



WETLAND PERMIT APPLICATION

April 13, 2021

Inland Wetlands Agency/Conservation Commission
Town of South Windsor
1540 Sullivan Avenue
South Windsor, Connecticut 06074

Re: Proposed Retail Building at The Promenade Shops at Evergreen Walk
801 Evergreen Way, South Windsor, CT

Dear Commission Members:

On behalf of the Applicant, Charter Realty & Development Corp., All-Points Technology Corp., P.C. ("APT") in coordination with Langan Engineering & Environmental Services ("Langan") is pleased to submit a Wetland Permit Application to the Town of South Windsor Inland Wetlands Agency/Conservation Commission ("IWA/CC") for a proposed retail building at The Promenade Shops at Evergreen Walk (the "Project"). The proposed Project is located at 801 Evergreen Way in South Windsor, Connecticut (the "Site" or "Subject Property") and will consist of redevelopment of two existing retail buildings with a singular retail building.

Fifteen (15) copies of the wetland permit application package, consisting of the following materials, are enclosed:

- Attachment A: Town of South Windsor Inland Wetlands, Watercourses and Conservation Application, including checklist;
- Attachment A: CTDEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form;
- Attachment B: Wetland Inspection Report; and,
- Attachment C: Figures and Photodocumentation.

Also enclosed separately are the following:

- Project Site Plans, prepared by Langan dated April 6, 2021 (3 copies separately attached);
- Stormwater Management Report, prepared by Langan dated April 8, 2021 (2 copies separately attached);
- Direct Abutter Notification and Certificates of Mailing (1 copy separately attached); and,
- Application fee check of \$260 made out to the Town of South Windsor.

The Applicant certifies that:

1. The Site on which the regulated activity is proposed is not located within 500 feet of the boundary of an adjoining municipality;
2. No traffic attributable to the completed project on the Site will use streets within an adjoining municipality to enter or exit the Site;
3. No sewer or water drainage from the project Site will flow through and impact the sewage and drainage system within an adjoining municipality; and,
4. Water run-off from the improved Site will not impact streets or other municipal or private property within an adjoining municipality.

The following narrative provides a description of wetland resources located on the Site, the regulated activities that are proposed, evaluation of impacts to the regulated area and mitigation measures.

Introduction

Planned redevelopment activities include demolition of the two existing retail buildings and associated improvements and construction of a 50,000 square foot retail building within the existing development footprint of the Site. The Site contains a narrow wetland consisting primarily of a drainage swale regulated as an intermittent watercourse along the north Site boundary. The associated 80-foot upland review area currently consists of developed and disturbed areas associated with the existing retail development, including a portion of one of the buildings, paved areas and graded and armored slopes (e.g., retaining wall). No direct impact to the intermittent watercourse would result from the proposed work activities and activities within the upland review area would occur within existing developed and disturbed areas.

The location of the Site is depicted on the Site Location Map and the Subject Property's existing conditions are shown on the Project Area Aerial Photograph, both provided in Attachment C.

Please refer to the separately attached project site plans, prepared by Langan dated April 6, 2021, for details of the proposed Project.

Wetland Resources

Matthew Gustafson, a Connecticut registered Soil Scientist with APT, conducted an inspection of the Site on February 17, 2021 to determine the presence or absence of wetlands and watercourses. The delineation methodology followed is consistent with the Connecticut Inland Wetlands and Watercourses Act ("IWWA").

One wetland (referred to as "Wetland 1"), comprised primarily of a stormwater drainage feature regulated as an intermittent watercourse, was identified along the northern property boundary of the Site. The jurisdictional wetland boundary was marked with pink and blue plastic flagging tape numbered with the following sequence: WF 1-01 to 1-08 and WF 1-20 to 1-40.

Details of the wetland delineation are contained in the Wetlands Inspection Report, prepared by APT dated March 18, 2021, and provided in Attachment B. Representative photographs of Wetland 1 are provided in Attachment C. A summary of the delineated wetland resource is provided below.

Description

Wetland 1 consists of a narrow intermittent watercourse with non-existent/limited bordering vegetated wetlands. This feature is confined between commercial development to the south, and an undeveloped upland field to the north. This resource originates from a discharge point from the Buckland Road closed stormwater system east of the subject property, draining west to a culvert crossing under Evergreen Way, continuing west off the subject property. Wetland 1 is characterized by heavily incised banks, narrow adjacent hardwood forest habitat with an understory dominated by invasive shrubs (e.g., autumn olive, multiflora rose, etc.), and stormwater-driven hydrology.

