

August 5, 2021

Mr. Jay Fisher
Chief Operating Officer
Accubrand
1137 Main Street
East Hartford, CT 06108

**Re: Inland Wetland and Watercourse Delineation Report
5.79-Acre Parcel – Cedar Avenue and Buckland Road
South Windsor, Connecticut
SLR #141.14899.00004.0070**

Dear Mr. Fisher:

On August 2, 2021, Matthew Sanford, Professional Wetland Scientist (PWS) and Registered Soil Scientist with SLR International Corporation (SLR), and Aidan Barry, MS, Environmental Scientist, completed a wetland and watercourse delineation on a 10.75-acre parcel that had been previously delineated in 2003 by Certified Wetland Scientist Kurt N. Olson south of Deming Street and north of Smith Street in South Windsor, Connecticut. Mr. Olson's delineation was completed on a larger overall parcel but included the subject project area. The 5.79-acre parcel is located south of Cedar Avenue and west of Buckland Road (Figure 1). Per Mr. Olson's report (please see appendix) and based on our recent site observations, the intermittent watercourse delineated in 2003 is still present and is within the same general location. Moreover, we found no other areas of wetlands and/or watercourses within the project site.

The inland wetlands and watercourses within the project area were delineated in accordance with the regulations of the Town of South Windsor, Connecticut, and the State of Connecticut Inland Wetlands and Watercourses Act, CGS 22a-36 through 45. Regulated wetland areas consist of any of the soil types designated by the National Cooperative Soils Survey as poorly drained, very poorly drained, alluvial, or floodplain. Regulated watercourses consist of rivers; streams; brooks; waterways; lakes; ponds; marshes; swamps; bogs; and all other bodies of water, natural or artificial, vernal or intermittent, public or private, not regulated pursuant to sections 22a-28 to 22a-35, inclusive (tidal wetlands).

The project area is bounded by Buckland Road to the east, Cedar Avenue to the north, Evergreen Way to the west, and commercial properties to the south. The Evergreen Crossings Retirement Community center is located approximately 600 feet west of the project area. The topography of the area slopes southwest with a maximum elevation of 153 feet above mean sea level located in the northeast portion of the site

and 129 feet in the southwestern portion of the site. The project area is undeveloped and consists of upland open meadow and forested edge and an intermittent watercourse corridor.

The center of the project area largely consists of open meadow and maintained grass. In the northeast portion of the site is a patch of ornamental trees and upland shrubs. The canopy consists of black maple (*Acer nigrum*), blue spruce (*Picea pungens*), red cedar (*Juniperus virginiana*), and Norway spruce (*Picea abies*) with an understory consisting of American pokeweed (*Phytolacca americana*), multiflora rose (*Rosa multiflora*), and autumn olive (*Elaeagnus umbellata*). The southern portion of the project area consists of forest edge that borders an intermittent watercourse. The canopy of the forest edge includes black walnut (*Juglans nigra*), eastern cottonwood (*Populus deltoides*), willow (*Salix* sp.), American elm (*Ulmus americana*), and red maple (*Acer rubrum*). The understory comprises autumn olive, American pokeweed, silky dogwood (*Swida amomum*), red-osier dogwood (*Swida sericea*), multiflora rose (*Rosa multiflora*), common milkweed (*Asclepias syriaca*), poison ivy (*Toxicodendron radicans*), grape (*Vitis* sp.), Virginia creeper (*Parthenocissus quinquefolia*), sensitive fern (*Onoclea sensibilis*), Joe-pye weed (*Eutrochium maculatum*), and Japanese knotweed (*Fallopia japonica*).

Soils were examined using a Dutch auger. Geospatial data was accessed via the United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS) web soil survey mapping (Figure 2). The soil survey mapping is appended. The survey identifies the following soil mapping units with associated NRCS map numbers in the project area:

- Tisbury silt loam (702A)
- Enfield silt loam (704)

Along the forest edge and open meadow transition located north of the intermittent watercourse, we observed areas that contained some low densities of facultative wetland vegetation including Joe-pye weed and sensitive fern. It should be noted that there are no wetland soils identified by the NRCS resource mapping at this location, and the 2003 delineation by Mr. Olson did not identify any wetlands here as well. Based on augering completed by SLR at these locations, the soils showed a silt loam with a dominant matrix color within the A Horizon of 10YR 5/8 from 0 to 8 inches and within the B and C Horizons a 10YR 4/6 from 8 to 24 inches below the soil surface. No active water table was encountered within 24 inches of the soil surface. Based on the high chroma soils and the lack of active water table, it was determined that the small patches of facultative wetland vegetation do not qualify as a federal and/or state regulated wetland area. As stated previously, the only regulated resource that was delineated on site was an intermittent watercourse.

