

WELCOME

The meeting will start at 6:00 PM

Please note that tonight's meeting is being recorded



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Connecticut Environmental Policy Act

Public Scoping Meeting

University of Connecticut Golf Practice Facility Project

Presented by: GZA GeoEnvironmental, Inc.

January 7, 2026

Introduction to Tonight's Presenters and Panelists

GZA GeoEnvironmental, Inc.



Jennifer Burke, P.E., CPSWQ, LEED GA
Sr. Project Manager



Stephen Lecco, PWS, AICP, CEP
Associate Principal

University of Connecticut

Eric Kruger, MBA, CHFM
Vice President
Facility Services & University Planning

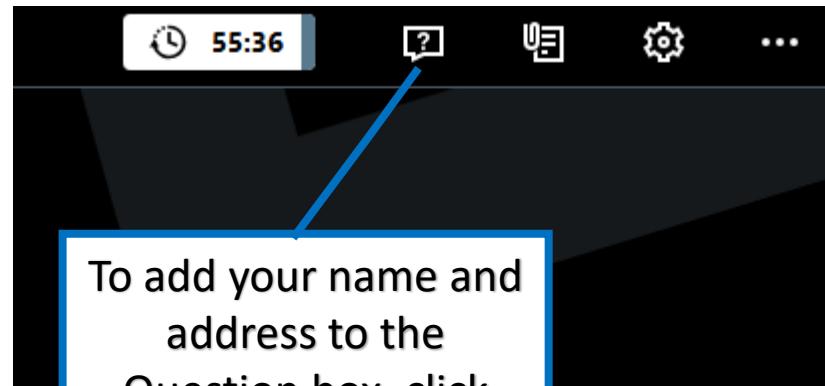
Sean Vasington, PLA, ASLA
Executive Director
University Planning, Design & Construction

Ian Dann, PLA, SITES AP, ASLA
Senior Project Manager
University Planning, Design & Construction

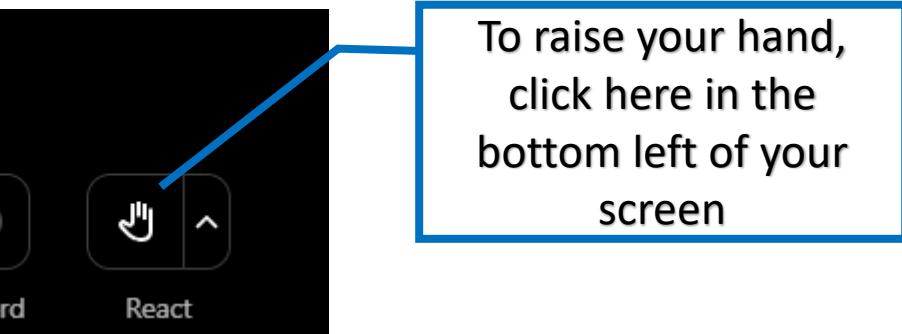
Paul Ferri
Environmental Programs Manager
Environmental Health & Safety



GoToWebinar Guidance and How to Participate



- Please hold comments until the end
- If you would like to speak during the public comment period tonight:
 - Please add your name and address in the Questions box (Top right) and use the RAISE HAND feature after the presentation (Bottom Left)
 - When called upon, please unmute yourself (you may see a request popup to unmute) and turn on your camera (if possible)
 - Please provide your name and address before your comments
 - You can also provide comments via email or in writing – info will be provided at the end of the presentation and on Environmental Monitor website)
- The public comment time tonight and the comment period is your time to be heard
- If you are having audio issues, you can call in on a phone at (914) 614-3221 with Access Code: 390-549-290 and Audio PIN as shown after joining the webinar



Agenda

- Purpose of the Meeting
- Project Overview
 - Purpose and Need
 - Alternatives Considered
- Affected Environment
- Next Steps
- Public Comments



