

**TOWN OF EAST GRANBY
INLAND WETLANDS & WATERCOURSES
COMMISSION APPLICATION**

Application # CC _____

Date _____

This is an application for a permit to (**check all that apply**):

- Perform a regulated activity within a wetland and/or watercourse (\$ 50 fee)
- Perform a significant regulated activity in a wetland and/or watercourse (\$200 fee)
- Amend a boundary map (\$175 fee)
- Amend regulations (\$175 fee)
- Document Use of Right (\$ 50 fee)
- Amend existing permit (\$ 50 fee)
- Perform an insignificant activity within a wetland upland review area (\$ 50 fee)*
- Perform an significant activity within a wetland upland review area (\$175 fee)*

Upon determining the total fee, an additional one time \$60 fee for the State of CT must be included.

PROPERTY ADDRESS/LOCATION 49 Russell Road (Map 13, Lot 4), Russell Road (Map 12, Lot 47-1),
East Street (Map 13, Lot 6)

Please submit TWELVE (12) complete sets of all maps, forms documentation, (including the application). For official receipt by the Commission, applications must be submitted the Friday before the Wednesday night meeting.

NOTE

*The applicant may appear before the Commission, before filing an application, to determine whether or not the proposed activity involves a significant activity or not. In either of these two cases, the application should be as complete as possible.

When completing the form, if the information requested is non-applicable, indicate with "N/A" in the space provided. The application shall be submitted to the office of the Building Department including the appropriate fee.

Please **PRINT CLEARLY** when completing the application form

APPLICANT

Name: Copart of Connecticut, Inc.

Address: 14185 Dallas Parkway, Suite 300 Dallas Texas 75254

Phone: 412 - 953 - 5608

Email Address: thomas.smith3@valfair.com

Applicant's signature: _____

OWNER(S) IF NOT APPLICANT:

Name: _____

Address: _____

Phone: _____ - _____ - _____

Email Address: _____

Owner's signature: _____

OWNER OR APPLICANT AGENT:

Agent Name: Thomas Fahey

Company Name: Fahey & Landolina, Attorneys LLC

Address: 487 Spring Street, Windsor Locks, CT 06096

Phone: 860 - 627 - 8300

Email Address: tom@faheyland.com

Agent's signature: _____

Please **PRINT CLEARLY** when completing the application form

APPLICANT

Name: Copart of Connecticut, Inc.

Address: 14185 Dallas Parkway, Suite 300 Dallas Texas 75254

Phone: 412 - 953 - 5608

Email Address: thomas.smith3@valfair.com

Applicant's signature: Copart of Connecticut, Inc
by [Signature]
TOM SMITH

OWNER(S) IF NOT APPLICANT:

Name: _____

Address: _____

Phone: _____ - _____ - _____

Email Address: _____

Owner's signature: _____

OWNER OR APPLICANT AGENT:

Agent Name: Thomas Fahey

Company Name: Fahey & Landolina, Attorneys LLC

Address: 487 Spring Street, Windsor Locks, CT 06096

Phone: 860 - 627 - 8300

Email Address: tom@faheyland.com

Agent's signature: _____

Interest in parcel of land:

Copart of Connecticut, Inc. owns the parcels and operates their Connecticut operation on the parcels.

Purpose and description of proposed activity:

Owner is seeking permits to expand external storage areas for additional outside vehicle storage to augment the current auto auction operation.

Description of Land Parcel:

Total parcel area: 105.91 Ac.
Total area of wetlands on parcel 49.6 Ac.
Total area of watercourses on parcel: 1.6 Ac.
Area of wetlands to be disturbed: 1,000 S.F. or 0.023 Ac.
Area of watercourse to be disturbed: 0.0 S.F.

Does proposed activity have the potential to disturb wetlands/watercourses on an adjoining property? Yes X No

Wetland soil types to be disturbed External Storage Area A - Saco silt loam, Area B Scitico, Shaker and Maybid soils

Wetland vegetation to be disturbed Area A - PEM1E, Area B PF01E

Vernal pools to be disturbed? Yes No X

Effect on existing watercourse flow or lake/pond level

No measurable impact

Effect of 50 year storm on existing watercourse flow or lake/pond level

No measurable impact

Is water retention from storms/run-off possible on this parcel? Yes X No

If wetlands/watercourses are to be disturbed by proposed activity, what actions will be taken to compensate for their loss?

Wet bottom water quality basins and water quality swales are proposed to treat stormwater runoff. These features will provide habitat similar to surrounding wetland resources.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): East Granby
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____, _____
- LOCATION (see instructions for information): USGS quad name: Windsor Locks or number: _____
subregional drainage basin number: 4,100
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Copart of Connecticut, Inc.
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 49 Russel Road, Russel Road, East Street
briefly describe the action/project/activity (check and print information): temporary permanent description: _____
Expansion of outdoor vehicle storage areas
- ACTIVITY PURPOSE CODE (see instructions - one code only): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12, 14
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0.023 acres open water body: 0.0 acres stream: 0.0 linear feet
- UPLAND AREA ALTERED (must provide acres): 4.9 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

COPART of Connecticut, Inc.