Soil Classification

Soil types encountered during the wetland investigation were generally consistent with digitally available soil survey information obtained from the Natural Resources Conservation Service ("NRCS"). Based on available information collected during the wetland investigation the delineated feature is primarily a drainage ditch regulated as an intermittent watercourse. No significant areas of wetland soils are associated with this feature, but small discontinuous wetland soils were identified and classified as Raypol silt loam. Upland soils were examined along the wetland boundary and more distant upland areas during the site investigation. They are dominated by Udorthents-Urban land complex with a small component of Enfield silt loam. Detailed descriptions of wetland and upland soil types are provided below.

Wetland Soils:

Raypol silt loam consists of very deep, poorly drained soils formed in loamy over sandy and gravelly glacial outwash. They are nearly level to gently sloping soils in shallow drainageways and low-lying positions on terraces and plains. The soils have a water table at or near the surface much of the year.

Upland Soils:

Enfield silt loam consists of very deep, well drained loamy soils formed in silty mantled glacial outwash. They are nearly level to sloping soils on outwash plains and terraces. Permeability of the Enfield soils is moderate in the surface layer and subsoil and rapid or very rapid in the substratum. The soils formed in a silty mantle over stratified sandy and gravelly fluvial materials derived from a variety of acid rocks.

Udorthents-Urban Land Complex is a miscellaneous land type consisting mostly of disturbed soils (cutting, filling & grading) such that the original soil profile can no longer be discerned, buildings, paved roads, and parking lots.

Wetland Evaluation

There are many methods of evaluating wetlands, all incorporating different parameters to assess these resources. This study uses methodology recommended by the U.S. Army Corps of Engineers (the "Corps"), *The Highway Methodology Workbook Supplement, Wetland Functions and Values: A Descriptive Approach* issued by the Corps, dated September 1999. This evaluation provides a qualitative approach in which wetland functions can be considered Principal, Secondary, or unlikely to be provided at a significant level. Functions and values can be Principal if they are an important physical component of a wetland ecosystem (function only), and/or are considered of special value to society, from a local, regional, and/or national perspective. The Corps recommends that wetland

values and functions be determined through “best professional judgment” based on a qualitative description of the physical attributes of wetlands and the functions and values exhibited.

The basis for determination of this qualitative approach relies on over 30 years of field experience and extensive knowledge of other scientific methods used for wetland evaluation purposes.

These functions and values can be grouped into four basic categories as follows:

Biological Functions

Fish and Shellfish Habitat — This function considers the effectiveness of seasonal or permanent waterbodies associated with the wetland in question for fish and shellfish habitat.

Wildlife Habitat — This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge.

Production Export (Nutrient) — This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

Hydrologic Functions

Floodflow Alteration (Storage & Desynchronization) — This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.

Groundwater Recharge/Discharge — This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where groundwater can be discharged to the surface.

Water Quality Functions

Sediment/Toxicant/Pathogen Retention — This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.

Nutrient Removal/Retention/Transformation — This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

Sediment/Shoreline Stabilization — This function relates to the effectiveness of a wetland to stabilize streambanks and shorelines against erosion.

Societal Values

Recreation (Consumptive and Non-Consumptive) — This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland, whereas non-consumptive activities do not.

Educational/Scientific Value — This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.

Uniqueness/Heritage — This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

Visual Quality/Aesthetics — This value relates to the visual and aesthetic qualities of the wetland.

Threatened or Endangered Species Habitat — This value relates to the effectiveness of the wetland or associated waterbodies to support threatened, endangered, or special concern species.

The degree to which a wetland provides each of these functions is determined by one or more of the following factors: landscape position, substrate, hydrology, vegetation, history of disturbance, and size. Each wetland may provide one or more of the listed functions at Principal levels.

The determining factors that affect the level of function provided by a wetland can often be broken into two categories. The effectiveness of a wetland to provide a specified function is generally dependent on factors within the wetland whereas the opportunity to provide a function is often influenced by the wetland's position in the landscape and adjacent land uses. For example, a depressed wetland with a restricted outlet may be considered highly effective in trapping sediment due to the long residence time of runoff water passing through the system. If this wetland is located in gently sloping woodland, however, there is no significant source of sediment in the runoff therefore the wetland is considered to have a small opportunity of providing this function.

A summary description of functions and values is provided below.

Biological Functions

The ecological integrity of this wetland has been significantly compromised due to the highly developed surroundings, lack of undisturbed vegetated wetland buffer, poor water quality from stormwater inputs, high level of human activity in and around the wetland, and previous alterations to this system. Therefore, wildlife habitat function is not supported by this wetland at a Principal or Secondary level. No fish population is supported in this wetland due to its ephemeral non-persistent hydrology and the poor water quality (as the primary input is stormwater). In addition, due to the poor water quality and lack of upland buffer, this wetland would not support amphibian and reptile habitat in a significant capacity. No evidence of significant wildlife use was noted within this wetland during the investigations. The wetland is not effective at providing significant production export nor does it support a large diversity of vegetation, wildlife food sources or commercially used products.

