

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

Application # CC 24-06

Date 4.30.2024

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

- Perform a regulated activity within a wetland and/or watercourse.
- Perform a significant regulated activity in a wetland and/or watercourse.
- Amend a boundary map.
- Amend regulations.
- Document Use of Right
- Amend existing permit.
- Perform an insignificant activity within a wetland upland review area
- Perform a significant activity within a wetland upland review area

2. PROPERTY ADDRESS/LOCATION 38 Russell Road

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

NOTE :

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.

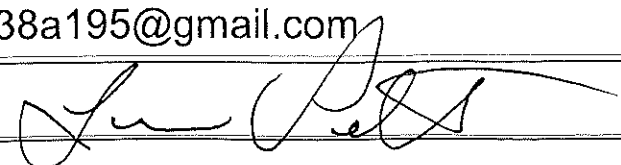
3. APPLICANT:

Name: Russell Road Associates, LLC

Address: 38-A Russell Road, East Granby, CT 06026

Phone: 860-214-7454

Email Address: 105038a195@gmail.com

Applicant's signature: 

4. OWNER(S) IF NOT APPLICANT:

Name:

Address:

Phone:

Email Address:

Owner's signature:

5. OWNER OR APPLICANT AGENT:

Agent Name:

Company Name:

Address:

Phone:

Email Address:

Agent's signature:

6. Purpose and description of proposed activity:

7. Description of Land Parcel:

Total parcel area:

Total area of wetlands on parcel

Total area of watercourses on parcel:

Acres of wetlands to be disturbed:

Lineal length of watercourse to be disturbed:

Acres of Upland Review Area Disturbance: 21,070 sf = 0.48 acres

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

Vernal pools to be disturbed? Yes No

Will there be an effect on existing watercourse flow or lake/pond level: no

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

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

If your activity is found to be a significant activity, please explain what prudent and feasible alternatives were considered as part of your development plan:

Regulations allow significantly more area of coverage and impervious surface.

Proposed stormwater detention area shall be constructed with a steeper 3:1 slope.

Prudent & Feasible alternatives include a larger reasonable development complying

with the regulations, along with grading proposed less than 3:1. The net result

would be a development requiring more land disturbance and more stormwater run-off,

all of which would generate more regulated activity.

8. In accordance with Section 7.6 of the IWWA Regulations please include the following information with your application. You may indicate Not Applicable where appropriate. Responses should be included on a separate paper.

- 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;

- ✓ 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;
- ✓ 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;
- ✓ 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;
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;
analysis of chemical or physical characteristics of any fill material;

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

Russell Road Associates, LLC

Modification to Existing Site Plan

38 Russell Road Site Description & Storm Water Narrative

The applicant, Russell Road Associates, LLC, is proposing to construct a new 90' x 90' industrial building with parking and loading docks at their existing industrial facility located at 38 Russell Road in East Granby Connecticut.

The 38 Russell Road parcel has been combined with 42 Russell Road for a combined area of 11.134 acres. The parcel is located in the CP-A Zone along the southerly side of Russell Road, immediately east of 18-20 Russell Road and west of 46 Russell Road. Vacant land exists on the opposite side of Russell Road. An existing gas main owned by Tennessee Gas Pipeline exists west of the property on land of others.

The northwesterly portion of the property is developed with a fenced in parking lot for tractor trailer boxes.

The northeasterly side of the property is developed with two small industrial/office buildings with related parking and infrastructure.

A third building and related parking was previously approved for future construction in this same area and is the subject of this site plan modification application.

The southerly portion remains undeveloped with mature woods.

There are Inland wetlands soils on the property. They exist along the southerly and westerly portions of the property. There is a total of 2.3 acres of inland wetlands soil on the property. The limits of the inland wetland soils in the area of the proposed development were flagged in the field by Tom Pietras of Pietras Environmental Group, LLC (PEG) and field located by our office. Other portions of the limit of inland wetlands were taken from plans by others.

