TOWN OF NEWINGTON

CONSERVATION COMMISSION

February 17, 2026 - 7:00 P.M.

Town Council Chambers, Room 103 - Town Hall, 200 Garfield Street
This meeting will be presented as a Zoom Webinar/Hybrid Meeting
Information on how to attend will be posted on the Town website at:
https://www.newingtonct.gov/virtualmeetingschedule
AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. ACCEPTANCE OF MINUTES

A. Approval Of Minutes From December 16, 2025

Documents:

CONSERVATION COMMISSION MEETING MINUTES 12.16.25.PDF

IV. PUBLIC HEARING

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
(each speaker limited to 2 minutes)

VI. NEW BUSINESS

A. Application IW-26-2: To Extend Parking Lot Approximately 180 Feet And Add A Retaining Wall At The Southern Portion Of The Existing Parking Lot Into The Historical "Pad Site" At 2929 Berlin Turnpike In The PD (Planned Development) Zone. Applicant: Berlin Turnpike 2929 LLC, Contact: Andrew R. Morin, Esq., Owner: Berlin Turnpike 2929 LLC.

1. Application IW-26-2 Items

Documents:

IW-26-2 STAFF REPORT - 2-10-2026A.PDF
IW-26-2 FINAL APPLICATION PACKAGE - BERLIN TURNPIKE 2929 LLC_NEWINGTON CC.PDF
IW-26-2 WETLAND ASSESSMENT REPORT.PDF
IW-26-2 STORMWATER REPORT.PDF
IW-26-2 SITE PLANS 1.29.26.PDF

VII. OLD BUSINESS

VIII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
(each speaker limited to 2 minutes)

IX. COMMUNICATIONS AND REPORTS

A. Agent Communications

1. CT Land Conservation Council

Documents:

LAND CONSERVATION COUNCIL.PDF

B. Town Council Liaisons Communications

C. Pond Life Research And Education

X. ADJOURNMENT

TOWN OF NEWINGTON
CONSERVATION COMMISSION
MEETING MINUTES

December 16, 2025

This meeting was presented as a Zoom Webinar/Hybrid Meeting

I CALL TO ORDER

Chairman Zelek called the meeting to order at 7:02 p.m.

II. ROLL CALL

Commissioner Anderson
Commissioner Bachand
Commissioner Morris (Alt)
Commissioner Sadil *(via Zoom)*
Commissioner Paskewich *(via Zoom)*
Chairman Zelek
Commissioner Wemett

Absent / Excused:
Commissioner Conway
Commissioner Ellis
Commissioner Ostrinski

Also present:
Chris Zibbideo, Town Engineer, Wetland Agent
Kim Radda, Deputy Mayor
Gail Budrejko, Town Councilor
Susan Gibbon, Recording Secretary *(via Zoom)*

Chairman Zelek: All right. I'm missing Commissioner Conway so I'm going to seat Commissioner Morris for Commissioner Conway. The other two, Ostrinski and Ellis are alternates, so we'll continue. It looks like we have a full commission. First item, Organizational Meeting, Election of Officers for 2026.

III. ORGANIZATIONAL MEETING

A. Election of Officers for 2026

Chairman Zelek: Do we have nominations for Chairman?

Commissioner Bachand: I nominate Chairman Zelek to be reappointed for Chairman.

Chairman Zelek: Ok, I'll accept the nomination. Any others?

Commissioner: I'll second.

Commissioner Paskewich. I'll second that. Commissioner Paskewich.

Chairman Zelek: Thank you Commissioner Paskewich. Any other nominations? All right, seeing none, I'll take it to a quick vote. All in favor?

Commissioners: Aye.

Chairman Zelek: Any opposed? Aay abstentions? All right. The next one is for vice chair. Nominations for vice chair?

Commissioner Bachand: I nominate for Chairman, I mean vice chair, Andreas.

Commissioner: I think he's vice chair now. Isn't he?.

Commissioner Wemett: I'll second that.

Chairman Zelek: All right. Commissioner Sadil, do you accept the nomination?

Commissioner Sadil: I accept.

Chairman Zelek: Any other nominations for vice chair? All right seeing none all in favor for Commissioner Sadil, say aye.

Commissioners: Aye.

Chairman Zelek: Any opposed? Any abstentions? All right. Moving on for secretary. Nominations please?

Commissioner Bachand: Commissioner Wemett. He's a good reader.

Chairman Zelek: I'll second that. Commissioner Wemett, do you accept?

Commissioner Wemett: Yes.

Chairman Zelek: All right. Any other nominations for secretary? Seeing none. All in favor?

Commissioners: Aye

Chairman Zelek: Opposed? Any abstentions? All right. Congratulations to all. Moving on, Setting of the Regular Meeting Dates for 2026.

B. Setting of Regular Meeting Dates for 2026

Chairman Zelek: We have a proposed Conservation Commission meeting schedule in PDF. Chris, you want to go over these dates for us? Anything that we need to know?

Mr. Zibbideo: I'm sorry?

Chairman Zelek: The proposed dates. I see an asterisk.

Mr. Zibbideo: Because the asterisk is for a holiday. So that day is Ramadan.

Chairman Zelek: Any concerns? Any concern with that?

Mr. Zibbideo: Town hall's open.

Chairman Zelek: Ok. We need a motion to accept the proposed dates.

Commissioner Wemett: So moved.

Chairman Zelek: Moved by Commissioner Wemett. Can I get a second?

Commissioner Anderson: Second.

Chairman Zelek: Second by Commissioner Anderson. All in favor of accepting the dates say aye.

Commissioners: Aye.

Chairman Zelek: Any opposed? Any abstentions? The dates are accepted as proposed. Moving on to Acceptance of Minutes. Approval of Minutes from the November 11, 2025 meeting.

IV. ACCEPTANCE OF MINUTES

A. Approval of Minutes from November 11, 2025

Chairman Zelek: Any modifications to the minutes?

Commissioner Paskewich: None here.

Chairman Zelek: Any other commissioners? All right, seeing none, a motion to accept the minutes.

Commissioner Wemett: So moved.

Commissioner Bachand; Second.

Chairman Zelek: Second from Commissioner Bachand. All in favor say aye.

Commissioners: Aye.

Chairman Zelek: Any opposed? Any abstentions? All right. Minutes are accepted. Moving on to Public Hearing.

V. PUBLIC HEARING

A. Application IW-25-14: To amend the Town of Newington Inland Wetland and Watercourses map and to construct a single family residence within the Wetland/URA (Upland Review Area) at 33 Laurel Circle in the R-20 Zone. Applicant: Rossetti Development LLC, Owner: S.J. Fish & Sons, Inc., Contact: Robert Rossetti. (Application Rec'd 9/02/25. Public Hearing Opened 11/18/25.)

Chairman Zelek: This is Application IW-25-14: To amend the Town of Newington Inland Wetland and Watercourses map and to construct a single family residence within the Wetland/URA (Upland Review Area) at 33 Laurel Circle in the R-20 Zone. Applicant: Rossetti Development LLC, Owner: S.J. Fish & Sons, Inc., Contact: Robert Rossetti. (Application Rec'd 9/02/25. Public Hearing Opened 11/18/25.) Just for the record, I want to note. This public hearing, the way it has been submitted by the town includes the site plan. Normally when we do these public hearings for a water course map amendment, we do the map separately, but I do want to point out the commissioners that this public hearing also includes the site plan. So, at the last meeting in November, we only discussed the map amendment. We didn't really talk about the site plan, so I want you all to be aware of that and to be sure that you review that site plan this evening. So, I see the applicant is present. If you could just state your name for the record.

Alan Bongiovanni: Good evening Mr. chairman. For the record, my name is Alan Bongiovanni, I'm a licensed land surveyor in the state of Connecticut. My office is at 170 Pane Roda, Newington. I'm representing Robert Rossetti, Rossetti Development and the application before you this evening. The property is located at 33 Laurel Circle here in Newington. It's an existing lot of record. It was a lot that was created as part of a subdivision in 1968. It's been vacant all this time. We're here asking for an amendment to the map, wetland, the official wetlands map to reflect the actual conditions in the field. This is our third meeting on this project. Scott Stevens is our soil scientist, he was here for the two previous two meetings. He made a presentation to the Commission regarding what he found with the soil conditions there on the site, providing a little history at the first meeting about the how the town maps were created and how they're not 100% accurate. So based on his evaluation, and I think Chris, do you have the wetland amendment map?

Mr. Zibbideo: I'll see if I can get that for you.

Chairman Zelek: Is the soil scientist available this evening?

Mr. Bongiovanni: He's not. He was not available this evening. The map that the town engineer is trying to bring up on the screen was a map that we had revised since the last meeting based on some comments from the staff and I believe through the commission regarding the aesthetics of the map, how it looked, so that it could be a little clearer for what the actual intent is. I have a hard copy if we have somewhere to put it up, we can work with that?

Chairman Zelek: Chris?

Commissioner Bachand: I was the one that was most hung up on where the line should be.

Chairman Zelek: Just note for the record, Mr. Bongiovanni presented the map to Commissioner Bachand.

Mr. Bongiovanni: So, the grey shaded area, that is the area to be removed. This purple line represents the actual wetlands. Everything to the east of that is wetlands according to the map. Our blue line is actual flagged wetlands by the soil scientist. There's probably five or ten square foot of actual wetlands on the subject lot. Everything else would be in the upland review area. And we're requesting that everything shown in gray shade here be removed from the official map.

Commissioner Backhand: So this is existing and this is proposed?

Mr. Bongiovanni: Correct. So it will basically follow the lot line until this this little triangle and then go back to the property line.

Commissioner Bachand: Doesn't that seem logical?

Mr. Bongiovanni: Absolutely.

Commissioner Bachand: You weren't here for the meeting, but I thought you would agree.

Commissioner: And that's exactly what you said.

Commissioner Morris: Remember at that meeting, that was a practical solution.

Chairman Zelek: All right. So, Chris, there was an outstanding question for the town attorney regarding the mapping that the soil scientist presented. He gave us the actual delineation and the question was, can we leave that delineation hanging? Can you change the delineation on someone else's property?

Mr. Zibbideo: We did not get an opinion from the town attorney. Staff in discussion, including my self, and other commissions recognize that the town does in fact change maps on peoples property when there a map of this nature. So, we did not hear from the town attorney as far as tonight's meeting goes. It is something that we do.

Chairman Zelek: Ok. So, that kind of brings us back to square one. The question was if we couldn't change it on someone's property, we would move it up to the property line. However, that seems arbitrary. Since we have the actual line, the commission just can't decide on it's own where the line should be. I think we have to take the evidence that's presented, the factual evidence given to us by the soil scientist. The map it what it is. As we heard from staff, there's no impact to the abutters.

Commissioner Bachand: This is just a suggestion, but why don't we just wait until someday if those abutters came before us, than they can use that same data at that time.

Chairman Zelek; Well, that's the purpose of the map amendment. It's a public hearing. The abutters should have all been notified. Correct, Chris?

Mr. Zibbideo: The have been.

Chairman Zelek; So...

Commissioner Bachand: Well, then it would require more modifications, I guess, because he's got it following the property line. So, then it would have to kind of branch off and hit the end of wherever they left off and the other end where they left off. Follow the property line.

Chairman Zelek: We had, you know, open items. What to we do with the dangling line? The actual delineations versus the proposal of following the wetland or, excuse me, the property boundary. So, my opinion is, we use the facts, we don't make up your own line. I don't think we're are liberty to make up our own line when we have a factual line that exists and has not impact to any of the abutters.

Commissioner Bachand; I would say it's just supporting, you know, documentation. But I don't know if I completely agree because he would have to draw that line again. I guess we could still approve it with that condition that you're happy with the way the final map comes out. If we chose to vote on it.

Mr. Bongiovanni: If I may Mr. Chairman.

Chairman Zelek: Mr. Bongiovanni.

Mr. Bongiovanni: The application is for a map amendment. This application is for the subject property 33 Laurel Circle. It's not for the neighboring property. So, I think it's appropriate to change it for the lot we have mapped and for what I show there and in don't think it's necessarily appropriate to change it on the Churchill Bridge property or the NIL BHR LLC property. It's a line that goes into their property. It doesn't have a closure on it. And again, it's not a application that's before this commission.

Chairman Zelek: So, Mr. Bongiovanni makes a good argument.

Commissioner Bachand: I agree.

Chairman Zelek: What do the commissioners feel about this?

Commissioner Sadil: Mr. Chairman, if I may?

Chairman Zelek: Go ahead Commissioner Sadil.

Commissioner Sadil: So, see where it says Wetland Flag 1. From that point, that's where it fall off. But if we keep the wetland line with the green line, I think we're being conservative. Are we not? That would be a conservative assessment, event though we don't' have the data in hand. I think that is a conservative delineation. What's...I throw it over to the commission. Mr. Bongiovanni as well.

Chairman Zelek: Well, I think if you pull the wetland delineation back to what the soil scientists flagged, it's less impactful to the site plan, because you've pulled the wetlands away further than the property line.

Commissioner Sadil: Yes. But....

Chairman Zelek: I think that's more conservative. You're giving the property owner more room.

Commissioner Sadil: Yeah, by the blue line. But since we don't have the data, if we switch over to the green line, you are, I don't think that's the property owner, they don't have an issue with that, that that line is being conservative. North of the wetland flag #1.

Chairman Zelek: I'm not really following you as far as like how is it conservative.

Commissioner Sadil: Because usually if you follow what wetland flag 2 up to wetland flag 1, it's heading off to the northeast. Right? It's heading in that direction, would it not? Would it not? If we had data, it's sort of leaning in that direction. However, we're pulling it...anything north of wetland flag one, we're sort of pulling it to the left. Which, based on the grade, is being conservative. That's my point. Am I not? Mr. Bongiovanni? Mr. Chris Zibbideo, what do you think?

Mr. Bongiovanni: I think we're talking apples and oranges here. I agree with you, that for the map amendment Commissioner Sadil, what you're stating is it would be less impactful to leave it at the property line as we've shown on the proposed map. What the chairman's saying is, if we look at where the wetlands line is as shown by the soil scientists on the neighboring property, there's more distance to the actual work that we're going to do, so that would be more conservative in that respect. At the end of the day our entire property, based on the new location, is all within the regulated area. So everything that happens on the lot is still regulated. By taking the soil scientist line beyond our property line, it does show that we have 28 feet to the corner of the garage, as opposed to 11 feet to the property line. But at the end of the day it's all in the upland review area.

Commissioner Sadil: Now question, one final question. In between the V see where we have S22 47 0 degrees W where you have the green line on the left and the wetland on the right with the blue line. Right?

Mr. Bongiovanni: Yes.

Commissioner Sadil: What does that sliver mean? What does that new sliver mean to the...to the map then? In between that sliver, that pie slice, what is that? That is consider wetland now?

Mr. Bongiovanni: It is considered wetland now and if we are approved to change the wetlands map to the lot line, to the property line, it will still make the wetlands, according to the official map, according to the soil types, it isn't.

Chairman Zelek: And Mr. Bongiovanni, could you just clarify for me, regardless, so if the wetland line is moved to the property line, or if the wetland line is moved to the flagged line, there's... there's no gain either way. You're still completely...

Mr. Bongiovanni: Still regulated.

Chairman Zelek: In the upland review area.

Mr. Bongiovanni: Correct.

Chairman Zelek: Ok. So with that said, they're completely in the upland review area regardless of where the line goes. I say that we go with the factual line just for clarity.

Commissioner Bachand: The only problem is, is that that was never completed. So, I mean, it's just that's arbitrary. That just ends. So then you're going to say well, what are you going do? Just draw a beeline straight to the property or straight up to the corner?

Chairman Zelek: Let's ask. Let's ask the experts who do the mapping. What's the solution? What do they do?

Mr. Zibbideo: So what Mr. Bongiovanni is showing here, in my opinion, short of having the soil scientist flag the neighbor's property, the best solution you're going to come up with for this particular application, where we're holding his property boundary line, that will allow him to build his project on his property. It'll still be regulated by, you know, flood zone and upland review and conditions the applications permit. So it's the best data we've got at the moment.

Chairman Zelek: I don't know if that that answers your question. What happens to that line that that is just dangling there at the end?

Mr. Zibbideo: Nothing really happens because the new boundary will be the property line. So, yes, in fact, the wetlands are a little further into the neighbor's property, but for the purposes of this map amendment it will be a boundary line.

Chairman Zelek: But for the purposes of this map amendment, it was the actual wetlands delineation.

Mr. Zibbideo: We would have had to have more data to show where the that line goes, which I think the point Commissioner Sadil was making, but we don't have that information, so the best we can do is hold the *[inaudible]*

Chairman Zelek: And we can legally do that? Just arbitrarily decide where the wetland line is, when we know what the factual wetland delineation is?

Mr. Zibbideo: Yes. We're not affecting any other applicants. In the future should the neighboring property owner want to come before the Commission to build something their property, they'll go through the same process that we're doing with this application.

Chairman Zelek: Ok.

Commissioner Bachand: But they can use that as a starting point. This map will be filled with those marks on it.

Mr. Zibbideo: Yes.

Commissioner Bachand: Ok. So then it's factual. Then they would use that as a starting point.

Mr. Zibbideo: But they would still have to have their own soil scientists do their own work on their own property.

Commissioner Bachand: Well, we...before accepting this, then it would start at that point. They wouldn't have to redo this work. I would think.

Mr. Zibbideo: Well, wetlands do change over time, you know. That's one of the things that we have this commission for is to evaluate soil scientists work and all that goes with it. We come back to this property, you know, 8 or 10 years, and let's say that water course between the hotel and the property has changed it may not be allowed.

Commissioner Paskewich: Chairman Zelek?

Chairman Zelek: Commissioner Paskewich.

Commissioner Paskewich: Why are we on discussing this purview of the line stopping where it is? And then trying to continue it into another envelope? I'm not quite sure why we're at this.

Chairman Zelek: Did you not hear the discussion that preceded this?

Commissioner Paskewich: Yes, I did. But I'm still not sure, you know, why we're continuing this interest, that it may not be of significant value.

Chairman Zelek: Well that's why we're having a discussion to disseminate whether there is a significant value, if there's any impact, and we just determined that there's no impact. They're still in the upland review area, regardless of where the line goes. And we also just heard from staff that we can make a map amendment along a property line, and we don't have to follow the actual delineation provided by the soil scientists. We need to have this discussion so that we cover all the bases and we don't make any mistakes. Does that answer your question?

Commissioner Paskewich: Not really.

Chairman Zelek: Well, I don't know how I can make it any clearer for you commissioner.

Commissioner Bachand: Can I?

Chairman Zelek: Commissioner Bachand.

Commissioner Bachand: So the problem I see with what you're getting at is like how would you extend it? Would you just bring it at a 90° line back, you know, from the end of the delineation lineation on the neighboring property, back to the property line, or would you go all the way up to the pin in the corner? That would, you know, that could be something that's imposing something on this neighboring property that they might not appreciate or they might not accept. So that's why I think that that becomes a problem. Because the work was never completed there, because the guy just basically just wandered off because he didn't know exactly, you know, where he was there. So that's why we have those flags. So, I think that could be a problem. Like how would you do it? Theoretically you'd go up to the corner pin from the end of the last, you know, marking but the property, the neighboring property owner might not have agreed with that. They might be opposed to that. I feel that that, you know, imposed something on them.

Chairman Zelek: Ok. All right. Any further discussion regarding the property line being the wetland delineation? Commissioners online, any other questions regarding the map?

Commissioner Paskewich: Yes, I'd like to know what the conclusion is going to be to this.

Chairman Zelek: I believe that the Commission is happy that you we're going to have the wetland delineation be the property boundary rather than the actual flag delineation. Does that answer your question?

Commissioner Paskewich: Well, if that's your answer, that's all I have to have to speak to. Yes.

Chairman Zelek: Ok. So, um...any other questions regarding the wetland map? Ok. Then let's move on to the site plan part of this public hearing.

Speaker: Do we have the site plan?

Mr. Bongiovanni: I'll start for site plan portion. So, as I said earlier in my presentation, this is an existing lot of record. This was property was subdivided, Laurel Circle was created in 1968. These lots were created before wetlands were created and the town, it is a lot of record. The property owner does have the right to develop this property for the purpose it was intended when it was created. Uh...we're proposing to construct a single family home with a detached garage on it. It will actually be architecturally be some, probably some connection between the garage and the actual house structure, but that's the basic position that we're proposing. It would be a slab on grade construction, um...basically because there's not great soil conditions in the area, as well as there is floodplain to the....a 500 year floodplain in the lower southeast corner of the property. So to avoid any potential problems in the future, the developer is proposing the slab on grade. It's going to be serviced by MDC sewer and water, underground electric and telephone and cable. You know, on the plan we've shown standard details for erosion sediment control soil stock pile with the appropriate silk fence around it. Silt fence around the proposed construction area, site grading and drainage and an anti-tracking mat for access during construction.

Chairman Zelek: Commissioners any questions regarding the site plan?

Commissioner Bachand: I'd just ask the engineer, because I don't have the copy in front of me, and I can't I can't see up there. Is it? Does it meet all those side yard and rear yard and front yard requirements?

Mr. Zibbideo: I believe it does. Those lines are shown on the plan. Now this is a cul de sac, so you can see the front yard is curved. So that looks a little misleading as far as where they're located, but they're behind the front yard set back.

Commissioner Bachand: And the front yard set back would follow that curve anyway. Correct?

Mr. Bongiovanni: It does.

Chairman Zelek: So, umm...I wish the soil scientist was here because I did want to ask him if he did any testing the yard area and on the site. Maybe you could answer those questions Mr. Bongiovanni.

Mr. Bongiovanni: So we actually had the Clarence Welty Associates do some borings on the site for the subsurface conditions. There is unsuitable material in there. He's going to be designing a foundation and structural systems to support that house for this lot. It may very well be piles or micro piles or some sort of...more elaborate than a conventional foundation.

Chairman Zelek: So, I'm curious as to what the soil scientist found when he did those borings and how far down he went. Um...because we did hear from the public at the last meeting. Um...one of the abutting property owners, his house, I guess it was built in the 70's, sunk, they estimate between six and eight inches. Um...and I've read the record again, the comments from the member of the public, that the light at one time was too wet to build on and I'm just kind of curious what happened over time so that that lot is now suitable for development.

Commissioner Wemett: I'm sorry did you just say unsuitable?

Mr. Bongiovanni: There is some unsuitable soil.

Commissioner Wemett: Structural.

Chairman Zelek: Structurally unsuitable soil.

Commissioner Wemett: I just want to make sure I hear that right.

Mr. Bongiovanni: I can't speak to the historical perspective of this lot. What's happened over time. I can tell you that since we've been involved in the last couple of years we did hire Clarence Welty Associates, a geotechnical engineer that did borings, I think 25 or 30 feet. We do have a soil report on the structural integrity of the soils and the conditions of the low grade. The house won't support a standard slab and spread footing foundation. The lot would not support that. It will require some more extraordinary foundation design and that will be done by Clarance Welty Associates to accommodate this house structure. I believe the neighboring houses in the area were construction with traditional spread footings and concrete foundations. That probably should have been done differently at the time that they were built. Those unsuitable conditions may have been farther below grad than what they excavated at the time. This isn't uncommon in this section of Newington to find areas of unsuitable material. The access drive just south of this to the backside of Churchill Bridge condominiums, for years that sunk, and they had to excavate and rebuild, and rebuild that a number of times over the years. If you go further down, as it was explained to me at one, time thousands of years ago the Connecticut River ran through this area and sections of Foxborough Condominiums are on piles. There was a peat bog in that area, as well as on the other side of Stanwell Road, a large manufacturing company there was built, they started construction on the building, and it was...the foundation was failing before they started building on it. They ended up removing it and putting piles in for that foundation.

Commissioner Paskewich: Chairman Zelek?

Chairman Zelek: Commissioner Paskewich.

Commissioner Paskewich: Was that Alan Bongiovanni that was speaking?

Mr. Bongiovanni: Yes.

Commissioner Paskewich: I'd like to ask him a question if I could and you as well. What is the soil type that's proposed for the building on that lot?

Mr. Bongiovanni: The soil types that we're proposing?

Commissioner Paskewich: Well, the soil type that's been delineated on that lot.

Mr. Bongiovanni: Let me see if I have the soil report with me.

Mr. Zibbideo: So on the plan, it shows 308, it I remember, the urban land complex known as udorthent. Matt, you can correct me if I'm wrong.

Mr. Bongiovanni: Yeah, that's actually...you're correct. It's labeled right here on the plan. 308 is udorthent which is, um...made land, disturbed land. Whether this was, again, when they built the subdivision, where they put pushed off spoils and the unsuitable to this lot. I don't know what happened, but it's not original soil for the most portion, uh...for the majority of this lot.

Commissioner Paskewich: Maybe I should rephrase mu question. What is the soil series type that's listed on a map in Connecticut?

Mr. Bongiovanni: So the series are udorthents. That's the type of soils.

Commissioner Paskewich: *[inaudible].* Is it clay?

Mr. Bongiovanni: Um...it's probably a mixture of...

Speaker: Whatever.

Mr. Bongiovanni: Yeah, whatever was there that wasn't natural. It could be clay, it could be silt, it could be a whole host of different things there.

Mr. Zibbideo: Leftover grave from the road construction.

Commissioner Paskewich: Who's speaking?

Chairman Zelek: Are you done Commissioner Paskowitz?

Commissioner Paskewich: No. I'd like to know the comment that was just been brought up by another commissioner.

Commissioner Bachand: That was Chris. His last comments. He was asking who that was.

Commissioner Paskewich: I didn't hear it.

Mr. Zibbideo: Oh, Alan, that was me, Chris.

Commissioner Paskewich: I didn't hear it, I'm sorry.

Commissioner Sadil: Chris, I don't think your microphone is not on.

Mr. Zibbideo: My apologies, I do that a lot. Yeah, Alan that was me at the end there. This this urban land complex, it's a mixture of all kinds of materials. Whatever they had leftover from the road, whatever they had leftover from anything. There's no real way, short of excavating it all out, and siving it to find out what it really is and that's not practical.

Commissioner Paskewich: So you're saying it's not virgin soil.

Mr. Zibbideo: It is not.

Commissioner Paskewich: Ok. But according to a map in Connecticut for surficial, what was the soil that was there in that area originally? Do you know what I'm saying?

Mr. Zibbideo: I think you're asking what...if I was to go back and look at the original soil conservation services maps from the 50s, or even the 60s, what was there before this area was developed. Unfortunately, I didn't do my homework. I didn't look that up before the meeting. I would imagine it's not that much different from a lot of the soils along the Berlin Turnpike. A lot of Newington clay, I don't remember exactly what it's specific designation is, but we run into that a lot here in town. It's really good for making bricks.

Mr. Bongiovanni: It it may...if it helps at all Alan, the areas of the site that aren't the udorthents are Ellington silt loam, non-wetland soils and Hartford sandy loam, and that's pretty typical of this area.

Commissioner Paskewich: So, we're not speaking to Berlin soil series of clay.

Speaker: We don't have that.

Mr. Bongiovanni: Not necessarily.

Commissioner Paskewich: I see. Thank you. That's all I have.

Commissioner Bachand: I just want to point out that we're talking about two different type of soil samples that...I think Alan's referring to the wetland soil samples, but when they're doing borings, correct me if I'm wrong, we're not talking about that, we're just talking about structural suitability in brick. We're talking about much deeper in the ground than a soil scientist test.

Commissioner Paskewich: Yes, John, you're right. I agree.

Chairman Zelek: So, Commissioner Wemett just asked me why we don't have this in our pocket or our packet. Is this the new modified map?

Mr. Zibbideo: No. This came out in October...

Mr. Bongiovanni: This is the original site plan.

Mr. Zibbideo: There was a packet in October.

Chairman Zelek: This is the original site plan.

Commissioner Bachand: But nothing changed except that moving of that line.

Mr. Bongiovanni: Correct. If I could refresh Commissioner Bachand's uh memory. At the first meeting when we're talking about, going back and forth about, the, um...having to change the wetlands map, whether it was required or not. And Commissioner Bachand was an advocate for doing a map amendment, I believe your words were "Well the site plan is a slam dunk. It's just a matter of the technicality here."

Commissioner Bachand: I still agree. I mean, we agreed with your soil scientist that that was no longer a wetland. That's why I said that. He's...he did his work for a map amendment.

Chairman Zelek: So, um..

Commissioner Bachand: So, may I just add one more thing?

Chairman Zelek: Go ahead.

Commissioner Bachand: So, I mean, as far as the structural stuff goes, we have to rely on engineering and building department. That's not really our purpose. So, you know, there was compelling anecdotal evidence from that neighbor. I...I wonder if that's possible that...that's why I asked if it was the garage floor that settled or the actual foundation that settled because that'd be pretty extraordinary for foundations to settle, because I think our foundations are usually so well overbuilt, but you seem to acknowledge that a conventional foundation wouldn't work here. So, again, we're not we're not claiming the suitability of the of the structure itself, just on the wetland issues.

Chairman Zelek: Yeah, so going back to the soil types and the wetlands and the history of this. My concern is...where I was kind of curious, is there, you know, perhaps when soils beneath that fill, you know, is there a water table there that could impact the wetlands if there was contamination on the site, could it potentially leach into the wetlands?

Mr. Bongiovanni: So, when Scott Stevens did his analysis of the soils and his inspection in the field and his spade and or borings, he took his samples up to 3 foot in depth and that is the standard requirement for their analysis. Beyond that is beyond the scope of soil science. If there's groundwater, as there is under most of us, including the town hall where we sit right now, uh, that's not considered a wetland. That's groundwater.

Chairman Zelek: Ok...

Mr. Bongiovanni: And we believe..

Chairman Zelek: That's the answer I wanted to hear.

Mr. Bongiovanni: Yeah. We believe there's ground water here, you know, and that's why we're not putting a basement in there. Why introduce potential problems.

Chairman Zelek: Right. So the Commission is aware of the suitability concerns, but it is out of our purview. So let's go back to focusing on impact to the wetlands. If this is like a standard yard, what's going to prevent, say herbicides and pesticides, from entering the wetlands?

Mr. Bongiovanni: Well, I don't know if you've, Mr. Chairman, had a chance to look at this? It looks like a park. The neighbors have maintained this as a law. Other than the tree area back there, it's probably been fertilized and pesticide since the first house was built there. We don't expect the occupants of this house to do anything different than the average homeowner does in the town of Newington. I know

on more sensitive projects, we've talked about how we're going to restrict pesticides, herbicides and nitrogen from entering the wetlands. I don't know that the town's ever come up with a regulation or a standard to do that. But, again, it's a single family residential lot. It's going to have less lawn area after it's done. So there's potentially the opportunity for less pesticides, herbicides.

Chairman Zelek: But, you know, to counter your point. Just because they've been doing that, doesn't mean it's the right thing to do, and if there's ways to prevent that from entering into the wetlands I'd like to have that put out. You know, I'd like to ask you to propose some type of solution that would prevent the pesticides and herbicides from entering the wetlands since they do border your property line. It looks like the entire east side of the property is encumbered by wetlands. I would like a proposal as to how you would prevent those chemicals from entering the wetlands.

Mr. Bongiovanni: So we can be happy to work with staff to establish a planting regimen along that area for plants that are naturally conducive to uptake of nutrients and help pretreat the runoff of surface runoff. It's typical to rain garden plantings, things like that. I wouldn't want to put a an excavation or create a depression in the ground there, because I think that could just create an issue for mosquitoes in the future. But I think we planted a row of some of the ornamental grasses and things along that property line to help filter that out, I think that would be a positive.

Mr. Zibbideo: Paul would be my resource for that.

Chairman Zelek: All right. Is that a condition that we could add?

Mr. Zibbideo: Sure.

Chairman Zelek: Could you, uh, draft something up real quick for us? Commissioners, any other concerns with this?

Commissioner: Well, just the concern that you had, I can't see the numbers in the contour lines. I'm sorry. My eyes aren't that good. Which way? Which way is the ground? Is it flowing the water? Is it going towards the road or towards the wetland?

Speaker: It's going from the west.

Commissioner: Ok. Thank you.

Commissioner: And also south, I think. Too.

Commissioner: Yeah, I haven't had a chance...

Mr. Bongiovanni: So the elevation here is...

Commissioner: Ok. Oh, I see it

Mr. Bongiovanni: 116, 14, 12, it goes this way down to the south.

Chairman Zelek: So, since the water does flow towards the wetlands, we are saying it is heading easterly across the property.

Mr. Bongiovanni: Yes.

Chairman Zelek: I think it would be prudent to try to come up with some type of measure to prevent any type of chemicals from entering the wetlands. Any other comments or questions from commissioners?

Commissioner Sadil: Chairman Zelek, if I may.

Chairman Zelek: Commissioner Sadil.

Commissioner Sadil: Thank you. On your map here, talk about the limit of flood zone over on the right here. How does that affect things or what is the concern there or how could that impact the wetlands?

Mr. Bongiovanni: Um, yeah, that's...so that's the limit of the 500 year flood. Uh, the 0.2% chance of flood reaching that level every 500 years. You could potentially have water rise to that level in this watershed. Um, it doesn't really affect the wetlands. That would be inundation from a storm. Not permanent or long term water sitting in that area.

Commissioner Sadil: Um...next question about the tree line, the proposed tree line versus the existing tree line. Can you go over an explanation for that? What's? How is that going to be altered, the before and the after?

Mr. Bongiovanni: So we're not proposing to change the tree line. All the work that we're proposing is going to be done in the current area that's lawn. Uh, the trees are going to remain as they are.

Commissioner Sadil: Ok. And the other plantings would be north of that, I see the squiggle line, it would be sort of northeast of that where those trees are, where the tree line is.

Mr. Bongiovanni: Correct.

Commissioner Sadil: Thank you.

Chairman Zelek: Any other questions, concerns from commissioners? All right, seeing none, we'll move to public comments, since this is a public hearing. Any member of the public wishing to comment on this application can come forward at this time. All right, seeing none in the room. Anybody online?

Mr. Zibbideo: We do have one attendee on online, but he does not have his hand raised.

Chairman Zelek: All right. If there's an attendee online that would like to comment on this application, they can raise their hand. Still nothing?

Mr. Zibbideo: I'm asking him to unmute. He apparently does not wish to speak.

Chairman Zelek: Ok, then we'll close public comments on the public hearing. Commissioners, anything else before we close the public hearing?

Mr. Zibbideo: Would you like to hear a proposed 11th condition?

Chairman Zelek: Certainly.

Mr. Zibbideo: Applicant to work with staff to design a planting schedule to mitigate chemical infiltration onto the property to the south and east of subject parcel.

Chairman Zelek: And can we add that such plantings will be maintained in perpetuity by property owner?

Mr. Zibbideo: Sure.

Chairman Zelek: Sure.

Chairman Zelek: All right. Anything else, commissioners?

Commissioner Paskewich: Not here.

Chairman Zelek: All right. Can I get a motion to close the public hearing?

Commissioner Wemett: So moved.

Chairman Zelek: So moved by Commissioner Wemett. Second by...?

Commissioner Paskewich: Yes, by Commissioner Paskewich.

Commissioner Morris: Second.

Chairman Zelek: Second by Commissioner Morris. All in favor of closing the public hearing say aye.

Commissioners: Aye.

Chairman Zelek: Any abstentions? Any opposed? All right. It passes unanimously. Then we'll go on to discussion. Commissioners, anything else you want to discussion before we talk about the motion?

Commissioner Bachand: Move that up to uh...

Chairman Zelek: Oh yeah. Should they actually do that under old business? Closing the public hearing.

Speaker: You want to move it up?

Chairman Zelek: Um, I don't want to change the agenda, it's too late for that. All right. So we'll continue discussion when we get down to old business during this meeting. All right uh, we'll move on to public participation on non-agenda items.

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
(each speaker limited to 2 minutes)

Chairman Zelek: Any member of the public wishing to speak, please come forward. Seeing none in the room. Anybody online wishing to speak Chris?

Mr. Zibbideo: I do not have anybody with their hand raised.

Chairman Zelek: All right. Moving on to new business. Application IW-25-18: To extend parking lot approximately 180 feet and add a retaining wall at the southern portion of the existing parking lot into the historical "pad site" at 2929 Berlin Turnpike in the PD (Planned Development) Zone. Applicant: BSC Group Inc., Contact: Frank Vacca, Owner: Berlin Turnpike 2929 LLC. (Application Rec'd 11/11/25

VII. NEW BUSINESS

A. Application IW-25-18: To extend parking lot approximately 180 feet and add a retaining wall at the southern portion of the existing parking lot into the historical "pad site" at 2929 Berlin Turnpike in the PD (Planned Development) Zone. Applicant: BSC Group Inc., Contact: Frank Vacca, Owner: Berlin Turnpike 2929 LLC. (Application Rec'd 11/11/25.)

Chairman Zelek: If the applicant is present, please come forward and state your name for the record

Frank Vacca: Good evening ladies and gentlemen. For the record. my name is Francis Vacca, from BSC Group in Glastonbury CT, located at 180 Glastonbury Blvd., Glastonbury. I also have representative, Matt Gustafson, from All Points Technology, he is a soil scientist located in a Waterbury. We are here on behalf of Doro Restaurant Group and State Point Properties for the parking lot extension at Casadoro Newington. You have seen us here before, this essentially is the similar presentation that had been presented in previous meetings, but we have this evening additional information to try to answer the questions that had been left at the last meeting, at the meeting where we were denied. Again, we are here to respectfully request the approval, under Section 10 of the latest Newington Wetland Regulations, for the installation of parking lot extension, south of the current restaurant parking area. And this evening I'm again going to try to focus on those questions that were left, and in particular have Matt present as well, and assessment which was one of the main points of the request from the Commission in previous meetings. Again just to familiarize everyone, Casadoro is the former Bertucci's located at 2929 Berlin Turnpike. The focus of this is the pad site that is located to the south, it is a grassed area right now, well right now, it is actually, a it is a temporary parking area and we are proposing a larger parking lot in this general vicinity. Again the red line identified here is essentially a berm that has been installed and this larger portion here is currently a gravel lot that is temporary parking. The lot size is 3.56 acres with an almost 7,000 square foot building and 109 existing parking spaces which meets the parking requirement

for the restaurant. Again what we our proposing, there has not been any substantial changes to the layout of the parking, the wall, or any of that, we've provided some additional information on the plans to answer some of those questions and again we have the assessment from Mr. Gustafson. Again parking lot we are proposing to replace 47 spaces, and we are adding 150 additional spaces for a total parking count of 211 spaces, utilizing some of the regulation requirements to allow for compact space sizes and so on in accordance with the Newington regulations. Everything is essentially what has been presented in the past for the site plan, but we're just providing, again, additional information as per the commission's request. At this point I'm going to turn the presentation over to Matt to go through the wetland assessment, one of the main components of the request from the Commission in previous meetings.

Commissioner Bachand: Nothing changed structurally.

Mr. Vacca: Nothing changed structurally. No.

Matt Gustafon: Thank you Mr. Vacca. Again, for the record, Matt Gustafson, registered soil scientist with All Points Technology. So, um, I want to present some of the summary of the wetland assessment that has been provided in the application package. I'll start with a discussion of the lone wetland that is located on and adjacent to the property, which consists of the perennial water course that drains north to south along the western edge of the subject property. It generally consists of a very well confined and incised historically, artificially channelized stream system about 5 feet wide with a sandy rocky bottom. The banks of the resource are entirely filled consisting of filled edges consistent with the channelized resource. There's that portions of that bank that have been historically armored with rip rap material, those extents are primarily located along the southern and central portions of this resource. There is an existing retaining wall that is off property on one of the south western lots, that also provides direct... the direct bank to this resource as is condition of a resource like this. The perennial water course has been historically and routinely heavily impacted, there is large amounts of debris, litter, shopping carts, curbing, pretty much if you can think of it it's probably you could probably find it in here. The vegetation does...there's some complex vegetation um as the stream greens from north to south, northern stretches do you have some edge forest, primarily with an over story of Red Maple, American Elm, with a few scatterings of Cottonwood and your typical Norway Maple that you find in disturbed edges. As you move farther south where there has been more recent development in proximity to that retaining wall, you do have more of a scrub shrub emergent habitat composition that's heavily dominated by jewelweed, purple loose strife, and your common reader, phragmites as it is commonly known. Multiflora is present throughout everywhere on the state, but also here. As part of our assessment of the wetland, we did perform a wetland function and value assessment that's consistent with the Army Corps of Engineers methodology. An assessment of this wetland one (1) found that this wetland really only supported the groundwater discharge function and because of the high levels of impact that really only supported this function at a secondary level. For those unfamiliar with the methodology and how it's done, it's based on several different parameters. There's a bunch of...many different functions and values that wetlands can provide, and depending on how many active, you know, how many items that that wetland can support within that function or value, it is given either a tier rating of principle, which is the highest, or secondary, or none at all. So in the case of this wetland, again the only function that this provides at any level is the groundwater discharge and recharge function, which in this case is at a secondary level. The other functions like flood flow alteration, nutrient retention, sediment transformation, production export, wildlife habitat; all those other functions are not supported by this wetland and it's primarily or it's entirely because of its anthropogenic nature, it being channelized perennial water course is being heavily influenced and impacted by the surrounding development. Really diminishes the potential for the wetland to support any of those other functions at any critical level. For those that can see the image on the screen, that is a picture of the watercourse in question, somewhat to the central, well to the southern half right before the bend of the wetland within the kind of the edge of the western property limits. There's...we've also provided a discussion of the upland buffer habitat. Those areas that are located along the interface between the existing gravel lot to the west, and to the south, and this wetland, primarily consists of transitional edge

forest and scrub shrub habitats. This is a very narrow feature, nearly a single wind row of trees, pretty consistent with areas like this, heavily dominated by things like Norway Maple, Box Elder with some Ash in there. That's typical of ash species in in this region, Ash does not do very well in this region so they're primarily dying out along those edges. All the trees are pretty heavily stressed between the dominance of Asiatic, or the,

Speaker: Emerald bore. Is that...

Mr. Gustafson: Yes, certainly, I mean because of the trees and the Nexus for pests and pathogens they're all routinely stressed. They're not offed protection by other trees, so you have things even like wind shear that you know as trees move around, they hit against each other. All those things provide stress poor soils, since these are all filled soils. Fairly zerics, they don't have a good hydro regime as well. So all the trees are fairly stressed, they're not doing terribly well. Norway Maple, being an invasive species, happens to be doing better than the other ones, they're more tolerant of these conditions, however, and again the bittersweet is climbing up over these trees, like they do everything else in the area, which is just compounding that stress. The understory is almost entirely dominated by invasive species, uh, things like honeysuckle, multiflora rose, there...autumn olives are pretty prevalent in the understory, there is almost complete lack of native species in the understory. Because of that you know this buffer is really not providing too much of a value as, you know, a wetland buffer to the resource. There's some shading potential, but because this is largely a warm water stream largely due to the number of stormwater inputs to the stream, the typical functions shaded buffer provide in cooling stream are really immaterial here. The water is already plenty warm from all the stormwater inputs from all the surrounding developments, so the shade value is pretty diminished. Any sort of your other kind of values provided by an upland buffer in the form of kind of nutrient removal, or sediment removal, or those things of that nature, it's pretty limited opportunity, again because the stream is so already impacted and routinely gets inputs from storm water from the surrounding landscape, the buffer is really not capable of providing any sort of significant function for those, for that capacity. So I'll briefly go over this, because I know you guys have already spoken about what the impacts to this resource are from a regulatory standpoint. The project is not proposing any direct wetland impacts, there are impacts to the upland review area, totaling about thirty thousand square feet. As far as it impacts to the function, the value of this wetland, we obviously are proposing a retaining wall in close proximity to the wetlands, however, considering the existing banks of this resource are largely filled material, it is my opinion that the introduction of a retaining wall over that, you know, that fill material, does not substantially change the function and value that this wetland will provide pre versus post development of the proposed project. Again, the sole function of this wetlands provides in a groundwater recharge is not going to be diminished by the addition of a retaining wall in these locations. We are, because of the sense of the proximity to the wetland, we have provided some additional, and this is probably the sole area of new changes to the site plan from what you guys have seen previously. We are proposing a wetland protection program, while the wetland is already degraded, and we've gone over that in detail, we certainly do not want to be adding to that degradation in a significant capacity during construction. So to mitigate for that, we are proposing a wetland protection plan which includes monitoring during construction by a wetland scientist to ensure that the plan is being met as it's proposed. That all the ENS controls that are proposed are being installed and maintained throughout during construction. That there will be a spill prevention plan, as well, to ensure that there is no accidental releases. There's contractor training portion of this as well, that happens prior to the start of construction to make sure that all the workers on site are aware of where the wetlands are, what the limits of the disturbances, and to ensure there's no, again, accidental impact to the wetland that's unintentional. We also are proposing some enhancement measures along that new interface at the bottom of the retaining wall. Previously there was, as already specified, some seed mixtures, some native seed mixtures, specked out by New England Wetland plants who provide seed mixtures that are not only natively sourced but genetically sourced, locally sourced as well. There is the restoration...a wetland restoration mix that is suitable for wet sites, as well as a showy wildflower mix for the higher sides that are not quite as wet. In

addition, we're proposing live staking on about 3 to 4 feet on center at the base of the retaining wall to enhance that interface with a combination of Woody Willows and Dogwoods likely a complex of Pussy Willow, Bend Willow and Silky Dogwood would be the likely species depending on time of year and availability of nursery stock. So I believe at this point I'll hand it back to you Mr. Vacca. Thank you.

Chairman Zelek: Don't go anywhere yet make Matt. You use the word perennial to describe the water course.

Mr. Gustafson: Yes.

Chairman Zelek: So, what does that mean?

Mr. Gustafson: So, in the state of Connecticut, streams are identified as two different, in two different classifications primarily, perennial or intermittent. Perennial means that most years, that has year round flow. Intermittent means most years it will dry up for periods of the year.

Chairman Zelek: And then the primary function again, um, did I hear groundwater discharge or was it stormwater discharge?

Ms. Gustafson: Ground. So the core, how they...the technical terminology groundwater recharge discharge which is two different capacities that are kind of lumped together. One being the ability for a wetland to provide water to the aquifer and the other being the opposite, the ability for an aquifer to recharge the wetland area. In this case this isn't really a seep wetland, this is a water course, so there's some capacity of, there's a lot of water here. It is eventually discharging. It is feeding another wetland on the other side of Berlin Turnpike, so it does have the ability to kind of recharge that wetland. But again, because of the diminished capacity of this wetland, that's why it's not being considered a principal function, but that is what that that that term means.

Speaker: So, it's not feeding that.

Chairman Zelek: That's right, it's coming from right. It's just the opposite of what you said.

Mr. Gustafson: So there's another wetland on the other side as well. So this continues to flow underneath Berlin Turnpike, as well. So it goes, comes in, and then discharges as well.

Chairman Zelek: So if we go to figure 2, your wetland resource map...

Mr. Gustafson: Yes.

Chairman Zelek: Well, no, I need this larger. This was in...

Mr. Gustafson: Yeah, there's an image here there's just a cut out of that but...

Chairman Zelek: There's figure 2, but there's also figure 1 which I'm going to reference, so if you want to have that ready.

Mr. Gustafson: Is that the map you're looking for?

Chairman Zelek: Yep that's it. All right. So to the east of the Berlin Turnpike there's a large viable wetlands of several acres...

Mr. Gustafson: Right.