Hydrologic Functions

In terms of hydrologic function, the intermittent watercourse/drainage ditch by design does not provide significant flood storage capacity (i.e., conveyance of stormwater runoff). The groundwater use potential of the wetland is limited due to its narrow form and significant stormwater inputs that could potentially contribute to impaired groundwater quality.

Water Quality

Although the developed surrounding environment provides an opportunity for this wetland to provide nutrient retention and trapping function, it is not effective in this capacity due to the drainage ditch form and unrestricted outlet.

This watercourse feature does provide some sediment/shoreline stabilization function since it is associated with high flow stormwater velocities due to storm events, reflected in the artificial armoring of the banks.

Societal Values

This wetland provides little to no societal value. Although it is easily accessible, the wetland lacks ecological integrity which detracts from its educational potential. In addition, visual/aesthetic qualities are significantly degraded due to the man-made form (i.e., drainage ditch) and developed setting. The forestry potential is not significant due to the limited mature hardwood trees of high cordwood value.

This wetland does provide limited function from an urban wetland quality value perspective. The wetland itself provides little wildlife habitat and has limited ecological integrity and visual/aesthetic quality. Since the wetland is surrounded by development that provides limited habitat for wildlife, its importance could potentially be more significant to this locale. However, no evidence of significant wildlife use was noted within the wetland during APT's investigations, aside from typical habituated species common to suburban/urban areas.

Threatened or Endangered Species Habitat

No State-listed Threatened, Endangered or Special Concern species are known to utilize the Subject Property, or its wetlands based on available mapping (December 2020) from the Connecticut Department of Energy & Environmental Protection ("DEEP") Natural Diversity Data Base ("NDDB"). The nearest NDDB buffer area is located ± 1 mile to the west and as such, consultation with DEEP NDDB is not required for this Project. Due to the relatively small forest patch size associated with the intermittent stream/drainage ditch, surrounding development and high level of human activity, the wildlife habitat value for rare species has been significant diminished at the Site and is not considered to be supported at either a Principle or Secondary level.

Summary

The Principal function of this wetland is associated with the conveyance of stormwater generated by Buckland Road and surrounding developments.

Proposed Regulated Activities

The following section summarizes development activities classified as "regulated activities" as defined by the IWA/CC's regulations. The IWA/CC regulates activities in wetland and watercourses and upland areas within 80 feet of wetlands and watercourses, known as an upland review area. Due to the location of wetland resources along the northern Site boundary, the 80-foot upland review area encompasses the northern portion of the Subject Property and the proposed redevelopment activities in that part of the Site are subject jurisdiction by the IWA/CC, resulting in submission of this permit application.

The Applicant seeks to demolish the two existing retail buildings and associated improvements and construct of a 50,000 square foot retail building within the existing development footprint of the Site. The Site contains approximately 0.0597 acre (2,600± square feet) of an intermittent watercourse and approximately 0.63 acre (27,430± square feet) of associated 80-foot upland review area. The upland review area currently consists of developed and disturbed areas associated with the existing retail development, including a portion of one of the buildings, paved areas and graded and armored slopes (e.g., retaining wall). No direct impact to the intermittent watercourse, which functions principally as a stormwater drainage feature, would result from the proposed work activities. The program needs of the proposed retail building require some of the redevelopment activities to occur within the 80-foot upland review area; however, all of the regulated activities would occur within existing developed and disturbed areas and would not require removal of trees located within and immediately adjacent to the intermittent watercourse feature. Proposed activities within the upland review area would encompass 0.497± acre (21,650± square feet) and include existing developed and disturbed areas including a portion of a paved drive, the northeast corner of the new retail building and associated landscaping.

Stormwater Management

The proposed stormwater management system has been designed in general compliance with the Town of South Windsor Design Requirements, the 2002 State of Connecticut Guidelines for Soil Erosion and Sediment Control, and the 2004 Connecticut Stormwater Quality Manual. The proposed stormwater system will effectively manage the quality and quantity of stormwater runoff for the proposed Project, consistent with the approved master plans for Evergreen Walk. The overall impervious coverage has been reduced (approximately 0.5%), the overall peak flow rates have been reduced, and additional water quality measures will be incorporated into the new stormwater system. Water quality Best Management Practices (BMP's) have been incorporated and include low impact development techniques (e.g., rain gardens and permeable pavers) along with sumped catch basins and three water quality units.