List of Abutters:

East Granby Mblu 13/ 5/1 //
CONNECTICUT AIRPORT AUTHORITY
BRADLEY INT'L AIRPORT
ADMIN OFFICE, TERMINAL A
WINDSOR LOCKS, CT 06096

East Granby Mblu 13/ 7//
DEGRAY GEORGE EST C/O KEVIN DEGRAY
102H FOOTE ROAD
CHARLTON, MA 01507

East Granby Mblu 13/ 4/1 //
45 RUSSELL ROAD EAST GRANBY LLC
172 WEST MAIN STREET STE 2
AVON, CT 06001

East Granby Mblu 13/ 3//
DORMAN DONALD
PO BOX 47
EAST GRANBY, CT 06026

East Granby Mblu 13/ 2//
LBI REALTY LLC
11 EASTVIEW DRIVE
FARMINGTON, CT 06034

East Granby Mblu 12/47//
OQUISANTI ANTHONY
PO BOX Z
EAST GRANBY, CT 06026

East Granby Mblu 12/47//
EAST GRANBY TOWN OF
9 CENTER STREET
EAST GRANBY, CT 06026

East Granby Mblu 12/49//
OQUISANTI ANTHONY M
PO BOX Z
EAST GRANBY, CT 06026

Suffield Mblu 18/25/77A //
NICHOLSON BROTHERS FARM LLC
3 MURTHAS WAY APT S16
GRANBY, CT 060352649

COPART of Connecticut, Inc.

List of Abutters:

Suffield Mblu 25/25/30/ /
CONNECTICUT AIRPORT AUTHORITY
SCHOEPHOESTER RD
WINDSOR LOCKS, CT 06096

IWWA Application Narrative

Project Description:

The proposed request is for a permit to conduct a regulated activity associated with the construction of two external storage areas for motor vehicles associated with the facilities on-line auction sales. Two external storage areas are proposed, 1) External Storage Area A (4.33 Ac.) and 2) External Storage Area B (1.33 Ac.). External Storage Area A is in a location that was used as a temporary staging area for equipment and materials during a natural gas pipe-line project carried out between 2016 and 2018. External Storage Area B appears to be in an area where pre-2008 historical photographs show it was a cleared field for a number of years prior to the development of the East Granby Auto Auction (2008).

Access from the two external storage areas to the existing 49 Russel Road operation is proposed via existing gravel access roads that interconnect the areas with the existing external storage areas in the rear of the existing 49 Russell Road operation. Portions of the proposed external vehicle storage areas are within the 100-foot upland review area of wetlands and watercourses. A di minimis amount of work is proposed in wetlands, but is the minimum required for the installation of stormwater outfalls (approx. 1,000 S.F.) associated with the stormwater management systems proposed to treat stormwater runoff from the storage areas.

Stormwater management facilities are proposed to treat stormwater runoff from the storage areas. These systems are proposed to be comprised of perimeter interceptor swales, water quality swales, and water quality basins. The basins will serve to capture and treat the minimum CT DEEP-recommended water quality volume, as well as throttle back peak rates of flow due to a decrease attributed to the site's redevelopment. The water quality basins will be constructed to work as gravel wetlands, where water will be ponded in the bottom of the basins to maintain a wet bottom (at the grade of the bottom of the basin). The basin bottom will be lined with a permeable gravel substrate. This will allow establishment of vegetation in the bottom of the basins. Underdrains constructed in the gravel substrate with flow line elevations below the bottom grade of the basis will allow water to infiltrate through the substrate and exit the basins through an outlet structure to which they are connected. Stormwater will be filtered through the gravel in the bottom of the basin and stormwater will be treated by the vegetative growth. The outlet structures will be equipped with overflow grates to allow passage of infrequent storm events when the capacity of the underdrains are exceeded.

Narrative addressing Section 7.6 of the IWWA Regulations.

IWWA Application Narrative

7.6 At the discretion of the Commission or its agent, or when the proposed activity involves a significant impact, additional information, based on the nature and anticipated effects of the activity, including but not limited to the following, is required:

- a. site plans for the proposed activity and the land which will be affected thereby which show existing and proposed conditions, wetland and watercourse boundaries, land contours, boundaries of land ownership, proposed alterations and uses of wetlands and watercourses, and other pertinent features of the land and the proposed activity, prepared by a professional engineer, land surveyor, architect or landscape architect licensed by the state, or by such other qualified person;

Comprehensive site plans, prepared by a professional engineer and licensed land surveyor have been submitted with the application. The plans include existing and proposed conditions, wetland and watercourse boundaries, land contours, boundaries of land ownership, proposed alterations and uses of wetlands and watercourses, and other pertinent features of the land and the proposed activity.

- b. engineering reports and analyses and additional drawings to fully describe the proposed activity including any filling, excavation, drainage or hydraulic modifications to watercourses and the proposed erosion and sedimentation control plan;

Comprehensive site plans include detailed Grading and Drainage Plans (Sheet GR-1 and GR-2) to graphically depict proposed grading changes and show areas of cuts and fills. There is only a minor impact to wetlands resources and a watercourse, which are required to facilitate construction of stormwater outfalls. The minimum practicable disturbance is proposed. In order to construct a stormwater outfall from Water Quality Basin A2, a minimum amount of clearing of vegetation will be required (approximately 1000 S.F.) Earthen materials and tree stumps within the wetlands will be removed and a storm drainpipe and rip-rap outlet protection will be installed within the limits of the wetlands. Approximately 70 yards of topsoil and subsoils will be excavated. Following construction of the drainpipe and outfall, approximately 40 cubic yards of crushed stone rip rap will be placed between the outfall and stream bank. Approximately 13 cubic yards of gravel and a filter fabric will be placed under the rip rap erosion protection. Disturbed areas adjacent to and above the pipe, and adjacent to the outfall and rip rap erosion protection will be restored with topsoil and seeded and mulched. There are no proposed hydraulic modifications to the receiving watercourses. The work adjacent to the bank of the watercourse will be coordinated between the Contractor, the Project Soil/Wetland Scientist and the Project Engineer to minimize impacts and to not impede flow in the watercourse.