An intermittent watercourse that is conveyed under Buckland Road flows east to west along the southern portion of the project site (Figure 3). The ordinary high water mark of the intermittent watercourse was delineated in the field with blue flagging and sequentially numbered flags OHW-1 through OHW-16 and OHW-101 through OHW-116. No active surface water was present in the watercourse during the delineation; however, scoured banks approximately 12 inches in depth lined the approximately 10- to 20-

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Mr. Jay Fisher

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foot-wide watercourse channel through the project site. Vegetation bordering the banks of the intermittent watercourse included silky dogwood, autumn olive, grape, Virginia creeper, sensitive fern, and Japanese knotweed. The channel bed consists of sand and gravel with intermixed anthropogenic debris, i.e., garbage, dispersed throughout.

The primary functions and values of the intermittent watercourse on this site include the following:

- Stormwater conveyance and seasonal groundwater discharge
- Sediment retention (sand accumulation present)
- Limited wildlife habitat (No wetland-dependent wildlife habitat is present, but the narrow corridor provides for suburban upland wildlife habitat.)

If you have any questions regarding this wetland delineation letter, please do not hesitate to call Matt Sanford at (203) 271-1773 or email at msanford@slrconsulting.com

Sincerely,

SLR International Corporation

A handwritten signature in blue ink, appearing to read "Matthew Sanford", followed by a stylized flourish.

Matthew J. Sanford, MS, PWS, RSS
U.S. Manager of Ecology

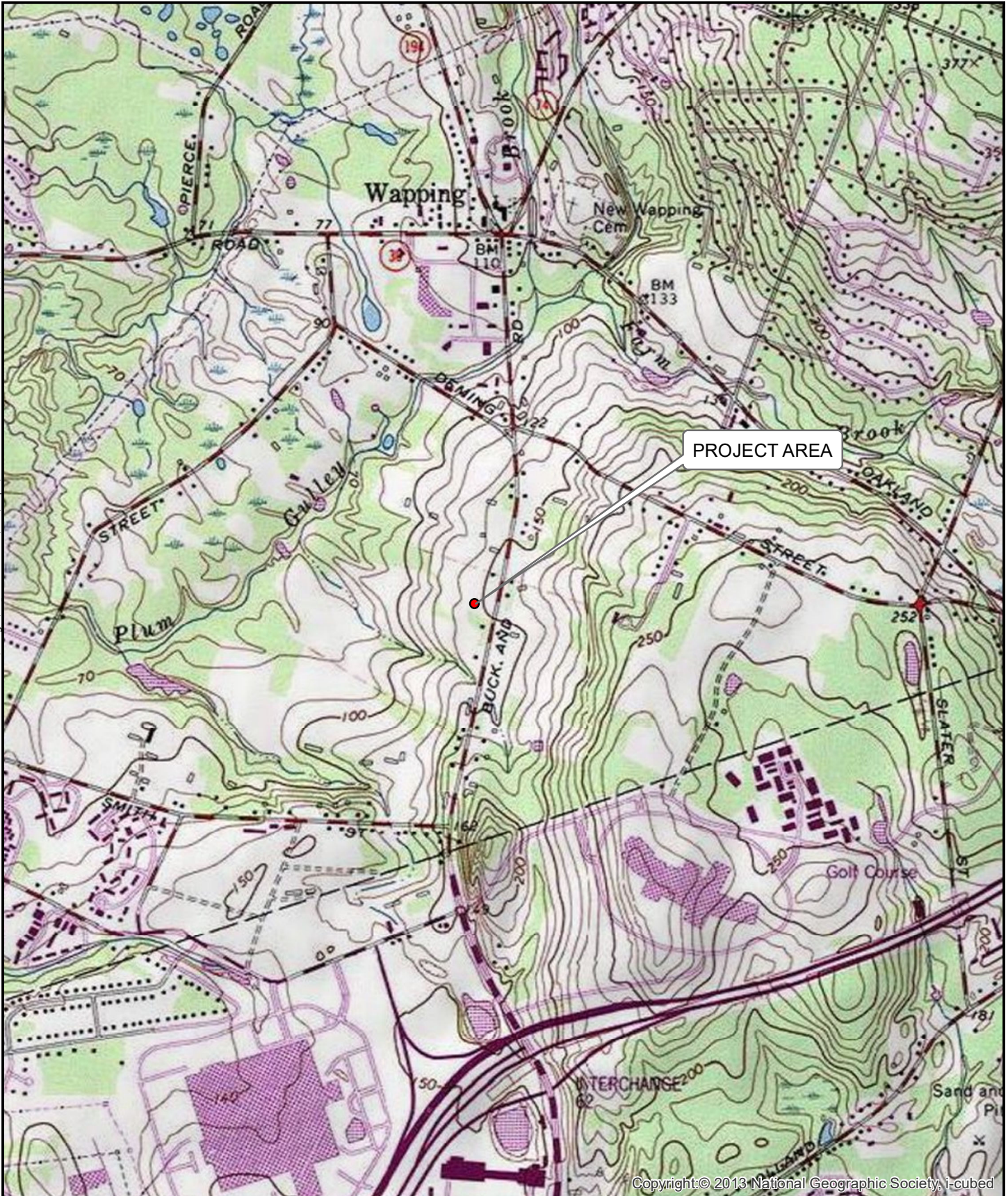
A handwritten signature in blue ink, appearing to read "Aidan Barry", followed by a stylized flourish.

