



# City of Meriden, Connecticut

142 East Main Street, City Hall

Meriden, CT 06450-5667

October 23, 2013

Beth Held, CFM  
Environmental Officer  
U. S. Department of Housing & Urban Development  
20 Church Street, 10th Floor  
Hartford, CT 06103-3220

Dear Ms. Held,

Enclosed are one original and two copies of the City of Meriden's Request for Release of Funds (RROF), Environmental Assessment, and related materials for the Meriden Mills Apartments and Parcel Assembly Project.

The purpose of this submittal is to comply with **HUD NOTICE PIH 2012-7 (HA)**, dated **February 2, 2013**, related to completion of an environmental review of a proposed disposition action. The City, as Responsible Entity, has completed its environmental review resulting in a Finding of No Significant Impact in accordance with 24 CFR Part 58.40(g).

If you have any questions regarding the information provided, please do not hesitate to contact me.

  
Juliet Burdelski  
Director of Economic Development

CC: Robert V. Cappelletti, Executive Director, Meriden Housing Authority

Att.

# Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB No. 2506-0087  
(exp. 3/31/2011)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

## Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) <b>Meriden Mills Apartments Disposition and Parcel Assembly</b> <input type="checkbox"/>	2. HUD/State Identification Number	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s)	5. Name and address of responsible entity <b>City of Meriden 142 East Main Street Meriden, CT 06450</b>	
6. For information about this request, contact (name & phone number) <b>Juliet Burdelski, (203) 630 4152</b>	7. Name and address of recipient (if different than responsible entity) <b>Meriden Housing Authority 22 Church Street Meriden, CT 06451</b>	
8. HUD or State Agency and office unit to receive request <b>HUD Hartford Field Office One Corporate Center Hartford, CT 06103</b>		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) <b>Disposition and parcel assembly action for future new construction of housing in the city's Inner Tax District</b>	10. Location (Street address, city, county, State) <b>161 State Street, 144 Mills Memorial (144 Pratt Street), 62 Cedar Street, and 177 State Street, Meriden, CT.</b>
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11. Program Activity/Project Description  
The purpose of the Meriden Mills Apartments Disposition and Parcel Assembly Project is 1) Removal through a HUD disposition process pursuant to 24 CFR 970 of two low-rise structures, located at 144 Mills Memorial on the State Street side of Harbor Brook, consisting of twelve (12) units each plus the parking lot, identified as 161 State Street, with the objective being eventual removal of the HUD Declaration of Trust covering those assets. The MHA will remain the owner of the assets once removed from the public housing program, and 2) parcel assembly for the purposes of future development under a separate action.

**Part 2. Environmental Certification** (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal  did  did not require the preparation and dissemination of an environmental impact statement.
4. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
5. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
6. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

7. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
8. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity 	Title of Certifying Officer <i>City Manager</i>
X	Date signed <i>10-21-13</i>
Address of Certifying Officer <b>142 East Main Street Meriden, CT 06450</b>	

**Part 3. To be completed when the Recipient is not the Responsible Entity**

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient 	Title of Authorized Officer <b>Executive Director</b>
X	Date signed <i>10/23/13</i>

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)



**FINAL**  
**Environmental Assessment**  
(24 CFR Part 58)

**Project Identification:** Meriden Mills Apartments Disposition and Related Parcel  
Assembly  
Meriden, CT

**Map/Lots:** 0106-0029-0001-0003  
0106-0029-0002-0000  
0106-0029-001A-0000

**Responsible Entity:** City of Meriden, CT

**Month/Year:** October, 2013

## Environmental Assessment

**Responsible Entity:** City of Meriden, CT  
[24 CFR 58.2(a)(7)]

**Certifying Officer:** Lawrence J. Kendzior  
[24 CFR 58.2(a)(2)]

**Project Name:** Meriden Mills Apartments Disposition and Parcel Assembly

**Project Location:** 144 Mills Street, 161 State Street, 177 State Street, 62 Cedar Street, Meriden CT.

**Estimated total project cost:** TBD

**Grant Recipient:** Meriden Housing Authority, Meriden CT.  
[24 CFR 58.2(a)(5)]

**Recipient Address:** 22 Church Street  
Meriden, CT 06451

**Project Representative:** Robert Cappelletti

**Telephone Number:** 203-235-0157

**Conditions for Approval:** (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts or other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

The proposed action requires no mitigation measures.

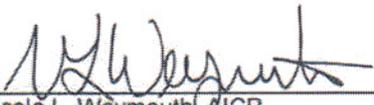
**FINDING:** [58.40(g)]

**Finding of No Significant Impact**

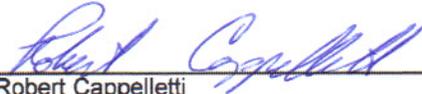
(The project will not result in a significant impact on the quality of the human environment)

**Finding of Significant Impact**

(The project may significantly affect the quality of the human environment)

**Preparer Signature:**  10/21/13  
**Name/Title/Agency:** Nicole L. Weymouth, AICP **Date**  
Sr. Environmental Planner, AECOM

**Recipient Signature:**  10/23/2013  
**Name/Title/Agency:** Juliet Burdelski **Date**  
Director of Economic Development, City of Meriden

**Recipient Signature:**  10/23/2013  
**Name/Title/Agency:** Robert Cappelletti **Date**  
Executive Director, Meriden Housing Authority

**RE Reviewing  
Official Signature**  
**Name/Title/Agency:** \_\_\_\_\_ **Date**

**RE Approving  
Official Signature**  
**Name/Title/Agency:** \_\_\_\_\_ **Date**



**Statement of Purpose and Need for the Proposal:** [40 CFR 1508.9(b)]

In accordance with 24 CFR Part 58, the Meriden Housing Authority is pursuing a disposition and parcel assembly action for future new construction of housing in the city's Inner Tax District. The purpose of this disposition is to remove two parcels of the Mills Memorial Apartments, a 140-unit federal family public housing development, from the Federal public housing program so the land can be part of a larger parcel assembly for the purposes of future development under a separate action. The parcel assembly would also include the transfer of one City-owned site to the Meriden Housing Authority (MHA) and the acquisition of a privately-owned site by the City, with eventual transfer to the MHA. As discussed in greater detail below in the Description of the Proposal, two large, underutilized surface parking lots (at 161 and 177 State Street) would be consolidated with the project site to facilitate future construction.

While future plans for the project site have yet to be determined, a consolidated parcel would provide greater opportunities for future development. The project will be conceived within the context of the current administration's proposed Choice Neighborhoods Initiative (CNI), which is predicated upon a holistic approach to revitalizing communities through close connections among housing, educational opportunities, and wrap-around services. Once conceived, the future development project would attempt to meet these CNI goals by providing community services for Meriden residents as well as providing better affordable housing within the city limits. Between the years 2000 and 2010, the population of Meriden increased from 58,244 to 60,868, a 4.5 percent increase.<sup>1</sup> Therefore, the proposed disposition and parcel assembly represents the first step to meet the current and future housing needs of Meriden residents.

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<sup>1</sup> <http://quickfacts.census.gov/qfd/states/09/0946450.html>

**Description of the Proposal:** Include all contemplated actions, which logically are either geographically, or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

Disposition and parcel assembly approval from the US Department of Housing and Urban Development (HUD) is being requested by the Meriden Housing Authority (MHA) to facilitate the future affordable housing construction in the Inner Tax District of Meriden, Connecticut.

Under the disposition action, pursuant to 24 CFR 970, the following two lots within the Mills Memorial Apartments complex (as shown in Figure 1) would be removed from the Federal public housing program:

- The parking lot at the corner of State Street and Mill Street, which is known as 161 State Street; and
- Two low-rise structures containing twelve housing units each (24 units total) located on the State Street side of Harbor Brook immediately adjacent to the parking lot. (This parcel is known as 144 Mills Memorial or 144 Pratt Street.)

The parcels would still be owned and managed by MHA; however, the housing units would be removed from the HUD Declaration of Trust.

In addition to the disposition planned by MHA, the City of Meriden proposes to transfer additional parcels of land along State Street to the MHA, which would complete the parcel assembly. These parcels are:

- 62 Cedar Street, which is owned by the City of Meriden, is 1.6 acres of open space featuring both passive and active elements; and
- 177 State Street, which is a 1.25-acre privately-owned parking lot. The city intends to acquire this parcel within the next twelve months using a combination of HUD and city funds.

The proposed action would involve the transfer of property to the MHA, as well as property disposition, for the purposes of larger parcel assembly to facilitate future affordable housing construction (under a separate action). The parcel assembly provides the opportunity for the construction of affordable housing that will be outside of the 100-year floodplain. Upon successful disposition and parcel transfer/acquisition, additional discretionary actions will be pursued that might involve demolition and/or construction on the project site. However, these plans have not yet been conceptualized, and the exact nature of future uses on the project site is not yet known. Activities such as building construction, demolition or the future usage of these parcels will be determined at a later date, and are not included in this assessment. This environmental review analyzes the potential impacts of this property disposition and acquisition for the purposes of parcel assembly only.

