

**FINDING OF  
NO SIGNIFICANT IMPACT**

**MIDDLESEX COMMUNITY COLLEGE  
ADDITIONAL FACILITIES  
MIDDLETOWN, CONNECTICUT  
PROJECT BI-RCO-240-1**

**SPONSOR AGENCY**  
BOARD OF GOVERNORS FOR HIGHER EDUCATION

**PARTICIPATING AGENCIES**  
MIDDLESEX COMMUNITY COLLEGE  
BOARD OF TRUSTEES OF REGIONAL COMMUNITY COLLEGES  
DEPARTMENT OF PUBLIC WORKS

**JULY, 1988**



Providence, RI • Waltham, MA • Wethersfield, CT • Nashua, NH

Keyes Associates  
Architects  
Engineers  
Planners  
Interior Designers

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FINDING OF NO SIGNIFICANT IMPACT

ADDITIONAL FACILITIES  
MIDDLESEX COMMUNITY COLLEGE

PROJECT NO. BI-RCO-240-1

July, 1988

Prepared by:  
Keyes Associates  
Architects/Engineers/Planners  
55 Town Line Road  
Wethersfield, Connecticut 06109

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I. SUMMARY

- A. Name of Project: Additional Facilities  
Middlesex Community College
- B. Project Number: BI-RCO-240-1
- C. Sponsor Agency: Board of Governors for Higher Education
- D. Participating Agencies: Middlesex Community College,  
Board of Trustees of Regional Community Colleges, and  
Department of Public Works
- E. Date of Finding of No Significant Impact: July, 1988
- F. Statement of Purpose and Need: To satisfy current spacial needs  
associated with the present enrollment and existing programs at  
Middlesex Community College.
- G. Brief Description of Project: The proposed improvement to  
Middlesex Community College consists of two activities: 1)  
development of a new 40,000 gross square feet (gsf) facility  
which will house classrooms, laboratories, conference rooms,  
and an expanded library, and 2) interior renovation of 10,000  
gsf within one of the existing College buildings. Renovated  
areas will provide space for: student lounge, child care  
facility, health services, administration, and other uses.
- H. Public Involvement: The project is a non-controversial  
expansion to accommodate an existing use and no program of  
public involvement was considered necessary.
- I. Alternatives Considered: An alternative to the proposed site  
involved the acquisition of residential property south of  
Founders Hall. This land was not available for voluntary sale  
and acquisition by eminent domain was not considered a feasible  
option.

J. Benefits and Adverse Impacts: Beneficial aspects of the project are: Proposed improvements will alleviate current overcrowded conditions and will provide a dramatically improved educational environment. With expanded facilities, Middlesex Community College also will be better equipped to satisfy space requirements of credit, non-credit, and community service programs.

Adverse impacts of the project are: Temporary nuisance impacts of construction-phase noise and dust in the immediate area of the site. No significant adverse impacts are anticipated.

K. Certifications, Permits and Approvals Required for Project Implementation: None are required.

L. Review Period and Comments: Written comments on this Finding of No Significant Impact are invited. Comments must be submitted no later than August 25, 1988, addressed to:

Mr. William R. Bowes, Assistant Commissioner  
Financial Affairs  
Connecticut Department of Higher Education  
61 Woodland Street  
Hartford, CT 06105

## II. DESCRIPTION OF THE PROPOSED PROJECT

### A. Introduction

This Finding of No Significant Impact (FONSI) has been prepared to address the requirements of the Connecticut Environmental Policy Act (CEPA) with regard to the proposed addition of approximately 40,000 gross square feet (gsf) and the interior renovation of 10,000 gsf of Middlesex Community College (MXCC) located in Middletown, Connecticut.

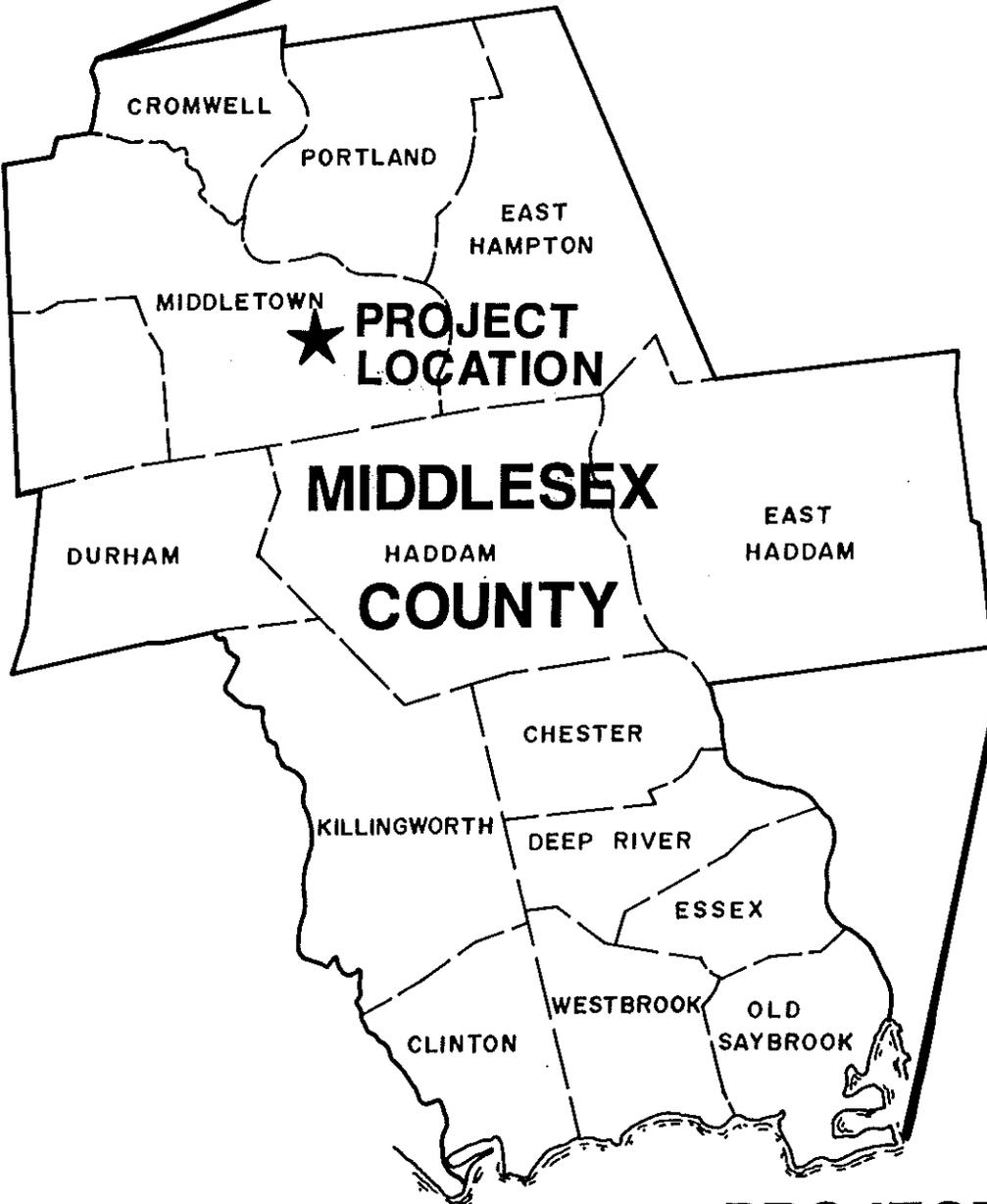
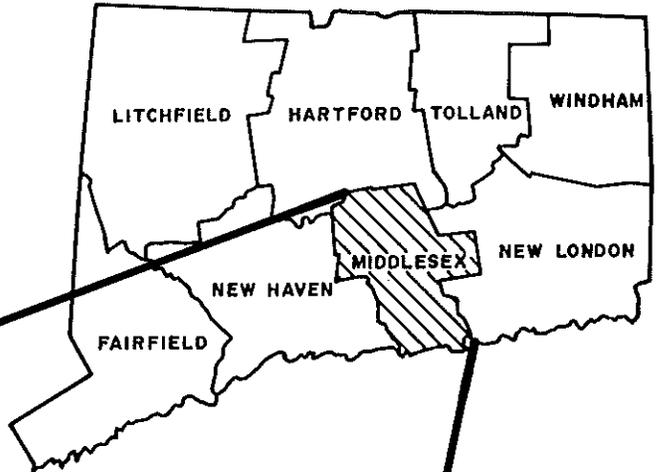
### B. Location

