be granted site access to review compliance with construction site best management practices. The Heritage Water Company and Drinking Water Section must be notified immediately of any chemical/fuel spill at the construction site, along with the Department of Energy and Environmental Protection's (DEEP) Oil and Chemical Spill Response Unit. Emergency telephone numbers and a statement identifying the construction site as a sensitive public water supply area should be posted where they are readily visible to contractors and other on-site personnel. A note should be added to the site plans stating the sensitivity of the area.

In addition, the Notice of Scoping indicates that this project would be built with advanced "green" design to reduce energy use. If "green" design includes low impact development (LID) practices for storm water management, the DEEP Storm Water Manual should be consulted. In addition to the guidelines in the Storm Water Manual, the DWS offers the following recommendations to protect public drinking water sources of supply from inadvertent contamination when implementing LID:

- **Infiltrate only clean water:** The DWS recommends direct infiltration of clean water only. Roof water is generally clean but the designer must be aware of any mechanical facilities, vent discharges or stagnating water on roofs that may pose a contamination threat.

- **Winter Roadway Maintenance:** Certain winter road maintenance practices coupled with infiltration of storm water may result in inadvertent contamination of ground water that is difficult to remediate. The following EPA Source Water Protection Practices Bulletin offers winter maintenance advice to protect sources of public drinking water: http://www.epa.gov/safewater/sourcewater/pubs/fs_swpp_deicinghighway.pdf .

- **Spill Prevention, Control and Countermeasures:** A spill prevention, control and countermeasures plan for the facility should be developed. Low impact development practices pose a different set of considerations from traditional designs when developing an SPCC plan for a facility. Removal of curbing and catch basins and installation of pervious pavement are examples of practices that require this consideration.

- **Best Management Practices Recommendations:** The DEEP has developed numerous Aquifer Protection Area Best Management Fact Sheets. These are found in the DEEP Connecticut Aquifer Protection Area Program's Municipal Manual at: http://www.ct.gov/deep/cwp/view.asp?a=2685&q=486902&deepNav_GID=1654 . These best management practices supplement the above recommendations.

POMPERAUG RIVER WATERSHED COALITION



December 2, 2013

Shane P. Mallory
RPA Administrator, Leasing and Property Transfer
State of Connecticut
Department of Administrative Services
165 Capitol Ave, G-1
Hartford, Connecticut 06106

Subject: Notice of Scoping for Affordable-Elderly Housing Development in Southbury, Connecticut

Dear Mr. Mallory:

The Pomperaug River Watershed Coalition ("PRWC") uses science, education and outreach in its mission to ensure that waters of the 90-square mile Pomperaug River Watershed, which includes much of the Town of Southbury, are kept pure and plentiful. As a coalition, we steward the environment in partnership with State and local officials, business leaders and our citizen volunteers.

In response to the subject project scoping study (aka "Pierce Hollow Village"), PRWC is not requesting the sponsoring agency hold a Public Scoping Meeting. It is noted, however, that the proposed project location (Site 1) is within the Transylvania Brook watershed, a subregional drainage basin to the Pomperaug River, and touches on an aquifer protection area (A-124). PRWC requests that future site planning address water supply, wastewater treatment and land use protection for the 180 unit housing complex. Such planning should include both the construction phase of the project along with the long term use of the site. PRWC is available as a resource should either the Town of Southbury or Southbury Elderly Housing, Inc. request our assistance.

Thank you for the opportunity to present these comments. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Len DeJong
Executive Director

c. Carol Hubert – Town of Southbury
Helena Jedlinsky – Southbury Elderly Housing, Inc.
John Lacadie - PRWC



Tel 203-263-0076 www.pomperaug.org info@pomperaug.org
39 Sherman Hill Road, Suite C-103, Woodbury, Connecticut 06798

**Grace Meadows**
**Southbury Elderly Housing Inc.**
**Pomperaug Senior Housing Inc.**
**380 N. Poverty Road, Southbury, CT 06488**



December 4, 2013

Shane P. Mallory, RPA, Administrator, Leasing & Property Transfer
State of Connecticut, Department of Administrative Services
165 Capitol Ave., G-1, Hartford, CT 06106 ~~Services~~

Dear Mr. Mallory:
The Board of Directors of Grace Meadows (Southbury Elderly Housing, Inc. and Pomperaug Senior Housing, Inc.) enthusiastically supports the proposed senior housing development in Southbury as described in the Environmental Monitor issue of November 19, 2013.

The need for affordable senior housing is great. The combined wait list for an apartment in the existing Grace Meadows facilities is almost 300 names long, which usually indicates a wait of about 3 to 4 years. For some seniors, this is tantamount to "never." The people who apply invariably have a personal connection to Southbury, such as family or previous residence in our town. Thus, insufficient affordable housing here affects many more people than the applicants themselves.

In our search for a suitable property, we looked at several sites. We considered a number of criteria, including opportunity for long term expansion. The approximately 45-acre section of Southbury Training School as described in the Environmental Monitor is far and away the most suitable.

This board of dedicated volunteers is passionate in its desire to serve our senior population and sincerely hopes for the necessary approvals as we move through the requisite steps that will convert a dream into reality.

Very truly yours,

Helena Jedlinsky

Helena Jedlinsky,
For the Board of Directors

Rev. Fredrick McGee, President, Joel Abramson, Vice President, Helena Jedlinsky, Secretary, Atty. Robert J. Cartoceti, Treasurer, June Bennett, Ivan Johnson, Jack Muscolino, Rev. Marston Price, Rev. Jim Welty, Rudolph Zeidler

# STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Jewel Mullen, M.D., M.P.H., M.P.A.
Commissioner

Dannel P. Malloy
Governor
Nancy Wyman
Lt. Governor



December 6, 2013

Shane P. Mallory
Department of Administration Services
165 Capitol Avenue, G-1
Hartford, CT 06106

RE: Notice of Scoping for Affordable-Elderly Housing Development, Southbury

Dear Mr. Mallory:

A review of the scoping notice reveals limited information at this stage of the proposed development. However, the project description does mention construction of four two-story senior affordable housing buildings, each with approximately 45 apartments to accommodate 180 residents. If a building is to be constructed, it should be built using radon resistant features for occupied spaces.

The following summarizes the Department's position with regard to radon:

**A. Radon**

The Connecticut Department of Public Health Radon Program recommends that during the construction of the building, radon resistant features should be built into the infrastructure of the building.

The list below describes the basic components of radon resistant new construction:

- A gas permeable layer, such as 4-inch gravel, placed beneath the slab to allow soil gases to move freely underneath the building
- Plastic sheeting over the gas permeable layer and under the slab to help prevent soil gases from entering the home
- Sealing and caulking all openings in the foundation floor to reduce soil gas entry
- A vent pipe, such as 6 inch PVC pipe, to run from the gas permeable layer through the building to the roof to safely vent soil gases above the building
- An electrical junction box installed in case an electric venting fan is needed later

Connecticut Department of Public Health

Phone: (860) 509-7293 • Fax: (860) 509-7295 • VP: (860) 899-1611
410 Capitol Avenue, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

The facility should be tested for radon after construction is completed. If radon results are at or above 4.0 picocuries per liter (pCi/L), the existing system should be activated by installing an in-line fan.

Additional inquiries on the subject of radon resistant new construction can be directed to Francesca Provenzano, Health Program Supervisor of the Radon Program, at 860-509-7367.