In the case for the stormwater outfall for Water Quality Basin B2, there is no proposed direct wetlands disturbance, just disturbance in the URA adjacent

IWWA Application Narrative

to the resource area. As in the case of the outfall for Water Quality Basin A2, the work adjacent to the wetland at the outfall will be coordinated between the Contractor, the Project Soil/Wetland Scientist and the Project Engineer to minimize impacts to the wetland.

A comprehensive drainage analysis was submitted with the application materials (Memorandum to Tom Grimaldi, P.E., dated August 30, 2023). The analysis provides information on storm drainage design and modifications to peak rates and volumes of runoff from the site due to the proposed development. Comprehensive Soil Erosion and Sediment Control Plans, narratives, and details are provided in the Site Plan set (See Sheets EC-1, EC-2, SD-1, NT-1).

- c. mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U.S. Natural Resources Conservation Service; the wetlands shall be delineated in the field by a soil scientist and the soil scientist's field delineation shall be depicted on the site plans;

Soil types mapped by the NRCS and found on the Soil Web Survey are attached. A detailed, on-the-ground wetlands soil delineation was conducted by William Jackson, a CT-certified Soil Scientist, in 2008. These wetlands delineations were done as a comprehensive delineation of several contiguous parcels, a portion of which were included with the original IWWA application for the East Granby Auto Auction approved by the East Granby IWWA in 2008. A copy of the maps depicting the wetlands boundaries and approval motion of the original East Granby Auto Auction proposal are also included in Attachment A. The wetlands boundaries conducted by William Jackson in 2008 and field surveyed by John DiCara are those presented on the current site plan (and subject of this application), are these inland wetland boundaries.

On August 18, 2023, Mr. William Jackson, re-visited the parcel to review and confirm the wetlands delineation previously done. Mr. Jackson confirmed that the wetlands delineations he had done in 2008, and depicted on the current plan set are substantially correct. A copy of Mr. Jackson's investigation report, entitled: "Review of Proposed External Storage Areas A & B, Map 12, Lot 47A, Russell Road, East Granby, CT", dated August 29, 2023 is included in Attachment A. In addition, the wetlands delineation report prepared by Mr. Jackson for the original East Granby Auto Auction IWWA application is included in Attachment A. The first was submitted with the application materials for permits associated with the original approval of the East Granby Auto Auction and is entitled "Jackson Environmental, LLC. Wetlands Delineation Report-Revised, Lot 4, Russel Road, East Granby, Connecticut, JE Project No.08-04 (April 29, 2008)".

IWWA Application Narrative

- d. a description of the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed activity on these communities and wetland functions;

Wetlands adjacent to External Storage Area A:

The wetlands adjacent to areas east and north of the proposed External Storage Area A are classified as 'Palustrine, Forested, Broad-leaf deciduous Seasonally Flooded/Saturated (PF01E)'

The hydrology of this resource appears to be supported by groundwater discharge from the adjacent upland areas and surficial runoff from adjacent upland areas.

Functions and values of the adjacent wetlands include groundwater recharge/discharge and nutrient absorption. The dense herbaceous cover provides for wildlife habitat for various songbirds and small mammals, and the wetlands provide habitat for waterfowl and shore birds, as well as other obligate and facultative wetlands fauna, and various small mammals and songbirds).

Design elements of the storage area adjacent to these wetlands include incorporation of an earthen berm to separate the external storage area from the wetlands to prevent runoff from the storage area from reaching the wetlands to the east. A perimeter swale is proposed adjacent to the wetlands to the north which will direct runoff from the storage area to the on-site water quality basins and prevent runoff from the storage area from entering the wetlands to the north.

The wetlands adjacent to areas west of the proposed External Storage Area A are classified as "Palustrine, Emergent, Persistent, Seasonally Flooded/Saturated (PEM1E)'.

The hydrology of this resource appears to be supported by groundwater discharge from the adjacent upland areas, surficial runoff from adjacent upland areas, and hydrologic impacts (flooding events) within DeGrayes Brook, the adjacent watercourse.

Functions and values of the brook and adjacent wetlands include flood flow alteration and nutrient retention. The dense herbaceous cover provides for wildlife habitat for various songbirds and small mammals, and the wetlands and brook provide habitat for waterfowl and shore birds, as well as other obligate and facultative wetlands fauna (i.e., various turtles, frogs and snake species, and various small mammals and songbirds).

Design elements to protect the adjacent resource areas include incorporation of interceptor swales to prevent runoff from the storage area from direct discharge to the wetlands or brook. The runoff is directed to water quality basins for capture and treatment prior to subsequent discharge to the brook.

IWWA Application Narrative

Wetlands adjacent to External Storage Area B:

The wetlands adjacent to External Storage Area B are classified as 'Palustrine, Forested, Broad-leaf deciduous Seasonally Flooded/Saturated (PF01E)'

The hydrology of this resource appears to be supported by groundwater discharge from the adjacent upland areas and surficial runoff from adjacent upland areas.

Functions and values of the adjacent wetlands include groundwater recharge/discharge and nutrient absorption. The dense herbaceous cover provides for wildlife habitat for various songbirds and small mammals, and the wetlands provide habitat for waterfowl and shore birds, as well as other obligate and facultative wetlands fauna, and various small mammals and songbirds).

Design elements include incorporation of an earthen berm to separate the external storage area from the wetlands to the south and potential of release of untreated stormwater runoff to these wetlands.

Design elements to protect the adjacent resource areas to the north and west include incorporation of interceptor and water quality swales to prevent runoff from the storage area from direct discharge to the wetlands. The runoff is directed to water quality basin for capture and treatment prior to subsequent discharge to the wetland adjacent to the north of the water quality basin.

The proposed activities will have a di minimis impact on the ecological communities and wetlands functions. There is only a minor direct impact to the wetlands resources. The proposal includes activities primarily within 100-foot Upland Review Areas where a majority of the areas has been previously disturbed. Preservation or creation of vegetated buffers are proposed in areas extending within 25 to 50 feet from resource areas. And proposed storage area activities are typically limited to areas at least 50 feet or more from wetlands resources. During construction activities, implemented erosion and sediment control measures will protect these resources from negative impacts. Following construction, the post-construction stormwater management plan will ensure stormwater maintenance facilities are kept properly functioning and properly treating the stormwater prior to its discharge. The schedule and description of responsibility for maintenance of the on-site storm water system is included on Sheet NT-1.

Plans call for a vegetative buffer between wetland resource areas and storage uses. These vegetative buffer areas will be left in their current vegetated state, or if disturbed, planted in conservation mix and allowed to go fallow. In the cases of the interceptor and water quality swales and water quality basins, these areas will only be mowed semi-annually (in late summer or early fall) to control woody vegetation and to allow for inspections and maintenance. By

IWWA Application Narrative

only mowing once per year, in late summer or early fall, these buffer areas will provide habitat for songbirds and small mammals, especially during the spring season and unmolested hibernation habitat for other fauna.

These measures will adequately protect adjacent wetlands and watercourses and their associated ecological communities and wetlands functions.

- e. a description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application and each alternative which would cause less or no environmental impact to wetlands or watercourses, and a description of why each alternative considered was deemed neither feasible nor prudent;

The only direct disturbance to wetlands and watercourses involves the construction of stormwater outfalls associated with the proposed water quality basins. In the case of Water Quality Basin A2, there is no feasible nor prudent alternative. The location selected for the outfall and associated piping is the location that would allow for the least impact to the wetlands resource. Any other location for the outfall would require a greater impact to wetlands resources. Piped outfalls and rip rap stabilization provide for velocity controls that minimize erosion potential when compared to other options, such as overland flow options which can lead to serious erosion of areas adjacent to watercourses. For this reason, options other than piped outfalls with rip rap control measures were discounted as neither feasible nor prudent.

The outfall for Water Quality Basin B2 discharges to an Upland Review Area adjacent to a wetlands resource. Rip rap outlet protections are proposed from the flared-end outlet to the edge of the inland wetlands. There may be a small wetlands disturbance associated with the installation of the rip rap controls, but the impact will be di minimis. There are no reasonable and prudent alternatives for this discharge, as the selected location is the lowest elevation point adjacent to External Storage Area B, and other locations would have the same impact to the adjacent wetlands, although also di minimis.

The proposed direct disturbances are temporary in nature. Following installation, most of the impacts will be remediated through establishment of stabilizing vegetation with conservation seed mix.

Design elements include use of earthen berms and interceptor and water quality swales aimed at directing untreated stormwater runoff away from wetland resource areas and treatment of runoff from all storage areas via best management practices. Following construction, operation and maintenance procedures will be implemented to reduce potential of transport of pollutants in the stormwater and to ensure the stormwater is adequately treated. These measures will not diminish or change the function of the adjacent wetlands or watercourses or negatively impact the ecological communities. The water

IWWA Application Narrative

quality swales and water quality basins may provide additional bordering habitat with similar function to adjacent wetlands, thus potentially enhancing the ecological communities.

- f. analysis of chemical or physical characteristics of any fill material; and

Both existing, on-site materials and imported clean fill materials (meeting the CT DEEP definition of clean fill) will be used as fill. Imported fill materials will meet CT DOT specifications for granular fill, rip rap and crushed stone. Materials used as granular fill in the water quality basing shall be free of recycled asphalt materials.

Existing on-site stockpiled topsoil materials will be used for topsoil.

- g. management practices and other measures designed to mitigate the impact of the proposed activity.

Soil Erosion and Sediment Control Plans (Sheets EC-1, EC-2, SD-1 and NT-1) following the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control were developed and will be followed during construction. These measures offer best-management practice protections to resource areas during construction and before final stabilization. In addition, the site will be registered for a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities and construction activities will follow the GP-required site-specific Stormwater Pollution Control Plan, which require periodic inspections by qualified professionals during construction.

Following construction, the Owner will follow the long-term inspection and maintenance program for site stormwater management systems presented on Sheet NT-1.