The proposed stormwater system, as designed, will effectively manage the stormwater runoff for quality and quantity for the proposed redevelopment. With the proposed stormwater quality improvements in combination with the installation of erosion and sedimentation controls during demolition and construction periods, the Project will result in permanent stabilization and improved stormwater quality that will protect on-Site and nearby wetland resources.

For further details of the proposed stormwater management system, please refer to the separately attached Stormwater Management Report for Proposed Grocer at The Promenade Shops at Evergreen Walk, prepared by Langan and dated April 8, 2021.

Mitigation

Although the proposed Project will not directly impact wetland resources and is limited to activities within the existing developed/disturbed upland review area, there is an opportunity to improve the function of the wetland and immediately adjacent buffer zone to compensate for some of the unavoidable activities in the upland review area. Enhancement to the intermittent stream riparian corridor, consisting of a ±5,000 square foot area, is proposed. This would be accomplished through removal of invasive plants and replanting with native species that will improve functions and values, particularly wildlife habitat function. The existing forested canopy will be supported by the removal of woody invasive plants that currently dominated the understory and planting with a variety of native

shrubs. These native shrubs will provide cover, food, and nesting habitat to a variety of small wildlife species, with a focus on supporting avian species. These shrubs will also have a secondary benefit of improving the aesthetics of this wetland feature.

Please refer to plan sheets LP101 – Landscape Planting Plan and LP501 – Planting Details for specifics of the enhancement plan, monitoring that will be performed to ensure proper implementation of the plan and post-construction monitoring to document compliance with the mitigation success standards.

Impact Analysis

The fundamental concept of wetland impact analysis is based on the precept that wetland impacts should first be avoided where possible. Secondly, if practicable alternatives do not exist to avoid wetland impacts, then impacts should be minimized. Thirdly, mitigation should be considered for unavoidable wetland impacts, with consideration given to the loss of wetland functions and values that are important to the local region.

As previously discussed, the proposed Project avoids any direct impact to wetlands. Areas of proposed activity within the 80-foot upland review area are proposed to occur within existing degraded/developed areas which include developed pavement and building areas along with regularly maintained landscaping and lawn areas. Upland review areas can serve a number of important functions that support wetlands and watercourses including water quality protection (erosion control and sediment, nutrient, biological and toxics removal), hydrologic event modification and wildlife habitat. However, considering the existing developed and disturbed nature of the upland review area, such functions are not being supported in a significant capacity.

Activities within the 80-foot upland review area will actually slightly reduce impervious areas, providing a slight reduction in stormwater runoff. Significant earthwork is not associated with the proposed Project since the majority of work would occur within existing graded, developed, and impervious surfaces. However, due to the proximity of wetland resource, there is the potential for short term wetland impacts during construction. These short-term impacts will be avoided with implementation of a comprehensive soil erosion and sediment control plan, as detailed on the separately attached project site plans (refer to Sheet Nos. CE101, CE501 and CE502). This plan includes perimeter controls of silt fence and/or compost filter sock along with protection of existing catch basins located within the existing parking lot that ultimate discharge to wetlands.

Considering the proposed Project avoids any direct wetland impact, is isolated to work within an existing developed/disturbed upland review area, will provide a reduction in impervious surface within the upland review area, and enhancements to the riparian corridor will be provided, no likely adverse impact to wetland resources would result.

Conclusion

The proposed retail building at The Promenade Shops at Evergreen Walk Project will not directly impact wetland resources. In addition, activities proposed in the 80-foot upland review area will be limited to existing developed and disturbed areas and enhancements will be provided to the riparian corridor to improve wildlife habitat functions (among others). A comprehensive suite of erosion and sedimentation control measures will be implemented during construction to prevent direct and indirect impacts to nearby wetland resources and improvements will be made to the stormwater management system. Therefore, the proposed Project is considered to be adequately protective of the interests contained in the Town of South Windsor Inland Wetlands and Watercourses Regulations and would not result in a likely adverse impact to wetland resources.

On behalf of the Application, thank you for your consideration of this application and we look forward to discussing this matter with the IWA/CC at the next available meeting. If you have any questions regarding the above-referenced information, please feel free to contact me by telephone at (860) 552-2033 or at dgustafson@allpointstech.com.

Sincerely,

All-Points Technology Corporation, P.C.