**Existing Conditions and Trends:** Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The City of Meriden has a population of 60,868 and is located within New Haven County in central Connecticut. According to 2010 Census data, median household income in Meriden is \$53,873, which is below that of New Haven County (\$61,114) and Connecticut (\$67,740)<sup>2</sup>. The Meriden Housing Authority (MHA) was established in 1943 to provide housing assistance for low-income families and individuals. The Mills Memorial Apartment complex is owned and managed by MHA and was built in 1962.

Mills Memorial includes two seven-story high-rise buildings and three three-story low-rise buildings that house a total of 140 units. A community center is situated within this housing complex. The lots within and adjacent to the Mills Memorial Housing Complex are referred to as the Mills "mega block" and are bound to the north by Park Street, to the west by State Street and Mill Street, to the east by Cedar Street, and to the south by Pratt Street. The remainder of the site consists of asphalt parking, walkways and grassy landscaped areas. An open space resource is located in the northern portion of the block, and features both active and passive recreation areas. Driveway access to the site is obtained via Mill and Cedar Streets. Harbor Brook runs in an underground culvert beneath the central portion of the complex and continues southward through the HUB site to Hanover Pond.

The surrounding area generally consists of residential uses, vacant land, commercial properties and parking lots. South of the project site across Mill Street is a large vacant lot that is projected to be the future site of the Meriden HUB reuse project. Current HUB plans include the restoration of Harbor Brook, creation of a town-green, economic development options, and transit-oriented development opportunities. A new intermodal transportation center is also planned which will take advantage of the adjacent planned commuter rail service. East of Cedar Street are additional low-rise multi-family residential buildings. These two-story brick buildings are set back from Cedar Street and include shared parking for the building residents. Low-rise semi-attached residential structures are also found north of the project site, on both sides of Park Street. Further east, several detached residential buildings are located on the north side of Park Street, near Center Street.

South of Pratt Street are additional residential buildings. Southwest of the project site on Pratt Street and Caitlin Street is a large five-story multi-family residential building with off-street parking to the back. To the east, both sides of Twiss Street contain single-family detached residences. A large U.S. Post Office and mail distribution center is located on the western blockface of Center Street between Pratt and Miller Streets. On the opposing side of Center Street is a large light industrial/manufacturing structure occupied by the Miller Company.

Northwest of the project site, State Street contains a variety of commercial and community facility uses. Located primarily in one- and two-story brick buildings, tenants include career counseling center, a religious institution, a rehabilitation agency and a community health clinic. Several take-out food establishments and automotive repair facilities are also found on State Street. One-half block west of State Street is the New Haven-Springfield Railroad Line, which runs at-grade west of the project site.

Several blocks north of the project site is U.S. Interstate 691, which is classified by the Connecticut Department of Transportation as a Principal Arterial roadway. To the southeast of the project site,

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<sup>2</sup> [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC\\_10\\_DP\\_DPDP1&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_DP_DPDP1&prodType=table)

Pratt Street is classified as a Minor Arterial roadway, and State Street to the west of the project site is classified as a Collector roadway. All other streets surrounding the project site are classified as local roadways.

Several bus lines are found within close proximity to the project site. The "B" and "M" lines, operated by North East Transportation and Middletown Area Transit, respectively, run on State Street directly west of the project site, with the "M" bus offering regional service to Middletown and Cromwell. CTTransit operates the "C" bus line along Broad Street, which runs north-south approximately ½-mile east of the project site. Additional bus lines are operated throughout Meriden and the region.

Aside from the HUB Reuse Project located adjacent to the project site, no significant changes in the immediate vicinity are projected in the future with the proposed action. No demolition, construction or change in use would occur on the project site as a result of the proposed action.

## **Statutory Checklist**

[24CFR §58.5]

For each listed statute, executive order or regulation, record the determinations made. Note reviews and consultations completed as well as any applicable permits or approvals obtained. Attach evidence that all required actions have been taken. Record any conditions or mitigation measures required. Then, make a determination of compliance or consistency.

<b>Factors</b>	<b>Determinations and Compliance Documentation</b>
<p><b>Historic Preservation</b> [36 CFR 800]</p>	<p>The project site is in a disturbed urban environment, and includes two paved parking lots, a public open space and two low-rise structures that were constructed around 1961 and that are not believed to be historically significant. As part of the proposed disposition, these structures would remain in their current state. Furthermore, as there would be no development as part of the proposed action, it is anticipated that any buried archaeological resources that may be present on the project site would remain <i>in situ</i>. Therefore, the proposed action would not violate 36 CFR 800.</p>
<p><b>Floodplain Management</b> [24 CFR 55, Executive Order 11988]</p>	<p>A portion (2.2 acres) of the project site is located within a Special Flood Hazard Area (SFHA) Zone AE, which is subject to inundation by the 1 percent annual chance flood. This 100-year floodplain, also known as the base flood, is the flood that has a 1 percent chance of being equaled or exceeded in any given year. The base flood elevation is the water-surface elevation of the 1 percent annual chance flood. In Zone AE, which covers a portion of the project site, the base flood elevation is approximately 130 feet.</p> <p>Executive Order 11988, as implemented by 24 CFR Part 55, Floodplain Management, does apply to the proposed action. Following the decision-making process in Section 55.20, the proposed action is demonstrated to comply with 24 CFR Part 55. There would be no potential direct and indirect impacts associated with the occupancy of the floodplain under the proposed action since there would be no demolition, construction or soil disturbance on the project site. Development within and adjacent to the floodplain would remain in its current state. There is no practicable design or modification to the proposed action that would minimize the potential adverse impacts within the floodplain or restore and preserve its natural and beneficial values. The proposed action would not result in flood hazards in the floodplain, aggravate the current hazards to other floodplains, or disrupt floodplain values. Therefore, the project would be in compliance with Executive Order 11988.</p> <p>See Figure 2: FEMA Floodplain Map (Panel #0166H) and Attachment A, "Determination of Applicability to 24 CFR 55."</p>
<p><b>Wetlands Protection</b> [Executive Order 11990]</p>	<p>The project site is not located in nor does it encroach upon any federal wetlands. Therefore, the proposed action would not violate Executive Order 11990.</p> <p>See Figure 3: National Wetland Inventory Map.</p>
<p><b>Coastal Zone Management Act</b> [Sections 307(c),(d)]</p>	<p>The project site is not located within Connecticut's designated Coastal Boundary; therefore, the proposed action would not violate the Coastal Zone Management Act.</p>
<p><b>Sole Source Aquifers</b> [40 CFR 149]</p>	<p>The proposed disposition and parcel transfer is not located above a designated sole source aquifer; therefore, the proposed action would not violate 40 CFR 149.</p>

<p><b>Endangered Species Act</b> [50 CFR 402]</p>	<p>The project site is centrally located in Meriden, a highly developed urban area. According to information obtained through the U.S. Fish and Wildlife Service Website<sup>3</sup>, Federally Listed Endangered and Threatened Species and Candidate Species are found in New Haven County. However, according to the Connecticut Department of Energy &amp; Environmental Protection's Natural Diversity Data Base (dated June, 2013), there are no known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of the site<sup>4</sup>; therefore, the proposed action would not violate the Endangered Species Act.</p>
<p><b>Wild and Scenic Rivers Act</b> [Sections 7 (b), (c)]</p>	<p>There are no designated Wild or Scenic Rivers within or adjacent to the project site<sup>5</sup>; therefore, the project would not violate the Wild and Scenic Rivers Act.</p>

**HUD Environmental Standards                      Determinations and Compliance Documentation**

<p><b>Air Quality</b> [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]</p>	<p>As there would be no construction, demolition or change in use as part of the proposed action, exceedances of the National Ambient Air Quality Standard (NAAQS) would not occur and the proposed action would conform with the State Implementation Plan (SIP).</p>
<p><b>Farmland Protection Policy Act</b> [7 CFR 658]</p>	<p>The project would not involve the conversion of farmland to non-agricultural use and therefore would not violate the Farmland Protection Policy Act.</p>
<p><b>Environmental Justice</b> [Executive Order 12898]</p>	<p>The proposed action would not result in a disproportionately high adverse human health impact or environmental impact on minority or low-income populations. Although the proposed action is located in a predominantly low-income area, the proposed action would not result in any unmitigated adverse environmental impacts.</p>
<p><b>Noise Abatement and Control</b> [24 CFR 51 B]</p>	<p>The project site is not located near a heavily trafficked thoroughfare, and the proposed disposition and parcel transfer would not generate or reroute vehicular traffic. At-grade rail tracks are present approximately 200 feet west of State Street, and are used by Amtrak and freight carriers. However, no new sensitive noise receptors or noise sources (including mobile and stationary sources) would be introduced as part of the proposed action. Therefore, no noise abatement or control measures would be required.</p>