Sincerely,

Suzanne Blancaflor, M.S., M.P.H.
Chief, Environmental Health Section

Cc: Carol S. Hubert, Chief of Staff, Office of the First Selectman, Town of Southbury
Helena Jedlinsky, Southbury Elderly Housing, Inc., Southbury

*Engineering, Planning*
*Landscape Architecture*
*and Environmental Science*

MILONE & MACBROOM®

October 3, 2013

Mr. Daniel Forrest
Connecticut Commission on Culture & Tourism
Historic Preservation and Museum Division
One Constitution Plaza
Second Floor
Hartford, CT 06103

**RE: Environmental Impact Evaluation**
**Southbury Training School**
**Land Transfer for Pierce Hollow Elderly Housing**
**MMI #2097-14-1**

Dear Mr. Forrest:

We are herein requesting a review from your office of the archaeological resources in the area of the above-referenced project. Milone & MacBroom, Inc. (MMI) has been retained by a client to develop an Environmental Impact Evaluation for a potential residential development. At this time, there are no layout plans or designs to evaluate.

Enclosed is a map showing the location of the project site. Please feel free to contact me should you or your staff have any questions regarding this request. I have sent a similar request for an archaeological review to Dr. Nicholas Bellantoni at the Connecticut Museum of Natural History.

Very truly yours,

MILONE & MACBROOM, INC.

Maryellen Edwards

Maryellen Edwards
Environmental Scientist

Enclosure

2097-14-1-o313-2-ltr.doc

*Engineering, Planning*
*Landscape Architecture*
*and Environmental Science*

MILONE & MACBROOM®

October 3, 2013

Dr. Nicholas Bellantoni
State Archaeologist
Connecticut State Museum of Natural History
The University of Connecticut
U-23
75 North Eagleville Road
Storrs, CT 06269-3023

**RE: Environmental Impact Evaluation**
**Southbury Training School**
**Land Transfer for Pierce Hollow Elderly Housing**
**MMI #2097-14-1**

Dear Dr. Bellantoni:

We are herein requesting a review from your office of the archaeological resources in the area of the above-referenced project. Milone & MacBroom, Inc. (MMI) has been retained by a client to develop an Environmental Impact Evaluation for a potential residential development. At this time, there are no layout plans or designs to evaluate.

Enclosed is a map showing the location of the project site. Please feel free to contact me should you or your staff have any questions regarding this request. I have sent a similar request for a historical, architectural, or archaeological review to Mr. Daniel Forrest at the Connecticut Historical Commission.

Very truly yours,

MILONE & MACBROOM, INC.

Maryellen Edwards

Maryellen Edwards
Environmental Scientist

Enclosure

2097-14-1-o313-1-ltr.doc

*Engineering, Planning,*
*Landscape Architecture*
*and Environmental Science*

MILONE & MACBROOM®

December 30, 2013

Dr. Nicholas Bellantoni
State Archaeologist
Connecticut State Museum of Natural History
The University of Connecticut
U-23
75 North Eagleville Road
Storrs, CT 06269-3023

**RE: Environmental Impact Evaluation**
**Kettletown Road and Roxbury Road Sites (Southbury)**
**Pierce Hollow Elderly Housing**
**MMI #2097-14-4**

Dear Dr. Bellantoni:

We are herein requesting a review from your office of the archaeological resources in the area of the above-referenced project sites. Milone & MacBroom, Inc. (MMI) has been retained by a client to develop an Environmental Impact Evaluation for a potential residential development. At this time, there are no layout plans or designs to evaluate.

Enclosed are maps showing the locations of the proposed project sites. Please feel free to contact me should you or your staff have any questions regarding this request. I have sent a similar request for a historical, architectural, or archaeological review to Mr. Daniel Forrest at the Connecticut Historical Commission.

Very truly yours,

MILONE & MACBROOM, INC.

Maryellen Edwards

Maryellen Edwards
Environmental Scientist

Enclosures

2097-14-4-d3013-1-ltr.doc

*Engineering, Planning,*
*Landscape Architecture*
*and Environmental Science*

MILONE & MACBROOM®

December 30, 2013

Mr. Daniel Forrest
Connecticut Commission on Culture & Tourism
Historic Preservation and Museum Division
One Constitution Plaza
Second Floor
Hartford, CT 06103

**RE: Environmental Impact Evaluation**
**Kettletown Road and Roxbury Road Sites (Southbury)**
**Pierce Hollow Elderly Housing**
**MMI #2097-14-4**

Dear Mr. Forrest:

We are herein requesting a review from your office of the historic resources in the area of the above-referenced project sites. Milone & MacBroom, Inc. (MMI) has been retained by a client to develop an Environmental Impact Evaluation for a potential residential development. At this time, there are no layout plans or designs to evaluate.

Enclosed are maps showing the locations of the proposed project sites. Please feel free to contact me should you or your staff have any questions regarding this request. I have sent a similar request for an archaeological review to Dr. Nicholas Bellantoni at the Connecticut Museum of Natural History.

Very truly yours,

MILONE & MACBROOM, INC.

Maryellen Edwards

Maryellen Edwards
Environmental Scientist

Enclosures

2097-14-4-d3013-2-ltr.doc

APPENDIX B
Heritage Village Water Company Documentation

Maryellen

*Heritage Village Water Company*
*Heritage Road • Southbury, CT 06488*
*(203) 264-8100 • FAX (203) 264-6417*

November 15, 2013

Ms. Maryellen Edwards, Environmental Scientist
Milone & MacBroom, Inc.
99 Realty Drive
Cheshire, CT 06410

Re: Water and Wastewater Services for a Proposed Residential Development MMI #2097-14

Dear Ms. Edwards ,

The Heritage Village Water Company has adequate water supply and wastewater capacity at this time to provide service to the proposed project referenced above, based on the estimated usage for 180 units.

This commitment is subject to our receiving the remainder of the following information as it applies to your project:

- A plan from engineering firm showing the name of the owner, name of the project, and the developer's name.
- The approximate starting date, phasing completion dates, and final completion dates.
- Estimated quantities of water required for each of the dates provided, and calculations on how the water quantities are determinate.
- The request must be reviewed on an annual basis.

Please contact me if you have any questions.
Sincerely,

Raymond F. Adamaitis
General Manager

RFA/rfa
Xc: K. Sorensen

RECEIVED
NOV 26 2013
MILONE AND MACBROOM

APPENDIX C
DEEP Documentation

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

Bureau of Natural Resources
Wildlife Division
Natural History Survey – Natural Diversity Data Base

November 21, 2013

Ms. Maryellen Edwards
Milone & MacBroom
99 Realty Drive
Cheshire, CT 06410

Regarding: Southbury Training School Property Transfer, Southbury, CT
Natural Diversity Data Base 201304482

Dear Ms. Edwards:

In response to your request for a Natural Diversity Data Base (NDDB) Review of State Listed Species for the Southbury Training School Property Transfer, our records for this site indicate the following extant populations of species on or within the vicinity of the site:

**Pied-billed grebe** (*Podilymbus podiceps*) Protection Status: Endangered Species

Pied-billed grebes are small, secretive wetland birds that require quiet wetlands and ponds with abundant emergent vegetation such as cattails for nesting. Pied-billed grebes nest in low numbers throughout their entire range. Their low numbers coupled with wetland degradation and loss has resulted in a very small population. The species is declining throughout New England. Breeding and nesting occurs primarily from late April through June. It is during this time that these birds are most sensitive to disturbance.

**Recommendations:** Precautions to protect nesting pied-billed grebes and their habitat should be addressed, and may include, but not be limited to: work to be conducted outside of the nesting season (July through March), or a survey should be conducted during the nesting season to determine if pied-billed grebes are present.