Dean Gustafson
Professional Soil Scientist

cc: Karen Johnson, Charter Realty & Development Corp.
David Gagnon, Langan

Enclosures

Attachment A

Wetland Application Forms

- Town of South Windsor Inland Wetlands, Watercourses and Conservation Application, including checklist
- CTDEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form

TOWN OF SOUTH WINDSOR
INLAND WETLANDS, WATERCOURSES AND CONSERVATION APPLICATION

Application # _____

Date Received _____

INSTRUCTIONS

1. **Fifteen applications (15) with map and plans (2 copies)** shall be submitted together with the fee set forth in the Inland Wetlands, Watercourses and Conservation Regulations, Town of South Windsor. (See Regulations, Section VII – X)
2. The South Windsor Inland Wetlands, Watercourses and Conservation Regulations should be reviewed with respect to the standards and criteria for application Evaluation. (See Regulations, Sections VII – X)
3. The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted. The applicant shall also complete the state filing form.

A. Applicant's Name: Karen Johnson, AICP, Charter Realty & Development Corp., as Manager

Address: 75 Holly Hill Lane, Suite 305, Greenwich, CT 06830

Phone: (home) _____ (work) (617) 431-1091 (email) karen@charterrealty.com

B. Legal owner's name: Evergreen Walk Lifestyle Center, LLC c/o Myles Ostroff, General Manger

Address The Promenade Shops at Evergreen Walk, 501 Evergreen Way, Suite 503, South Windsor, CT 06074

Phone (home) _____ (work) _____ (email) myles@charterrealty.com
(List additional owners, addresses, and phone numbers on back of application)

C. If the applicant is not the owner of the subject property; a letter by the owner(s) authorizing the proposed regulated activity set forth in the application must accompany this form and will be part of the application.

D. Project Name (if any) Proposed Retail Building at the Promenade Shops at Evergreen Walk
Project Address 801 Evergreen Way, South Windsor, CT

1. Contact Person (if further information is needed)

Dean Gustafson, All-Points Tech. Corp., P.C. (work) (860) 552-2033 (email) dgustafson@allpointstech.com

E. The geographical location of the property which is to be affected by the proposed regulated activities including a description of the land in sufficient detail to allow identification of the property on the Inland Wetland and Watercourse Map.

Assessor's map # Map 27, Block 15 Parcel # Unit 2 Zone Buckland Road Gateway Development (GD)

F. Names of all abutting property owners from records in Town Clerk's office. (use separate sheet if necessary)

refer to attached list

G. Have you notified all abutting property owners (from records in Town Clerk's office) by certified letter that an application is pending before the Agency?

☒ ** (you are required to supply a copy of the letter with the list of the names of the abutters)**

H. Purpose and description of all proposed regulated activity(s) including amount of disturbance in square feet and types of fill and the time element involved:

The project consists of demolition of two retail buildings and replacement with a 50,000 sf retail building.

Redevelopment activities will be confined to existing developed and disturbed areas that will require minimal grading or importation of fill. No direct impact to wetlands or watercourses would occur with the project limited to work in the 80' upland review area, which is currently developed and disturbed.

I. A class A-2 map of the property drawn to 1" = 40', showing the area to be developed, extent of the wetlands and watercourses affected, topography, existing and proposed activities and names and locations of adjacent property owners must be submitted.

J. Amount of regulated area disturbance (within upland review area or regulated buffers) 0.497 acre; disturbances would occur within existing developed and disturbed areas

K. Acreage of wetlands and watercourses in regulated areas to be altered: none

L. Acreage of wetlands and watercourses to be created: none; 5,000 sq. ft. wetland enhancement

M. Lineal feet of proposed stream alteration: none

N. Total land area of project and percentage, which is wetlands: Unit 2: 48.34341 acres

2,600 sf (0.0597 acre) of wetlands delineated near proposed project

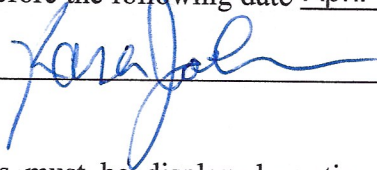
O. Identify all other permits or approvals that have been issued, applied for, or required with respect to the proposed activity set forth in this application. (These may include but not be limited to, local Planning & Zoning, Zoning Board of Appeals, D.E.P., F.E.M.A., D.O.T., The Army Corps of Engineers, and any other State, Local or Federal Permits.) _____

Text Amendment, South Windsor PZC; General Plan of Development, South Windsor PZC;
Site Plan Review, South Windsor PZC; and, Modification of DOT OSTA Certificate

P. The applicant (or designated representative) hereby attests that a sign will be posted at the following location(s) along Buckland Road in front of the Panera Building, 100 Hemlock Avenue

By Charter Realty & Development Corp. Name Karen Johnson

on or before the following date April 10, 2021 for April 21 meeting

Signature: 

These signs must be displayed continuously for at least ten (10) days prior to scheduled meeting (see Regulations, Section 7.3a). The applicant is responsible for maintaining the sign during this period.