Chairman Zelek: And that's where this water, I would say it's the headwaters, that's where that water is being discharged from and going along that water course now heading north and then it crosses, I believe that's Louis Street, and continues up to a second large wetland. So we have two large wetlands that are very viable in this town and this is the primary water course which connects those wetlands. So, as I expressed in the prior application, we're kind of taking a myopic view of this wetland, if we only look at it on this property, and don't pull back to the larger map where it is used to connect these two wetlands together. So, although the quality of it, you know, locally may not be high quality, um, it is an important

waterway that connects two viable wetlands. So my concern is that it has to be protected so that we don't get contamination etc. going into that water course, you know, as the water flows from one viable wetland to another viable wetland. So again, you know, when you show those photographs of the stream and I see all that vegetation, I hear you say, you know, it's invasive species, but they still are providing a function of protecting that water course. Are they not?

Mr. Gustafson: Yeah, yeah, and if I may. I would agree that assessment. You know, this is obviously an important conveyance, you know, is how I probably term it between those two wetlands. I would make the point, or in my professional opinion, that you're correct, the plants are providing some ability to attenuate the soils in that area, um, these plants being shrubs and trees are, you know, typically the types of plants and the type of habitat that are best at retaining pollutants, sediments are those that are densely planted, things like emergence, dense scrub shrub. This being a fill slope that is largely trees, the primary capacity of that vegetation is to retain those soils, to retain that slope. Your biggest potential impact to this resource is losing that slope. If it washed out sediment, the stuff that's in the sediment, all draining into the wetland and then eventually, as you made your point, going across Louis Street into another higher quality wetland. This application is proposing a retaining wall, which also, you know, kind of maintains the limit of where the fill is, does not, you know, it does not impact, directly impact the wetland, it mimics that function by retaining those soils. In addition, through, and Mr. Vacca can probably speak to this, you know, better than I can, the improvements to the drainage conditions on the site will actually, will likely, result in improvement in the ability for things like heavy metals, hydrocarbons associated with cars that are going to be parking on there, to being filtered out as part of that plan over the vegetation that's currently present. So, to your point, plants are important, but plants are not all made equal. The plants that we have out there currently don't really provide a significant function, in kind of filtering out the kind of pollutants that you typically would get in a in a system like this. and if I...if I may, one additional thought on that the proposed plantings that we are proposing at the bottom being willows and the conservation and wetland seed mixes, those are the types of species that are very good at filtering out those types of pollutants and sediments. There's going to be densely planted or those species, the willows and the dogwoods, they're pushy species, they're very tolerant of these sort of impacted areas, they're very good at retaining bank stabilization and establishing in these types of zones and the seed mixtures that are proposed in addition, that will create those kind of emergent densely planted areas that are better suited for filtering out these kind of contaminants.

Chairman Zelek: Ok. Commissioner Bachand.

Commissioner Bachand: Yeah, I mean, I'm disappointed that there's no structural changes, because my concerns are more with the degree of encroachment, which we're talking about 80% of the buffer. I would call that a Nexus, you're calling it a drainage ditch, it's kind of demeaning, I think. I know it's dirty, but it is an important Nexus between two viable water bodies or wetlands. So, I'm, you know, it's definitely a corridor for wildlife traveling between them and you're wiping out the majority of that buffer and I'm not comfortable with that at all. I'm telling you right now, I'm disappointed when you said there was no structural changes. My concern wasn't for the water quality so much as it was for that that extent of that encroachment into the buffer. And I was there today and looking at it, and I asked this question I don't know if you were able to get me an answer, I asked what's the amount of fill because this is basically a wetland filling permit is what you're asking for, because I was looking at it today, it's clearly hundreds of cubic yards, but potentially thousands of cubic yards that you're going to have to bring in there go to level. So did you get an answer on that? And then I would ask the engineers, there's some ...there's some degree or some level that I know mining is strictly regulated, it's for stripping material output, is there any regulation for the amount that you could bring into a site?

Mr. Zibbideo: Not that I'm aware of.

Commissioner Bachand: A trigger point or something like that. No?

Mr. Zibbideo: No. The only....

Commissioner Bachand: It's massive. It's a massive filling operation.

Mr. Zibbideo: Sure. The only concern we would have, is that this wall, when it's designed, have an adequate foundation to support that material it's retaining. As we discussed the last time this application came through. At this stage in their planned development, they won't have that level of engineering, that's something we will review through the building permit application that will come with this. You know, how they're going to make sure this foundation stays put.

Mr. Vacca: I can...and I can answer more of that question as I go through the remainder of the presentation and we can obviously continue this discussion.

Mr. Gustafson: If I may just answer the wildlife question since it was asked and before we move on. To your point on this being a wildlife corridor, you know, wildlife is obviously a very broad term, about which species that are potentially being talked about. In the case of the species that are potentially using the water course itself, those species would not likely be impacted...

Commissioner Bachand: I'm not talking about the water course, I'm talking about the two wetlands. So, traveling between the two wetlands.

Mr. Gustafson: Yeah, there are going to be species that are going be using the aquatic portion of this corridor and there's going to be species using the terrestrial, portion of this corridor. So, where I was making the point before, those aquatic species that are using this corridor are not going to, you know, not be expected those would be impacted by the proposed project, those potentially using the terrestrial corridor, are pretty heavily developed to withstand, they're using a corridor that's already heavily developed, these species are adapted, they're used to dealing with an urbanized scenario, we're not talking about there's certainly no listed species that are recorded in this area, review of the natural diversity database, not determine there's any listed species that are here so we're not talking about sensitive species that are, we're talking about generalist species that are used to living and walking and utilizing these areas that's high levels of human interaction and influence nearby, and in that regard while we are removing some of that area, and maybe a large portion in this kind of localized area, though that kind of you know utilization of this corridor would largely go into uninterrupted. What you're really going to be using is, you know, the species expected to be using this area or using the aquatic portion of it which is not going to be directly impacted.

Commissioner Bachand: Well, we're going to be, you know, forcing them to walk across the parking lot at Price Chopper or whatever it is there.

Mr. Gustafson: Yeah. Frankly, so when I did this inspection originally, you know, there's, this area as you may, expect it's very small in nature already. It's already heavily fragmented. The species that you're seeing in here are things like raccoons, chipmunks, some heavily urbanized birds, starlings, things of that nature. Species that, you know, are not going to be heavily impacted by any sort of domain.

Commissioner Bachand: Beaver, which we don't really want to promote. Uh, bobcat, we have bears, deer, all kinds of...

Mr. Gustafson: Yeah, so again, so beaver, you know, again they're using that aquatic interface largely. Beavers that are moving, or juveniles that are looking for new areas to have a date they would still be able to use this uninterrupted, again where there's no direct impact to the wetlands, the water course is going to function the same before as it did after. Those other species frankly not using something like this. There's no ability for that, you know, the culverts on either side are not suitable wildlife crossings for any sort of large mammals or anything of that nature. Even something like a deer is not able to be using this. I mean we're talking about fill slopes that are really, you know, I had to come in at the top, I walked to the middle of the stream to do this delineation because there was no ability to walk on the edges of this resource there. This is fully a channelized in between two very steeply sloped fill soils, so yeah, those

species that, you know, we talked about. The large mammals, the sensitive or you know the furries in the floppies, as I call them, they're really not using these areas all that consistently, you know the smaller mammals will be using this area. You'll see squirrels in here probably, you'll see chipmunks, raccoons will wander in here after they've come, you know, probably dumpster diving at one of the various dumpsters and they may be using this for cover, but certainly those species are not terribly imperiled, not they're not important, but they're certainly a multitude of habitats that, you know, if there were some minor dislocation that they could, you know, they could very easily adjust to that.

Commissioner Paskowitz: Chairman Zelek.

Chairman Zelek: Uh, Commissioner Paskewich.

Commissioner Paskewich: Yes, I'm listening to these conversations about wildlife and movement and disruption that could occur, and there has been more disruption that's been occurring in our town of Newington, as I see bears in my neighborhood crossing the street in front of my car. So no one can tell me that there's not disruption in a stream bank or place of this concentration where animals move and thrive of habitat. They're being impacted, and they're moving in our neighborhoods now, because it impacts on these types of significant overreaching in wetlands and I have a concern with that now. I'm listening to both sides of the story, and I, you know, I feel we're going to look closely at everything we're looking at. Thank you.

Chairman Zelek: Thank you, Commissioner Paskowitz.

Mr. Gustafson: Yeah. I mean that that's a fair point. My response and my assessment of this area would be that those sort of impacts that that are being talked about there, have already happened to this wetland as the wetland has already been fragmented. There's already development up to the bank edge on a majority of the wetlands, so that that impact, that fragmentation, the habitat fragmentation that you're talking about, that is pushing wildlife out is really already happened as wetland, any additional, you know, and I'll say minor because of the amount of that's you know by comparison of what's already happened to this wetland of what's being proposed is fairly minor in the context of those wetlands landscape is not going to significantly degrade this wetlands habitat connectivity to other wetlands. Again the ability for the wetland to convey both aquatic wildlife or water between those wetlands is largely going to be uninterrupted.

Commissioner Paskewich: Well, that's fine for you to say, but, you know, wildlife don't think like you think. They try to you know, continue their habitat and breeding within the means of where they are and if they have to keep moving out it's not it's not conducive to the neighborhood of our humans and that's what I'm seeing here not just for this site or any site that you're speaking to, I'm not against the site or what you're trying to do, because we have to be trying to think beyond the package of what we're doing to reduce the habitat from dying off and not knowing where to go. Thank you.

Chairman Zelek: Thank you Commissioner Paskewich.

Commissioner Bachand: Can I just piggyback on what Alan said?

Chairman Zelek: Sure.

Commissioner Bachand: I would say that that's the last opportunity that they have for a corridor. It has been heavily impacted; I said that before. It's been degraded and impacted already, but we're talking about moving considerably, you know, within what 5 feet of it. Reducing it to, you know, to almost nothing so. And I would disagree, you said it's like a single row of trees, it's more than that, it's considerably more than that.

Chairman Zelek: So, I do want to agree with a comment that Commissioner Bachand made, um, that I'm also disappointed that the plan itself hasn't changed. That the retaining wall is still where it is. I was hopeful that I was going to get a new application, with the retaining wall moved back 10, 20, 30 feet

away from the wetland. Some kind of compromise is going to be reached and you know we could move forward but I'm seeing no changes at all to the site plan. So far, all I'm hearing is, you know, the soil scientists report and Matt I do have another question for you um regarding your inventory of the vegetation. Are you familiar with the difference between the Eastern Cottonwood and the Swamp Cottonwood?

Mr. Gustafson: I am not.

Chairman Zelek: In the town of Newington, we have discovered this Swamp Cottonwood and it's apparently a protected species, and I know cottonwoods are very common along these types of wetlands. I want to make sure that you go back and take a look and make sure that there are none of these swamp cottonwoods in this area. I keep hearing over and over that there are cottonwoods here, but I want to make sure that, you know, we're not destroying the protected species. And again, I am going to echo the concerns of Commissioner Paskewich and Commissioner Bachand regarding this terrestrial corridor that's being lost to wildlife. I do believe that they need that buffer area to transit between these wetlands. I'm sure that corridor is being used by wildlife.

Commissioner Morris: Just to...

Chairman Zelek: Commissioner Morris.

Commissioner Morris: In reviewing this new application, it struck me that on the last application, uh, I think the biggest concern was the encroachment on the buffer area, and I was just surprised that I didn't see anything to mitigate the encroachment on the buffer. I would think that a new application would have addressed that as a major point.

Chairman Zelek: Thank you Commissioner Morris. Commissioners online. Any questions, comments so far regarding...

Commissioner Sadil: I have a question.

Chairman Zelek: Go ahead Commissioner Sadil.

Commissioner Sadil: Yeah, and I echo some of the comments already made, but we can accentuate the negative here, Mr. Gustafson, I realize, but when you're showing your own photos there at the beginning of your presentation, look at the canopy, you know, that's what little I know of wetlands, canopy is good and there's going to be none of that here basically we're going to maybe a few feet of grass and some bushes and that's a dramatic change to what's there today. Would it not be? And that's what I greatly fear, there's a big, you've got to move a lot of material, you've been saying in your presentation heavily sloped, you have to go in there with the with the caterpillar, tractors and dig out that dirt to make a foundation for a wall. I don't know how high it is these days, it keeps changing, but I am concerned. Yes connectivity is the word here, but it's going to look radically different to what it is today. We're not going to have any height, or anything that shields, that's the one positive I see in that water course, that we've exceptional canopy of that of the water course there and that's going to be...and I look at your blueprint C1 and C 1.1, it's basically going to be wiped out. Is that not true, Mr. Gustafson?

Mr. Vacca: Commissioner if I may finish the presentation to kind of speak about a number of these things.

Chairman Zelek: Any anything else Commissioner Sadil. Mr. Vacca would like to respond.

Commissioner Sadil: I'm good.

Chairman Zelek: Go ahead.

Mr. Vacca: Very good so and there were some additional questions in previous meetings with regard to the impacts specifically with, you know, the height of the wall, fill associated with the wall and other items associated. So to provide some clarification to this, if you look at this current plan, there's a

section view in red that I've identified, so rather than a generic detail which was originally provided, we've provided an actual detail that is specific to this site, this is the worst condition associated with it meaning that this is the maximum height is 14 feet, this is an example of the a worst case scenario in this case. And some of the items I would like to point out on this, which are significant, are the types of walls that we are examining for this, have a very small foundation footprint, because the wall itself is self supporting. As the wall gets constructed, there's additional tiebacks that get installed to hold it up, so you do not need a mask.

Commissioner Sadil: Excuse me, Sir, I can't see if you're presenting. I can't see it. I'm sorry for the interruption, but...

Mr. Vacca: Oh, I'm sorry, I'm...hold on one second.

Commissioner Bachand: It's in red. It's on page C2.

Mr. Vacca: I'm presenting the wrong screen. Give me one moment. I apologize.

Commissioner Bachand: C2-2.

Mr. Vacca: Let me go back one. I'm going to start that minor part one more time, because I was unaware that I was not presenting the correct screen. Again, what is identified here on this plan the Red Arrows identify this section view at the worst case scenario for the height of the wall, we originally provided a generic detail, identifying how the wall would be installed, what is being proposed. So this is a view, right, yes and you can actually see the view. This is a view of the wall and what I'd like to focus on with regard to this is the small, the smaller foundation area. The way this wall is the way the walls we are examining to be installed here are self-supporting, so as the pieces of the wall get installed, there's supports that basically hold the wall in place. As a result of that, the foundation for this is actually rather small in relation to the wall size itself. The impacts at the front portion of the wall here are actually we have it identified on the plan as five feet. We actually, this is actually less, I believe this is about four feet here as far as impacts associated with the wall installation. So the wetland limit, which is not the water course, that is the wetland itself, still has this span associated with here and we're looking at about 25 to 28 feet or so, prior to disturbance where we will not be impacting any of the vegetation in this area. The tree that is identified here, is an approximate 20 foot high tree, which is a general mid-level size of a tree in this area, so the screening from the parking area from the Price Chopper will be, and again this is not fully screened, it's basically what is available as far as screening existing in the corridor which will be remain, which will remain. We are not removing any of the wetland or any of the corridor associated with the area that you traverse. Yes, we are filling portions of the upland review, and the amount of fill and again this is the worst case scenario here, this is a small portion from a height perspective of how much the wall is going to impact. The average height of the wall is approximately 8 to 10 feet tall, but it will go all the way down to zero on the edge of the wall. The highest point here identified, I go back in my plan, identified here is the 14 feet.

Chairman Zelek: Is that profile picture in the...

Mr. Vacca: Yes, it's provided in, yes it's provided on I know Sheet two or, I can't remember exactly. I provided additional...I provided additional clarification for the presentation with the trees and so on. I'm just...the section just identifies the wall in the wetland limit, and I can definitely provide additional information this, this, the image as identified here. I do not have an exact calculation on the amount of fill material Commissioner Bachand, however, this is not all, it looks like a lot. It is...the amount of slope that is being filled here is this tapers up and connects, and there is there is actually not a substantial amount of fill import for this area. It appears that it is, but it's not.

Commissioner Bachand: When you go to the site, it's a giant hole. You build the wall down there and you're going to see this giant hole there that you're going to have to fill. I'm just curious what the number, is but I'm sure it's in the hundreds of cubic yards, but I was thinking today it could be in the

thousands of cubic yards.

Mr. Vacca: I would not imagine it being the thousands of cubic yards.

Commissioner Bachand: Look at it. Look at your lines. You're trying to get up to the parking lot level now, you're not going to lower that parking lot. Correct?

Mr. Vacca: We are not lowering portions of the parking lot no.

Commissioner Paskewich: Chairman Zelek.

Chairman Zelek: Go ahead Commissioner Paskewich.

Commissioner Paskewich: I'd like to go back in history a little bit on this land and what was on that land prior.

Chairman Zelek: Can you hold that until Mr. Vacca is done with the retaining wall?

Commissioner Paskewich: Ok.

Chairman Zelek: Ok.

Mr. Vacca: I've provided, obviously these are not renderings of what this wall is going to ultimately look like, but I'm providing this as examples to highlight a couple of points. Those points being, this wall has been installed after the installed of the edge of the roadway and I'm highlighting the fact that there is, it is possible for us to install a wall such as this and not impact anything that it directly in front of that, which I know was a concern from commissioners in the past. The photo on the left is a stepped wall, but what I'm identifying here is that some of the plantings and some of the proposed modification that we have made in this application. We especially, we discussed the live staking, is to provide a way to essentially screen this. It's going to take a couple of years to finalize that end result with the amount of vegetation that is getting installed, but it is, we will, it is not going to wipe out the corridor, which is what I'm trying to clarify with this. As far as the edge of the wall that is the disturbance area, that is located along the edge of the wetland corridor. We will be installing erosion control seed mis. To this is a clarification of what, you know, a finished look of the seed mix. Now, I want to specify. This is for temporary erosion control measures to ensure that we are not discharging any sediments or anything into the wetland. In that case, this will germinate quickly following installation. And the nest step after that, is we are proposing what is called live staking. So rather than taking an actual plant from a pot and installing it specifically in any locations, there are various types of plants, willow, dogwood, that basically if you were to plant a stick in the ground, it will begin to grow. Not every plant does that, but there is a known and a very, um, efficient way in this case of reestablishing a habitat very quickly, very effectively by using this live staking method. So, essentially, rather than planting the plants, all of these multiple stakes and staked into the ground along the front of that wall and ultimately after, you know, a first germination period, after about a year or so, you're going to essentially take all of these stakes, which are identified here in little black dots, all of these will germinate herbaceous and woody material and the intent behind this is to take that which Matt identified earlier and the slopes and the large wood material with this corridor, which is not providing an adequate habitat and we will be supplementing it with this additional planting to increase the beneficial habitat of this corridor. It doesn't exist now. It is essentially predominantly invasive species that are taking over the area and are preventing the growth of beneficial, uh, beneficial habitat in this area. Yes, I recognize that we are building a wall, to install the parking area for this. However, we are also providing the benefit of this localized habitat by increasing the, or is I should say, decreasing the pressure from these invasives by adding additional materials such as these plants, the erosion and other items. Not to mention, when the project is completed, we will have, the storm water system we are proposing is going to substantially reduce discharges both water quality, heat and water quantity to areas of this water course which serves a vital role connecting those two wetlands that are the commissions main concern. So there is, we are winning on both sides, you know. Yes, we are trying to achieve this parking lot, but we have put a number of measures in place to substantially improve the habitat that's out there, as well as benefit

the larger macro ecosystem and habitat of the wetlands through the benefits of the water quality through the benefits of the live staking. And yes, I admit, our initial design did not have any of these measure in it, so we have made sure to incorporate this into our design to support the disturbances that we are creating as a result of this. Thank you. I appreciate you allowing me to finish, but yes, I...and by all means will try to answer as many questions as I can.

Chairman Zelek: Commissioner Paskewich, you had a comment.

Commissioner Paskewich: Yes. I'm curious as to why we're um, improving the structural stability of a parking lot that had already been and Maintained as Mortensen's restaurant and a Shell gas station on the same property. On the same soils that were there. Why are we trying to improve what was there when there was already weight on that area?

Mr. Vacca: I'm not sure I understand your question commissioner.

Commissioner Paskewich: Well, we had a Mortensen Dairy, a Mortensen's restaurant on that property and we had a Shell gas station.

Mr. Vacca: Yes.

Commissioner Paskewich: Which structurally impacts soils and stability of foundations for both facilities the same soils.

Mr. Vacca: right.

Commissioner Paskewich: So why is it that we're looking at improving what it there when it's already established?

Mr. Vacca: To clarify what I mean by what we're improving is we are improving the water quality and the treatment of the flows that are exiting the site right now.

Commissioner Paskewich: Let me stop you right there. Why are we concerned about that at all? When it has nothing to do with the parking lot? It's a parking lot to put cars on. I don't understand why we're going forward like this for stability beyond what's already there.

Commissioner Bachand: I might be able to answer.

Commissioner Paskewich: I'm sorry?

Commissioner Bachand: Uh, Alan, um maybe this will help. They're trying to utilize more of the footprint of the property but the topography doesn't allow for it now. And in the past, they worked with the...the coexisted with the topography that was there. Now they have to do a massive filling operation to push that footprint, level footprint out so they have an extra row of parking.

Commissioner Paskewich: That's a good question. So, is the topography of the land square footage larger than what is, what was typically used for the Mortensen property and the Shell gas station? That's my question.

Mr. Vacca: The size of what is being proposed...so at the age at which the gas station and Mortensnen's, which I'm both familiar with, I'm familiar with both those properties. At the time there...my understanding based on the photos that I've seen and based on the research that I've done associated with this the planning and zoning submission for this is that there were very little, if any, trees or vegetation along this slope and this area and it is all, these are...all have grown in the last 70 years or so. The cottonwoods are rather large. I don't know what type of cottonwood they are. We were looking at some that were in the 15 to 20 caliber range.

Commissioner Paskewich: I don't want to jump in but I'm going to. So why do we have to impose anything further that was...that was already a fact of matter on that land? Are we building a parking lot beyond the means of the two facilities that were there? The Mortensen's and the Shell station?

Mr. Vacca: I don't know the exact size and space of the original Mortensen's. I do know that the majority of the entire area was paved. I don't know what the slopes of that area were. The requirements that we have, as far as the standards for accessibility, and the standards for parking associated with this lot, we cannot park on a 9% slope or whatever the...whatever the transition slope down towards the wetland area is. In addition to expanding the parking to prevent the need for any of the hazardous situations that occurred in the past associated with the parking, so, we are proposing the wall as a as a means to increase the parking to satisfy the parking requirements for the...for this successful restaurant, while at the same time, satisfying the requirements of the Commission, and satisfying the requirements of, you know, the localized habitat through water quality management and through the inclusion of the landscaping and habitat in improvements that we are proposing as a result of this design. I'm not sure I'm answering your question correctly commissioner but...

Commissioner Paskewich: You're doing your best trying to satisfy what I'm asking. I'm just interested to know if the structural capacity of the soils there, and in the parking lot being proposed are acceptable enough for what it is and not have to do anything beyond that.

I should not have to do anything beyond that.

Commissioner Paskewich: That's what I'm really looking at. I'm not engineer. I'm not looking there engineer behind the Conservation Commission it just seems that we're going so far forward, and making this more of an engineering project than just what it is, as it is, from what it was as a place where Martin sends Michelle issue wise, so that's my only interest. Thank you. That's what I'm looking for, I'm not an engineer. I'm not looking as an engineer beyond the conservation commission. It just seems that we're going so far forward and making this more of an engineering project than just what it is as it is from what it was as a place where Mortensen's and the Shell station was. So that's my only interest. Thank you.

Chairman Zelek: So I'm going to follow up on Commissioner Paskewich's comments. Um, this was kind of a concern that was raised with the prior application that the Commission doesn't have any problem with, you know, the proposed use of a parking lot. It's the expansion beyond the current edge of slope which creates the issue. It removes, it devegetizes everything, you're deforesting the entire slope. You're expanding into the wetlands. You're building a retaining wall, and you don't even know how much fill is going to be required. And again, if this stayed within the footprint of the current edges slope, I don't think there would be any issues here and as Commissioner Paskewich has pointed out, this becomes, you know, an engineering exercise, but with significant impact. So that that's the issue that we have.

Commissioner Paskewich: Thank you for expanding on my conversation Chairman Zelek.

Chairman Zelek: You're quite welcome.

Mr. Vacca: I threw the site the survey back up here. There isn't necessarily a defined edge of slope, there is a turn point approximately at this location here. We have only expanded beyond that existing turn point by, if I understand correctly, I believe it's at the most we've expanded beyond probably I'd say about 18 feet, but the total, when you're looking at the amount of fill for that 18 feet, again it's triangular, it's not a full rectangle, so the X and that edge of slope, this is kind of a misnomer because if you go back to look at the original survey, this slope is continuing down, so it starts essentially at the center of the existing parking area and continues to slope back, and in fact the existing parking area for Casadoro is that. That parking lot is substantially steeper then a standard parking lot layout typically would be. In this case we have increased some areas of the parking for the proposed area, but that's entirely to get this water, to basically slope to the center to utilize the water quality design we are proposing, which is the rain garden bioretention. The difference in elevation to keep the slope faced in one direction versus

pitching it is only a change in elevation of approximately 18 inches, so in that regard it was better for us to design and push everything to the center, to have one water treatment area, as opposed to splitting up into multiple water treatment areas.

Commissioner Bachand: What were you referring to is only 18 feet from a turn?

Mr. Vacca: So, that...so the additional...so if we're counting the top of...the top of slope, the turn point is where we have a transition here, from like a shallower slope to a steep slope that occurs approximately at this transition point where my cursor is identified. You see my cursor here? This...what I can do I can draw this line right here approximately in that in that area. In that regard the additional 18 feet is..so, if we were to identify this line as approximately as that that slope line, we are expanding beyond that in that regard. So essentially, if a parking space is 8 to actually, I'm sorry, I'm, this ...these are 16 foot spaces because of we're utilizing the regulations, so in this case with the 16 foot space, plus the distance for the wall, again that's approximately 16 to 18 feet of...if you took your angle point, going down your slop, you're extending that out about 16 to 18 feet, not 40 feet. And it looks much larger, but when you're accounting for the transition slope down, the major fill piece is only 16 to 18 feet, and I will also clarify that this approximate portion right here, that is the section of the wall that's about 14 feet high as you transition up in this direction, because the way the slope transitions the wall keeps getting smaller and smaller and smaller down to, you know, I believe we have...I lost my cursor,

Commissioner Bachand: Those topo lines look like they increase as you go further north.

Mr. Vacca: So the topo lines increase, but that's good, because the wall stays the same height. So as the topo lines increase, the wall gets smaller.

Commissioner Bachand: I don't follow that reasoning. It's the same slope, it's the same steepness there. The topo lines are the same.

Mr. Vacca: But, but the, yes, the topo lines are skewed out away from the wall. So as the topo lines increase, the wall gets smaller, because the topo lines go from, you know, if you're going to 1.15, 1.16, 1.17, well your wall is still...the finished elevation, so the wall itself gets smaller as you get closer, as you move east.

Commissioner Bachand: Well at the end it's still at least 10 feet tall. Correct? I'm looking right at it. It looks like it's going to be...

Mr. Vacca: Approximately, on average, the average height is approximately 10 feet on the backside of the wall. Yes.

Chairman Zelek: What's the highest point?

Mr. Vacca: The highest point of the wall is 14 feet and it's, oops excuse me, it's 14 feet and it's identified in the location where we have the...that's identified where we have the location of the cross section. So, again, disregard the foundation because that's not visible, so essentially when you measure from here to the top of your wall it's approximately 14 feet, and again, if you have a tree that's a standard height mid-level tree at 20 feet, that's a standard size mid-level tree in this case, and then...so all of this, I keep losing my cursor, all of this area, all of this area in that disturbed portion, is where we are first establishing with the erosion control mix and then subsequently, in addition to the erosion control mix, we're doing the live staking. So this will begin to grow, this will be, where over, you know, the first year or so, is when you're going to start getting that woody vegetation to reestablish in those disturbed areas at the front of the wall and that's essentially the area where we will be, you know, rehabilitating this area, maintaining the wetland corridor, which is over here. But we will be in that small pinch point area, well not just in the pinch point area, but in the entire length of the wall, we will be reestablishing the vegetation and the habitat associated with these more native plants for this type of wetland habitat that will be used by the wildlife and so on and the habitat in this area.

Commissioner Bachand: It's like so much drama, and I would even say trauma, for one row of parking. I mean, I was there today. I could see the snow tracks that have been there for four days and I could see that there was some use of the overflow, about 10 cars parked in there, I could see it clearly. They pulled in, parked, probably on Saturday night there was no overflow. Today a few employees are parking there on the West side and I was there on Sunday myself having lunch and same thing there was no need for any overflow parking, so the amount of parking that's there now is, you know, I don't see it being stressed out. So I don't know what happens on a Saturday night, but this is the time of year when they're having Christmas parties and office parties, and things like that, so it seems like so much sacrifice of that buffer for one row of parking, which this is essentially what it is.

Chairman Zelek: And again, I'm going to just reiterate, you, I mean, this looks to me almost exactly the same plan that we looked at previously, and we still have the same concerns. I don't feel as though any significant effort has been made to address those concerns.

Commissioner Sadil: Mr. Chairman, if I may.

Chairman Zelek: Go ahead Commissioner Sadil.

Commissioner Sadil: So getting back to one last time for the wall. It's got to be 14 feet where you have your red arrows. In order for the top of the wall to be level, is that a true statement? Is that going to be sloped down? When you look at it, it's going to be a monocot height with one end on the right being a little bit, not as tall, but we get to that curve it's going to be taller in order to maintain an even height on the top of the wall. Is that correct?

Mr. Vacca: Yes. Yes, that is correct. I understand your question now, Commissioner Sadil. Yes.

Commissioner Sadil: And how tall these live staking is...how tall do they, can they grow?

Mr. Vacca: They're trees...they're Willow trees. So ultimately it's what the Willow tree...so instead of planting an Oak tree, you're taking you know Willows, and dogwood happen to be the types of vegetation that when you plant a say a live stake, it will germinate on its own, so you are essentially planting a row, well not even a row, an array of Willow trees. So it will grow to be the same. It will be a Willow tree, you know, We're planting a number of them. Yes, there will be the likelihood of that some will not survive, but there will be a likelihood, a high likelihood, that some will survive and will ultimately grow into full Willow trees.

Commissioner Sadil: And what's that height of average Willow tree?

Mr. Gustafson: So, this is Matt Gustafson speaking now. Between the two species, you know, Willow has several different types. There are shrubby willows, and there are more, as Mr. Vacca mentioned, there are more tree size willows. Tree willows be more the Black Willow, which is our native Willow. You're also probably familiar with like the Weeping Willow, which would be less suitable for a location like this. We also shrub willows, again the Pussy Willow, Willow and things of that nature. Dogwoods, while they do have some tree variants that that are found in a wetland scenario, they're largely shrubby dogwoods. Things like silky Dogwood, your Gray Dogwood, things of that nature, the shrubs can grow anywhere from 10 to 15 feet, probably topping out closer to 16. The trees, as was already pointed out, will be, you know, they're full size trees. Willows can grow to the site conditions, you know, topping out at, you know, 90 plus feet. Though in this type of resource, you know, you've been expected to reach full maturity to that size, but they're still full size mature trees.

Commissioner Sadil: Ok. So would they? They would be that sketch that was there earlier, you're going to plant them at the base. Hopefully the roots don't upset the wall, but anyway, is that what's going to be...that pinch point going to look like when you had that. yeah, in that pinch point, we have your tree, it's something it's going to look like that? Between? You got your vertical line, between the wetland limit and then the wall. Is that what that typically will look like? Like the schematic?

Mr. Matt: This is just, you know, an illustration. You know, the intent is to revegetate this area. We understand the commission is kind of sensitive to shading. I would point out that there are many high value wetlands that have no trees, you know. All your emergent wet meadow wetlands, many of your highest quality wetland areas do not have any trees associated with them. So while shading is an important characteristic of some wetlands, we have to understand the function that, that this creating provides which is cooling largely. The same vegetation that we're proposing will provide the other functions that are that are highly sought after when you're talking about a buffer to wetlands, which is the ability for vegetation to retain soils, stabilize the soils, uptake nutrients, uptake pathogens, and filter out any of the storm water going through here. The vegetation we're proposing, is going to perform that same function at a much higher capacity than the existing vegetation will be able to do. Again that...the shading effect that is commonly, you know, it's...

Chairman Zelek: Can you mute Alan?

Commissioner Sadil: Please continue Mr. Gustafson.

Mr. Matt: Sorry. The shading effect largely is, you know, it's the...there's, two, you know, kind of key indicator, key components of shading and one being habitat structure and the other be cooling of the receiving wetland, or stream, this case. Again, while shading is important, this stream is already...the temperature of the stream, because of the stormwater inputs, is already a kind of a moot point. It's a warm water stream, the shading is not really providing significant cooling. To change that point, that fact, the habitat structure, and we've talked about...we are kind of reintroducing, we're reenhancing the habitat in this area. So while it is a different structure, and a more shrubby emergent vegetation, it is nonetheless still an important wildlife component, just a different strata. Instead of talking about trees, we're talking about shrubs and emerging vegetation that still provides the same function that species are going to be keying into for that would be using this area. Again, this area is already fragmented. I can understand that there is some connectivity between the wetlands in here, but the use of a wetland like this by wildlife and general wildlife discussion is what species are comfortable using this type of habitat and the type of species that are comfortable using this habitat are conditioned to impact, human influence. So the addition of a retaining wall in this area, while still, you know, close to the wetland, is not going to impede, in my personal opinion, but, you know, that's my job. That's what I went to school for. That's what I've done for the last 15 years, is assess habitat, you know, and certainly take into account how wildlife moves over a landscape. In my opinion, based on how this habitat has already been fragmented and impacted, this proposed application is not going to significantly alter that. Is there going to be some impact to it? Of course. Proposing a retaining wall, we're proposing impacts to the buffer, but through our mitigation, and through our enhancements that we're proposing, we are offsetting some of those impacts and retaining the ability for wildlife, those general species that are accustomed to these types of areas, to still use this corridor as they would prior to this application. And again, that's a highly limited function, because of the aforementioned impacts of this resource.

Commissioner Sadil: Question, two more questions. One, ok, I hear...I get it. But can invasive still penetrate the system that you're proposing, and you know, the invasives all over the place, couldn't invasive still penetrate this buffer you're trying to create?

Mr. Gustafson: Again, this is Matt Gustafson. Yeah. At the end of the day, the, you know, invasives have gained a foothold, in you know, worldwide, because they are not native to the system, so they always have the ability to reestablish, especially in a case like this where the Nexus for those species are readily present. You have parking areas, where you can come in, you have birds bringing in, there's always going to be a Nexus for those species to be able to reintroduce. The one benefit that we have with what we're proposing, is that these plantings are going to be densely stocked, meaning that they're going to take up most of the growing space. A lot of times when you disturb new areas, the biggest potential Nexus for reintroducing invasives is not occupying that growing space, essentially leaving bare soil or areas that aren't already being taken up by vegetation, for them to come in and take a foothold, and then

start out competing. But our proposed mitigation ,or the enhancement plan, they're proposing with the live staking and the seeding, we're giving those things the head start to hopefully outcompete the eventual introduction of invasives in this area.

Commissioner Sadil: All right, final question, how big is this choke point Mr. Vacca? We've got a set here, this, this on your X axis there, how wide is this choke point between the edge of the wetland and the wall? How wide is that going to be?

Mr. Vacca: That choke point identified here between the limit of the wall and the wetland limit here, is so we're probably at 16 and then my wall edge is about I'd say 28, so in this case you're looking at this pinch point probably 12 feet, but that is the narrowest point identified here. Everything else substantially pulls away from the wetland area, which is why I identified this as the section. So that 12 feet here, whereas your, for example, on the south portion of the wall here, you're probably looking at 40 to 50 feet, and on the east portion, you're looking at approximately, and in fact I think I have a measurement, that's 18 feet identified there.

Commissioner Sadil: OK and so wherever I see yellow, that's where this is going to be vegetated as you, Mr. Gustafson, has proposed.

Mr. Vacca: Yeah, so the yellow identifies the wall itself. In fact, I'll go back over to this plan which will identify that. So the wall is located here in Gray, and there's green, is going to be that area of vegetation, and again to add on to what Matt was saying, it's, you know, with that is the an area of disturbance that we're planting but, again, similar to the invasives encroaching into that area, the live staking also have the ability because of just how that germinates and so on and those areas and the seeding has the ability to encroach into the adjacent areas as well. In other words, we will expand that the hope is, once these areas germinate, we will reestablish this habitat as a much more beneficial habitat for this area through this reintroduction of these plants and it will continue as these plants continue to grow and to expand that this will continue to expand out to relieve the pressure from some of the adjacent invasives.

Commissioner Sadil: Thank you.

Chairman Zelek: Commissioner Anderson.

Commissioner Anderson: Can you go back to the detail with the stations please? Yes , so I mean this, just for my clarification, at which station point now would the current buffer start at. Just so we can kind of get a visual of by the station what how much of that buffer would be losing right now.

Mr. Vacca: Right now, it is essentially been cleared up to the essential edge of that drop off point. That drop off point on this plan essentially is probably this transition area right here where you can see that there's a slight change in that slope. So I'd say, in total, at the maximum, we'll be losing, so this is 45 down to 28...

Commissioner Anderson: About 17 feet.

Mr. Vacca: Approximately

Commissioner Anderson: Ok.

Chairman Zelek: What was that? 50% roughly? 50% loss

Mr. Vacca: in that in that particular location. That's the thing. It's changed, oops, I'm sorry, it changes throughout the entire area because, it's, you know, for example, the buffer along the south side is essentially, we are only probably expanding about I'd say two or three feet beyond that existing clearing limit at this point. The clearing limits that are identified on this original plan are historic based on the changes that happen as a result of the temporary parking, so that the clearing limit itself is pushed much farther back.

Commissioner Bachand: I'm sorry. What are you saying? That the existing cleared area now

you're saying you're only going 2 feet further than that.

Mr. Vacca: In the area...on the south portion. So the South side of that, not in all areas, no, not in all areas.

Commissioner Anderson: So my follow-up question, so we going to be, you know, losing that 17 feet of buffer and I'm going to your wetland scientist over here, since most of that steep slope, how much that would actually be truly used as a corridor versus what's going to be remaining of that buffer.

Mr. Gustafson: Yeah, that's, and I apologize, I may have convoluted discussion, but that's what I was getting at in my, our, original kind of the presentation. We had those mid presentation questions, you know, the species that are using this are really using the bottom, you know, they're not going to know certainly they can, you know, again, wildlife is such a general term. Are we talking about birds? Are we talking about deer? Are we talking about more specialized species? Certainly your terrestrial species are going to be using all of that, because the, you know, to Commissioner Bachands's point already, you know, these steps are...these slopes are so steep already, that it makes it challenging for majority of wildlife to really be using this as a corridor. That's when we were talking about some of the large mammals, and, you know, their, because of the fragmented nature of this resource, they're really, it's not really suitable as a wildlife corridor for those large mammals. They're going to have to be crossing roads, they're not making it under these box culverts or the traditional culverts on either side certainly things like you know your small mammals, while there is some loss of that habitat, doesn't really change the ability for those mammals to utilize this as a corridor. We're still maintaining enough of the corridor, enhancing enough of that bottom of the corridor for those small volume mammals, or those other generalist wildlife species, to still utilize the remaining corridor to get between the higher value wetlands that we've already talked about. We've already been we mentioned this in the context of a landscape, the wildlife species that are most sensitive and most heavily impacted by development, are not using this particular wetland. This particular small block of habitat, they are using those wetlands to either side and many of them, this wetland is not providing connectivity between them. The mere fact that it's already been isolated precludes them from being able to move through this area, be the substantial roads, whether it's Louis Street or the Berlin Turnpike, is enough of a detriment for them to turn around and not even consider this area. The aquatic species, like you said, you know, those species will, you know, depend on, you know, what they're doing. The juveniles may disperse through that area, again, we're not impacting the aquatic resource here, we are maintaining, you know, the wetland itself, so those species will be able to continue to use that largely uninterrupted. So hopefully that is a long winded answer to that question. While it's important, it's not, you know, it's not significant.

Mr. Vacca: If I may just add one point to that is that some of the steepest areas, I should say the tallest areas of the wall, are associated with these steepest areas of the slope, as therefore those areas are, I want to use the term, unusable, but it is impractical for them for use of anything already, and the inclusion of the wall is not changing the current use of those specific sections.

Mr. Gustafson: Talk about shading and loss of shading to this resource. The species that are using this, again, are adapted to not having the significant coverage shading is usually in context of the size of the buffer and when we're talking about the loss of 17 feet in here when the entire buffer is maybe three times that. While it may seem, in perspective of losing like you said 50% of that buffer, because the species that are using it don't, you know, as long as the buffer still occurs at all, they're still able to use it and highly specialized, not even highly, you know, non generalist species, would be sensitive to this type of encroachment, but this, because of this the fragment, the nature of this habitat species that are utilizing this are largely not going to care about losing 17 feet now. Maybe the squirrel that's in that one tree may care where his tree is, you know, his nest is, but again the ability of this this resource to be, you know, a connectivity feature between the two or high quality wetlands on either side will largely remain intact.

Chairman Zelek: Anything else from commissioners? So I think we should probably table. Uh...we

do have another application that we have to hear this evening, and it is past 9:00. Takeaways for the applicant?

Commissioner Bachand: I would just say that the fact that there's no compromise on the...on the on that row of parking and they eluded to it earlier themselves that this is a future pad site or a historic pad site. I just, I'm wondering, and I don't expect you to have the answer to this, but how important that future development of this is and this is too much work to go through just for overflow parking for a restaurant that already has, like, from my own observation, enough parking. So, you know, I just...it seems like that, that's maybe the primary focus here. He did allude to it, so I'm not saying that you are keeping that from us, but I was just wondering if that's seems to be possibly the larger goal here. Because otherwise we're hashing over this and over this over one, like one row of parking or...

Chairman Zelek: Are we saying that uh the purpose of this is not for parking, that ultimately is for some other development?

Commissioner Bachand: I'm just saying that that they alluded to that themselves in the beginning of this application. Am I correct? I don't want to put words in your mouth, I think you did allude to that at some point, that it could be used as that future pad site.

Mr. Vacca: If I can clarify whatever statements made it is, the developer is keeping his options open, so in other words by...we are we are proposing and are requesting the extension of the parking and that is the main goal of this. There is, we are, the developer would like to keep his options open as far as, you know, this is a viable site that could be at any time in the future, it could be used for something and we are trying, we do not want to remove any of those options.

Commissioner Bachand: And you did come out with that pretty early on, so I'm just wondering if that is maybe an underlying influence. Maybe below the surface here that we're not discussing

Mr. Gustafson: And in that same vein of compromise or offering and there may not be a direct answer to this, but, you know, the need for the development of these areas is additional mitigation would that provide some alleviation of concerns and further enhancing this wetland while still maintaining this footprint would that provide any sort of relief for any of the concerns that have been brought up tonight?

Chairman Zelek: In my opinion no. Pulling the retaining wall away from the wetland seems to be the most viable solution today.

Commissioner Bachand: And if you could go to the, you had a picture of the sample retaining walls. So the one on the right there, I mean that's what you can you know, it's kind of a typical retaining wall where the retaining walls down here on the land slopes up to it. Yours is going to be the opposite of that, your wall has to come up above the grade of the parking lot to retain the parking lot obviously so if you used it a wall like this, then you would obviously have to pull everything back, but you'd have a much smaller wall that's for sure and you'd have you know and you could get or if you made a wall that was flushed with the parking lot, just pulled back further it would be less of an encroachment.

Mr. Vacca: Just to clarify here. Just so we're clear, for the record, the wall is the height of the parking, it is not extended beyond that

Commissioner Bachand: You're going to be parking right up to it, so you're going to have to...the picture that you showed there is nothing like what your wall is going to look.

Mr. Vacca: That statement is correct. But the wall itself is not higher than the parking lot,

Commissioner Bachand: It has to be, you know, higher than, you know, just so that you could retain a tire or you're going to have a wall or some kind of a fence or a post or a guardrail.

Mr. Vacca: Well, the guardrail is identified, that's what this...that's what that icon represents. So the wall is designed, and it is designed to be able to accommodate a guardrail to ensure that no one does

drive off the parking itself. But the wall itself is the height of the parking.

Commissioner Bachand: You can literally be parking right up to that guard bumper to guard rail.

Mr. Vacca: The spacing of this is designed to allow for the three foot overhang for the vehicle, so it will, yeah they, will not be, they're not going to be banging into the bumper, but the bumper is intended to so that no one knows drive off the end.

Commissioner Morrise: Yeah, it's very insightful. When you look at the expansion of parking lot, it really looks like it's double the parking lot. You can't see an overflow to the particular restaurant at this time that requires twice as much parking. More parking, sure. I'm sure on good days, there's over. It seems like overkill.

Mr. Vacca: Just to verify that statement. Part of the reason why it is currently appears the way it is, is the current owner is renting space in the Price Chopper lot for the employees, so the intent behind this is to not only park the additional, the additional demand, but also to park the current employees. They're currently parked in the Price Chopper lot and on, you know, peak days, Friday night, Saturday, there could be as many as 50 employees. We would love for them to carpool, but there is no...there is no way that that can be put in any type of requirement, so there is the potential for 50 cars solely for employees, which are currently being parked in the Price Chopper lot and the pad site associated with the Price Chopper lot as a negotiation, that is...it's a monthly lease in my understanding, but the owner would ideally like to get those cars onto his own property.

Chairman Zelek: All right. Anything else gentlemen? All right. Can we get a motion to table this to the next meeting?

Commissioner Morris: Motion to table.

Chairman Zelek: Motion made by Commissioner Morris.

Commissioner Bachand: Second.

Chairman Zelek: Second by Commissioner Bachand. Any discussion before we go to vote? Ok, all in favor of tabling this say aye.

Commissioners: Aye.

Chairman Zelek: Any opposed? Any abstentions? All right motion to table passes unanimously. Have a good night. All right, we've been at it for two hours and 20 minutes. Anybody want to take a break for five?

Commissioners: Sure.

Chairman Zelek: All right, I'm going to call recess for 5 minutes.

B. Application IW-25-19 To construct an addition within the URA (Upland Review Area) at 40 Commerce Court in the I (Industrial) Zone. Applicant: PDS Engineering & Construction, Inc. Contact: Bill Jodice. Owner: ATD Realty, LLC. (Application Rec'd 11/12/25.)

Chairman Zelek: All right. We're returning from recess, uh, reconvene the meeting. We are going to move onto the second item in New Business, Application IW-25-19 To construct an addition within the URA (Upland Review Area) at 40 Commerce Court in the I (Industrial) Zone. Applicant: PDS Engineering & Construction, Inc. Contact: Bill Jodice. Owner: ATD Realty, LLC. (Application Rec'd 11/12/25.) If the applicant is present, come to the mic, state their name and give us their presentation on this application.

Bill Jodice: My name is Bill Jodice, I'm with PDS Engineering and Construction and we are presenting on Application IW-25-19 and I'm representing Matt Pensero, Bill Murphy and Attention to Detail for this wetlands application and PDS is the engineer of record on this project. As note, we applied

for and received a special use permit through Planning and Zoning last May, and so now we're back in here applying for the wetlands application permit. Brian Panico is here with me from Cole Surveying and he'll review the site plans with you to show you that they meet all the wetlands requirements for this property. So with that, I'd like to introduce Brian.

Brian Panico: Again, for the record, Brian Panico with Cole Civil and Survey, 876 South Main St. in Plantsville. So this is this property is 40 commerce court it's a 4.23 acres it's a industrial zone formerly the Progressive Insurance building. Site is serviced by MDC water and sewer. It has already has an on site stormwater system. So again, this site is basically fully built out, entirely constructed. It has a functioning stormwater management system, all the utilities are in place, parking lots, driveways. Everything. There was .8 acres of wetlands on the site. Because of, if you look at the screen, the orange dashed line represents, or look at your handouts, that represents the wetland boundary and some of that wetland is the natural wetland that has always been there. You'll notice like the some of the pockets and some of the fingers, those are likely historic from the stormwater system that was designed, so you can see the one to the south is in fact the stormwater basin which treats all the stormwater before it goes back underground to the west into that larger portion of wetland, which has the power lines and the power company easement over it. There's also a conservation easement over that area. And again, that, because of the kind of surrounding nature of the wetland, that puts just about the entire site 1.85 acres of the site has upland review area which is demonstrated by the darker blue dash line that kind of runs throughout on these plans. If we flip to the second page in your packet, or the next slide, this is our proposed site plan. You may notice that it doesn't look very much different than what you had seen as the existing building, that's because what we are proposing is the overhang on the, what would be the southwest side and these pictures or on the front left of the building that is currently a canopy. We are proposing that that actually just basically be enclosed, expanded slightly, in the parking lot area behind the building for additional store space. So all of our disturbance from a building and perspective and are an additional perspective is basically already in disturbed area and already in parking lot area. So again the existing canopy that exists on the front left of the building, there are two, one on the left, one on the right. The one on the left will be enclosed and become part of the building storefront space. The one on the right will remain as is. There's also an existing overhang with spaces on the backside of the building behind what is proposed as the new addition. That canopy will also be removed and allow for overhead doors to get more vehicles in and out for operational purposes. Um, to make the kind of circulation around the building work and function better and safer, we are proposing to expand the parking lot by 6 feet along the side of the addition, and that is the basically the extents of our disturbance to non already paved area and that totals .016 acres. So, it is, again, 6 feet wide by about give or take 120, 130 feet long. That's grass, it will be replaced with pavement. To mitigate for that, we are proposing to remove some of the excess spaces that are not needed and we chose to do that in the northeast corner of the of the parking lot closest to that other finger or wetlands so that will all be restored back to grass and just provide a little bit more green space between the parking lot and the wetland area. Again very, very minimal. The last page in the packet, the last page in the slide show, just kind of shows you a breakdown of the floor plans for the building and so you can see kind of bottom of screen here, that is the area of the canopy that is being converted into enclosed store space and I believe, correct me if I'm wrong, eight feet of additional off of that. So the actual building will be about eight feet deeper than what the canopy is. But other than that, basically the footprint of the building stays the same. The parking lot stays the same.

Commissioner Bachand: That eight feet will be inside the building?

Mr. Panico: Just beyond the, go up one...

Commissioner Bachand: It's eight feet larger than the canopy.

Mr. Panico: Eight feet larger than the canopy. Yup. Exterior over the parking lot. So you're going to remove parking lot, increase the depth of the building by 8 feet, um, the depth of the canopy by 8 feet and that becomes the addition.

Commissioner Bachand: Ok, I thought you said your trade, the addition, was the size of the canopy.

Mr. Panico: It's 8 feet deeper, but basically the same footprint. Just 8 feet larger than the canopy. So, if the canopy is, you know the exact dimensions are larger...

Commissioner Bachand: Just in one dimension out, outward

Speaker: Going in the north. So the canopy is about, the canopy is about 40 by 72,74 and the new addition will be 40 by 81. So that would be the extent of the addition and the change.

Mr. Zibbideo: If you can see up on the screen, I'm circling it with the cursor.

Commissioner Bachand: Yeah. I see it now. And the space you're turning back to green is equivalent to what you're taking in the parking lot?

Mr. Panico: Correct.

Mr. Jodice: It's...it's slightly larger...

Commissioner Bachand: In the yard, expanding the driveway.

Mr. Jodice: Correct. It's slightly larger so that we still have, we have slightly less impervious surface on the site than we did before.

Mr. Zibbideo: Forty five or so square feet.

Chairman Zelek: Chris, is Alan back online? I just want to make sure.

Mr. Zibbideo: Oh, he's still logged on, but he's still muted, but he's muted on his end. I've requested him to unmute, so if he's not, it's his choice.

Commissioner: Are you saying store. when you said storage or storefront or what are you saying?

Mr. Panico: I believe the intent is for that to be kind of like storefront space.

Mr. Jodice: I think it's going to be their tech zone area, calibration of sensors.

Commissioner Bachand: So there's a new tenant in there?

Mr. Panico: It's...it's part of their facility.

Commissioner Bachand: It's still Progressive?

Mr. Panico: Yes.

Mr. Jodice: No, no, no. It's part of Attention to Detail.

Commissioner Bachand: Oh, ok.

Mr. Jodice: Th previous building was Progressive auto...

Commissioner Bachand: So, it's a detailing business?

Mr. Jodice: No, they don't do detailing, but they do adjusting the sensors and safety controls of the vehicles.

Commissioner Bachand: And that's going to have garage bays on that addition?

Mr. Panico: Correct.

Commissioner Bachand: So there's not going to be a wash bay there or anything?

Mr. Panico: There's one in the back of the building or was it...

Mr. Jodice: Progressive originally had a wash bay in there years ago, and repurposing that's a wash bay again. It's got a floor drain in it. It's going to be piped through floor slab out into an oil water

separator for discharges.

Commissioner Bachand: That almost sounds like something that would have to go through this commission or is that part of this application, or?

Mr. Jodice: Yes.

Mr. Zibbideo: The oil and grit separator is an MDC function. It is not subject to...

Commissioner Bachand: Purchasing the wash bay...

Mr. Zibbideo: To provide for the utility is an MDC function.

Commissioner Bachand: I understand that.

Mr. Zibbideo: Right. So they had to add a tank as part of the property, that's not in this plan set but I've seen it as the plan review in the office for the building permit.

Mr. Jodice: It's a very low use wash bay. You're just going to wash cars down with wet rags and a garden hose. It's not a traditional car wash.

Mr. Zibbideo: But even with that, they can't discharge that directly to the MDC sewer without going through the oil grit separator.

Mr. Jodice: And that does not go to the storm sewers either, that goes to sanitary sewers.

Commissioner Bachand: And that was used for automotive use, wasn't it? At one time. The facility when it was Progressive?

Mr. Jodice: Correct. That was their repair facility, correct.

Speaker: Uh, no, they were rental or damaged cars...

Commissioner Bachand: I worked on that building once. I can't remember. I remember inside that...

Mr. Panico: The new use is very similar to what Progressive used it for.

Commissioner Bachand: And how many bays are going in that addition? Roughly.

Mr. Jodice: Enough room for six with doors. There are six door bays.

Chairman Zelek: Commissioners. Questions? Concerns?

Commissioner Sadil: Mr. Chairman, if I may.

Chairman Zelek: Sure. Commissioner Sadil.

Commissioner Sadil: Quick question. In the package do we have a photo where you're going to put those parking spaces in. You sure that other figure we have the purple line and the orange line. Um, you saying where you're taking that canopy...right there, right. On the left side there, we're going to remove the grass and we're going to put some parking in front of that right there. Right?

Mr. Zibbideo: It's not parking, it's drive aisle.

Mr. Panico: Just expanding the drive aisle by 6 feet so that it's a little more functional for two way traffic.

Commissioner Sadil: Gotcha.

Speaker: Is that the gray in there?

Mr. Panico: That's the gray in there and then in the kind of little box the four parking spaces shown there it's called out as the 680 square feet of pavement to be removed, that amount of pavement is slightly

less than the or slightly larger than the amount of impervious surface we would be creating.

Commissioner Sadil: Ok, excellent. Ok, so I didn't understand the gray, I just thought that was parking lot. Ok, so it's that gray shaded sliver there.

Mr. Panico: Correct.

Commissioner Sadil: Ok. Now the orange line once again, excuse me, you said this, the orange line and the purple line.

Mr. Panico: Yep. So the orange line is the limit of the wetlands, the line just behind that is the edge of the existing conservation easement, and the kind of blue line is the that goes through the building and through all the parking lot that the upland review.

Commissioner Sadil: I got. I got it. So we talk about these separators and all, where are they on the... how does that work on the on the facility?

Mr. Jodice: Um, so the oil grit separator is located just behind the new addition, or where the canopy was behind the new addition. All of the floor drains connect to that and that basically just allows for the settlement of the oil to rise to the surface and the...ideally the water to simply go into the sanitary sewer system and then that gets regularly maintained. So there's no...none of this runoff water from any of the cars, and anything happening inside of the building, basically, getting out of the building. It all goes to the drains and none of that water is then allowed to go to the storm system or run off off site anywhere. It all has to go into the sanitary sewer system, which is why it is part of the MDC's kind of the purview to go through all of that as well.

Commissioner Sadil: Thank you. I'm good.

Commissioner Bachand: I have a question. There won't be floor drains. I don't think they allow floor drains any more in garage bays. Do they? It there are, I was just wondering if those will also be going to the sanity sewer.

Mr. Jodice: There are floor drains. We have seven floor drains in the existing building and one in the new addition and they're all going to be piped to the oil water separator.

Commissioner Bachand: Ok. And then to the sanitary.

Mr. Jodice: Yes. Correct.

Mr. Zibbideo: I think what you're thinking of is their not allowed to have floor drains if they don't go to an oil grit separator before going to the sewer.

Speaker: Correct.

Mr. Zibbideo: And they're definitely not allowed to go to the wetland directly.

Mr. Jodice: And then the way that that works is when you have floor drains and you have separator like that and it goes, you have to register with DEEP to figure out what your average daily flow is and depending on the level of flow dictates kind of what you have to do and monitoring and relaying all that information back to....

Speaker: And how much you have to pay MDC.

Mr. Jodice: Exactly

Commissioner Bachand: I'm just curious. Are there traps in there? Gas traps? Or are they not necessary? Well, if it's going to the...there's got to be a gas trap somewhere,

Mr. Panico: Correct. Typically it connects from the separator and you invent it you vent it back to the building and up the side of the building is general, is generally how they're done, yeah.

Chairman Zelek: Any other questions? Um, my opinion is not very impactful disturbance to the wetlands. I would suggest turning this over for agent approval.

Commissioner Bachand; It's up to you. I mean, it's up to us.

Commissioner: I would agree.

Commissioner Bachand: Or we could just vote on it ourselves.

Chairman Zelek: We can't do that tonight. Commissioners online. Would you be ok with uh turning this over to our agent for approval?

Commissioner Wemett: Do you need a motion to do that?

Chairman Zelek: We will.

Commissioner Wemett: We just want to get a consensus.

Commissioner Sadil: I'm fine. I'm good.

Chairman Zelek: Ok. All right then.

Mr. Zibbideo: Just for the record, Alan has dropped off.

Chairman Zelek: Ok. Thank you. We make note of that in the record. Um, Chris, are you okay handling this as agent approval?

Mr. Zibbideo: Yeah.

Chairman Zelek: Ok. All right then. Can I get a motion that we turn this over to our agent for agent approval?

Commissioner Wemett: So moved.

Chairman Zelek: Moved by Commissioner Wemett.

Commissioner Bachand: Second.

Chairman Zelek: Second by Commissioner Bahand. All in favor say aye

Commissioners: Aye.

Chairman Zelek: Any opposed? Any abstentions? Ok, you work with Chris going forward.

Mr. Jodice: Thank you very much for your time.

Chairman Zelek: You bet. Have a good night.

Commissioner Bachand: Just a procedural question. So if we can't vote on it tonight, how soon can he approve it? Do you know Chris?

Mr. Zibbideo: So the process would be 35 days after they applied, I can, that's the earliest I can run the paper, the newspaper ad. Once the newspaper ad runs, there's a 14 or 15 day appeal. I think it's 15 if we have no appeals in those 15 days then we administratively issue of the permit.

Chairman Zelek: Al right. I'm going to move on now to Old Business.

VIII. OLD BUSINESS

A. Application IW-25-14: To amend the Town of Newington Inland Wetland and Watercourses map and to construct a single family residence within the Wetland/URA (Upland Review Area) at 33 Laurel Circle in the R-20 Zone. Applicant: Rossetti Development LLC, Owner: S.J. Fish & Sons, Inc., Contact: Robert Rossetti. (Application Rec'd 9/02/25. Public Hearing Opened 11/18/25.)

Chairman Zelek: Application IW-25-14: To amend the Town of Newington Inland Wetland and Watercourses map and to construct a single family residence within the Wetland/URA (Upland Review Area) at 33 Laurel Circle in the R-20 Zone. Applicant: Rossetti Development LLC, Owner: S.J. Fish & Sons, Inc., Contact: Robert Rossetti. (Application Rec'd 9/02/25. Public Hearing Opened 11/18/25.) So um, we've closed the public hearing. We're going to go into deliberation phase. Any other comments, concerns, the commissioners have before we make a motion to approve? All right seeing none. Chris, do you have that draft for the condition that we're going to add?

Mr. Zibbideo: Oh, yes. You would want me to read it again?

Chairman Zelek: Well can you give it to Commissioner Wemett, because I'll have him read the motion into the record with this condition. Motion to approve with conditions. You should also, this doesn't say anything in here in the motion about the map amendment, but we should probably note that.

Commissioner Wemett: How would we express that?

Chairman Zelek: We'll just say it as you're reading, this is for the site plan and for the map amendment.

Commissioner Wemett: Ok. So, *Motion to approve application IW-25-14 at 33 Laurel Circle with the 10 standard conditions, plus one additional condition per section 11-10 it'll regulations any other conditions as the condition may require as properly motioned and approved*, which would be this..

Mr. Zibbideo: Condition 11, yes.

Commissioner Wemette: And that would be...*applicant to work with staff to design a planting schedule to mitigate chemical infiltration into the adjoining property to the south and east of the same parcel and with that such planting to be maintained in perpetuity by property owners*.

Speaker: You've got to make the motion.

Commissioner Wemett: Yes, I'm making the motion to accept this.

Commissioner Bachand: He read that first part...

Speaker: Ok

Commissioner Bachand: Motion to approve.

Chairman Zelek: Can I get a second?

Commissioner Anderson: Second.

Chairman Zelek: Second by Commissioner Anderson. Any further discussion before we go to vote?

Mr. Zibbideo: Who made the motion?

Chairman Zelek; Dave. Keith did the second. All right. Is Sue still online?

Mr. Zibbideo: Sue is still online.

Chairman Zelek: Um, Sue, can you do a roll call vote.

Mr. Zibbideo: Sue, your muted.

Ms. Gibbon: Yeah, sorry, I can. Just a minute.

Chairman Zelek: All right. So just as a refresher, Conway, Ostrinski, Ellis are not here, Paskewich, dropped off. Commissioner Morris is sitting in, so he'll be voting.

Mr. Gibbon: Ok, so Commissioner Morris is sitting in.

Mr. Gibbon: Commissioner Anderson

Commissioner Anderson: Yes.

Ms. Gibbon: Commissioner Bachand.

Commissioner Bachand: Yes

Ms. Gibbon: Commissioner Morris.

Commissioner Morris: Yes.

Ms. Gibbon: Commissioner Sadil

Commissioner Sadil: Yes.

Ms. Gibbon: Commissioner Wemett.

Commissioner Wemett: Yes.

Ms. Gibbon: Chairman Zelek.

Chairman Zelek: Yes. All right. Motion passes unanimously. That's it. It's a wrap. Have a good night. All right, moving on quickly. Public participation on non-agenda items.

IX. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
(each speaker limited to 2 minutes)

Chairman Zelek: No one in the room. Anyone online Chris?

Mr. Zibbideo: Susan and Andreas are the only ones online.

Chairman Zelek: Ok. Well move on then to Communications and Reports. Agent Communications.

X. COMMUNICATIONS AND REPORTS

A. Agent Communications

Mr. Zibbideo: We have received a correspondence regarding a solar project by the Connecticut DOT on Berlin Turnpike under the jurisdiction of the Connecticut Sighting Council and Connecticut DEEP and Connecticut DOT for canopy mounted solar cells over existing parking lots. So there are areas of their parking that they would like to put solar array over. The plans don't show it this way, but the best I could use to describe it is, if you have been to the mall in Manchester recently, meaning within the last few years, there's a large area of that on the north side where they have these...you think that the parking canopies, but they have solar systems on the roof.

Commissioner Wemett: Westfarms has it.

Mr. Zibbideo: They may, but I haven't been to Westfarms in many years. Not to badmouth Westfarms, just nothing I want there. That being said uh it's not really within our jurisdiction, it's just a communication for our benefit.

Commissioner Wemett: Is it going to be over where the electric car charging stations are?

Mr. Zibbideo: No. This is on the opposite end of the main DOT building. So the charging stations are on the property to the north of the main parcel, so on the other end down towards Waverly Place they've got some areas identified. The letter did come with a very poor quality, very small map, but it's that's the general area over there. Now the other item, now I'm reluctant to bring this up because of all the aggravation Laurel Circle brought up, but in discussion with our new GIS technician and our old GIS supervisor, our IT department uh they discussed the possibility of doing a presentation to this Commission

in January or February on what they have available for map products that we could use to update the towns wetland map. And if this is something of interest to you, and I think it should be, because there's a lot of things happening in the GIS world that could make a difference in how we approach these this map product and our map amendment process and I think that's something we should talk to...the Commission should discuss if they'd like to have them do a presentation.

Chairman Zelek: How would it change our process?

Mr. Zibbideo: I would rather have them speak to you about that because I'm not familiar with these products. This is...I haven't been fluent in GIS in many years . I took classes in college, that was a while back.

Commissioner Bachand: I think it'd be interesting.

Commissioner: I'd like; I'm into topography.

Commissioner: I think it'd be worth it.

Commissioner Anderson: Chris, I'm a little biased on that.

Mr. Zibbideo: I know you are. I couldn't hold a candle to what you guys are currently doing with GIS. We were using dos based software back when I was in school and I just didn't go that direction. Interesting stuff, but not my end of the mapping world. And that's all I've got for agent communications.

Chairman Zelek: OK. Town Council Liaison Communications.

B. Town Council Liaisons Communications

Mr. Zibbideo: I've got to give you credit for hanging in there Gail.

Councilor Budrejko: The last meeting was 9:45.

Speaker: Nice sweater

Councilor Budrejko: Oh, thank you. Deputy Mayor Radda is under the weather, so I'll try and make this quick. We received an update on the two school building projects. The Anna Reynolds Building Committee, the construction is all done and basically, they're now in the closeout phase where they're just you know balancing and reconciling, that's all done. The John Wallace was going in two phases. Phase one was 2 wings and Phase 2 was the remaining wing. And the two, phase one, will be ready for occupancy, they're moving in January 5th and they're anticipating that the whole project will be completed for September 26th. So that was a very quick and certainly not as long and drawn out as Anna Reynolds um

Commissioner Bachand: Was Wallace remediation? Was that environmental remediation or was that remodeling?

Councilor Budrejko: So it was both, because it was an open classroom, you know, from the 60s and 70s, with the open classroom and whatever, and now because of safety concerns, they closed in to make individual classrooms. So let's see, there's going to be a public hearing on January 13th regarding amending the overnight parking ordinance. Currently is from November to April, and the proposal is to limit it to January and February, so January 13th will be a public hearing. The permanent municipal building committee has finally gotten off the ground, that's the one that's going to kind of oversee any major building projects, in conjunction with the sponsoring department or the sponsoring body, so the five, there's five permanent members of the permanent municipal building commission. Two have been appointed already, one is Stanley Sobieski and the other was Joe Harpie. The remaining three were a selection, not by the political parties, but the town manager. So they did a an open posting for anybody who is interested and they got about 7 applications and again it was based on experience, desire, you know, qualifications and not on political party affiliation. So Jonathan Altshul selected the following three individuals Steve Woods, Peter Manke and Rahul Abraham. So I believe the first kickoff meeting will be

the first week of January and they already have two projects that will be assigned to them, to kind of oversee and work with the sponsoring bodies. The first one is a as a dog pound um because the state statute says that we have to provide for safe and humane sheltering of lost, abandoned, neglected, or cruelly treated dogs with a place where we're usually...where we were doing it for years, the Connecticut Canine is being sold, so this um committee and the Newington Police Department is the proposing body, so they will work with the permanent municipal building committee and two members from the proposing body, to develop alternatives and solutions to developing a dog pound for the town. The second project that this committee will already have on their plate is for the decommissioned fire station, Fire Station #3 which is on the West Hill Road or off of Chapman St. actually in the sponsoring the sponsoring body actually is the Town Manager's office because that's the town, the town owns that building now since it's been decommissioned and the fact is it's fallen into general state of disrepair. This building committee will look into renovation and restoration for possible use as for storage or any other need as might arise. So that's it.

Commissioner Bachand; Gail, I think you brought up before the that the town was offered first right of refusal on Cedar Mountain and you couldn't reveal the dollar amount at that time. Is that more public information now?

Councilor Budrejko: I actually haven't seen it published anywhere.

Commissioner Bachand: Nothing new?

Mr. Zibbideo: Are you thinking of the main parcel or are you thinking of a smaller part on the north end that they offered for sale last year?

Councilor Budrejko: This was a new, it didn't include in this new one, it didn't include, I don't think the five cottages. It was the other building.

Mr. Zibbideo: Ok. So the five cottages was the one they did last year.

Commissioner Bachand: The lion share. No, I'm talking about the lion share, I think that's what you brought up last time. Like the main campus.

Councilor Budrejko: Let's say I can't show it on two hands. Yeah, but, we did umm, I do believe the that the mayor has been authorized, or was authorized, to, you know, just refuse it at this point. Right. But we haven't heard any other details in terms of like if there's any other interested buyers or whatever which is why I'm a little reluctant to give the price because there might be some negotiations going on between the state and the interested developers.

Chairman Zelek: Anything in the works to improve pedestrian safety?

Councilor Budrejko: Where?

Chairman Zelek: Across the entire town.

Commissioner Wemett: We'd like some sidewalks, please.

Councilor Budrejko: Sidewalks. We have talked about safety and movements all over the place. Garfield Street hopefully will, you know, be a little safer now.

Mr. Zibbideo: The rapid flashing beacons are imminent.

Councilor Budrejko: Yes.

Mr. Zibbideo: They're being assembled and tested at the vendors office in Orange. And when they're fully assembled and tested the deliver them and install them. We have three sets going on Garfield and each, one at each crosswalk.

Commissioner Bachand; In my opinion, Garfield Street looks a little confusing. You're on the

sidewalk, you're off the sidewalk, you're in a bike lane, you're sharing a narrow bridge with bus traffic and then you're back on the sidewalk.

Mr. Zibibbo: Well, we weren't going to rebuild the bridge. So we did what we could do and the bike path was part of the grant. So we're going to build them if we like the, because that grants the oldest grant we have active, that's eight years old, or maybe 9 now, and we needed to get that finished, so we could move forward with other grant applications.

Councilor Budrejko: That's in your budget, isn't it? Sidewalk?

Mr. Zibbideo: Yes.

Councilor Budrejko: So, he would be able to answer any questions in terms of...

Mr. Zibbideo: We're looking at doing approximately $250,000 worth of sidewalks in the next year.

Councilor Budrejko: New or replacement?

Mr. Zibbideo: Replacement, because we've got so many in bad shape and we get to the point where we've put a dent in those so we can look at new. I mean, I'm not saying we're completely ignoring new. We got the one on Cedar Street that we're applying for LOTSIP grant for. so that we're moving forward with that. That's the one between Maple Hill and Vincent to continue the DOT project. So the DOT project is scheduled for this coming construction year and that our project with the way the grants go, would be in the 2027 construction year. We have an alternate plan, one on each side, whichever one DOT and CROG like better, so we can we can move.

Commissioner Bachand: The town is responsible for Cedar Steet sidewalks?

Mr. Zibbideo: In this case, because we generated the interest as a result of the public information meeting last spring for the DOT plan, people from the Vincent Steet area came out and said we'd like to see this extended 700 feet to our neighborhood because we're landlocked and the DOT was for it, but they didn't want to affect the schedule of their project. In other words the additional right of way acquisitions that were involved and not was going to put it into 2027 construction year and they didn't want to wait for that, so they said, look if you want to do it, I'll support you from that point, but we inherited it, that's the idea of supporting us with grant.

Chairman Zelek: What's the town's plan for speed cameras?

Councilor Budrejko: We started discussing it. It's going to be at an upcoming town council meeting, but it was brought up, I think at the last meeting, or the meeting before, about well actually red light cameras.

Chairman Zelek: No red light, speed cameras in Middletown

Councilor Budrejko: Yeah, sure, I could bring that up at the next at our next meeting.

Chairman Zelek: Yeah, bring that up please.

Councilor Budrejko: But I know, it's funny, like some people are saying oh you know Big Brother whatever, but it's like, if you have a cell phone in your pocket, it's, I mean, everybody knows where... people know what we're doing right now.

Commissioner Wemett: It's funny, because we don't know we're doing.

Councilor Budrejko: Yeah, but no, no, it is a good point. I mean...

Commissioner Bachand: We need a shotgun exhaust camera. Did you ever hear those around town. Do you know how obnoxious those can be?

Councilor Budrejko: But it is...it is getting out of control. Everything. I mean, I actually had

somebody, I was stopped at a red light, you know, we have right on red, but I didn't feel safe, the guy behind me pulled around me, went around and took a right. I don't know, I don't know what the issue is. I don't know how to solve it.

Chairman Zelek: Start enforcing the law.

Councilor Budrejko: Yeah we have enough police...

Commissioner Bachand; They have a lot of restrictions on their ability...

Chairman Zelek: ...restriction, start enforcing the law.

Commissioner Bachand: Anything traffic related is a restriction.

Councilor Budrejko: We're limit in our also, you know, the police staffing in terms of, you know, traffic patrols, as well. So it is becoming an issue and as more and more apartments and you know dwellings get built up, more and more cars, and more and more people driving irresponsibly. I will bring up about the speed camera.

Chairman Zelek: Aright next item is Pond Life Research

C. Pond Life Research and Education

Chairman Zelek: Alan is still offline.

Mr. Zibbideo: He is.

Chairman Zelek: We'll move on to Adjournment.

XI. ADJOURNMENT

Chairman Zelek: Motion to adjourn?

Motion by adjourn by Commissioner Wemett. Second from Commissioner Bachand. Motion passes unanimously. The meeting adjourned at 10:02 p.m.

Respectfully submitted,

Susan Gibbon
Recording Secretary

Jonathan Altshul
Town Manager

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Conservation Commission

Chris Zibbideo, PE, LS
Town Engineer

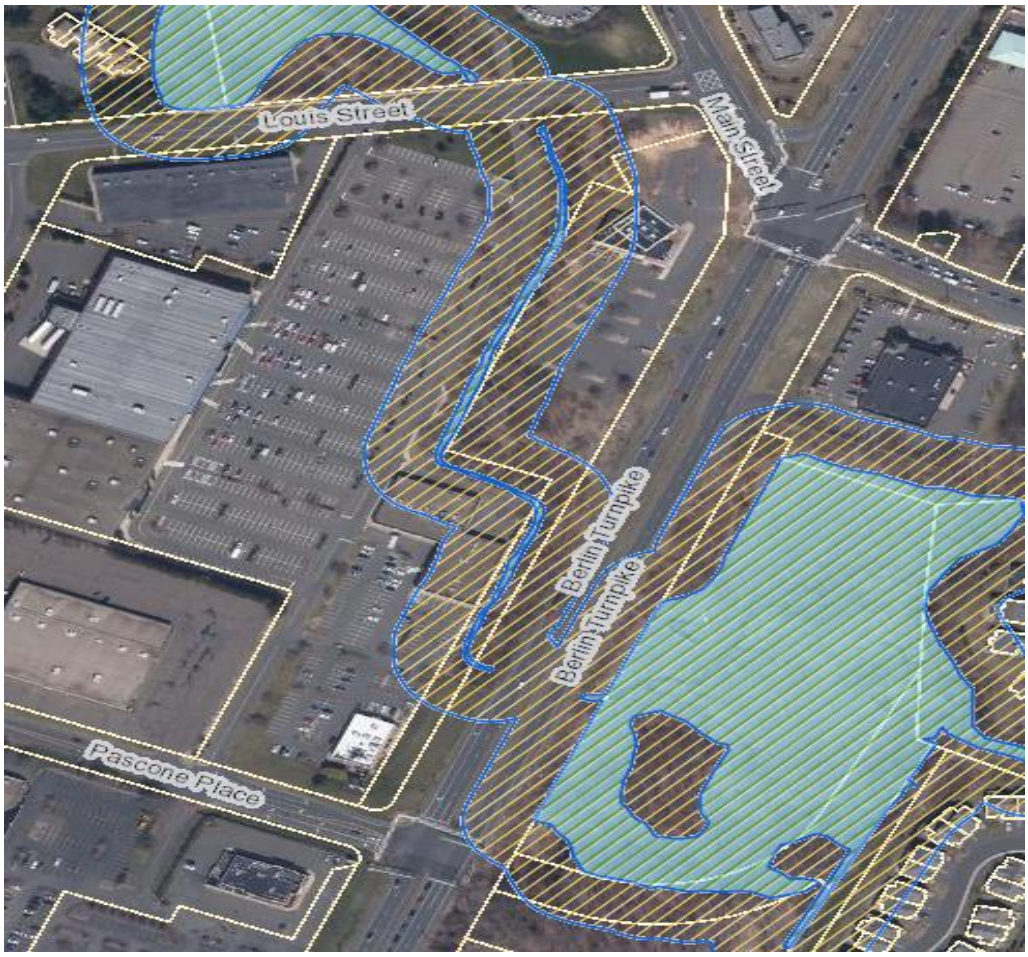
Memorandum

To: Conservation Commission

From: Chris Zibbideo, PE, LS – Town Engineer, Wetlands Agent

Date: February 20, 2026, Revised from December 8, 2025, and August 6, 2025

Re: **Application IW-26-2**: To extend parking lot approximately 180 feet and add a retaining wall at the southern portion of the existing parking lot into the historical "pad site" at 2929 Berlin Turnpike in the PD (Planned Development) Zone. Applicant: Berlin Turnpike 2929 LLC, Contact: Andrew R. Morin, Esq., Owner: Berlin Turnpike 2929 LLC.



Phone: (860) 665-8570 Fax: (860) 665-8577
www.newingtonct.gov

Application Summary:

Please note: *This application is a resubmission of application IW-25-11 and IW-25-18.*

Applicant is seeking to construct an expansion of an existing parking area for the Casa Doro restaurant, the former Bertucci's Restaurant on the west side of the Berlin turnpike. To achieve the maximum number of parking spaces for this site, this application includes a substantial retaining wall along the west and south sides of the property. This proposal also includes a novel storm water treatment and detention system utilizing the landscape islands as a bioswale then containing the higher level run off in a sub-surface drainage detention pond before excess runoff exits the system on the south.

Staff Review:

The applicant intends to construct an expansion of an existing parking area for the Casa Doro restaurant, as just stated. The restaurant has sustained a very high parking demand since opening in the spring, exceeding the required parking from the Zoning Regulations. The Bertucci's approval called for 109 spaces, applicant proposes 211 spaces in total, ref. supplied narrative.

This proposal includes a novel storm water treatment and detention system utilizing the landscape islands as a bioswale then containing the higher level run off in a sub-surface drainage detention pond before excess runoff exits the system on the south. The outlet will utilize a vertical distribution method that is preferable to a traditional flared end on a pipe. This will control outlet velocities and potential erosion on the hillside. This is an interesting system that I believe could serve as a model for this type of storm water treatment BMP.

This water course is an urban drainage channel connecting a wetland habitat on the east side of the Berlin Turnpike to another wetland habitat at the Clem Lemire/Transfer station complex. The channel is confined by the surrounding commercial development in this area and is very narrow. This property and its neighbors are highly disturbed soils from typical Berlin Turnpike development especially after the DOT relinquished the I-291 corridor parcels. The channel at some point was armored with stone, ref. the report from All Points Technology Corp. (APT). One note regarding the direction of the water flow as stated in several of the application documents, the water flow westerly is from the east side of the Berlin Turnpike then north along the site's western boundary under Louis Street to the Clem Lemire complex, etc.

As previously discussed, the major impact to the URA is the wall construction. As proposed, it will require almost all of the buffer trees on the property to be cleared along the south and west boundaries, all within the URA. It will also require substantial soil disturbance on the hill side and very little room for additional E&S measures should a major storm develop prior to completion. The owner and his team will need to be diligent in adhering to the recommendations in the APT report as will Town Staff in monitoring construction. Due to the size of the wall, prior to a building permit being issued, staff will review the wall design and any additional engineering information required to construct it at that time. TPZ regs require trees greater than

6” be identified and shown on the plan, this was done for the previous application and is included in this application.

A turbidity curtain should be installed across the brook as we did for the Town’s work on Greenlawn last fall and this will require the neighbor’s written permission, as it will straddle the property line.

Recommendations:

Staff recommends approval of this application with the ten standard conditions plus any additional conditions the Commission may require. Additionally, the developer must abide by the recommendations of the soil scientist as outlined in the Wetland Assessment Report prepared by APT and within the Stormwater Report prepared by the BSC Group. The reporting requirements within APT’s report should also be sent to the Town. This should be a condition of approval.

Additionally, a detail for the “live stakes” plantings should be added to the plan set and in review of these plans the planting known commonly as “burgundy bunny” may be a non-native, consider an alternate planting. Special attention to the E&S controls during weather events is critical to maintaining the water course as specified in the APT report, this must be monitored during construction.

A point of interest, the commission has asked a number of questions regarding a potential future structure in the area of the expanded lot. A future use would still require an application to the commission for proximity to the wetland within the URA. This should not have a bearing on the application as submitted.

BERLIN TURNPIKE 2929, LLC'S REQUEST FOR A REGULATED ACTIVITIES PERMIT AT 2929 BERLIN TURNPIKE, NEWINGTON, CT

Newington Conservation Commission
January 30, 2026

Owner/Applicant:
Berlin Turnpike 2929, LLC
Joseph A. Sullo, Principal
joe@classicrem.com
208 Murphy Rd
Hartford, CT, 06114
PHONE: (860) 246-5555

Counsel:
Andrew Morin, Esq.
amorin@hinckleyallen.com
Andrea L. Gomes, Esq.
agomes@hinckleyallen.com
Hinckley Allen
20 Church Street, Flr 18
Hartford, CT 06103
PHONE: (860) 331-2603

Civil Engineer:
Frank Vacca, P.E.
fvacca@bscgroup.com
BSC Group, Inc.
655 Winding Brook Drive
Glastonbury, CT, 06033
PHONE: (617) 896-4549

Certified Soil Scientist/Wetland Scientist:
Matthew Gustafson, RSS
mgustafson@allpointstech.com
All-Points Technology Corporation, P.C.
567 Vauxhall Street Extension, Suite 311
Waterford, CT, 06385
PHONE: (860) 552-2041

TABLE OF CONTENTS
January 30, 2026

1. Overview and Transmittal Letter, prepared by Hinckley Allen, January 2026

2. Town of Newington Conservation Commission Application Form and DEEP Reporting Form

3. Wetland Assessment Report, prepared by All-Points Technology Corporation, P.C, January 2026

4. Narrative Excerpt of Stormwater Report, prepared by BSC Group, Inc, January 2026

5. List of Adjacent Property Owners, Newington G.I.S. Database

6. Property Card and Deed

7. Owner Authorization Letter

8. Consultant Resumes

Submitted Separately:

1. Two (2) full-size copies and thirteen (13) reduced-size copies of a civil plan set, "Casadoro Restaurant Parking Extension" (16 Sheets), prepared by BSC Group, Inc., January 29, 2026

2. 2 copies of a Stormwater Report, prepared by BSC Group, Inc., January 2026

3. Application fee, payable to the Town of Newington, in the amount of $1,010.00

1

HINCKLEY ALLEN

20 Church Street
Hartford, CT 06103-1221
p: 860-725-6200 f: 860-278-3802
hinckleyallen.com

Andrew R. Morin
(860) 331-2619
amorin@hinckleyallen.com

January 30, 2026

VIA HAND DELIVERY AND EMAIL

Jeffrey Zelek, Chair
Conservation Commission
Town of Newington
200 Garfield Street
Newington, CT 06111

Christopher Zibbideo
Town Engineer, Staff Liaison
Town of Newington
200 Garfield Street
Newington, CT 06111

Re: Application of Berlin Turnpike 2929, LLC for Regulated Activities Permit Approval at 2929 Berlin Turnpike, Newington, CT

Dear Chair Zelek, Commission Members, and Mr. Zibbideo:

On behalf of our client Berlin Turnpike 2929, LLC ("2929"), we hereby submit this application for a wetlands permit for regulated activities proposed in connection with 2929's development proposal at 2929 Berlin Turnpike (MBL 28/001/00A) in Newington, Connecticut (the "property"). As detailed further below, 2929 intends to expand the existing parking lot on the property, with associated drainage improvements. This application relates to the regulated activities required to develop 2929's parking area.

The Subject Property

The property is approximately 3.56 acres and is adjacent to the Main Street/Berlin Turnpike intersection. The property is currently improved with the Casadoro Restaurant and a parking lot. The property is bounded to the north by a nursing home and a medical clinic, east by the Berlin Turnpike, and to the south and west by various commercial uses.

A perennial watercourse abuts the property to the west and south; it conveys stormwater runoff from properties to the north through two culverts located adjacent to the Louis Street/Turnpike Plaza driveway. The perennial watercourse flows southwest adjacent to the property's western property line, then east through the neighboring property to the south, then southwest through the property, extending offsite through a culvert adjacent to the Berlin Turnpike. Inland wetlands abut the perennial watercourse on both sides. The wetland and

watercourse system is generally isolated from the property; there is less than 0.1 acres of wetlands on the property.

As noted in the Wetland Assessment Report, prepared by All-Points Technology Corporation, P.C. and attached here at Tab 3, the functions and values of the examined wetlands and watercourse are limited; they have no principal functions. A secondary function of the watercourse is sediment/shoreline stabilization and a secondary function of the wetlands is groundwater recharge/discharge.

Proposed Regulated Activities

2929 is seeking to redevelop the existing parking area on its property by expanding it further south. Given the locations of the wetlands and watercourse, which are primarily off-site, 2929's proposed plan will require approximately 0.76 acres of regulated activities within the non-wetland upland review area; no direct impacts are proposed. As depicted on the civil plans submitted herewith, prepared by BSC Group, Inc., these regulated activities include the construction of a retaining wall, removing 16 existing parking spaces, adding 88 new parking spaces, and installing part of an underground stormwater detention system. 2929 has also proposed a robust set of mitigation measures including contractor education regarding the wetland/watercourse features; erosion and sedimentation controls; petroleum material storage and spill prevention measures; and herbicide, pesticide, and salt restrictions. *See* Tab 3, Attachment B, "Wetland Protection Program."

As a result of BSC Group, Inc.'s thoughtful design, the proposed regulated activities will not have an adverse impact on the values or functions of these regulated resources. Indeed, the Wetland Assessment Report concludes, "the applicant's proposed regulated activities, together with mitigation measures, will not adversely impact the values or functions of the on-site and adjacent wetlands and watercourse." *See* Tab 3, p. A-11.

Stormwater Management

A drainage report, prepared by BSC Group, Inc., has been submitted herewith; a narrative excerpt is at Tab 4. As noted therein, the regulated activities will be constructed in accordance with the CT DEEP 2024 Stormwater Quality Manual, the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control, the Newington Zoning Regulations, and the Newington Inland Wetlands and Watercourses Regulations. Specifically, the final design will include a stormwater system consisting of a series of catch basins that will channel stormwater to a "Focal Point" bio-retention system to remove pollutants, then into underground detention basins to provide groundwater recharge. The proposed stormwater management system will treat the required stormwater volume. The stormwater management system has been designed to reduce peak flows and hold water up to and through the 100-year storm event.

We look forward to presenting these materials to the Commission as soon as possible.

Very truly yours,

Andrew R. Morin

Attachments

cc: Berlin Turnpike 2929, LLC (w/ att.)

2

TOWN OF NEWINGTON

200 Garfield Street Newington, CT 06111

Conservation Commission

Newington Inland Wetlands Commission
Application form

Paul Dickson
Town Planner

TO BE COMPLETED BY STAFF:
Application # _____ Date _____ Zone _____ Fee paid _____ Check # _____

Type of Application:
[X] Regulated Activity [ ] Map Amendment [ ] Transfer [ ] Renewal [ ] Modification [ ] Declaratory Ruling

Address of Subject Property (provide business name, if applicable) 2929 Berlin Turnpike, Newington, CT
Applicant Name Berlin Turnpike 2929, LLC (X) owner ( ) lessor ( ) other
Address 208 Murphy Road, Hartford, CT, 06114 Phone c/o (860) 331-2619
Email c/o amorin@hinckleyallen.com Applicant Signature _____ See attached authorization letter
Contact Name Andrew R. Morin, Esq. Date January 29, 2026

Owner Name (if different than Applicant) _____
Address _____ Phone _____
Email _____ Owner Signature _____ Date _____

Proposal is to: Construct [X] Alter open space [ ] Remove soil [ ] Fill [ ] Remedy Pollution [ ] Other [ ]

Narrative (required):
1. Explain fully the purpose of the project, the environmental impacts short and long term, including alternatives and the relative merits of each, as well as irreversible and irretrievable results.
2. Attach a full description of each regulated activity for which this permit is sought, include type, volume, of each material to be added, removed or transferred, as well as the scope and duration of each activity.
3. Delineate wetland boundaries, upland review area and the contiguous linkages to lines off the property.

Maps (required):
1. Include Town Map (portion) showing general location of this project.
2. Include a map outlining specific site and wetlands, related area to be disturbed.
3. All maps and plans are required to explain; present conditions, construction activities and final configuration. Delineate wetland boundaries and show abutting property owners (Min Scale 1" = 40').

Data -- Wetlands/Watercourses: (Indicate amount of wetlands and disturbed wetlands on property)
Total area by Town Map = 0.05 acres, Total area by Soil Scientist 0.10 acres.
Disturbed Area by Town Map = 0 acres, Disturbed area by Soil Scientist 0 acres.
Buffer Area: (100 ft. measured from nearest point of wetlands or watercourses boundaries)
Total area by Town Map = 1.49 acres, Total area by Soil Scientist 1.53 acres.
Disturbed Area by Town Map = 0.81 acres, Disturbed area by Soil Scientist 0.76 acres.

NOTE! Additional permits may be required from the CT D.E.E.P. and/or U.S. Corps of Engineers

This application will be complete only when all documents and information have been accepted by the Commission. The applicant/ owner acknowledges that, by the submission of this application, he is consenting to any and all inspections of the above identified property until such time as the project has been fully completed.

_____ _____
Commission acknowledges receipt of supporting information Date

Rev. 5/23/23

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

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

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. 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

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Newington
   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)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: Hartford South or number: 52
   subregional drainage basin number: 4402
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Berlin Turnpike 2929, LLC
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 2929 Berlin Turnpike, Newington, CT
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description:
   Expansion of existing parking lot (109 spaces) to 211 parking spaces, with related storm water management improvements There will be no direct wetland or watercourse disturbance.
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): D
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 2, 9, 10, 12
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.76 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

3

Wetland Assessment Report

2929 Berlin Turnpike Redevelopment Project

2929 Berin Turnpike Newington, Connecticut

Prepared for **Berlin Turnpike 2929, LLC**
288 Murphy Road
Hartford, Connecticut 06114

In coordination with **BSC Group, Inc.**
655 Winding Brook Drive
Glastonbury, Connecticut 06033

Prepared by **All-Points Technology Corp., P.C.**
567 Vauxhall Street Extension
Suite 311
Waterford, Connecticut 06385

January 2026

Table of Contents

Wetland Assessment **1**

Introduction 1
Location Description 1
Site Vicinity Characteristics 2
Mapped Soil Types 2
Rare Species Habitat 3
Flood Hazard Areas 3
Wetland Description and Evaluation 3
Proposed Regulated Activities 9
Stormwater Management Plan Summary 9
Mitigation Measures 10
Summary 10

Tables

Table 1 - Wetlands Functions and Values Summary 7

Figures

Figure No.	Title
1	Site Location Map
2	Wetland Resources Map

Attachments

Attachment	Description
A	Wetland Inspection Report
B	Wetland Protection Program

Drawings

Project Site Plans – Prepared by BSC Group, Inc., separately attached

Wetland Assessment

This document is submitted in accordance with the Connecticut Inland Wetlands and Watercourses Act (Section 22a-36 through 22a-45) of the Connecticut General Statutes and in accordance with the Town of Newington Inland Wetlands and Watercourses Regulations.

Introduction

The Applicant, Berlin Turnpike 2929, LLC, is providing this Wetland Assessment to the Town of Newington Conservation Commission ("Commission") for the extension of the existing parking lot south of the current right-in/right-out entrance/exit to the Site off the Berlin Turnpike ("Project") on the property located at 2929 Berin Turnpike in Newington, Connecticut ("Site" or "Subject Property").

The Applicant is proposing to extend the southernmost portion of the existing parking lot by redeveloping and extending further south. To achieve this, a retaining wall with guardrail will be installed along the south and west sides of the parking lot, increasing the total usable area of the Site for required additional parking. One distinct wetland area was identified on the Subject Property in proximity to the proposed Project. The identified wetland area consists an unnamed perennial watercourse positioned between commercial develops to the east and west, the Berlin Turnpike to the south/southeast, and Louis Street to the north. An extensive erosion and sediment control plan and Resource Protection Plan has been prepared to mitigate potential sources of indirect impacts during construction as a result of work proposed in proximity to wetland resources.

Location Description

The Site is located in a dense commercial area along the west side of the Berlin Turnpike in Newington, Connecticut. The Site is currently improved with the CasaDoro, a family style Italian restaurant operated by the Doro Restaurant Group based in West Hartford Connecticut. The existing Site development consists of the restaurant building, associated paved parking areas and a singular perennial watercourse (identified as Wetland 1) located along the Subject Property's western boundary.

A Site Location Map is provided as Figure 1.

Site Vicinity Characteristics

The Subject Property is located along the west side of the Berlin Turnpike with commercial development to the south, west, east, and north with a narrow perennial watercourse located along the western boundary.

The following is a summary of properties, and their observed uses, which abut the subject properties.

North – Commercial development.

East – Berlin Turnpike.

South – Complexes of upland scrub/shrub habitats and commercial development.

West – Commercial development.

Mapped Soil Types

Digitally available updated soil survey information was reviewed from the Natural Resources Conservation Service ("NRCS"). Soil classifications present on the Subject Property were field verified and are as follows:

Upland Soils:

Glacial Till and Glaciofluvial soils

- Hartford Sandy Loam (33)
- Manchester Gravelly Sandy Loam (37)
- Ludlow Silt Loam (40)

Disturbed soils:

- Udorthents-Urban land complex (306)
- Urban Land (307)

Wetland Soils:

Glacial Till (unstratified sand, silt and rock) soils

- Raypol Silt Loam (12)

These soil types were generally confirmed during a wetland investigation conducted by All-Points Technology Corp., P.C. ("APT") registered soil scientist, Matthew Gustafson. Overall, disturbance of soil profiles and fill material of varying degrees was observed throughout the majority of the Site, including the margins along Wetland 1 proposed for improvement as part of this application.

Rare Species Habitat

A review of current June 2025 mapping by the Connecticut Department of Energy & Environmental Protection ("DEEP") Natural Diversity Data Base ("NDDB") revealed no known populations of State Listed Endangered, Threatened, or Special Concern species occur within or adjacent to the subject property. Therefore, in accordance with NDDB review criteria the Applicant is not required to consult with NDDB.

Flood Hazard Areas

United States Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Maps ("FIRM") were reviewed for the Site. The Site is depicted on FIRM Panel #09003C0511F and 09003C0512F, dated September 26, 2008. Based on review of the FIRM panel, no portion of the Site is located in a flood hazard zone.