Middlesex Community College is located on a 38-acre campus in the eastern portion of Middletown, about one and one-half miles from the business center of Middletown. Figure 1 locates the College within Middlesex County.

The site for the new facility is within existing College campus property on a parcel of land bounded by Founders Hall, residential property, Training Hill Road, and an access driveway to the campus. Figure 2 depicts the existing College facilities and indicates the proposed location for the new facility.

### C. Project History

The three buildings that currently comprise the main facilities of Middlesex Community College were constructed in 1973. These buildings, two identical, two-story classroom buildings and a single-story administration building housing the library, cafeteria, bookstore, administrative and student-related offices, provide 54,000 assignable square feet (asf) out of a total of 75,000 gsf. An old house of 2,950 gsf, used only for storage, and a sited mobile home of 980 gsf complete MXCC's facilities and give the College a total of 78,930 gsf and 57,240 asf.



# PROJECT LOCATION

**FINDING OF NO SIGNIFICANT IMPACT  
MIDDLESEX COMMUNITY COLLEGE**

NOT TO SCALE

JULY, 1988



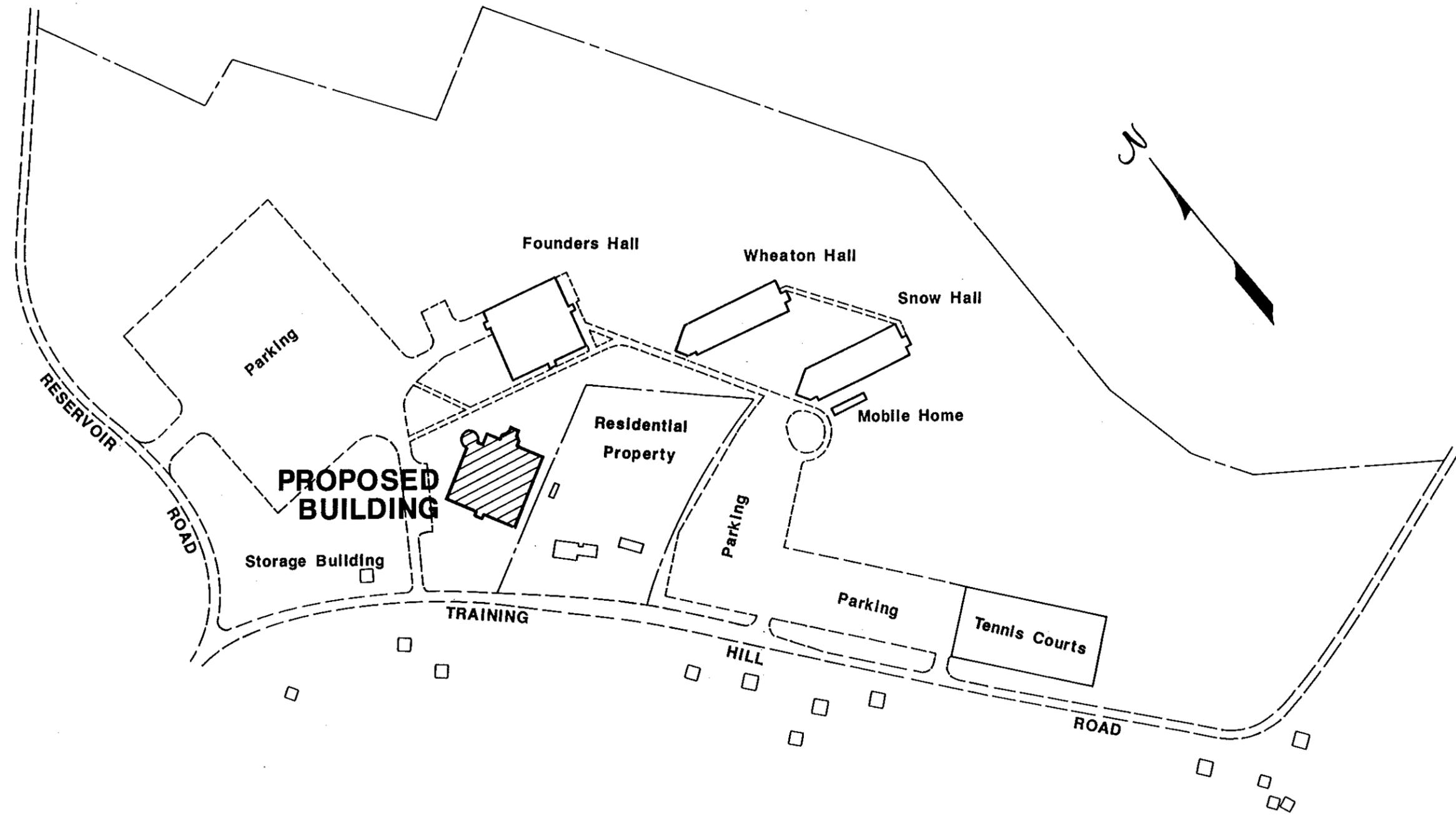
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Figure

1

1-2-88-30



**COLLEGE FACILITIES**

<p>FINDING OF NO SIGNIFICANT IMPACT MIDDLESEX COMMUNITY COLLEGE</p>		<p><b>KEYES</b> Keyes Associates Architects Engineers Planners Interior Designers</p>	<p>Figure <b>2</b></p>
<p>SCALE: 1" = 200'</p>	<p>JULY 1988</p>		

In 1973, the College enrolled 2,100 total credit students and virtually no non-credit students. The enrollment increased at an average rate of approximately three percent per year. By 1985, total enrollment reached 2,851.

