



- Ecology
- Soil & Wetland Studies
- Water Quality Monitoring • GPS
- Environmental Planning & Management
- Ecological Restoration & Habitat Mitigation
- Aquatic, Wildlife and Listed Species Surveys
- Application Reviews • Permitting & Compliance

October 7, 2019

Mannarino Builders, Inc.
400 Chapel Road, Unit 3-F
South Windsor, CT 06704

ATTN: Mr. Rob Mannarino

RE: *CONCEPTUAL OPEN SPACE SUBDIVISION*
 Abbe Road & Maskel Road, South Windsor, CT
 REMA Job # 19-2189-SWN108

Dear Mr. Mannarino:

At your request, on September 23rd, 2019, REMA ECOLOGICAL SERVICES, LLC (REMA), conducted an inspection of the roughly 12 acres of predominately forested land within the easternmost section of the overall parcel for the above-referenced Conceptual Open Space subdivision. REMA's primary objective was to review these 12 acres for their potential as Open Space, from an ecological or natural resources perspective. Attached to this brief letter/report are several annotated photographs of the subject area (i.e., Photos 1 through 9), as well as several figures (i.e., Figures A1 through A3) that show the area in question, including within its landscape context.

REMA is of the opinion that the proposed conceptual open space parcel is a valuable candidate for protection for the following reasons:

1. The great majority of the 12 acres consist of high quality oak-hickory-black birch dominated deciduous forest. This parcel appears as maturing forest in archival aerial photographs as far back as 1934 and 1951. Soils exploration revealed that this area was never tilled for agriculture.



2. The great majority of the forest is devoid of invasive plant species, which is increasingly a rarity in the region.
3. Floristic diversity is moderate to locally high, consisting of native plant species, many of which are considered to have high wildlife habitat value. Many large diameter (i.e., > 24 inch diameter-at-breast-height) trees occur within the subject area, and structural diversity of the forest is moderate-high, increasing its value as wildlife habitat for a variety of species (i.e., avians, herptiles, mammals).
4. The overall wildlife habitat value of the subject area is relatively high, particularly due to its favorable juxtaposition or direct connection with other protected open space parcels (see Figures A1 and A2, attached). This connectivity preserves existing wildlife movement and dispersal corridors.
5. The subject area contains a wetland area and intermittent watercourse (see Figure A3, attached). The intermittent watercourse becomes perennial just to the north of the parcel in question, and is known as Dry Brook. This is a tributary to the Scantic River. This conceptual open space parcel would preserve the headwaters of a perennial stream and contribute to the protection of the water quality of downstream aquatic habitats.

For the above reasons, it is our professional opinion that the 12-acre, predominately forested parcel, should be protected as Open Space.

Please feel free to contact our office with any questions on the above.

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC

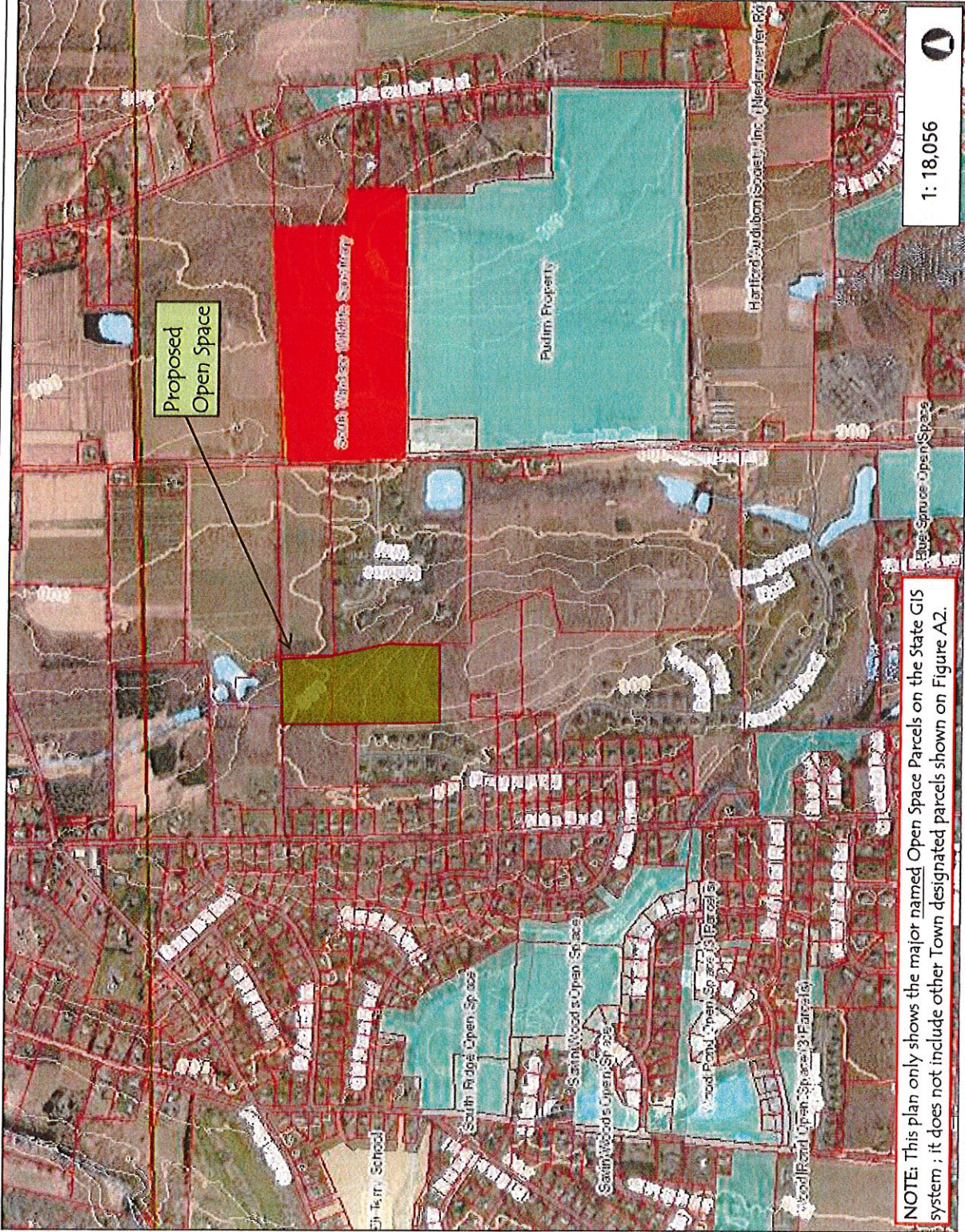
A handwritten signature in black ink, reading "George T. Logan".

George T. Logan, MS, PWS, CSE
Registered Soil Scientist/Professional Wetland Scientist
Certified Senior Ecologist

VIA -E-MAIL

Attachments: Figures A1 – A3; Photos 1 – 9

FIGURE A1: Conceptual Open Space Subdivision, Abbe Road & Maskel Road, South Windsor, CT showing major "named" nearby Open Space parcels



NOTE: This plan only shows the major named Open Space Parcels on the State GIS system ; it does not include other Town designated parcels shown on Figure A2.

1: 18,056

Proposed
Open Space

South Windsor Wildlife Sanctuary

Putnam Property

Hartford Audubon Society, Inc. (Medfordville Rd)

Blue Spruce Open Space

Legend
☐ Parcels for Protected Open Space
☐ DEEP Property

- State Forest
- State Park
- State Park Scenic Reserve
- State Park Trail
- Natural Area Preserve
- Historic Preserve
- Wildlife Area
- Wildlife Sanctuary
- DEP Owned Waterbody
- Water Access
- Flood Control
- Fish Hatchery
- Other

Protected Open Space Mapping

- Federal
- Land Trust
- Municipal
- Private
- State

1997 Municipal and Private Open Space

- Cemetery
- Conservation
- Existing Preserved Open Space
- General Recreation

Notes

0.6 0 0.28 0.6 Miles

This map is intended for general planning, management, education, and research purposes only. Data shown on this map may not be complete or current. The data shown may have been compiled at different times and at different map scales, which may not match the scale at which the data is shown on this map.

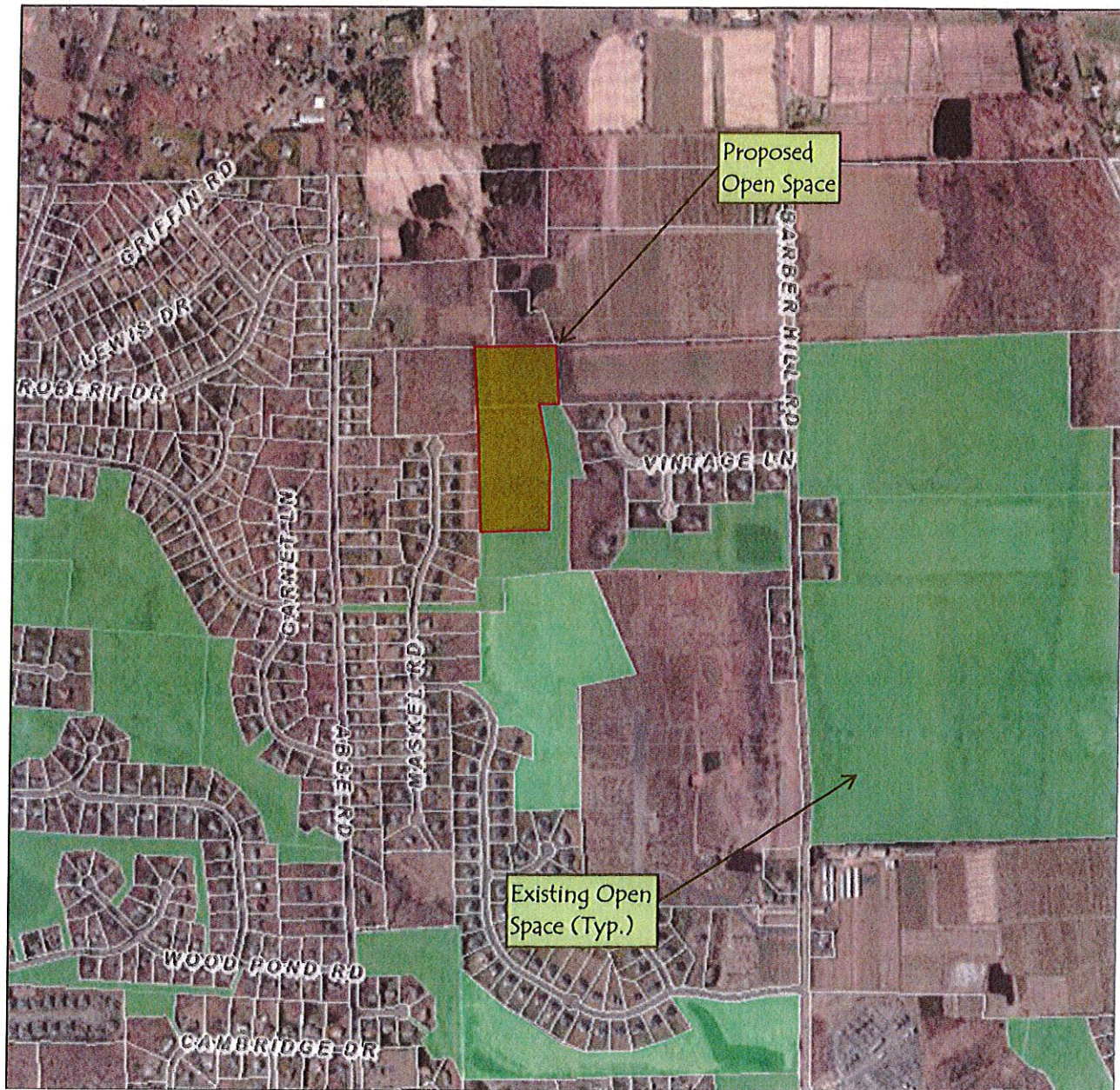
Town of South Windsor

Geographic Information System (GIS)



FIGURE A2: Conceptual Open Space Subdivision, Abbe Road & Maskel Road, South Windsor, CT; showing nearby Open Space parcels on Town GIS

Date Printed: 9/19/2019



MAP DISCLAIMER - NOTICE OF LIABILITY

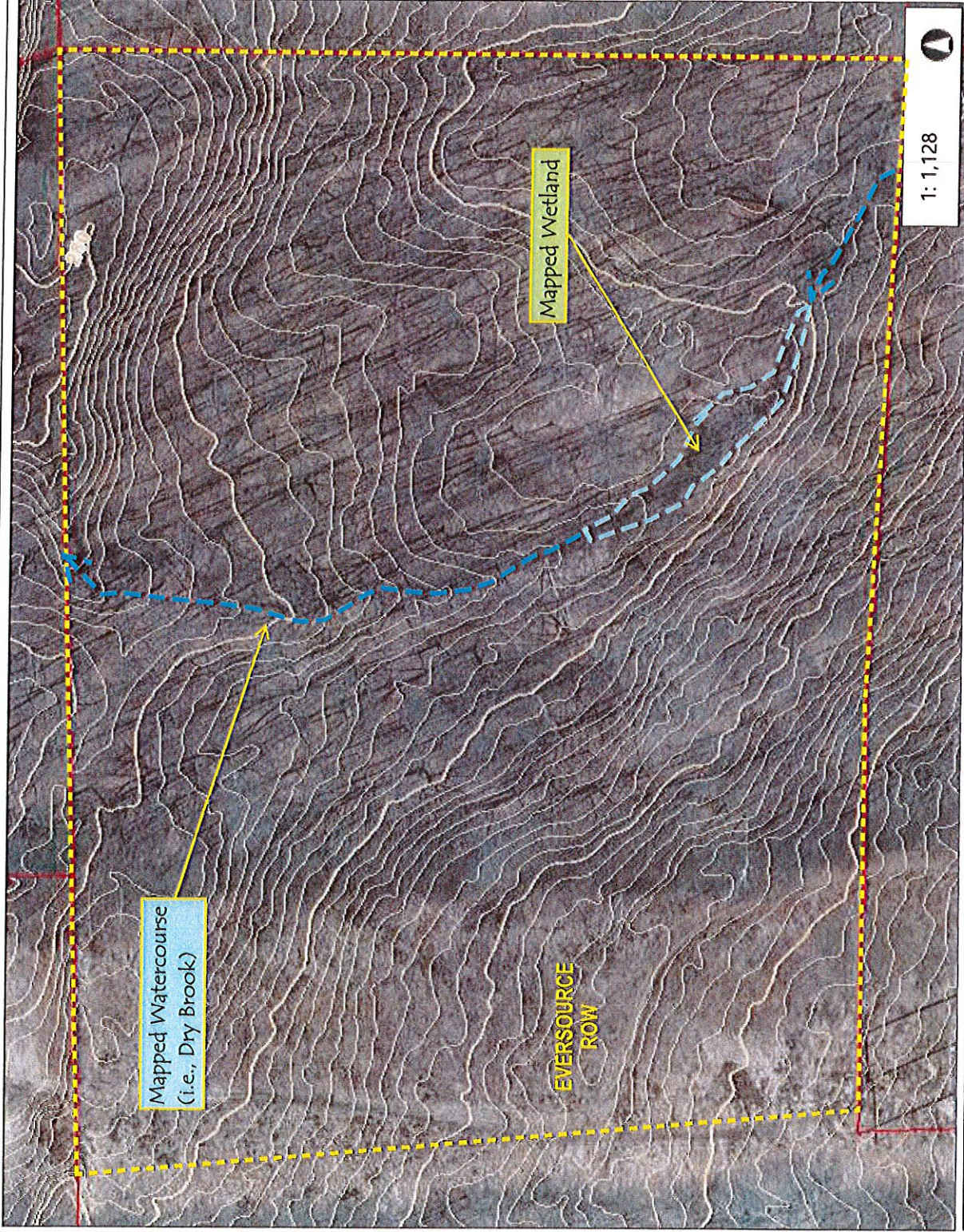
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of South Windsor and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 1000 feet

0 1,000
Feet



FIGURE A3: Northern +/- 4.0 acres showing mapped wetland and watercourse resources, of Conceptual Open Space Subdivision, Abbe Road & Maskel Road, South Windsor, CT



Mapped Watercourse
(i.e., Dry Brook)

EVERSOURCE
ROW

Mapped Wetland

1: 1,128



Legend

- ☐ Parcels for Protected Open Sp
- ☐ Light Gray Canvas Base

Aerial Photograph: 2009

Notes

This map is intended for general planning, management, education, and research purposes only. Data shown on this map may not be complete or current. The data shown have been compiled at different times and at different map scales, which may not match the scale at which the data is shown on this map.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Photo 1: Wetland Area (see Figure A3); facing southeasterly.



Photo 2: Wetland Area; facing northwesterly.



Photo 3: Wetland-stream (see Figure A3); facing southeasterly.



Photo 4: Wetland-stream; facing southerly.



Photo 5: Upland forest with moderate density understory; facing southwesterly.



Photo 6: Upland forest with moderate density understory; facing southeasterly.



Photo 7: Deciduous forest, open understory; facing northwesterly.



Photo 8: Example of large diameter trees (e.g., oak); facing westerly.



Photo 9: Large diameter beech tree; facing westerly.