Wetland Description and Evaluation

The Site hosting the proposed redevelopment contains ±0.1 acres of wetlands generally along the western property boundary. This wetland consists of an approximately 5-foot-wide perennial watercourse channel with a sandy/mucky bottom that has been heavily impacted with liter, debris and stormwater discharges. Jurisdictional boundaries that delineate Wetland 1 consist of steeply sloping fill embankments on both sides with evidence of armoring along the downstream extents.

Wetland Resources

The Connecticut IWWA defines wetlands as areas of poorly drained, very poorly drained, floodplain, and alluvial soils, as delineated by a soil scientist. Watercourses are defined as bogs, swamps, or marshes, as well as lakes, ponds, rivers, streams, etc., whether natural or man-made, permanent or intermittent. Intermittent watercourse determinations are based on the presence of a defined permanent channel and bank, and two of the following characteristics: (1) evidence of scour or deposits of recent alluvium or detritus; (2) the presence of standing or flowing water for a duration longer than a particular storm incident; and (3) the presence of hydrophytic vegetation.

One distinct wetland area was identified on the Subject Property in proximity to the proposed Project. The identified wetland area consists of a southerly draining unnamed perennial watercourse positioned between commercial develops confined within well-incised fill embankments. Boundaries to the resource have

experienced varying degrees of historic disturbance including filling, debris inputs, and vegetation management. Please refer to Existing Conditions Map provided as Figure 2 in the Figures Attachment, along with the separately attached Project Site Plans for the locations of the identified wetland resource areas. Wetland survey flags from the delineation were tied with pink and blue plastic flagging survey tape.

Wetland Resource Area Delineation

Matthew Gustafson, a Connecticut registered Soil Scientist with APT, conducted a field investigation on October 29, 2023 to identify the jurisdictional wetland limits on the Site in accordance with the Connecticut Inland Wetlands and Watercourses Act ("IWWA") regulations. The results of this wetland investigation are summarized in the discussion below. This investigation identified one wetland area (Wetland 1) consisting of a southerly draining perennial watercourse.

Wetland 1 consists of an approximately 5-foot-wide perennial watercourse channel with a sandy/mucky bottom that has been heavily impacted with liter, debris and stormwater discharges. The unnamed watercourse enters the Site through a box culvert which conveys flows under the Berlin Turnpike draining south before entering a culvert under Louis Street and discharging off-Site. Stream banks and channel are armored with concrete pavers downstream of the outfall and evidence of bank full flooding during high flow events was present along the eastern bank. Evidence of flooding beyond the ordinary high-water mark was observed. As the watercourse becomes more incised and linear, steep banks on the eastern side are present with some scour observed undercutting both banks. Bank erosion was limited to the stream embankments and did not appear to extend upslope into the bordering uplands. An abrupt interface to the upland landscape is present with minimal to no bordering wetlands. Bordering vegetation consists of forested species dominated by American elm, red maple, and eastern cottonwood. This watercourse continues north paralleling the Site until draining into a 52-inch culvert which conveys flows under Louis Street continuing in a northwesterly direction.

Additional details of APT's investigation are contained in the September 22, 2023 Wetland Inspection Report, provided in Attachment A.

Wetland Evaluation

There are many methods of evaluating wetlands, all incorporating different parameters to assess these resources. This study uses methodology recommended by 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.

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. Both resident and/or migrating species must be considered.

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.

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.

s 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 or endangered 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 depressional 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 limited opportunity to provide this function.

Table 1 provides a summary of functions and values supported by Wetland 1 identified on the subject property in proximity to the proposed Project. A summary description the Principal and Secondary functions and values associated with Wetland 1 is provided below.

Table 1

Wetlands Functions and Values Summary

Wetland I.D. Number	Groundwater Recharge/ Discharge	Floodflow Alteration	Fish & Shellfish Habitat	Sediment/Toxicant/ Pathogen Retention	Nutrient Removal/Retention/ Transformation	Production Export	Sediment/Shoreline Stabilization	Wildlife Habitat	Recreation	Educational/Scientific Value	Uniqueness/Heritage	Visual Quality/Aesthetics	Endangered Species Habitat
1	S	-	-	-	-	-	S	-	-	-	-	-	-
P = Principal Function/Value													
S = Secondary Function/Value													
- = Not a Significant Function/Value													

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. Fish Habitat is significantly diminished due to the poor water quality (as the significant stormwater inputs). In addition, due to the poor water quality and lack of upland/wetland 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.

nputs). In addition, due to the poor water quality and lack of upland/wetland 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 perennial watercourse not provide significant flood storage capacity due to a lack of bordering wetland areas or dense vegetation. 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; a Secondary function is therefore assigned.

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 channelized 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 (June 2025) from the Connecticut Department of Energy & Environmental Protection ("DEEP") Natural Diversity Data Base ("NDDB"). Due to the relatively small habitat size associated with the perennial watercourse, surrounding development and high level of human activity, the wildlife habitat value for rare species is not considered to be supported at either a Principle or Secondary level.

Proposed Regulated Activities

The following section summarizes proposed development activities classified as "regulated activities" as defined by the Commission's regulations. The Project will not result in any direct permanent or temporary impacts to Wetland 1. All proposed activities in the 100-foot upland review are shown in detail on the Project Site Plans, attached separately. The proposed Project development has been designed to entirely avoid direct wetland impacts and minimize impacts within the 100-foot upland review area to the greatest extent possible while satisfying the parking expansion needs of the existing restaurant establishment. Alternative designs, including a "do nothing" and redevelop areas outside the 100-foot upland review area were both considered and determined to be nonviable while achieving the stated need and purpose - resolve the parking and safety concerns. As such, the Project will result in alternation of ±33,190 square feet of the 100-foot upland review area including extending the southernmost portion of the existing parking lot south approximately 180 feet. To achieve this, a retaining wall with guardrail will be installed along the south and west sides of the existing parking lot, increasing the total usable area of the Site. The proposed lot will remove 40 existing parking spaces, but will add a total of 155 spaces. Including the north portion of the lot around the building, the total parking for the site shall be increased from the 2023 restaurant Site Plan approved 109 spaces to 224 spaces.

Stormwater Management Plan Summary

The Project's stormwater management system has been designed by BSC Group, Inc. in substantial compliance with DEEP's guidance and recommendations contained in the 2024 Connecticut Stormwater Quality Manual ("SQM"). A primary goal of the SQM is to provide a comprehensive framework for the long-term protection of natural resources in and around the subject properties from degradation as a result of stormwater discharges. Another goal of the SQM is to ensure that long-term post-development stormwater quality is protected and that there will be no erosion caused by the development.

The proposed Project will be surrounded by perimeter erosion controls in the form of a stacked woodchip erosion tube that will segregate the work area from Wetland 1. All drainage in the new parking area will be directed to a water quality bioretention area for treatment and detention before being released through a "bubble out" structure upslope of the wetland boundary. This structure is designed to minimize any erosional forces caused by the discharge to Wetland 1 via a culvert flared end fitting.

Mitigation Measures

To compensate for unavoidable intrusion into Wetland 1's upland review area, a Resource Protection Plan is proposed to mitigate for potential indirect impacts during construction activities and assist in avoiding incidental impacts.

Details of the proposed measures are provided in the following section.

Wetland Protection Program

As a result of the proposed development's location in the vicinity of Wetland 1, the following best management practices ("BMPs") are provided to avoid unintentional impact to wetland habitats during construction activities. Complete details of the recommended BMPs are summarized below and provided in full detail in Attachment B.

A wetland scientist from APT experienced in compliance monitoring of construction activities will serve as the Environmental Monitor for this project to ensure that the following BMPs are implemented properly. The proposed wetland protection program consists of several components including: use of appropriate erosion control measures to control and contain erosion while avoiding/minimizing wildlife entanglement; periodic inspection and maintenance of erosion control measures; education of all contractors and sub-contractors prior to initiation of work on the site; protective measures; and, reporting.

Summary

Wetland 1 consists of an approximately 5-foot-wide perennial watercourse channel with a sandy/mucky bottom that has been heavily impacted with liter, debris and stormwater discharges. The unnamed watercourse enters the Site through a box culvert which conveys flows under the Berlin Turnpike draining south before entering a culvert under Louis Street and discharging off-Site. The primary function of Wetland 1 is associated with the conveyance of hydrology between wetlands located north of Louis Street (north) and of the Berlin Turnpike (south/southeast) and stormwater generated by the Berlin Turnpike and surrounding developments which results in Wetland 1 supporting the Groundwater Recharge/Discharge and Sediment/Shoreline Stabilization functions. Due to the aforementioned assessment, the capacity of Wetland 1 to support these two functions at a significant capacity is significantly diminished limiting to them being supported at a secondary level. In addition, due to the significant existing anthropogenic affects associated with Wetland 1's landscape position between commercial developments to the east and west, and significant road

crossings to the north and south/southeast all other functions values are not supported at any significant capacity.

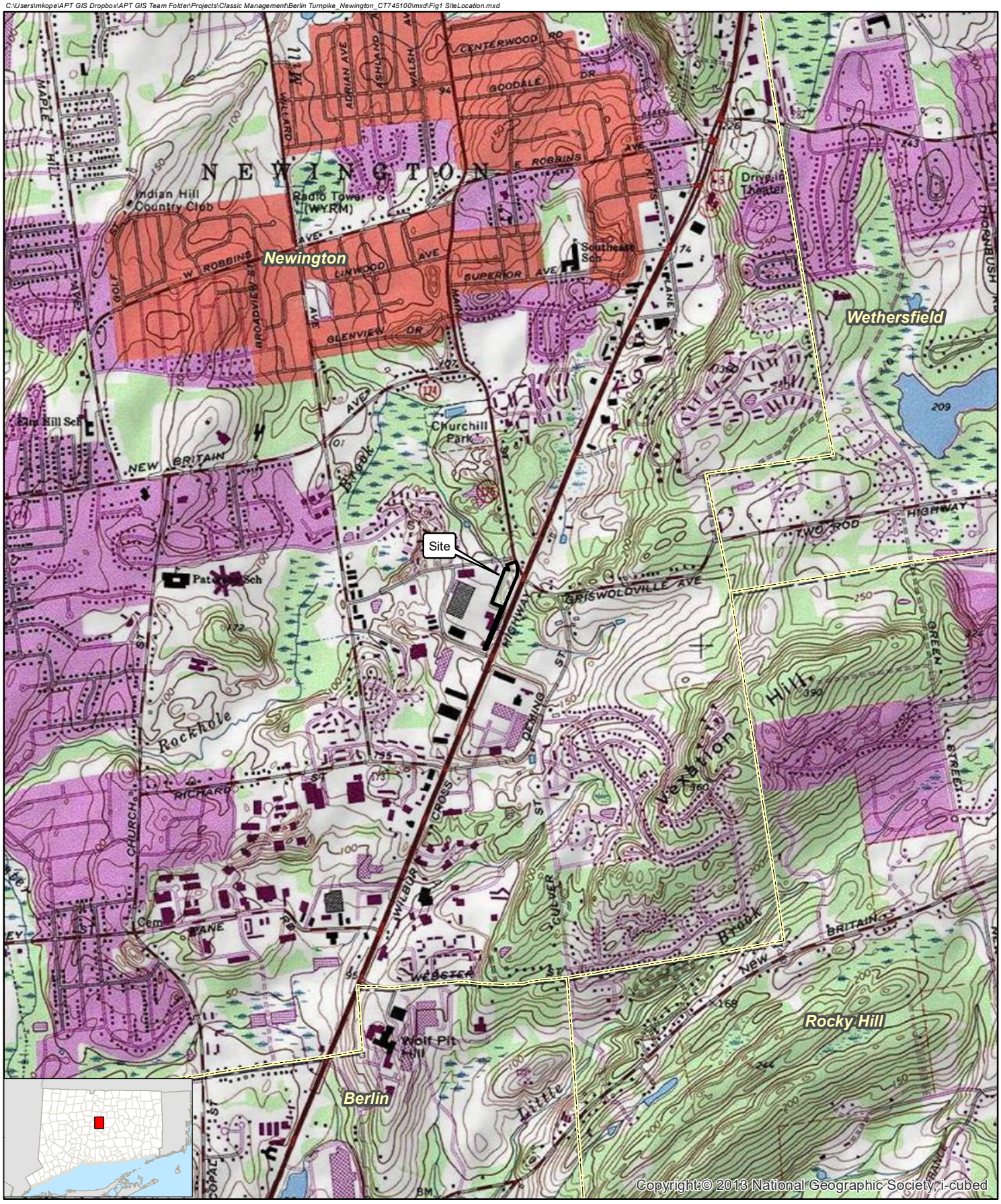
The proposed Project has been designed to avoid direct impacts to regulated wetlands and to substantially reduce disturbances within the adjacent upland review area. Given the existing degraded condition of the upland buffer and its limited functional capacity, the implementation of a Wetland Protection Plan, improvements to the existing stormwater management system, and the installation and maintenance of erosion controls during construction the applicant's proposed regulated activities, together with mitigation measures, will not adversely impact the values or functions of the on-Site and adjacent wetlands and watercourse.

The Applicant respectfully requests that the Town of Newington Conservation Commission find these measures adequately protective of the interests contained in the IWWA and its regulations and issue a wetland permit approving the Project.

Figures

- Figure 1: Site Location Map
- Figure 2: Wetland Resources Map

C:\Users\mkope\APT GIS Dropbox\APT GIS Team Folder\Projects\Classic Management\Berlin Turnpike_Newington_CT745100\mxd\Fig1 SiteLocation.mxd



Legend

- Site
- Municipal Boundary

Figure 1
Site Location Map

Proposed Development
2929 Berlin Turnpike
Newington, Connecticut

Map Notes:
Base Map Source: USGS 7.5 Minute
Topographic Quadrangle Map: Hartford South, CT (1992)
Map Scale: 1:24,000
Map Date: October 2025

N

2,000 1,000 0 2,000 Feet

ALL-POINTS TECHNOLOGY CORPORATION

Legend

- Site
- Wetland Flag
- 100' Upland Review Area
- Approximate Wetland Boundary
- Delineated Wetland Boundary
- Approximate Wetland Area
- Existing Culvert
- Approximate Parcel Boundary

N

180 90 0 180 Feet

Map Notes:
Base Map Source: 2023 CTECO Aerial Imagery
Map Scale: 1 inch = 180 feet
Map Date: October 2025

Figure 2
Wetland Resources Map

Proposed Development
2929 Berlin Turnpike
Newington, Connecticut

ALL-POINTS TECHNOLOGY CORPORATION

Attachment A

Wetland Inspection Report

WETLAND INSPECTION

September 22, 2023 **APT Project No.: CT745100**

Prepared For: Classic Management
288 Murphy Road
Hartford, Connecticut 06114
Attn: Joe Sullo, Managing Principle

Site Address: 2929 Berlin Turnpike, Newington, Connecticut

Date of Investigation: 8/29/2023

Field Conditions: **Weather:** sunny**,** mid 80's
Soil Moisture: dry to moist

Wetland/Watercourse Delineation Methodology[1]:
☒Connecticut Inland Wetlands and Watercourses
☐Connecticut Tidal Wetlands
☐Federal Wetlands

Municipal Upland Review Area:
Wetlands: 100 feet
Watercourses: 100 feet

The wetlands inspection was performed by[2]:

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 Site.[3] 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 Classic Managment and its contractors regarding proposed Site location for identifying wetlands and watercourses.*

Attachments

- Wetland Delineation Field Form
- Wetland Inspection Map

Wetland Delineation Field Form

Wetland I.D.:	Wetland 1	
Flag #'s:	WF 1-01 to 1-39	
Flag Location Method:	Site Sketch ☒	GPS (sub-meter) located ☒

WETLAND HYDROLOGY:

NONTIDAL ☒

Intermittently Flooded ☒	Artificially Flooded ☒	Permanently Flooded ☐
Semipermanently Flooded ☐	Seasonally Flooded ☐	Temporarily Flooded ☐
Permanently Saturated ☐	Seasonally Saturated/seepage ☐	Seasonally Saturated/perched ☐
Comments: Wetland 1 consists of an unnamed perennial watercourse with contributing hydrology from stormwater generated by surrounding commercial developments and road systems. Narrow bordering wetlands to the watercourse experience intermittent flooding heavily influenced by stormwater discharges.		

TIDAL ☐

Subtidal ☐	Regularly Flooded ☐	Irregularly Flooded ☐
Irregularly Flooded ☐		
Comments: None		

WETLAND TYPE:

SYSTEM:

Estuarine ☐	Riverine ☐	Palustrine ☒
Lacustrine ☐	Marine ☐	
Comments: None		

CLASS:

Emergent ☐	Scrub-shrub ☐	Forested ☒
Open Water ☐	Disturbed ☒	Wet Meadow ☐
Comments: Narrow forested areas border the interior perennial watercourse with abutting development on either side of stream. The understory is generally dominated by a complex of invasive species.		

WATERCOURSE TYPE:

Perennial ☒	Intermittent ☐	Tidal ☐
Watercourse Name: Unnamed tributary to Rockhole Brook		
Comments: The delineated perennial watercourse is characterized by an approximately 5-foot-wide sandy/mucky bottom heavily incised channel. Generally, depths of flow were observed ranging from 6 to 16 inches. Slow moving pools within the stream complex contained thicker deposits of muck.		

Wetland Delineation Field Form (Cont.)

SPECIAL AQUATIC HABITAT:

Vernal Pool Yes ☐ No ☒ Potential ☐	Other ☐
Vernal Pool Habitat Type: None	
Comments: None	

SOILS:

Are field identified soils consistent with NRCS mapped soils?	Yes ☒	No ☐

DOMINANT PLANTS:

American Elm (Ulmus americana)	Red Maple (Acer rubrum)
Jewelweed (Impatiens capensis)	Common Cattail (Typha latifolia)
Common Reed* (Phragmites australis)	Purple Loosestrife* (Lythrum salicaria)
Poison Ivy (Toxicodendron radicans)	Eastern Cottonwood (Populus deltoides)
Silky Dogwood (Cornus amomum)	Multiflora Rose* (Rosa multiflora)

* denotes Connecticut Invasive Species Council invasive plant species

GENERAL COMMENTS:

All-Points Technology Corp., P.C. ("APT") investigated a ±3.56-acre parcel identified at 2929 Berlin Turnpike in Newington, Connecticut for the presence of inland wetlands and watercourses. A single perennial watercourse with minimal bordering wetlands was identified within the western and southern limits of the Site.

Wetland 1 consists of an approximately 5-foot-wide perennial watercourse with a sandy/mucky bottom channel that has been heavily impacted with liter, debris and stormwater discharges. The unnamed watercourse enters the Site through a box culvert which conveys flows under the Berlin Turnpike. Stream banks and channel are armored with concrete pavers downstream of the outfall and evidence of flooding during high flow events was present along the eastern bank. As the watercourse becomes more incised and linear, steep banks on the eastern side are present with some scour observed undercutting both banks. An abrupt interface to the upland landscape is present with minimal to no bordering wetlands. Bordering vegetation consists of forested species dominated by American elm, red maple, and eastern cottonwood. This watercourse continues north paralleling the Site until draining into a 52-inch culvert which conveys flows under Louis Street continuing in a northwesterly direction.

Legend

- Site
- Wetland Flag
- 100' Upland Review Area
- Approximate Wetland Boundary
- Delineated Wetland Boundary
- Approximate Wetland Area
- Existing Culvert
- Approximate Parcel Boundary

Map Notes:
Base Map Source: 2023 Nearmap Aerial Imagery
Map Scale: 1 inch = 180 feet
Map Date: September 2023

N

180 90 0 180 Feet

Wetland Inspection Map

Proposed Development
2929 Berlin Turnpike
Newington, Connecticut

ALL-POINTS TECHNOLOGY CORPORATION

Attachment B

Wetland Protection Program

ENVIRONMENTAL NOTES - RESOURCES PROTECTION MEASURES

WETLAND PROTECTION PROGRAM

As a result of the project's location in the vicinity of sensitive wetland resources, the following Protection Program shall be implemented by the Contractor to avoid unintentional impacts to proximate wetland resources during construction activities.

It is of the utmost importance that the Contractor complies with the requirement for the installation of protective measures and the education of its employees and subcontractors performing work on the project site. The wetland protection measures shall be implemented and maintained throughout the duration of construction activities until permanent stabilization of site soils has occurred.

All-Points Technology Corporation, P.C. ("APT") will serve as the Environmental Monitor for this project to ensure that these protection measures are implemented properly and will provide an education session on the project's proximity to sensitive wetland resources prior to the start of construction activities and typical amphibians and reptiles associated with these habitats that may be encountered during construction. The Contractor shall contact Matt Gustafson, Senior Wetland Scientist at APT, at least 5 business days prior to the pre-construction meeting. Mr. Gustafson can be reached by phone at (860) 617-0613 or via email at mgustafson@allpointstech.com.

This resources protection program consists of several components including: education of all contractors and sub-contractors prior to initiation of work on the site; installation of erosion controls; petroleum materials storage and spill prevention; protective measures; herbicide, pesticide, and salt restrictions; and, reporting.

1. **Contractor Education:**

    a. Prior to work on site and initial deployment/mobilization of equipment and materials, the Contractor shall attend an educational session at the pre-construction meeting with APT. This orientation and educational session will consist of information such as, but not limited to: identification of wetland resources proximate to work areas and the environmentally sensitive nature of the development site.

    b. The Contractor will be provided with cell phone and email contacts for APT personnel to immediately report any releases, impacts to nearby wetland resource areas, or encounters with any rare species. Educational poster materials of the environmentally sensitive nature of the work area will be provided by APT and displayed on the job site to maintain worker awareness as the project progresses.

    c. If any rare species are encountered, the Contractor shall immediately cease all work, avoid any disturbance to the species, and contact APT.

2. **Erosion and Sedimentation Controls/Isolation Barriers**

    a. Plastic netting used in a variety of erosion control products (i.e., erosion control blankets, fiber rolls [wattles], reinforced silt fence) has been found to entangle wildlife, including reptiles, amphibians, birds and small mammals. No permanent erosion control products or reinforced silt fence

will be used on the project. Temporary erosion control products that will be exposed at the ground surface and represent a potential for wildlife entanglement will use either erosion control blankets and fiber rolls composed of processed fibers mechanically bound together to form a continuous matrix (netless) or netting composed of planar woven natural biodegradable fiber to avoid/minimize wildlife entanglement.

b. The extent of the erosion controls will be as shown on the site plans. The Contractor shall have additional sedimentation and erosion controls stockpiled on site should field or construction conditions warrant extending devices. In addition to the Contractor making these determinations, requests for additional controls will also be at the discretion of the Environmental Monitor.

c. Installation of erosion and sedimentation controls, required for erosion control compliance and creation of a barrier to possible migrating/dispersing wildlife, shall be performed by the Contractor. The Environmental Monitor will inspect the work zone area prior to and following erosion control barrier installation. In addition, work zones will be inspected prior to and following erosion control barrier installation to ensure the area is free of wildlife and satisfactorily installed. The intent of the barrier is to segregate the majority of the work zone from possible migrating wildlife, in addition to serving as an erosion control device. Oftentimes complete isolation of a work zone is not feasible due to accessibility needs and locations of staging/material storage areas, etc. In those circumstances, the barriers will be positioned to deflect migrating/dispersal routes away from the work zone to minimize potential encounters with wildlife at the discretion of the Environmental Monitor.

d. The Contractor shall be responsible for daily inspections of the sedimentation and erosion controls for tears or breeches and accumulation levels of sediment, particularly following storm events that generate a discharge, as defined by and in accordance with applicable local, state and federal regulations. The Contractor shall notify the APT Environmental Monitor within 24 hours of any breeches of the sedimentation and erosion controls and any sediment releases beyond the perimeter controls that impact wetlands or areas within 100 feet of wetlands. The APT Environmental Monitor will provide periodic inspections of the sedimentation and erosion controls throughout the duration of construction activities only as it pertains to their function to protect nearby wetlands. Such inspections will generally occur once per month. The frequency of monitoring may increase depending upon site conditions, level of construction activities in proximity to sensitive receptors, or at the request of regulatory agencies. If the Environmental Monitor is notified by the Contractor of a sediment release, an inspection will be scheduled specifically to investigate and evaluate possible impacts to wetland resources.

e. Third party monitoring of sedimentation and erosion controls will be performed by other parties, as necessary, under applicable local, state and/or federal regulations and permit conditions.

f. No equipment, vehicles or construction materials shall be stored within 100 feet of wetland resources outside of the established work zone.

g. All silt fencing and other erosion control devices shall be removed within 30 days of completion of work and permanent stabilization of site soils. If fiber rolls/wattles, straw bales, or other natural material erosion control products are used, such devices will not be left in place to biodegrade and shall be promptly removed after soils are stable so as not to create a barrier to wildlife movement. Seed from seeding of soils should not spread over fiber rolls/wattles as it makes them harder to remove once soils are stabilized by vegetation.

3. Petroleum Materials Storage and Spill Prevention

a. Certain precautions are necessary to store petroleum materials, refuel and contain and properly clean up any inadvertent fuel or petroleum (i.e., oil, hydraulic fluid, etc.) spill due to the project's location in proximity to wetland resources.

b. A spill containment kit consisting of a sufficient supply of absorbent pads and absorbent material will be maintained by the Contractor at the construction site throughout the duration of the project. In addition, a waste drum will be kept on site to contain any used absorbent pads/material for proper and timely disposal off site in accordance with applicable local, state and federal laws.

c. Servicing of machinery shall not occur within 100 feet of wetlands.

d. At a minimum, the following petroleum and hazardous materials storage and refueling restrictions and spill response procedures will be adhered to by the Contractor.

i. Petroleum and Hazardous Materials Storage and Refueling
   1. Refueling of vehicles or machinery shall occur a minimum of 100 feet from wetlands and shall take place on an impervious pad with secondary containment designed to contain fuels.
   2. Any fuel or hazardous materials that must be kept on site shall be stored on an impervious surface utilizing secondary containment a minimum of 100 feet from wetlands.

ii. Initial Spill Response Procedures
   1. Stop operations and shut off equipment.
   2. Remove any sources of spark or flame.
   3. Contain the source of the spill.
   4. Determine the approximate volume of the spill.
   5. Identify the location of natural flow paths to prevent the release of the spill to sensitive nearby wetlands.
   6. Ensure that fellow workers are notified of the spill.

iii. Spill Clean Up & Containment
   1. Obtain spill response materials from the on-site spill response kit. Place absorbent materials directly on the release area.
   2. Limit the spread of the spill by placing absorbent materials around the perimeter of the spill.
   3. Isolate and eliminate the spill source.

4. Contact appropriate local, state and/or federal agencies, as necessary.
5. Contact a disposal company to properly dispose of contaminated materials.

iv. Reporting
1. Complete an incident report.
2. Submit a completed incident report to local, state and federal agencies, as necessary, including the Connecticut Siting Council.

4. Herbicide, Pesticide, and Salt Restrictions

a. The use of herbicides and pesticides at the Facility shall be minimized. If herbicides and/or pesticides are required at the Facility, their use will be used in accordance with current Integrated Pest Management ("IPM") principles with particular attention to avoid/minimize applications within 100 feet of wetland resources.

b. Maintenance of the facility during the winter months shall minimize the application of chloride-based deicers salt with use of more environmentally friendly alternatives.

5. Reporting

a. Compliance Monitoring Reports (brief narrative and applicable photos) documenting each APT inspection will be submitted by APT to the Applicant and its Contractor for compliance verification of these protection measures. These reports are not to be used to document compliance with any other permit agency approval conditions (i.e., DEEP Stormwater Permit monitoring, etc.). Any non-compliance observations of erosion control measures or evidence of erosion or sediment release will be immediately reported to the Applicant and its Contractor and included in the reports along with any observations of wildlife.

b. Following completion of the construction project, APT will provide a final Compliance Monitoring Report to the Applicant documenting implementation of the wetland protection program and monitoring observations. The Applicant is responsible for providing a copy of the final Compliance Monitoring Report to the authorizing regulatory agency for compliance verification.

c. Any observations of rare species will be reported to CTDEEP by APT, with photo-documentation (if possible) and with specific information on the location and disposition of the animal.

4

STORMWATER REPORT

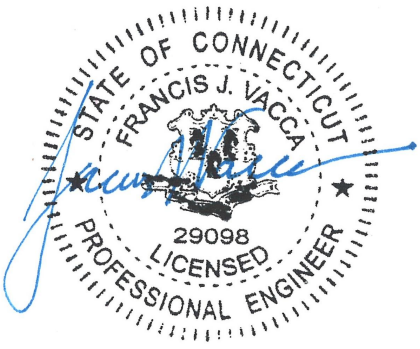
CASADORO RISTORANTE & BAR PARKING LOT EXPANSION
2929 BERLIN TURNPIKE
NEWINGTON, CONNECTICUT

JANUARY 2026

Owner/Applicant:

Berlin Turnpike 2929, LLC
208 Murphy Road
Hartford, CT 06114

BSC Job Number: 0100605.00



Prepared by:

BSC GROUP
BUILD | SUPPORT | CONNECT

180 Glastonbury Boulevard
Glastonbury, CT 06033

1.01 PROJECT DESCRIPTION

Doro Restaurant Group is proposing to construct an expansion to an existing parking lot at 2929 Berlin Turnpike in Newington, Connecticut. The approximately 3.57 acre property is bounded by Berlin Turnpike to the east, the Turnpike Plaza to the west and south, and Louis Street to the north. Historically, approximately 2.60 acres of the site was with several restaurants and parking. Today, approximately 2.02 acres of the lot is currently in use, consisting of the restaurant and associated parking.

The project is proposing to construct an expansion of the existing parking facilities, pedestrian bridge, stormwater management systems, and other site improvements, including clearing and regrading of the previously developed portion of the site.

There is a wetland located on the property. The proposed improvements will take place within the local 100-foot regulated activity buffer review area. The are no improvements or site disturbance proposed within the wetland.

The proposed project has been designed to comply with the 2024 Connecticut Stormwater Quality Manual (WQM), 2024 Connecticut Guidelines for Soil Erosion & Sediment Control (E&S Manual), 2000 Connecticut Department of Transportation Drainage Manual (CTDOT Drainage Manual), and local municipal standards.

1.02 PRE-DEVELOPMENT CONDITIONS

The site is primarily developed with an existing restaurant and associated parking with some historically developed and now overgrown land. Site topography generally slopes west towards a drainage ditch abutting Turnpike Plaza along the western property line. There is an existing stormwater management system including an infiltration basin on the site. The majority of surface runoff is captured by the existing stormwater system and conveyed via piping to the infiltration basin. Once treated, the stormwater from the site is discharged to a drainage ditch to the west of the site. The remainder of the site, consisting of wooded land, to the south of the property sheet flows offsite to the drainage ditch.

Review of the UDA NRCS Web Soil Survey indicates that the site is comprised primarily of two soil types. For the purpose of hydrologic analysis for the project, the site was divided into areas of similar hydrologic soil groups (HSG). The western portion of the site is made of HSG “A” soils, characterized as very well-drained soils. The eastern portion of the site is made up of HSG “B” soils, characterized as well-drained soils. The Web Soil Survey is included in Appendix C.

1.03 POST-DEVELOPMENT CONDITIONS

As a redevelopment project located in a mix of soil drainage types, the intent of the proposed stormwater management system is to strategically place the proposed stormwater BMPs within soil groups best suited for stormwater infiltration to meet the requirements of the WQM.

The proposed stormwater management for the project has been designed to address both water quality and water quantity. The site has been graded to maintain or reduce existing. The site has been graded to maintain or reduce existing drainage areas to the existing stormwater management system. The portion of runoff associated with new proposed impervious area will be collected by one of two Focal Point proprietary bio-retention BMP systems, both of which discharge into an underground infiltration system.

A subsurface infiltration basin reduces stormwater runoff volumes and pollutant loads, and helps to recharge groundwater, by capturing, temporarily storing, and infiltrating stormwater in permeable soils below the bottom of the BMP. Pollutant removal occurs through physical filtering, adsorption of pollutants onto soil particles, and

subsequent biological and chemical conversion in the soil. The system has been designed with an overflow to safely pass larger storm events. In accordance with the WQM, surface runoff from impervious surfaces subject to potential pollutant loads will be directed to focal points for pre-treatment prior to entering the underground infiltration basin.

The "Focal Point" stormwater basins are designed to function similarly to bio-retention systems, providing water quality treatment by infiltrating stormwater through a proprietary media blend. The "Rain Guardian" inlet units provide pre-treatment through the use of filters. Stormwater that infiltrates through the "Focal Point" is collected in an underground infiltration chamber to provide groundwater recharge and peak runoff mitigation. The infiltration chambers have been designed with an overflow system to safely pass larger storm events.

The proposed stormwater management systems are focused on the proposed 1.38-acre development, which is where the new impervious areas and ground disturbance will take place.

2.01 Stormwater Standard 1 – Runoff Volume and Pollutant Reduction

Per the WQM Stormwater Management Standard #1, the project should *preserve pre-development hydrology and pollutant loads to protect water quality and maintain groundwater recharge.*

Water Quality Volume

The goal of this section of Stormwater Standard #1 is to for new developments and redevelopments with less than 40% existing directly connected impervious area (DCIA) to retain 100% of the water quality volume (WQV) onsite and redevelopments with greater than 40% existing DCIA to retain 50% of the WQV onsite. The volume of runoff required to be retained onsite is the required retention volume (RRV).

As a new development project, the project proposes to meet the requirements through the implementation of the following measures:

1. One (1) subsurface infiltration basin and two (2) "Focal Point" proprietary bioretention systems are proposed to provide the RRV for the associated catchment area. The two Focal Point systems directly discharge to the subsurface infiltration basin to provide the RRV. The subsurface infiltration basin BMP provides infiltration volume below the lowest outlet, with high level overflows for larger storm events. The system has been designed to fully drain within 48 hours in accordance with the WQM.
2. The remainder of the site, most of which is pervious, will sheet flow overland offsite.

Table 2-1

BMP Catchment	Imp. Area (ac)	WQV Required (cf)	WQV Provided (cf)
Infiltration Basin	0.78	2,536	2,657
Uncontrolled	0.08	69	N/A
Total Site	0.86	2,605	2,657

Table 2-1 above indicates that the total treated and retained WQV for the site will exceed the required WQV. Computations for WQV are included in Section 6.01.

Note that a small portion of the proposed development will drain to the existing Casadoro Ristorante & Bar detention basin, which has previously been designed to provide water quality treatment. Peak runoff to the existing basin is reduced from the pre-development condition. Therefore, it was not considered in Table 2-1 above.

TSS, Pollutant, and Nutrient Removal

The goal of this section of Stormwater Standard #1 is for projects to meet the minimum average annual pollutant load reductions of stormwater runoff in accordance with Table 4-3. Projects that meet the RRV are assumed to meet the pollutant reduction standards, therefore this Standard has been fully met.

2.02 Stormwater Standard 2 – Stormwater Runoff Quantity Control

Per the WQM Stormwater Management Standard #2, the project should *not exceed pre-development peak flow rates and manage the volume and timing of runoff to prevent downstream flooding, channel erosion, and other adverse impacts, and safely convey flows into, through, and from structural stormwater BMPs.*

Watershed modeling was performed using HydroCAD Stormwater Modeling Software version 10.20, a computer aided design program that combines SCS runoff methodology with standard hydraulic calculations. A model of the site's hydrology was developed for both pre- and post-development conditions to assess the effects of the proposed development on the project site and surrounding areas.

Stormwater runoff was modeled using rainfall data from the NOAA Atlas 14 Point Precipitation Frequency Database. A Storm Type of NOAA10, Storm Curve D, 24-hour duration was used for each rainfall event.

Table 2-2

Storm Frequency	**NOAA 14++ Rainfall (Inches)**
2-year	3.24
10-year	5.13
25-year	6.31
100-year	8.13

The peak rates of runoff for pre- and post-development conditions are provided in the following table:

Table 2-3

Storm Discharge Comparison				
Discharge Point	Storm Event	Existing (cfs)	Proposed (cfs)	Difference (cfs)
1	2-year	1.17	1.07	-0.10
	10-year	2.56	2.43	-0.34
	25-year	3.55	3.43	-0.24
	100-year	5.17	4.89	4.82

The above table demonstrates that the peak runoff rate for each design storm will decrease from pre- to post-development for all modeled storm events for Discharge Point 1.

Conveyance Protection

The goal of this section of Stormwater Standard #2 is for projects to *design the conveyance system leading to, from, and through structural stormwater BMPs based on the post-development peak flow rate associated with the 10-year, 24-hour or larger magnitude design storm.*

The stormwater piping conveying the outlet from the proposed underground infiltration system to the stabilized outfall has been sized to accommodate the discharge associated with the 100-year storm.

2.03 Stormwater Standard 3 – Construction Soil Erosion and Sediment Control

Per the WQM Stormwater Management Standard #3, the project should *design, install, and maintain effective soil erosion and sedimentation control measures during construction and land disturbance activities. Consideration for final site stabilization should also be included during the development of a SESC Plan.*

An Erosion & Sedimentation Control Plan, construction drawings, and construction details have been developed for the proposed project to demonstrate compliance with this Standard and the CT E&S Manual. Provisions for operations and maintenance during construction are included in Section 3 of this report.

2.04 Stormwater Standard 4 – Post-Construction Operation and Maintenance

Per the WQM Stormwater Management Standard #4, the project should *perform long-term maintenance of structural stormwater management systems to ensure that they continue to function as designed and implement operational source control and pollution prevention measures.*

Provisions for post-construction operations and maintenance are included in Section 4 of this report.

2.05 Stormwater Standard 5 – Stormwater Management Plan

Per the WQM Stormwater Management Standard #5, the project should *document how the proposed stormwater management measures meet the stormwater management standards, performance criteria, and design guidelines.*

The intent of this Stormwater Management Report is to meet Stormwater Standard #5 and demonstrate compliance with the WQM for the proposed project.

2.06 Conclusion

The project has been designed in accordance with local standards, the CT DEEP WQM, CT DEEP E&S Manual, and CTDOT Drainage Manual. The Stormwater Standards have been met to the maximum extent practicable for the proposed new development project.

3.0 CONSTRUCTION PERIOD EROSION AND SEDIMENTATION CONTROL PLAN

The objective of temporary erosion control during construction is to minimize the area of exposed soil, control runoff rate and direction, and provide for rapid stabilization of exposed areas. Prior to any construction activity, trenched silt fence and/or staked hay bales will be placed down gradient of the proposed work areas. The fence/barrier will provide some sediment control, as well as provide a limit of construction activity.

Construction entrances will be utilized to remove sediment from construction vehicle tires and prevent it from being tracked onto adjoining paved roadway areas.

Any excavated and stockpiled topsoil will be contained within staked hay bales and silt fence. Topsoil locations have been shown on the Erosion and Sediment Control (E&S) Plan. Erosion-prone areas to be left exposed for extended periods (>30 days) will be mulched and seeded for temporary vegetative cover. After construction, all exposed areas will be graded, mulched and re-vegetated with appropriate ground cover. The silt fence and/or hay bales will remain in place until groundcover is established.

Filter inserts will be used to collect sediment that may be carried in the storm runoff during construction. Filter inserts will be placed in each existing catch basin, yard drain, dry well, and in each new catch basin during construction and until all disturbed areas of the site have been stabilized. Replacement of the insert shall be as often as necessary to prevent excessive ponding due to clogged fabric.

Temporary diversion swales may be constructed to direct storm runoff away from disturbed areas. Stone or hay bale check dams will be installed at intervals along the swales to reduce the runoff velocity. In areas of excessive grade changes, temporary pipe slope drains will be constructed to convey runoff flows down the face of slopes without causing erosion problems. The diversion swales will outlet into temporary sediment traps.

Dewatering settling basins will be utilized where groundwater is encountered in trenching, foundation excavation, or any other excavation. The dewatering wastewaters will be infiltrated into the ground or discharged, after filtration into the nearest catch basin.

Throughout all phases of construction, the erosion control measures will be routinely inspected and cleaned, repaired, and replaced as necessary. See Section 4.0 entitled “Operation and Maintenance Plan” for more details.

Throughout the construction process, extra stocks of hay bales and silt fence will be kept on-site to replace those that become damaged and/or deteriorated.

Any erosion and sediment control measures, which, upon inspection, are found to be damaged, deteriorated or not functioning properly, will be repaired, replaced, and corrected immediately after inspection.

Areas which are mulched or seeded for temporary vegetative cover will be inspected for proper cover at the end of each workday if precipitation is forecast and prior to weekends. Additional seeding or mulch will be placed as necessary.

The temporary erosion and sediment control systems will not be removed until all stormwater drainage system components are in place, cleaned and working properly and until permanent vegetative cover and other stabilization measures are established.

The following maintenance procedures shall be followed by the Contractor for temporary and permanent erosion and sedimentation measures and stormwater treatment systems installed during the construction period:

a. Dust Control: Moisten disturbed soil areas with water periodically or use a non-asphaltic soil tackifier to minimize dust.

b. Temporary Seeding: Inspect weekly and within 24 hours of a storm with a rainfall generating a discharge. Continue inspection until vegetation is firmly established.

c. Permanent Seeding: Inspect seeded areas weekly and within 24 hours after a storm with a rainfall generating a discharge. Continue inspection until vegetation is firmly established.

d. Temporary Soil Protection: Inspect seeded areas weekly and within 24 hours after a storm with a rainfall generating a discharge.

e. Temporary Erosion Control Mat: Inspect mats weekly and within 24 hours after a storm with a rainfall generating a discharge.

f. Temporary Filter Inserts: Inspect the fabric at least once a week and within 24 hours after the end of a storm with a rainfall generating a discharge. Check the fabric for structural soundness (i.e. tears), proper anchoring/alignment within the grate and ability to drain runoff (i.e. percent of clogging by sediment). Remove the sediment every week, or sooner if ponding is excessive. Each time the sediment is removed, replace the section of fabric removed with a new section. Do not remove the sediment and reuse the same section of fabric.

g. Hay Bale/ Silt Fence Barrier: Inspect the barrier at least once a week and within 24 hours after the end of a storm with a rainfall generating a discharge. For dewatering operations, inspect frequently before, during and after pumping operations. Remove the sediment deposits when the depth reaches one half the barrier heights. Repair or replace a barrier within 24 hours of observed failure. Maintain the barrier until the contributing disturbed area is stabilized.

h. Construction Entrance/Exit Pad: Maintain the pad in a condition that will prevent tracking and washing of sediment onto paved surfaces. Place additional clean gravel on top of gravel that has become silted or remove the silted gravel and replace the gravel to the depth removed with clean gravel, as conditions warrant. Remove immediately all sediment spilled, dropped, washed, or tracked onto paved surfaces. Roads adjacent to the construction site shall be cleaned at the end of each day by hand sweeping or sweeper truck.

i. Dewatering Settling Basin (if used): Inspect the basin at least every two hours during periods of use. Remove accumulated sediments when the volume equals one half the provided storage volume.

j. Existing Catch Basins and Sumps: Inspect the sediment traps as specified in f. above. After final removal of the sediment traps at the end of construction, clean the sump of all silt and debris.

k. New Catch Basins and Sumps: As new catch basins are constructed; a sediment filter basket shall be installed in the unit and a sediment barrier installed around the grate. Inspect the basket and barrier weekly and within 24 hours after a storm with a rainfall generating a discharge. After stabilization of the drainage area entering the catch basin, remove the trap and barrier and clean the basin sump of all silt and debris.

l. Stone or Hay Bale Check Dams: Inspect the check dam at least once a week and within 24 hours after the end of a storm with a rainfall generating a discharge. Remove the sediment deposits when the depth reaches one half the check dam heights. Repair or replace a check dam within 24 hours of observed failure. Maintain the check dam until the contributing disturbed area is stabilized.

m. Waterbars: Inspect the waterbars daily when exposed to vehicle traffic and within 24 hours after the end of a storm with a rainfall generating a discharge. Repair and reshape the waterbar immediately after observing any damages. Remove the sediment deposits when the depth reaches one half the waterbar heights. Maintain the waterbar until the contributing disturbed area is stabilized.

n. Temporary Diversion Swales & Pipe Slope Drains: Inspect at least once a week and within 24 hours after the end of a storm with a rainfall generating a discharge. Inspect daily when construction activities are in close proximity to the swales or slope drains. Repair damaged areas within 24 hours of observed failure. Maintain the swales and slope drains until the contributing disturbed area is stabilized.

o. Temporary Stockpiles: Inspect temporary stockpiles at the end of each workday to ensure that tarps are in place and secured. Temporary stockpiles that are expected to be inactive for more than 30 days should be temporarily seeded (see above).

p. Temporary Sediment Traps: Inspect monthly and within 24 hours after a storm with a rainfall generating a discharge. Sediment and oil shall be removed when the storage volume is reduced by one half, or at least every 6 months during construction.

During construction, the Contractor shall be required to remove accumulated sediment from sediment control measures and water quality measures. Sediment shall be disposed of off-site in a manner and location approved by local and state agencies. Temporary storage of sediment on-site is permissible if it is protected from erosion and stockpiled in a manner that will prevent it from being carried by erosion into adjacent properties or resource areas.

Temporary sediment traps may be removed if the contributing drainage area is stabilized. The area shall be re-graded to match original grades or proposed grades as shown on the plans. The disturbed area shall be temporarily, or permanently seeded and mulched if the area is not to be paved.

For hay bale barriers, the stakes may be removed as soon as the upslope areas have been permanently stabilized. Unless proposed construction requires otherwise, any accumulated sediment shall be left in place and the hay bales left in place or broken up for ground cover.

Upon the stabilization of the contributing drainage area, silt fence shall be inspected for sediment accumulation prior to removal. For sediment depths greater than 6", the sediment shall be re-graded or removed. The silt fence shall be removed by pulling the support posts and cutting the geotextile at the ground level. Re-grade or remove the sediment as necessary and stabilize the disturbed soils by placing temporary or permanent seeding and mulch.

When dewatering has been completed, remove the hay bale barrier, sediment and stone, as appropriate, and re-grade the area to original or proposed grade. Stabilize the disturbed area with temporary or permanent seed and mulch.

After the drainage areas to the new and existing catch basins have been stabilized, the Contractor shall be required to clean all sumps and hoods of debris and silt. In addition, within the limits of work, the Contractor shall clean all storm drain piping of collected silt and debris by flushing with water. If the storm system discharges to ground, a hay bale and silt fence barrier must remain in place at each outfall to capture any sediment or debris carried down by the flushing. If the storm drainage system discharges into a public or private drainage collection system, the Contractor must install a means of collecting debris and filtering the sediment from the flushing water in the on-site storm system before discharge to the existing storm system.

4.0 OPERATION AND MAINTENANCE PLAN

As required by Stormwater Standard #4, this Operation and Maintenance Plan has been developed for source control and pollution prevention at the site after construction.

MAINTENANCE RESPONSIBILITY

After construction is completed and accepted by the Owner, it shall be the responsibility of the Owner to maintain all drainage and water quality structures. In addition, the following inspection and maintenance guidelines shall be the responsibility of the Owner, or the Owner's representative, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter.

GOOD HOUSEKEEPING PRACTICES

The site to be kept clean of trash and debris at all times. Trash, junk, etc. is not to be left outside. Inspect on a regular basis not to exceed weekly for litter and debris.

REQUIREMENTS FOR ROUTINE INSPECTIONS AND MAINTENANCE OF STORMWATER BMPS

All stormwater BMPs are to be inspected and maintained as follows;

Parking Lot and Driveway Sweeping

At least twice per year, with the first occurring as soon as possible after snowmelt and the second not less than 90 days following the first.

Landscaped Areas

Inspect semi-annually for erosion or dying vegetation. Repair and stabilize any bare or eroded areas and replace vegetation as soon as possible.

Deep Sump Catch Basins

Shall be inspected semi-annually and cleaned when the sump is one-half full of silt and/or debris.