Recognizing that the college was seriously overcrowded, the Board of Trustees of Regional Community Colleges in 1985 recommended to the Department of Higher Education that a 20,000 square foot addition be made to Founders Hall. The need projected at that time was for eight general purpose classrooms, expansion of the library, and a multi-purpose classroom. The Board of Governors for Higher Education supported an authorization for design funds for new facilities for Middlesex, but indicated that a facility master plan study should be completed before any design was initiated. In May, 1986, the Board of Trustees hired a consultant to prepare the Comprehensive Master Plan Study of Middlesex Community College. The study was completed in August, 1986, and based on its recommendations, the Board of Trustees proposed an addition of 40,000 gsf to the Middlesex campus to satisfy space needs required for its current enrollment and existing programs. In October, 1986, funds were allocated for design of 40,000 additional gross square feet of building space and renovation of approximately 10,000 square feet of existing space.

D. Purpose and Need

The purpose of the new facility and the renovation of portions of an existing building is to satisfy current spacial needs associated with the present enrollment and existing programs at Middlesex Community College.

Since 1973, total enrollment at Middlesex Community College has increased over 44 percent, from 2,100 to the 1987 total of 3,028 (579 full-time, 1,643 part-time, and 806 non-credit students). In 1973, curriculums such as data processing were non-existent as were programs

in Fine and Applied Arts. There were no remedial or learning labs and the number of courses/curriculums offered in the evening were half the number currently offered. Faculty and staff positions, especially part-time, have grown significantly. Each of these conditions has added to the overcrowding on the Middlesex Community College campus. Correspondingly, the library has outgrown its facilities and the lack of classroom space has hampered enrollment growth, especially in the non-credit area. The use of College facilities by community groups is limited to weekends because appropriate space is not available. Also, because of inadequate facilities, the scheduling of workshops and conferences is virtually impossible. The use of specialized laboratory and studio space as general purpose classrooms (necessitated by the fewest number of general purpose classrooms among all of Connecticut's twelve community colleges) puts expensive equipment in jeopardy from tampering and misuse and places students in environments ill-suited for optimal learning. The two, small student lounges provided in the original buildings are inadequate for a commuter campus that sees 1,500-2,000 students a day come to the college for classes. Other current spacial inadequacies include: faculty and administrative offices, storage area, conference rooms, and an area for providing day care services.

#### E. Alternatives Considered

##### 1. The Proposed Project

The proposed improvement to Middlesex Community College consists of two major activities: 1) development of a new, 40,000 gsf facility, and 2) interior renovation of 10,000 gsf within one of the existing buildings (Founders Hall). The new facility would contain the following:

- Minimum of eight general purpose classrooms,
- Two optical laboratories,

- An expanded library combined with audio-visual and print resources,
- One multi-purpose classroom,
- Storage areas, and
- Conference rooms.

Renovations to Founders Hall would entail the following:

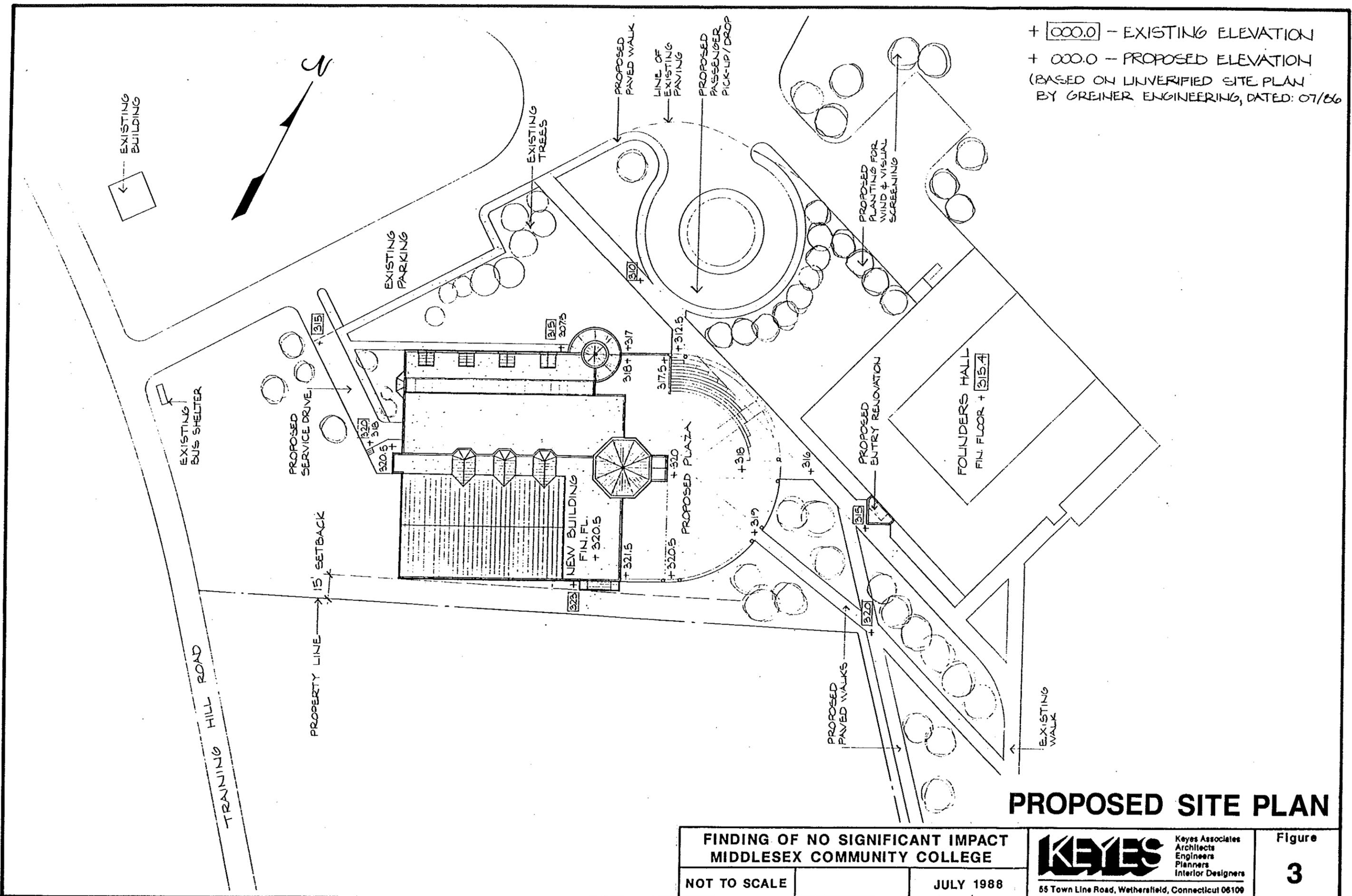
- Lounge space for students,
- A child care facility,
- Space for student clubs and organizations,
- Health services area, and
- Administrative space.