The undersigned hereby applies for the regulated activities listed in paragraph H above, for a Inland Wetlands, Watercourses and Conservation permit for the property described herein and confirms that:

1. She/he is familiar with the currently effective Inland Wetlands, Watercourses and Conservation Regulations of the Town of South Windsor.
2. She/he understands that at any time during the review period, the Agency may require the applicant to provide more information about the wetlands and/or watercourses in question and/or any proposed activity.
3. All information submitted in the application for review shall be considered factual, or in the case of anticipated activity, binding. A knowing failure of the applicant or any of her/his agents to provide correct information, or performance exceeding the levels of activity anticipated, shall be sufficient grounds for revocation of any permit under these regulations.
4. By making this application, the applicant gives permission to the Inland Wetlands, Watercourses and Conservation Commission members and/or its representative to enter the portions of the premises which are subject of the application for the purpose of inspection and investigation and otherwise evaluating the merits of the application both before and after a final decision has been issued.


Signature of Owner of Property

For EVERGREEN WALK LIFESTYLE CENTER, LLC
AS MANAGER

Date 4/9/21


Signature of Applicant

Date 4/9/21

IWA/CC APPLICATION REVIEW (to be filled out by the Applicant):

Name Charter Realty & Development Corp. Application # _____

I.

- ☒ **Fifteen copies of application**
- ☒ Plans filed in triplicate.
- ☒ Application fee(s) paid in full.

II.

- ☒ The applicant's name, home and business address, telephone and fax numbers.
- ☒ The owner's name (if applicant is not the owner of the property), home and business addresses, telephone and fax numbers, and written consent to the proposed activity set forth in the application.
- ☐ If applicant is not the owner, state interest in the land.
- ☒ The geographical location of the property which is to be affected by the proposed activity, including a description of the land in sufficient detail to allow identification of the property on the Inland Wetlands and Water Courses Map included the Map # and Parcel # as shown on the Tax Assessor's Map.
- ☒ Names of current adjacent property owners from records in the Town Assessor's office.
- ☒ Proof that all abutting property owners have been notified by certified mail that an application is pending before the Agency.
- ☒ Purpose and description of all proposed regulated activity and the time element involved.
- ☒ Amount and kind of material proposed to be removed, or deposited and/or type of use.
- ☒ Acreage of regulated area to be altered (wetlands, watercourses, or regulated buffer)
- ☐ Acreage of wetlands and watercourses to be created.
- ☐ Lineal feet of proposed stream alteration.
- ☒ Total land area of project and percentage, which are wetlands.
- ☒ Alternatives considered by the applicant and why the proposal to alter the wetlands set forth in the application was chosen.

III.

- ☒ Class A-2 map of the area to be developed, 1" = 40', showing the following:
 - ☒ Designate regulated activities;
 - ☒ Existing structures and property lines;
 - ☒ Locations of existing watercourses and wetlands, as defined in section 2.1bb and 2.1cc and boundaries of regulated areas defined in section 2.1t. Identify the reference for watercourses and/or wetlands boundaries as shown on the map. The identifying numbers or other reference systems used in field delineation shall verify the limits as shown on the plans and shall submit a written report describing the findings. If the property does not contain any watercourses or wetlands this shall be noted on the plans.

- ☐ Location of 100 year flood lines;
- ☒ Elevations by 2 ft contours;
- ☒ Natural landscape features, woodland and vegetation; existing and proposed tree line.
- ☒ Utilities existing and proposed;
- ☒ Layout of existing and proposed drainage systems;
- ☒ Layout of existing and proposed sanitary sewers or septic systems;
- ☐ Proposed open spaces;
- ☒ Proposed limits of clearing.
- ☒ Proposed areas of change where material is intended to be deposited or removed;
- ☒ Proposed grading or any earth movement anticipated;
- ☒ Percentage of impervious coverage;
- ☐ Disposition of stumps;
- ☐ Test pits on site;
- ☐ Buildable area as defined in section 2.1c; (see waiver provision in section 8.4);
- ☐ Proposed detention basin, if required, sized for 100 year storm;
- ☒ Proposed soil erosion prevention, sediment control and other soil conservation treatments to be taken showing any proposed sediment basin, diversion dikes, indicating the timing of stripping of topsoil, when topsoil shall be stripped, where topsoil shall be stored and for how long, and what method stabilization shall be used, and be in complete compliance with the guidelines expressly set forth in Public Act 83-388, as amended, "An Act Concerning Soil Erosion and Sediment Control" which amends sections 8-2, 8-13d, and 8-25 of the General Statutes of Connecticut.
- ☐ Projected changes in velocity, volume or course of water flow or in the water table and their effects.
- ☒ Soils information – consistent with Natural Resources Conservation Service categories as determined in the field by a qualified soil scientist.
- ☒ Biological and Wetland information – providing a functional analysis of any impacted wetlands, watercourses, an analysis of the probable effect of the proposed activity upon the land and animal ecosystem.