Focal Point

Follow manufacturer's recommendations for routine maintenance. At a minimum, inspect after major storms (1 inch or more of precipitation) during the first six months following construction, then inspect annually. Remove trash and organic debris (leaves) in the Spring and Fall. Maintain vegetated filter strip and/or grassed side slopes. Remove accumulated sediment from the system when accumulation exceeds 1 inch or when drawdown time exceeds 48 hours after the end of a storm event, in which case the soil media shall be replaced in accordance with the CT Stormwater Quality Manual.

Underground Infiltration System

Inspect after major storm (1 inch or more precipitation) during the first six months following construction. Inspect the remainder of the infiltration system annually. Remove sediment from the pretreatment structure when it accumulates to more than 50% of the design depth. Remove accumulated sediment from the system when accumulation exceeds 1 inch or when drawdown time exceeds 48 hours after the end of a storm event, indication that the system is clogged.

PROVISIONS FOR SOLID WASTE MANAGEMENT (SITE TRASH)

Trash will be placed in on-site dumpsters and the Owner will make provisions for its regular and timely removal.

SNOW DISPOSAL AND PLOWING PLANS

The purpose of the snow and snowmelt management plan is to provide guidelines regarding snow disposal site selection, site preparation and maintenance. For the areas that require snow removal, snow storage onsite will largely be accomplished by using pervious areas along the shoulder of the roadway and development as windrowed by plows.

- Avoid dumping of snow into any water body, including rivers, ponds, or wetlands. In addition to water quality impacts and flooding, snow disposed of in open water can cause navigational hazards when it freezes into ice blocks.
- Avoid disposing of snow on top of storm drain catch basins or in stormwater basins. Snow combined with sand and debris may block a storm drainage system, causing localized flooding. A high volume of sand, sediment, and litter released from melting snow also may be quickly transported through the system into surface water.
- In significant storm events, the melting or off-site trucking of snow may be implemented. These activities shall be conducted in accordance with all local, state and federal regulations.
- Snow shall be removed from the areas around on-site fire-hydrants to maintain emergency access to hydrants at all times. Removable flags or markers should be placed on hydrants to allow snow removal crews to more easily locate hydrants and not damage them with plows or other snow removal equipment.

WINTER ROAD SALT AND/OR SAND USE AND STORAGE RESTRICTIONS

The Owner will be responsible for sanding and salting the site. No storage on site.

STREET SWEEPING SCHEDULES

There are three types of sweepers: Mechanical, Regenerative Air, and Vacuum Filter.

1) Mechanical: Mechanical sweepers use brooms or rotary brushes to scour the pavement.
2) Regenerative Air: These sweepers blow air onto the road or parking lot surface, causing fines to rise where they are vacuumed.
3) Vacuum filter: These sweepers remove fines along roads. Two general types of vacuum filter sweepers are available - wet and dry. The dry type uses a broom in combination with the vacuum. The wet type uses water for dust suppression.

Regardless of the type chosen, the efficiency of street sweeping is increased when sweepers are operated in tandem.

It is recommended that street sweeping of the parking areas occur four times a year, including once after the spring snow melt.

5

2929 Berlin Turnpike, Newington, CT - Abutters List (Direct)

Parcel ID	Site Address	Owner Name	Co-Owner Name	Address Line 1	Mailing City	Mailing State	Mailing Zip
28/001/00A	2929 BERLIN TPK	Berlin Turnpike 2929 LLC		P.O. Box 290589	Wethersfield	CT	06129-0589
27/148/000	3025-3095 BERLIN TPK	Berlin Newington Associates LLC		55 Watermill Lane, P.O. Box 222143	Great Neck	NY	11021
		Berlin Newington Associates LLC		3025-3095 Berlin Turnpike	Newington	CT	06111
28/209/000	2990 BERLIN TPK	Estate Of Betsy B. Libretta	Jason D. Libretta, Executor	9526 Leemay Street	Vienna	VA	22182
		Estate Of Betsy B. Libretta	Jason D. Libretta, Executor	2990 Berlin Turnpike	Newington	CT	06111
27/149/000	2985-3017 BERLIN TPK	Brixmor GA Turnpike Plaza LLC	C/O Brixmor Property Group	200 Ridge Pike, Suite 100	Conshohocken	PA	19428
		Brixmor GA Turnpike Plaza LLC	C/O Brixmor Property Group	2985-3017 Berlin Turnpike	Newington	CT	06111
28/206/000	2970 BERLIN TPK	State Of Connecticut		2780 Berlin Turnpike	Newington	CT	06111
		State Of Connecticut		2970 Berlin Turnpike	Newington	CT	06111
28/208/000	2950 BERLIN TPK	Estate Of Betsy B. Libretta	Jason D. Libretta, Executor	9526 Leemay Street	Vienna	VA	22182
		Estate Of Betsy B. Libretta	Jason D. Libretta, Executor	2950 Berlin Turnpike	Newington	CT	06111
28/208/001	2920 BERLIN TPK	Quantum Of 2920 Berlin Turnpike LLC		80 Shunpike Road, P.O. Box 3	Cromwell	CT	06416
		Quantum Of 2920 Berlin Turnpike LLC		2920 Berlin Turnpike	Newington	CT	06111
23/142/00D	2903-2909 BERLIN TPK	GLM1867 Realty LLC	Newington Realty LLC	109 Spencer Place	Mamaroneck	NY	10543
		GLM1867 Realty LLC	Newington Realty LLC	2903-2909 Berlin Turnpike	Newington	CT	06111
23/183/000	2710-2880 BERLIN TPK	Connecticut Department Of Transportation	Administration Buildings	2800 Berlin Turnpike	Newington	CT	06111
27/156/000	160 PASCONE PL	State Of Connecticut		2780 Berlin Turnpike	Newington	CT	06111
		State Of Connecticut		160 Pascone Place	Newington	CT	06111
28/001/000	8 GRISWOLDVILLE AVE	Dru Fagan		P.O. Box 125	East Hampton	CT	06424
		Dru Fagan		8 Griswoldville Avenue	Newington	CT	06111
22/323/00A	65 LOUIS ST	PRB Realty LLC		33 Round Hill Road	Kensington	CT	06037
		PRB Realty LLC		65 Louis Street	Newington	CT	06111


2125
Main Street
2903-2909
2710-2880
Steeple Chase Drive
Foxboro Drive
Waverly Drive
Louis Street
65
2929
Griswoldville Avenue
Quail Court
8
2985-3017
2920
Meadowview Court
Ridge View Crossing
Peckham Farm Drive
Berlin Turnpike
Berlin Turnpike
Deming Farm Drive
Deming Street
160
2950
Winding Brook Lane
Stanwell Road
Pascone Place
3025-3095
Stonewall Court
2970
2990
Harvest Court
Barn Hill Lane
Deer Path
3103-3123
3000
NEGEO, Newington | Town of Newington, UConn/CTDEEP, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

6

Newington

Unique ID: C0005130 **Card No:** 1 Of 1

Location:	2929 BERLIN TPK	Map Id:	28/001/00A	Zone:	PD	Date Printed:	1/22/2026
		Neighborhood:	300			Last Update:	1/18/2026

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
BERLIN TURNPIKE 2929 LLC	2367/0398	11/3/2022	Warranty Deed	No	1,800,000
PO BOX 290589, WETHERSFIELD, CT 06129-0589			Exempt		

Prior Owner History

MARC CAPITAL CORP	C/O NANCY ANDERSON	0887/0088	1/12/1992	Quit Claim	No	0
MARC CAPITAL CORP		0146/0553	12/10/1962		No	0

Permit Number	Date	Permit Description
E-24-698	12/9/2024	New signage for new tenant. All signs to connect to existing power. No new wiring.
B-24-915	12/3/2024	Reface existing D/F free standing sign with (2) sets of halo lit channel letters "CASADORO ITAL
M-24-352	10/25/2024	Installation of Exhaust Hood and Fire Suppression Systems per NFPA 96, 17A, State and Local Codes
M-24-337	10/17/2024	Installation of sheet metal duct work, registers and grilles, install owner supplied rooftop units o
P-24-117	8/5/2024	Install Sanitary waste and Vent, water piping, and gas piping for proposed restaurant, install all K
B-24-535	7/31/2024	Modify the existing fire sprinkler system at 2929 Berlin Turnpike.

Supplemental Data

Census/Tract	494100	VisionPID	2197
Dev Map ID	S/E 2150	Income & Expense	RETAIL-REST-VACANT
GIS ID		Solar	
Route		Income & Expense	RETAIL-REST-SINGLE-VACAN
District			
Utilities			

Appraised Value

Total Land Value	1,256,000
Total Building Value	1,266,400
Total Outbldg Value	184,000
Total Market Value	2,706,400

Acres

Land Type	Acres	490	Total Value
Commercial Excess	2.56	0.00	256,000
Primary Site	1.00	0.00	1,000,000
Total	3.5600	0.00	1,256,000

State Item Codes

Code	Quantity	Value
22-Commercial Building	1.00	886,480
21-Commercial Land	3.56	879,200
25-Commercial Outbuilding	1.00	128,800

Assessment History (Prior Years as of Oct 1)

	2025	2024	2023	2022	2021
Land	879,200	789,600	789,600	789,600	789,600
Building	886,480	965,330	965,330	965,330	965,330
Outbuilding	128,800	44,800	44,800	44,800	44,800
Total	**1,894,480**	**1,799,730**	**1,799,730**	**1,799,730**	**1,799,730**

490 Appraised Totals

Type	Acres	Value

Type	Acres	Value
Totals	**0.00**	**0**

Application Date: **Expiration Date:**

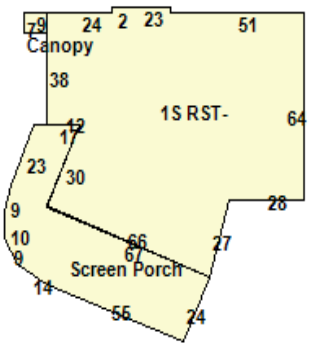
Comments

6/16/2025 25GL ADD PATIO, CANOPY, REPAVED IN 2024

Newington

Unique ID: C0005130

Location:	2929 BERLIN TPK	**Unit**	



Commercial Building Description

Building Use	Restaurant
Class	Reinforced Concrete
Overall Condition	Good
Construction Quality	B
Stories	1.00
Year Built	1993
Remodel	
Percent Complete	100
GLA	**7122**

Basement

Basement Area	0

HVAC

Heating Type	Forced Hot Air
Fuel Type	Natural Gas
Cooling Type	Central

Interior

Floors	Typical
Walls	Average
Wall Height	

Exterior

Exterior Walls	Minimum
Roof Type	Other
Roof Cover	Other

Special Features

Wet Sprinklers	7122

Description	Area/Qty
Base Value	7122
Central Air	7122
Wet Sprinklers	7122

Attached Component Computations

Type	Yr Blt	Area/Qty
Screen Porch	2024	2313
Canopy	2024	63

Detached Component Computations

Type	Year	Condition	Area/Qty
Paving	2024	Average	50000

Type	Year	Condition	Area/Qty

Doc ID: 003243470004 Type: LAN
Book 2367 Page 398 - 401
File# 4227

RETURN TO:
Frank A. Leone, Esq.
Leone, Throwe, Teller & Nagle
33 Connecticut Boulevard
East Hartford, CT 06128-0225

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME - GREETING:

KNOW YE THAT, **MARC CAPITAL CORP.,** a Connecticut corporation with a business address of 1713 Montane Drive East, Golden, CO 80401 (hereinafter referred to as "Grantor") for consideration of **ONE MILLION EIGHT HUNDRED THOUSAND AND NO/00 ($1,800,000.00) DOLLARS** received to the full satisfaction of the Grantor, does hereby give, grant, bargain, sell and confirm unto **BERLIN TURNPIKE 2929, LLC**, a Connecticut limited liability company with a principal office address of 288 Murphy Road, Hartford, CT 06114 (hereinafter referred to as "Grantee"), and unto his heirs, executors, administrators, successors and assigns forever in and to:

All that certain piece or parcel of land situated in the Town of Newington, County of Hartford and the State of Connecticut, known as **2929 BERLIN TURNPIKE**, and being more particularly described on ***SCHEDULE A*** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises hereby conveyed with the appurtenances thereof, unto the said Grantee, and unto its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, the Grantor does for itself and its successors and assigns, covenant with the Grantee, and its successors and assigns, that at and until the ensealing of these presents, the Grantor is well seized of the premises as a good indefeasible estate in ***FEE SIMPLE***; has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as above stated.

AND FURTHERMORE, the Grantor does by these presents bind itself and its successors and assigns forever, to ***WARRANT AND DEFEND*** the premises hereby conveyed to the Grantee, and its successors and assigns, against all claims and demands whatsoever, except as above stated.

CONVEYANCE TAX RECEIVED
TOWN: $4,500.00 STATE: $22,500.00
NEWINGTON, CT TOWN CLERK

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer, this 31ST day of October, 2022.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

MARC CAPITAL CORP.

BY: _____
NANCY ANDERSON
Its PRESIDENT, Duly Authorized

STATE OF COLORADO)
) SS:
COUNTY OF JEFFERSON)

On this 31ST day of October, 2022, personally appeared, **NANCY ANDERSON**, who acknowledged herself to be the PRESIDENT of **MARC CAPITAL CORP.**, a Connecticut corporation, signer and sealer of the foregoing instrument and acknowledged the same to be her free act and deed as such PRESIDENT, and the free act and deed of said corporation, before me.

TYLER CROHN
Notary Public
State of Colorado
Notary ID: 20204017081
My Commission Expires May 15, 2024

_____
NOTARY PUBLIC/
MY COMMISSION EXPIRES: 5-15-2024

GRANTEE'S ADDRESS:
288 Murphy Road
Hartford, CT 06114

SCHEDULE A

That certain parcel of land situated in the Town of Newington, County of Hartford and State of Connecticut, on the northwesterly side of Present Berlin Turnpike, Routes 5 and 15, at Present Main Street, containing 3.54 acres, more or less, bounded and described as follows:

SOUTHEASTERLY - by Present Berlin Turnpike, Routes 5 and 15, a total distance of 1,228.06 feet, more or less;

SOUTHEASTERLY and SOUTHERLY - by Present Pascone Place, 41 feet, more or less;

NORTHWESTERLY - by land now or formerly of John D. Bussel et al, 690 feet, more or less;

SOUTHWESTERLY - by said land now or formerly of John D. Bussel et al, 166 feet, more or less;

NORTHWESTERLY again - by said land now or formerly of John D. Bussel et al, 542.63 feet;

NORTHWESTERLY again - by land now or formerly of Roger L. Toffolon Trustee, 61 feet, more or less;

SOUTHWESTERLY again - by said land now or formerly of Roger L. Toffolon Trustee, 80 feet;

NORTHWESTERLY again - by said land now or formerly of Roger L. Toffolon Trustee, 150 feet;

NORTHEASTERLY - by Present Main Street, 72 feet, more or less;

EASTERLY - by Present Main Street, 146.12 feet.

Together with that 25-foot wide right of way easement over land now or formerly of John D. Bussel et al; bounded and described as follows:

WESTERLY - by land now or formerly of John D. Bussel et al, 227 feet, more or less;

NORTHERLY - by Present Louis Street, 25 feet, more or less;

EASTERLY - by land now or formerly of Roger L. Toffolon Trustee, 191 feet, more or less;

SOUTHEASTERLY - by the parcel herein-above described, 41 feet, more or less.

Said premises are conveyed subject to those encumbrances set forth on Schedule A-1 annexed.

SCHEDULE A-1

1. Taxes on the List of October 1, 2022, and all subsequent years, which taxes the Grantee hereby assumes and agrees to pay as part consideration for this deed.

2. Building lines, if established, all laws, ordinances and governmental regulations, including building and zoning ordinances affecting said premises.

3. Rights of ingress and egress denied as set forth in deed from the State of Connecticut dated 11/1/1991 and recorded 1/9/1992 in Volume 815, Page 162 of the Newington Land Records and as set forth in corrective deed recorded 3/8/1993 in Volume 887, Page 88 of the Newington Land Records. Reservation of easements as set forth in deed from the State of Connecticut dated 11/1/1991 and recorded 1/9/1992 in Volume 815, Page 162 of the Newington Land Records and as set forth in corrective deed recorded 3/8/1993 in Volume 887, Page 88 of the Newington Land Records.

4. Indemnification Agreement with the Town of Newington dated 12/24/1992 and recorded 12/18/1992 in Volume 874, Page 135 of the Newington Land Records.

5. Easement and Maintenance Agreement between Gem Associates Limited Partnership and Marc Capital Corporation dated 9/27/1993 and recorded 10/5/1993 in Volume 931, Page 188 of the Newington Land Records.

6. Grant of Easement and Modification of Easement and Maintenance Agreement with Gem Commercial Associates Limited Partnership dated 1/10/2004 and recorded 1/29/2004 in Volume 1778, Page 1 of the Newington Land Records.

7. Special Exception recorded 2/10/2004 in Volume 1779, Page 431 of the Newington Land Records.

8. Notice of Lease with Bertucci's Restaurant Corp. dated 9/17/2012 and recorded 11/5/2012 in Volume 2104, Page 163 of the Newington Land Records.

9. Slope rights and easements in favor of the State of Connecticut as shown on Map No. 3170 of the Newington Land Records.

10. Right of Access Denied and Non-Access Highway Line as shown on Map Nos.3170 and 3173.

11. Rights of Access terminated by the State of Connecticut as set forth in certificate dated 7/31/1973 and recorded 8/3/1973 in Volume 236, Page 74 of the Newington Land Records.

12. Easements taken by the State of Connecticut as set forth in certificate dated 7/31/1973 and recorded 8/3/1973 in Volume 236, Page 74 of the Newington Land Records.

Received for Record at Newington, CT
On 11/03/2022 At 3:39:17 pm

7

Berlin Turnpike 2929, LLC
208 Murphy Road
Hartford, CT, 06114

January 23, 2026

Paul Dickson
Town Planner
Town of Newington
200 Garfield Street
Newington, CT 06111

Christopher Zibbideo
Town Engineer & Staff Liaison
Town of Newington
200 Garfield Street
Newington, CT 06111

Re: Land Use Application(s) of Berlin Turnpike 2929, LLC for 2929 Berlin Turnpike, Newington, Connecticut

Dear Mr. Dickson and Mr. Zibbideo:

Berlin Turnpike 2929, LLC ("2929") is the the owner of the property located at 2929 Berlin Turnpike, Newington, Connecticut (the "Subject Property").

2929 will be filing one or more applications in connection with the redevelopment of a parking lot on the Subject Property. The law firm of Hinckley Allen is our legal counsel for these applications. 2929 hereby authorizes Hinckley Allen to execute any application forms or other documents in connection with these applications, and to submit documentation pertaining to the applications on its behalf.

Thank you for your consideration concerning this matter.

Very truly yours,

By: Joe Sullo
Berlin Turnpike 2929, LLC
Duly Authorized

8

BSC GROUP

Francis
Vacca, PE

Civil Engineer
Senior Associate

YEARS OF EXPERIENCE
19

EDUCATION
BS, Civil Engineering
University of Connecticut

REGISTRATIONS
Professional Engineer

- CT #29098

CERTIFICATIONS

- OSHA Construction Safety & Health (2013)
- EPA NPDES Inspector

MEET FRANK

Frank is a Civil Engineer and Project Manager with expertise in the preparation of permit submittals, hydrologic analysis, stormwater management system design, utility design, construction phase services, erosion and sedimentation control design, preparation of Stormwater Pollution Control Plans, CT Stormwater General Permit compliance, and environmental compliance inspections.

FRANK HAS APPLIED HIS EXPERTISE TO A VARIETY OF PROJECTS INCLUDING K-12 SCHOOLS, PUBLIC INFRASTRUCTURE, ELECTRICAL TRANSMISSION LINES, MUNICIPAL FACILITIES, AND COMMERCIAL DEVELOPMENTS.

PROJECT EXPERIENCE HIGHLIGHTS

Reconstruction of Old Cathole Road, Tolland, CT
Civil Engineer

Responsible for civil engineering services for the Town of Tolland's Old Cathole Road. BSC Group provided survey, engineering design and consultation during construction for the 6,500 linear-foot deteriorated corridor, hindered by poor pavement conditions such as cracking and rutting, requiring a partial depth reconstruction and partial realignment, as well as replacement of portions of the stormwater drainage system. Frank provided drainage design and stormwater management and water quality development as well as engineering consultation during construction.

Cromwell Landing Park, Cromwell, CT
Project Engineer

Responsible for improvements to an existing park, “Cromwell Landing,” which is along the Connecticut River. The project improved access to the waterfront with trails, a fishing platform, and floating dock. Frank provided design and permitting for the project to implement resilience strategies to protect the proposed improvements and natural features of the site. Permitting included both the CT DEEP and USACE.

Pine Orchard Yacht and Country Club, Facility Enhancements, Branford, CT
Lead Permitting Engineer

Provided permitting engineering services in support of reconfiguration and resiliency measures at a golf course located on the Long Island Sound. The site is unique as it includes both inland and tidal wetland environments. BSC assessed the site as a precursor to the design and permitting process that included an ecological assessment, wetland delineation (state and federal), functional analysis, and invasive species assessment. BSC coordinated with local, state, and federal permitting authorities to develop plans for the proposed improvements, which include regarding selected areas of the course to reduce flood impacts, compensatory storage within the defined floodplain, planning for tidal wetland restoration, and mitigation of invasive Phragmites. Frank led the preparation and compilation of the General Permit for the Structures, Dredging and Fill as well as Tidal Wetlands under the Department of Energy and Environmental Protection (DEEP), Office of Long Island Sound Programs, and permitting under the US Army Corps of Engineers (USACE) Category 10 General Permit – Habitat restoration. BSC also prepared permit applications to the Town of Branford Wetlands Commission.

Oxoboxo Lofts Adaptive Reuse, Uncasville, CT
Project Engineer

Responsible for engineering efforts for the adaptive reuse and conversion of a historic mill complex in Montville to create 72 new housing units. Oxoboxo Lofts is the first significant housing development in the area for decades. The approximately 140-year-old mill complex consists of 10 connected buildings totaling approximately 87,000 square feet. A unique feature is the presence of Oxoboxo Brook running beneath a portion of the mill. Frank led the preparation and compilation of a Dam Construction Permit for Programs administered by the Inland Water Resources Division of DEEP as well as coordination with the US Army Corps of Engineers for permitting work within waters of the United States.

Waltersville Commons, Bridgeport, CT
Project Manager & Lead Civil Engineer

Provided management and engineering services for redevelopment of historic Waltersville School, constructed circa 1900, into 70 residential housing units. Under Frank's leadership, the BSC team completed a zoning study, site design, utility design, landscape architecture, stormwater management, and local land use permitting in support of the project. Frank oversaw the development of the project from initial site concepts through construction documents. Transformation of the two-acres site into a residential development included new ingress/egress, parking, pedestrian access, and landscaping. The design includes an isolated surface drainage and infiltration system that effectively removes 100% of the stormwater discharge from the project to prevent discharges to the overburdened Bridgeport drainage system. To create a welcoming environment within the highly urbanized setting, a landscape design was developed to include aesthetic elements, buffering, and greenspace.

West Hartford Fellowship Residential Complex Design, West Hartford, CT
Project Manager & Lead Civil Engineer

Responsible for permitting, design, and construction of the West Hartford Fellowship residential revitalization project in West Hartford, CT. Under Frank's leadership, the BSC team completed a zoning study, site design, utility design, landscape architecture, stormwater management, and local land-use permitting in support of the project. Frank oversaw the development of the project from initial site concepts through an extensive phased construction plan. Transformation of the 19-acre site from 22 individual unit buildings into one expansive 300-unit residential complex included new ingress/egress, parking, pedestrian access, landscaping, local permitting, and phased construction. The design includes four individually designed and permitted phases with full parking, utility coordination, and emergency egress per phase to accommodate the residents living there who cannot be displaced.

State of Connecticut Office of the Chief States Attorney Parking Rehabilitation, Rocky Hill, CT
Lead Civil Engineer

Responsible for design and construction of the 300 Corporate Place, Rocky Hill Office of the State of Connecticut Chief State's Attorney parking lot rehabilitation in coordination with the Division of Administrative Services, Department of Construction Services. Frank coordinated the parking lot replacement and site lighting and telecommunications improvements. The project included the grading and quantity take-offs associated with an in-place reclamation project to allow the state to save money over an entirely new parking lot, while still securing a 15–18-year parking lot lifespan.

University of Connecticut Health Center Detention Pond Rehabilitation, Farmington, CT
Project Engineer & Field Observer

Responsible for assessment, permitting, design, and oversight for rehabilitation of a 1.5-acre pond. Frank contributed to an Environmental Report to document existing conditions and a Mitigation Report to document design elements of the proposed project which were incorporated to mitigate impacts resulting from the construction. He also contributed to a Drainage Maintenance Plan and a Flood Contingency Plan in support of the proposed work, both reviewed and approved by the Connecticut DEEP. Frank was part of the permitting team that prepared and filed two permits through DEEP and a "Category 1" permit through the USACE. Frank served as field observer, providing observation and documentation of the work in progress, which included erosion and sedimentation controls, monitoring for eastern box turtles, observation of dredging, and monitoring for final site stabilization.

Newington Streetscape Improvements, Newington, CT
Lead Construction Inspector

Responsible for Inspection services for the implementation of a 1,000-foot streetscape project in the center of downtown Newington, Connecticut. Work included construction oversite to ensure compliance with construction documents, documentation of field changes, and measurement of completed work for contract payment. Oversight included direct coordination with Town staff and the contractor responsible for completing the work.

University of Connecticut, Werth Family Basketball Champions Center, Storrs, CT
Civil Engineer

Responsible for the design of a new men's and women's basketball practice facility on the University's campus in Storrs, CT. The facility serves as a multiuse basketball training facility and is comprised of approximately 75,000 square feet of practice courts, weight training and sports medicine facilities, an academic center, a team lounge and locker rooms, a film review room, coach and operations offices, and a media production suite. Frank participated in the design of new utilities such as water, sewer, telecommunications, duct bank and an electrical duct bank; grading and stormwater management; erosion and sedimentation control design; preparation of a SWPCP and related general permit inspections, and stormwater monitoring during construction.

Streetscape Improvements, Newington, CT
Lead Construction Inspector

Responsible for Inspection services for the implementation of a 1,000-foot streetscape project in the center of downtown Newington, Connecticut. Work included construction oversite to ensure compliance with construction documents, documentation of field changes, and measurement of completed work for contract payment. Oversight included direct coordination with Town staff and the contractor responsible for completing the work.

Haddam 11C Substation Expansion, Haddam, CT
Qualified Professional Engineer & Qualified Inspector

Responsible for inspecting the substation expansion during construction for environmental compliance, in accordance with the measures designated in the Stormwater Pollution Control Plan (SWPCP) for the site. The plan implementation and routine stormwater inspections were required as part of the Connecticut DEEP "General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities (General Permit)." Frank prepared weekly inspection reports that were submitted to the site contractor and Eversource for record onsite. Frank also prepared the SWPCP for the substation expansion.

81 Arch Street Mixed Use Development, Hartford, CT
Project Manager & Lead Civil Engineer

Responsible for management and engineering efforts for development of a 51-unit mixed use residential/commercial development in the Adriaen's Landing/Front Street District in Hartford, CT. Under Frank's leadership, the BSC team completed a site design, utility design, landscape architecture, stormwater management, and local land-use permitting in support of the project. Frank oversaw the development of the project from initial site concepts through construction documents. Transformation of the .53-acre site into the proposed development included new ingress/egress, pedestrian access, handicapped accessibility, complicated coordination of drainage with the State of Connecticut and The Metropolitan District, and site landscaping.

MATTHEW GUSTAFSON
Registered Soil Scientist
Forester

All-Points Technology Corporation, P.C.
567 Vauxhall Street Ext., Suite 311
Waterford, CT 06385
860-552-2041
mgustafson@allpointstech.com

General Background

Matt Gustafson is a Registered Soil Scientist, Wetland and Forestry Biologist, and Certified Professional in Erosion and Sedimentation Controls since 2011. His skills include Connecticut and federal wetland delineations, Army Corp of Engineers data plots, wetlands functions and values assessments, vernal pool analyses, threatened and endangered species and critical habitats inventories, biological surveys, vegetative habitat classification and cover-type mapping, environmental and construction monitoring, erosion control inspections and wetland mitigation planning and monitoring. Mr. Gustafson has consulted on numerous projects which involved erosion and sediment control planning, vegetative soil stabilization and storm water management Best Management Practices evaluation and selection. He is experienced in vernal pool monitoring and assessment, including identification of a wide variety of native amphibians and reptiles that utilize vernal pool habitats.

Matt has assisted with local, state and federal wetland permitting for a variety of projects including wireless telecommunications, electric and alternative energy utilities, roadway improvements, and commercial and public developments. He also has experience in GIS data creation and management, data analysis, mobile data collection applications, integrating GIS services and solutions, and mapping.

Representative Projects

Solar Energy Facility Developments, Connecticut

Matt assisted in developing environmental documentation for several solar energy facilities in Connecticut, from the due diligence phase through construction. Matt performed feasibility analyses, wetland delineations and function/value assessments, ACOE permitting coordination, rare species field investigations and state/federal compliance services. He also assisted in the development and implementation of wetland, vernal pool, and rare species protection programs and mitigation plans, and creation of environmental assessment documentation. Matt also provided compliance monitoring services including development and implementation of a contractor awareness program, inspection of erosion and sedimentation controls, rare species protection, and documentation to satisfy regulatory approval requirements.

Northeast Utilities, Central Connecticut Reliability Project

Matt assisted with field efforts associated with natural resource and constructability evaluations along a 35-mile electrical transmission corridor in central Connecticut. The natural resource evaluation included Connecticut and Federal wetland delineations, Army Corps of Engineers data plots, wetland functions and values assessment, inventory of several State and Federal Threatened and Endangered species, and habitat/land use cover-type mapping. The constructability evaluation included documenting and mapping key project features including existing and potential access routes, current and new transmission tower locations, and construction laydown areas and their proximities to wetlands and other sensitive natural resources. The data was used to assess potential impacts to resources and identify constructability constraints.

Utility Right of Way Rare Species/Wetland/Vernal Pool Investigations, Waterford, CT & CT-17 Vegetation Management

Matt assisted with field investigations for the presence of several state listed rare species (flora and fauna) and habitat within a four-mile long electrical transmission corridor and immediately surrounding areas. Potential habitat was field-located using GPS survey equipment, catalogued and qualitatively described. He also conducted an extensive vernal pool investigation which identified, mapped and evaluated over fifteen vernal pool systems.

Utility Right-of-Way Wetland Investigation/Permitting/Compliance Monitoring, 310/368/383 Lines, Huntsbrook Junction to Manchester Substation, CT; Card St./Tunnel Substation, Lebanon, CT; Frostbridge to Campville Substation, Torrington, CT
Matt assisted with field investigations and mapping for wetland resources within various utility corridors including vernal pool assessments, constructability analyses and field location of important resources. Following these preliminary assessments, Matt assisted in securing various state and federal permits including the CT General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, Certificates of Environmental Compatibility and Public Need and Orders of Conditions issued by the Connecticut Siting Council, CT State Land Notifications, and Army Corps. Of Engineers Connecticut General Permit for activities within waters of the United States. During construction, Matt provided compliance monitoring for the various environmental permit requirements including compliance with the CT General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, CT DEEP Natural Diversity Database conditions, and Army Corps of Engineers CT General Permit.

Utility Right of Way Rare Species/Wetland/Vernal Pool Investigations, CT-17 Vegetation Management
Matt led field investigations and delineation, location, and survey for wetland and vernal pool resource areas within an 18-mile-long electrical transmission corridor and immediately surrounding areas. Wetland resource areas were flagged and field-located using GPS survey equipment, catalogued and qualitatively described. Matt assisted in producing GPS data and mapping to be used by field personnel. He also conducted an extensive vernal pool investigation which identified, mapped and evaluated vernal pool systems.

Education	University of Vermont, The Rubenstein School of Environment and Natural Resources B.S., Double Major: Environmental Science and Forestry, May 2011
Continuing Education	New England Soil Certification Program, completed 2012
Registrations	Registered Soil Scientist, Society of Soil Scientists of Southern New England Connecticut Association of Wetland Scientists
Certifications	OSHA Hazardous Water Operations and Emergency Response (HAZWOPER) Training (29 CFR 1910.120) Certified Professional in Erosion and Sedimentation Controls (CPESC) #6523 Certified Erosion, Sediment and Stormwater Inspector (CESSWI) #12450

Wetland Assessment Report

2929 Berlin Turnpike Redevelopment Project

2929 Berin Turnpike Newington, Connecticut

Prepared for **Berlin Turnpike 2929, LLC**
288 Murphy Road
Hartford, Connecticut 06114

In coordination with **BSC Group, Inc.**
655 Winding Brook Drive
Glastonbury, Connecticut 06033

Prepared by **All-Points Technology Corp., P.C.**
567 Vauxhall Street Extension
Suite 311
Waterford, Connecticut 06385

January 2026

Table of Contents

Wetland Assessment **1**

Introduction 1
Location Description 1
Site Vicinity Characteristics 2
Mapped Soil Types 2
Rare Species Habitat 3
Flood Hazard Areas 3
Wetland Description and Evaluation 3
Proposed Regulated Activities 9
Stormwater Management Plan Summary 9
Mitigation Measures 10
Summary 10

Tables

Table 1 - Wetlands Functions and Values Summary 7

Figures

Figure No.	Title
1	Site Location Map
2	Wetland Resources Map

Attachments

Attachment	Description
A	Wetland Inspection Report
B	Wetland Protection Program

Drawings

Project Site Plans – Prepared by BSC Group, Inc., separately attached

Wetland Assessment

This document is submitted in accordance with the Connecticut Inland Wetlands and Watercourses Act (Section 22a-36 through 22a-45) of the Connecticut General Statutes and in accordance with the Town of Newington Inland Wetlands and Watercourses Regulations.

Introduction

The Applicant, Berlin Turnpike 2929, LLC, is providing this Wetland Assessment to the Town of Newington Conservation Commission ("Commission") for the extension of the existing parking lot south of the current right-in/right-out entrance/exit to the Site off the Berlin Turnpike ("Project") on the property located at 2929 Berin Turnpike in Newington, Connecticut ("Site" or "Subject Property").

The Applicant is proposing to extend the southernmost portion of the existing parking lot by redeveloping and extending further south. To achieve this, a retaining wall with guardrail will be installed along the south and west sides of the parking lot, increasing the total usable area of the Site for required additional parking. One distinct wetland area was identified on the Subject Property in proximity to the proposed Project. The identified wetland area consists an unnamed perennial watercourse positioned between commercial develops to the east and west, the Berlin Turnpike to the south/southeast, and Louis Street to the north. An extensive erosion and sediment control plan and Resource Protection Plan has been prepared to mitigate potential sources of indirect impacts during construction as a result of work proposed in proximity to wetland resources.

Location Description

The Site is located in a dense commercial area along the west side of the Berlin Turnpike in Newington, Connecticut. The Site is currently improved with the CasaDoro, a family style Italian restaurant operated by the Doro Restaurant Group based in West Hartford Connecticut. The existing Site development consists of the restaurant building, associated paved parking areas and a singular perennial watercourse (identified as Wetland 1) located along the Subject Property's western boundary.

A Site Location Map is provided as Figure 1.

Site Vicinity Characteristics

The Subject Property is located along the west side of the Berlin Turnpike with commercial development to the south, west, east, and north with a narrow perennial watercourse located along the western boundary.

The following is a summary of properties, and their observed uses, which abut the subject properties.

North – Commercial development.

East – Berlin Turnpike.

South – Complexes of upland scrub/shrub habitats and commercial development.

West – Commercial development.

Mapped Soil Types

Digitally available updated soil survey information was reviewed from the Natural Resources Conservation Service ("NRCS"). Soil classifications present on the Subject Property were field verified and are as follows:

Upland Soils:

Glacial Till and Glaciofluvial soils

- Hartford Sandy Loam (33)
- Manchester Gravelly Sandy Loam (37)
- Ludlow Silt Loam (40)

Disturbed soils:

- Udorthents-Urban land complex (306)
- Urban Land (307)

Wetland Soils:

Glacial Till (unstratified sand, silt and rock) soils

- Raypol Silt Loam (12)

These soil types were generally confirmed during a wetland investigation conducted by All-Points Technology Corp., P.C. ("APT") registered soil scientist, Matthew Gustafson. Overall, disturbance of soil profiles and fill material of varying degrees was observed throughout the majority of the Site, including the margins along Wetland 1 proposed for improvement as part of this application.

Rare Species Habitat

A review of current June 2025 mapping by the Connecticut Department of Energy & Environmental Protection ("DEEP") Natural Diversity Data Base ("NDDB") revealed no known populations of State Listed Endangered, Threatened, or Special Concern species occur within or adjacent to the subject property. Therefore, in accordance with NDDB review criteria the Applicant is not required to consult with NDDB.

Flood Hazard Areas

United States Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Maps ("FIRM") were reviewed for the Site. The Site is depicted on FIRM Panel #09003C0511F and 09003C0512F, dated September 26, 2008. Based on review of the FIRM panel, no portion of the Site is located in a flood hazard zone.

Wetland Description and Evaluation

The Site hosting the proposed redevelopment contains ±0.1 acres of wetlands generally along the western property boundary. This wetland consists of an approximately 5-foot-wide perennial watercourse channel with a sandy/mucky bottom that has been heavily impacted with liter, debris and stormwater discharges. Jurisdictional boundaries that delineate Wetland 1 consist of steeply sloping fill embankments on both sides with evidence of armoring along the downstream extents.

Wetland Resources

The Connecticut IWWA defines wetlands as areas of poorly drained, very poorly drained, floodplain, and alluvial soils, as delineated by a soil scientist. Watercourses are defined as bogs, swamps, or marshes, as well as lakes, ponds, rivers, streams, etc., whether natural or man-made, permanent or intermittent. Intermittent watercourse determinations are based on the presence of a defined permanent channel and bank, and two of the following characteristics: (1) evidence of scour or deposits of recent alluvium or detritus; (2) the presence of standing or flowing water for a duration longer than a particular storm incident; and (3) the presence of hydrophytic vegetation.

One distinct wetland area was identified on the Subject Property in proximity to the proposed Project. The identified wetland area consists of a southerly draining unnamed perennial watercourse positioned between commercial develops confined within well-incised fill embankments. Boundaries to the resource have

experienced varying degrees of historic disturbance including filling, debris inputs, and vegetation management. Please refer to Existing Conditions Map provided as Figure 2 in the Figures Attachment, along with the separately attached Project Site Plans for the locations of the identified wetland resource areas. Wetland survey flags from the delineation were tied with pink and blue plastic flagging survey tape.

Wetland Resource Area Delineation

Matthew Gustafson, a Connecticut registered Soil Scientist with APT, conducted a field investigation on October 29, 2023 to identify the jurisdictional wetland limits on the Site in accordance with the Connecticut Inland Wetlands and Watercourses Act ("IWWA") regulations. The results of this wetland investigation are summarized in the discussion below. This investigation identified one wetland area (Wetland 1) consisting of a southerly draining perennial watercourse.

Wetland 1 consists of an approximately 5-foot-wide perennial watercourse channel with a sandy/mucky bottom that has been heavily impacted with liter, debris and stormwater discharges. The unnamed watercourse enters the Site through a box culvert which conveys flows under the Berlin Turnpike draining south before entering a culvert under Louis Street and discharging off-Site. Stream banks and channel are armored with concrete pavers downstream of the outfall and evidence of bank full flooding during high flow events was present along the eastern bank. Evidence of flooding beyond the ordinary high-water mark was observed. As the watercourse becomes more incised and linear, steep banks on the eastern side are present with some scour observed undercutting both banks. Bank erosion was limited to the stream embankments and did not appear to extend upslope into the bordering uplands. An abrupt interface to the upland landscape is present with minimal to no bordering wetlands. Bordering vegetation consists of forested species dominated by American elm, red maple, and eastern cottonwood. This watercourse continues north paralleling the Site until draining into a 52-inch culvert which conveys flows under Louis Street continuing in a northwesterly direction.

Additional details of APT's investigation are contained in the September 22, 2023 Wetland Inspection Report, provided in Attachment A.

Wetland Evaluation

There are many methods of evaluating wetlands, all incorporating different parameters to assess these resources. This study uses methodology recommended by 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.

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. Both resident and/or migrating species must be considered.

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.

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.

s 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 or endangered 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 depressional 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 limited opportunity to provide this function.

Table 1 provides a summary of functions and values supported by Wetland 1 identified on the subject property in proximity to the proposed Project. A summary description the Principal and Secondary functions and values associated with Wetland 1 is provided below.

Table 1

Wetlands Functions and Values Summary

Wetland I.D. Number	Groundwater Recharge/ Discharge	Floodflow Alteration	Fish & Shellfish Habitat	Sediment/Toxicant/ Pathogen Retention	Nutrient Removal/Retention/ Transformation	Production Export	Sediment/Shoreline Stabilization	Wildlife Habitat	Recreation	Educational/Scientific Value	Uniqueness/Heritage	Visual Quality/Aesthetics	Endangered Species Habitat
1	S	-	-	-	-	-	S	-	-	-	-	-	-
P = Principal Function/Value													
S = Secondary Function/Value													
- = Not a Significant Function/Value													

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. Fish Habitat is significantly diminished due to the poor water quality (as the significant stormwater inputs). In addition, due to the poor water quality and lack of upland/wetland 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.

nputs). In addition, due to the poor water quality and lack of upland/wetland 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 perennial watercourse not provide significant flood storage capacity due to a lack of bordering wetland areas or dense vegetation. 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; a Secondary function is therefore assigned.

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 channelized 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 (June 2025) from the Connecticut Department of Energy & Environmental Protection ("DEEP") Natural Diversity Data Base ("NDDB"). Due to the relatively small habitat size associated with the perennial watercourse, surrounding development and high level of human activity, the wildlife habitat value for rare species is not considered to be supported at either a Principle or Secondary level.

Proposed Regulated Activities

The following section summarizes proposed development activities classified as "regulated activities" as defined by the Commission's regulations. The Project will not result in any direct permanent or temporary impacts to Wetland 1. All proposed activities in the 100-foot upland review are shown in detail on the Project Site Plans, attached separately. The proposed Project development has been designed to entirely avoid direct wetland impacts and minimize impacts within the 100-foot upland review area to the greatest extent possible while satisfying the parking expansion needs of the existing restaurant establishment. Alternative designs, including a "do nothing" and redevelop areas outside the 100-foot upland review area were both considered and determined to be nonviable while achieving the stated need and purpose - resolve the parking and safety concerns. As such, the Project will result in alternation of ±33,190 square feet of the 100-foot upland review area including extending the southernmost portion of the existing parking lot south approximately 180 feet. To achieve this, a retaining wall with guardrail will be installed along the south and west sides of the existing parking lot, increasing the total usable area of the Site. The proposed lot will remove 40 existing parking spaces, but will add a total of 155 spaces. Including the north portion of the lot around the building, the total parking for the site shall be increased from the 2023 restaurant Site Plan approved 109 spaces to 224 spaces.

Stormwater Management Plan Summary

The Project's stormwater management system has been designed by BSC Group, Inc. in substantial compliance with DEEP's guidance and recommendations contained in the 2024 Connecticut Stormwater Quality Manual ("SQM"). A primary goal of the SQM is to provide a comprehensive framework for the long-term protection of natural resources in and around the subject properties from degradation as a result of stormwater discharges. Another goal of the SQM is to ensure that long-term post-development stormwater quality is protected and that there will be no erosion caused by the development.

The proposed Project will be surrounded by perimeter erosion controls in the form of a stacked woodchip erosion tube that will segregate the work area from Wetland 1. All drainage in the new parking area will be directed to a water quality bioretention area for treatment and detention before being released through a "bubble out" structure upslope of the wetland boundary. This structure is designed to minimize any erosional forces caused by the discharge to Wetland 1 via a culvert flared end fitting.

Mitigation Measures

To compensate for unavoidable intrusion into Wetland 1's upland review area, a Resource Protection Plan is proposed to mitigate for potential indirect impacts during construction activities and assist in avoiding incidental impacts.

Details of the proposed measures are provided in the following section.

Wetland Protection Program

As a result of the proposed development's location in the vicinity of Wetland 1, the following best management practices ("BMPs") are provided to avoid unintentional impact to wetland habitats during construction activities. Complete details of the recommended BMPs are summarized below and provided in full detail in Attachment B.

A wetland scientist from APT experienced in compliance monitoring of construction activities will serve as the Environmental Monitor for this project to ensure that the following BMPs are implemented properly. The proposed wetland protection program consists of several components including: use of appropriate erosion control measures to control and contain erosion while avoiding/minimizing wildlife entanglement; periodic inspection and maintenance of erosion control measures; education of all contractors and sub-contractors prior to initiation of work on the site; protective measures; and, reporting.

Summary

Wetland 1 consists of an approximately 5-foot-wide perennial watercourse channel with a sandy/mucky bottom that has been heavily impacted with liter, debris and stormwater discharges. The unnamed watercourse enters the Site through a box culvert which conveys flows under the Berlin Turnpike draining south before entering a culvert under Louis Street and discharging off-Site. The primary function of Wetland 1 is associated with the conveyance of hydrology between wetlands located north of Louis Street (north) and of the Berlin Turnpike (south/southeast) and stormwater generated by the Berlin Turnpike and surrounding developments which results in Wetland 1 supporting the Groundwater Recharge/Discharge and Sediment/Shoreline Stabilization functions. Due to the aforementioned assessment, the capacity of Wetland 1 to support these two functions at a significant capacity is significantly diminished limiting to them being supported at a secondary level. In addition, due to the significant existing anthropogenic affects associated with Wetland 1's landscape position between commercial developments to the east and west, and significant road

crossings to the north and south/southeast all other functions values are not supported at any significant capacity.