Figure 3 presents the Proposed Site Plan as prepared by Herbert S. Newman Associates, the architectural firm retained by the Department of Public Works to design the new facility and the required interior renovations. Figure 4 depicts selected elevation views based upon the architect's schematic design submitted in February, 1988.

To minimize impacts to daily campus activities, construction of interior renovations will be initiated upon completion of construction of the new building.

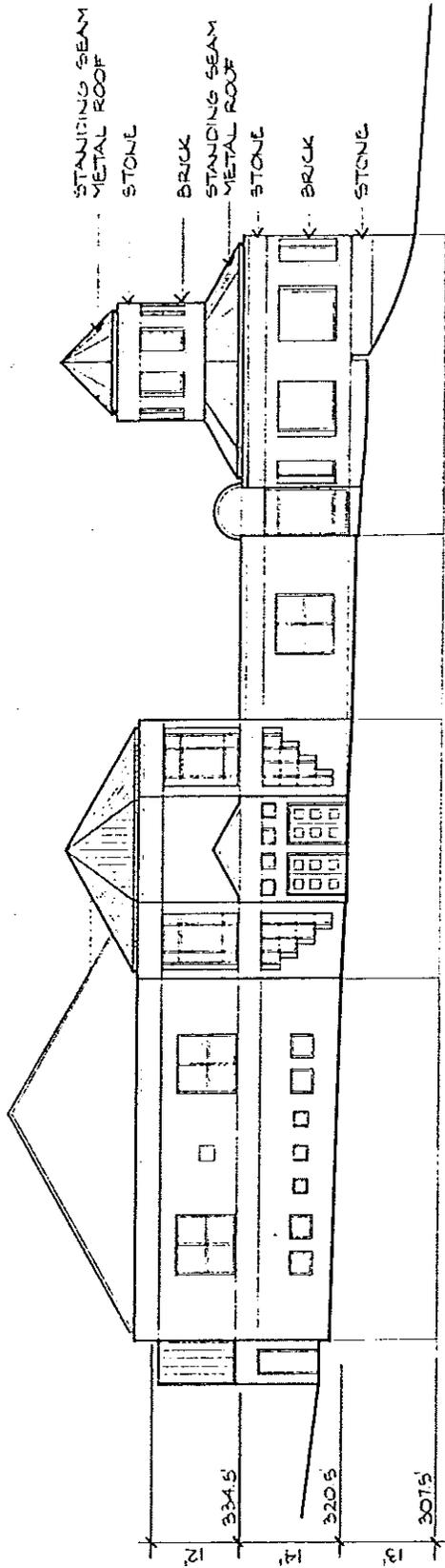
While other on-campus sites are feasible, they did not offer the ease of access, availability of parking, connectivity to existing facilities, and campus setting compatibility that is inherent in the proposed site.

+ [000.0] - EXISTING ELEVATION  
 + 000.0 - PROPOSED ELEVATION  
 (BASED ON UNVERIFIED SITE PLAN  
 BY GREINER ENGINEERING, DATED: 07/86)

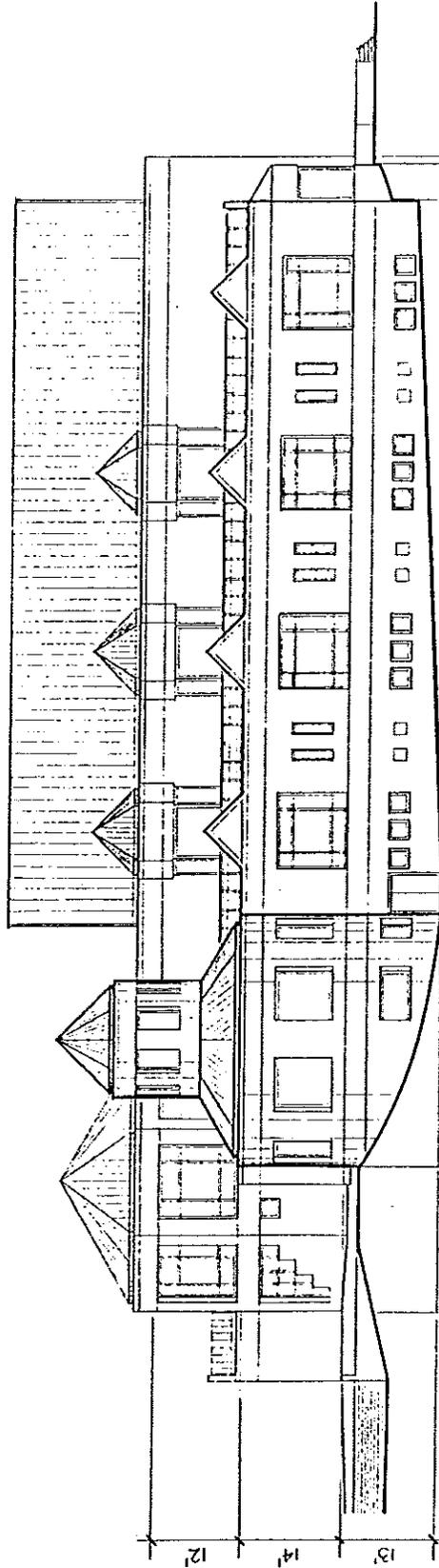


# PROPOSED SITE PLAN

<b>FINDING OF NO SIGNIFICANT IMPACT          MIDDLESEX COMMUNITY COLLEGE</b>		 Keyes Associates Architects Engineers Planners Interior Designers	Figure <b>3</b>
NOT TO SCALE	JULY 1988		



**ENTRY / EAST ELEVATION**



**NORTH ELEVATION**

**NEW ADDITION - ELEVATIONS**

FINDING OF NO SIGNIFICANT IMPACT  
MIDDLESEX COMMUNITY COLLEGE

NOT TO SCALE

JULY 1988



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Figure

4

## 2. Off-Campus Sites

Considering the availability of land on the 38-acre campus and the desire to maintain a unified campus environment, off-campus sites did not warrant serious consideration.