IV.

- ☐ Additional Comments:

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.
If completing by hand - please print and use the [pdf version](#).
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
- CHOOSE ACTION TAKEN (see instructions for code): [Click Here to Choose a Code](#)
- WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

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

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): South Windsor
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the activity is occurring (type name(s)): _____, _____
- LOCATION (click on hyperlinks for information): [USGS quad map name](#): Manchester or [quad number](#): 38
[subregional drainage basin number](#): -400401
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Charter Realty & Development Corp.
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): 801 Evergreen Way
briefly describe the action/project/activity (check and type information): temporary ☐ permanent ☒ description: redevelopment of existing retail with proposed 50,000 sq. ft. retail building
- ACTIVITY PURPOSE CODE (see instructions for code): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12, 14
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):
wetlands: 0.00 acres open water body: 0.00 acres stream: 0.00 linear feet
- UPLAND AREA ALTERED (type acres as indicated): 0.49 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.10 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

Attachment B
Wetland Inspection Report



WETLAND INSPECTION

March 18, 2021

APT Project No.: CT361820

Prepared For: Langan Engineering and Environmental Services
Long Wharf Maritime Center
555 Long Wharf Drive, New Haven, CT 06511
Attn: David Gagnon, P.E.

Project Name: Proposed Retail Building at The Promenade Shops
at Evergreen Walk

Site Address: 801 Evergreen Way, South Windsor, Connecticut

Date(s) of Investigation: 2/17/21

Field Conditions: **Weather:** sunny, mid 20's
Soil Moisture: dry to moist

Wetland/Watercourse Delineation Methodology*:

☒ Connecticut Inland Wetlands and Watercourses

Municipal Upland Review Area:

Wetlands: 80 feet

Watercourses: 80 feet

The wetlands inspection was performed by:

Matthew Gustafson, Registered Soil Scientist

Enclosures: Wetland Delineation Field Form & Wetland Inspection Map

This report is provided as a brief summary of findings from APT's wetland investigation of the referenced Study Area that consists of proposed development activities and areas generally within 200 feet.¹ If applicable, APT is available to provide a more comprehensive wetland impact analysis upon receipt of site plans depicting the proposed development activities and surveyed location of identified wetland and watercourse resources.

¹ Wetlands and watercourses were delineated in accordance with applicable local, state and federal statutes, regulations and guidance.

² All established wetlands boundary lines are subject to change until officially adopted by local, state, or federal regulatory agencies.

³ APT has relied upon the accuracy of information provided by Verizon Wireless and its contractors regarding proposed lease area and access road/utility easement locations for identifying wetlands and watercourses within the study area.

Attachments

- Wetland Delineation Field Form
- Wetland Inspection Map

Wetland Delineation Field Form

Wetland I.D.:	Wetland 1	
Flag #'s:	WF 1-01 to 1-08 and 1-20 to 1-40	
Flag Location Method:	Site Sketch <input checked="" type="checkbox"/>	GPS (sub-meter) located <input checked="" type="checkbox"/>

WETLAND HYDROLOGY:

NONTIDAL ☒

Intermittently Flooded <input type="checkbox"/>	Artificially Flooded <input checked="" type="checkbox"/>	Permanently Flooded <input type="checkbox"/>
Semipermanently Flooded <input type="checkbox"/>	Seasonally Flooded <input type="checkbox"/>	Temporarily Flooded <input type="checkbox"/>
Permanently Saturated <input type="checkbox"/>	Seasonally Saturated/seepage <input checked="" type="checkbox"/>	Seasonally Saturated/perched <input type="checkbox"/>
Comments: Wetland 1 is a channelized intermittent watercourse which experiences artificial flooding events heavily influenced by local stormwater discharges off Buckland Road with narrow areas of seasonally saturated seeps contributing to the stream flow.		

TIDAL ☐

Subtidal <input type="checkbox"/>	Regularly Flooded <input type="checkbox"/>	Irregularly Flooded <input type="checkbox"/>
Irregularly Flooded <input type="checkbox"/>		
Comments: None		

WETLAND TYPE:

SYSTEM:

Estuarine <input type="checkbox"/>	Riverine <input type="checkbox"/>	Palustrine <input checked="" type="checkbox"/>
Lacustrine <input type="checkbox"/>	Marine <input type="checkbox"/>	
Comments: None		

CLASS:

Emergent <input checked="" type="checkbox"/>	Scrub-shrub <input checked="" type="checkbox"/>	Forested <input checked="" type="checkbox"/>
Open Water <input type="checkbox"/>	Disturbed <input checked="" type="checkbox"/>	Wet Meadow <input type="checkbox"/>
Comments: The majority of Wetland 1 is dominated by edge mature forest cover with transitional areas of scrub/shrub and emergent vegetation resulting from disturbances associated with surrounding development activities.		