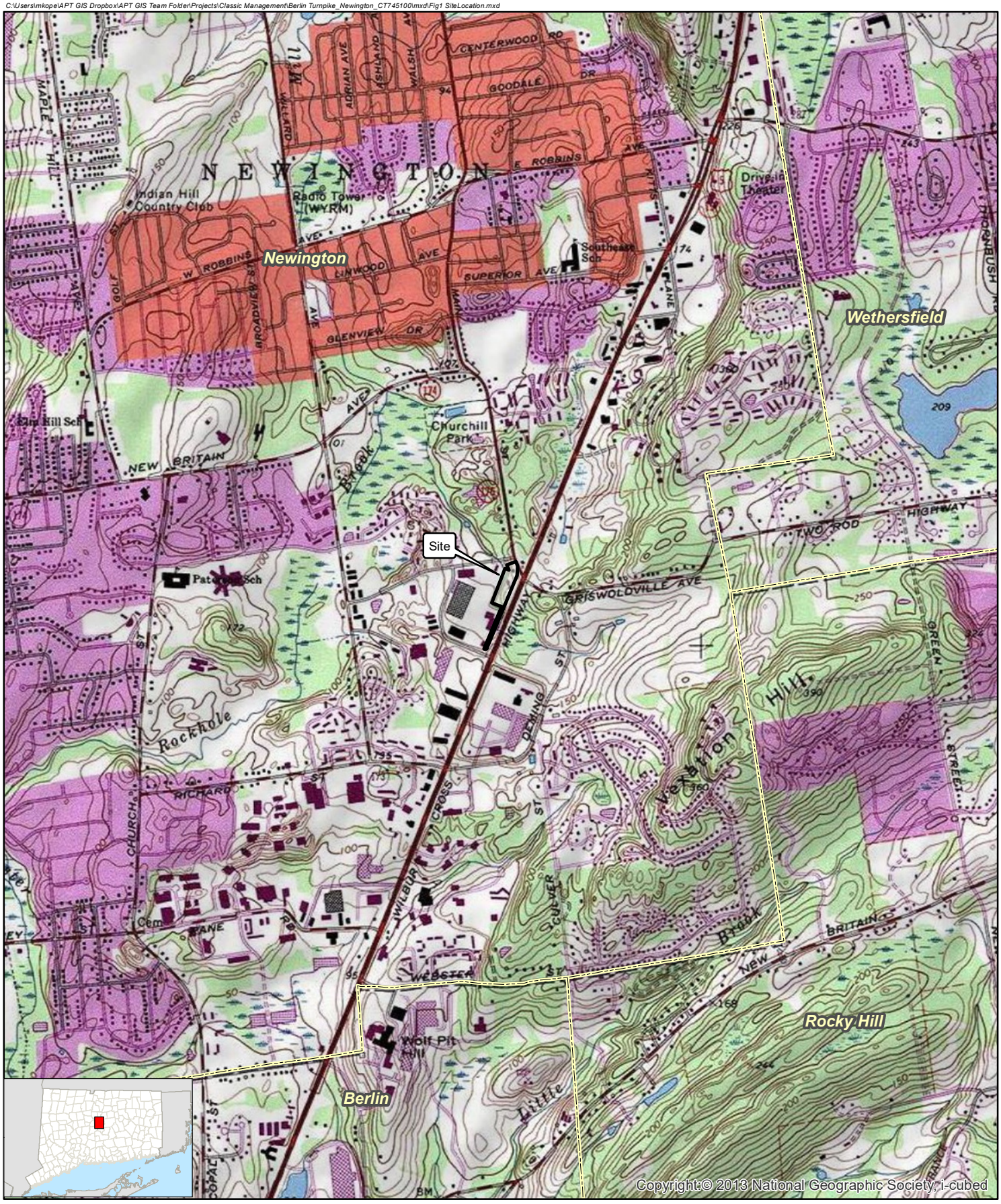
The proposed Project has been designed to avoid direct impacts to regulated wetlands and to substantially reduce disturbances within the adjacent upland review area. Given the existing degraded condition of the upland buffer and its limited functional capacity, the implementation of a Wetland Protection Plan, improvements to the existing stormwater management system, and the installation and maintenance of erosion controls during construction the applicant's proposed regulated activities, together with mitigation measures, will not adversely impact the values or functions of the on-Site and adjacent wetlands and watercourse.

The Applicant respectfully requests that the Town of Newington Conservation Commission find these measures adequately protective of the interests contained in the IWWA and its regulations and issue a wetland permit approving the Project.

Figures

- Figure 1: Site Location Map
- Figure 2: Wetland Resources Map

C:\Users\mkope\APT GIS Dropbox\APT GIS Team Folder\Projects\Classic Management\Berlin Turnpike_Newington_CT745100\mxd\Fig1 SiteLocation.mxd



Legend

- Site
- Municipal Boundary

Figure 1
Site Location Map

Proposed Development
2929 Berlin Turnpike
Newington, Connecticut

Map Notes:
Base Map Source: USGS 7.5 Minute
Topographic Quadrangle Map: Hartford South, CT (1992)
Map Scale: 1:24,000
Map Date: October 2025

N

2,000 1,000 0 2,000 Feet

ALL-POINTS TECHNOLOGY CORPORATION

Legend

- Site
- Wetland Flag
- 100' Upland Review Area
- Approximate Wetland Boundary
- Delineated Wetland Boundary
- Approximate Wetland Area
- Existing Culvert
- Approximate Parcel Boundary

N

180 90 0 180 Feet

Map Notes:
Base Map Source: 2023 CTECO Aerial Imagery
Map Scale: 1 inch = 180 feet
Map Date: October 2025

Figure 2
Wetland Resources Map

Proposed Development
2929 Berlin Turnpike
Newington, Connecticut

ALL-POINTS TECHNOLOGY CORPORATION

Attachment A

Wetland Inspection Report

WETLAND INSPECTION

September 22, 2023 **APT Project No.: CT745100**

Prepared For: Classic Management
288 Murphy Road
Hartford, Connecticut 06114
Attn: Joe Sullo, Managing Principle

Site Address: 2929 Berlin Turnpike, Newington, Connecticut

Date of Investigation: 8/29/2023

Field Conditions: **Weather:** sunny**,** mid 80's
Soil Moisture: dry to moist

Wetland/Watercourse Delineation Methodology[1]:
☒Connecticut Inland Wetlands and Watercourses
☐Connecticut Tidal Wetlands
☐Federal Wetlands

Municipal Upland Review Area:
Wetlands: 100 feet
Watercourses: 100 feet

The wetlands inspection was performed by[2]:

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 Site.[3] 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 Classic Managment and its contractors regarding proposed Site location for identifying wetlands and watercourses.*

Attachments

- Wetland Delineation Field Form
- Wetland Inspection Map

Wetland Delineation Field Form

Wetland I.D.:	Wetland 1	
Flag #'s:	WF 1-01 to 1-39	
Flag Location Method:	Site Sketch ☒	GPS (sub-meter) located ☒

WETLAND HYDROLOGY:

NONTIDAL ☒

Intermittently Flooded ☒	Artificially Flooded ☒	Permanently Flooded ☐
Semipermanently Flooded ☐	Seasonally Flooded ☐	Temporarily Flooded ☐
Permanently Saturated ☐	Seasonally Saturated/seepage ☐	Seasonally Saturated/perched ☐
Comments: Wetland 1 consists of an unnamed perennial watercourse with contributing hydrology from stormwater generated by surrounding commercial developments and road systems. Narrow bordering wetlands to the watercourse experience intermittent flooding heavily influenced by stormwater discharges.		

TIDAL ☐

Subtidal ☐	Regularly Flooded ☐	Irregularly Flooded ☐
Irregularly Flooded ☐		
Comments: None		

WETLAND TYPE:

SYSTEM:

Estuarine ☐	Riverine ☐	Palustrine ☒
Lacustrine ☐	Marine ☐	
Comments: None		

CLASS:

Emergent ☐	Scrub-shrub ☐	Forested ☒
Open Water ☐	Disturbed ☒	Wet Meadow ☐
Comments: Narrow forested areas border the interior perennial watercourse with abutting development on either side of stream. The understory is generally dominated by a complex of invasive species.		

WATERCOURSE TYPE:

Perennial ☒	Intermittent ☐	Tidal ☐
Watercourse Name: Unnamed tributary to Rockhole Brook		
Comments: The delineated perennial watercourse is characterized by an approximately 5-foot-wide sandy/mucky bottom heavily incised channel. Generally, depths of flow were observed ranging from 6 to 16 inches. Slow moving pools within the stream complex contained thicker deposits of muck.		

Wetland Delineation Field Form (Cont.)

SPECIAL AQUATIC HABITAT:

Vernal Pool Yes ☐ No ☒ Potential ☐	Other ☐
Vernal Pool Habitat Type: None	
Comments: None	

SOILS:

Are field identified soils consistent with NRCS mapped soils?	Yes ☒	No ☐

DOMINANT PLANTS:

American Elm (Ulmus americana)	Red Maple (Acer rubrum)
Jewelweed (Impatiens capensis)	Common Cattail (Typha latifolia)
Common Reed* (Phragmites australis)	Purple Loosestrife* (Lythrum salicaria)
Poison Ivy (Toxicodendron radicans)	Eastern Cottonwood (Populus deltoides)
Silky Dogwood (Cornus amomum)	Multiflora Rose* (Rosa multiflora)

* denotes Connecticut Invasive Species Council invasive plant species

GENERAL COMMENTS:

All-Points Technology Corp., P.C. ("APT") investigated a ±3.56-acre parcel identified at 2929 Berlin Turnpike in Newington, Connecticut for the presence of inland wetlands and watercourses. A single perennial watercourse with minimal bordering wetlands was identified within the western and southern limits of the Site.

Wetland 1 consists of an approximately 5-foot-wide perennial watercourse with a sandy/mucky bottom channel that has been heavily impacted with liter, debris and stormwater discharges. The unnamed watercourse enters the Site through a box culvert which conveys flows under the Berlin Turnpike. Stream banks and channel are armored with concrete pavers downstream of the outfall and evidence of flooding during high flow events was present along the eastern bank. As the watercourse becomes more incised and linear, steep banks on the eastern side are present with some scour observed undercutting both banks. An abrupt interface to the upland landscape is present with minimal to no bordering wetlands. Bordering vegetation consists of forested species dominated by American elm, red maple, and eastern cottonwood. This watercourse continues north paralleling the Site until draining into a 52-inch culvert which conveys flows under Louis Street continuing in a northwesterly direction.

Legend

- Site
- Wetland Flag
- 100' Upland Review Area
- Approximate Wetland Boundary
- Delineated Wetland Boundary
- Approximate Wetland Area
- Existing Culvert
- Approximate Parcel Boundary

Map Notes:
Base Map Source: 2023 Nearmap Aerial Imagery
Map Scale: 1 inch = 180 feet
Map Date: September 2023

N

180 90 0 180 Feet

Wetland Inspection Map

Proposed Development
2929 Berlin Turnpike
Newington, Connecticut

ALL-POINTS TECHNOLOGY CORPORATION

Attachment B

Wetland Protection Program

ENVIRONMENTAL NOTES - RESOURCES PROTECTION MEASURES

WETLAND PROTECTION PROGRAM

As a result of the project's location in the vicinity of sensitive wetland resources, the following Protection Program shall be implemented by the Contractor to avoid unintentional impacts to proximate wetland resources during construction activities.

It is of the utmost importance that the Contractor complies with the requirement for the installation of protective measures and the education of its employees and subcontractors performing work on the project site. The wetland protection measures shall be implemented and maintained throughout the duration of construction activities until permanent stabilization of site soils has occurred.

All-Points Technology Corporation, P.C. ("APT") will serve as the Environmental Monitor for this project to ensure that these protection measures are implemented properly and will provide an education session on the project's proximity to sensitive wetland resources prior to the start of construction activities and typical amphibians and reptiles associated with these habitats that may be encountered during construction. The Contractor shall contact Matt Gustafson, Senior Wetland Scientist at APT, at least 5 business days prior to the pre-construction meeting. Mr. Gustafson can be reached by phone at (860) 617-0613 or via email at mgustafson@allpointstech.com.

This resources protection program consists of several components including: education of all contractors and sub-contractors prior to initiation of work on the site; installation of erosion controls; petroleum materials storage and spill prevention; protective measures; herbicide, pesticide, and salt restrictions; and, reporting.

1. **Contractor Education:**

    a. Prior to work on site and initial deployment/mobilization of equipment and materials, the Contractor shall attend an educational session at the pre-construction meeting with APT. This orientation and educational session will consist of information such as, but not limited to: identification of wetland resources proximate to work areas and the environmentally sensitive nature of the development site.

    b. The Contractor will be provided with cell phone and email contacts for APT personnel to immediately report any releases, impacts to nearby wetland resource areas, or encounters with any rare species. Educational poster materials of the environmentally sensitive nature of the work area will be provided by APT and displayed on the job site to maintain worker awareness as the project progresses.

    c. If any rare species are encountered, the Contractor shall immediately cease all work, avoid any disturbance to the species, and contact APT.

2. **Erosion and Sedimentation Controls/Isolation Barriers**

    a. Plastic netting used in a variety of erosion control products (i.e., erosion control blankets, fiber rolls [wattles], reinforced silt fence) has been found to entangle wildlife, including reptiles, amphibians, birds and small mammals. No permanent erosion control products or reinforced silt fence

will be used on the project. Temporary erosion control products that will be exposed at the ground surface and represent a potential for wildlife entanglement will use either erosion control blankets and fiber rolls composed of processed fibers mechanically bound together to form a continuous matrix (netless) or netting composed of planar woven natural biodegradable fiber to avoid/minimize wildlife entanglement.

b. The extent of the erosion controls will be as shown on the site plans. The Contractor shall have additional sedimentation and erosion controls stockpiled on site should field or construction conditions warrant extending devices. In addition to the Contractor making these determinations, requests for additional controls will also be at the discretion of the Environmental Monitor.

c. Installation of erosion and sedimentation controls, required for erosion control compliance and creation of a barrier to possible migrating/dispersing wildlife, shall be performed by the Contractor. The Environmental Monitor will inspect the work zone area prior to and following erosion control barrier installation. In addition, work zones will be inspected prior to and following erosion control barrier installation to ensure the area is free of wildlife and satisfactorily installed. The intent of the barrier is to segregate the majority of the work zone from possible migrating wildlife, in addition to serving as an erosion control device. Oftentimes complete isolation of a work zone is not feasible due to accessibility needs and locations of staging/material storage areas, etc. In those circumstances, the barriers will be positioned to deflect migrating/dispersal routes away from the work zone to minimize potential encounters with wildlife at the discretion of the Environmental Monitor.

d. The Contractor shall be responsible for daily inspections of the sedimentation and erosion controls for tears or breeches and accumulation levels of sediment, particularly following storm events that generate a discharge, as defined by and in accordance with applicable local, state and federal regulations. The Contractor shall notify the APT Environmental Monitor within 24 hours of any breeches of the sedimentation and erosion controls and any sediment releases beyond the perimeter controls that impact wetlands or areas within 100 feet of wetlands. The APT Environmental Monitor will provide periodic inspections of the sedimentation and erosion controls throughout the duration of construction activities only as it pertains to their function to protect nearby wetlands. Such inspections will generally occur once per month. The frequency of monitoring may increase depending upon site conditions, level of construction activities in proximity to sensitive receptors, or at the request of regulatory agencies. If the Environmental Monitor is notified by the Contractor of a sediment release, an inspection will be scheduled specifically to investigate and evaluate possible impacts to wetland resources.

e. Third party monitoring of sedimentation and erosion controls will be performed by other parties, as necessary, under applicable local, state and/or federal regulations and permit conditions.

f. No equipment, vehicles or construction materials shall be stored within 100 feet of wetland resources outside of the established work zone.

g. All silt fencing and other erosion control devices shall be removed within 30 days of completion of work and permanent stabilization of site soils. If fiber rolls/wattles, straw bales, or other natural material erosion control products are used, such devices will not be left in place to biodegrade and shall be promptly removed after soils are stable so as not to create a barrier to wildlife movement. Seed from seeding of soils should not spread over fiber rolls/wattles as it makes them harder to remove once soils are stabilized by vegetation.

3. Petroleum Materials Storage and Spill Prevention

a. Certain precautions are necessary to store petroleum materials, refuel and contain and properly clean up any inadvertent fuel or petroleum (i.e., oil, hydraulic fluid, etc.) spill due to the project's location in proximity to wetland resources.

b. A spill containment kit consisting of a sufficient supply of absorbent pads and absorbent material will be maintained by the Contractor at the construction site throughout the duration of the project. In addition, a waste drum will be kept on site to contain any used absorbent pads/material for proper and timely disposal off site in accordance with applicable local, state and federal laws.

c. Servicing of machinery shall not occur within 100 feet of wetlands.

d. At a minimum, the following petroleum and hazardous materials storage and refueling restrictions and spill response procedures will be adhered to by the Contractor.

i. Petroleum and Hazardous Materials Storage and Refueling
   1. Refueling of vehicles or machinery shall occur a minimum of 100 feet from wetlands and shall take place on an impervious pad with secondary containment designed to contain fuels.
   2. Any fuel or hazardous materials that must be kept on site shall be stored on an impervious surface utilizing secondary containment a minimum of 100 feet from wetlands.

ii. Initial Spill Response Procedures
   1. Stop operations and shut off equipment.
   2. Remove any sources of spark or flame.
   3. Contain the source of the spill.
   4. Determine the approximate volume of the spill.
   5. Identify the location of natural flow paths to prevent the release of the spill to sensitive nearby wetlands.
   6. Ensure that fellow workers are notified of the spill.

iii. Spill Clean Up & Containment
   1. Obtain spill response materials from the on-site spill response kit. Place absorbent materials directly on the release area.
   2. Limit the spread of the spill by placing absorbent materials around the perimeter of the spill.
   3. Isolate and eliminate the spill source.

4. Contact appropriate local, state and/or federal agencies, as necessary.
5. Contact a disposal company to properly dispose of contaminated materials.

iv. Reporting
1. Complete an incident report.
2. Submit a completed incident report to local, state and federal agencies, as necessary, including the Connecticut Siting Council.

4. Herbicide, Pesticide, and Salt Restrictions

a. The use of herbicides and pesticides at the Facility shall be minimized. If herbicides and/or pesticides are required at the Facility, their use will be used in accordance with current Integrated Pest Management ("IPM") principles with particular attention to avoid/minimize applications within 100 feet of wetland resources.

b. Maintenance of the facility during the winter months shall minimize the application of chloride-based deicers salt with use of more environmentally friendly alternatives.

5. Reporting

a. Compliance Monitoring Reports (brief narrative and applicable photos) documenting each APT inspection will be submitted by APT to the Applicant and its Contractor for compliance verification of these protection measures. These reports are not to be used to document compliance with any other permit agency approval conditions (i.e., DEEP Stormwater Permit monitoring, etc.). Any non-compliance observations of erosion control measures or evidence of erosion or sediment release will be immediately reported to the Applicant and its Contractor and included in the reports along with any observations of wildlife.

b. Following completion of the construction project, APT will provide a final Compliance Monitoring Report to the Applicant documenting implementation of the wetland protection program and monitoring observations. The Applicant is responsible for providing a copy of the final Compliance Monitoring Report to the authorizing regulatory agency for compliance verification.

c. Any observations of rare species will be reported to CTDEEP by APT, with photo-documentation (if possible) and with specific information on the location and disposition of the animal.

STORMWATER REPORT

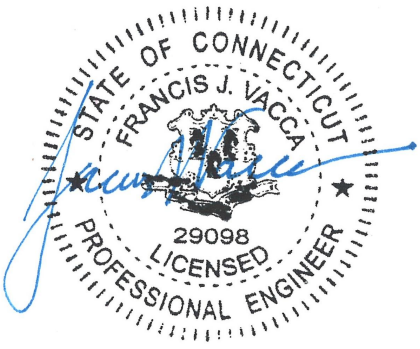
CASADORO RISTORANTE & BAR PARKING LOT EXPANSION
2929 BERLIN TURNPIKE
NEWINGTON, CONNECTICUT

JANUARY 2026

Owner/Applicant:

Berlin Turnpike 2929, LLC
208 Murphy Road
Hartford, CT 06114

BSC Job Number: 0100605.00



Prepared by:

BSC GROUP
BUILD | SUPPORT | CONNECT

180 Glastonbury Boulevard
Glastonbury, CT 06033

1.01 PROJECT DESCRIPTION

Doro Restaurant Group is proposing to construct an expansion to an existing parking lot at 2929 Berlin Turnpike in Newington, Connecticut. The approximately 3.57 acre property is bounded by Berlin Turnpike to the east, the Turnpike Plaza to the west and south, and Louis Street to the north. Historically, approximately 2.60 acres of the site was with several restaurants and parking. Today, approximately 2.02 acres of the lot is currently in use, consisting of the restaurant and associated parking.

The project is proposing to construct an expansion of the existing parking facilities, pedestrian bridge, stormwater management systems, and other site improvements, including clearing and regrading of the previously developed portion of the site.

There is a wetland located on the property. The proposed improvements will take place within the local 100-foot regulated activity buffer review area. The are no improvements or site disturbance proposed within the wetland.

The proposed project has been designed to comply with the 2024 Connecticut Stormwater Quality Manual (WQM), 2024 Connecticut Guidelines for Soil Erosion & Sediment Control (E&S Manual), 2000 Connecticut Department of Transportation Drainage Manual (CTDOT Drainage Manual), and local municipal standards.

1.02 PRE-DEVELOPMENT CONDITIONS

The site is primarily developed with an existing restaurant and associated parking with some historically developed and now overgrown land. Site topography generally slopes west towards a drainage ditch abutting Turnpike Plaza along the western property line. There is an existing stormwater management system including an infiltration basin on the site. The majority of surface runoff is captured by the existing stormwater system and conveyed via piping to the infiltration basin. Once treated, the stormwater from the site is discharged to a drainage ditch to the west of the site. The remainder of the site, consisting of wooded land, to the south of the property sheet flows offsite to the drainage ditch.

Review of the UDA NRCS Web Soil Survey indicates that the site is comprised primarily of two soil types. For the purpose of hydrologic analysis for the project, the site was divided into areas of similar hydrologic soil groups (HSG). The western portion of the site is made of HSG “A” soils, characterized as very well-drained soils. The eastern portion of the site is made up of HSG “B” soils, characterized as well-drained soils. The Web Soil Survey is included in Appendix C.

1.03 POST-DEVELOPMENT CONDITIONS

As a redevelopment project located in a mix of soil drainage types, the intent of the proposed stormwater management system is to strategically place the proposed stormwater BMPs within soil groups best suited for stormwater infiltration to meet the requirements of the WQM.

The proposed stormwater management for the project has been designed to address both water quality and water quantity. The site has been graded to maintain or reduce existing. The site has been graded to maintain or reduce existing drainage areas to the existing stormwater management system. The portion of runoff associated with new proposed impervious area will be collected by one of two Focal Point proprietary bio-retention BMP systems, both of which discharge into an underground infiltration system.

A subsurface infiltration basin reduces stormwater runoff volumes and pollutant loads, and helps to recharge groundwater, by capturing, temporarily storing, and infiltrating stormwater in permeable soils below the bottom of the BMP. Pollutant removal occurs through physical filtering, adsorption of pollutants onto soil particles, and

subsequent biological and chemical conversion in the soil. The system has been designed with an overflow to safely pass larger storm events. In accordance with the WQM, surface runoff from impervious surfaces subject to potential pollutant loads will be directed to focal points for pre-treatment prior to entering the underground infiltration basin.

The "Focal Point" stormwater basins are designed to function similarly to bio-retention systems, providing water quality treatment by infiltrating stormwater through a proprietary media blend. The "Rain Guardian" inlet units provide pre-treatment through the use of filters. Stormwater that infiltrates through the "Focal Point" is collected in an underground infiltration chamber to provide groundwater recharge and peak runoff mitigation. The infiltration chambers have been designed with an overflow system to safely pass larger storm events.

The proposed stormwater management systems are focused on the proposed 1.38-acre development, which is where the new impervious areas and ground disturbance will take place.

2.01 Stormwater Standard 1 – Runoff Volume and Pollutant Reduction

Per the WQM Stormwater Management Standard #1, the project should *preserve pre-development hydrology and pollutant loads to protect water quality and maintain groundwater recharge.*

Water Quality Volume

The goal of this section of Stormwater Standard #1 is to for new developments and redevelopments with less than 40% existing directly connected impervious area (DCIA) to retain 100% of the water quality volume (WQV) onsite and redevelopments with greater than 40% existing DCIA to retain 50% of the WQV onsite. The volume of runoff required to be retained onsite is the required retention volume (RRV).

As a new development project, the project proposes to meet the requirements through the implementation of the following measures:

1. One (1) subsurface infiltration basin and two (2) "Focal Point" proprietary bioretention systems are proposed to provide the RRV for the associated catchment area. The two Focal Point systems directly discharge to the subsurface infiltration basin to provide the RRV. The subsurface infiltration basin BMP provides infiltration volume below the lowest outlet, with high level overflows for larger storm events. The system has been designed to fully drain within 48 hours in accordance with the WQM.
2. The remainder of the site, most of which is pervious, will sheet flow overland offsite.

Table 2-1

BMP Catchment	Imp. Area (ac)	WQV Required (cf)	WQV Provided (cf)
Infiltration Basin	0.78	2,536	2,657
Uncontrolled	0.08	69	N/A
Total Site	0.86	2,605	2,657

Table 2-1 above indicates that the total treated and retained WQV for the site will exceed the required WQV. Computations for WQV are included in Section 6.01.

Note that a small portion of the proposed development will drain to the existing Casadoro Ristorante & Bar detention basin, which has previously been designed to provide water quality treatment. Peak runoff to the existing basin is reduced from the pre-development condition. Therefore, it was not considered in Table 2-1 above.

TSS, Pollutant, and Nutrient Removal

The goal of this section of Stormwater Standard #1 is for projects to meet the minimum average annual pollutant load reductions of stormwater runoff in accordance with Table 4-3. Projects that meet the RRV are assumed to meet the pollutant reduction standards, therefore this Standard has been fully met.

2.02 Stormwater Standard 2 – Stormwater Runoff Quantity Control

Per the WQM Stormwater Management Standard #2, the project should *not exceed pre-development peak flow rates and manage the volume and timing of runoff to prevent downstream flooding, channel erosion, and other adverse impacts, and safely convey flows into, through, and from structural stormwater BMPs.*

Watershed modeling was performed using HydroCAD Stormwater Modeling Software version 10.20, a computer aided design program that combines SCS runoff methodology with standard hydraulic calculations. A model of the site's hydrology was developed for both pre- and post-development conditions to assess the effects of the proposed development on the project site and surrounding areas.

Stormwater runoff was modeled using rainfall data from the NOAA Atlas 14 Point Precipitation Frequency Database. A Storm Type of NOAA10, Storm Curve D, 24-hour duration was used for each rainfall event.

Table 2-2

Storm Frequency	**NOAA 14++ Rainfall (Inches)**
2-year	3.24
10-year	5.13
25-year	6.31
100-year	8.13

The peak rates of runoff for pre- and post-development conditions are provided in the following table:

Table 2-3

Storm Discharge Comparison				
Discharge Point	Storm Event	Existing (cfs)	Proposed (cfs)	Difference (cfs)
1	2-year	1.17	1.07	-0.10
	10-year	2.56	2.43	-0.34
	25-year	3.55	3.43	-0.24
	100-year	5.17	4.89	4.82

The above table demonstrates that the peak runoff rate for each design storm will decrease from pre- to post-development for all modeled storm events for Discharge Point 1.

Conveyance Protection

The goal of this section of Stormwater Standard #2 is for projects to *design the conveyance system leading to, from, and through structural stormwater BMPs based on the post-development peak flow rate associated with the 10-year, 24-hour or larger magnitude design storm.*

The stormwater piping conveying the outlet from the proposed underground infiltration system to the stabilized outfall has been sized to accommodate the discharge associated with the 100-year storm.

2.03 Stormwater Standard 3 – Construction Soil Erosion and Sediment Control

Per the WQM Stormwater Management Standard #3, the project should *design, install, and maintain effective soil erosion and sedimentation control measures during construction and land disturbance activities. Consideration for final site stabilization should also be included during the development of a SESC Plan.*

An Erosion & Sedimentation Control Plan, construction drawings, and construction details have been developed for the proposed project to demonstrate compliance with this Standard and the CT E&S Manual. Provisions for operations and maintenance during construction are included in Section 3 of this report.

2.04 Stormwater Standard 4 – Post-Construction Operation and Maintenance

Per the WQM Stormwater Management Standard #4, the project should *perform long-term maintenance of structural stormwater management systems to ensure that they continue to function as designed and implement operational source control and pollution prevention measures.*

Provisions for post-construction operations and maintenance are included in Section 4 of this report.

2.05 Stormwater Standard 5 – Stormwater Management Plan

Per the WQM Stormwater Management Standard #5, the project should *document how the proposed stormwater management measures meet the stormwater management standards, performance criteria, and design guidelines.*

The intent of this Stormwater Management Report is to meet Stormwater Standard #5 and demonstrate compliance with the WQM for the proposed project.

2.06 Conclusion

The project has been designed in accordance with local standards, the CT DEEP WQM, CT DEEP E&S Manual, and CTDOT Drainage Manual. The Stormwater Standards have been met to the maximum extent practicable for the proposed new development project.

3.0 CONSTRUCTION PERIOD EROSION AND SEDIMENTATION CONTROL PLAN

The objective of temporary erosion control during construction is to minimize the area of exposed soil, control runoff rate and direction, and provide for rapid stabilization of exposed areas. Prior to any construction activity, trenched silt fence and/or staked hay bales will be placed down gradient of the proposed work areas. The fence/barrier will provide some sediment control, as well as provide a limit of construction activity.

Construction entrances will be utilized to remove sediment from construction vehicle tires and prevent it from being tracked onto adjoining paved roadway areas.

Any excavated and stockpiled topsoil will be contained within staked hay bales and silt fence. Topsoil locations have been shown on the Erosion and Sediment Control (E&S) Plan. Erosion-prone areas to be left exposed for extended periods (>30 days) will be mulched and seeded for temporary vegetative cover. After construction, all exposed areas will be graded, mulched and re-vegetated with appropriate ground cover. The silt fence and/or hay bales will remain in place until groundcover is established.

Filter inserts will be used to collect sediment that may be carried in the storm runoff during construction. Filter inserts will be placed in each existing catch basin, yard drain, dry well, and in each new catch basin during construction and until all disturbed areas of the site have been stabilized. Replacement of the insert shall be as often as necessary to prevent excessive ponding due to clogged fabric.

Temporary diversion swales may be constructed to direct storm runoff away from disturbed areas. Stone or hay bale check dams will be installed at intervals along the swales to reduce the runoff velocity. In areas of excessive grade changes, temporary pipe slope drains will be constructed to convey runoff flows down the face of slopes without causing erosion problems. The diversion swales will outlet into temporary sediment traps.

Dewatering settling basins will be utilized where groundwater is encountered in trenching, foundation excavation, or any other excavation. The dewatering wastewaters will be infiltrated into the ground or discharged, after filtration into the nearest catch basin.

Throughout all phases of construction, the erosion control measures will be routinely inspected and cleaned, repaired, and replaced as necessary. See Section 4.0 entitled “Operation and Maintenance Plan” for more details.

Throughout the construction process, extra stocks of hay bales and silt fence will be kept on-site to replace those that become damaged and/or deteriorated.

Any erosion and sediment control measures, which, upon inspection, are found to be damaged, deteriorated or not functioning properly, will be repaired, replaced, and corrected immediately after inspection.

Areas which are mulched or seeded for temporary vegetative cover will be inspected for proper cover at the end of each workday if precipitation is forecast and prior to weekends. Additional seeding or mulch will be placed as necessary.

The temporary erosion and sediment control systems will not be removed until all stormwater drainage system components are in place, cleaned and working properly and until permanent vegetative cover and other stabilization measures are established.

The following maintenance procedures shall be followed by the Contractor for temporary and permanent erosion and sedimentation measures and stormwater treatment systems installed during the construction period:

a. Dust Control: Moisten disturbed soil areas with water periodically or use a non-asphaltic soil tackifier to minimize dust.

b. Temporary Seeding: Inspect weekly and within 24 hours of a storm with a rainfall generating a discharge. Continue inspection until vegetation is firmly established.

c. Permanent Seeding: Inspect seeded areas weekly and within 24 hours after a storm with a rainfall generating a discharge. Continue inspection until vegetation is firmly established.

d. Temporary Soil Protection: Inspect seeded areas weekly and within 24 hours after a storm with a rainfall generating a discharge.

e. Temporary Erosion Control Mat: Inspect mats weekly and within 24 hours after a storm with a rainfall generating a discharge.

f. Temporary Filter Inserts: Inspect the fabric at least once a week and within 24 hours after the end of a storm with a rainfall generating a discharge. Check the fabric for structural soundness (i.e. tears), proper anchoring/alignment within the grate and ability to drain runoff (i.e. percent of clogging by sediment). Remove the sediment every week, or sooner if ponding is excessive. Each time the sediment is removed, replace the section of fabric removed with a new section. Do not remove the sediment and reuse the same section of fabric.

g. Hay Bale/ Silt Fence Barrier: Inspect the barrier at least once a week and within 24 hours after the end of a storm with a rainfall generating a discharge. For dewatering operations, inspect frequently before, during and after pumping operations. Remove the sediment deposits when the depth reaches one half the barrier heights. Repair or replace a barrier within 24 hours of observed failure. Maintain the barrier until the contributing disturbed area is stabilized.

h. Construction Entrance/Exit Pad: Maintain the pad in a condition that will prevent tracking and washing of sediment onto paved surfaces. Place additional clean gravel on top of gravel that has become silted or remove the silted gravel and replace the gravel to the depth removed with clean gravel, as conditions warrant. Remove immediately all sediment spilled, dropped, washed, or tracked onto paved surfaces. Roads adjacent to the construction site shall be cleaned at the end of each day by hand sweeping or sweeper truck.

i. Dewatering Settling Basin (if used): Inspect the basin at least every two hours during periods of use. Remove accumulated sediments when the volume equals one half the provided storage volume.

j. Existing Catch Basins and Sumps: Inspect the sediment traps as specified in f. above. After final removal of the sediment traps at the end of construction, clean the sump of all silt and debris.

k. New Catch Basins and Sumps: As new catch basins are constructed; a sediment filter basket shall be installed in the unit and a sediment barrier installed around the grate. Inspect the basket and barrier weekly and within 24 hours after a storm with a rainfall generating a discharge. After stabilization of the drainage area entering the catch basin, remove the trap and barrier and clean the basin sump of all silt and debris.

l. Stone or Hay Bale Check Dams: Inspect the check dam at least once a week and within 24 hours after the end of a storm with a rainfall generating a discharge. Remove the sediment deposits when the depth reaches one half the check dam heights. Repair or replace a check dam within 24 hours of observed failure. Maintain the check dam until the contributing disturbed area is stabilized.

m. Waterbars: Inspect the waterbars daily when exposed to vehicle traffic and within 24 hours after the end of a storm with a rainfall generating a discharge. Repair and reshape the waterbar immediately after observing any damages. Remove the sediment deposits when the depth reaches one half the waterbar heights. Maintain the waterbar until the contributing disturbed area is stabilized.

n. Temporary Diversion Swales & Pipe Slope Drains: Inspect at least once a week and within 24 hours after the end of a storm with a rainfall generating a discharge. Inspect daily when construction activities are in close proximity to the swales or slope drains. Repair damaged areas within 24 hours of observed failure. Maintain the swales and slope drains until the contributing disturbed area is stabilized.

o. Temporary Stockpiles: Inspect temporary stockpiles at the end of each workday to ensure that tarps are in place and secured. Temporary stockpiles that are expected to be inactive for more than 30 days should be temporarily seeded (see above).

p. Temporary Sediment Traps: Inspect monthly and within 24 hours after a storm with a rainfall generating a discharge. Sediment and oil shall be removed when the storage volume is reduced by one half, or at least every 6 months during construction.

During construction, the Contractor shall be required to remove accumulated sediment from sediment control measures and water quality measures. Sediment shall be disposed of off-site in a manner and location approved by local and state agencies. Temporary storage of sediment on-site is permissible if it is protected from erosion and stockpiled in a manner that will prevent it from being carried by erosion into adjacent properties or resource areas.

Temporary sediment traps may be removed if the contributing drainage area is stabilized. The area shall be re-graded to match original grades or proposed grades as shown on the plans. The disturbed area shall be temporarily, or permanently seeded and mulched if the area is not to be paved.

For hay bale barriers, the stakes may be removed as soon as the upslope areas have been permanently stabilized. Unless proposed construction requires otherwise, any accumulated sediment shall be left in place and the hay bales left in place or broken up for ground cover.

Upon the stabilization of the contributing drainage area, silt fence shall be inspected for sediment accumulation prior to removal. For sediment depths greater than 6", the sediment shall be re-graded or removed. The silt fence shall be removed by pulling the support posts and cutting the geotextile at the ground level. Re-grade or remove the sediment as necessary and stabilize the disturbed soils by placing temporary or permanent seeding and mulch.

When dewatering has been completed, remove the hay bale barrier, sediment and stone, as appropriate, and re-grade the area to original or proposed grade. Stabilize the disturbed area with temporary or permanent seed and mulch.

After the drainage areas to the new and existing catch basins have been stabilized, the Contractor shall be required to clean all sumps and hoods of debris and silt. In addition, within the limits of work, the Contractor shall clean all storm drain piping of collected silt and debris by flushing with water. If the storm system discharges to ground, a hay bale and silt fence barrier must remain in place at each outfall to capture any sediment or debris carried down by the flushing. If the storm drainage system discharges into a public or private drainage collection system, the Contractor must install a means of collecting debris and filtering the sediment from the flushing water in the on-site storm system before discharge to the existing storm system.

4.0 OPERATION AND MAINTENANCE PLAN

As required by Stormwater Standard #4, this Operation and Maintenance Plan has been developed for source control and pollution prevention at the site after construction.

MAINTENANCE RESPONSIBILITY

After construction is completed and accepted by the Owner, it shall be the responsibility of the Owner to maintain all drainage and water quality structures. In addition, the following inspection and maintenance guidelines shall be the responsibility of the Owner, or the Owner's representative, beginning the first year period following construction completion and acceptance, and shall be followed each year thereafter.

GOOD HOUSEKEEPING PRACTICES

The site to be kept clean of trash and debris at all times. Trash, junk, etc. is not to be left outside. Inspect on a regular basis not to exceed weekly for litter and debris.

REQUIREMENTS FOR ROUTINE INSPECTIONS AND MAINTENANCE OF STORMWATER BMPS

All stormwater BMPs are to be inspected and maintained as follows;

Parking Lot and Driveway Sweeping

At least twice per year, with the first occurring as soon as possible after snowmelt and the second not less than 90 days following the first.

Landscaped Areas

Inspect semi-annually for erosion or dying vegetation. Repair and stabilize any bare or eroded areas and replace vegetation as soon as possible.

Deep Sump Catch Basins

Shall be inspected semi-annually and cleaned when the sump is one-half full of silt and/or debris.

Focal Point

Follow manufacturer's recommendations for routine maintenance. At a minimum, inspect after major storms (1 inch or more of precipitation) during the first six months following construction, then inspect annually. Remove trash and organic debris (leaves) in the Spring and Fall. Maintain vegetated filter strip and/or grassed side slopes. Remove accumulated sediment from the system when accumulation exceeds 1 inch or when drawdown time exceeds 48 hours after the end of a storm event, in which case the soil media shall be replaced in accordance with the CT Stormwater Quality Manual.

Underground Infiltration System

Inspect after major storm (1 inch or more precipitation) during the first six months following construction. Inspect the remainder of the infiltration system annually. Remove sediment from the pretreatment structure when it accumulates to more than 50% of the design depth. Remove accumulated sediment from the system when accumulation exceeds 1 inch or when drawdown time exceeds 48 hours after the end of a storm event, indication that the system is clogged.

PROVISIONS FOR SOLID WASTE MANAGEMENT (SITE TRASH)

Trash will be placed in on-site dumpsters and the Owner will make provisions for its regular and timely removal.

SNOW DISPOSAL AND PLOWING PLANS

The purpose of the snow and snowmelt management plan is to provide guidelines regarding snow disposal site selection, site preparation and maintenance. For the areas that require snow removal, snow storage onsite will largely be accomplished by using pervious areas along the shoulder of the roadway and development as windrowed by plows.

- Avoid dumping of snow into any water body, including rivers, ponds, or wetlands. In addition to water quality impacts and flooding, snow disposed of in open water can cause navigational hazards when it freezes into ice blocks.
- Avoid disposing of snow on top of storm drain catch basins or in stormwater basins. Snow combined with sand and debris may block a storm drainage system, causing localized flooding. A high volume of sand, sediment, and litter released from melting snow also may be quickly transported through the system into surface water.
- In significant storm events, the melting or off-site trucking of snow may be implemented. These activities shall be conducted in accordance with all local, state and federal regulations.
- Snow shall be removed from the areas around on-site fire-hydrants to maintain emergency access to hydrants at all times. Removable flags or markers should be placed on hydrants to allow snow removal crews to more easily locate hydrants and not damage them with plows or other snow removal equipment.

WINTER ROAD SALT AND/OR SAND USE AND STORAGE RESTRICTIONS

The Owner will be responsible for sanding and salting the site. No storage on site.

STREET SWEEPING SCHEDULES

There are three types of sweepers: Mechanical, Regenerative Air, and Vacuum Filter.

1) Mechanical: Mechanical sweepers use brooms or rotary brushes to scour the pavement.
2) Regenerative Air: These sweepers blow air onto the road or parking lot surface, causing fines to rise where they are vacuumed.
3) Vacuum filter: These sweepers remove fines along roads. Two general types of vacuum filter sweepers are available - wet and dry. The dry type uses a broom in combination with the vacuum. The wet type uses water for dust suppression.

Regardless of the type chosen, the efficiency of street sweeping is increased when sweepers are operated in tandem.

It is recommended that street sweeping of the parking areas occur four times a year, including once after the spring snow melt.

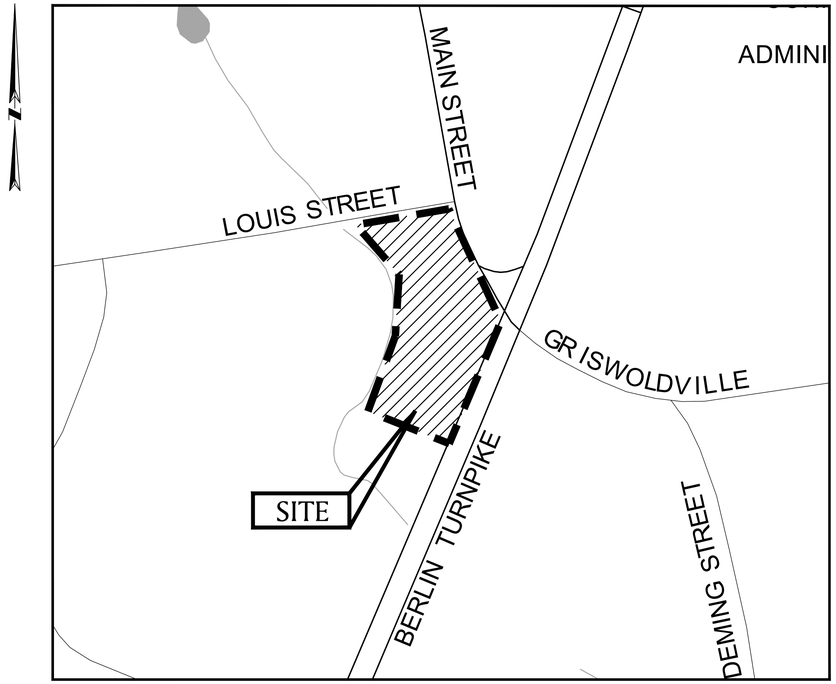
CASADORO RESTAURANT
PARKING EXTENSION

2929 BERLIN TURNPIKE
NEWINGTON, CONNECTICUT

JANUARY 29, 2026

ZONING TABLE

ZONE PD	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT FRONTAGE	100 FT	1,125 FT	1,125 FT
MINIMUM LOT AREA	20,000 S.F (0.46 AC)	3.56 AC	3.56 AC
MINIMUM FRONT SETBACK (FT)	35 FT	58 FT	58 FT
MINIMUM SIDE SETBACK MINIMUM REAR SETBACK	10 FT 15 FT	26 FT 25 FT	26 FT 25 FT
MAXIMUM BUILDING HEIGHT	3 STORIES/35 FT	1 STORY	1 STORY
PARKING: NUMBER OF SPACES: HANDICAPPED SPACES	20 SPACES PER 1,000 S.F PUBLIC SPACE 1 PER 25 SPACES	108 SPACES 4 SPACES	211 SPACES 9 SPACES
SITE SIGN	150 SF AREA ON BOTH SIDES	(PRE-EXISTING)	(PRE-EXISTING)
PARKING SPACE SIZE:	9'x18' (OR 9'X16' WITH 3' OVERHANG) HANDICAPPED SPACES: 15'x18' WITH 5' WIDE ACCESS AISLE OR 16'X18' WITH 8' ACCESS AISLE (VAN SPACE)	STANDARD: 9'X16' ACCESSIBLE: 15'x18' WITH 5' AISLE VAN ACESS: 16'X18' WITH 8' AISLE	STANDARD: 9'x18' (9'X16' WITH 3' OVERHANG) ACCESSIBLE:15'x18' WITH 5' AISLE VAN ACCESS:16'X18' WITH 8' AISLE
PARKING DISTANCE FROM PROPERTY LINE	MINIMUM 5 FEET	19.70 FT	12.15 FT



SITE MAP

100 0 200 400 600 feet

SCALE: 1" = 200±

INDEX OF DRAWINGS

T-1.0	TITLE PLAN
1 OF 1	SURVEY
G-1.0	LEGEND & NOTES
G-1.1	WETLAND PROTECTION PLAN
C-1.0	TREE LOCATION PLAN
C-1.1	SITE PREPARATION AND EROSION CONTROL PLAN
C-2.0	SITE PLAN
C-2.1	TRAFFIC CIRCULATION PLAN
C-2.2	GRADING AND DRAINAGE PLAN
C-2.3	HISTORIC SITE PAVEMENT LIMITS
C-3.0 - 3.3	DETAILS
IL-1.0	SITE PHOTOMETRICS PLAN
L-1.0	LANDSCAPING PLAN

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

ISSUED FOR PERMIT

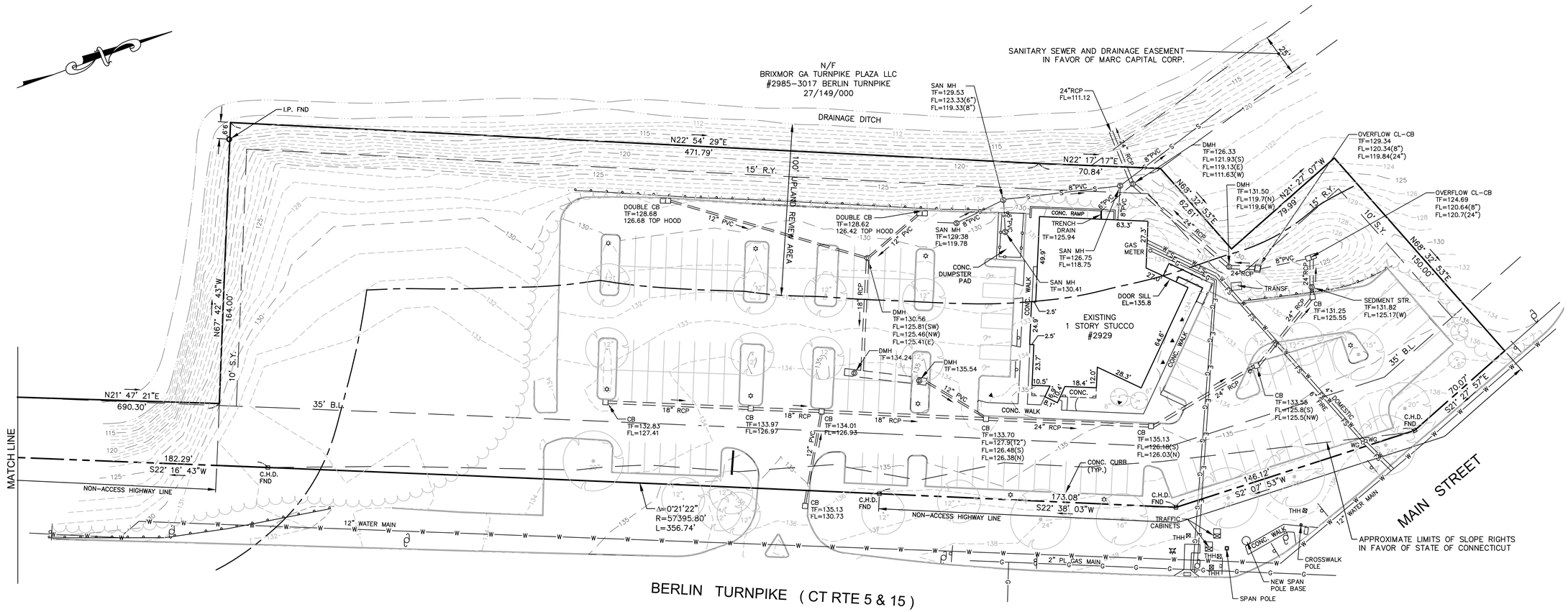
STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED
PROFESSIONAL ENGINEER

PREPARED BY:

BSC GROUP
BUILD | SUPPORT | CONNECT

180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

JOB NO: 0100605.00 DWG NO: SHEET TITLE SHEET



MAP REFERENCES:

1. "BOUNDARY SURVEY MAP, PROPERTY OF MARC CAPITAL CORP. LOCATED ON BERLIN TURNPIKE (TOUTES 5 & 15" AND MAIN STREET, NEWINGTON, CONNECTICUT, SCALE: 1"= 40', DATE: FEBRUARY 14, 1992, LAST REVISED 10-14-92" BY MBA ENGINEERING, INC.
2. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF NEWINGTON, BERLIN TURNPIKE FROM BERLIN TOWN LINE NORTH TO MAIN STREET, SCALE: 1"= 40', DATE: APRIL 10, 1959, PROJECT NO. 93-06"
3. "TOWN OF NEWINGTON, MAP SHOWING LAND RELEASED TO MARC CAPITAL CORPORATION BY THE STATE OF CONNECTICUT, INTERSTATE ROUTE 291 (LIMITED ACCESS HIGHWAY), SCALE: 1"= 40', PROJECT NO. 93-74"

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED OCT. 26, 2018 AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUG. 29, 2019. THIS IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY T-2 AND IS INTENDED TO DEPICT THE POSITION OF BOUNDARIES WITH RESPECT TO LOCATIONS OF ALL BOUNDARY MONUMENTATION; APPARENT IMPROVEMENTS AND FEATURES; RECORD EASEMENTS AND VISIBLE EVIDENCE OF THE USE THEREOF; RECORD AND APPARENT MEANS OF INGRESS AND EGRESS; LINES OF OCCUPATION AND DEED RESTRICTIONS PERTAINING TO THE LOCATION OF BUILDINGS OR OTHER IMPROVEMENTS.
2. COORDINATES ARE BASED ON NAD 1983, ELEVATIONS ARE BASED ON NAVD 1988.
3. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

By _____
PAUL W. HUMPHREYS, L.S.
LIC. NO. 12322

GRAPHIC SCALE
0 15 30 60
1"= 30'

No.	Date	Description
		Revisions

No.	Date	Description
		Revisions

STATE OF CONNECTICUT PAUL W. HUMPHREYS NO. 12322 LICENSED LAND SURVEYOR

C. J. M.

Close, Jensen & Miller, P. C.
Consulting Engineers, Land Planners & Surveyors
1137 Silas Deane Highway, Wethersfield, Conn. 06109, Tel. (860)563-9375

PROPERTY SURVEY

PROPERTY OF
2929 BERLIN TURNPIKE, LLC
2929 BERLIN TURNPIKE (CT ROUTE 5 & 15)
NEWINGTON, CONNECTICUT

Compiled	E.T.J.
P.C. Check	
Designed	
Drawn	E.T.J.
Checked	P.W.H.
Scale	1"= 30'
Date	10/31/22
Sheet	1
Of	1
Job No.	
File No.	