Purpose of Tonight's Meeting

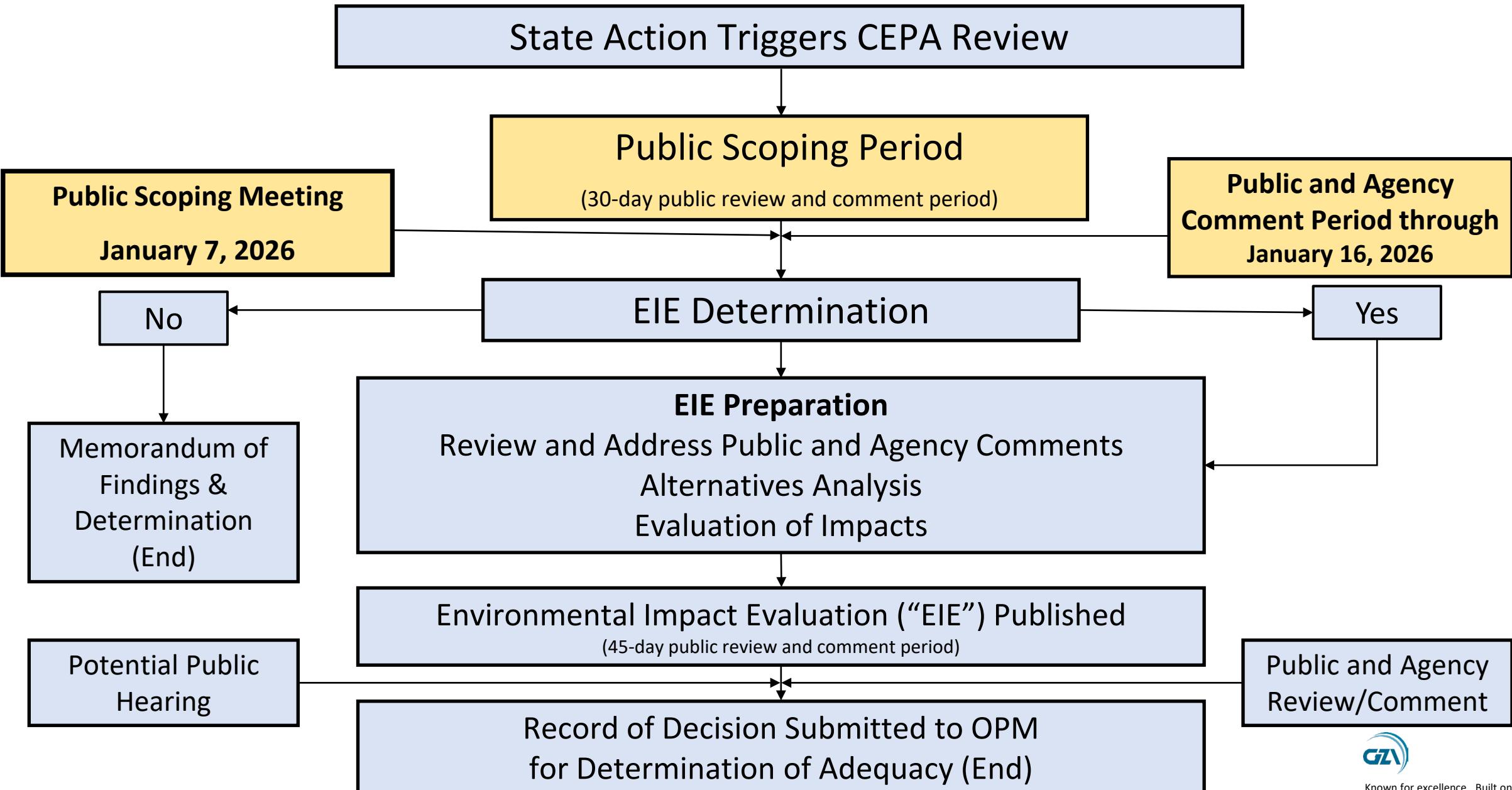
- Provide information on the proposed UConn Golf Practice Facility
- Provide information on the CEPA process and schedule
- Provide a forum for gathering public input and to understand any concerns
- Meeting is being recorded and will be available on the project website

What is CEPA?

- Connecticut Environmental Policy Act (CEPA)
- Established statute (Sections 22a-1 through 22a-1h) and regulations that apply to State actions of a certain size or potential impact
- Requires identifying and evaluating the impacts of proposed State actions that may significantly affect the environment so that they may be avoided, minimized, and/or mitigated
- Includes a defined public involvement process



CEPA Process



Project Location

- 22-acre UConn parcel at 986 Storrs Road
- Former UConn plant research nursery
- Contains existing residential structure with associated outbuildings (structures will remain)
- Site access proposed via East Road
- Contiguous with other UConn properties (shaded yellow)