WATERCOURSE TYPE:

Perennial <input type="checkbox"/>	Intermittent <input checked="" type="checkbox"/>	Tidal <input type="checkbox"/>
Watercourse Name: None		
Comments: This heavily stormwater influenced watercourse consist of a 3- to 5-foot-wide incised channel with a stone/armored bottom. Banks to this resource are characterized by steep slopes with areas armored with stone gabions and riprap to confine stream flows.		

Wetland Delineation Field Form (Cont.)

SPECIAL AQUATIC HABITAT:

Vernal Pool Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Potential <input type="checkbox"/>	Other <input type="checkbox"/>
Vernal Pool Habitat Type: None	
Comments: None	

SOILS:

Are field identified soils consistent with NRCS mapped soils?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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DOMINANT PLANTS:

Red Maple (<i>Acer rubrum</i>)	Eastern Cottonwood (<i>Populus deltoides</i>)
Multiflora Rose* (<i>Rosa multiflora</i>)	Asiatic Bittersweet* (<i>Celastrus orbiculatus</i>)
Silky Dogwood (<i>Cornus amomum</i>)	Soft Rush (<i>Juncus effuses</i>)
Japanese Knotweed* (<i>Polygonum cuspidatum</i>)	Autumn Olive* (<i>Elaeagnus umbellata</i>)

* denotes Connecticut Invasive Species Council invasive plant species

GENERAL COMMENTS:

All-Points Technology Corp., P.C. ("APT") identified one resource area in the northern portion of 801 Evergreen Way in South Windsor, CT. The subject property is currently developed with two commercial retail buildings, associated paved parking/access areas and related infrastructure. Wetland 1, comprised primarily as a stormwater drainage feature regulated as an intermittent watercourse, generally drains east to west within a narrow corridor along the northern property boundary of the subject property.

Wetland 1 consists of a narrow intermittent watercourse with non-existent/limited bordering vegetated wetlands. This feature is confined between commercial development to the south, and an undeveloped upland field to the north. This resource originates from a discharge point from the Buckland Road closed stormwater system east of the subject property, draining west to a culvert crossing under Evergreen Way, continuing west off the subject property. Wetland 1 is characterized by heavily incised banks, narrow adjacent hardwood forest habitat with an understory dominated by invasive shrubs (e.g., autumn olive, multiflora rose, etc.), and stormwater-driven hydrology.

APT understands that proposed redevelopment plans will include work activities within the 80-foot upland review area regulated by the Town of South Windsor Inland Wetlands Agency/Conservation Commission. As such, the proposed project would require a permit from this Commission for the regulated activities.



Legend

- Project Area
- Wetland Flag
- Delineated Wetland Boundary
- 80-Foot Upland Review Area
- Approximate Wetland Area
- Culvert
- Approximate Parcel Boundary

Map Notes:
 Base Map Source: 2019 CT Aerial Imagery (CTECO)
 Map Scale: 1 inch = 150 feet
 Map Date: February 2021



Wetland Inspection Map

Proposed Retail Building
 801 Evergreen Way
 South Windsor, Connecticut

LANGAN



Attachment C

Figures and Photodocumentation



Legend

- Project Area
- Municipal Boundary

Map Notes:
 Base Map Source: USGS 7.5 Minute Topographic
 Quadrangle Map, Manchester, CT (1992)
 Map Scale: 1:24,000
 Map Date: April 2021



1,000 500 0 1,000
 Feet

Site Location Map



Proposed Development
 801 Evergreen Way
 South Windsor, Connecticut

LANGAN





Legend

-  Project Area
-  Approximate Parcel Boundary

Project Area Aerial Photograph

Proposed Development
801 Evergreen Way
South Windsor, Connecticut



200 100 0 200 Feet

Map Notes:
Base Map Source: 2019 CT Aerial Imagery (CTECO)
Map Scale: 1 inch = 200 feet
Map Date: April 2021

LANGAN





Photo 1: View of Wetland 1 east of Evergreen Way culvert crossing.



Photo 2: View of eastern extent of Wetland 1 looking west at 801 Evergreen Way retail building in background.



Photo 3: View of Evergreen Way culvert crossing of Wetland 1, east side of crossing.



Photo 4: View of Wetland 1 west of Evergreen Way culvert crossing looking northeast.