<sup>3</sup> [http://www.ct.gov/deep/lib/deep/endangered\\_species/species\\_listings/newhavenctspecies.pdf](http://www.ct.gov/deep/lib/deep/endangered_species/species_listings/newhavenctspecies.pdf)

<sup>4</sup> <ftp://ftp.state.ct.us/pub/dep/gis/endangeredspeciesmaps/nd080.pdf>

<sup>5</sup> <http://www.nps.gov/ncrc/programs/rtca/nri/states/ct.html>

HUD Environmental Standards	Determinations and Compliance Documentation
<p><b>Toxic or Hazardous Substances and Radioactive Materials</b> [HUD Notice 79-33]</p>	<p>A Phase II Environmental Site Investigation (ESI) was performed in December, 2012, for the project site at 161 State Street. The purpose of this Phase II is to determine if releases of Constituents of Concern (COCs) have occurred, and if further investigation and/or remediation is required. This Phase II indicated exceedances of Connecticut Department of Energy and Environmental Protection (CTDEEP) Remediation Standard Regulations (RSR) for extractable petroleum hydrocarbons (ETPH) and polycyclic aromatic hydrocarbons (PAHs) in one soil sample, for arsenic in one groundwater sample, and phenanthrene in another groundwater sample. ETPH and PAH concentrations in soils and groundwater are likely associated with fill material underlying the site. Arsenic concentrations are likely due to silt content of samples and/or naturally occurring concentrations documented throughout the area. Based on the findings of the Phase II for 161 State Street, it is recommended that fill material be evaluated to determine potential soil management requirements and/or disposal as part of any future development activities, which are not included as part of this proposal.</p> <p>A Phase I Environmental Site Assessment (ESA) for the project site at 144 Mills Memorial was performed in June, 2012. This report identified several Recognized Environmental Conditions (RECs), including the historic presence of woodworking and painting operations in the 1890s and 1900s, and an automotive repair shop in the 1950s and 1960s. In addition, an inactive 10,000 gallon heating oil underground storage tank (UST) was identified south of the project site, in the high-rise building along Pratt Street. An oily pit with standing water was observed in the boiler room of this building, and is believed to be associated with this inactive UST. It is recommended that the fill material found on-site be evaluated prior to any construction activities as part of a soil management plan. Further, due to the presence of COCs and RECs at 144 Mills Memorial, a Phase II ESI has been recommended. If the results of this Phase II indicate any potential contamination or other sources of environmental concern, appropriate remediation measures and all necessary regulatory agencies will be consulted prior to construction.</p> <p>Phase I ESAs were also prepared for 177 State Street and 62 Cedar Street. The conclusions of these assessments were consistent with the findings of 144 Mills Memorial. The area surrounding these sites was historically developed for commercial and industrial purposes, which existed until the 1950s. Numerous listings for properties of concern surround the project site, several of which are hydrogeologically upgradient of the site. While no Phase II investigations have been prepared for 177 State Street or 62 Cedar Street, any potential contamination will be appropriately remediated prior to any construction.</p> <p>As the proposed action involves property disposition and parcel assembly only, no construction, demolition or soil disturbance would take place on the project site. Therefore, no potential adverse impacts are expected to occur as they relate to toxic or hazardous substances and radioactive materials.</p>

<p><b>Siting of HUD-Assisted Projects near Hazardous Operations</b> [24 CFR 51 C]</p>	<p>The Phase I ESAs and Phase II ESI prepared for the project site revealed that there are no hazardous operations that pose a threat to the project site. A survey of the area revealed that there are 22 underground storage tanks (UST) present within approximately ¼ mile of the project site and no above ground storage tanks (AST).</p> <p>The project site is located within a primarily residential area of Meriden. No hazardous operations, including industrial operations, fuel supply depots or private filling stations, are located within 1,000 feet of the project site; therefore, the proposed action is in compliance with 24 CFR 51 C.</p> <p>See related Phase I &amp; Phase II documentation, attached.</p>
<p><b>Airport Clear Zones and Accident Potential Zones</b> [24 CFR 51 D]</p>	<p>The project site is located more than one mile northeast of the Meriden-Markham Municipal Airport; therefore, no further assessment is warranted and no impacts would result.</p>
<p><b>List of Permits Obtained</b></p>	<p>No permits are required as part of the proposed action.</p>
<p><b>Public Outreach</b> [24 CFR 50.23 and 58.43]</p>	<p>The Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) were made available for public comment for a 15-day period from October 3 to 18, 2013. A notification of the FONSI and opportunity for public comment was published in the <i>Meriden Record Journal</i>. No comments were received.</p>
<p><b>Cumulative Impacts Analysis</b> [24 CFR 58.32]</p>	<p>No significant adverse impacts are anticipated as a result of the proposed action; therefore no cumulative impacts need to be assessed. Implications of demolition and construction would be assessed under a separate NEPA document for any future development, once such plans have been determined. The cumulative social impacts to public housing are being considered for the City of Meriden as part of the Choice Neighborhoods Initiative, which is part of a holistic approach to revitalizing communities through close connections among housing, educational opportunities, and wrap-around services.</p>

## Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a finding of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional materials as needed.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	<p>The project site is located within a mapped Transit Oriented District (TOD) Zone and the parcels are in the TOD-Park Subdistrict. Multi-family residences (up to 100 dwelling units per site) are permitted in this district, as are TOD mixed-income residences with up to 100 units per site. In a TOD-park district, a maximum lot coverage of 75 percent is permitted for multi-family dwellings. Any future TOD mixed-income development on this site would be limited to eight stories in height under the existing zoning regulations.</p> <p>The proposed action, which includes a disposition and parcel assembly only, would not result in a change to the site's existing zoning, and would conform to existing zoning regulations.</p>
Compatibility and Urban Impact	1	<p>Uses on the project site include two parking lots, public open space and two residential buildings with 24 total dwelling units. The proposed disposition and parcel assembly would not alter the land use conditions in the neighborhood or on the project site, which would remain in its present state.</p>
Slope	1	<p>The topography of the site is generally flat. As the proposed action involves property disposition and parcel assembly only, no construction, demolition or soil disturbance would take place on the project site. No impacts to slope are anticipated.</p> <p>See Phase I ESA for 144 Pratt Street and 161 State Street.</p>
Erosion	1	<p>The topography of the site is generally flat. As the proposed action involves property disposition and parcel assembly only, no construction, demolition or soil disturbance would take place on the project site. No erosion impact is anticipated.</p> <p>See Phase I ESA for 144 Pratt Street and 161 State Street.</p>
Soil Suitability	1	<p>The Phase II Subsurface Investigation Report determined that the project site is underlain by fill material followed by sand, asphalt, brick and concrete fragments, which commonly occur in the area and is suitable for redevelopment. As the proposed action involves property disposition and parcel assembly only, no construction, demolition or soil disturbance would take place on the project site.</p> <p>See Phase II ESA Report, December 2012.</p>

Hazards and Nuisances including Site Safety	1	There would be no significant hazards or nuisances associated with the proposed action. No demolition, construction or change in use would occur on the project site as a result of the proposed action. The proposed disposition and parcel assembly would result in no increased emissions of air pollutants, exposure to heavy metals or other contaminants, attract vermin or pests, or create noise or odors. Therefore, no significant hazard or nuisance impacts are expected.
Energy Consumption	1	The proposed action involves parcel disposition and transfer only, and would have no impact on energy generation or distribution.

<p><b>Noise - Contribution to Community Noise Levels</b></p>	<p>1</p>	<p>The project site presently contains two residential buildings with 24 total dwelling units, two surface parking lots and a publicly accessible open space. Many of these residents are believed to own vehicles, which contribute to the ambient noise profile of the area. During visual and auditory field inspection, the existing residential buildings' mechanical systems (i.e., heating, ventilation, and air conditioning systems) were observed to be operating within a normal decibel range.</p> <p>Additionally, users of the open space at 62 Cedar Street, which includes active recreation elements such as playground equipment, are considered an existing stationary noise source on the project site.</p> <p>As a result of the proposed action, no new stationary or mobile noise sources would be introduced on the project site. Therefore, elevated community noise levels are not expected to result from the proposed action, and no impact is anticipated.</p>
<p><b>Air Quality</b> Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels</p>	<p>1</p>	<p>To assess the effects of ambient air quality on the proposed action, a visual survey was conducted to determine whether there are any industrial emission sources in the area that could potentially affect existing residents and users of the project site. The result of the industrial source visual survey is that the potential for air toxic impacts on the project site is not significant.</p> <p>As a result of the proposed action, no new stationary or mobile emission sources would be introduced on or near the project site. Furthermore, no construction or demolition would occur on-site, which precludes any construction-related air quality impacts. Therefore, the proposed action would have no significant adverse impact on community pollution levels.</p>
<p><b>Environmental Design</b> Visual Quality - Coherence, Diversity, Compatible Use and Scale</p>	<p>1</p>	<p>As part of the proposed action, no new construction would occur on the project site. The project site would remain in its current condition, which includes two three-story residential buildings, two surface parking lots, and a publicly-accessible open space resource.</p> <p>As property disposition and parcel assembly are the only discretionary activities included as part of the proposed action, no adverse impacts to Environmental Design are expected, and an assessment is not warranted.</p>

<b>Socioeconomic</b>	<b>Code</b>	<b>Source or Documentation</b>
Demographic Character Changes	1	Under the disposition action, 24 units would be removed from the Federal public housing program. Current tenants would be allowed to fulfill their lease. The small number of residents who relocate out of the immediate area over several years would not cause a significant change in the demographics of the neighborhood. No new residents would be introduced to the project site as a result the proposed action. The project would not result in a significant adverse impact to the area's demographic character.
Displacement	1	Under the disposition action, 24 units would be removed from the Federal public housing program. Current tenants would be allowed to fulfill their lease. The small number of residents who relocate out of the immediate area over several years would not have an impact on population or housing. The proposed action would not displace any residences or businesses; therefore, no displacement impact would occur.
Employment and Income Patterns	1	The proposed action would not have an effect on employment, as no construction, demolition or change in use is expected on the project site. The proposed action would therefore not result in significant adverse impacts associated with employment and income patterns.