**American Kestrel** (*Falco sparverius*) Status: Threatened Species

American kestrels nest in late March/April in open areas like woodland edges, parks, and open field habitat. They are cavity nesters and seek out abandoned woodpecker or flicker holes to nest.

**Recommendations:** If American kestrels are nesting on this site then work shall not be done near the nest during the nesting season (February - July) and a sufficient buffer zone shall be delineated around the nest to minimize disturbance. This buffer should be determined after the nest is located. Silvicultural practices that maintain high densities of nesting and roosting cavities in trees with a minimum diameter of 30.5 cm will benefit this species.

**Long-eared Owl** (*Asio otus*) Protection Status: Endangered Species

Long-eared owls will use the same winter roost site for a number of years. Their habitat consists of thick woods and they roost in dense stands of evergreens or vine-covered thickets. The territory and home-range requirements of long-eared owls during the non-breeding season are largely unknown, as is information on the degree to which populations are limited by habitat fragmentation and loss or human disturbance.

**Recommendations:** If work is going to be conducted between December through March, and if owls are found on site, the roosting area shall maintain intact, and a 600' buffer area should be delineated around the roost site because daytime construction will be detrimental to these nocturnal birds.

**Eastern box turtle** (*Terrapene carolina Carolina*) Protection Status: Species of Special Concern

Eastern box turtles require old field and deciduous forest habitats, which can include power lines and logged woodlands. They are often found near small streams and ponds. The adults are completely terrestrial but the young may be semiaquatic, and hibernate on land by digging down in the soil from October to April. They have an extremely small home range and can usually be found in the same area year after year. Eastern box turtles have been negatively impacted by the loss of suitable habitat. Some turtles may be killed directly by construction activities, but many more are lost when important habitat areas for shelter, feeding, hibernation, or nesting are destroyed. As remaining habitat is fragmented into smaller pieces, turtle populations can become small and isolated.

**Wood turtle** (*Glyptemys insculpta*) Status: Species of Special Concern

Wood turtles require riparian habitats bordered by floodplain, woodland or meadows. They hibernate in the banks of the river in submerged tree roots. Their summer habitat includes pastures, old fields, woodlands, powerline cuts and railroad beds bordering or adjacent to streams and rivers. This species has been negatively impacted by the loss of suitable habitat.

**Recommendations for Turtles**: The following guidelines shall be met:

- Silt fencing should be installed around the work area prior to construction;
- After silt fencing is installed and prior to construction, a sweep of the work area should be conducted to look for turtles;
- Workers should be apprised of the possible presence of turtles, and provided a description of the species (http://www.ct.gov/dep/cwp/view.asp?a=2723&q=473472&depNav_GID=1655 );
- Any turtles that are discovered should be moved, unharmed, to an area immediately outside of the fenced area, and position in the same direction that it was walking;

- No vehicles or heavy machinery should be parked in any turtle habitat;
- Work conducted during early morning and evening hours should occur with special care not to harm basking or foraging individuals; and
- All silt fencing should be removed after work is completed and soils are stable so that reptile and amphibian movement between uplands and wetlands is not restricted.

The Natural Diversity Data Base includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available. If the project is not implemented within 12 months, then another Natural Diversity Data Base review should be requested for up-to-date information.

Please be advised a more detailed review may be conducted as part of any subsequent environmental permit applications submitted to the Department of Energy and Environmental Protection for the proposed site. Should state involvement occur in some other manner, specific restrictions or conditions relating to the species discussed above may apply.

Thank you for consulting the Natural Diversity Data Base. If you have further questions, I can be reached by email at Elaine.hinsch@ct.gov or by phone at (860) 424-3011.

Sincerely,
/s/
Elaine Hinsch
Program Specialist II
Wildlife Division

cc: DEEP Office of Planning and Program Development

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

Bureau of Natural Resources
Wildlife Division
Natural History Survey – Natural Diversity Data Base

December 16, 2013

Mr. David Fox
Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106

Regarding: Southbury Affordable Elderly Housing, Southbury, CT
Natural Diversity Data Base 201305968

Dear Mr. Fox:

In response to your request for a Natural Diversity Data Base (NDDB) Review of State Listed Species for the Southbury Affordable Elderly Housing, our records for this site indicate the following extant populations of species on or within the vicinity of the site:

**Pied-billed grebe** (*Podilymbus podiceps*) Protection Status: Endangered Species
(South Britain Road, Roxbury Road)

Pied-billed grebes are small, secretive wetland birds that require quiet wetlands and ponds with abundant emergent vegetation such as cattails for nesting. Pied-billed grebes nest in low numbers throughout their entire range. Their low numbers coupled with wetland degradation and loss has resulted in a very small population. The species is declining throughout New England. Breeding and nesting occurs primarily from late April through June. It is during this time that these birds are most sensitive to disturbance.

**Recommendations:** Precautions to protect nesting pied-billed grebes and their habitat should be addressed, and may include, but not be limited to: work to be conducted outside of the nesting season (July through March), or a survey should be conducted during the nesting season to determine if pied-billed grebes are present.

**American Kestrel** (*Falco sparverius*) Status: Threatened Species
(location: South Britain Road, Roxbury Road, Kettletown Road)

American kestrels nest in late March/April in open areas like woodland edges, parks, and open field habitat. They are cavity nesters and seek out abandoned woodpecker or flicker holes to nest.

**Recommendations:** If American kestrels are nesting on this site then work shall not be done near the nest during the nesting season (February - July) and a sufficient buffer zone shall be delineated around the nest to minimize disturbance. This buffer should be determined after the nest is located. Silvicultural practices that maintain high densities of nesting and roosting cavities in trees with a minimum diameter of 30.5 cm will benefit this species.

**Eastern meadowlark** (*Sturnella magna*) Protection Status: Species of Special Concern
(Kettletown Road)

The eastern meadowlark is considered to be a grassland-obligate bird. This bird requires open fields of varying sizes to breed, nest and forage in. The breeding season for this species is approximately from May through August. It is during this period that the eastern meadowlark is most susceptible to disturbances in its feeding and nesting habitat.

**Recommendations:** Minimizing impacts to open fields, meadows and other grassy areas during this time period will likewise minimize impacts to these species. If the habitat at the project site is one of the above mentioned habitat-types, there may be negative impacts to this species.

**Long-eared Owl** (*Asio otus*) Protection Status: Endangered Species
(South Britain Road, Roxbury Road)

Long-eared owls will use the same winter roost site for a number of years. Their habitat consists of thick woods and they roost in dense stands of evergreens or vine-covered thickets. The territory and home-range requirements of long-eared owls during the non-breeding season are largely unknown, as is information on the degree to which populations are limited by habitat fragmentation and loss or human disturbance.

**Recommendations:** If work is going to be conducted between December through March, and if owls are found on site, the roosting area shall maintain intact, and a 600' buffer area should be delineated around the roost site because daytime construction will be detrimental to these nocturnal birds.

**Eastern box turtle** (*Terrapene carolina Carolina*) Protection Status: Species of Special Concern
(South Britain Road, Roxbury Road)

Eastern box turtles require old field and deciduous forest habitats, which can include power lines and logged woodlands. They are often found near small streams and ponds. The adults are completely terrestrial but the young may be semiaquatic, and hibernate on land by digging down in the soil from October to April. They have an extremely small home range and can usually be found in the same area year after year. Eastern box turtles have been negatively impacted by the loss of suitable habitat. Some turtles may be killed directly by construction activities, but many more are lost when important habitat areas for shelter, feeding, hibernation, or nesting are destroyed. As remaining habitat is fragmented into smaller pieces, turtle populations can become small and isolated.

**Wood turtle** (*Glyptemys insculpta*) Status: Species of Special Concern (South Britain Road)

Wood turtles require riparian habitats bordered by floodplain, woodland or meadows. They hibernate in the banks of the river in submerged tree roots. Their summer habitat includes pastures, old fields, woodlands, powerline cuts and railroad beds bordering or adjacent to streams and rivers. This species has been negatively impacted by the loss of suitable habitat.

**Recommendations for Turtles**: The following guidelines shall be met:

- Silt fencing should be installed around the work area prior to construction;

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- Any turtles that are discovered should be moved, unharmed, to an area immediately outside of the fenced area, and position in the same direction that it was walking;
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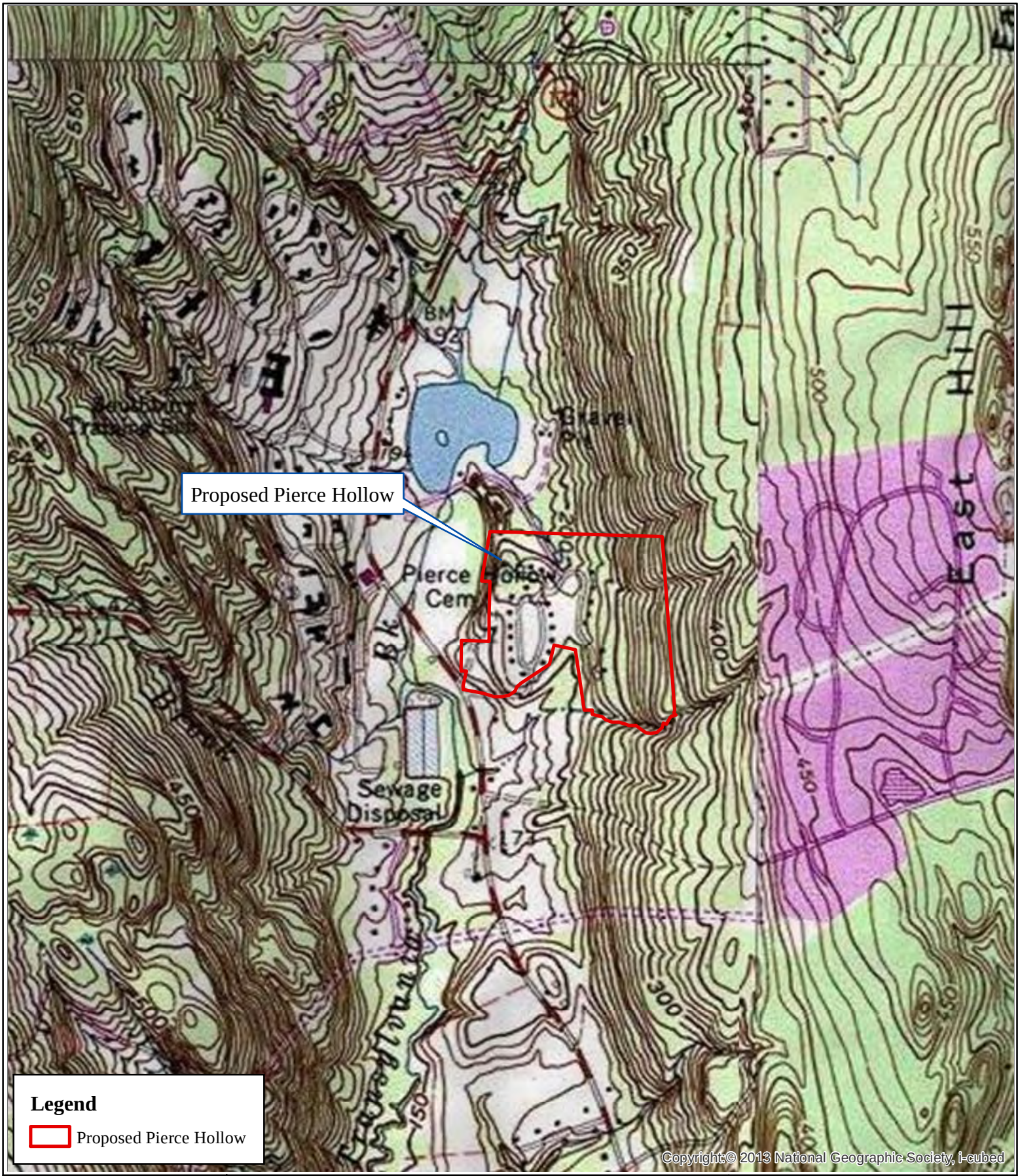
The Natural Diversity Data Base includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available. If the project is not implemented within 12 months, then another Natural Diversity Data Base review should be requested for up-to-date information.

Please be advised a more detailed review may be conducted as part of any subsequent environmental permit applications submitted to the Department of Energy and Environmental Protection for the proposed site. Should state involvement occur in some other manner, specific restrictions or conditions relating to the species discussed above may apply.

Thank you for consulting the Natural Diversity Data Base. If you have further questions, I can be reached by email at Elaine.hinsch@ct.gov or by phone at (860) 424-3011.

Sincerely,
/s/
Elaine Hinsch
Program Specialist II
Wildlife Division

APPENDED FIGURES




**SOURCE(S):**
ESRI, Microsoft, Central Naugatuck Valley Council of Governments

**Figure 1-1: Southbury Training School Location Map**

**LOCATION:**
**Southbury, CT**

N

**Environmental Impact Evaluation**
**Proposed Pierce Hollow Village**
**Elderly Housing Project**

**MXD:** P:\2097-14\GIS\Maps\Location Map.mxd

**Map By:** JCS
**MMI#:** 2097-14
**Original:** 10/02/2013
**Revision:** 4/24/2014
**Scale:** 1 inch = 1,000 feet

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99 Realty Drive Cheshire, CT 06410
(203) 271-1773 Fax: (203) 272-9733
www.miloneandmacbroom.com


**SOURCE(S):**
ESRI, Microsoft, Central Naugatuck Valley Council of Governments

**Figure 1-2: South Britain Road Location Map**

**LOCATION:**
**Southbury, CT**

N

**Environmental Impact Evaluation**
**Proposed Pierce Hollow Village**
**Elderly Housing Project**

**MXD:** P:\2097-14\GIS\Maps\Detailed Loc Map.mxd

**Map By:** JCS
**MMI#:** 2097-14
**Original:** 10/02/2013
**Revision:** 4/24/2014
**Scale:** 1 inch = 400 feet

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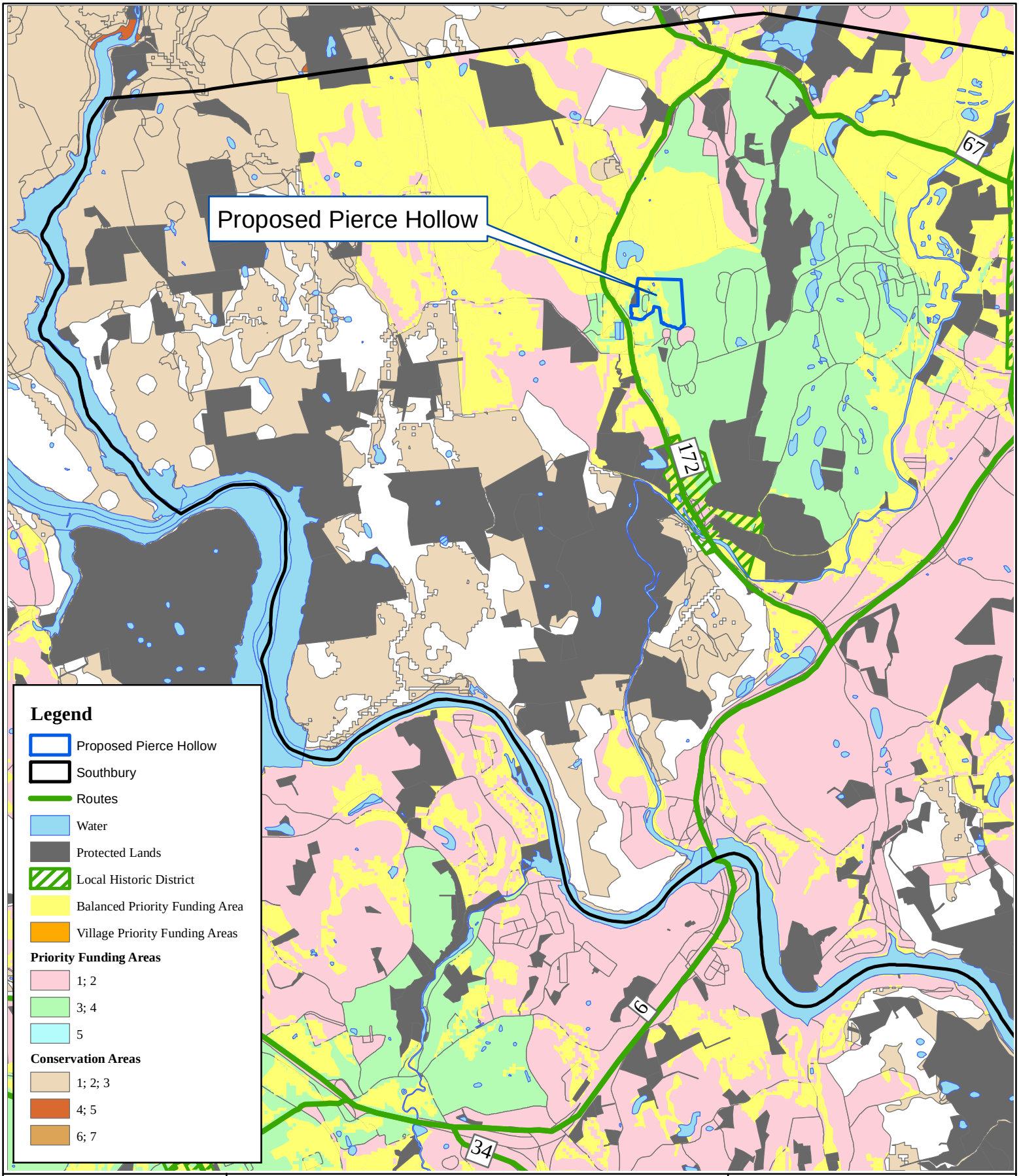


**SOURCE(S):**
CT Locational Guide

**Figure 3-1: South Britain Road Land Use Map**

**LOCATION:**
**Southbury, CT**

N

**Environmental Impact Evaluation**
**Proposed Pierce Hollow Village**
**Elderly Housing Project**

**MXD:** P:\2097-14\GIS\Maps\Southbury Land Use.mxd

**Map By:** JDW
**MMI#:** 2097-14
**Original:** 10/02/2013
**Revision:** 12/31/2013
**Scale:** 1 inch = 4,000 feet

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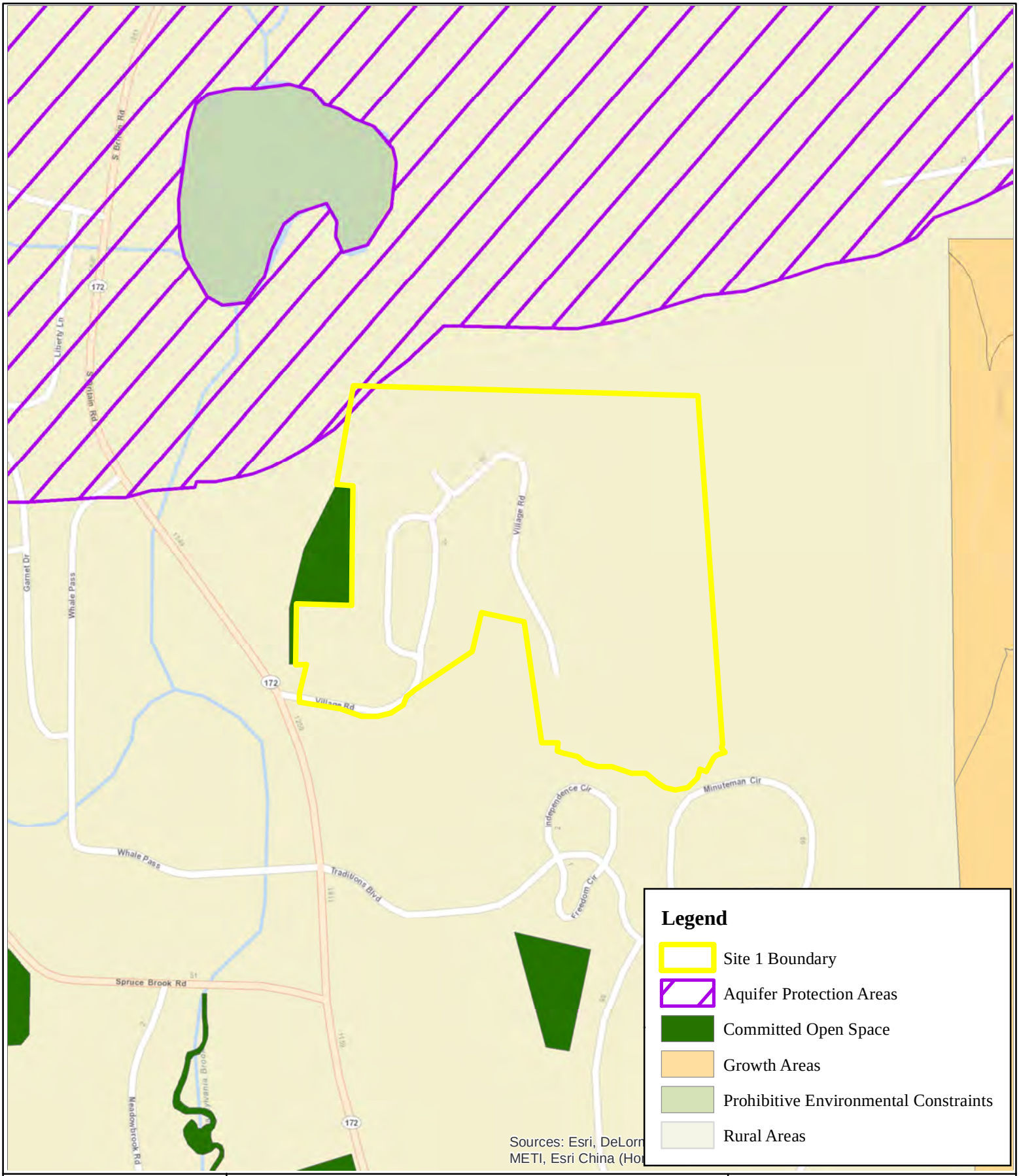