Based on the National Resource Conservation Service on-site soils in the area of the proposed development mainly consist of Agawam Fine Sandy Loam, which are well drained soils. Tom Pietras of PEG found the same type of soils along with Ninigret Soil, also moderately well drained. Based on these records, the soil in area of the lawn is an A soil, the soil in the area of the woods and meadow are B soils.

The developed portion of the site is managed with a formal drainage system. The undeveloped portion drains naturally in a southerly direction. The westerly portion mostly slopes away from Russell Road in a southwesterly direction.

The existing facility is accessed off Russell Road as will the new building. The total building coverage (existing + proposed) is $(12,364 + 8,100) = 20,464$ sf = 4.2%.

The existing and proposed building are developed and approved with bituminous access drives, walks and parking areas. The existing and proposed impervious coverage (buildings, concrete & bituminous) is 95,529 sf = 19.7%

The storm water from the existing developed area is managed by an approved formal drainage system that utilizes infiltration chambers and discharge pipes to the Russell Road drainage.

The new building and bituminous concrete areas will be treated by the existing infiltration chambers and a new detention basin. The existing approved site plan allows for natural overland flow to the existing inland wetlands. The proposed site plan modification maintains the previously approved drainage patterns. The increased flow to the inland wetlands is managed through a new detention basin.

The rear portion of the new building and loading area will have sheet flow to the new detention basin. The majority of the stormwater run-off generated by this area will be collected and managed by a new forebay and detention basin. The detention basin will have a capped 12" HDPE outlet pipe with an orifice to control the rate of flow through the pipe and also allow stormwater to be retained in the forebay for initial sediment collection and in the basin to allow infiltration. The detention basin also has an emergency overflow weir to protect against the possibility of stormwater backing up into the proposed parking area.

The attached study utilizes SCS TR20 methodology and HYDROCADD software to determine the rates of storm water flow pre-development and post-development conditions. The drainage areas considered in this study include the areas draining to the existing catch basin in Russell Road, Russell Road and the existing inland wetlands. A computer model of existing and proposed conditions was created and the 2, 5, 10, 25, 50 and 100 year design storm events and a 1" Rainfall event were routed through the model to determine the pre-development and post-development rates of storm water flows to the existing catch basin, Russell Road and the inland wetlands. The results are as follows:

Flow to Existing Inland Wetlands

Storm	Approved Flow (cfs)	Revised Flow (cfs)	Flow Difference (cfs)
2	0.55	0.29	-0.26
5	1.39	0.60	-0.79
10	2.21	0.86	-1.35
25	3.47	1.38	-2.09
50	4.47	1.82	-2.65
100	5.62	2.35	-3.27

CONCLUSIONS:

The post development flow to the wetlands shows no increase in the flow rates compared to what was originally approved. The proposed detention basin and controlled outlet is adequately sized to manage the run-off from the proposed development.

In summary, the storm water run-off generated by the proposed development is adequately managed by the proposed formal detention basin while maintaining satisfactory low flow and low volumes of run-off to the existing catch basin and Russell Road.

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is **accurate** and that it reflects the **final** action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following pages.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do **not** mail this cover page or the instruction pages. Please mail **only** the **completed** reporting form to:

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

Questions may be directed to the DEEP's Inland Wetlands Management Program at (860) 424-3019.

INSTRUCTIONS FOR COMPLETING THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

*Use a separate form to report EACH action taken by the Agency. Complete the form as described below.
Do NOT submit a reporting form for withdrawn actions.*