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
Educational Facilities	1	Under the disposition action, 24 units would be removed from the Federal public housing program. A small number of school-aged children may relocate out of the immediate area over several years; however, that would not cause a significant impact on educational facilities.
Commercial Facilities	1	The proposed action would not introduce new commercial uses or have an adverse effect on existing commercial uses in the area.
Health Care	1	As part of the disposition, the relocation of a small number of residents may occur in the long term. However, this is not expected to result in a noticeable change in the demand on local health care services, and a significant impact is not expected as a result.
Social Services	1	As part of the disposition, the relocation of a small number of residents may occur in the long term. However, this is not expected to result in a noticeable change in the demand on social services, and a significant impact is not expected as a result.
Solid Waste	1	As part of the disposition, the relocation of a small number of residents may occur in the long term. A slight reduction in the amount of solid waste generated on-site would occur on the project site as a result of the proposed action.
Waste Water	1	The proposed action would not adversely affect Meriden's waste water conveyance system or treatment facilities. Waste water would continue to be handled by the Water Pollution Control Facility Division.  As no construction or change in use would occur on the project site, the proposed action would not result in increased demand for sewage disposal or treatment, and no impacts would occur.

Community Facilities and Services	Code	Source or Documentation
Storm Water	1	The proposed action would not adversely affect Meriden's storm water system. No increase in the amount of impervious surface would occur on the project site as a result of the proposed action.
Water Supply	1	The proposed action would not adversely affect Meriden's water supply.
<b>Public Safety</b> - Police	1	There would be no impact on police services due to the proposed action. Police protection services are provided by the Meriden Police Department, and the station nearest to the project site is located at 50 West Main Street.
- Fire	1	There would be no impact on fire services due to the proposed action. Fire protection services are provided by the Meriden Fire Department, and the station nearest to the project site is located at 50 West Main Street.
- Emergency Medical	1	The proposed action would not result in increased demand on emergency medical services. The Midstate Medical Center provides emergency medical services and is located approximately one mile northwest of the project site.
<b>Open Space and Recreation</b> - Open Space	1	<p>The proposed action would not result in the removal of landscaped areas on the project site. Included as part of this proposal is the transfer of an open space resource by the City to the MHA to complete the parcel assembly. Featuring both active and passive recreation elements, this lot is 1.6 acres of public open space and is the only such resource within ¼-mile of the project site.</p> <p>As development plans are finalized, the City Council may be required to modify the permitted land uses on 62 Cedar Street. However, under the current proposed action, this open space would remain in its current state and its use would not change. No new residents would be introduced as part of the proposed action, and utilization rates of the open space are not expected to change as a consequence. Therefore, the proposed action would not result in a significant adverse impact to any open space resource.</p>
- Cultural Facilities	1	The proposed action would not adversely affect cultural facilities, as no new residents would be introduced as a result.

<p><b>Transportation</b></p>	<p>1</p>	<p>As there may be a minor reduction in residents over time as a result of the proposed disposition, a slight decrease in traffic volumes, pedestrian volumes, transit ridership and parking demand may occur. However, significant impacts to any of these conditions would not occur.</p> <p>The project site is bound to the north by Park Street, to the west by State Street and Mill Street, to the east by Cedar Street, and to the south by Pratt Street. Several blocks north of the project site is U.S. Interstate 691, which is classified by the Connecticut Department of Transportation as a Principal Arterial roadway. To the southeast of the project site, Pratt Street is classified as a Minor Arterial roadway, and State Street to the west of the project site is classified as a Collector roadway. All other streets surrounding the project site are classified as local roadways.</p> <p>Several bus lines are found within close proximity to the project site. The "B" and "M" lines, operated by North East Transportation and Middletown Area Transit, respectively, run on State Street directly west of the project site, with the "M" bus offering regional service to Middletown and Cromwell. CTTransit operates the "C" bus line along Broad Street, which runs north-south approximately 1/2-mile east of the project site. Additional bus lines are operated throughout Meriden and the region. Less than 1/4 -mile southwest of the project site is the Meriden Amtrak Station.</p> <p>In addition to the parking provided on the project site that will remain in the future with the proposed action, ample on-street parking is found throughout the study area. As additional residents or employees would not be generated by the proposed action, increased parking demand is not projected to occur.</p> <p>Similarly, pedestrian elements such as sidewalks and crosswalks would not be altered under the proposed action.</p>
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Natural Features	Code	Source or Documentation
Water Resources	1	<p>The proposed project would not result in a significant effect on water resources, including groundwater and surface water. A portion of the project site lies over Harbor Brook, which is a low gradient stream that flows through an underground culvert beneath a portion of the project site, but not the residential structures, at 144 Mills Memorial. In addition, a portion of the project site is located within a Special Flood Hazard Area (SFHA) Zone AE, which is subject to inundation by the 1 percent annual chance flood. Based on surface topography, groundwater flow is assumed in a southwesterly direction towards Hanover Pond.</p> <p>As the proposed action involves property disposition and parcel assembly only, no construction, demolition or soil disturbance would take place on the project site; therefore, there would be no impacts to water resources.</p>
Surface Water	1	<p>The proposed project would not result in a significant effect on surface water resources. The nearest surface water body is Harbor Brook, which flows through an underground culvert beneath a portion of the project site and is classified by CTDEEP as "B" surface water. Based on CTDEEP Water Quality Standards, "B" surface water is designed for recreational use, fish and wildlife habitat, agricultural and industrial supply and other legitimate uses including navigation. Stormwater catch basins were observed in various areas throughout the exterior portions of the site. These catch basins are believed to discharge to Harbor Brook.</p> <p>As the proposed action involves property disposition and parcel assembly only, no construction, demolition or soil disturbance would take place on the project site. There would be no additional discharge to nearby surface water.</p>
Unique Natural Features and Agricultural Lands	1	<p>There are no unique natural features or agricultural lands near the project site. Therefore, the proposed action would have no impact on such resources.</p>
Vegetation and Wildlife	1	<p>The project site and its immediate surroundings are occupied by buildings, paved areas or landscaped areas. There are no significant plant or animal species, including any State or Federally listed threatened or endangered species, occupying the project site or the surrounding neighborhood. No significant impacts to vegetation or wildlife would result from the proposed action.</p>

**NOTE:** The Responsible Entity must additionally document compliance with 24 CFR §58.6 in the ERR, particularly with the Flood Insurance requirements of the Flood Disaster Protection Act and the Buyer Disclosure requirements of the HUD Airport Runway Clear Zone/Clear Zone regulation at 24 CFR 51 Subpart D.

### Summary of Findings and Conclusions

The proposed action is part of the Meriden Housing Authority's initiative to take advantage of development opportunities on vacant and underutilized land, as these properties provide significant opportunities to create new affordable housing and other amenities that can benefit Meriden residents. The proposed action includes the property disposition and parcel assembly only, and future plans for the project site have yet to be determined. The project was conceived within the context of the current administration's proposed Choice Neighborhoods Initiative (CNI), which is predicated upon a holistic approach to revitalizing communities through close connections among housing, educational opportunities, and wrap-around services. A future discretionary action would

attempt to meet these goals by providing community services for Meriden residents as well as expanding the supply of affordable housing within the city limits.

The proposed action would not adversely affect the character, features and resources of the surrounding area, and would not result in a significant impact on the quality of the human environment. As this proposal involves property disposition and parcel assembly only, no potential adverse impacts are expected to occur, and mitigation as part of the proposed action would not be required.

## ALTERNATIVES TO THE PROPOSED ACTION

### **Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

No other reasonable alternatives were considered or selected for the proposed action. Upon successful disposition and parcel acquisition, additional discretionary actions will be pursued that might involve demolition and/or construction on the project site. However, these plans have not yet been conceptualized, and the exact nature of future uses on the project site is not yet known, pending a more extended planning process (perhaps funded by a Choice Neighborhoods Planning Grant or other sources). Until the additional master planning is complete, alternative options for the parcel assembly cannot be known, but no options are precluded by the assembly; therefore, they would not be considered a reasonable alternative.