Aidan Barry, MS
Environmental Scientist

Enclosures: Supporting Figures
2003 Wetland Report

cc: Darin Overton, PE

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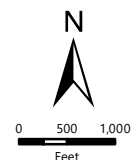
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99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773

USGS LOCUS MAP

NEW BANK
ACCUBRANCH
CEDAR AVENUE & BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT



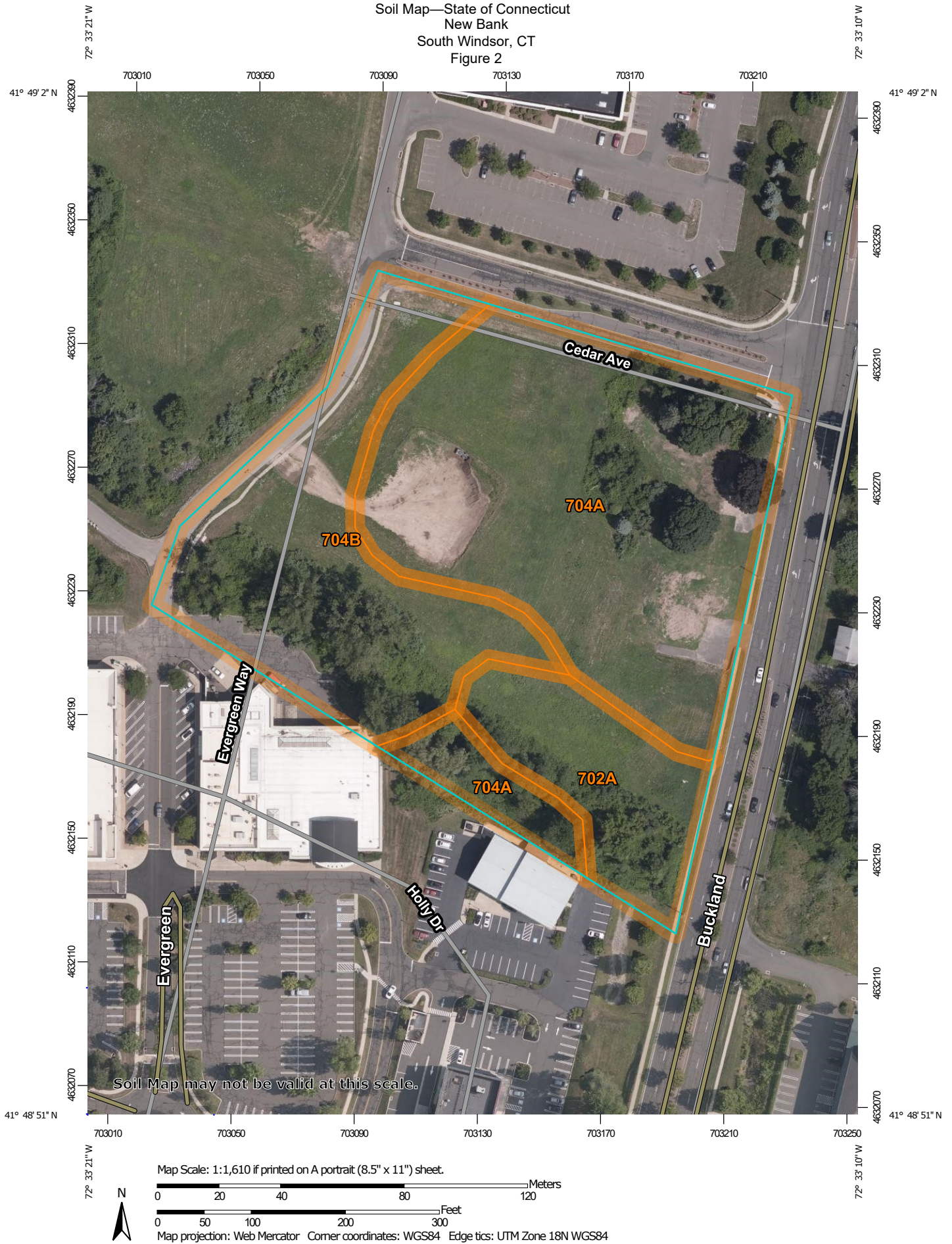
SCALE 1" = 2,000'

