



STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

79 ELM STREET HARTFORD, CONNECTICUT 06106

PHONE: (860) 424-3001



Arthur J. Rocque, Jr.  
Commissioner

February 3, 1999

Ms. Susan Ivester Rees  
Chief, Coastal Section  
Department of the Army  
Mobile District, Corps of Engineers  
P.O. Box 2288  
Mobile, Alabama 36628-0001

Subject: Federal coastal consistency determination concurrence for  
proposed disposition of the Stratford Army Engine Plant, Stratford

Dear Ms. Ivester Rees:

Pursuant to Section 307 of the Federal Coastal Zone Management Act and 15 CFR 930, Subpart C - Consistency for Federal Activities, we have reviewed the Department of the Army's consistency determination for proposed activities at the site noted above. Specifically, the proposed activities include the disposal of waterfront property known as the Stratford Army Engine Plant for reuse by others. We have reviewed the materials you provided in a submittal received by this office on December 23, 1998 and also reviewed other information regarding the subject property previously received by this Department from the Army, including the Draft Environmental Impact Statement (April 1998). Based on our evaluation of these materials, we concur with your determination that the activity proposed, specifically the disposal by the Army of the Stratford Army Engine Plant property, is consistent with Connecticut's federally approved Coastal Management Program.

Please be advised that this concurrence only applies to the project as specifically described in the federal consistency determination concurrence request submitted to this Office by the Army. There are two particular items of concern from a coastal management perspective. The first is ensuring that, as stated in the Department of the Army's consistency determination, the  $\pm$  15.7 acres of filled public trust lands are either conveyed through a public benefit conveyance for the establishment of a public park or that conveyance of this acreage is otherwise restricted for public park use, consistent with the State's public trust responsibilities. The second is ensuring that the Department of the Army will complete proper environmental remediation prior to the

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transfer of the Stratford Army Engine Plant property in accordance with the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). Although a specific remediation plan has not yet been developed, we have determined that such remediation will be consistent the State's Coastal Management Program. This determination is appropriate since the site remediation plan will meet the Connecticut Remediation Standard Regulations (Section 22a-133k 1 through 3 of the Connecticut State Regulations) as Applicable or Relevant and Appropriate Requirements (ARARs) under CERCLA with due consideration for the Local Reuse Authority's preferred alternative. This redevelopment alternative specifically includes public recreational use of the filled public trust lands on the site.

Should this project proceed in a manner other than described in the materials submitted to this Department by the Army, the Department's Office of Long Island Sound Programs should be notified as soon as practicable in the decision-making process. If substantive changes are made in the plans, especially pertaining to the issues identified above, an additional federal coastal zone management consistency review will likely be required. Finally, we would be interested in any opportunity the Army can provide us to review and comment on draft language for the proposed real estate covenants regarding public access at this site.

Should you have any questions regarding this matter, please contact Margaret Welch of the Department's Office of Long Island Sound Programs at 860-424-3034. Thank you

Sincerely,



Arthur J. Rocque, Jr.  
Commissioner

AJR/MLW/w

cc: Dwight Reynolds, OCRM  
Rick Norris, Stratford Army Engine Plant LRA Coordinator  
Ken Feathers, DEP-Water Management Bureau