### **No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

Under the No Action Alternative, the proposed disposition of 161 State Street and 144 Mills Memorial would not be pursued. The 24 units within two low-rise buildings in the Mills Memorial Housing complex would remain within the Federal public housing program. Additionally, the City would not transfer to the MHA the parcel at 62 Cedar Street or acquire the parcel at 177 State Street to complete the parcel assembly. In the absence of these actions, it is assumed that the project site would remain in its current state, which includes 24 residential units on 144 Mills Memorial, a surface parking lot at 161 State Street, a privately-owned parking lot at 177 State Street, as well as an open space at 62 Cedar Street. The ownership and management of the parcels would remain the same.

There would be no adverse impacts to human health and the environment under the No Action Alternative; however, a larger parcel assembly would not be made available for future development and the project purpose and need would not be achieved. No action means that all existing units remain within a 100-year floodplain that has a history of frequent flooding or negative impact on the households and housing due to mildew and soil erosion risks.

### **Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or external factors relating to the proposal should be modified in order to eliminate or minimize adverse environmental impacts.)

As no construction, demolition or change in use would occur under the Proposed Action, adverse environmental impacts would not be expected. Therefore, no mitigation measures are required to ensure there are no significant impacts, and none are recommended in the assessment.

## **Additional Studies Performed**

*Phase I Environmental Site Assessment (ESA)*, 62 Cedar Street, Meriden CT, Tighe & Bond, April 2012.

*Phase I Environmental Site Assessment (ESA)*, 177 State Street, Meriden CT, Lenard Engineering, Inc., August 2013.

*Phase I Environmental Site Assessment (ESA)*, 144 Pratt Street, Meriden CT, Tighe & Bond, June 2012.

*Phase I Environmental Site Assessment (ESA)*, 161 State Street, Meriden CT, Tighe & Bond, April 2012.

*Phase II Environmental Site Assessment (ESA)*, 161 State Street, Meriden CT, Tighe & Bond, December 2012.

## **List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]

United States Census Factfinder. <http://quickfacts.census.gov/qfd/states/09/0946450.html>. Accessed 18 September 2013.

City of Meriden GIS Home Page. <http://gis.meridenct.gov/meriden/Default.aspx>. Accessed 18 September 2013

A County Report of Connecticut's Endangered, Threatened and Special Concern.  
[http://www.ct.gov/deep/lib/deep/endangered\\_species/species\\_listings/newhavenctspecies.pdf](http://www.ct.gov/deep/lib/deep/endangered_species/species_listings/newhavenctspecies.pdf). Accessed 24 September 2013

Natural Diversity Data Base Areas for Meriden, CT. <ftp://ftp.state.ct.us/pub/dep/gis/endangeredspeciesmaps/nd080.pdf>. Accessed 24 September 2013

National Park Service Rivers, Trails and Conservation Program, Connecticut Segments.  
<http://www.nps.gov/ncrc/programs/rtca/nri/states/ct.html>. Accessed 24 September 2013

Harbor Brook Flood Control and Linear Trail Project Master Plan for Meriden, Ct. Prepared by GZA GeoEnvironmental, Inc. November, 2011.

*Phase I Environmental Site Assessment (ESA)*, 62 Cedar Street, Meriden CT, Tighe & Bond, April 2012.

*Phase I Environmental Site Assessment (ESA)*, 177 State Street, Meriden CT, Lenard Engineering, Inc., August 2013.

*Phase I Environmental Site Assessment (ESA)*, 144 Pratt Street, Meriden CT, Tighe & Bond, June 2012.

*Phase I Environmental Site Assessment (ESA)*, 161 State Street, Meriden CT, Tighe & Bond, April 2012.

*Phase II Environmental Site Assessment (ESA)*, 161 State Street, Meriden CT, Tighe & Bond, December 2012.

## Other Requirements (Section 58.6) Checklist

**PROJECT NAME**      **Meriden Mills Apartments Disposition and Related Parcel Assembly, Meriden CT**

In addition to the duties under the laws and authorities specified in 58.5 for assumption by Responsible Entities (REs) under the laws cited in 58.1(b), REs must comply with the following requirements. Applicability of the following requirements does not trigger the certification and release of funds procedure under this Part or preclude exemption of an activity under 58.34 (a) (12) and/or the applicability of 58.35(b). However, the RE remains responsible for addressing the following requirements in its ERR and meeting these requirements, where applicable, regardless of whether the activity is exempt under 58.34 or Categorically Excluded under 58.35 (a) or (b).

(a) Federal Flood Insurance Purchase Requirements (do not apply to funds from Federal formula grants made to a State).

(1) Does the project involve acquisition or construction (including rehabilitation) in a community identified by the Federal Emergency Management Agency (FEMA) as having special flood hazard areas (100 year and 500 year floodplains)? Yes  No  If "Yes," go to (a)(2). If "No," go to Question (b).

(2) Is the project located in 100 year flood plain (500 year floodplain for "critical" actions\*)? Yes  No  If "Yes," go to (a) (3). If "No," go to Question (b).

(3) Is the community in which the project is located () participating in the National Flood Insurance Program or, (  ) has less than a year passed since FEMA notified the community concerning such hazards. (Please check one of the above depending on the situation) Yes  No . If "Yes," attach a statement concerning how you will assure that flood insurance will be maintained in accordance with the "Flood Insurance Protection" guidance sheet attached to this Checklist and go to Question (b). The implementation of this project consistent with your statement must be made a condition on the environmental findings and recommendations for the project. If "No," project cannot be funded.

\* As defined in the U.S. Water Resources Council's Floodplain Management Guidelines for Implementing Executive Order 11988.

See Attached Standard Flood Hazard Determination indicating that Federal Flood Insurance is available as part of the Regular Program.

(b) Coastal Barriers Resources

Is the project to be undertaken located in the Coastal Barrier Resources System, as amended by the Coastal Barrier Improvement Act of 1990 (16 U.S.C. 3501)?  
Yes  No . If "Yes," Federal financial assistance may not be provided. If "No," then go to Question (c).

(c) Projects located in Close Proximity to Airports Contained on the HUD list of 24 CFR Part 51D Covered Airports.

Does the project involve assistance, subsidy, or insurance for the purchase or sale of an existing property in a Runway Clear Zone or Clear Zone as defined in 24 CFR Part 51D? Yes  No  If "Yes," the buyer must be advised that the property is in a runway Clear Zone

the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information. The implementation of this requirement must be made a condition in the environmental review findings and recommendations for this project.

Although Federal financial assistance would be used for acquisition of land within an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, financial assistance would not be provided to property owners under the proposed action (existing public housing units would be removed from the Federal public housing program and no new units would be constructed). If, under a future action, development occurs on the subject property and financial assistance is provided to residents, the Meriden Housing Authority, as the responsible entity, would ensure that flood insurance protection is obtained as a condition of approval of the financial assistance.

Preparer Signature:  10/2/13  
Name/Title/Agency: Jordan M. Smith, AICP Date  
Planner, AECOM