DATE 7/30/2021

141.14899.00004
PROJ. NO.

FIG. 1

Soil Map—State of Connecticut
New Bank
South Windsor, CT
Figure 2



MAP LEGEND

Area of Interest (AOI)

 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



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

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

Survey Area Data: Version 20, Jun 9, 2020

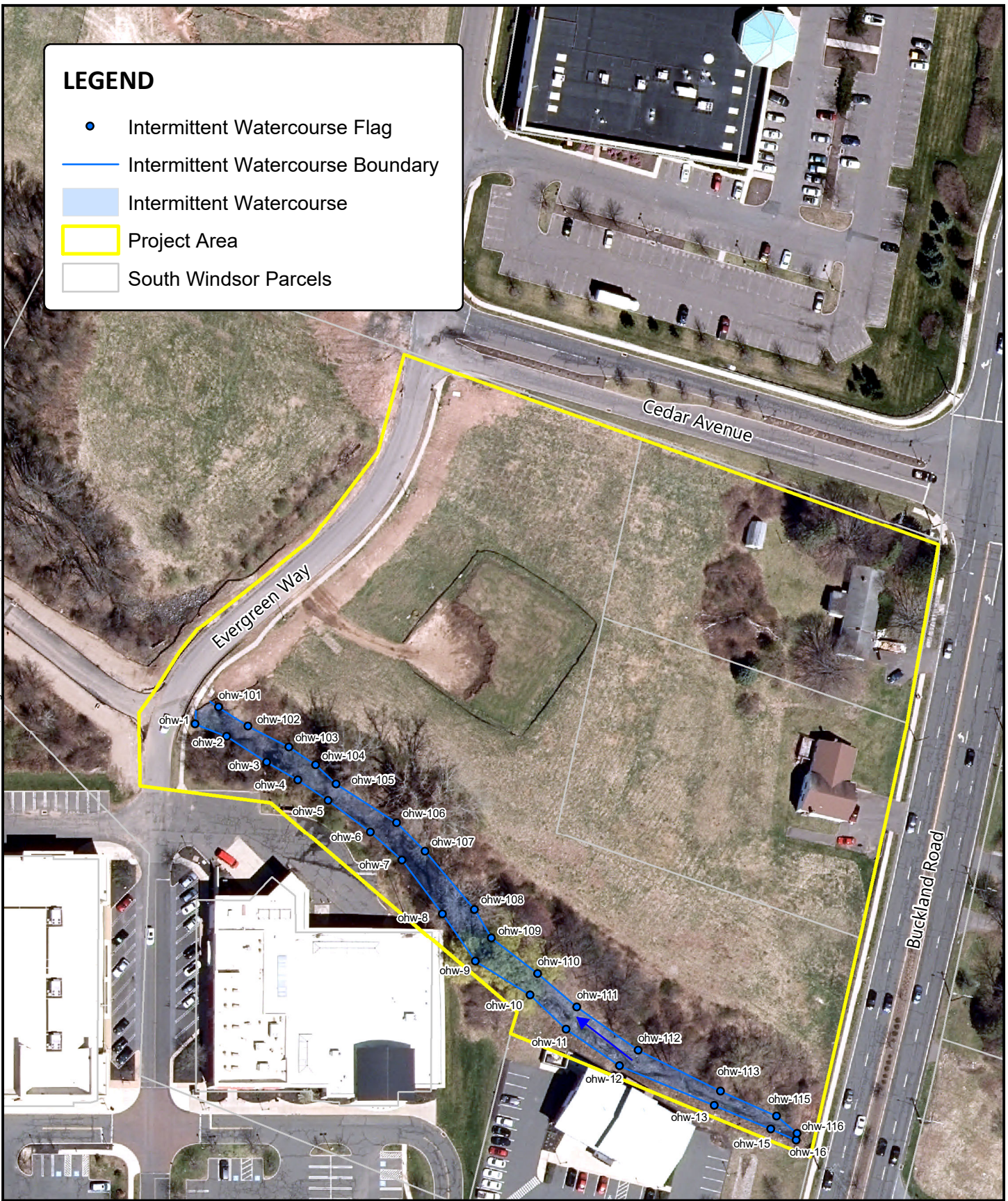
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 15, 2019—Aug 29, 2019