## 3. Acquisition of Adjacent Residential Property

Consideration had been given to the acquisition of one or both of two small residential properties south of Founders Hall and central to the present campus (see Figure 2). Neither parcel is currently available for voluntary sale, and acquisition by eminent domain is not considered a feasible option at this time.

## 4. No-Build

The No-Build condition would leave the existing facilities in a state of serious overcrowding. Thus, the ability of Middlesex Community College to continue to provide quality educational curriculums and related programs responsive to the community and state would be in jeopardy. Therefore, the No-Build alternative is not considered a viable alternative.

### III. EXISTING ENVIRONMENT AND IMPACT ANALYSIS

#### A. Human Environment

##### 1. Land Use and Zoning

##### a. Existing Conditions

The Middlesex Community College campus is generally bordered by Training Hill Road on the west and south, two residential properties on Training Hill Road, Reservoir Road on the north, Reservoir Brook, and Connecticut Valley Hospital Reservoirs #1 and #2 on the east. The proposed site for the addition to Middlesex Community College is within the campus limits (Figure 2). The project site is defined by Training Hill Road, residential property, and college property. Approximately 2.1 acres in size, the site for the new building is currently an unoccupied, grassed area.

Figure 5 presents Middletown zoning in the area of Middlesex Community College. As shown, the campus area is within the residential designation R-30. The adjacent area to the northeast is zoned ID, Institutional Development. In the immediate vicinity of the campus, there are eleven residential properties along the westerly side of Training Hill Road, and two residential properties along the easterly side.

##### b. Consistency and Compatibility

The development of the addition to Middlesex Community College on the identified site is compatible with existing municipal land uses and zoning regulations. Specifically, according to the Middletown Zoning Code, educational institutions are permitted as a special exception within residential zones, and as such, are considered a conforming use. Additionally, the proposed addition is in general conformance with the Comprehensive Master Plan Study of Middlesex Community College, which recommended a southwesterly expansion of college facilities.

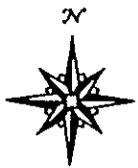
# LEGEND

## ZONES

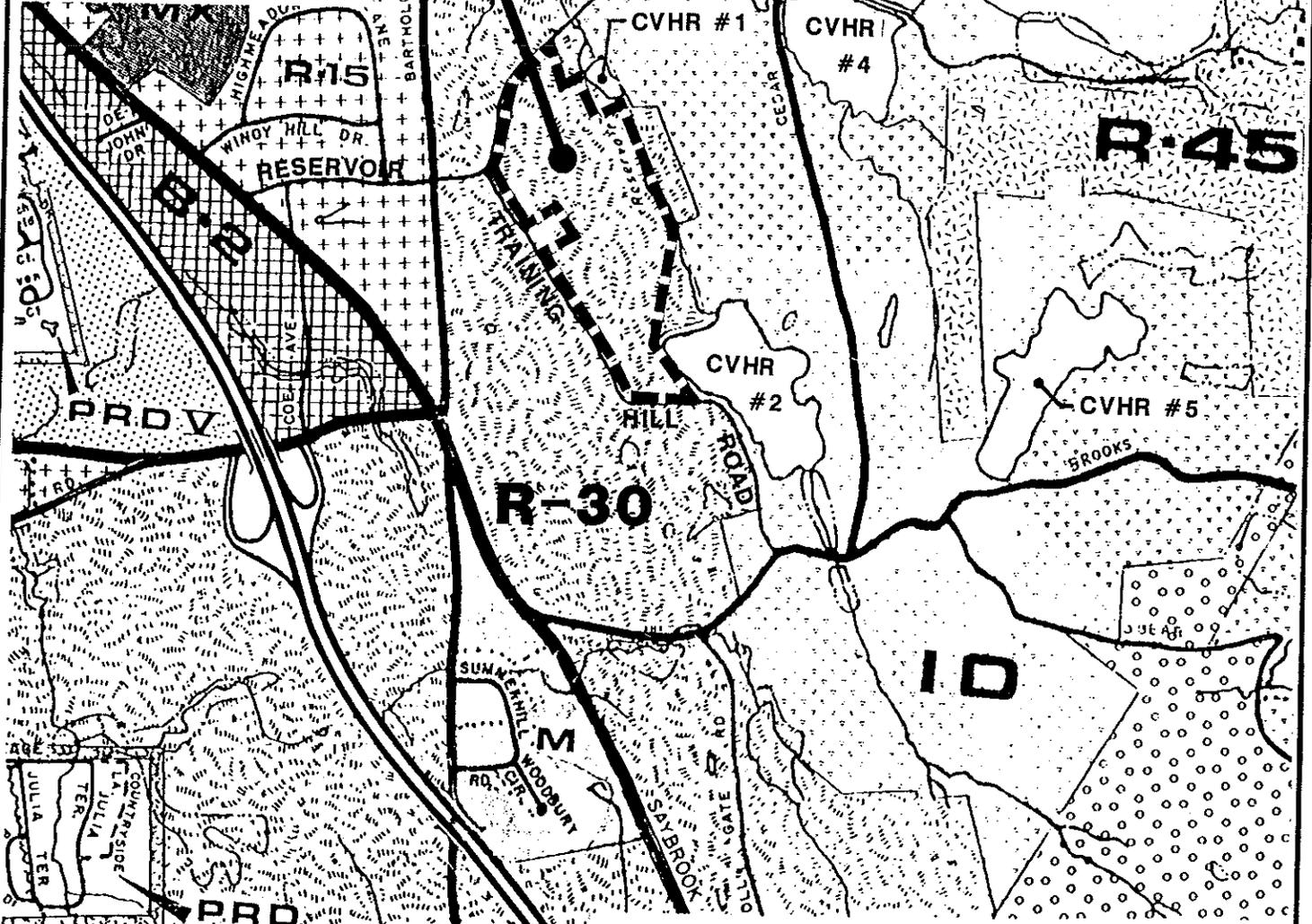
- R-1
- R-45
- R-30
- R-15
- RPZ RESIDENTIAL PRE-ZONING
- R-60
- B-1 CENTRAL BUSINESS
- B-2 GENERAL BUSINESS
- I-1 SERVICE INDUSTRIAL
- I-2 RESTRICTED INDUSTRIAL
- I-3 SPECIAL INDUSTRIAL
- IOP INTERSTATE OFFICE PARK
- ID INSTITUTIONAL DEVELOPMENT
- IT INTERSTATE TRADE
- PL PARK LAND
- TD TRANSITIONAL DEVELOPMENT
- MX MIXED USE
- M MULTIPLE FAMILY
- RF RIVERFRONT RECREATION
- IRA INDUSTRIAL REDEVELOPMENT AREA