## FIGURES

FIGURE 1: PROJECT LOCATION

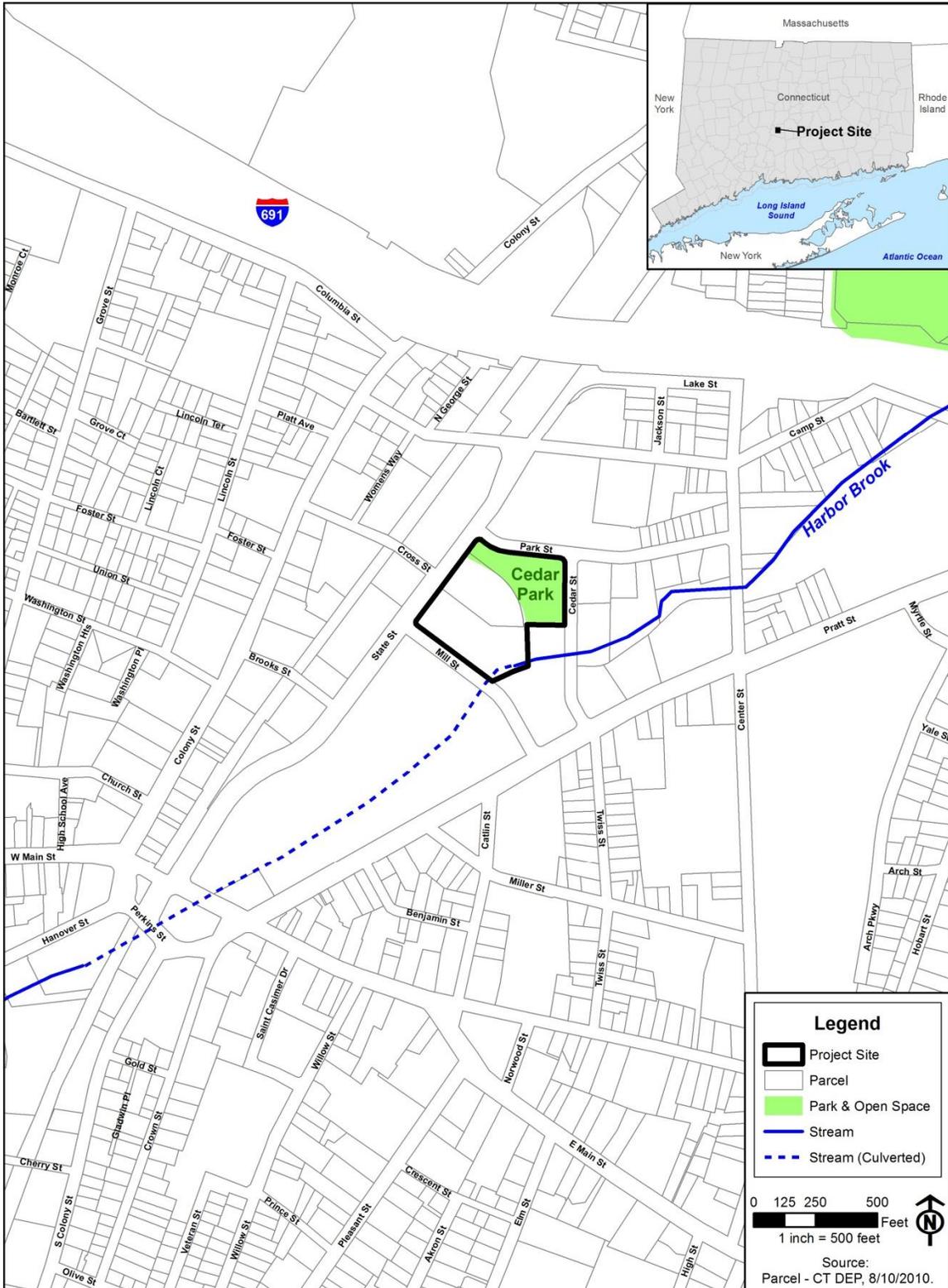


FIGURE 2: FEMA FLOOD INSURANCE RATE MAP

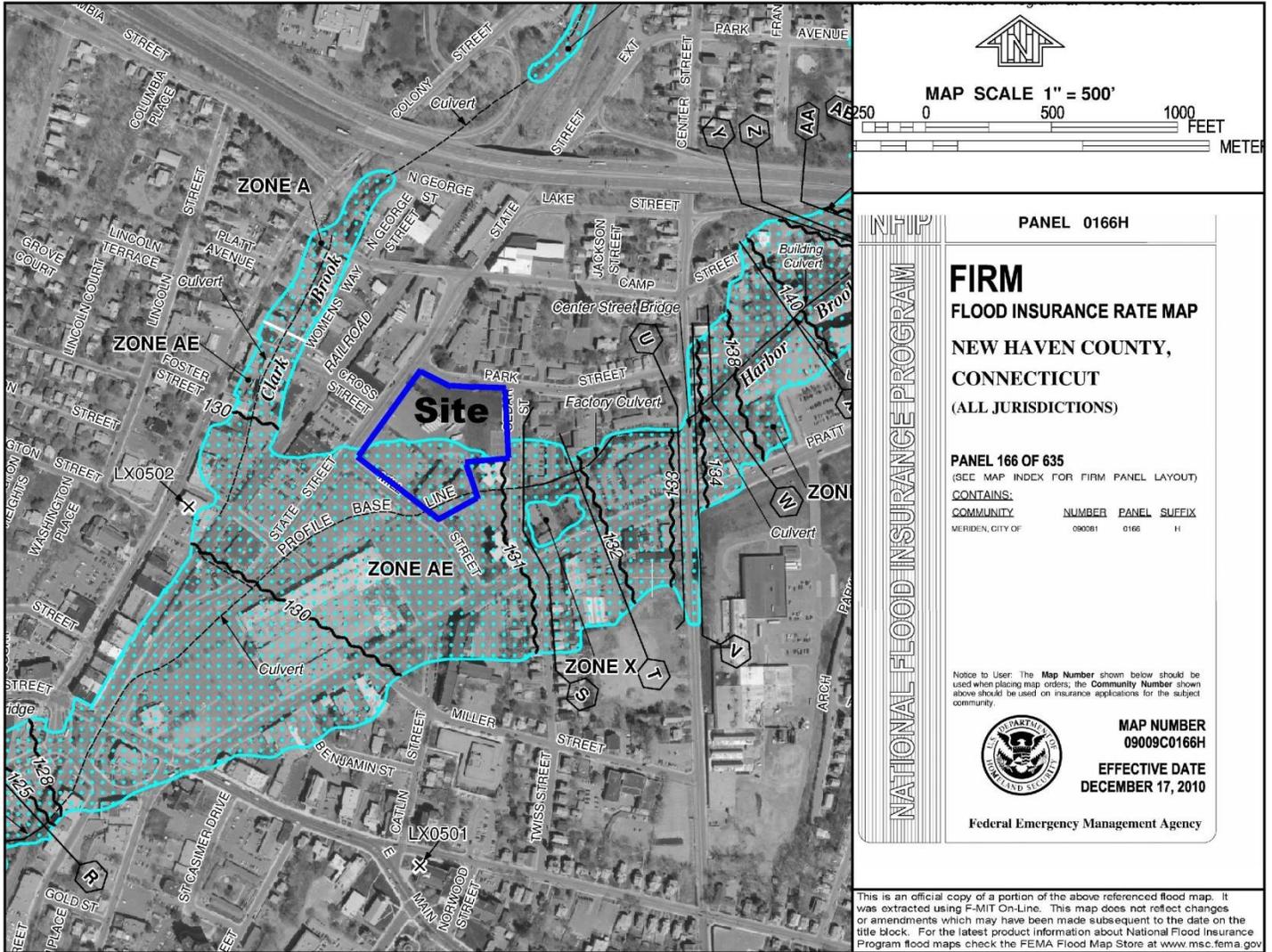
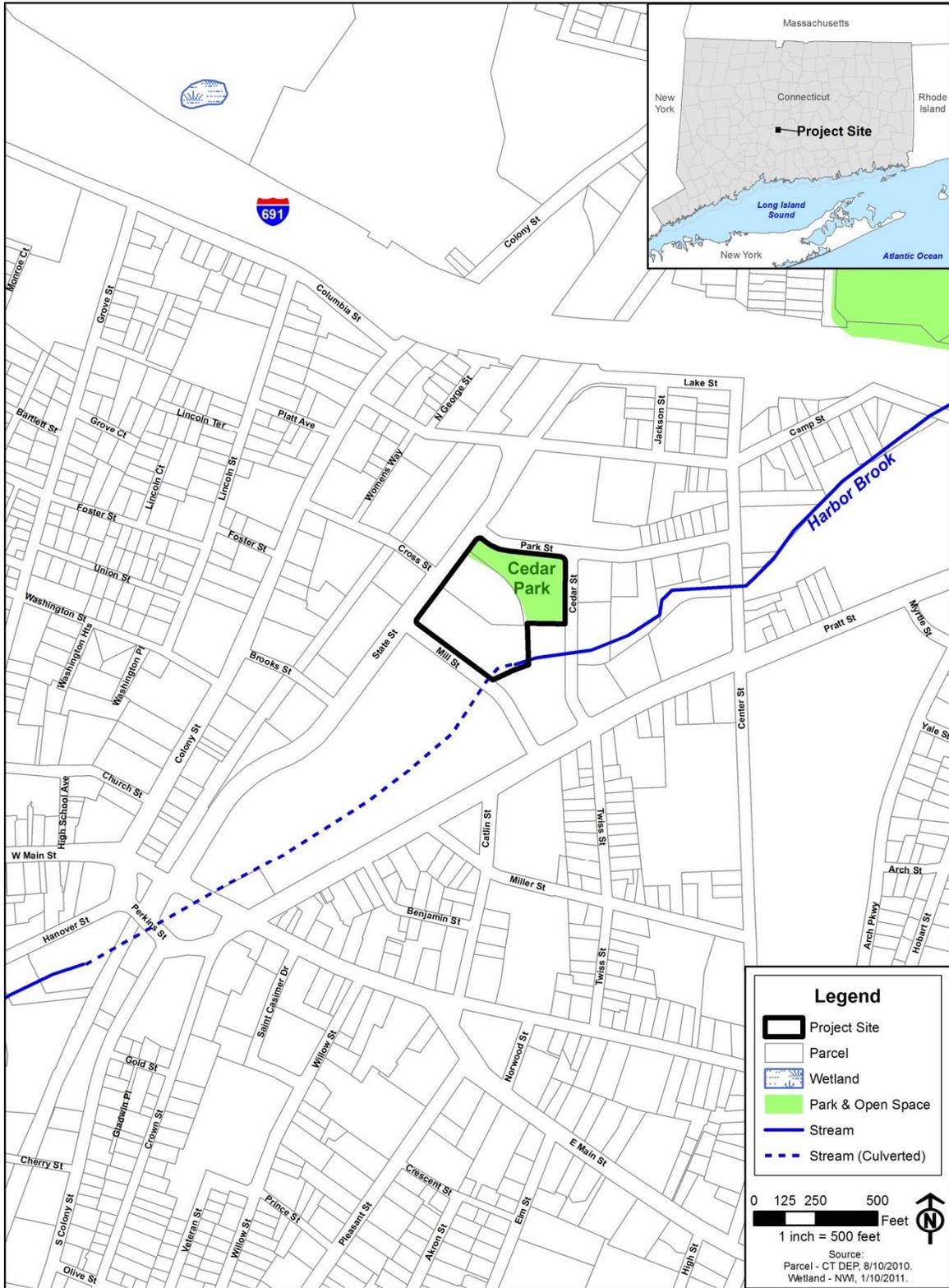