Project Purpose and Need

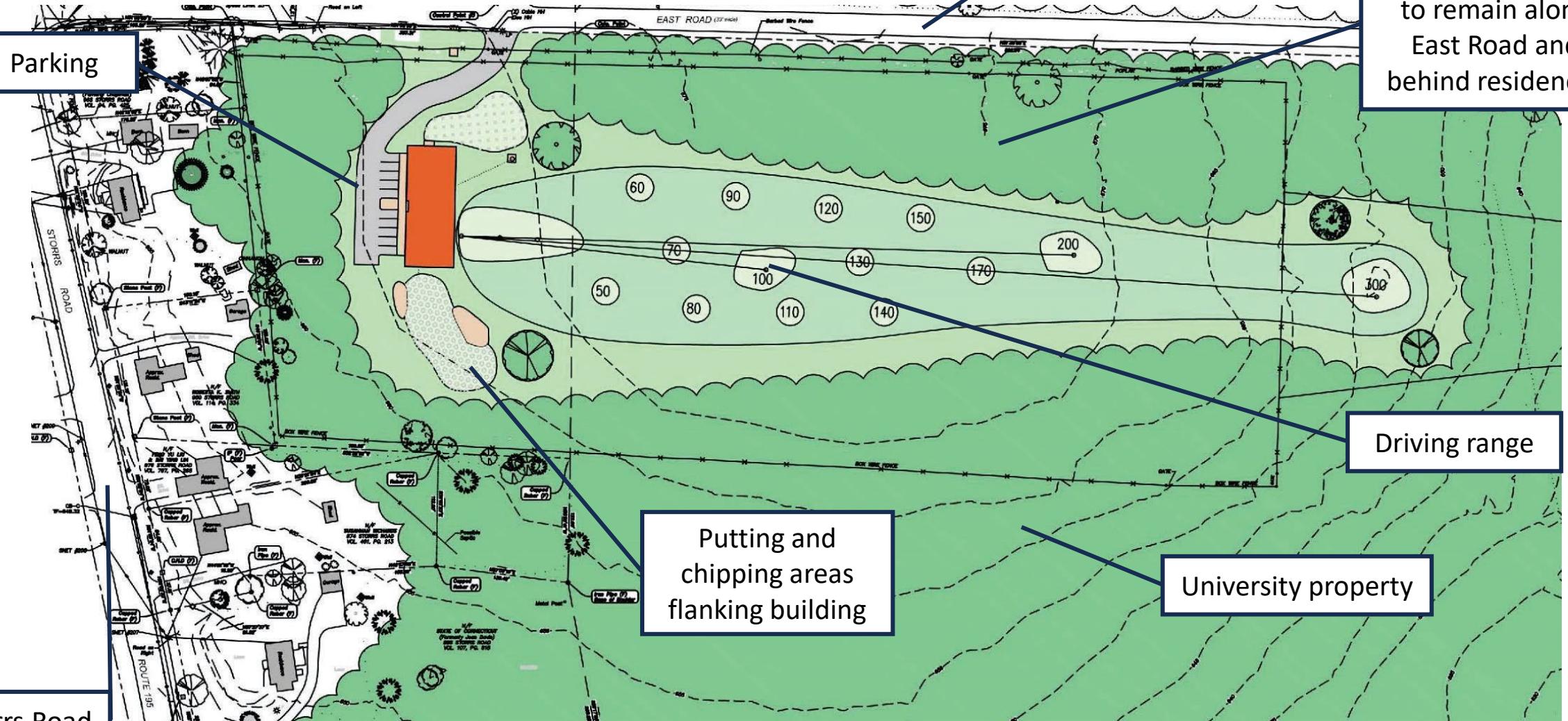
- Purpose:
 - Provide a dedicated indoor and outdoor practice facility to centralize activities and reduce travel time for student athletes, while increasing levels of competition and recruitment
- Need:
 - UConn golf program currently lacks a dedicated indoor and outdoor practice facility
 - The golf program currently uses a simulator room at Harry A. Gampel Pavilion (not available after Fall 2027), or suitable facilities across the State (over 30 miles away from Gampel on average)



Proposed Action

- Develop approximately 7 acres of the existing 22-acre parcel to construct a new structure with indoor and outdoor practice areas and associated amenities
 - New 6,000 gross square foot building with office space, locker room with restroom and showers, equipment storage and repair space, flex space/team room, indoor putting and simulation areas
 - Parking spaces for less than 20 vehicles
 - Exterior unlit single driving range (approximately 350 yards long and 60 yards wide) with chipping and putting areas flanking building
 - Utility requirements (potable water, septic system, propane, electric)
 - No public use, restricted to use by golf program only with card access
 - 100% funded by philanthropic gifts