## OTHER INFORMATION

- PRD PLANNED RESIDENTIAL DEVELOPMENT
- FLOOD PLAIN LINE
- FLOOD PLAIN ELEVATION
- ENVIRONMENTALLY SENSITIVE AREAS
- GROUNDWATER AQUIFERS
- WATER AREAS
- WATERSHED AREAS
- REGIONAL PLANNING AGENCY LOCATIONS



**PROJECT LOCATION**



# PROJECT AREA ZONING

FINDING OF NO SIGNIFICANT IMPACT  
MIDDLESEX COMMUNITY COLLEGE

SCALE: 1" = 1200'

JULY 1988



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Figure

5

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Based upon a review of the State Policies Plan for the Conservation and Development of Connecticut 1987-1992, it was determined that much of the MXCC campus is within a Conservation Area due to the fact that much of the area is within a public water supply drainage area. However, the location of the proposed addition and associated site improvements are not within the public water supply drainage area, and therefore, not within the Conservation Area. The project site is contained within an area classified as Long Term Urban Potential. Therefore, the proposed improvements are consistent with the State Policies Plan for Conservation and Development.

c. Impact Analysis

The proposed facility will have no land use or zoning-related impacts as educational institutions are a conforming use within a residential zone. Additionally, because MXCC has existed within this residential neighborhood since 1973 and no increase in student enrollment is expected due to the proposed improvements, the adjacent neighborhood will not be impacted by the project.

2. Demographic/Socio-Economic Considerations

a. Demographic Setting

The campus of Middlesex Community College is located in Middletown. Middlesex County is comprised of 15 communities including Middletown. Table 1 presents selected population data which shows current population levels and anticipated growth for Middletown and Middlesex County.

Table 1  
 Population Statistics\*

	1970 <u>Pop.</u>	1980 <u>Pop.</u>	2000 <u>Pop.</u>	% Change <u>'70-'80</u>	% Change <u>'80-2000</u>
Middletown	36,924	39,040	44,540	5.7	14.1
Middlesex County	115,018	129,017	150,440	12.2	16.6

\*Source: Comprehensive Master Plan Study of Middlesex Community College

As previously stated, the 1987 enrollment of Middlesex Community College is 3,028, which is comprised of 579 full-time, 1,643 part-time, and 806 non-credit students. (There are no facilities for students to live on campus.)

b. Economic/Employment Conditions

Employment conditions in the Middletown area are comparable to statewide conditions. Connecticut Labor Department Employment Security Division statistics for January, 1988 indicate that the Middletown Statistical Area (comprised of the towns of Middletown, Cromwell, Durham, East Hampton, Haddam, and Middlefield) has a labor force of 51,804 and an unemployment of 1,758 (3.4 percent). The City of Middletown, with a labor force of 24,448, has 924 unemployed, or 3.8 percent. The statewide unemployment rate is 3.7 percent. This information suggests that employment conditions are favorable in the Middletown area.

c. Impact Analysis

The development of a new facility on the Middlesex Community College campus will have positive social and economic benefits in the community and on the regional scale. During construction, the project will generate short-term construction employment opportunities. The

direct employment associated with construction activities, along with the induced effects of the construction on the area's supporting services, will serve to stimulate, at least in a small way, the local economy during the period of construction.

Another economic benefit is derived from the fact that Middlesex Community College plays an important role in the community, a major objective of which is to provide a full range of courses which will enable students to formulate and achieve occupational goals. The proposed addition (and renovations) are certain to enhance the College's ability to provide quality educational programs and community services.

Socially, the new facility will have a positive effect on students and staff by alleviating current overcrowded conditions. The result will be improved morale in response to the betterment in the educational environment. Additionally, with expanded facilities, Middlesex Community College will also be better equipped to satisfy space requirements of credit, non-credit, and community service programs.

### 3. Transportation Impact Analysis

#### a. Roadway Network

As previously stated, the development of the new addition and related renovations is in response to the current overcrowded conditions and inadequate facilities. The improvements are not being made to respond to anticipated growth. Thus, the only increases in traffic that may result from the proposed improvements relate to the utilization of College facilities by community groups and organizations. This use will be of a limited nature and will generally occur in evening periods and on weekends when traffic volumes are considerably lower than peak commuter periods. The primary access roads

to Middlesex Community College, Reservoir Road and Training Hill Road, while functionally classified local residential roadways, have adequate capacity to carry existing and anticipated volumes.

b. Parking

The Middlesex Community College campus, even with the proposed addition, will have an adequate supply of available parking. While the parking area on the southern end of the campus is nearly full during peak use periods, the northerly parking area is only partially utilized. The proposed addition may foster the balance of parking area utilization.

4. Noise Impact Analysis

The new addition, being an educational complex, will not foster an increase in campus noise levels. Most college campus-related noise is generated by outside recreational activities or motor vehicle traffic. As previously discussed, the proposed addition will not result in significant increases in traffic volumes. Also, the proposed improvement will not provide for increased recreational activities. Therefore, no increase in noise levels is anticipated.

It should be recognized, however, that during the project's construction phase, noise impacts associated with construction activities may affect other campus facilities and will extend beyond the project site to the adjacent residential properties. This impact, however, will be temporary and will be limited to typical construction operation periods (8 AM to 4 PM). The use of air conditioning and the presence of storm windows on existing college facilities will serve to minimize construction noise impacts to college activities inside the buildings. Additionally, a Special Provision will be provided in the construction bid documents which will direct the contractor to employ all possible methods to minimize noise pollution caused by construction equipment. (See Appendix A.)

## 5. Air Quality Impact Analysis

Air quality impacts typically result from increases in generated traffic or from construction operations. No increase in student enrollment will be experienced as a result of the proposed improvements. Therefore, there will be no significant increases in traffic and no traffic-related air quality impacts.

During the construction phase, short-term air quality impacts including dust from earth moving/excavating operations and emissions from construction equipment are anticipated. These impacts will be minimal and short-term in nature, coinciding with the period of construction. Air quality impacts due to dust can be mitigated to some degree through the use of water sprinkling and/or calcium chloride.

## 6. Public Utilities Impact Analysis

### a. Stormwater

A stormwater drainage system exists throughout the "developed" campus area. Specifically, drainage structures are provided in front of Founders Hall and along the campus access driveway to Training Hill Road. (Stormwater drainage system improvements were made in other areas of the campus in 1983.) The proposed facility is expected to utilize the existing drainage system for stormwater flows resulting from roof and pavement areas. Further, it is recommended that current drainage patterns be maintained so that stormwater within the proposed site is not directed to the public water supply drainage area. While increased flow associated with the proposed facility is expected to be minimal, the designer of the addition will perform a drainage analysis to ensure that the existing system can accommodate the additional flow. If the existing drainage system cannot accommodate the increased flows, appropriate improvements will be implemented. Therefore, no significant impact is expected.

b. Sanitary Sewer

A sanitary sewer runs adjacent to Snow Hall, Wheaton Hall, Founders Hall, and proceeds westerly to connect with a line in the vicinity of the intersection of Training Hill Road and Reservoir Road. The sanitary system for the new facility will connect into the existing system. Sanitary wastes are treated at the River Road Treatment Plant.