PART I: Must Be Completed By The Inland Wetlands Agency

1. Choose the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed.
2. Choose ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. Do NOT submit a reporting form for withdrawn actions. Do NOT enter multiple code letters (for example, if the same project or activity had both a permit issued and enforcement action, submit two forms for the two separate actions).
 - A = A Permit Granted by the Inland Wetlands Agency (not including map amendments, see code D below)
 - B = Any Permit Denied by the Inland Wetlands Agency
 - C = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Action: Permit Revocation, Citation, Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Inland Wetlands Agency (activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "yes" if a public hearing was held in regards to the action taken; otherwise check "no".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant - If Part II is completed by the applicant, the applicant MUST return the form to the Inland Wetlands Agency. The Inland Wetlands Agency MUST ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.
Check "yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "no" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. USGS Quad Map information is available at: <https://portal.ct.gov/-/media/deep/gis/resources/IndexNamedQuadTownpdf.pdf>
ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn CLEAR's website: https://media.clear.uconn.edu/data/watershed_maps/index.htm (no roads depicted) or at CTECO: http://www.cteco.uconn.edu/map_catalog.asp (depicts roads, choose town and a natural drainage basin map).
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief DESCRIPTION of the action/project/activity. It is always best to provide as much information as possible (for example, don't state "forestry," provide details such as "20 acre forest harvest, permit required for stream crossing.")

9. Carefully review the list below and enter ONLY ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner

B = New Residential Development for Single Family Units

C = New Residential Development for Multi-Family / Condos

D = Commercial / Industrial Uses

E = Municipal Project

F = Utility Company Project

G = Agriculture, Forestry or Conservation

H = Wetland Restoration, Enhancement, Creation

I = Storm Water / Flood Control

J = Erosion / Sedimentation Control

K = Recreation / Boating / Navigation

L = Routine Maintenance

M = Map Amendment

N = State Agency Project

P = Other (this code includes the approval of concept, subdivision or similar plans with no on-the-ground work)

10. Enter between one and four code numbers to best characterize the action/project/activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You MUST provide code 12 if the activity is located in an established upland review area. You MUST provide code 14 if the activity is located beyond the established upland review area or no established upland review area exists.

1 = Filling

2 = Excavation

3 = Land Clearing / Grubbing (no other activity)

4 = Stream Channelization

5 = Stream Stabilization (includes lakeshore stabilization)

6 = Stream Clearance (removal of debris only)

7 = Culverting (not for roadways)

8 = Underground Utilities Only (no other activities)

9 = Roadway / Driveway Construction (including related culverts)

10 = Drainage Improvements

11 = Pond, Lake Dredging / Dam Construction

12 = Activity in an Established Upland Review Area

14 = Activity in Upland

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality does not have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body." For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream." Remember, these figures represent only the acreage altered, not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. If this report is being completed for an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to CGS section 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agent approvals, agency permits, denials, amendments, renewals, jurisdictional rulings, and enforcement actions. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. If this report is being completed for an agent approval or an agency jurisdictional ruling and detailed information is not available, provide an estimate. Enter zero if there is no alteration.

13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, renewals, jurisdictional rulings and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses. For created - question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered. You MUST provide all information in ACRES including those areas less than one acre. See directions above (#11) for conversion factor. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.



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: 22
subregional drainage basin number: 410011
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Russell Road Associates, LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 38 Russell Road
briefly describe the action/project/activity (check and print information): temporary permanent description: Construct industrial building with related infrastructure
- 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: 0.0 acres open water body: 0.0 acres stream: 0.0 linear feet
- UPLAND AREA ALTERED (must provide acres): 1.2 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.0 acres

DATE RECEIVED:

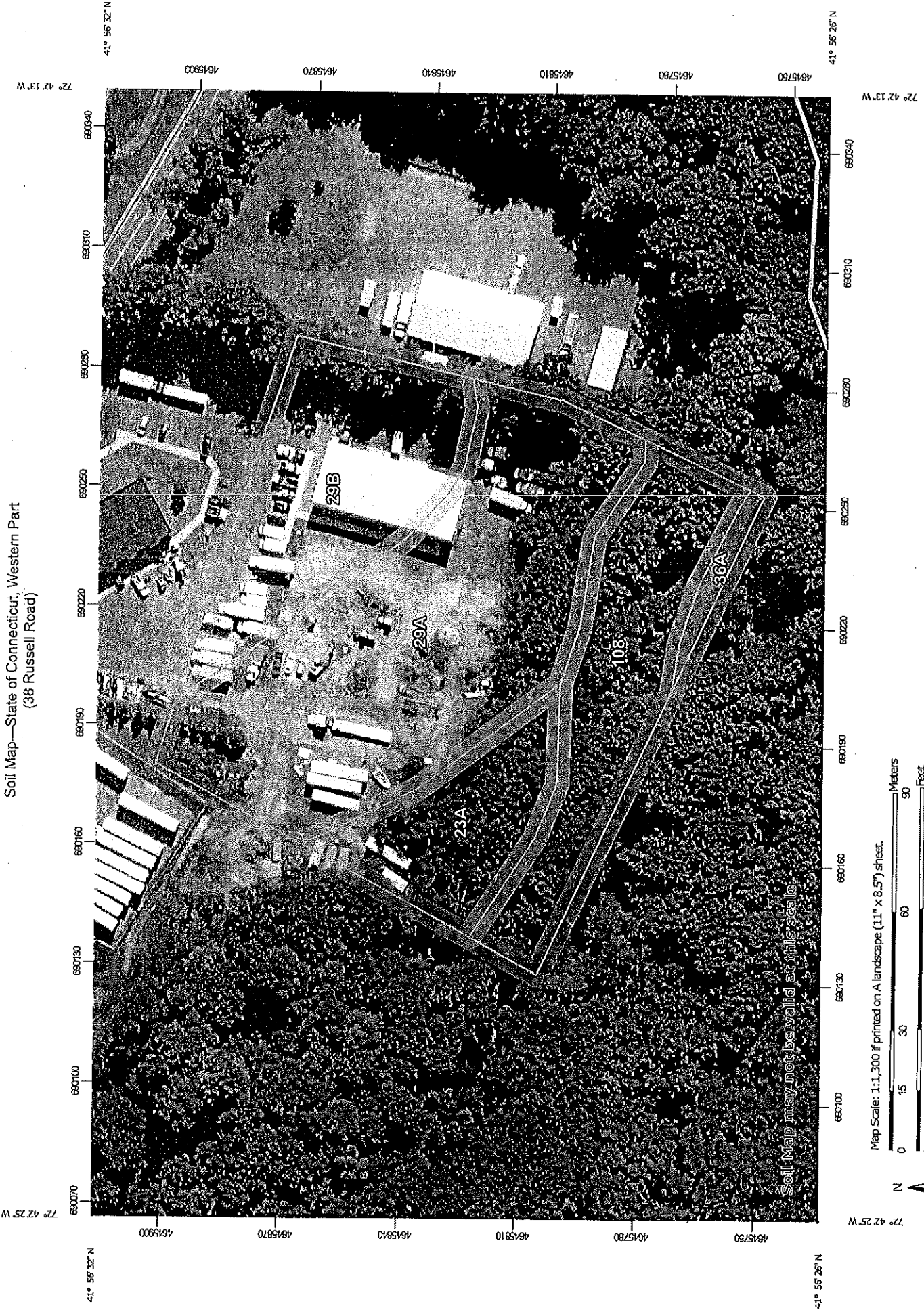
PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

Soil Map—State of Connecticut, Western Part
(38 Russell Road)



MAP LEGEND

- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23A	Sudbury sandy loam, 0 to 5 percent slopes	0.4	12.2%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	1.6	44.4%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	0.8	21.8%
36A	Windsor loamy sand, 0 to 3 percent slopes	0.1	1.5%
108	Saco silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	0.7	20.3%
Totals for Area of Interest		3.7	100.0%

State of Connecticut, Western Part

29A—Agawam fine sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tyqw

Elevation: 0 to 1,040 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 250 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Agawam and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Agawam

Setting

Landform: Outwash terraces, outwash plains, kame terraces, kames, moraines

Landform position (two-dimensional): Backslope, shoulder, footslope, summit

Landform position (three-dimensional): Side slope, crest, tread, riser, rise, dip

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Coarse-loamy eolian deposits over sandy and gravelly glaciofluvial deposits derived from gneiss, granite, schist, and/or phyllite