Proposed Action – Preliminary Site Layout



Other Alternatives Considered

- **No Action** – No new facility constructed, program continues to practice at Gampel until it is no longer available and off campus at facilities across the state
 - Does not meet purpose and need
- **Two-Parcel Site (968 and 986 Storrs Road)** – More expansive facility across two parcels, multiple targets and larger outdoor facility
 - This option was reviewed and scaled back in response to initial neighborhood concerns
- **Orchard Site (862 Storrs Road)** – UConn owned site with 50% of site in active agricultural/research use, providing livestock feed for UConn
 - Would require replacement of lost function - new site to provide feed or paying annual rate to bring in products
 - Developing a new site could require tree clearing and soil amendments to ready site for agricultural use

Other Alternatives Considered

- **Depot Campus and Spring Manor Farm –**

- Depot Campus yardage would require building removal, road crossings and/or disrupt and displace active agriculture, with significant utility infrastructure improvements needed to connect to campus
- Depot Campus has higher potential opportunities for mixed use development and is mostly located within a Historic District of state significance
- Spring Manor Farm is predominantly active agriculture with the same potential impacts as the Orchard site, and site is also:
 - Within a Level A Aquifer Protection Area
 - Entirely within a Historic District of state significance
 - Listed species present

Typical CEPA Environmental Analysis Categories

Physical

- Air Quality
- Noise
- Traffic, Parking, and Circulation
- Utilities
- Potable Water Supply
- Stormwater Drainage
- Solid Waste and Recycling
- Pesticides, Toxic or Hazardous Materials
- Energy
- Light and Shadow, Aesthetic Resources
- Cultural Resources

Natural

- Geology, Topography, & Soils
- Water Resources
 - Surface Water
 - Groundwater
 - Coastal*
- Floodplains*
- Wetland Resources*
- Flora/Fauna
- Endangered, Threatened, and Special Concern Species*

Socioeconomic

- Land Use
- Consistency with Plans, Policies, and Regulations
- Open Space & Farmland
- Public Health & Safety
- Economy, Employment & Income
- Environmental Justice
- Community Facilities & Services

* Indicates resources not present at the Project Site



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Affected Environment

Farmland Soils

- Most of site mapped as Prime Farmland
- Site has not been used for active agriculture since circa 1955-57
- It was an experimental nursery most active between 1957-2005, with continued use until 2015
- Site has not been used or maintained since 2015



Source: CT ECO (2023)

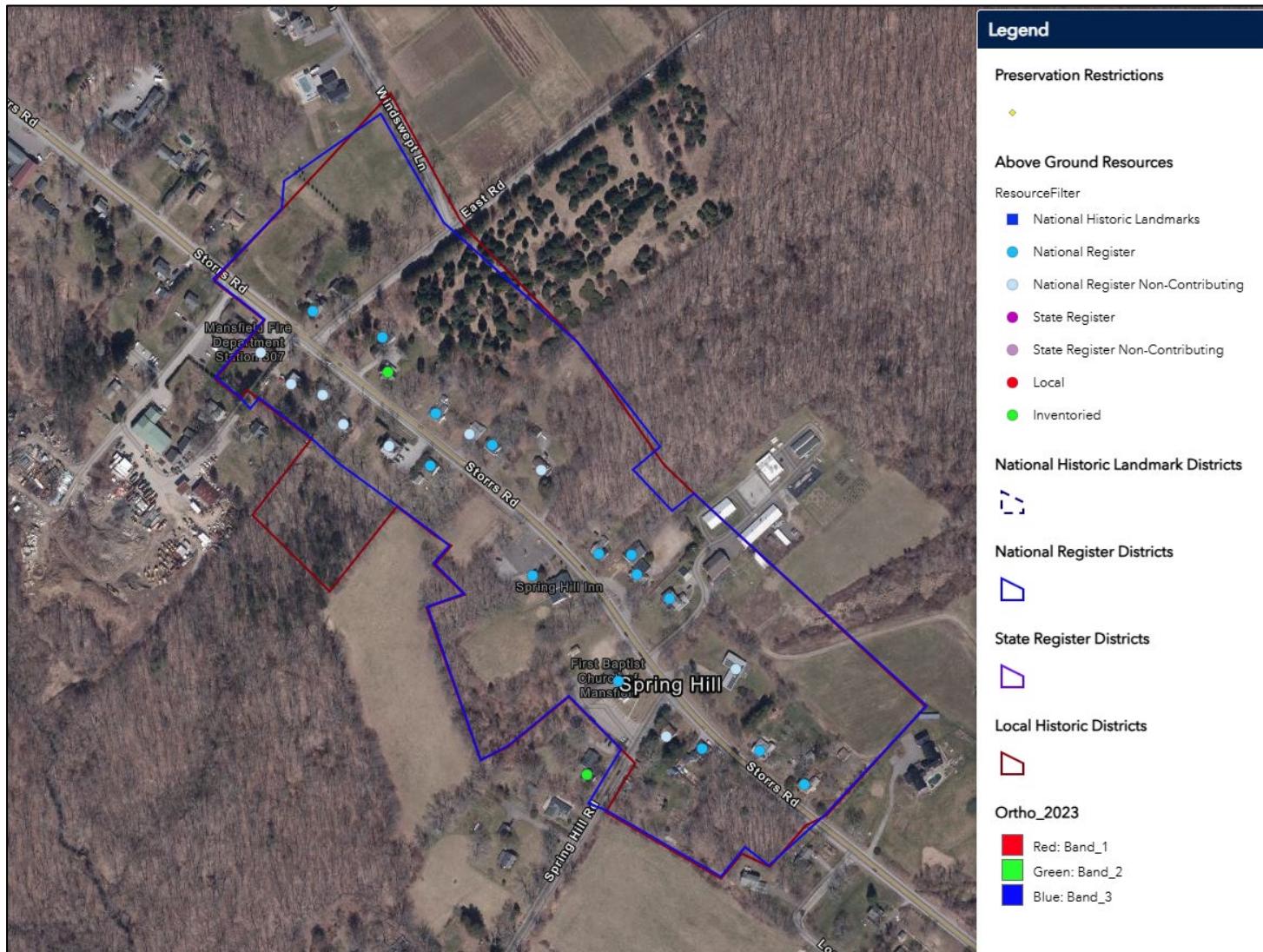
Affected Environment

Natural Communities/Flora and Fauna

- Area is generally unmaintained with conifers from prior nursery research and open grassland areas between trees/shrubs
- Non-native vegetation and invasive species present
- Evidence of wildlife



Affected Environment



Source: ConnCRIS (2025)

Water Resources

- Site is within a Public Water Supply Watershed (Windham Water Works)
- Not within Aquifer Protection Area

Cultural Resources

- No demolition/removal of historic structures proposed
- Western portion of property within locally significant historic district on National Register

Other Environmental Effects

- Existing structures onsite will remain and be buffered from new development
- Aesthetics/Viewsheds – Existing vegetative buffers along East Road and perimeter of parcels will be maintained
- New building will be screened from Rt. 195 and designed to be contextually-sensitive

Schedule

Milestone	Estimated Timeline
Public Scoping Period	December 16, 2025 – January 16, 2026
Determination of the Need for an EIE	January - February 2026
Post Scoping Notice	February 2026
If no EIE: Prepare and Post Summary Document	March 2026
If EIE: Analysis of Impacts/EIE Publication	Spring – Summer 2026
Public Hearing & Public Comment Period	Summer 2026
CEPA Record of Decision (ROD)	Summer 2026
OPM Determination of Adequacy	Fall 2026
Anticipated Start of Construction	Winter/Spring 2027

Next Steps

- Site exploratory work in near-term
- Review public and State agency comments
- Prepare Post-Scoping Notice, including:
 - Response to Comments
 - Environmental Review Checklist
 - Determination on EIE
- Determine one of the following:
 - EIE not necessary per CEPA
 - Proceed to EIE per CEPA



Some Commentary to Date

- Understanding of Community
- Due Process
- Environmental Sensitivities
 - Wells, Hydrology, Stormwater, Deforesting, Erosion & Sedimentation Controls
- Site Conditions and Former Nursery Use
- Continued Research
- Golf Course versus Driving Range
- Irrigation, Herbicides & Pesticides
- Vegetative Buffers and Screens
- Proximity to Abutters
- Light Pollution
- Public Use & Access

Comments

- Additional comments are welcome now – written responses will be provided as part of the Post-Scoping Notice
 - Please add your name and address to the Questions tab and raise your hand – We will call your name and unmute you to speak
- Additional comments due by 5PM EST on **January 16, 2026** (or must be postmarked by this date)
- Town of Mansfield will be compiling their comments for delivery to the University by January 28, 2026
- Send written comments to:

Ian Dann, Senior Project Manager
University Planning, Design, & Construction
3 Discovery Drive, U-6038
Storrs, CT 06269
Email: ian.dann@uconn.edu

Please add subject line: Golf Practice Facility



Thank You!



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