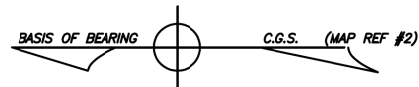
ATTACHMENT A

***Preliminary plan relocation of Hartford-Springfield Auction Co-Op
L.L.C. Russel Road, East Granby, Connecticut (March 2008)***

[Wetlands Delineation Mapping]

***Jackson Environmental, LLC. - Wetlands Delineation Report-Revised,
Lot 4, Russel Road, East Granby, Connecticut, JE Project No.08-04
(April 29, 2008)***

***Jackson Environmental, LLC. - Review of Proposed External Storage
Areas A & B, Map 12, Lot 47A, Russell Road, East Granby, CT”***

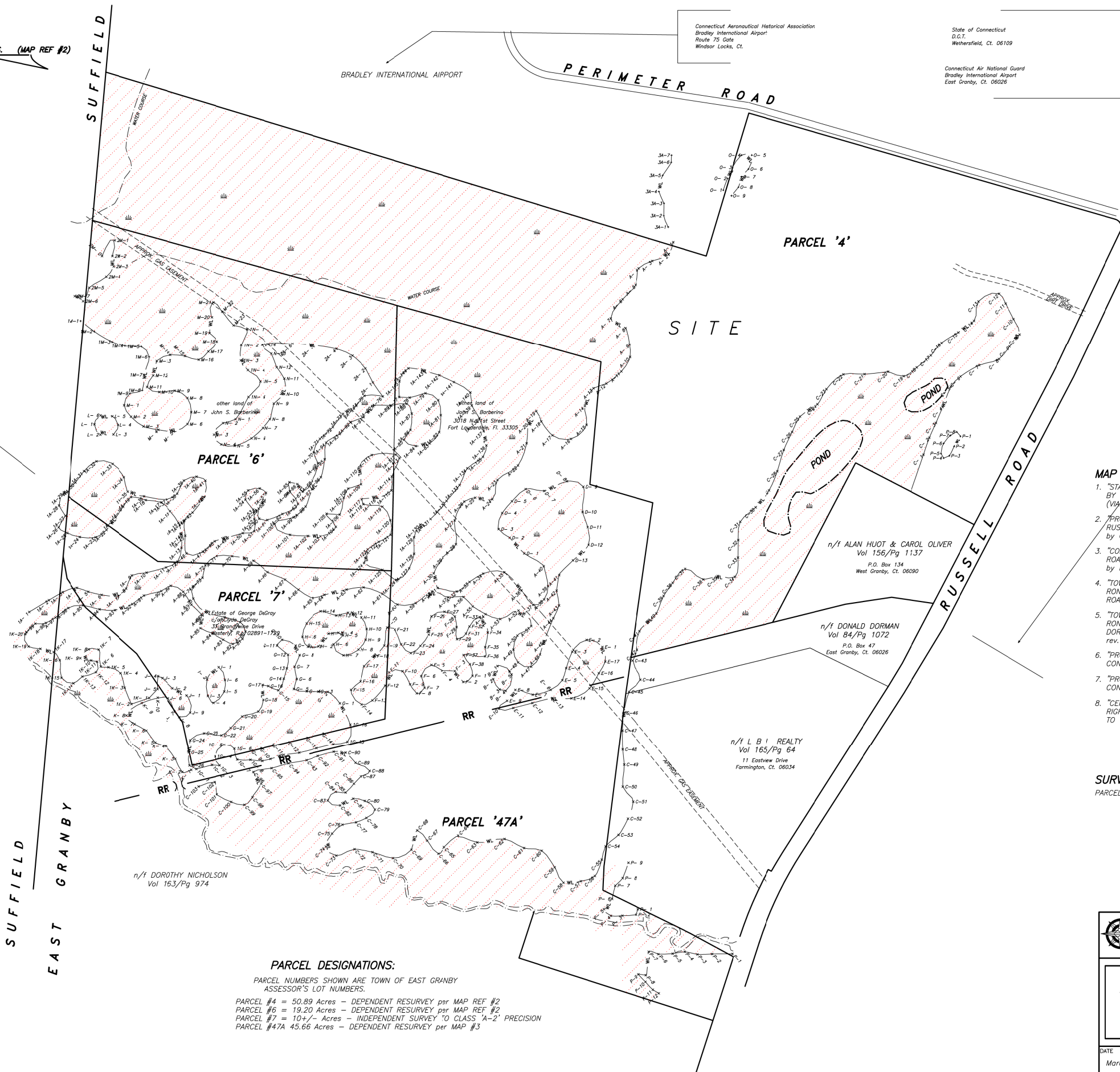


State of Connecticut
185 Capital Avenue
Hartford, Ct. 06106

Connecticut Aeronautical Historical Association
Bradley International Airport
Route 75 Gate
Windsor Locks, Ct.

State of Connecticut
D.C.T.
Wethersfield, Ct. 06109

Connecticut Air National Guard
Bradley International Airport
East Granby, Ct. 06026



WETLANDS
WETLANDS WERE FLAGGED BY WILLIAM JACKSON,
CERTIFIED SOIL SCIENTIST
WETLAND FLAGS WERE FIELD LOCATED AS SHOWN.

- MAP REFERENCES:**
- "STATION MAPS, LANDS, CENTRAL NEW ENGLAND RAILWAY CO. OPERATED BY CENTRAL NEW ENGLAND RAILWAY CO. FROM EAST GRANBY TO SUFFIELD (VIA LOOP)" June 1916, #V60/1
 - "PROPERTY SURVEY, PROPERTY OF RONCARI DEVELOPMENT COMPANY, RUSSELL ROAD, EAST GRANBY, CONNECTICUT" March 2005 by CLOSE, JENSEN & MILLER, P.C.
 - "COMPILATION PLAN PREPARED FOR JONATHAN B. NICHOLSON, RUSSELL ROAD & EAST STREET, EAST GRANBY, CONNECTICUT" September 2000 by F.A. HESKETH & ASSOCIATES, INC.
 - "TOWN OF EAST GRANBY PLAN SHOWING LAND TO BE ACQUIRED FROM RONCARI DEVELOPMENT COMPANY BY THE TOWN OF EAST GRANBY, RUSSELL ROAD" rev May 1994 by NASCIMBENI & JAHNE SURVEYORS, P.C.
 - "TOWN OF EAST GRANBY PLAN SHOWING LAND TO BE ACQUIRED FROM RONCARI INDUSTRIES, INC., JOHN & CARMEN BALLANTINE & DONALD DORMAN BY THE TOWN OF EAST GRANBY, RUSSELL ROAD" rev. May 1994 by NASCIMBENI & JAHNE SURVEYORS, P.C.
 - "PROPERTY OF HEDWIG V. ALCOTT, 43 RUSSELL ROAD, EAST GRANBY, CONN." April 1980 by JOHN J. CONNOLLY, JR.
 - "PROPERTY OF ROBERT B. YOUNG, RUSSELL ROAD, EAST GRANBY, CONNECTICUT" May 1965 by HAROLD R. SANDERSON
 - "CENTRAL NEW ENGLAND RAILWAY CO. DEPARTMENT OF REAL ESTATE RIGHT OF WAY AND TAXES, LAND IN EAST GRANBY TO BE CONVEYED TO CHARLES G. SANDMAN" November 1920

SURVEYOR'S NOTES:
PARCELS ARE SUBJECT TO A GAS LINE EASEMENT (approximately as shown)



PARCEL DESIGNATIONS:
PARCEL NUMBERS SHOWN ARE TOWN OF EAST GRANBY ASSESSOR'S LOT NUMBERS.
PARCEL #4 = 50.89 Acres - DEPENDENT RESURVEY per MAP REF #2
PARCEL #6 = 19.20 Acres - DEPENDENT RESURVEY per MAP REF #2
PARCEL #7 = 10 +/- Acres - INDEPENDENT SURVEY TO CLASS 'A-2' PRECISION
PARCEL #47A 45.66 Acres - DEPENDENT RESURVEY per MAP #3

DiCARA LAND SURVEYING SERVICES
WINSTED, CONNECTICUT

**PRELIMINARY PLAN
RELOCATION OF HARTFORD SPRINGFIELD
AUCTION CO-OP L.L.C.
RUSSELL ROAD
EAST GRANBY - CONNECTICUT**

DATE	DRAWN	JOB NO.	REVISIONS	SHEET NO.
March 2008	DESIGNED	20804	1. _____	_____
SCALE	CHECKED	BOOK NO.	2. _____	DWG. NO.
1" = 150'		fb # 382	3. _____	20804150
			DATE BY	

JACKSON ENGINEERING, LLC

- Environmental and Soil Consultants -

289 High Road, Kensington, Connecticut 06037

Phone: 860-224-4063 Fax: 860-224-4372

April 29, 2008

Mr. Bill Williams, P.E.
Williams Environmental Services, LLC.
61 Rainbow Road
East Granby, Connecticut 06026

Re: Wetland Delineation Report - Revised
Lot 4, Russell Road, East Granby, Connecticut
JE Project No. 08-04

Dear Mr. Williams:

Per your request, a delineation of wetland soils was performed within Parcel 4 by William A. Jackson, a registered soil scientist. The wetland flag locations are shown on the April 2008, Preliminary Plan, Relocation of Hartford Springfield Auction Co-Op LLC, prepared by DiCara Land Surveying Services (Scale 1" = 150').

Sheets No. 10 and 15 of the Hartford County Soil Survey¹ identify the following soil map units within Parcel 4.

Soil Map Unit	Soil Classification (Veneman, P.L.M., 2001)	Drainage Class	Notes
Windsor loamy coarse sand (WuA)	Typic Udipsammments	excessively drained	sandy glaciofluvial
Walpole sandy loam (WdA)	Aeric Endoaquepts	poorly drained	sandy and gravelly glaciofluvial
Scarboro loam (SeA)	Histic Humaquepts	very poorly drained	sandy and gravelly glaciofluvial
Elmwood very fine sandy loam (EOA) nka Elmridge	Aquic Dystric Eutrudepts	moderately well drained	loamy / clayey glaciolacustrine
Melrose very fine sandy loam (EOA) nka Elmridge	Aquic Dystric Eutrudepts	moderately well drained	loamy / clayey glaciolacustrine
Swanton very fine sandy loam (SzA) nka Shaker	Aeric Epiaquepts	poorly drained	loamy / clayey glaciolacustrine
Soil Map Unit	Soil Classification (Veneman, P.L.M., 2001)	Drainage Class	Notes

¹ Shearin, A.E. and D.E. Hill. 1962. *Soil Survey of Hartford County, Connecticut*. USDA, Soil Conservation Service, Series 1958, No. 14, in cooperation with Connecticut Agricultural Experiment Station and Storrs Agricultural Experiment Station.