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
702A	Tisbury silt loam, 0 to 3 percent slopes	0.9	13.8%
704A	Enfield silt loam, 0 to 3 percent slopes	3.5	54.8%
704B	Enfield silt loam, 3 to 8 percent slopes	2.0	31.5%
Totals for Area of Interest		6.3	100.0%



LEGEND

- Intermittent Watercourse Flag
- Intermittent Watercourse Boundary
- Intermittent Watercourse
- Project Area
- South Windsor Parcels



99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773

WETLAND DELINEATION

NEW BANK
ACCUBRANCH
CEDAR AVENUE & BUCKLAND ROAD
SOUTH WINDSOR, CONNECTICUT



0 150
Feet

SCALE 1" = 150'

DATE 8/5/2021

141.14899.00004
PROJ. NO.

FIG. 3

APPENDIX A

2003 Wetland Report

New Bank Inland Wetland and watercourse delineation Report

Mr. Jay Fisher
Chief Operating Officer
Accubranh
1137 Main Street
East Hartford, CT 06108

August 2021

Kurt N. Olson, Ph.D
147 Meaderboro Road
Rochester, NH 03867
603-332-9386

RE: Buckland Road & Deming Street, Windsor: Federal Wetland Delineation

June 30, 2003

Michelle M. Carlson, P.E.
Fuss & O'Neill Inc.
146 Hartford Road
Manchester, CT 06040-5992

Dear Ms. Carlson,

The following letter type report summarizes field efforts in delineating Federally regulated wetlands at the above referenced parcel.

The land slopes uniformly from Buckland Road towards the west and Plum Gully Brook. There are several drainageways traversing down this slope, many of which had additional excavation.

Wetlands were delineated following procedures and the three parameter methodology, i.e., hydric soils, hydrophytic vegetation, and apparent hydrology prescribed in the 1987 Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1).

To improve the agricultural operation of these fields over the many years that they have been in operation, certain improvements were made to improve drainage and facilitate use of mechanized equipment. These measures have altered the hydrology and topography through surface and subsurface drainage, tilling, and subsequent erosion and deposition. In some areas there are indicators of hydric soils that appear to be relics, as vegetation and other indicators, including land use and available water, lead to the conclusion that these lands have been converted to uplands.

The actual delineation was done in 1991, however data points were deferred until a conceptual plan for the land was developed. Locations of critical areas were defined, and seven data points were laid out in the field to provide a representation of actual wetland and upland boundaries. Field work was conducted on June 25, 2003. Weather was clear and hot. There was heavy rain the previous weekend, and in some areas there were puddles and the soil was saturated as a result. Locations of these plots are marked with numbered plastic flagging and marked on a plot of the land. Data sheets and a vegetation list are attached

Yours truly,



Kurt N. Olson, Ph.D.
Certified Wetland Scientist



Enclosures:

