Connecticut Environmental Policy Act

Public Scoping Meeting

Seaside State Park Master Plan Implementation

Connecticut Department of Energy & Environmental Protection
&
Connecticut Department of Administrative Services

August 24, 2016
Introduction

*Michael Lambert, Bureau Chief, Outdoor Recreation, CT DEEP*
  * Project History

Presentation

*Jeff Bolton, Supervising Environmental Analyst, CT DAS*
  * CEPA Process

*Stephen Lecco, A.I.C.P., C.E.P. - GZA*
  * Project Purpose and Need
  * Project Goals
  * Project Location
  * Existing Conditions
  * Alternatives
  * Preferred Alternative
  * Potential Impacts

Comments - *Public*
Seaside History

• 1930: State of Connecticut acquires Seaside property
• 1934-1958: Seaside Sanatorium in operation, treating child tuberculosis patients
• 1959-1961: Seaside Geriatric Hospital in operation
• 1961-1996: Seaside Regional Center in operation
• 1993: State initiates reuse planning
• 1993-1997: State of Connecticut, Town of Waterford, and neighborhood groups consider future use
• 1997: Town of Waterford rejects its right of first refusal to purchase property
• 1998-2014: State pursues different reuse and disposition options; one of the disposition efforts initiates a CEPA review but is discontinued; Town also rejects another right of first refusal
• 2014: Governor Malloy designated Seaside a State Park
• 2014-2016: Seaside State Park Master Plan Development
Seaside History
Seaside Master Planning Summary

- September 2014: Gov. Malloy designated Seaside Sanatorium a State Park
- Stakeholder Engagement (December 2014 – February 2015)
- December 2014: Public Information Session
- February 2015: Newspaper Article Published in the Associated Press
- Ideas and Scenarios (January 2015 – April 2015)
- February 2015: Open House # 1

- March 2015: Link Posted to DEEP Website & Interest Groups Contacted
- February 2015 – June 2016 Online Survey
- April 2015: Open House # 2
- April 2016: Interest Group Leaders Contacted, Televised Story Aired on WTNH News 8
- Final Plans (April 2016 – June 2016)
- May 2016: Article Published in Hartford Courant
- May 2016 Open House # 3
- May 2016 – June 2016 Documentation
CEPA Process

• Connecticut Environmental Policy Act (“CEPA”)
• Conn. Gen. Stat. Sections 22a-1 through 22a-1h
• State Agency Actions of Certain Size or Potential Impact Require Compliance with CEPA
• State Agency Involvement
• Public Involvement Process
State Action Triggers CEPA Review

Public Scoping Period
(30-day public review and comment period)

Review of public and agency comments
identification of issues, alternatives
analysis, evaluation of impacts

Environmental Impact Evaluation (“EIE”)
Published
(45-day public review and comment period)

Record of Decision
(submitted to Office of Policy and Management for a Determination
of Adequacy; posted on agency website)

Comment Period Ends
September 1, 2016

Register With CEQ for
CEPA Notices at
http://www.ct.gov/ceq

Seaside State Park Master Plan Implementation CEPA Scoping
Environmental Elements of CEPA

**Physical**
- Noise
- Light & Shadow
- Traffic, Parking & Circulation
- Public Utilities
- Potable Water Supply
- Stormwater Drainage
- Aesthetics
- Historical/Archaeological

**Natural**
- Air Quality
- Geology, Topography & Soils
- Surface Water
- Groundwater
- Floodplains
- Wetlands
- Wildlife & Fisheries
- Protected Species

**Socioeconomic**
- Land Use
- State & Local Plans
- Public Health & Safety
- Economy, Employment & Income
- Consistency with State C&D Plan
- Low/Minority Income Populations
- Cost/Benefit
Project Purpose and Need

Seaside State Park Master Plan Implementation CEPA Scoping

(Map showing various state parks and points of interest)
Project Goals

• Promote and improve recreation and public access to Long Island Sound
• Restore, preserve, and reuse historic assets where feasible
• Preserve and improve the site’s ecology and habitat
• Create an implementation and operating plan that is financially-feasible
• Engage the public in helping shape the future of Seaside State Park
Seaside State Park Master Plan Implementation CEPA Scoping

Project Location
Existing Historical Structures

- Nurses’ Residence, a.k.a. Employees Building
- Sanatorium, a.k.a. Stephen P. Maher Building
- The Garage Building
- Duplex Residence
- Superintendent’s Residence
- Duplex Garage
- Old Pump House #1
Alternatives

- Destination Park
- Ecological Park
- Passive Recreation Park
- Preferred Alternative
- No Action
DESTINATION PARK

Active beach park with serpentine boardwalk

- Park lodge featuring sun decks and restaurant, adjacent private cottage rentals
- “Living shoreline” restoration of oyster reef and coastal woodland habitat
ECOLOGICAL PARK

- Nature trail linking wildlife overlooks
- Landscape art installations playing on heliotropic theme
- “Living shoreline” restoration of oyster reef and coastal woodland habitat
Passive Recreation Park

- Lightly-maintained open lawns and tree groves
- Unprogrammed park grounds and beaches
- Restoration of seawall
PREFERRED ALTERNATIVE

HYBRID DESTINATION / ECOLOGICAL / PASSIVE PARK
Potential Impacts from Preferred Alternative

- Historical Buildings
- Wetlands and Watercourses
- Coastal Resources
- Flooding
- Traffic
- Utilities
- Aesthetics
- Socioeconomic
- Construction
- Land Use
Comments

• Comments received until September 1, 2016
• Send comments to:

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   Hartford, Connecticut 06106
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   Email: DEEP.seasideEIE@ct.gov

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