Mr. Bill Williams, P.E.
April 29, 2008

JACKSON
ENGINEERING, LLC

Scantic silt loam (ScA) nka Scitico	Typic Endoaquepts	poorly drained	silty and clayey glaciolacustrine
Biddeford silt loam (BfA) nka Maybid	Typic Humaquepts	very poorly drained	silty and clayey glaciolacustrine
Whately loam (WoA) nka Maybid	Typic Humaquepts	very poorly drained	silty and clayey glaciolacustrine

The soils in the southeastern section of Parcel 4 range from excessively-drained Windsor loamy coarse sand, within the uplands, to very-poorly-drained Scarboro loam at the base of the drainage-ways. These are sandy soils derived from glaciofluvial parent materials. The soils further west and north within Parcel 4 range from moderately-well-drained Elmridge fine sandy loam, within the uplands, to very-poorly-drained Maybid silt loam. These are finer-grained soils derived from glaciolacustrine parent materials. Wetland flag series “A”, “C”, “O” and “P” were placed on Lot 4.

Wetland flag series “A-1 through A-12” (open line) delineate the southern extent of a forested drainage-way and associated poorly-drained and very-poorly-drained sandy wetland soils. These flags were placed on February 20, 2008. The sky was clear; the temperature was in the low to mid 30s °F. The wetland soils delineated by flag series “A-1 through A-12” were consistent with the Walpole and Scarboro map units. To the north of this drainage-way, wetland soils derived from glaciofluvial parent materials extend to the Suffield Town Line, as shown in the April 2008 Preliminary Plan.

Wetland flag series: “C-1 through C-43” (open line) were placed about a westerly flowing, forested, drainage way and associated poorly-drained and very-poorly-drained wetland soils. These flags were placed on February 27, 2008. The weather was clear, below freezing, there was approximately four inches of snow on the ground surface. The wetland boundary was re-inspected in March 2008 after the snow had melted. The wetland flag locations are shown on the April 2008, Preliminary Plan, Relocation of Hartford Springfield Auction Co-Op LLC, prepared by DiCara Land Surveying Services (Scale 1” = 150’). The drainage-way is a tributary to DeGraves Brook.

The existing gravel access road to the subject parcel from Russell Road is located immediately east of the forested drainageway. The distance from the access road west to the nearest wetland flag, C-12, is approximately 30-feet. The wetland soils encountered in the vicinity of the access road were consistent with the Walpole sandy loam and Scarboro loam soil map units. Further west, the drainageway contains two existing ponds that were previously excavated. The ponds exhibited earthen berms along the western (downstream) sides. These ponds are shown on the April 2008 Preliminary Plan.

Mr. Bill Williams, P.E.
April 29, 2008

**JACKSON
ENGINEERING, LLC**

Wetland flag series: "O-1" through "O-9" (closed loop) was placed at the water table at the base of an excavation within the excessively-drained sandy Windsor soils. This excavation is located near the eastern property corner, and adjacent to Perimeter Road, as shown in the April 2008 Preliminary Plan. Given the size of the trees within, the excavation may date back to the 1970s or 1980s. These flags were placed on April 15, 2008; the weather was clear and unseasonably warm.

Wetland flag series: "P-1" through "P-8" (closed loop) delineates an elliptical area of poorly drained soils, approximately 70-feet long by 30-feet wide, within a cultivated field near the southwest property corner. This flag series is located south of wetland flags "C-1" through "C-3" and to the north of Russell Road. This area of wetlands is apparently surrounded by well to excessively-drained sandy soils. These flags were placed on April 23, 2008; the weather was clear and warm.

Please contact me at (860) 224-4063 with any questions regarding the wetland delineation work performed.

Sincerely,
JACKSON ENGINEERING, LLC

William A. Jackson, R.S., L.E.P.
Registered Soil Scientist

JACKSON ENVIRONMENTAL, LLC

- Environmental and Soil Consultants -

289 High Road, Kensington, Connecticut 06037
Telephone and Fax: 860-224-4063

August 29, 2023

Guy Hesketh, P.E.
F. A. Hesketh & Associates, Inc.
3 Creamery Brook
East Granby, CT 06026

Re: Review of Proposed External Storage Areas A & B
Map 12, Lot 47A, Russell Road, East Granby, CT
JE Project No. 23-21

Mr. Hesketh:

Jackson Environmental reviewed the locations of Proposed External Storage Area A (4.33-acres) and Proposed External Storage Area B (1.33-acres) on a parcel of land identified as Map 12, Lot 47A (Russell Road), East Granby, CT. The proposed External Storage Areas, and nearby wetland boundary lines, are shown on Sheets No. 1 and No. 2 of the August 4, 2023 Grading and Drainage Plan prepared for COPART of CONNECTICUT, INC., East Street, Russell Road and 49 Russell Road, East Granby, Connecticut, by F.A. Hesketh & Associates, Inc. (Scale: 1"=40').

The wetland boundaries shown on the August 4, 2023 Grading and Drainage Plans were delineated in February, March and April 2008 by Jackson Environmental. The wetland flag locations were previously shown on an April 2008, Preliminary Plan, Relocation of Hartford Springfield Auction Co-Op LLC, prepared by DiCara Land Surveying Services.