The new facility will not produce a significant increase in wastewater generation as the student population will not increase as a direct result of the expanded campus facility. The capacity of the existing sanitary system will be reviewed by the design consultant, and, if required, improvements will be made to the sanitary system.

c. Water Supply

Water is supplied to Middlesex Community College through the City-owned system. Water service to the new facility is expected to connect into an existing line which originates at Training Hill Road, extends northerly paralleling a campus access drive, and proceeds to service Founders Hall, Wheaton Hall, and Snow Hall.

No unusual water demand will be required by the new facility.

d. Electricity/Telephone

Electric service is provided to MXCC by Connecticut Light and Power Company. No unusual electrical demands will be experienced as a result of the new facility.

The Southern New England Telephone Company provides telephone service to the College. No impacts to this service are anticipated.

e. Solid Waste Disposal

No significant increase in the generation of solid waste is expected as a result of construction or due to the operation of the new facility. Currently, solid wastes are brought to a City landfill.

It is also to be noted that based upon an inspection performed in 1987, there are no asbestos containing materials present in Founders Hall. Thus, interior renovation activities will not generate hazardous materials.

7. Energy

The new building will be provided with an oil-fired space heating and domestic hot water heating system. All exterior walls will have fiberglass batt insulation with integral vapor barrier or rigid insulation to conserve energy. However, an increase in heating energy use is to be expected. Also, lighting, air conditioning, and other electrical uses will result in an increase in electric power utilization. These increases in energy use are not considered significant.

8. Public Safety

The proposed improvements to MXCC, when completed, will not impact public safety. As with any construction site, proper practices and procedures must be implemented during construction to ensure public safety.

B. Natural Environment

1. Water Resources Impact Analysis

A test hole, which was excavated in March, 1985, indicates that the groundwater elevation is seven feet below the surface. Thus, significant groundwater impacts are not expected.

There are no surface water bodies on the site that would be affected by the proposed project. However, two surface water bodies are located along the easterly boundary of the MXCC property. According to the Atlas of the Public Water Supply Sources and Drainage Basins of Connecticut, June, 1982, these water bodies are contained within the Connecticut Valley Hospital public water supply watershed. (See Figure 6, page III-13.) The southerly pond is referred to as Connecticut Valley Hospital Reservoir (CVHR) #2 and is classified as a distribution reservoir. The northerly pond is referred to as CVHR #1 and is classified as an inactive reservoir. Approximately 2.4 acres (southern most portion of the College property) drains to CVHR #2. A major portion of the balance of the College property drains to Reservoir Brook which runs from CVHR #2 to CVHR #1 and then to northerly points. The proposed site of the new building currently drains to Reservoir Brook downstream of CVHR #1. It is recommended that the proposed site drainage system maintain current drainage patterns. Therefore, the proposed improvements will not impact the public water supply system. It will be important during construction of the new facility that appropriate sedimentation and erosion controls are in place to ensure the containment of silt and sediments so that there are no impacts to Reservoir Brook downstream of CVHR #1.

## 2. Topography and Soils

The topography at the proposed site entails an approximate six percent slope with the highest elevation of 326 feet at the southern border of the site and a low elevation of 310 feet at the northern site limit.

The Soil Conservation Service Soils Survey (SCS) for Middlesex County (1979) indicates that the predominant soil in the vicinity of the project site is Paxton and Montauk (PbB), which is a fine sandy loam with three to eight percent slopes. PbB is not an inland wetland soil as regulated under Public Act 155. Typically, the surface layer of Paxton soils is very dark grayish brown fine sandy loam 10 inches thick. The subsoil is brownish yellow and yellowish brown sandy loam 22 inches thick. The substratum is dark grayish brown, firm, gravelly fine sandy loam to a depth of 60 inches or more. Typically, the surface layer of Montauk soils is dark brown fine sandy loam seven inches thick. The subsoil is 23 inches thick. The upper 13 inches is dark yellowish brown fine sandy loam. The lower 10 inches is dark yellowish brown and yellowish brown sandy loam. The substratum is dark yellowish brown, fine sandy loam to a depth of 60 inches or more. The SCS also reports that the permeability is moderate in the surface layer and subsoil and slow or very slow in the substratum. Runoff is medium. Based on SCS data, construction problems are not anticipated.

During construction, appropriate erosion control measures should be implemented to prevent excessive runoff, erosion, and siltation.

### 3. Wetlands Impact Analysis

A small area of City designated inland wetlands is coincident with the eastern limit of the College property. (See Figure 6.) This wetland area is far removed from the project site and at a higher elevation than the site and, therefore, will not be impacted. Two other wetland areas depicted on Figure 6 are too far from the project site to be affected.

### 4. Ecology Impact Analysis

The project site, being a landscaped part of the campus, that is, a grassed area with no trees, bushes or other standing vegetation, does not support any significant habitat that would be affected by the proposed project.