FIGURE 3: NATIONAL WETLAND INVENTORY MAP



PUBLIC NOTICE

Newspaper: **Meriden Record Journal**

Publication Date: **Thursday, October 3, 2013**

**NOTICE OF REQUEST FOR RELEASE OF FUNDS AND FINDING OF NO SIGNIFICANT IMPACT**

City of Meriden, Office of Economic Development

142 East Main Street, Meriden, CT 06426

Phone (203) 630 4152

These notices shall satisfy two separate but related procedural requirements of activities to be undertaken by the Meriden Housing Authority

**REQUEST FOR RELEASE OF FUNDS**

On or about October 21, 2013, the City of Meriden will authorize the Meriden Housing Authority to submit a request to HUD for the release of funds under Section 18 of the United States Housing Act of 1937, as amended, to undertake a project known as the *Meriden Mills Apartments Disposition and Parcel Assembly Project*. The purpose of the project is 1) Removal through a HUD disposition process pursuant to 24 CFR 970 of two low-rise structures, located at 144 Mills Memorial on the State Street side of Harbor Brook, consisting of twelve (12) units each plus the parking lot, identified as 161 State Street, with the objective being eventual removal of the HUD Declaration of Trust covering those assets. The MHA will remain the owner of the assets once removed from the public housing program, and 2) parcel assembly for the purposes of future development under a separate action. Project location is 161 State Street, 144 Mills Memorial (144 Pratt Street), 62 Cedar Street, and 177 State Street, Meriden, CT.

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Meriden has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR), on file at City of Meriden Economic Development Office, 142 East Main Street, Meriden, CT where the ERR can be examined, and at the Meriden Public Library where the record is available for review and may be examined or copied weekdays 9:30 A.M. to 4:30 P.M.

**PUBLIC COMMENTS**

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Office of Economic Development. All comments received by 4:30 PM, October 18, 2013 will be considered by the City of Meriden prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

**RELEASE OF FUNDS**

The City of Meriden certifies to HUD that Lawrence J. Kendzior in his/her capacity as City Manager consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the Meriden Housing Authority to use Program funds.

**OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the City of Meriden's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is

later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Name of RE; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to HUD administration office at Address of that office. Potential objectors should contact HUD to verify the actual last day of the objection period.

Juliet Burdelski, Director of Economic Development, City of Meriden.

Newspaper: Meriden Record Journal

Publication Date: Thursday, October 3, 2013

**Public Notice of a Proposed Activity in a 100-Year Floodplain or Wetland**

**To: All interested Agencies, Groups and Individuals**

This is to give notice that the City of Meriden has conducted an evaluation as required by Executive Order (EO) 11988, Floodplain Management, in accordance with the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain will have on the human and natural environment.

Under the National Environmental Policy Act (NEPA), EO 11988, all federal agencies and or their delegated Responsible Entities are required to provide public notice of any proposed actions in or affecting floodplains. Federal actions must also be reviewed for opportunities to relocate facilities and evaluated for social, economic, historic, environmental, legal, and safety considerations.

The Meriden Housing Authority intends to undertake a project known as the Meriden Mills Apartments Disposition and Parcel Assembly Project. The project will: 1) remove through a HUD disposition process pursuant to 24 CFR 970 two low-rise structures, located at 144 Mills Memorial on the State Street side of Harbor Brook, consisting of twelve (12) units each plus the parking lot, identified as 161 State Street, from the HUD Declaration of Trust covering those assets. The MHA will remain the owner of the assets once removed from the public housing program, and 2) assemble parcels for the purposes of future development under a separate action. Project location is 161 State Street, 144 Mills Memorial (144 Pratt Street), 62 Cedar Street, and 177 State Street, Meriden, CT.

A portion (2.2. acres) of the project site is located within a Special Flood Hazard Area (SFHA) Zone AE, which is subject to inundation by the 1 percent annual chance flood. This 100-year floodplain, also known as the base flood, is the flood that has a 1 percent chance of being equaled or exceeded in any given year. The base flood elevation is the water-surface elevation of the 1 percent annual chance flood. In Zone AE, which covers a portion of the project site, the base flood elevation is approximately 130 feet. Executive Order 11988, as implemented by 24 CFR Part 55, Floodplain Management, does apply to the proposed action. Following the decision-making process in Section 55.20, the proposed action is demonstrated to comply with 24 CFR Part 55. There would be no potential direct and indirect impacts associated with the occupancy of the floodplain under the proposed action since there would be no demolition, construction or soil disturbance on the project site. Development within and adjacent to the

floodplain would remain in its current state. There is no practicable design or modification to the proposed action that would minimize the potential adverse impacts within the floodplain or restore and preserve its natural and beneficial values. The proposed action would not result in flood hazards in the floodplain, aggravate the current hazards to other floodplains, or disrupt floodplain values. Therefore, the project would be in compliance with Executive Order 11988.

**Alternatives and Project Modifications Considered**

No other reasonable alternatives were considered or selected for the proposed action. Upon successful disposition and parcel acquisition, additional discretionary actions will be pursued that might involve demolition and/or construction on the project site. However, these plans have not yet been conceptualized, and the exact nature of future uses on the project site is not yet known; therefore, they would not be considered a reasonable alternative.

**No Action Alternative**

Under the No Action Alternative, the proposed disposition of 161 State Street and 144 Mills Memorial would not be pursued. The 24 units within two low-rise buildings in the Mills Memorial Housing complex would remain within the Federal public housing program. Additionally, the City would not transfer to the MHA the parcel at 62 Cedar Street or acquire the parcel at 177 State Street to complete the parcel assembly. In the absence of these actions, it is assumed that the project site would remain in its current state, which includes 24 residential units on 144 Mills Memorial, a surface parking lot at 161 State Street, a privately-owned parking lot at 177 State Street, as well as 62 Cedar Street. The ownership and management of the parcels would remain the same. There would be no adverse impacts to human health and the environment under the No Action Alternative; however, a larger parcel assembly would not be made available for future development and the project purpose and need would not be achieved.

**Mitigation Measures Recommended**

As no construction, demolition or change in use would occur under the Proposed Action, adverse environmental impacts would not be expected. Therefore, no mitigation measures are required to ensure there are no significant impacts, and none are recommended in the assessment.

**Public Comments**

The public is invited to comment regarding this project. Comments or questions regarding this project should be directed to the following responsible official: Juliet Burdelski, Director of Economic Development, 142 East Main Street, Meriden CT 06426, phone 203 630 4152, [jburdelski@meridenct.gov](mailto:jburdelski@meridenct.gov). Written comments must be received by the City of Meriden at the following address on or before 4:30 PM on Friday, October 18, 2013.

## Attachment A

### Determination of Applicability to 24 CFR 55

24 CFR Part 55, Floodplain Management, covers the proposed acquisition, construction, improvement, disposition, financing and use of properties located in a floodplain for which approval is required either from HUD under any applicable HUD program or from a grant recipient subject to 24 CFR part 58. The determination of applicability of the proposed action (Meriden Mills Apartments Disposition and Related Parcel Assembly) to the regulations is based on the following understanding:

- The proposed action includes proposed HUD financial assistance for acquisition purposes in an area having special flood hazards (i.e., 100-year floodplain, Zone AE).
- The action would not be located in a floodway or coastal high hazard area.
- The proposed action is not a “critical action” (i.e., activity for which even a slight chance of flooding might result in loss of life, injury to persons, or damage to property).
- The proposed action does not involve “substantial improvement” as defined in Part 55.2(b)(8).
- The community, the City of Meriden, does participate in the National Flood Insurance Program.