Published Soil Map Units

The Web Soil Survey¹ identifies the following map units within the project area:

Elmridge fine sandy loam, 0 to 3 percent slopes (28A) and 3 to 8 percent slopes (28B)

The U.S. Department of Agriculture, Natural Resources Conservation Service describes the Elmridge series as deep, moderately-well-drained soils formed in loam textured eolian parent materials soil and overlying silt and clay sediments. They are nearly level to moderately steep soils on glacial lacustrine terraces.²

¹ The Web Soil Survey. USDA, Natural Resources Conservation Service. <http://websoilsurvey.nrcs.usda.gov>

² https://soilseries.sc.egov.usda.gov/OSD_Docs/E/ELMRIDGE.html

Mr. Guy Hesketh, P.E.
August 29, 2023

JACKSON
ENVIRONMENTAL, LLC

Saco silt loam (108)

The U.S. Department of Agriculture, Natural Resources Conservation Service describes the Saco soil series as deep, very-poorly-drained soils formed in silty alluvial deposits. They are nearly level soils on flood plains, subject to frequent flooding. Slope ranges from 0 to 2 percent.³

Scitico, Shaker and Maybid Soils (9)

The Scitico, Shaker and Maybid Soils mapping unit represents very deep, poorly to very-poorly-drained soils formed in loamy to silty textured soils overlying clayey lacustrine sediments. They are nearly level to very gently sloping soils in low-lying positions of glaciolacustrine terraces.

In addition to the above soil mapping units, Udorthents were noted within the area of Proposed External Storage Area A. The Udorthents soils mapping unit typically consists of well-drained to moderately-well-drained soils that have been altered by cutting, filling, or grading. Udorthents either have had two-feet or more of the upper part of the original soil removed or have more than two-feet of fill material added over the original soil.

Proposed External Storage Area A

The following wetland delineation flags were placed in the vicinity of Proposed External Storage Area A: Wetland Flag Series B (i.e., B-1 through B-5); Wetland Flag Series C (i.e., C-45 through C-90); Wetland Flag Series E (i.e., E-9 through E-15); Wetland Flag Series F (i.e., F-1 through F-14); and Wetland Flag Series 1G (i.e., 1G-15 and 1G-16). The wetland boundary flag locations are shown on Sheet No. 1 of the August 4, 2023 Grading and Drainage Plan (GR-1).

The U.S. Fish and Wildlife Service's National Wetlands Inventory⁴ classifies the wetlands located east and south of Proposed External Storage Area A as '*Palustrine, Forested, Broad-leaf deciduous Seasonally Flooded/Saturated (PFO1E)*'. The wetlands located west of Proposed External Storage Area A border DeGraves Brook and were classified as '*Palustrine, Emergent, Persistent, Seasonally Flooded/Saturated (PEM1E)*'.

An area of the property that included Proposed External Storage Area A was previously leased to a gas transmission utility. In February 2019, Jackson Environmental, LLC was retained by the property owner, Mr. John Barberino, to assist in an inspection of the wetland boundaries in the vicinity of the project area. The project area at the time contained a 4-foot-high wire perimeter fence constructed between uplands and wetlands. Jackson Environmental, LLC conducted hand auger borings to verify soils. Recent granular fill materials identified as "Udorthents" were noted within the uplands within project area. In this case, loamy sand and sand textured human transported granular materials appeared to have been deposited.

³ https://soilseries.sc.egov.usda.gov/OSD_Docs/S/SACO.html

⁴ National Wetlands Inventory; U.S. Fish and Wildlife Service, Department of the Interior
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

Mr. Guy Hesketh, P.E.
August 29, 2023

JACKSON
ENVIRONMENTAL, LLC

Jackson Environmental inspected the area of Proposed External Storage Area A on August 18, 2023, the area contained stockpiles of granular fill materials, including asphalt millings. The nearby wetland boundaries were densely vegetated and did not appear to be impacted by the stockpiling and placement of fill materials within upland soils.

Proposed External Storage Area B

The following wetland delineation flags were placed in the vicinity of Proposed External Storage Area B: Wetland Flag Series A (i.e., A-41 through A-45); Wetland Flag Series C (i.e., C-37 through C-43); Wetland Flag Series D (i.e., D-9 through D-13); and Wetland Flag Series E (i.e., E-1 through E-3 and E-17). The wetland boundary flag locations are shown on Sheet No. 2 of the August 4, 2023 Grading and Drainage Plan (GR-2).

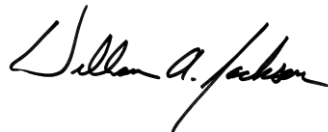
The National Wetlands Inventory classifies the wetlands located in the vicinity of Proposed External Storage Area B as '*Palustrine, Forested, Broad-leaf deciduous Seasonally Flooded/Saturated (PF01E)*'. The uplands were mapped as moderately-well-drained Elmridge fine sandy loam.

Jackson Environmental inspected the area of Proposed External Storage Area B on August 18, 2023. The area of Proposed External Storage Area B was an open field that appeared to be undisturbed. The adjacent wetlands were densely vegetated and also appeared to be undisturbed.

Please contact me at (860) 213-3152 with any questions or comments regarding the information contained in this letter report.

Sincerely,

JACKSON ENVIRONMENTAL, LLC



William A. Jackson, R.S., LEP
Registered Soil Scientist