**SOURCE(S):**
CT DEEP

**Figure 3-2: South Britain Road Regional Land Use Map**

**LOCATION:**
**Southbury, CT**

N

**Environmental Impact Evaluation**
**Proposed Pierce Hollow Village**
**Elderly Housing Project**

**MXD:** P:\2097-14\GIS\Maps\Site 1 CNVR COD Plan.mxd

**Map By:** JDW
**MMI#:** 2097-14
**Original:** 1/6/2014
**Revision:** 4/24/2014
**Scale:** 1 inch = 500 feet

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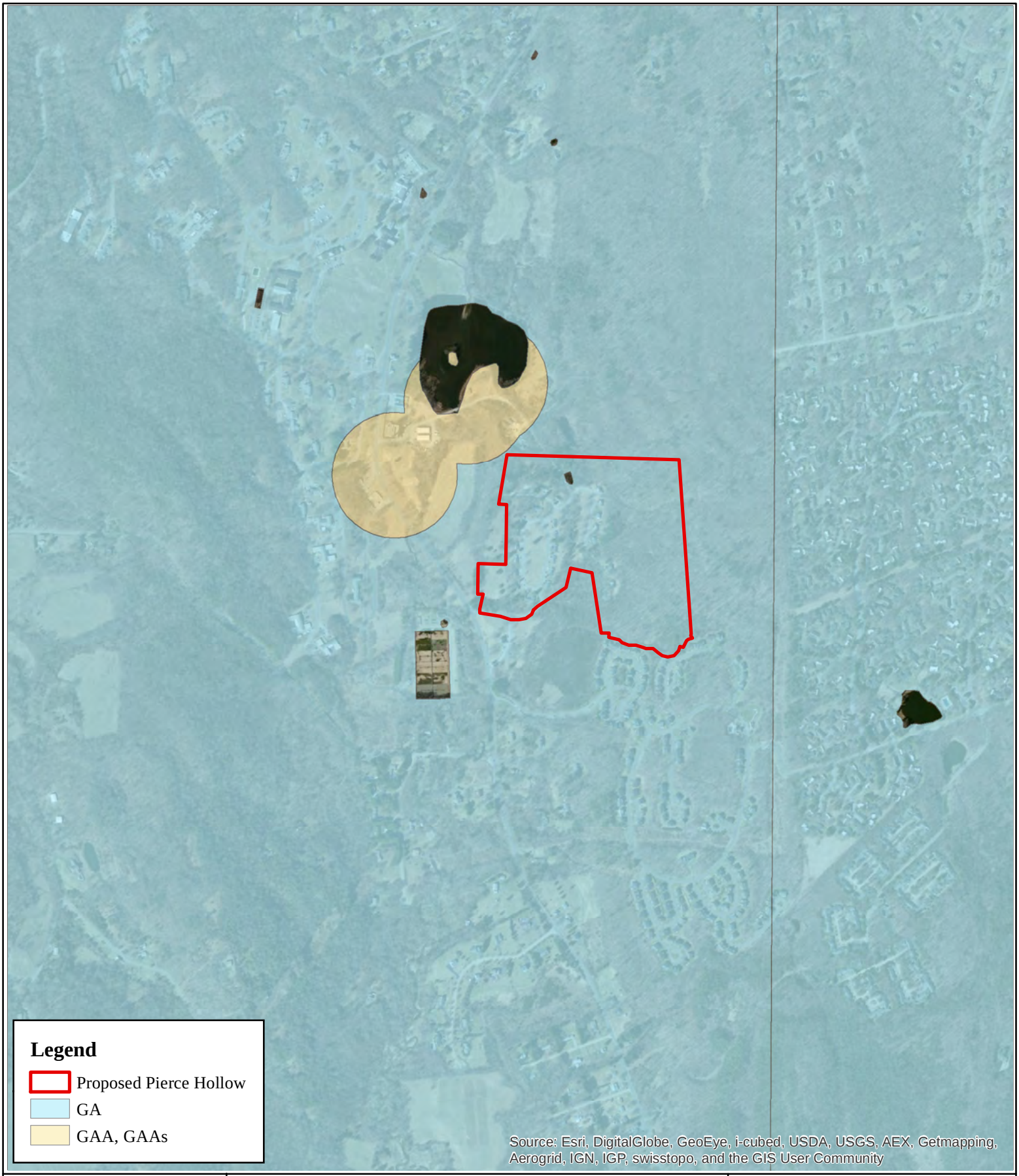


**SOURCE(S):**
ESRI, Microsoft, Central Naugatuck Valley Council of Governments

**Figure 3-3: South Britain Road Groundwater**

**LOCATION:**
**Southbury, CT**

N

**Environmental Impact Evaluation**
**Proposed Pierce Hollow Village**
**Elderly Housing Project**

**MXD:** P:\2097-14\GIS\Maps\Ground Water.mxd

**Map By:** JCS
**MMI#:** 2097-14
**Original:** 10/02/2013
**Revision:** 4/24/2014
**Scale:** 1 inch = 1,000 feet

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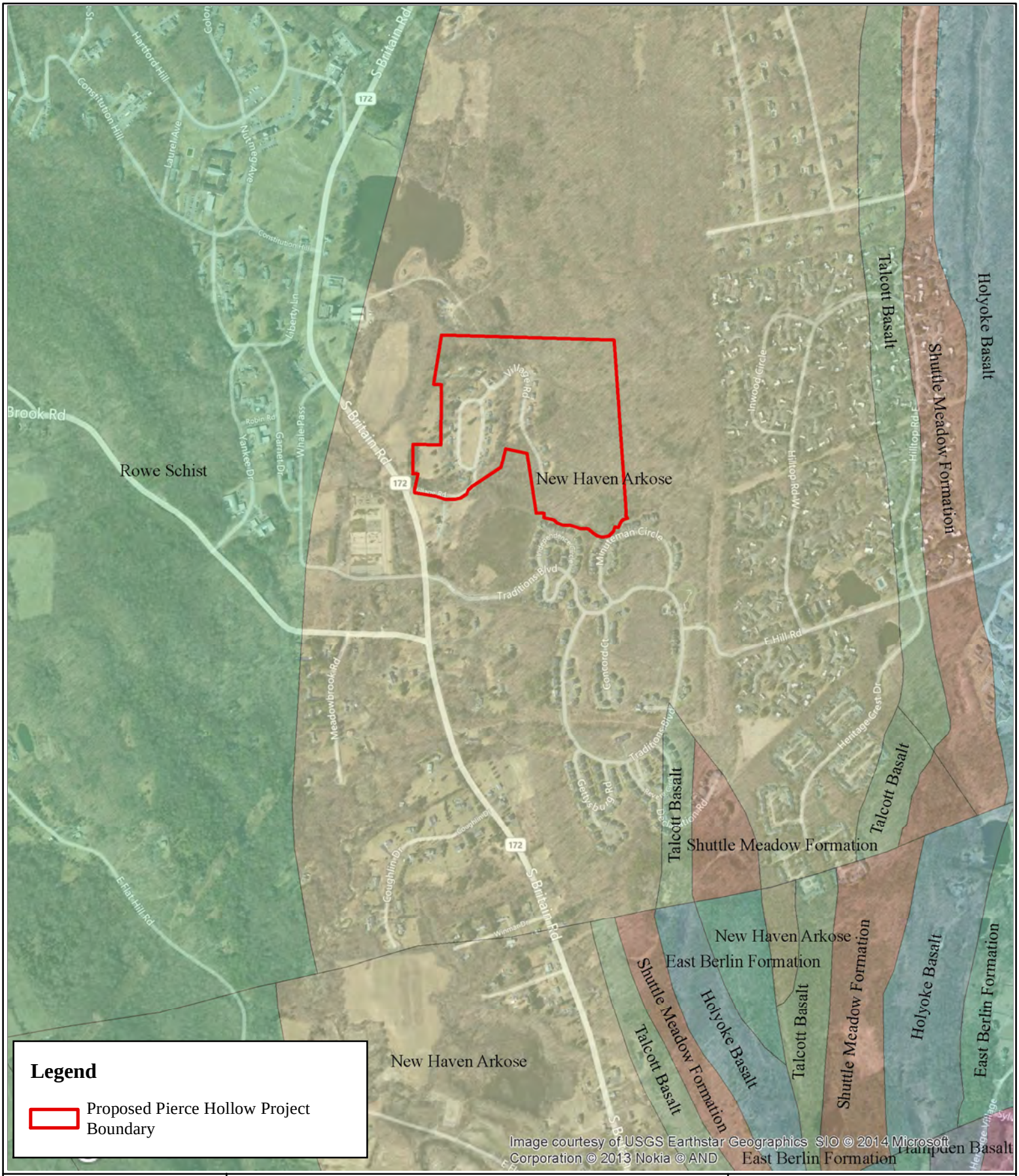


**SOURCE(S):**
ESRI, Microsoft, Central Naugatuck Valley Council of Governments

**Figure 3-4: South Britain Road Bedrock Geology**

**LOCATION:**
**Southbury, CT**

N

**Environmental Impact Evaluation**
**Proposed Pierce Hollow Village**
**Elderly Housing Project**

**MXD:** P:\2097-14\GIS\Maps\bedrock.mxd

**Map By:** JCS
**MMI#:** 2097-14
**Original:** 10/02/2013
**Revision:** 4/24/2014
**Scale:** 1 inch = 1,000 feet

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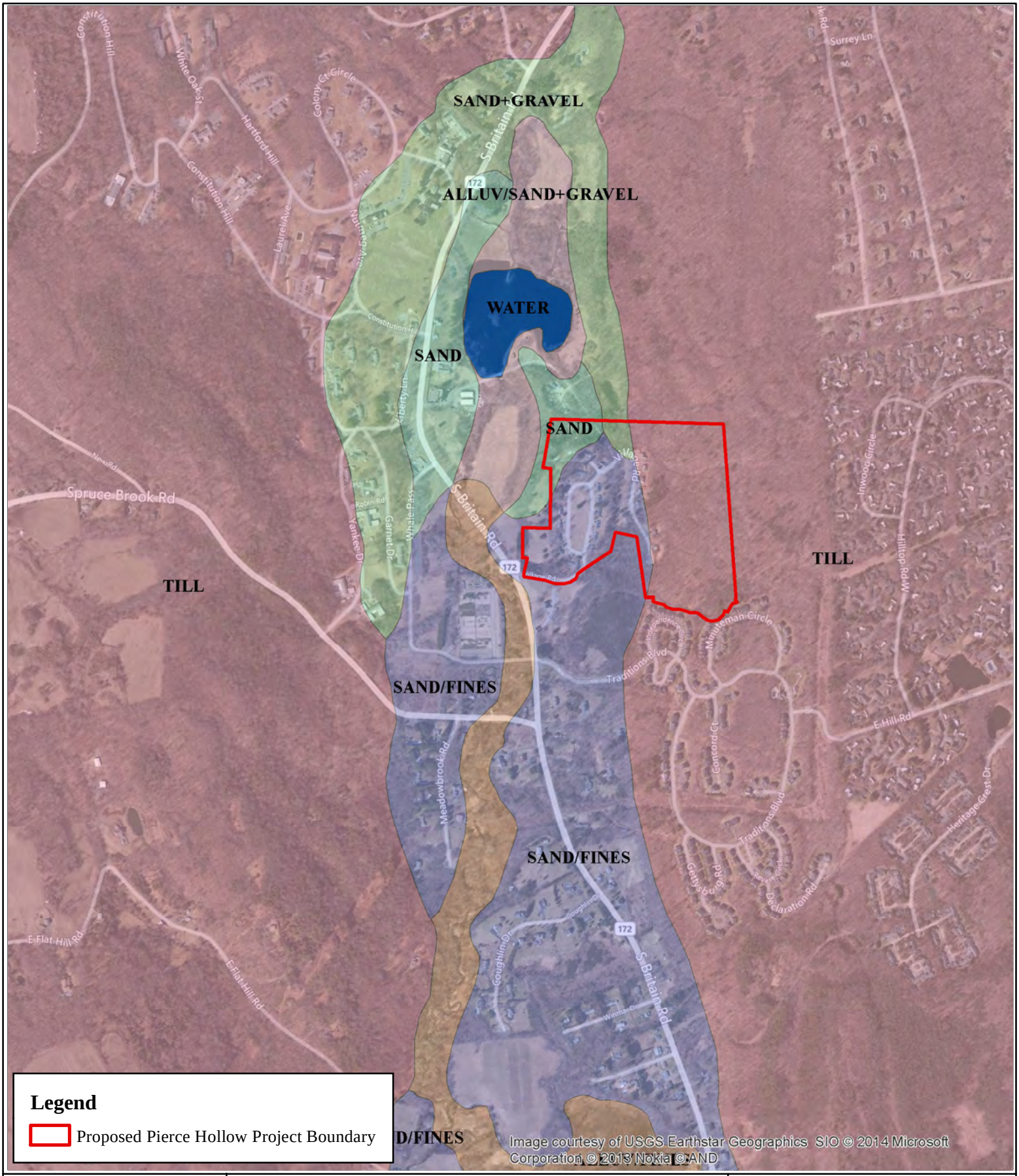