As defined in 24 CFR Part 55, Subpart B, Application of Executive Order on Floodplain Management, Executive Order 11988 **does apply** to the proposed action. The proposed action is a non-critical action that is not excluded under Section 55.12 (b) or (c) and a portion of the action would be located within a 100-year floodplain outside the high hazard area (see Table 1 in Section 55.11). Therefore, the decision-making process in Section 55.20 must be followed for the proposed action to be allowed. Per Section 55.12(a), since the proposed action is a HUD action involving disposition of HUD-acquired multifamily housing projects in a community that is in the Regular Program of the National Flood Insurance Program and in good standing, the decision-making steps 2, 3 and 7 do not apply. These involve notification of the public at the time the proposal is considered, identification and evaluation of practicable alternatives to locating the proposed action in a floodplain, and publication of a final, detailed notice of the proposal.

Following the decision-making process in Section 55.20, the proposed action does comply with 24 CFR Part 55.

- Step 1: The proposed action is located in a 100-year floodplain.
- Step 2: Not applicable
- Step 3: Not applicable
- Step 4: There would be no potential direct and indirect impacts associated with the occupancy of the floodplain under the proposed action since there would be no demolition, construction or soil disturbance on the project site. Development within and adjacent to the floodplain would remain in its current state.
- Step 5: There is no practicable design or modification to the proposed action that would minimize the potential adverse impacts within the floodplain or restore and preserve its natural and beneficial values. There are no adverse impacts within the floodplain as a result of the proposed action; therefore, no modification is necessary.
- Step 6: Reevaluation of the proposed action determined that the proposed action is still practicable since it would not result in flood hazards in the floodplain, aggravate the current hazards to other floodplains, or disrupt floodplain values.
- Step 7: Not applicable
- Step 8: Decision-making is complete and the proposed action may be implemented, with no mitigating measures required.

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## AFFIDAVIT OF PUBLICATION

THIS IS TO CERTIFY that the attached clipping is a true copy of a notice published in the  
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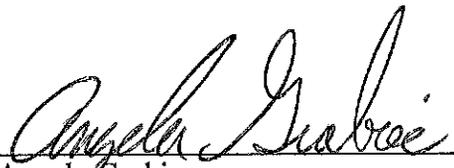
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State of Connecticut

} SS. Meriden

  
\_\_\_\_\_  
Diane Pickering, Assistant Controller

The foregoing affidavit was signed and sworn  
before me this 23 day  
of OCTOBER, 2013

  
\_\_\_\_\_  
Angela Grabiec  
Notary Public  
My Commission Expires June 30, 2018

Attention Meriden Residents

**NOTICE OF REQUEST FOR RELEASE OF FUNDS AND  
FINDING OF NO SIGNIFICANT IMPACT**

City of Meriden, Office of Economic Development  
142 East Main Street, Meriden, CT 06426  
Phone (203) 630 4152

These notices shall satisfy two separate but related procedural requirements of activities to be undertaken by the Meriden Housing Authority

**REQUEST FOR RELEASE OF FUNDS**

On or about October 21, 2013, the City of Meriden will authorize the Meriden Housing Authority to submit a request to HUD for the release of funds under Section 18 of the United States Housing Act of 1937, as amended, to undertake a project known as the Meriden Mills Apartments Disposition and Parcel Assembly Project. The purpose of the project is 1) Removal through a HUD disposition process pursuant to 24 CFR 970 of two low-rise structures, located at 144 Mills Memorial on the State Street side of Harbor Brook, consisting of twelve (12) units each plus the parking lot, identified as 161 State Street, with the objective being eventual removal of the HUD Declaration of Trust covering those assets. The MHA will remain the owner of the assets once removed from the public housing program, and 2) parcel assembly for the purposes of future development under a separate action. Project location is 161 State Street, 144 Mills Memorial (144 Pratt Street), 62 Cedar Street, and 177 State Street, Meriden, CT.

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Meriden has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR), on file at City of Meriden Economic Development Office, 142 East Main Street, Meriden, CT where the ERR can be examined, and at the Meriden Public Library where the record is available for review and may be examined or copied weekdays 9:30 A.M. to 4:30 P.M.

**PUBLIC COMMENTS**

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Office of Economic Development. All comments received by 4:30 PM, October 18, 2013 will be considered by the City of Meriden prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

**RELEASE OF FUNDS**

The City of Meriden certifies to HUD that Lawrence J. Kendzior in his/her capacity as City Manager consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the Meriden Housing Authority to use Program funds.

**OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the City of Meriden's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Name of RE; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to HUD administration office at Address of that office. Potential objectors should contact HUD to verify the actual last day of the objection period.

Juliet Burdelski, Director of Economic Development, City of Meriden.

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State of Connecticut

} SS. Meriden

  
\_\_\_\_\_  
Diane Pickering, Assistant Controller

The foregoing affidavit was signed and sworn  
before me this 23 day  
of OCTOBER, 2013

  
\_\_\_\_\_  
Angela Grabiec  
Notary Public  
My Commission Expires June 30, 2018

Attention Meriden Residents

## Public Notice of a Proposed Activity in a 100-Year Floodplain or Wetland

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Meriden has conducted an evaluation as required by Executive Order (EO) 11988, Floodplain Management, in accordance with the U.S. Department of Housing and Urban Development (HUD) implementing regulations at 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain will have on the human and natural environment.

Under the National Environmental Policy Act (NEPA), EO 11988, all federal agencies and or their delegated Responsible Entities are required to provide public notice of any proposed actions in or affecting floodplains. Federal actions must also be reviewed for opportunities to relocate facilities and evaluated for social, economic, historic, environmental, legal, and safety considerations.

The Meriden Housing Authority intends to undertake a project known as the Meriden Mills Apartments Disposition and Parcel Assembly Project. The project will: 1) remove through a HUD disposition process pursuant to 24 CFR 970 two low-rise structures, located at 144 Mills Memorial on the State Street side of Harbor Brook, consisting of twelve (12) units each plus the parking lot, identified as 161 State Street, from the HUD Declaration of Trust covering those assets. The MHA will remain the owner of the assets once removed from the public housing program, and 2) assemble parcels for the purposes of future development under a separate action. Project location is 161 State Street, 144 Mills Memorial (144 Pratt Street), 62 Cedar Street, and 177 State Street, Meriden, CT.

A portion (2.2 acres) of the project site is located within a Special Flood Hazard Area (SFHA) Zone AE, which is subject to inundation by the 1 percent annual chance flood. This 100-year floodplain, also known as the base flood, is the flood that has a 1 percent chance of being equaled or exceeded in any given year. The base flood elevation is the water-surface elevation of the 1 percent annual chance flood. In Zone AE, which covers a portion of the project site, the base flood elevation is approximately 130 feet. Executive Order 11988, as implemented by 24 CFR Part 55, Floodplain Management, does apply to the proposed action. Following the decision-making process in Section 55.20, the proposed action is demonstrated to comply with 24 CFR Part 55. There would be no potential direct and indirect impacts associated with the occupancy of the floodplain under the proposed action since there would be no demolition, construction or soil disturbance on the project site. Development within and adjacent to the floodplain would remain in its current state. There is no practicable design or modification to the proposed action that would minimize the potential adverse impacts within the floodplain or restore and preserve its natural and beneficial values. The proposed action would not result in flood hazards in the floodplain, aggravate the current hazards to other floodplains, or disrupt floodplain values. Therefore, the project would be in compliance with Executive Order 11988.

### Alternatives and Project Modifications Considered

No other reasonable alternatives were considered or selected for the proposed action. Upon successful disposition and parcel acquisition, additional discretionary actions will be pursued that might involve demolition and/or construction on the project site. However, these plans have not yet been conceptualized, and the exact nature of future uses on the project site is not yet known; therefore, they would not be considered a reasonable alternative.

### No Action Alternative

Under the No Action Alternative, the proposed disposition of 161 State Street and 144 Mills Memorial would not be pursued. The 24 units within two low-rise buildings in the Mills Memorial Housing complex would remain within the Federal public housing program. Additionally, the City would not transfer to the MHA the parcel at 62 Cedar Street or acquire the parcel at 177 State Street to complete the parcel assembly. In the absence of these actions, it is assumed that the project site would remain in its current state, which includes 24 residential units on 144 Mills Memorial, a surface parking lot at 161 State Street, a privately-owned parking lot at 177 State Street, as well as 62 Cedar Street. The ownership and management of the parcels would remain the same. There would be no adverse impacts to human health and the environment under the No Action Alternative; however, a larger parcel assembly would not be made available for future development and the project purpose and need would not be achieved.

### Mitigation Measures Recommended

As no construction, demolition or change in use would occur under the Proposed Action, adverse environmental impacts would not be expected. Therefore, no mitigation measures are required to ensure there are no significant impacts, and none are recommended in the assessment.

### Public Comments

The public is invited to comment regarding this project. Comments or questions regarding this project should be directed to the following responsible official: Juliet Burdelski, Director of Economic Development, 142 East Main Street, Meriden CT 06426, phone 203 630 4152, [jburdelski@meridenct.gov](mailto:jburdelski@meridenct.gov). Written comments must be received by the City of Meriden at the following address on or before 4:30 PM on Friday, October 18, 2013.

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