Typical profile

Ap - 0 to 11 inches: fine sandy loam

Bw1 - 11 to 16 inches: fine sandy loam

Bw2 - 16 to 26 inches: fine sandy loam

2C1 - 26 to 39 inches: loamy fine sand

2C2 - 39 to 55 inches: loamy fine sand

2C3 - 55 to 65 inches: loamy sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: 15 to 35 inches to strongly contrasting textural stratification

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Ecological site: F145XY008MA - Dry Outwash
Hydric soil rating: No

Minor Components

Ninigret

Percent of map unit: 5 percent
Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Windsor

Percent of map unit: 4 percent
Landform: Outwash plains, outwash terraces, deltas, dunes
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Walpole

Percent of map unit: 3 percent
Landform: Outwash plains, depressions, outwash terraces, depressions, deltas
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread, dip, tail
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Hinckley

Percent of map unit: 3 percent
Landform: Outwash plains, eskers, kames, deltas
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Nose slope, side slope, crest, head slope, rise
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Data Source Information

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 1, Sep 15, 2023

PIETRAS ENVIRONMENTAL GROUP, LLC

WETLAND DELINEATION REPORT

Date: October 17, 2016

PEG JOB#: 2016-175

Prepared for: F&L Construction, Ltd.
38A Russell Road
East Granby, CT 06026

Project Location: 30 & 38 Russell Road, East Granby, CT

Report Maps: CRCOG GIS Maps

Inspection Date: October 12 & 13, 2016

Field Conditions: weather: mostly sunny to cloudy, 60's soil moisture: moist to saturated

Legislative Definitions of Wetlands and Watercourses in CT (General Statutes, Chptr 440, Sec. 22a-28 to 22a-45)
Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and which may grow or be capable of growing some, but not necessarily all of the following:" (includes plant list) sec. 22a-29(2).

Inland Wetlands "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture" section 22a-38(15).

Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which area contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation" section 22a-38(16).

Regulated Wetlands and Watercourses Identified:

Inland Wetlands: **yes** Watercourses: **yes** river: brook: **XX** lake: pond:
Tidal Wetlands: **no** intermittent watercourse:
Wetland boundary flag #'s: **1 thru 72, 73 thru 93**

Local Regulated Upland Review Area: From Wetlands: 100 feet From Watercourses: 100 feet

All established wetlands boundary lines are subject to change until officially adopted by local and state agencies.

Thomas W. Pietras

Thomas W. Pietras
Professional Wetland and Soil Scientist

Thomas W.
Pietras

Digitally signed by Thomas W. Pietras
DN: cn=Thomas W. Pietras, o=Pietras
Environmental Group, LLC, ou,
email=tom@pietrasenvironmentalgr
oup.com, c=US
Date: 2016.10.18 08:41:22 -04'00'

15 Briarwood Lane
Wallingford, CT 06492
203-314-6636

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Thomas W. Pietras, Professional Wetland and Soil Scientist, conducted site inspections to the two subject properties on October 12 and 13, 2016. Parcel 30 (7.55+/- acres) is undeveloped and predominantly covered with forest. A narrow band of grass field is located in the eastern portion of 30 Russell Road. DeGraves Brook flows in a northerly direction through the far western portion of 30 Russell Road. A beaver dam constructed across the brook creates flooding in the lower lying areas to the south. In addition a natural gas line also passes through the western portion of 30 Russell Road. The property at 38 Russell Road (4.5+/- acres) is developed with a commercial/industrial building along with paved drives and parking areas. The area to the rear of the building has been cleared and graded. The southern and far eastern portions of 38 Russell Road are wooded.