R:\C.M\NEWINGTON\2929 Berlin Trpk\Drawings\WORKSHEET.dwg

EROSION & SEDIMENTATION CONTROL NOTES:

1. DO NOT PROCEED WITH THE WORK UNTIL ALL E&S CONTROL MEASURES ARE IN-PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEER.
2. THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SILTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS CONDITIONS DICTATE AND/OR AS DIRECTED BY THE OWNER OR THE ENGINEER.
3. ANY EROSION AND SEDIMENTATION MEASURE IMPLEMENTED BEYOND THAT SHOWN HEREON SHALL CONFORM TO APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT'S 2024 "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
4. ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR STRAW WATTLE BARRIER. COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
5. PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
6. IN ADDITION TO THE LOCATIONS SHOWN ON THE PLANS, ALL TEMPORARY SLOPES IN EXCESS OF 3 (HORIZONTAL) TO 1 (VERTICAL) SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR APPROVED EQUIVALENT.
7. NO RUNOFF SHALL BE ALLOWED TO ENTER ANY STORMWATER SYSTEM OR EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
8. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
9. TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
10. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
11. SWEEP ADJACENT ROADWAYS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE ENGINEER. SHOULD THE CONSTRUCTION ENTRANCE FAIL TO PREVENT THE TRACKING OF SOILS OR SEDIMENT OFF OF THE PROJECT SITE, A WASHING RACK SHALL BE INSTALLED ALONG WITH APPROPRIATE MEASURES TO COLLECT RESULTING WASTEWATER.
12. DRAINAGE STRUCTURE FILTER INSERTS SHALL BE INSTALLED AND CLEANED/CHANGED PER THE MANUFACTURER'S RECOMMENDATIONS. UNITS SHALL BE INSTALLED COMPLETELY AROUND INLETS OF EXISTING AND PROPOSED DRAINAGE STRUCTURES SUCH THAT NO RUNOFF IS ALLOWED TO ENTER DRAINAGE SYSTEMS WITHOUT FILTERING THROUGH THE DEVICE.

SUGGESTED CONSTRUCTION SEQUENCE:

1. CONDUCT A PRE-CONSTRUCTION MEETING WITH THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. INSTALL CONSTRUCTION ENTRANCE(S) AND PLACE FILTER INSERTS IN EXISTING CATCH BASINS.
3. INSTALL PERIMETER E&S CONTROLS AND REQUEST PRE-CONSTRUCTION INSPECTION FROM THE ENGINEER.
4. FOLLOWING THE ENGINEER'S APPROVAL OF INSTALLED E&S CONTROLS, COMMENCE CONSTRUCTION OPERATIONS.
5. AT THE CONCLUSION OF CONSTRUCTION, COMPLETE THE INSTALLATION OF POST-CONSTRUCTION SITE STABILIZATION MEASURES AS NECESSARY TO PREVENT THE MIGRATION OF UNSTABILIZED SEDIMENT FROM FINISHED AREA OF THE PROJECT SITE.

NOTE: THE CONTRACTOR MAY MODIFY THE SUGGESTED CONSTRUCTION SEQUENCE INDICATED ABOVE, PROVIDED A REVISED SEQUENCE IS SUBMITTED FOR REVIEW AND APPROVED BY THE OWNER AND ENGINEER.

TEMPORARY E&S MEASURES MAINTENANCE SCHEDULE

E&S MEASURE	MAINTENANCE MEASURES	SCHEDULE
FILTER INSERTS IN DRAINAGE SYSTEM	CLEAN CATCH BASIN GRATE, REMOVE SEDIMENT/DEBRIS FROM FILTER INSERTS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
TEMPORARY SEDIMENT TRAPS	CHECK AND REPAIR STONE OUTLET, CLEAN WHEN HALF FULL OF SEDIMENT (DEWATER IF NECESSARY), RESTORE TRAP TO ORIGINAL DIMENSIONS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
TEMPORARY DIVERSION SWALES	REPAIR DAMAGED AREAS WITHIN 24 HRS OF OBSERVED FAILURE	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE. INSPECT DAILY WHEN CONSTRUCTION ACTIVITIES ARE IN CLOSE PROXIMITY
STRAW WATTLE/ SILT FENCE BARRIER	REPAIR/REPLACE WHEN FAILURE OBSERVED, REMOVE SILT WHEN ACCUMULATION REACHES APPROX. HALF HEIGHT OF BARRIER	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
TARP TEMPORARY STOCKPILES	ENSURE TARP IS APPROPRIATELY SECURED OVER STOCKPILE AT THE END OF EACH DAY	DAILY
CONSTRUCTION ENTRANCE	SWEEP PAVED ROADWAY ADJACENT TO SITE ENTRANCE AS NECESSARY, REFRESH STONE AS NECESSARY, REMOVE SILTED GRAVEL	WEEKLY
MOISTEN EXPOSED SOILS	PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS AND KEEP TRAVELWAYS DAMP	DAILY

SITE PREPARATION NOTES:

1. CONTRACTOR SHALL NOTIFY 'CALL BEFORE YOU DIG' (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED.
3. NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
5. THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
6. IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF EXPOSURE TO SITE-SPECIFIC PHYSICAL OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
7. WHERE REMOVE AND DISPOSE (R&D) OF ITEMS IS NOTED ON THE PLANS, ITEM(S) SHALL BE DISPOSED OF IN A LEGAL MANNER OFF-SITE.
8. DURING THE COURSE OF THE WORK, PROVIDE SAFETY BARRIERS, INCLUDING BUT NOT LIMITED TO, FENCING, BARRICADES, AND SIGNAGE AS REQUIRED TO PREVENT UNAUTHORIZED ENTRY TO THE WORK AREA AT ALL TIMES.
9. ALL CONSTRUCTION FENCING AND WARNING SIGNS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. INSTALL CONSTRUCTION FENCING AT THE LIMIT OF WORK.
10. PRIOR TO THE TERMINATION, ABANDONMENT, OR REMOVAL OF ANY UTILITY, VERIFY THAT APPLICABLE NOTIFICATIONS HAVE BEEN MADE TO THE UTILITY OWNER/OPERATOR AND THAT THE UTILITY HAS BEEN PROPERLY TERMINATED, CAPPED, OR PLUGGED AS REQUIRED.
11. PROTECT ALL IMPROVEMENTS NOT INCLUDED IN THE SCOPE OF SITE DEMOLITION. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
12. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
13. ALL CONSTRUCTION MATERIALS AND METHODS LOCATED WITHIN THE STATE RIGHT-OF-WAY SHALL CONFORM TO THE THE STATE OF CONNECTICUT STANDARD SPECIFICATION FOR ROADS, BRIDGES. FACILITIES, AD INCIDENTAL CONSTRUCTION, FORM 819 2024 AND ITS SUPPLEMENTS, AS AMENDED.

SITE PLAN LAYOUT & MATERIALS NOTES:

1. NOTIFY 'CALL BEFORE YOU DIG' (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED.
3. NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
5. THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
6. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
7. COMPLY WITH CONNECTICUT BUILDING CODE FOR ALL SITE CONSTRUCTION, INCLUDING HANDICAPPED ACCESSIBILITY.
8. THE CROSS-SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 1V:50H (2%). UNLESS OTHERWISE INDICATED, THE MAXIMUM RUNNING SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 5% (1V:20H). VERIFY GRADES AND SLOPES PRIOR TO CONCRETE PLACEMENT. REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
10. ENGAGE A CONNECTICUT-LICENSED LAND SURVEYOR TO PERFORM LAND-SURVEYING SERVICES REQUIRED, INCLUDING BUT NOT LIMITED TO: VERIFICATION AND LAYOUT OF BASELINES, PROPOSED IMPROVEMENTS, DIMENSIONS AND ELEVATIONS. REPORT DISCREPANCIES TO THE ENGINEER.
11. PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
12. GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
13. UNLESS OTHERWISE INDICATED, BLEND TRANSITIONS IN ELEVATION BETWEEN NEW WORK AND AREAS TO REMAIN AT A MAXIMUM SLOPE OF 1V:3H AND RESTORE WITH FOUR (4) INCHES OF LOAM AND SEED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED. COORDINATE WITH ENGINEER IF DIMENSIONAL CONSTRAINTS REQUIRE STEEPER SLOPES.
14. ALL DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE INDICATED ON THE PLANS. SEE SPECIFICATIONS.
15. UPON REACHING PROPOSED SUBGRADE ELEVATIONS WITHIN THE FIELD, ENGINEER WILL REVIEW SUBGRADE PRIOR TO INSTALLATION OF DRAINAGE SYSTEM.
16. ALL CATCH BASINS AND SHALLOW DROP INLETS SET AGAINST CURBS SHALL BE CONNDOT TYPE 'C'. ALL OTHERS SHALL BE CONNDOT TYPE 'C-L'.
17. ALL UNDERDRAINS SHALL BE 6-INCH PVC UNLESS OTHERWISE INDICATED. SEE SPECIFICATIONS.
18. AT THE CONCLUSION OF THE WORK, CONTACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM, INCLUDING NEW WORK AND EXISTING WORK THAT REMAINS OR IS INCORPORATED INTO THE NEW SYSTEM.

UTILITY NOTES:

1. CONTRACTOR SHALL NOTIFY 'CALL BEFORE YOU DIG' (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED. VERIFY ALL TIE-IN POINTS, ROUTING, CONFLICTS, CROSSINGS, AND BUILDING CONNECTION POINTS TO FACILITATE THE COMPLETION OF THE WORK.
3. PERFORM EXPLORATORY EXCAVATIONS AS REQUIRED TO VERIFY THE AS-BUILT LOCATION OF EXISTING SUBSURFACE UTILITIES WHERE CROSSINGS OR OTHER POTENTIAL CONFLICTS ARE PRESENT.
4. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
5. THE TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) OF ALL UTILITY STRUCTURES THAT ARE TO REMAIN SHALL BE ADJUSTED TO MATCH FINAL GRADE IN A FLUSH CONDITION. ALL NEW UTILITY STRUCTURES SHALL BE INSTALLED WITH TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) TO FINAL GRADE IN A FLUSH CONDITION.
6. ALL LIGHTING ELECTRICAL SUPPLIES SHALL BE INSTALLED IN MINIMUM 1-INCH PVC CONDUIT PER APPLICABLE SPECIFICATIONS. PLASTIC MARKING TAPE SHALL BE USED ON ALL CONDUIT RUNS.
7. THE ROUTING OF LIGHTING CONDUITS AS SHOWN IS CONCEPTUAL. CONTRACTOR SHALL DETERMINE THE SPECIFIC ROUTING OF ALL LIGHTING SYSTEMS BASED ON THE ACTUAL LOCATION OF TIE-IN(S) TO EXISTING LIGHTING FEEDS AND AS REQUIRED TO AVOID CONFLICTS WITH OTHER CONSTRUCTION OR SUBSURFACE FACILITIES. PRIOR TO INSTALLATION, PROVIDE SHOP DRAWING SHOWING THE ROUTING OF ALL CONDUIT, LOCATIONS OF HANDHOLES, AND DETAILS OF TIE-INS TO EXISTING SYSTEM.
8. THE SCOPE OF ELECTRICAL FACILITIES SHOWN HEREON IS DIAGRAMMATIC. NOT ALL COMPONENTS OF EXISTING FACILITIES OR NEW CIRCUITS ARE SHOWN. CONTRACTOR SHALL ASSESS AND DOCUMENT EXISTING ELECTRICAL SERVICE AS TO CAPACITY AND OTHER PERTINENT PARAMETERS AS REQUIRED TO ACCOMMODATE THE NEW ELECTRICAL FACILITIES SHOWN HEREON. PROVIDE ALL REQUIRED BREAKERS, CONDUCTORS, GROUNDING, AND OTHER ANCILLARY COMPONENTS TO PROVIDE A NEW, COMPLETE CODE-COMPLIANT CIRCUIT.
9. ALL UNDERGROUND TELECOMMUNICATIONS AND ELECTRIC CONDUITS SHALL BE ENCASED IN SAND IN ACCORDANCE WITH THE SPECIFICATIONS AND INSTALLATION GUIDE FOR UNDERGROUND SERVICE TO RESIDENTIAL DEVELOPMENTS - JUNE 2010, PREPARED BY WESTERN MASSACHUSETTS ELECTRIC.

UTILITY NOTES (CONT.):

10. FOR TELECOMMUNICATIONS AND ELECTRIC, WARNING TAPE SHALL BE INSTALLED 12-INCHES ABOVE ELEVATION OF CONDUITS IN ACCORDANCE WITH SPECIFICATIONS.
11. INSTALL CONDUIT, PULL ROPE, CAPS, WARNING TAPE, AND TRACER WIRE PER APPLICABLE SPECIFICATIONS, STANDARDS, AND CODES.

PLANTING PLAN NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED. NO SUBSTITUTION OF PLANT SPECIES OR VARIETIES WILL BE ACCEPTABLE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
3. OWNER'S REPRESENTATIVE TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE AND AGAIN AT SITE PRIOR TO PLANTING. VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.
4. NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF FINAL GRADING.
5. INSTALL PLANTS WITH ROOT FLARES FLUSH WITH GRADE. IMMEDIATELY REPLANT PLANTS WHICH SETTLE OUT OF PLUMB OR BELOW FINISH GRADE.
6. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
7. THE CONTRACTOR SHALL CLEARLY MARK LIMITS OF CLEARING AND LIMITS OF SELECTIVE PRUNING AND THINNING, FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO ANY CLEARING OPERATIONS.
8. ALL TREES NOTED FOR CLEARING AND SELECTIVE PRUNING AND THINNING SHALL BE EXECUTED BY A LICENSED ARBORIST.
9. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING VEGETATION THAT IS TAGGED BY THE LANDSCAPE ARCHITECT, "TO REMAIN".
10. ALL TREES TO BE SAVED SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE CIRCLING THE TREE AT A MINIMUM DISTANCE OF 1/2 THE CANOPY.
11. THE LANDSCAPE ARCHITECT OR ENGINEER RESERVES THE RIGHT TO ADJUST FINAL GRADES IN THE FIELD TO SAVE EXISTING VEGETATION.
12. PLANT QUANTITIES NOTED IN THE PLANT SCHEDULE ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS NOTED ON THE PLANTING PLAN.
13. TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE LANDSCAPE ARCHITECT, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. EXISTING STRIPPED TOPSOIL SHALL BE TESTED FOR NUTRIENTS AND ORGANIC MATTER CONTENT. CONTRACTOR SHALL PERFORM TESTING FOR EVERY 200 CY OF STRIPPED TOPSOIL TO BE PLACED. ANY SOIL AMENDMENTS SHALL BE AS RECOMMENDED BY THE SOIL TESTING. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
14. ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH EITHER TWO (2) INCHES DEEP, OR THREE (3) INCHES DEEP, BARK MULCH AS INDICATED ON PLAN.
15. CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.
16. PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB, PERENNIAL AND GROUNDCOVER PLANTINGS.
17. ANY ADDITIONAL TOPSOIL IMPORTED SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
18. REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.
19. PLANT UNDER FULL SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR OWNER'S REPRESENTATIVE'S APPROVAL.
20. COMPLETE QUANTITIES OF PLANTS FOR EACH AREA TO BE AVAILABLE ON SITE AT THE TIME OF PLANTING FOR FIELD LAYOUT BY OWNER'S REPRESENTATIVE. NO PARTIAL LAYOUT AND PLANTING OF AREAS WILL BE ACCEPTABLE.
21. LOOSE OR CRACKED ROOTBALLS ARE UNACCEPTABLE.
22. RAISE AND REPLANT PLANTS THAT SETTLE AFTER PLANTING AND WATERING.
23. WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
24. TOPSOIL SHALL REMAIN THE PROPERTY OF THE OWNER. NO TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT PRIOR WRITTEN APPROVAL.

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- PERIMETER CONTROL STRAW WATTLE
- HAY BALES
- CONSTRUCTION ENTRANCE
- CATCH BASIN FILTER INSERT
- AREA DRAIN FILTER INSERT
- CONCRETE WASHOUT AREA
- TEMPORARY EROSION CONTROL BLANKET
- SEDIMENT TRAP OVERFLOW
- TEMPORARY DIVERSION SWALE
- DEMOLITION SAWCUT
- CHAIN LINK CONSTRUCTION FENCE
- LIMIT OF CLEARING
- R&D - REMOVE AND DISPOSE
- PROTECT SITE FEATURE TO REMAIN
- R&D SITE FEATURE
- R&D PAVEMENT
- PROPOSED SLOPES GREATER THAN 15%
- R&D LINEAR SITE FEATURE
- PROPERTY SETBACK
- PROPOSED CURBING
- BIT - BITUMINOUS CONCRETE
- CONC - CONCRETE
- BCLC - BITUMINOUS CONCRETE LIP CURB
- MCC - MONOLITHIC CONCRETE CURB
- CC - CONCRETE CURB
- VGC - VERTICAL GRANITE CURB
- EOP - EDGE OF PAVEMENT
- R - CURVE RADIUS
- L - CURB LENGTH
- PRC - POINT OF REVERSE CURVATURE
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- TC - TOP OF CURB ELEVATION
- BC - BOTTOM OF CURB ELEVATION
- TF - TOP OF FRAME ELEVATION
- YD - YARD DRAIN
- CB - CATCH BASIN
- 100 / 99 - TOPOGRAPHY: MAJOR INTERVAL / MINOR INTERVAL
- X100.00 - TOPOGRAPHY: SPOT ELEVATION
- D D - STORM DRAINAGE PIPE
- (D) - DRAINAGE MANHOLE (DMH)
- TYPE "C" CATCH BASIN (CB)
- TYPE "C-L" CATCH BASIN (CBL)
- TYPE "C" DOUBLE GRATE - TYPE I (DB1)
- TYPE "C" DOUBLE GRATE - TYPE II (DB2)
- TYPE "C-L" DOUBLE GRATE - TYPE I (DBL1)
- TYPE "C-L" DOUBLE GRATE - TYPE II (DBL2)
- (D) - CONVERT CB TO DMH
- YARD DRAIN (YD)
- CULVERT END (CE)
- UNDERDRAIN
- COLLECTOR DRAIN AND STONE
- ROOF LEADER
- OUTLET PROTECTION
- DRAINAGE SLOPE DIRECTION
- PROPOSED SIGN
- PAVEMENT MARKING
- (1) - SIGN DESIGNATION (SEE TABLE)
- (10) - PROPOSED PARKING SPACES
- PAINTED CHEVRON
- ACCESSIBLE PARKING SPACE
- FP FP - FIRE PROTECTION PIPE
- W W - DOMESTIC WATER PIPE
- G G - NATURAL GAS PIPE
- T T - TELECOM CONDUIT
- UGE UGE - UNDERGROUND ELECTRIC CONDUIT
- S S - SANITARY SEWER PIPE
- FIRE HYDRANT
- (E) - ELECTRIC HANDHOLE
- LIGHT POLE
- NATURAL GAS GATE
- (S) - SANITARY MANHOLE (SMH)
- (T) - TELECOM MANHOLE
- WATER GATE
- TP-X - TEST PIT LOCATION
- (W) - WATER SUPPLY WELL

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT · FRANCIS J. VACCA · 29098 · LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

LEGEND & NOTES

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: NTS

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: G-1.0

JOB. NO: 0100605.00

ENVIRONMENTAL NOTES – RESOURCE PROTECTION MEASURES

WETLAND PROTECTION PROGRAM

1. AS A RESULT OF THE PROJECT'S LOCATION IN THE VICINITY OF SENSITIVE WETLAND RESOURCES, THE FOLLOWING PROTECTION PROGRAM SHALL BE IMPLEMENTED BY THE CONTRACTOR TO AVOID UNINTENTIONAL IMPACTS TO PROXIMATE WETLAND RESOURCES DURING CONSTRUCTION ACTIVITIES.

2. IT IS OF THE UTMOST IMPORTANCE THAT THE CONTRACTOR COMPLIES WITH THE REQUIREMENT FOR THE INSTALLATION OF PROTECTIVE MEASURES AND THE EDUCATION OF ITS EMPLOYEES AND SUBCONTRACTORS PERFORMING WORK ON THE PROJECT SITE. THE WETLAND PROTECTION MEASURES SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES UNTIL PERMANENT STABILIZATION OF SITE SOILS HAS OCCURRED.

3. ALLPOINTS TECHNOLOGY CORPORATION, P.C. ("APT") WILL SERVE AS THE ENVIRONMENTAL MONITOR FOR THIS PROJECT TO ENSURE THAT THESE PROTECTION MEASURES ARE IMPLEMENTED PROPERLY AND WILL PROVIDE AN EDUCATION SESSION ON THE PROJECT'S PROXIMITY TO SENSITIVE WETLAND RESOURCES PRIOR TO THE START OF CONSTRUCTION ACTIVITIES AND TYPICAL AMPHIBIANS AND REPTILES ASSOCIATED WITH THESE HABITATS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT MATT GUSTAFSON, SENIOR WETLAND SCIENTIST AT APT, AT LEAST 5 BUSINESS DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. MR. GUSTAFSON CAN BE REACHED BY PHONE AT (860) 617-0613 OR VIA EMAIL AT MGUSTAFSON@ALLPOINTSTECH.COM.

4. THIS RESOURCES PROTECTION PROGRAM CONSISTS OF SEVERAL COMPONENTS INCLUDING: EDUCATION OF ALL CONTRACTORS AND SUB-CONTRACTORS PRIOR TO INITIATION OF WORK ON THE SITE; INSTALLATION OF EROSION CONTROLS; PETROLEUM MATERIALS STORAGE AND SPILL PREVENTION; PROTECTIVE MEASURES; HERBICIDE, PESTICIDE, AND SALT RESTRICTIONS; AND REPORTING.

5. CONTRACTOR EDUCATION:

   5.1. PRIOR TO WORK ON SITE AND INITIAL DEPLOYMENT/MOBILIZATION OF EQUIPMENT AND MATERIALS, THE CONTRACTOR SHALL ATTEND AN EDUCATIONAL SESSION AT THE PRE-CONSTRUCTION MEETING WITH APT. THIS ORIENTATION AND EDUCATIONAL SESSION WILL CONSIST OF INFORMATION SUCH AS, BUT NOT LIMITED TO: IDENTIFICATION OF WETLAND RESOURCES PROXIMATE TO WORK AREAS AND THE ENVIRONMENTALLY SENSITIVE NATURE OF THE DEVELOPMENT SITE.

   5.2. THE CONTRACTOR WILL BE PROVIDED WITH CELL PHONE AND EMAIL CONTACTS FOR APT PERSONNEL TO IMMEDIATELY REPORT ANY RELEASES, IMPACTS TO NEARBY WETLAND RESOURCE AREAS, OR ENCOUNTERS WITH ANY RARE SPECIES. EDUCATIONAL POSTER MATERIALS OF THE ENVIRONMENTALLY SENSITIVE NATURE OF THE WORK AREA WILL BE PROVIDED BY APT AND DISPLAYED ON THE JOB SITE TO MAINTAIN WORKER AWARENESS AS THE PROJECT PROGRESSES.

   5.3. IF ANY RARE SPECIES ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK, AVOID ANY DISTURBANCE TO THE SPECIES, AND CONTACT APT.

6. EROSION AND SEDIMENTATION CONTROLS/ISOLATION BARRIERS

   6.1. PLASTIC NETTING USED IN A VARIETY OF EROSION CONTROL PRODUCTS (I.E., EROSION CONTROL BLANKETS, FIBER ROLLS [WATTLES], REINFORCED SILT FENCE) HAS BEEN FOUND TO ENTANGLE WILDLIFE, INCLUDING REPTILES, AMPHIBIANS, BIRDS AND SMALL MAMMALS. NO PERMANENT EROSION CONTROL PRODUCTS OR REINFORCED SILT FENCE WILL BE USED ON THE PROJECT. TEMPORARY EROSION CONTROL PRODUCTS THAT WILL BE EXPOSED AT THE GROUND SURFACE AND REPRESENT A POTENTIAL FOR WILDLIFE ENTANGLEMENT WILL USE EITHER EROSION CONTROL BLANKETS AND FIBER ROLLS COMPOSED OF PROCESSED FIBERS MECHANICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX (NETLESS) OR NETTING COMPOSED OF PLANAR WOVEN NATURAL BIODEGRADABLE FIBER TO AVOID/MINIMIZE WILDLIFE ENTANGLEMENT.

   6.2. THE EXTENT OF THE EROSION CONTROLS WILL BE AS SHOWN ON THE SITE PLANS. THE CONTRACTOR SHALL HAVE ADDITIONAL SEDIMENTATION AND EROSION CONTROLS STOCKPILED ON SITE SHOULD FIELD OR CONSTRUCTION CONDITIONS WARRANT EXTENDING DEVICES. IN ADDITION TO THE CONTRACTOR MAKING THESE DETERMINATIONS, REQUESTS FOR ADDITIONAL CONTROLS WILL ALSO BE AT THE DISCRETION OF THE ENVIRONMENTAL MONITOR.

   6.3. INSTALLATION OF EROSION AND SEDIMENTATION CONTROLS REQUIRED FOR EROSION CONTROL COMPLIANCE AND CREATION OF A BARRIER TO POSSIBLE MIGRATING/DISPERSING WILDLIFE SHALL BE PERFORMED BY THE CONTRACTOR. THE ENVIRONMENTAL MONITOR WILL INSPECT THE WORK ZONE AREA PRIOR TO AND FOLLOWING EROSION CONTROL BARRIER INSTALLATION. IN ADDITION, WORK ZONES WILL BE INSPECTED PRIOR TO AND FOLLOWING EROSION CONTROL BARRIER INSTALLATION TO ENSURE THE AREA IS FREE OF WILDLIFE AND SATISFACTORILY INSTALLED. THE INTENT OF THE BARRIER IS TO SEGREGATE THE MAJORITY OF THE WORK ZONE FROM POSSIBLE MIGRATING WILDLIFE IN ADDITION TO SERVING AS AN EROSION CONTROL DEVICE. OFTENTIMES COMPLETE ISOLATION OF A WORK ZONE IS NOT FEASIBLE DUE TO ACCESSIBILITY NEEDS AND LOCATIONS OF STAGING/MATERIAL STORAGE AREAS, ETC. IN THOSE CIRCUMSTANCES, THE BARRIERS WILL BE POSITIONED TO DEFLECT MIGRATING/DISPERSAL ROUTES AWAY FROM THE WORK ZONE TO MINIMIZE POTENTIAL ENCOUNTERS WITH WILDLIFE AT THE DISCRETION OF THE ENVIRONMENTAL MONITOR.

   6.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS FOR TEARS OR BREECHES AND ACCUMULATION LEVELS OF SEDIMENT, PARTICULARLY FOLLOWING STORM EVENTS THAT GENERATE A DISCHARGE AS DEFINED BY AND IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APT ENVIRONMENTAL MONITOR WITHIN 24 HOURS OF ANY BREECHES OF THE SEDIMENTATION AND EROSION CONTROLS AND ANY SEDIMENT RELEASES BEYOND THE PERIMETER CONTROLS THAT IMPACT WETLANDS OR AREAS WITHIN 100 FEET OF WETLANDS. THE APT ENVIRONMENTAL MONITOR WILL PROVIDE PERIODIC INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES ONLY AS IT PERTAINS TO THEIR FUNCTION TO PROTECT NEARBY WETLANDS. SUCH INSPECTIONS WILL GENERALLY OCCUR ONCE PER MONTH. THE FREQUENCY OF MONITORING MAY INCREASE DEPENDING UPON SITE CONDITIONS, LEVEL OF CONSTRUCTION ACTIVITIES IN PROXIMITY TO SENSITIVE RECEPTORS, OR AT THE REQUEST OF REGULATORY AGENCIES. IF THE ENVIRONMENTAL MONITOR IS NOTIFIED BY THE CONTRACTOR OF A SEDIMENT RELEASE, AN INSPECTION WILL BE SCHEDULED SPECIFICALLY TO INVESTIGATE AND EVALUATE POSSIBLE IMPACTS TO WETLAND RESOURCES.

   6.5. THIRD PARTY MONITORING OF SEDIMENTATION AND EROSION CONTROLS WILL BE PERFORMED BY OTHER PARTIES, AS NECESSARY, UNDER APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND PERMIT CONDITIONS.

   6.6. NO EQUIPMENT, VEHICLES OR CONSTRUCTION MATERIALS SHALL BE STORED WITHIN 100 FEET OF WETLAND RESOURCES OUTSIDE OF THE ESTABLISHED WORK ZONE.

   6.7. ALL SILT FENCING AND OTHER EROSION CONTROL DEVICES SHALL BE REMOVED WITHIN 30 DAYS OF COMPLETION OF WORK AND PERMANENT STABILIZATION OF SITE SOILS. IF FIBER ROLLS/WATTLES, STRAW BALES, OR OTHER NATURAL MATERIAL EROSION CONTROL PRODUCTS ARE USED, SUCH DEVICES WILL NOT BE LEFT IN PLACE TO BIODEGRADE AND SHALL BE PROMPTLY REMOVED AFTER SOILS ARE STABLE SO AS NOT TO CREATE A BARRIER TO WILDLIFE MOVEMENT. SEED FROM SEEDING OF SOILS SHOULD NOT SPREAD OVER FIBER ROLLS/WATTLES AS IT MAKES THEM HARDER TO REMOVE ONCE SOILS ARE STABILIZED BY VEGETATION.

7. PETROLEUM MATERIALS STORAGE AND SPILL PREVENTION

   7.1. CERTAIN PRECAUTIONS ARE NECESSARY TO STORE PETROLEUM MATERIALS, REFUEL AND CONTAIN AND PROPERLY CLEAN UP ANY INADVERTENT FUEL OR PETROLEUM (I.E., OIL, HYDRAULIC FLUID, ETC.) SPILL DUE TO THE PROJECT'S LOCATION IN PROXIMITY TO WETLAND RESOURCES.

   7.2. A SPILL CONTAINMENT KIT CONSISTING OF A SUFFICIENT SUPPLY OF ABSORBENT PADS AND ABSORBENT MATERIAL WILL BE MAINTAINED BY THE CONTRACTOR AT THE CONSTRUCTION SITE THROUGHOUT THE DURATION OF THE PROJECT. IN ADDITION, A WASTE DRUM WILL BE KEPT ON SITE TO CONTAIN ANY USED ABSORBENT PADS/MATERIAL FOR PROPER AND TIMELY DISPOSAL OFF SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS.

   7.3. SERVICING OF MACHINERY SHALL NOT OCCUR WITHIN 100 FEET OF WETLANDS.

   7.4. AT A MINIMUM, THE FOLLOWING PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING RESTRICTIONS AND SPILL RESPONSE PROCEDURES WILL BE ADHERED TO BY THE CONTRACTOR.

      7.4.1. PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING
      7.4.2. REFUELING OF VEHICLES OR MACHINERY SHALL OCCUR A MINIMUM OF 100 FEET FROM WETLANDS AND SHALL TAKE PLACE ON AN IMPERVIOUS PAD WITH SECONDARY CONTAINMENT DESIGNED TO CONTAIN FUELS.
      7.4.3. ANY FUEL OR HAZARDOUS MATERIALS THAT MUST BE KEPT ON SITE SHALL BE STORED ON AN IMPERVIOUS SURFACE UTILIZING SECONDARY CONTAINMENT A MINIMUM OF 100 FEET FROM WETLANDS.

   7.5. INITIAL SPILL RESPONSE PROCEDURES

      7.5.1. STOP OPERATIONS AND SHUT OFF EQUIPMENT.
      7.5.2. REMOVE ANY SOURCES OF SPARK OR FLAME.
      7.5.3. CONTAIN THE SOURCE OF THE SPILL.
      7.5.4. DETERMINE THE APPROXIMATE VOLUME OF THE SPILL.
      7.5.5. IDENTIFY THE LOCATION OF NATURAL FLOW PATHS TO PREVENT THE RELEASE OF THE SPILL TO SENSITIVE NEARBY WETLANDS.
      7.5.6. ENSURE THAT FELLOW WORKERS ARE NOTIFIED OF THE SPILL.

   7.6. SPILL CLEAN UP & CONTAINMENT

      7.6.1. OBTAIN SPILL RESPONSE MATERIALS FROM THE ON SITE SPILL RESPONSE KIT. PLACE ABSORBENT MATERIALS DIRECTLY ON THE RELEASE AREA.
      7.6.2. LIMIT THE SPREAD OF THE SPILL BY PLACING ABSORBENT MATERIALS AROUND THE PERIMETER OF THE SPILL.
      7.6.3. ISOLATE AND ELIMINATE THE SPILL SOURCE.
      7.6.4. CONTACT APPROPRIATE LOCAL, STATE AND/OR FEDERAL AGENCIES, AS NECESSARY.
      7.6.5. CONTACT A DISPOSAL COMPANY TO PROPERLY DISPOSE OF CONTAMINATED MATERIALS.

   7.7. REPORTING

      7.7.1. COMPLETE AN INCIDENT REPORT.
      7.7.2. SUBMIT A COMPLETED INCIDENT REPORT TO LOCAL, STATE AND FEDERAL AGENCIES, AS NECESSARY, INCLUDING THE CONNECTICUT SITING COUNCIL.

8. HERBICIDE, PESTICIDE, AND SALT RESTRICTIONS

   8.1. THE USE OF HERBICIDES AND PESTICIDES AT THE FACILITY SHALL BE MINIMIZED. IF HERBICIDES AND/OR PESTICIDES ARE REQUIRED AT THE FACILITY, THEIR USE WILL BE USED IN ACCORDANCE WITH CURRENT INTEGRATED PEST MANAGEMENT ("IPM") PRINCIPLES WITH PARTICULAR ATTENTION TO AVOID/MINIMIZE APPLICATIONS WITHIN 100 FEET OF WETLAND RESOURCES.

   8.2. MAINTENANCE OF THE FACILITY DURING THE WINTER MONTHS SHALL MINIMIZE THE APPLICATION OF CHLORIDE-BASED DEICERS SALT WITH USE OF MORE ENVIRONMENTALLY FRIENDLY ALTERNATIVES.

9. REPORTING

   9.1. COMPLIANCE MONITORING REPORTS (BRIEF NARRATIVE AND APPLICABLE PHOTOS) DOCUMENTING EACH APT INSPECTION WILL BE SUBMITTED BY APT TO THE APPLICANT AND ITS CONTRACTOR FOR COMPLIANCE VERIFICATION OF THESE PROTECTION MEASURES. THESE REPORTS ARE NOT TO BE USED TO DOCUMENT COMPLIANCE WITH ANY OTHER PERMIT AGENCY APPROVAL CONDITIONS (I.E., DEEP STORMWATER PERMIT MONITORING, ETC.). ANY NON-COMPLIANCE OBSERVATIONS OF EROSION CONTROL MEASURES OR EVIDENCE OF EROSION OR SEDIMENT RELEASE WILL BE IMMEDIATELY REPORTED TO THE APPLICANT AND ITS CONTRACTOR AND INCLUDED IN THE REPORTS ALONG WITH ANY OBSERVATIONS OF WILDLIFE.

   9.2. FOLLOWING COMPLETION OF THE CONSTRUCTION PROJECT, APT WILL PROVIDE A FINAL COMPLIANCE MONITORING REPORT TO THE APPLICANT DOCUMENTING IMPLEMENTATION OF THE WETLAND PROTECTION PROGRAM AND MONITORING OBSERVATIONS. THE APPLICANT IS RESPONSIBLE FOR PROVIDING A COPY OF THE FINAL COMPLIANCE MONITORING REPORT TO THE AUTHORIZING REGULATORY AGENCY FOR COMPLIANCE VERIFICATION.

   9.3. ANY OBSERVATIONS OF RARE SPECIES WILL BE REPORTED TO CTDEEP BY APT, WITH PHOTO-DOCUMENTATION (IF POSSIBLE) AND WITH SPECIFIC INFORMATION ON THE LOCATION AND DISPOSITION OF THE ANIMAL.

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

_____ (date) _____ (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by

_____ (date of approval + 5 years)

STATE OF CONNECTICUT · FRANCIS J. VACCA · 29098 · LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

WETLAND PROTECTION PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

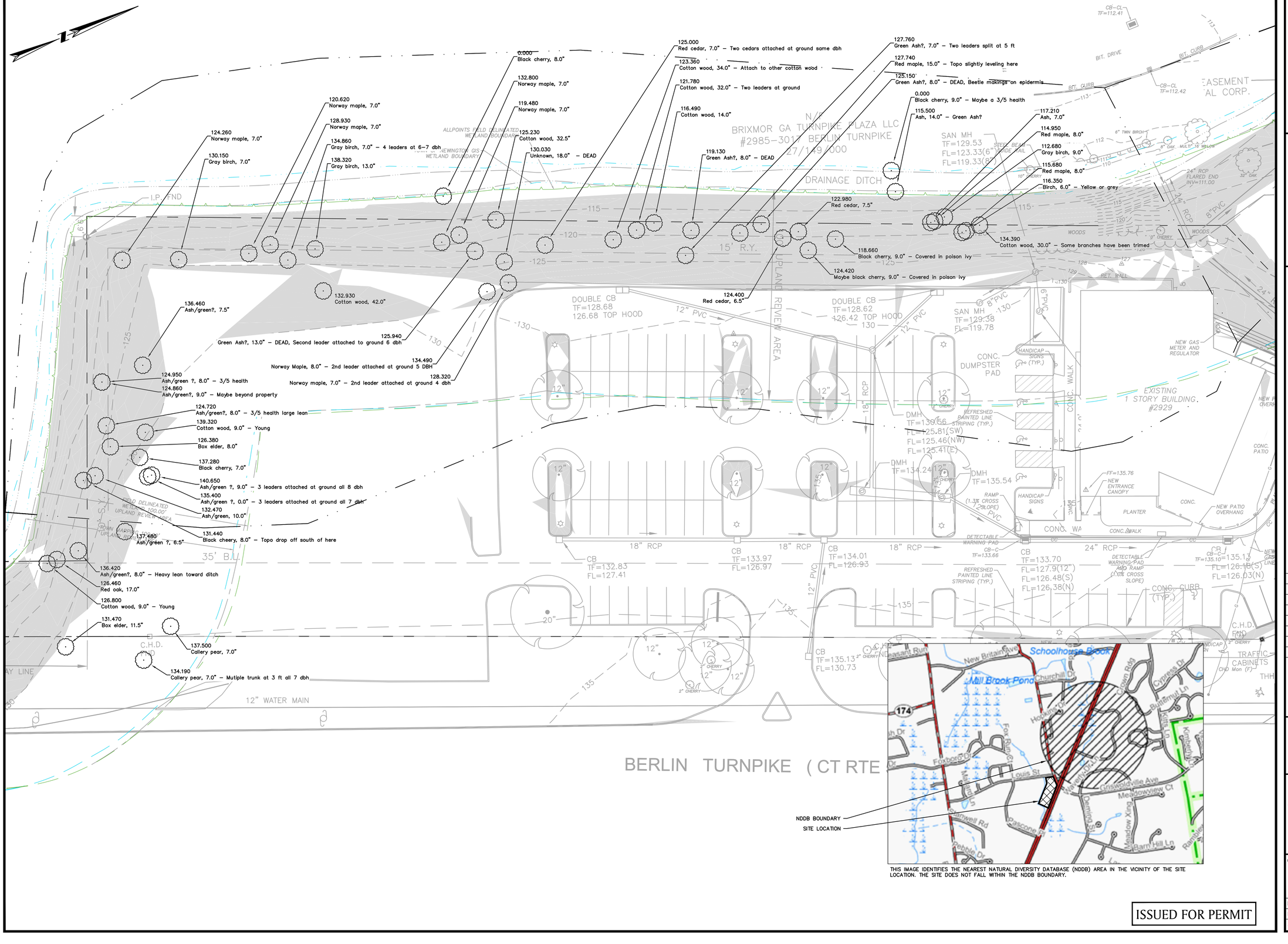
BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: NTS

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: G-1.1

JOB. NO: 0100605.00



THIS IMAGE IDENTIFIES THE NEAREST NATURAL DIVERSITY DATABASE (NDDB) AREA IN THE VICINITY OF THE SITE LOCATION. THE SITE DOES NOT FALL WITHIN THE NDDB BOUNDARY.

