

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





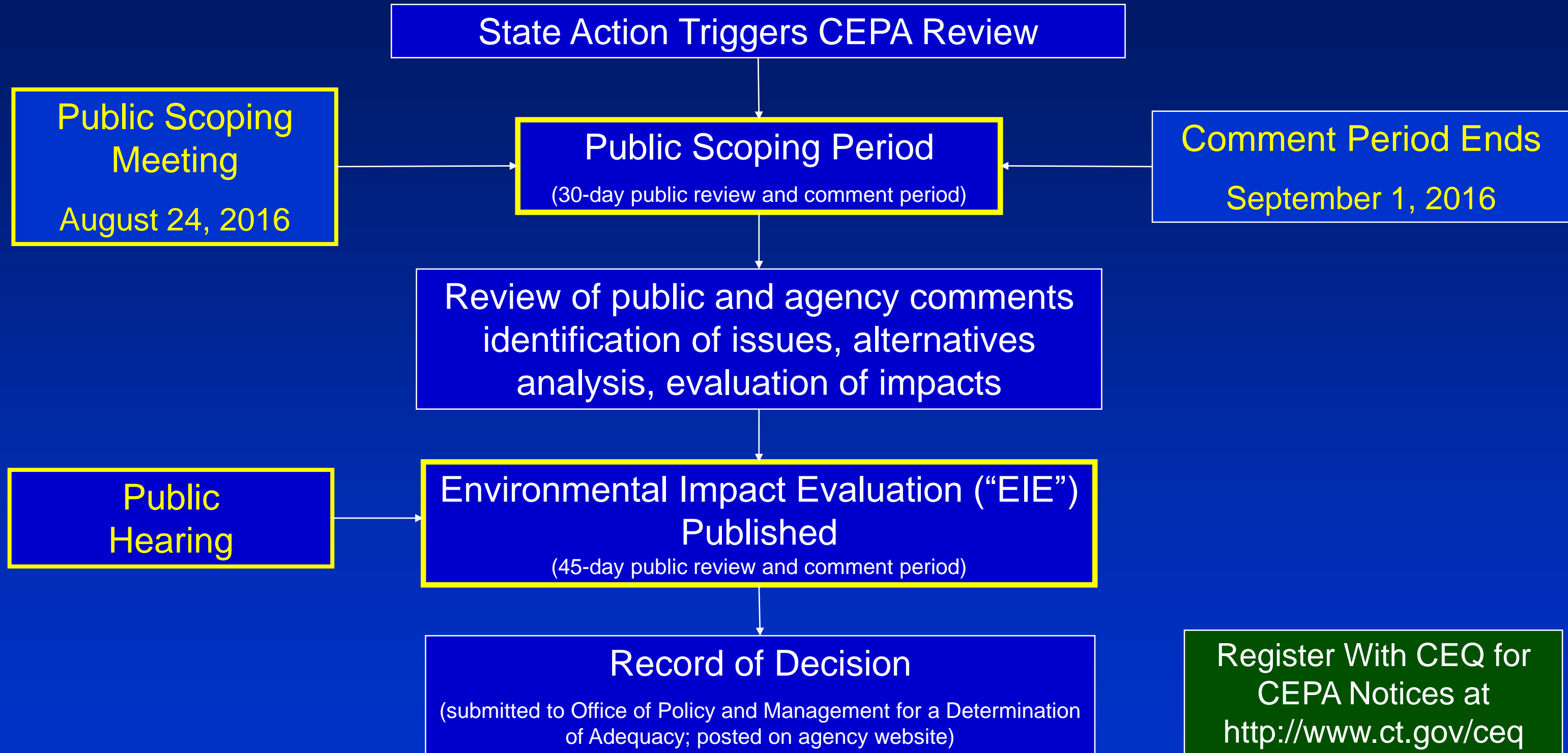
CEPA Process

- 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





CEPA Process





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





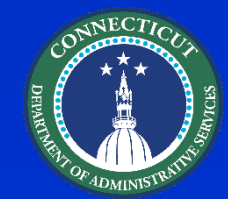
Project Purpose and Need

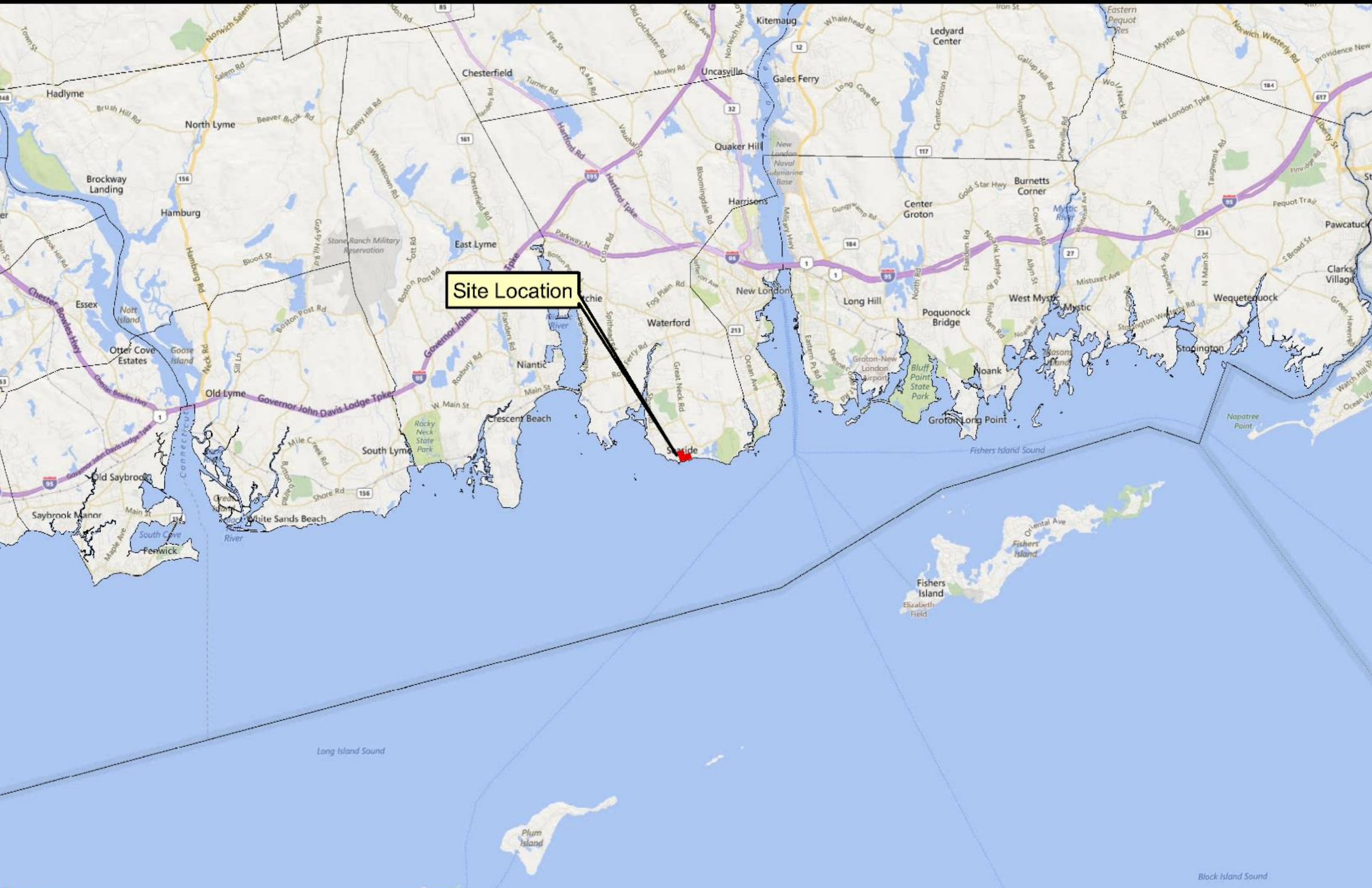




Project Goals

- 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





Site Location



Water Pump Station

Renovated Garage

Maintenance Building (Demolished)

Main Hospital Building

Duplex Garage

Employees Building No. 1

Duplex House

Superintendent's House

Municipal Wastewater Pump Station



Existing Historical Structures



Nurses' Residence, a.k.a. Employees Building



Sanatorium, a.k.a. Stephen P. Maher Building



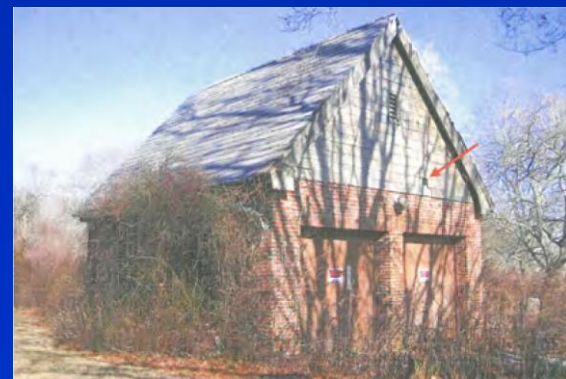
The Garage Building



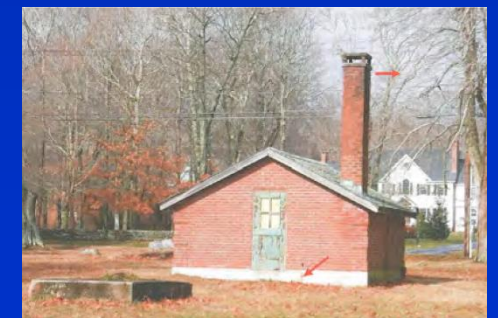
Superintendent's Residence



Duplex Residence



Duplex Garage



Old Pump House # 1



Legend


- Demolished Buildings
- Property Boundary
- Connecticut Critical Habitats**
- Beachshore
- Eelgrass Bed Density: 2012**
- Medium Density
- Low Density
- Natural Diversity Database Area: June 2016**
- Natural Diversity Area

* Image: CTECO Orthoimagery, 2012: Blk & Wt







Legend


 Property Boundary


Freshwater Wetlands

 Freshwater Wetland and Watercourse

FEMA Flood Hazard Zones

 AE, 1% Annual Chance Flood Hazard

 VE, Coastal Hazard

 X, 0.2% Annual Chance Flood Hazard

* Image: CTECO Orthoimagery, 2012: Blk & Wt



X: Demolished Structures



Parcel To Be Retained By STATE OF CONNECTICUT Area = 173,830± s.f. or 3.991± acres

TOTAL AREA: 1,408,900 +/- SQ.FT. 32.34 +/- ACRES

Sewer Line Easement

Seawall





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

HYBRID DESTINATION / ECOLOGICAL / PASSIVE PARK



PREFERRED ALTERNATIVE



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