**SOURCE(S):**
ESRI, Microsoft, Central Naugatuck Valley Council of Governments

**Figure 3-5: South Britain Road Surficial Geology**

**LOCATION:**
**Southbury, CT**

N

**Environmental Impact Evaluation**
**Proposed Pierce Hollow Village**
**Elderly Housing Project**

**MXD:** P:\2097-14\GIS\Maps\Surficial Materials.mxd

**Map By:** JCS
**MMI#:** 2097-14
**Original:** 10/02/2013
**Revision:** 4/24/2014
**Scale:** 1 inch = 1,000 feet

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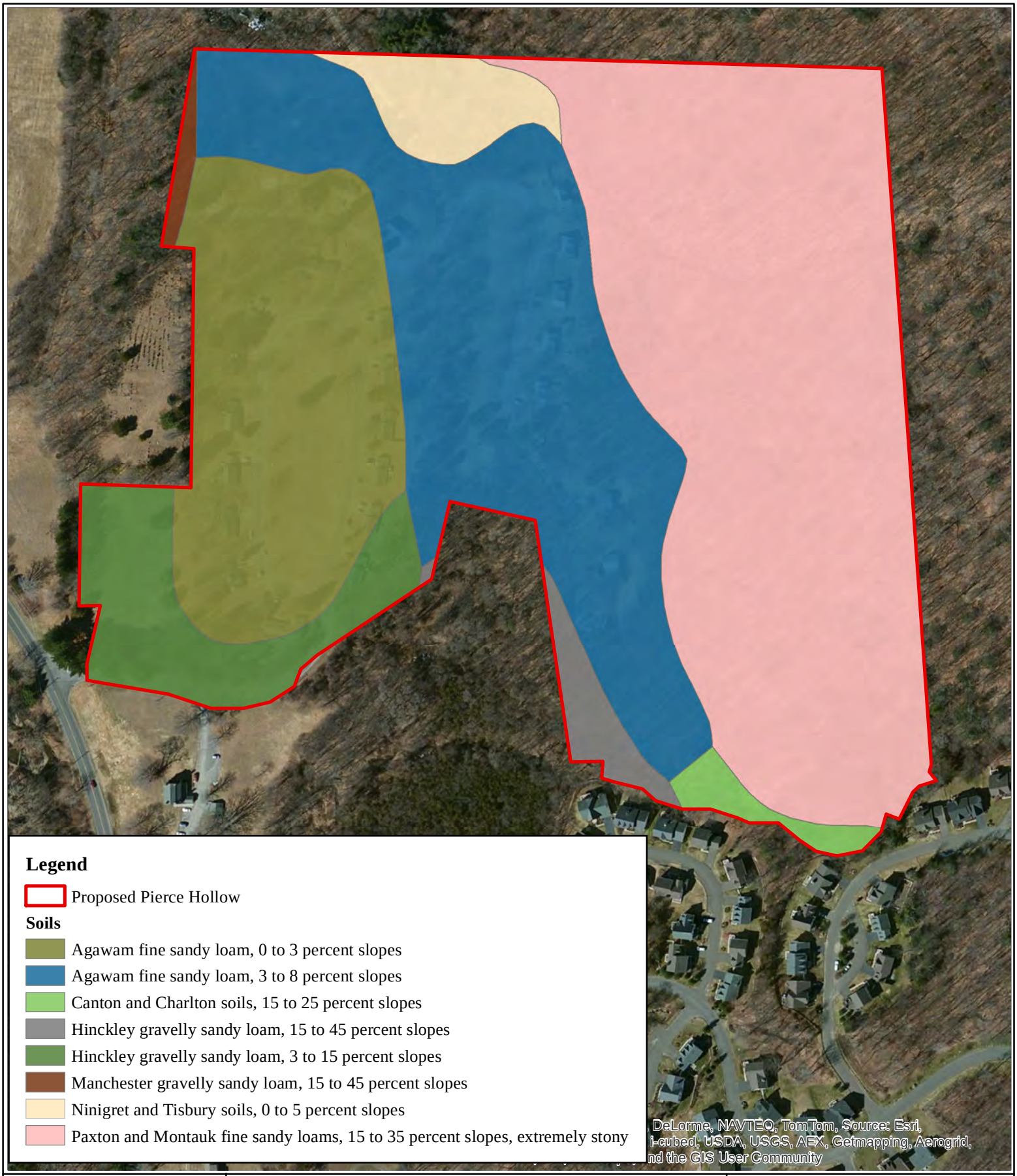


**SOURCE(S):**
ESRI, Microsoft, Central Naugatuck Valley Council of Governments

**Figure 3-6: South Britain Road Soils**

**LOCATION:**
**Southbury, CT**

N

**Environmental Impact Evaluation**
**Proposed Pierce Hollow Village**
**Elderly Housing Project**

**MXD:** P:\2097-14\GIS\Maps\Soils Map.mxd

**Map By:** JCS
**MMI#:** 2097-14
**Original:** 10/02/2013
**Revision:** 4/24/2014
**Scale:** 1 inch = 250 feet

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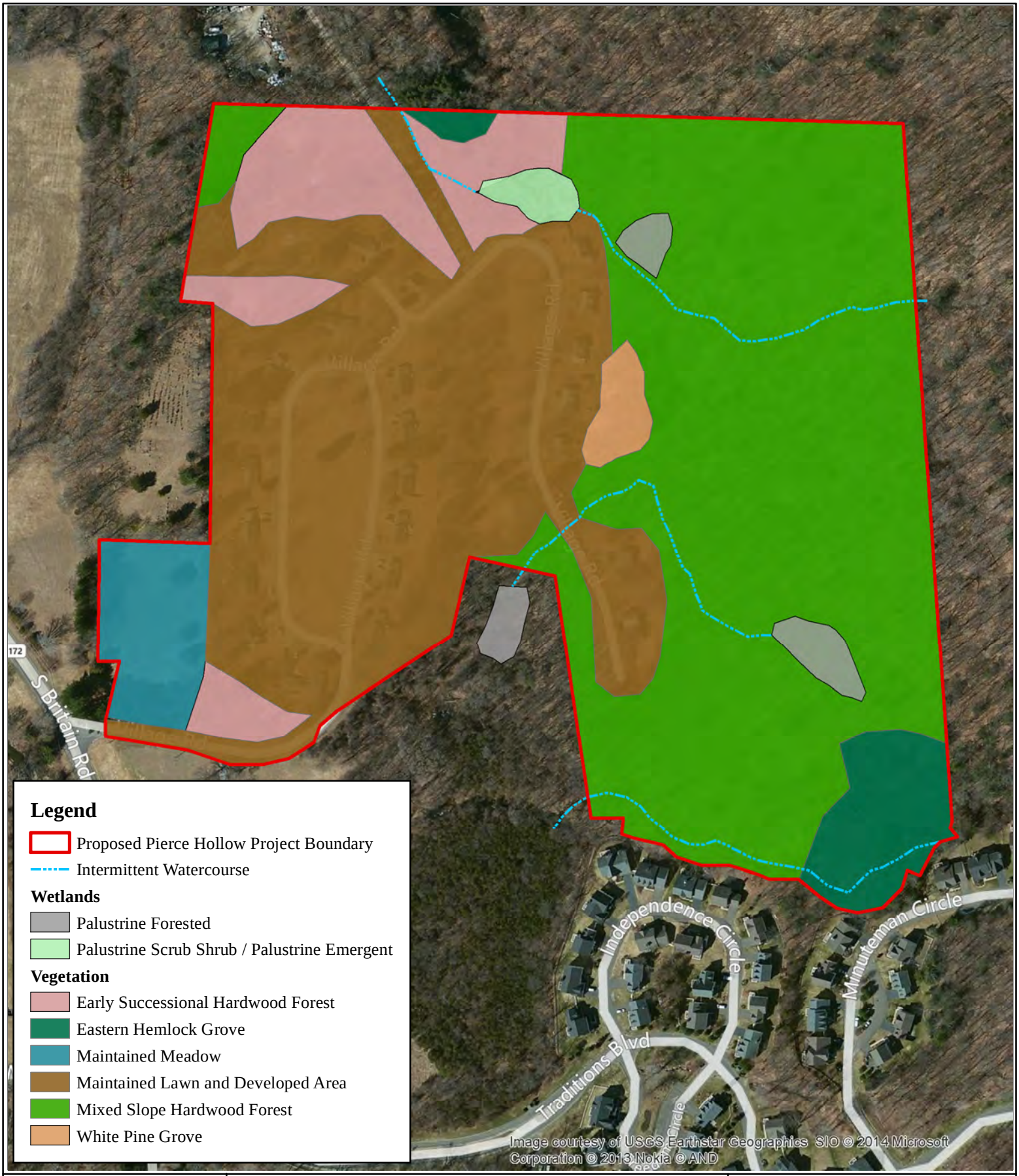


**SOURCE(S):**
ESRI, Microsoft, Central Naugatuck Valley Council of Governments

**Figure 3-7: South Britain Road**
**Vegetation, Wetlands, and Watercourses**

**LOCATION:**
**Southbury, CT**

N

**Environmental Impact Evaluation**
**Proposed Pierce Hollow Village**
**Elderly Housing Project**

**MXD:** P:\2097-14\GIS\Maps\Vegetation.mxd

**Map By:** JCS
**MMI#:** 2097-14
**Original:** 10/02/2013
**Revision:** 4/24/2014
**Scale:** 1 inch = 250 feet

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