A spade and auger were used to dig test holes on the property. The classification system of the National Cooperative Soil Survey and the USDA Natural Resources Conservation Service was utilized for identification of soil drainage classes and soil types. The soil types identified on the property were assigned soil map numbers according to the State of Connecticut Soil Legend. Locations of soil types identified are shown on a sketch map that is included with this report. Inland wetlands are regulated by CT General Statutes, Chapter 440, Sections 22a-36 to 22a-45. The State defines wetlands as land consisting of any of the soil types designated as poorly drained, very poorly drained, alluvial and floodplain by the National Cooperative Soil Survey. The boundaries of the wetlands identified on the property were delineated with consecutively numbered, survey tapes. Approximate location of the wetlands are also shown on the soil and wetland sketch map. Brief descriptions of the soil mapping units are included in this report. Additional information about the soils identified on the property can be found in the Soil Survey of the State of Connecticut (www.nrcs.usda.gov.ct/soilsurvey).

Wetlands are present in the southern portions of 30 & 38 Russell Road and in the western portion of 30 Russell Road. Wetlands were identified as the poorly and very poorly drained Scittico, Shaker and Maybid soils (9), very poorly drained Scarboro muck (15) and poorly drained Limerick silt loam (107). Scittico, Shaker and Maybid soils are underlain by silty-clay glacial lakebed deposits. The Scarboro muck is underlain by sandy outwash. Limerick soils developed in silty alluvium within floodplains of brooks and rivers. The wetlands on the two parcels support forested swamp vegetation.

Respectfully submitted,

PIETRAS ENVIRONMENTAL GROUP, LLC

Thomas W. Pietras

Thomas W. Pietras
Professional Wetland Scientist and Soil Scientist

BRIEF DESCRIPTIONS OF SOIL MAP UNITS IDENTIFIED

WETLAND SOILS

9 Scitico, Shaker and Maybid soils (Endoaqupts, Epiaquepts & Humaquepts) – These are deep, poorly drained and very poorly drained soils that formed in a loamy or silty solum over silty-clay glacial lacustrine (relic glacial lakebed) deposits. Typically, the depth to clayey materials is 20 to 40 inches. These soils were formerly mapped in Connecticut as the Scantic, Swanton and Biddeford.

A seasonal, perched ground water table is typically present within a foot of the surface from late fall through mid-spring.

15 Scarboro muck (Histic Humaquepts) - This is a deep, very poorly drained soil with a thin (less than 15 inches thick) mucky surface that is underlain by sandy and gravelly, glacial outwash. Scarboro soils occur in drainage ways and depressions within valleys, outwash plains and terraces. This soil is subject to shallow (0 to 6 inches) seasonal ponding. The seasonal water table typically remains within six inches of the surface.

107 Limerick and Lim soils (Aeric & Typic Fluvaquents) – These are deep, poorly drained, friable, silty and coarse-loamy soils that formed in alluvial sediments derived from schist, gneiss and granite. Limerick and Lim soils occur in nearly level floodplains and along rivers and streams which are subject to frequent flooding. The depth to the seasonal water table is between 0 and 18 inches.

NON-WETLAND SOILS

21 Ninigret and Tisbury soils (Aquic Dystrudepts) – These are deep, moderately well drained, friable, coarse-loamy and loamy textured soils that developed over sandy and gravelly, glacial outwash derived from schist, gneiss and granite. Outwash soils occur in valleys, outwash plains and terraces.

A seasonal water table is present between 18 and 30 inches of the surface.

28 Elmridge fine sandy loam (Aquic Dystric Eutrudepts) – This is a deep, moderately well drained, coarse-loamy textured soil that developed over firm, silty-clay, glaciolacustrine (relic glacial lakebed) deposits. Typical depth to clayey materials is 20 to 40 inches. This soil was formerly mapped in Connecticut as the Elmwood fine sandy loam. A seasonal water table is present between 18 and 30 inches of the surface.

29 Agawam fine sandy loam (Typic Dystrudepts) – This is a deep, well drained, friable, coarse-loamy textured soil that developed over sandy and gravelly, glacial outwash derived principally from schist, gneiss and granite. Outwash soils occur in valleys, outwash plains and terraces. The water table is generally greater than five feet below the surface.

306 Udorthents-Urban land complex - This map unit consists of extensive areas where soils have been disturbed from land development along with large areas of impervious surfaces associated with streets, parking lots, buildings and other structures.