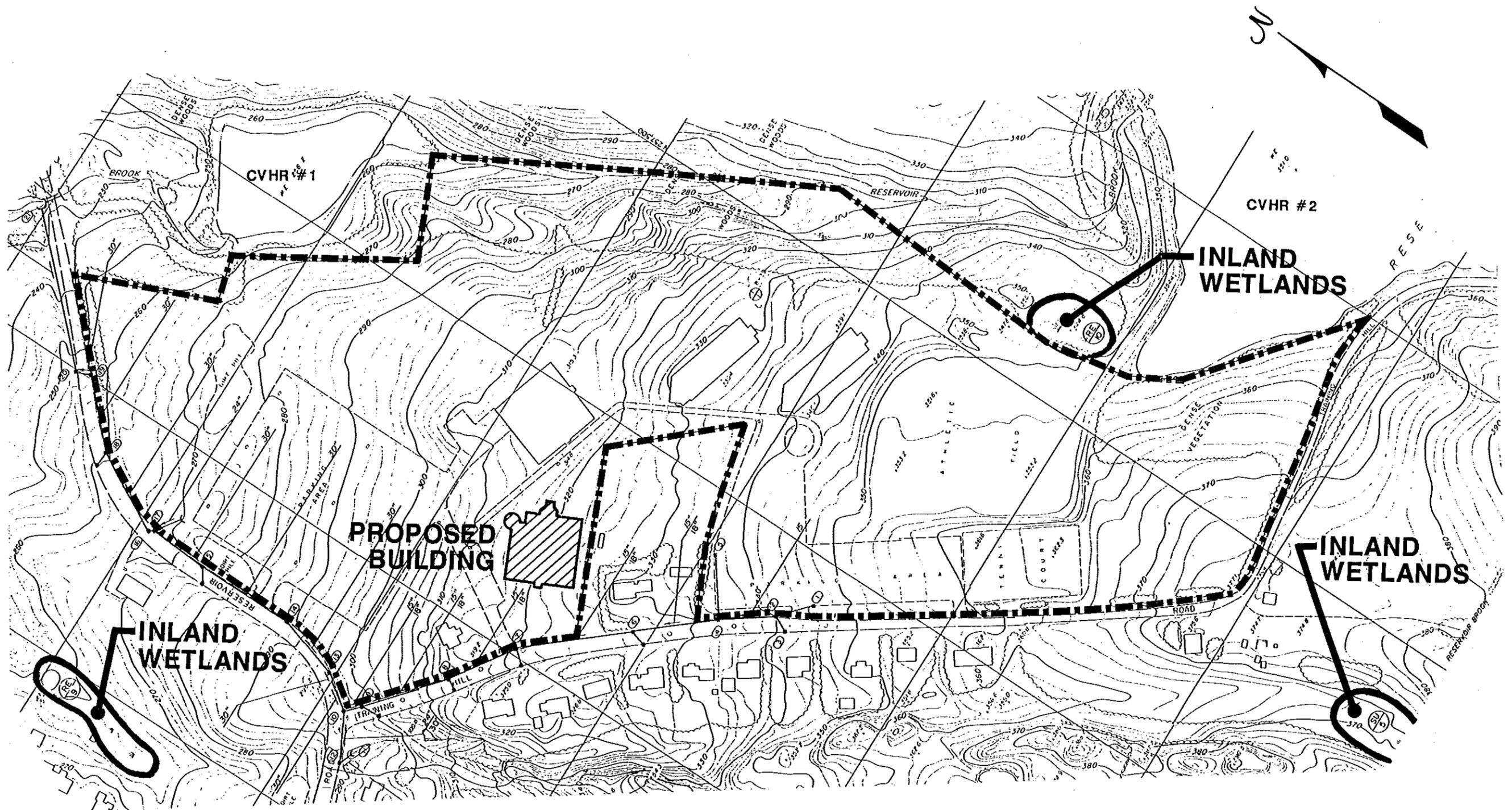
## C. Cultural Environment

### 1. Historical and Archaeological Resources

The Connecticut Historical Commission has indicated that this project will have no effect on historical, architectural, or archaeological resources listed on or eligible for the National Register of Historic Places. Appendix B contains the letter from the Commission regarding this matter.

### 2. Aesthetics

The proposed addition, as previously illustrated in Figure 4, will provide a distinctive touch to the Middlesex Community College campus. Combined with tasteful landscaping treatments, the new facility is certain to be a positive element for the campus and the adjacent community.



# INLAND WETLANDS

FINDING OF NO SIGNIFICANT IMPACT  
MIDDLESEX COMMUNITY COLLEGE

SCALE: 1" = 200'

JULY 1988



Keyes Associates  
Architects  
Engineers  
Planners  
Interior Designers

65 Town Line Road, Wethersfield, Connecticut 06109

Figure

6

#### IV. IMPACT EVALUATION

##### A. Unavoidable Adverse Environmental Impacts

###### 1. Construction - Related Impacts

There will be construction-related impacts associated with the development of the new facility. Air quality impacts including dust from earth moving/excavating operations and emissions from construction equipment can be expected. Also, construction activities will raise noise levels resulting in impacts to campus facilities and adjacent residential properties. Both air and noise impacts will be of short duration.

Construction activities associated with the renovation of Founders Hall will take place after construction of the new building so as to minimize impacts to daily campus operations.

Dust impacts will be minimized through the use of water and calcium chloride.

Noise impacts will be mitigated by the use of devices to reduce noise to acceptable levels.

##### B. Irreversible and Irretrievable Commitment of Resources

Building materials required to construct the new facility represent irreversible and irretrievable resource commitments. Also, the campus site for the new building may be perceived as a committed resource; however, the project site will occupy approximately 2.1 acres of the 38-acre campus.

C. Cost-Benefit Analysis

1. Costs

The total project cost for the new facility (including site work) and renovations is approximately \$6,200,000. Operating and maintenance costs, which include additional energy costs for heat, lighting, air conditioning, and other electrical uses, as well as costs for additional maintenance staff, have not been developed.

Environmental impacts (costs) are limited to construction-related impacts and are considered insignificant.

2. Benefits

The construction of the new facility and the related renovations will provide construction employment opportunities.

The new and renovated facilities will enhance the College's ability to provide quality educational programs and community services.

The project will have a positive effect on students and staff by alleviating current overcrowded conditions and providing a dramatically improved educational environment. With the expansion, Middlesex Community College will also be better equipped to satisfy space requirements of credit, non-credit, and community service programs.

The new facility will add a distinctive aesthetic touch to the Middlesex Community College campus.

3. Finding

The benefits to be derived from this project outweigh the anticipated costs.

V. CONCLUSION

The Board of Governors for Higher Education, acting as Sponsor Agency, believes the data and analysis contained herein represents a thorough and sufficient environmental assessment of the impacts of the proposed development of additional facilities at Middlesex Community College and further finds that the proposed project will have no significant environmental impact.

# APPENDICES

APPENDIX A

SPECIAL PROVISION-NOISE POLLUTION

The contractor shall employ all possible methods to minimize noise pollution caused by construction equipment including but not limited to equipment used for drilling, pile driving, blasting, excavation and hauling. All drilling units and internal combustion engines shall be muffled so as to reduce noise to an acceptable level as defined herein. All methods and devices employed to minimize noise shall be subject to the continuing approval of the Project Engineer.

The maximum allowable level of noise at the nearest residence or occupied building shall be 90 decibels on the "A" weighted scale.



STATE OF CONNECTICUT  
STATE BOARD OF EDUCATION  
CONNECTICUT HISTORICAL COMMISSION

July 6, 1988

Mr. James F. Low, P. E.  
Senior Associate  
Keyes Associates  
55 Town Line Road  
Wethersfield, CT 06109

SUBJECT: Middlesex Community College  
Middletown, Connecticut

Dear Mr. Low:

The State Historic Preservation Office has reviewed the above-named project. In the opinion of the State Historic Preservation Office, this project will have no effect on historic, architectural, or archaeological resources listed on or eligible for the National Register of Historic Places.

This office appreciates the opportunity to have reviewed and commented upon the project.

We recommend that the responsible agency provide concerned citizens with the opportunity to review and comment upon the project in accordance with the National Historic Preservation Act of 1966.

For further information, please contact Ms. Cora Murray, Historic Sites Researcher.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dawn Maddox".

Dawn Maddox  
Deputy State Historic  
Preservation Officer

CM:nlw