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by

(date of approval + 5 years)

STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

TREE LOCATION PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

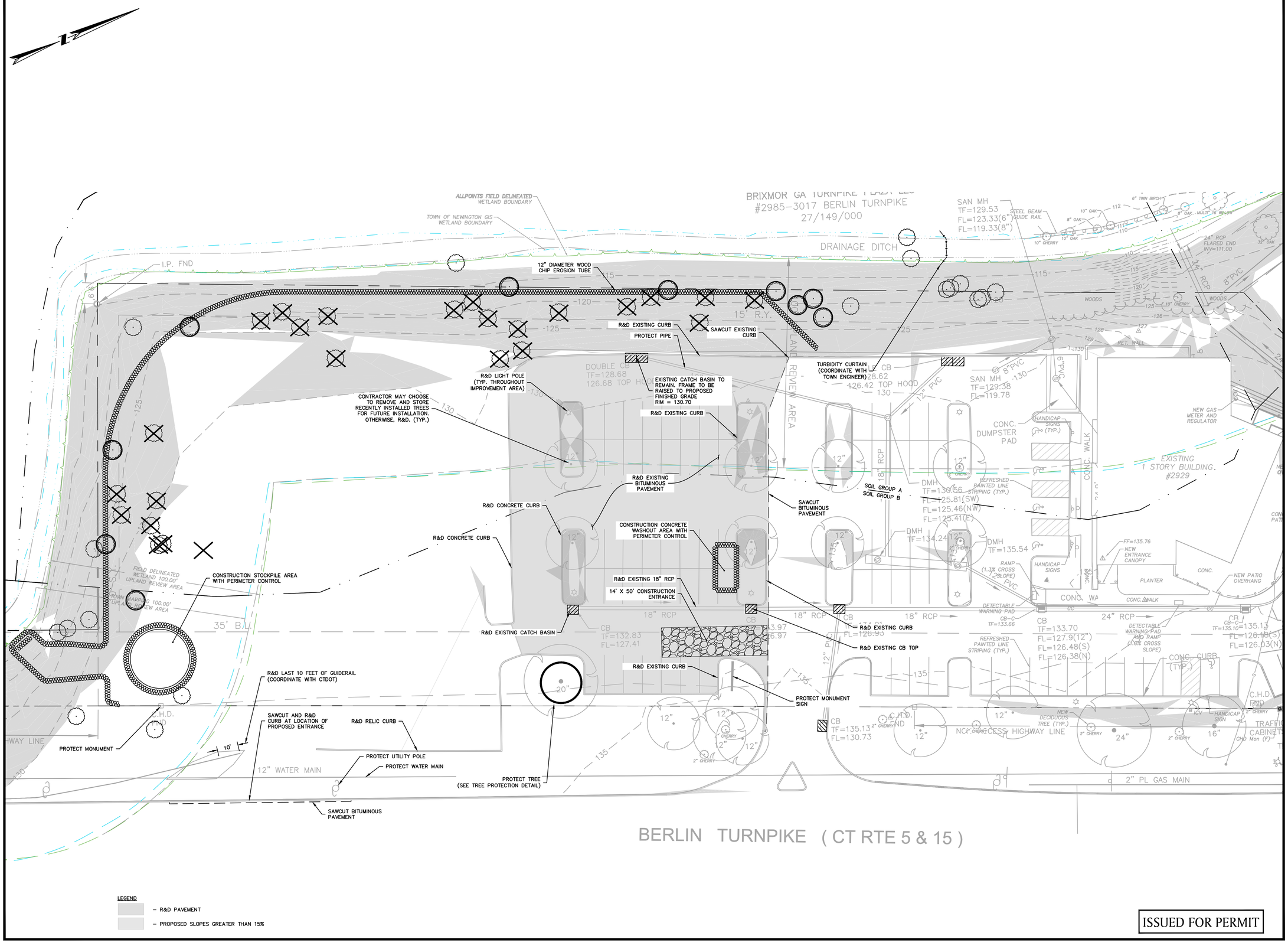
SCALE: 1" = 20'

0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: C-1.0

JOB. NO: 0100605.00



Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON CONNECTICUT

SITE PREPARATION AND EROSION CONTROL PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: 1" = 20'

0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

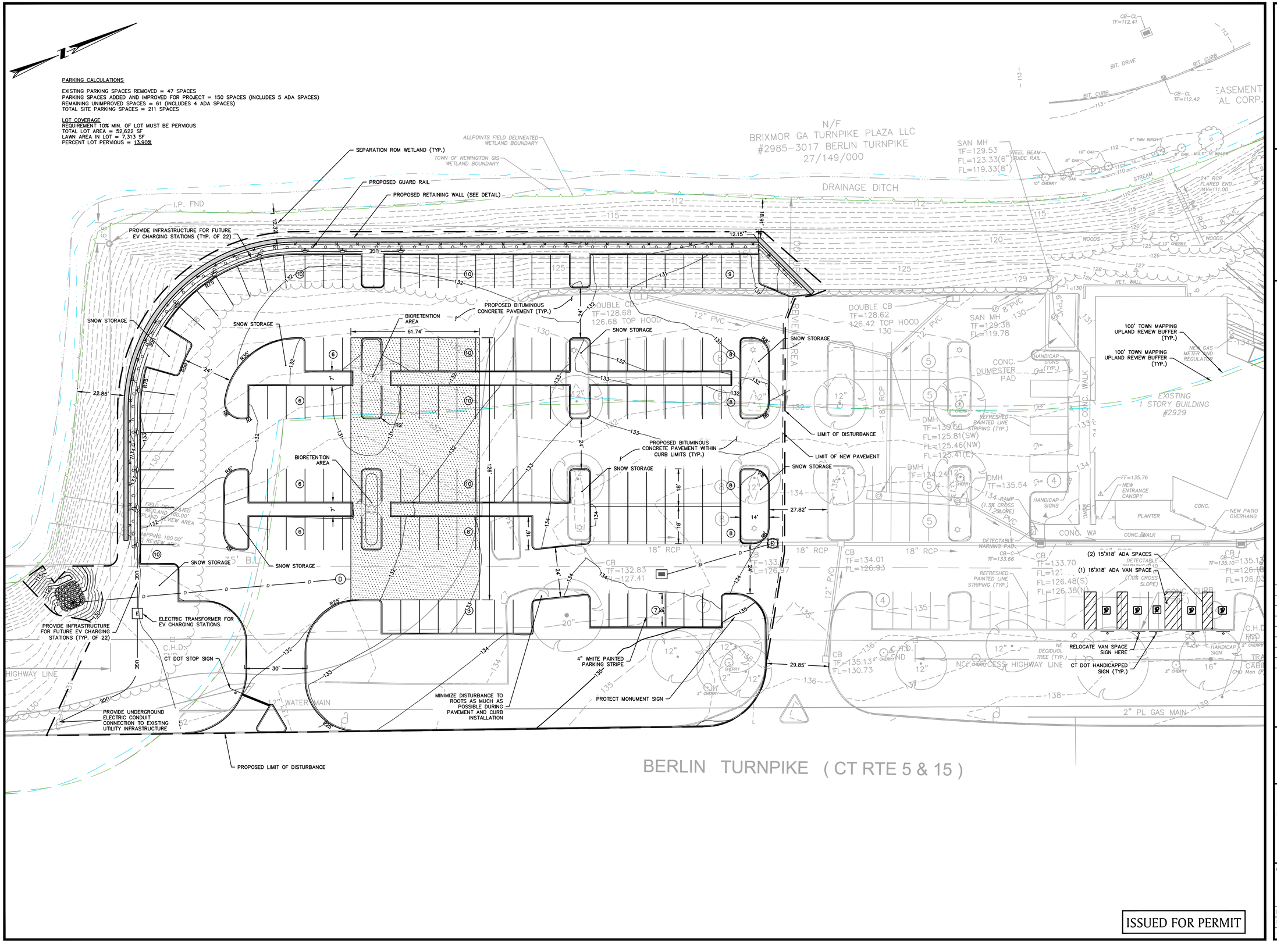
DWG. NO: C-1.1

JOB. NO: 0100605.00

PARKING CALCULATIONS

EXISTING PARKING SPACES REMOVED = 47 SPACES
PARKING SPACES ADDED AND IMPROVED FOR PROJECT = 150 SPACES (INCLUDES 5 ADA SPACES)
REMAINING UNIMPROVED SPACES = 61 (INCLUDES 4 ADA SPACES)
TOTAL SITE PARKING SPACES = 211 SPACES

LOT COVERAGE
REQUIREMENT 10% MIN. OF LOT MUST BE PERVIOUS
TOTAL LOT AREA = 52,622 SF
LAWN AREA IN LOT = 7,313 SF
PERCENT LOT PERVIOUS = 13.90%



ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

_____ (date) _____ (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON CONNECTICUT

SITE PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
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860 652 8227

SCALE: 1" = 20'

0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

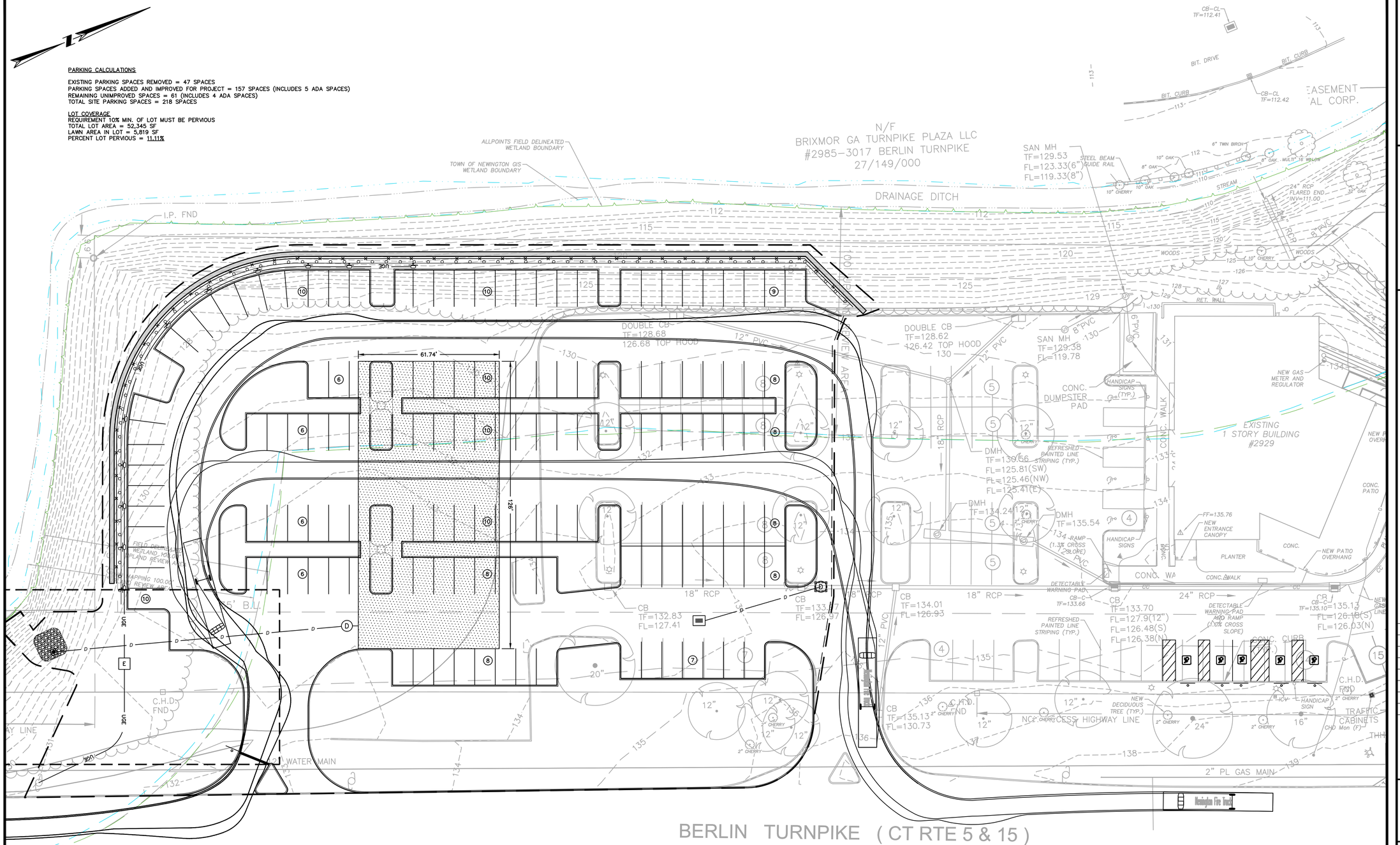
DWG. NO: C-2.0

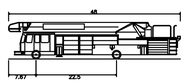
JOB. NO: 0100605.00

PARKING CALCULATIONS

EXISTING PARKING SPACES REMOVED = 47 SPACES
PARKING SPACES ADDED AND IMPROVED FOR PROJECT = 157 SPACES (INCLUDES 5 ADA SPACES)
REMAINING UNIMPROVED SPACES = 61 (INCLUDES 4 ADA SPACES)
TOTAL SITE PARKING SPACES = 218 SPACES

LOT COVERAGE
REQUIREMENT 10% MIN. OF LOT MUST BE PERVIOUS
TOTAL LOT AREA = 52,345 SF
LAWN AREA IN LOT = 5,819 SF
PERCENT LOT PERVIOUS = 11.11%





Newington Fire Truck	
Overall Length	48.000ft
Overall Width	8.000ft
Overall Body Height	10.541ft
Min Body Ground Clearance	0.671ft
Track Width	6.810ft
Lock-to-lock time	4.0os
Curb to Curb Turning Radius	38.080ft

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT · FRANCIS J. VACCA · 29098 · LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON CONNECTICUT

TRAFFIC CIRCULATION PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

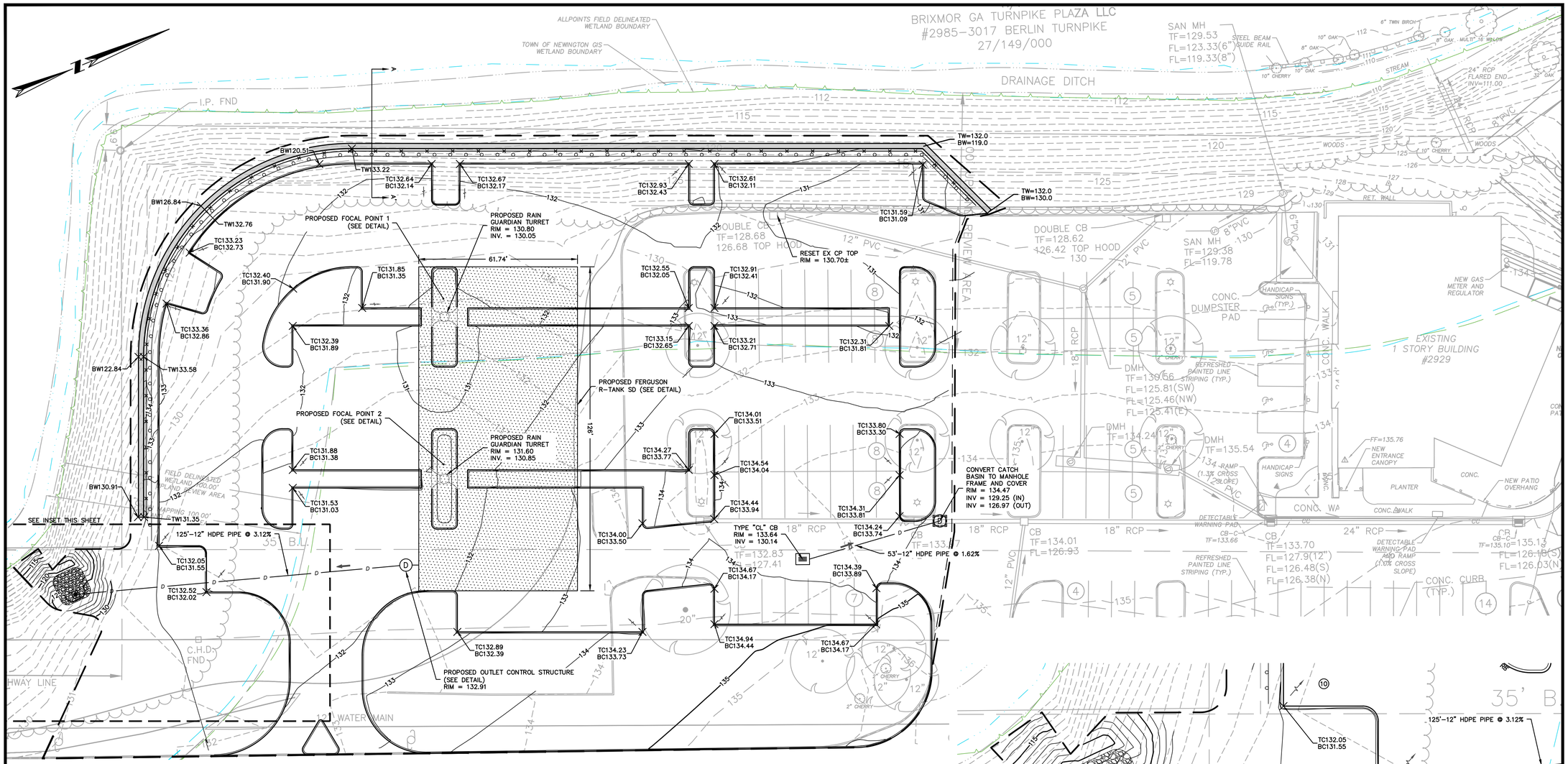
SCALE: 1" = 20'

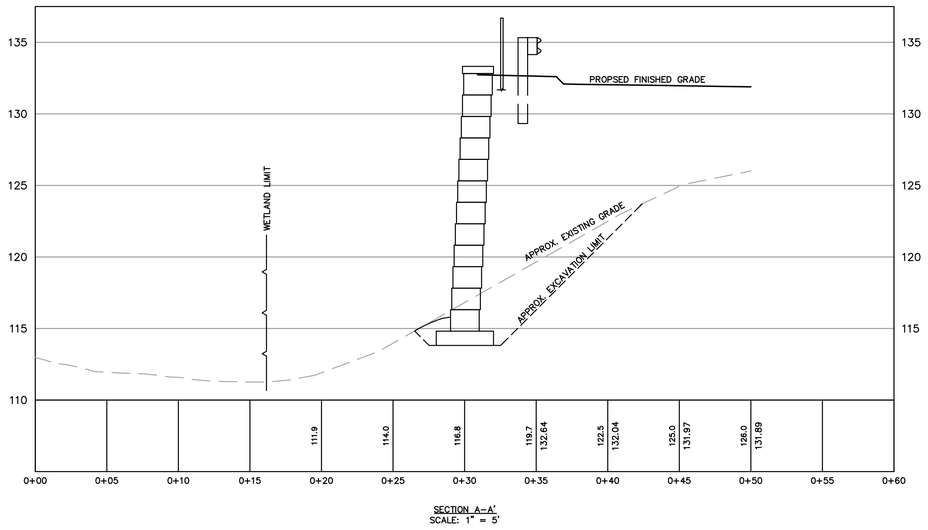
0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: C-2.1

JOB. NO: 0100605.00





SECTION A-A'
SCALE: 1" = 5'

INSET - OVERFLOW STRUCTURE

SCALE: 1" = 10'

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by

(date of approval + 5 years)

STATE OF CONNECTICUT
FRANCIS J. VACCA
29098
LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON CONNECTICUT

GRADING AND DRAINAGE PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

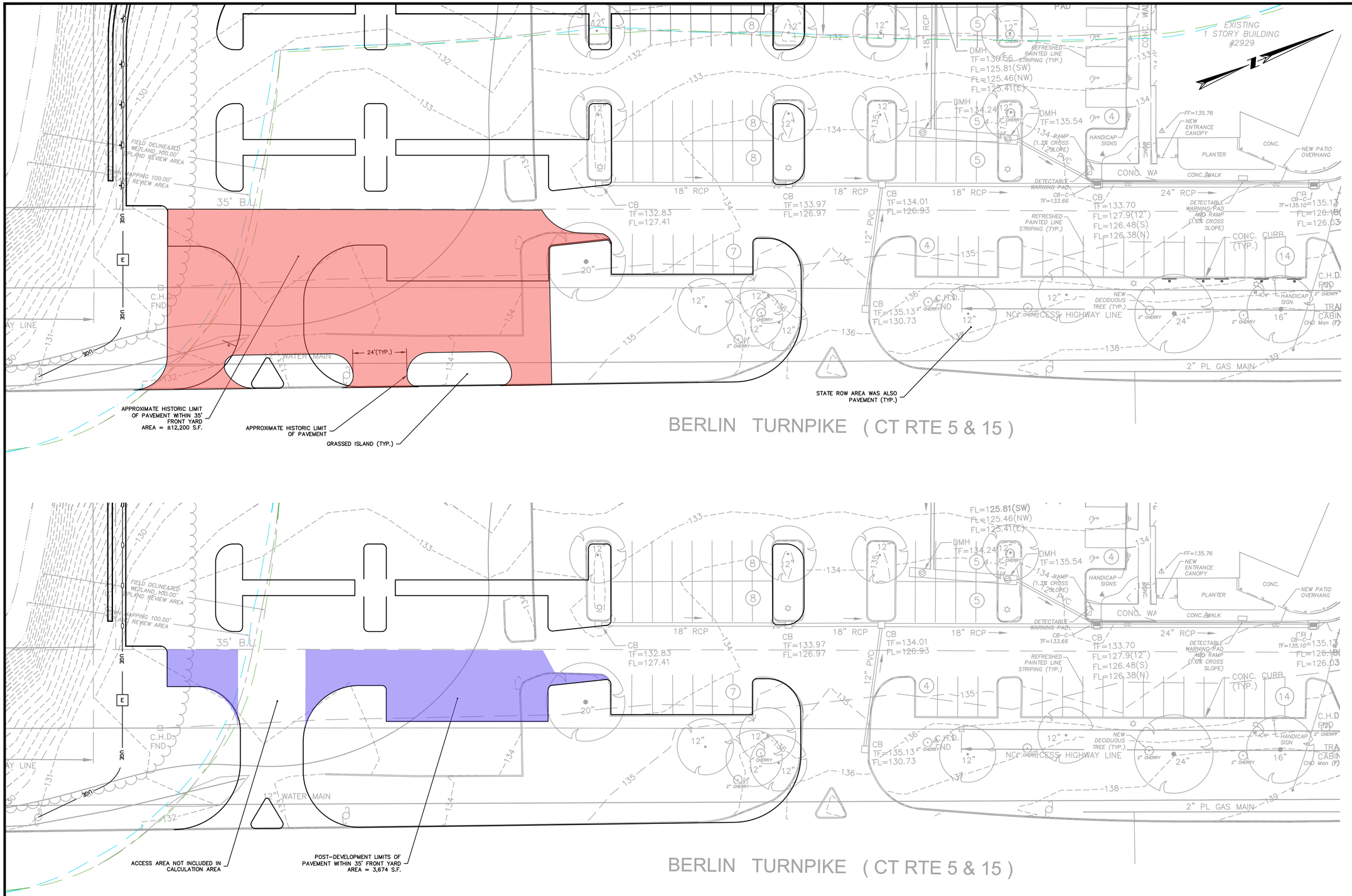
SCALE: 1" = 20'

0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: C-2.2

JOB. NO: 0100605.00



EXISTING PAVEMENT LIMIT NON-CONFORMANCE:

HISTORIC AREA OF PAVEMENT WITHIN 35' FRONT YARD = 12,200 SF
POST-DEVELOPMENT AREA OF PAVEMENT WITHIN 35' FRONT YARD = 3,674 SF

THEREFORE, THE PAVEMENT PROPOSED WITHIN THE 35' FRONT YARD IS SUBSTANTIALLY LESS THAN THE PAVEMENT AREA ORIGINALLY EXISTING ON THE SITE.

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

HISTORIC SITE PAVEMENT LIMITS

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: 1" = 20'

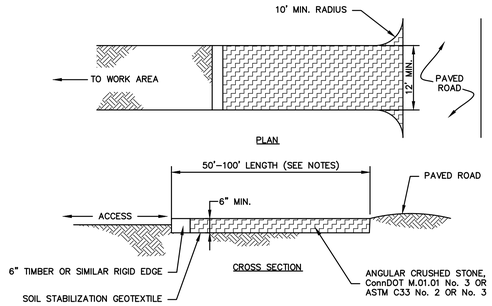
0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO:

JOB. NO: 0100605.00

C-2.3

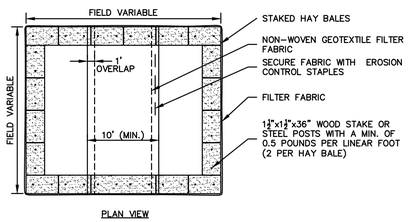


NOTES:

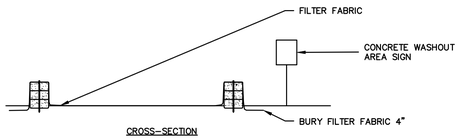
1. REMOVE TOPSOIL AND ORGANICS PRIOR TO CRUSHED STONE PLACEMENT.
2. INSTALL SUB-BASE OF FREE DRAINING BACKFILL OR ROAD STABILIZATION GEOTEXTILE AS NECESSARY ON UNSTABLE SOILS.
3. LENGTH SHALL BE 50 FOOT MINIMUM. WHERE TRACKED SEDIMENTS CONTAIN LESS THAN 80% SAND, LENGTH SHALL BE 100 FOOT MINIMUM.
4. IF THE GRADE OF THE CONSTRUCTION ENTRANCE DRAINS TO THE PAVED SURFACE AND IT EXCEEDS 2% SLOPE, CONSTRUCT ENTRANCE AT LEASE 15 FEET FROM ITS ENTRANCE ONTO THE PAVED SURFACE WHILE DIVERTING RUN-OFF WATER TO A SETTLING OR FILTERING AREA.
5. CONSTRUCT ANY DRAINAGE AND SETTLING FACILITIES REQUIRED TO ACCOMMODATE VEHICLE WASHING OPERATIONS. DIVERT ALL WASH WATER AWAY FROM ENTRANCE TO THE SETTLING AREA.
6. MAINTAIN ENTRANCE IS A CONDITION THAT WILL PREVENT WASHING OF SEDIMENT ONTO PAVED SURFACES.

CONSTRUCTION ENTRANCE

SCALE: NONE
EC-101-CT



PLAN VIEW



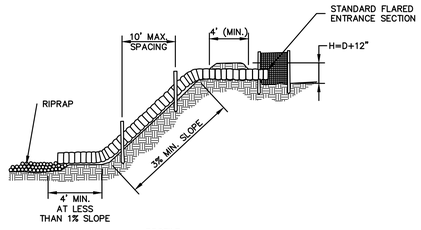
CROSS-SECTION

NOTES:

1. CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
3. WEEKLY INSPECTIONS OF WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE WASHOUT AREA.

TEMPORARY CONCRETE WASHOUT AREA

SCALE: NONE



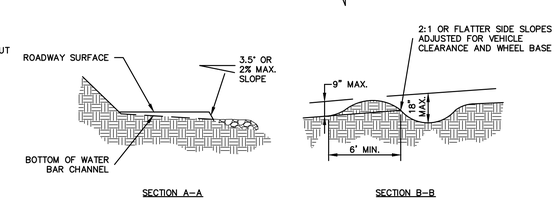
PROFILE

GENERAL NOTES

1. THE PIPE SLOPE DRAIN SHALL HAVE A SLOPE OF 3% OR STEEPER.
2. TOP OF THE EARTH DIKE OVER THE INLET PIPE AND ALL DIKE CARRYING WATER TO THE PIPE SHALL BE AT LEAST (1) ONE FOOT HIGHER THAN THE TOP OF THE PIPE.
3. ADD 0.3 FOOT TO DIKE HEIGHT FOR SETTLEMENT.
4. SOIL AROUND AND UNDER THE SLOPE PIPE SHALL BE HAND TEMPERED IN 4-INCH LIFTS.
5. THE PIPE SHALL BE PLASTIC OR CORRUGATED METAL PIPE WITH WATERTIGHT 12-INCH WIDE CONNECTING BANDS OR FLANGE CONNECTIONS.
6. PIPE ANCHORS TO BE PLACED AT 10-FOOT MAXIMUM SPACING.
7. RIPRAP TO BE (6) SIX INCHES IN A LAYER AT LEAST 12 INCHES THICKNESS AND PRESSED INTO THE SOIL.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

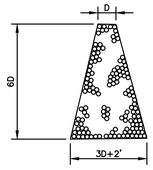
TEMPORARY PIPE SLOPE DRAIN

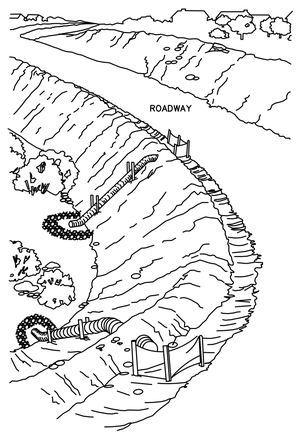
SCALE: NONE



WATER BAR

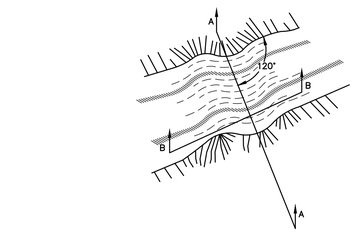
SCALE: NONE
EC-102-CT





STRAW WATTLE/COIR LOG PERIMETER CONTROL

SCALE: NONE

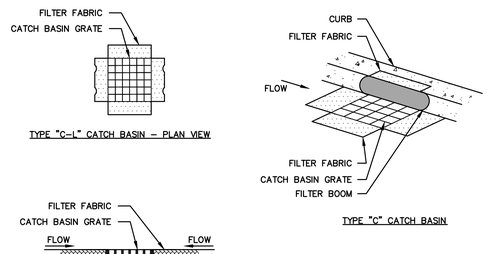


NOTES:

1. ALL MATERIAL TO MEET SUPPLIER SPECIFICATIONS.
2. COMPOST/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
3. WATTLE DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISBURSED ON SITE, AS DETERMINED BY THE ENGINEER.

CATCH BASIN FILTER INSERT

SCALE: NONE
EC-104-CT

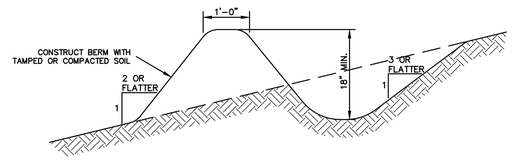


GENERAL NOTES

1. PROVIDE INLET PROTECTION TO ALL EXISTING CATCH BASINS IN THE VICINITY OF CONSTRUCTION. PROTECT NEW CATCH BASINS AS THEY ARE CONSTRUCTED.
2. GRATE TO BE PLACED OVER FILTER FABRIC.

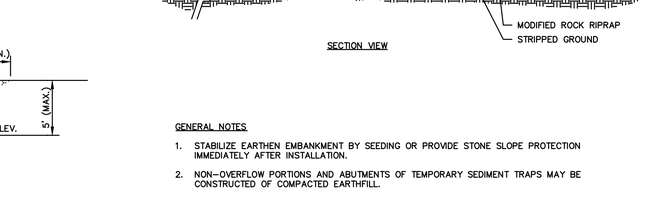
TEMPORARY DIVERSION SWALE

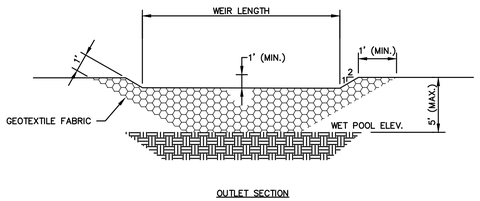
SCALE: NONE
EC-103-CT



GENERAL NOTES

1. INSTALL TEMPORARY DIVERSION SWALES TO CHANNEL WATER FROM DISTURBED AREAS TO THE TEMPORARY SEDIMENT BASIN. ADJUST SWALE LOCATIONS AS NECESSARY PER CHANGING SITE CONDITIONS.
2. CONTRIBUTING DRAINAGE AREA MUST NOT EXCEED ONE ACRE.





TEMPORARY SEDIMENT TRAP

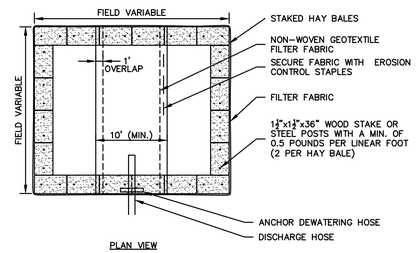
SCALE: NONE

GENERAL NOTES

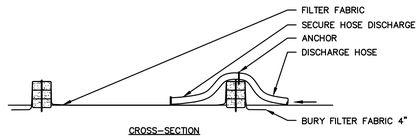
1. STABILIZE EARTHEN EMBANKMENT BY SEEDING OR PROVIDE STONE SLOPE PROTECTION IMMEDIATELY AFTER INSTALLATION.
2. NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF COMPACTED EARTHFILL.

DEWATERING HAY BALE BASIN (TYPE 1)

SCALE: NONE
EC-114-CT



PLAN VIEW



CROSS-SECTION

GENERAL NOTES

1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
2. THE BASIN TO BE SIZED ACCORDING TO: CUBIC FEET OF STORAGE = PUMP DISCHARGE RATE(gpm) x 16.
3. SIZE SHOWN ON PLANS SHALL BE ADJUSTED AS REQUIRED FOR THE ACTUAL PUMPING RATE.

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

DETAILS

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

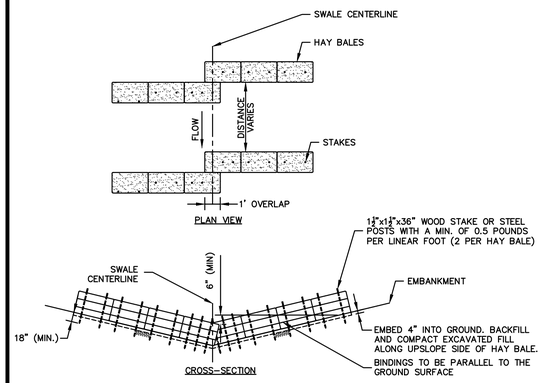
SCALE: NTS

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: C-3.0

JOB. NO: 0100605.00

ISSUED FOR PERMIT

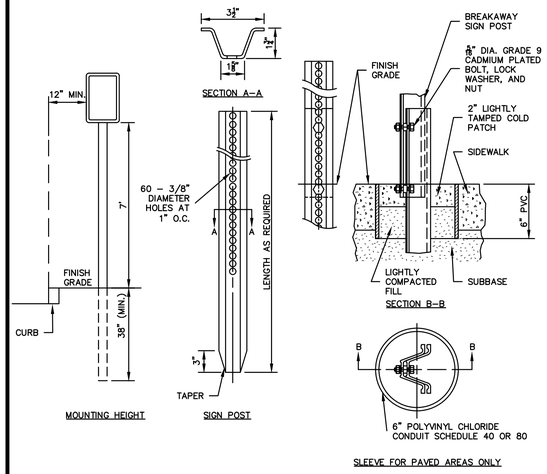


GENERAL NOTES

1. THIS CHECK DAM SHALL BE INSTALLED IN A DRAINAGE SWALE WITH BED WIDTHS OF 2 FEET OR LESS.
2. THE DISTANCE BETWEEN HAY BALE CHECK DAMS SHALL BE DETERMINED BY THE SLOPE OF THE SWALE. CHECK DAMS SHALL BE SET AT EVERY 2 FOOT DROP IN SWALE ELEVATION.
3. INSTALL 3 STAKES PER HAY BALE IN THE (2) TWO CENTER HAY BALES WITHIN SWALE BED AREAS.

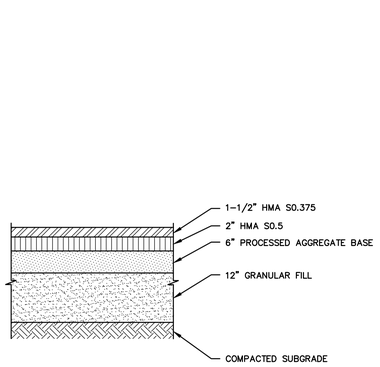
HAY BALE CHECK DAM (NARROW SWALE)

SCALE: NONE
EC-110-CT



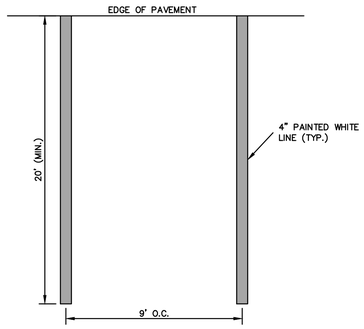
BITUMINOUS CONCRETE PAVEMENT SECTION

SCALE: NONE



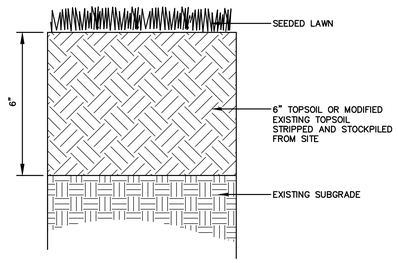
STANDARD PAINTED PARKING MARKINGS

SCALE: NONE

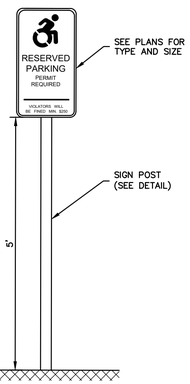


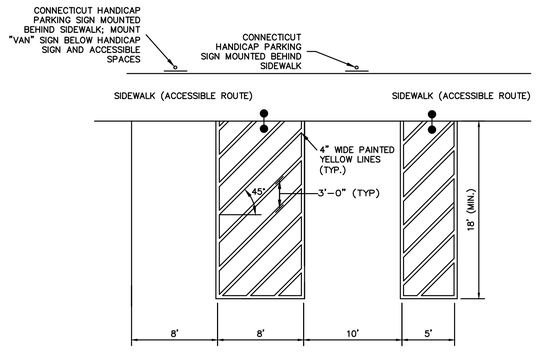
LAWN

SCALE: NONE

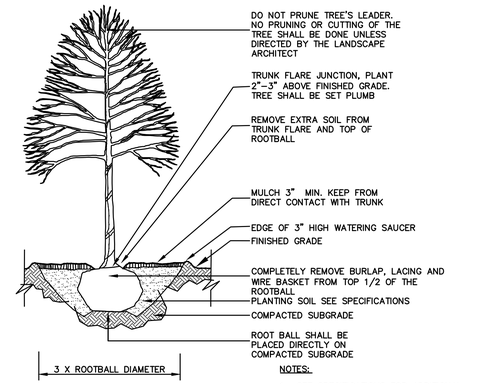


NOTES:
1. CONTRACTOR SHALL PREPARE SOILS IN ALL DISTURBED AREAS AND AREAS USED FOR EQUIPMENT ACCESS.





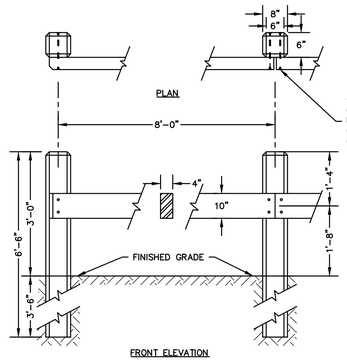
NOTES:
1. GRADING WITHIN HANDICAP SPACES SHALL BE LESS THAN 2.00% IN ALL DIRECTIONS
2. SIGN LOCATION VARIES - SEE PLAN



NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. SAUCER SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING.
3. DO NOT STAKE OR WRAP TREE UNLESS NOTED OTHERWISE.

ACCESSIBLE PARKING SPACES

SCALE: NONE



NOTES:
1. ALL TIMBER SHALL BE PRESSURE TREATED.

DECIDUOUS TREE PLANTING

SCALE: NONE

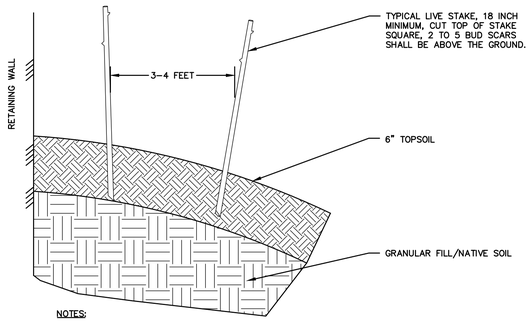
NOTES:
1. LOOSE OR CRACKED ROOT BALLS ARE UNACCEPTABLE.
2. EXCAVATE TO REQUIRED DEPTH AND DO NOT EXCAVATE BELOW ROOT BALL DEPTH.
3. SET SHRUBS PLUMB WITH ROOT FLARE 1" ABOVE FINISHED GRADE, BACKFILL WITH PLANTING MIX.
4. FLOOD WATERING SAUCER TWICE IN FIRST 24 HOURS AFTER PLANTING.
5. RAISE AND REPLANT ANY SHRUBS THAT SETTLE AFTER PLANTING & WATERING.
6. REMOVE 1/3 BURLAP PRIOR TO BACKFILL. SYNTHETIC BURLAP UNACCEPTABLE.
7. 2" DEPTH MULCH (KEEP MULCH 1" AWAY FROM SHRUB BASE) 3" HIGH EARTH WATERING SAUCER 1'-0" BEYOND ROOT BALL PLANTING MIXTURE.
8. FOR CONTAINERIZED PLANTS: REMOVE CONTAINER PRIOR TO PLANTING, SCARIFY ROOT BALL BELOW EDGE 1/2" DEEP IN FOUR LOCATIONS.

TYPICAL SIGN SUPPORT - BREAKAWAY TYPE II

SCALE: NONE

ACCESSIBLE PARKING SIGN

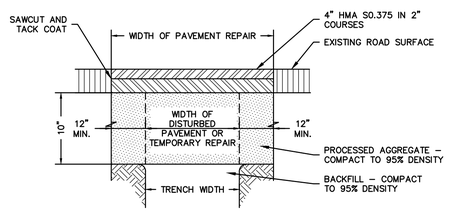
SCALE: NONE



NOTES:
1. PLANT STAKES DURING DORMANT SEASON.
2. USE, HEALTHY, STRAIGHT AND LIVE WOOD AT LEAST 1 YEAR OLD.
3. MAKE CLEAN CUTS AND DO NOT DAMAGE STAKES OR SPLIT ENDS DURING INSTALLATION, USE PILOT BAR IN FIRM SOILS.
4. SOAK CUTTINGS FOR MINIMUM 24 HOURS PRIOR TO INSTALLATION.
5. TAMP SOIL AROUND THE STAKE.

LIVE STAKING

SCALE: NONE

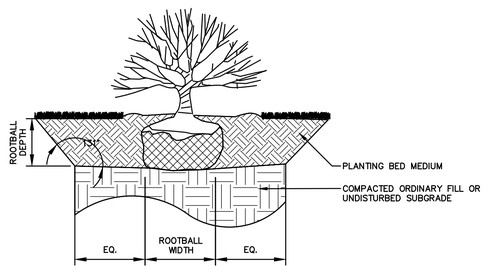


PAVEMENT PATCH

SCALE: NONE

TIMBER GUIDERAIL

SCALE: NONE



SHRUB PLANTING TYP.

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT FRANCIS J. VACCA 29098 LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

DETAILS

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: NTS

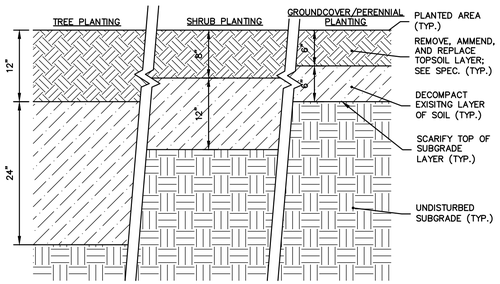
FILE: P:\010060500\CIVIL\DRAWINGS

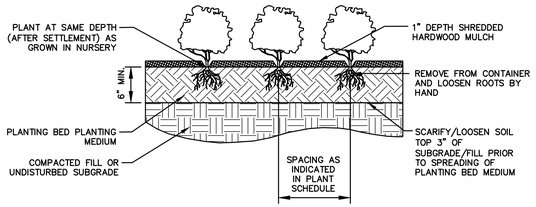
DWG. NO: C-3.1

JOB. NO: 0100605.00

NOTES:

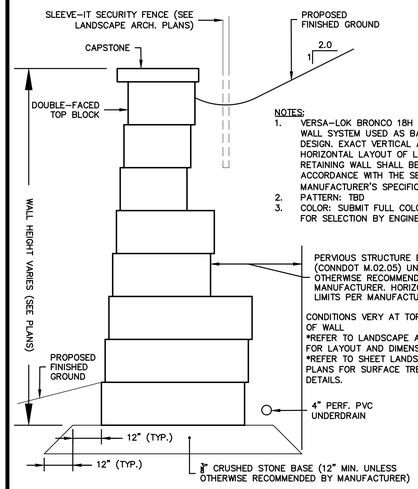
1. CONTRACTOR SHALL USE CAUTION WHEN DE-COMPACTING EXISTING SOILS. IMMEDIATELY REPORT UNDOCUMENTED UTILITIES TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
2. CONTRACTOR IS RESPONSIBLE FOR TESTING EXISTING TOPSOIL TO BE AMENDED AND REUSED AS BASE LOAM.





PLANTING SOIL PROFILES

SCALE: NONE



NOTES:

1. VERSA-LOK BRONCO 18H RETAINING WALL SYSTEM USED AS BASIS FOR DESIGN. EXACT VERTICAL AND HORIZONTAL LAYOUT OF LARGE BLOCK RETAINING WALL SHALL BE IN ACCORDANCE WITH THE SELECTED MANUFACTURER'S SPECIFICATIONS.
2. PATTERN: TBD
3. COLOR: SUBMIT FULL COLOR RANGE FOR SELECTION BY ENGINEER.

CONDITIONS VERY AT TOP & BOTTOM OF WALL
*REFER TO LANDSCAPE ARCH. PLANS FOR LAYOUT AND DIMENSIONS.
*REFER TO SHEET LANDSCAPE ARCH. PLANS FOR SURFACE TREATMENT DETAILS.

MODULAR BLOCK RETAINING WALL

SCALE: NONE

GROUNDCOVER PLANTING TYP.

SCALE: NONE

MODULAR BLOCK RETAINING WALL (MBRW) NOTES:

1. NOTE TO CONTRACTOR: THIS IS A DELEGATED DESIGN. SEE BELOW FOR MINIMUM REQUIREMENTS AND SPECIFICATIONS. THE SELECTED SYSTEM SHALL BE A LARGE BLOCK SEGMENTAL GRAVITY RETAINING WALL SYSTEM.
2. DIMENSIONS AND REPORTED ELEVATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY BE ADJUSTED TO ACCOMMODATE THE SELECTED MBRW SYSTEM. THE DESIGN INTENT IS TO PROVIDE A NOMINAL REVEAL ABOVE FINISHED GRADE ALONG THE MBRW LENGTH (FAR FACE), A MINIMUM EMBEDMENT OF 12" (MEASURED FROM FINISHED GRADE AT THE NEAR FACE OF THE MBRW TO THE TOP OF THE LEVELING PAD), A MINIMUM LEVELING PAD THICKNESS OF 6" AND A MINIMUM STRUCTURAL FILL THICKNESS OF 1'-0".
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INTERNAL STABILITY OF THE SELECTED MBRW SYSTEM. THE DESIGN SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS AND SHALL SATISFY THE DESIGN CRITERIA (AND MINIMUM LATERAL EARTH PRESSURE REQUIREMENTS DURING CONSTRUCTION) STIPULATED IN THE GEOTECHNICAL ENGINEERING REPORT INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUBMIT LARGE BLOCK MBRW SHOP DRAWINGS AND DESIGN CALCULATIONS FOR APPROVAL IN ACCORDANCE WITH SPECIFICATION SECTION 32 3224. THE DESIGN SHALL ALSO ACCOUNT FOR ANY STRUCTURES, FOOTINGS, OR OTHER SURCHARGE LOADS LOCATED WITHIN THE VICINITY OF THE TOP OF WALL. ALL PLANS AND CALCULATIONS SHALL BE PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.
4. ALL COSTS ASSOCIATED WITH THE DESIGN, FABRICATION AND CONSTRUCTION OF THE MBRW SYSTEM INCLUDING THE EXCAVATION, STRUCTURAL FILL, LEVELING PAD, GRANULAR BACKFILL FOR MBRW, GEOGRID REINFORCEMENT, GEOTEXTILE FABRIC, GEOMEMBRANE, FACING SEALER, TEMPORARY EXCAVATION SUPPORT, AND PERFORATED PIPE SHALL BE CONSIDERED INCIDENTAL TO THE MBRW SYSTEM.
5. IMPERVIOUS MEMBRANE SHALL BE PROVIDED WITHIN THE LIMITS OF GRANULAR BACKFILL FOR MBRW AS DETAILED ON THE PLANS. THE SUBGRADE SHALL BE GRADED SMOOTH WITH NO IRREGULARITIES OR STONE PROTRUSIONS. LIMITS OF IMPERVIOUS MEMBRANE SHALL EXTEND APPROXIMATELY 5'-0" BEYOND THE ENDS OF THE MBRW.
6. A MANUFACTURER APPROVED FACING SEALER SHALL BE APPLIED TO ALL EXPOSED MBRW SURFACES TO APPROXIMATELY 1'-0" BELOW FINISHED GRADE.
7. THE CONTRACTOR SHALL DEVELOP THE OVERALL CONSTRUCTION SEQUENCE TO ENSURE THAT THE MBRW IS NOT UNDERMINED, OR DAMAGED DURING CONSTRUCTION OPERATIONS. THE CONTRACTOR IS NOTIFIED THAT THE INSTALLATION OF TEMPORARY EXCAVATION SUPPORT/CASING MAY BE REQUIRED, DEPENDING ON THE FINAL LOCATION AND SELECTED CONSTRUCTION SEQUENCE.

FOUNDATION NOTES:

1. FOUNDATIONS SHALL BE PREPARED IN ACCORDANCE WITH THE MATERIAL AND CONSTRUCTION RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING REPORT INCLUDED IN THE CONTRACT DOCUMENTS.
2. UNLESS OTHERWISE NOTED ON THE SUBMITTED MBRW SHOP DRAWINGS, MATERIAL USED AS GRANULAR BACKFILL FOR MBRW SHALL BE FREE OF DEBRIS AND SHALL CONSIST OF INORGANIC, UNIFIED SOIL CLASSIFICATION SYSTEM TYPES GP, GW, SW, SP AND SM, MEETING THE FOLLOWING GRADATION:

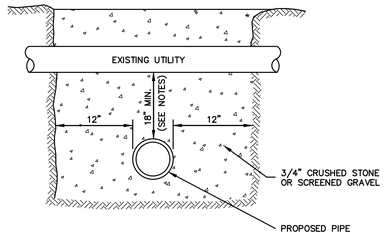
SIEVE SIZE	PERCENT PASSING
1 INCH	100
NO. 4	20-100
NO. 40	0-50
NO. 200	0-10

3. UNLESS OTHERWISE NOTED ON THE SUBMITTED MBRW SHOP DRAWINGS, MATERIAL USED FOR THE COMPACTED GRANULAR FILL LEVELING PAD SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
5 INCH	100
3½ INCH	90-100
1½ INCH	55-95
¼ INCH	25-60
NO. 10	15-45
NO. 40	5-25
NO. 100	0-10
NO. 200	0-5

SLEEVE-IT FENCE POST

SCALE: NONE

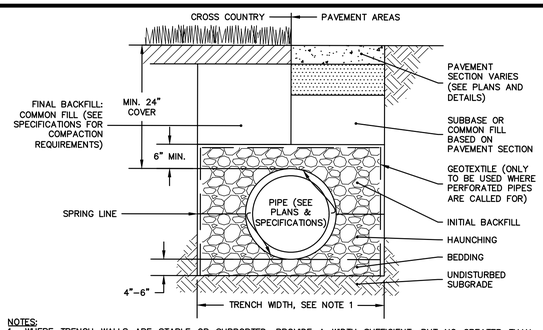


GENERAL NOTE

1. CONCRETE IS TO BE USED TO ENCASE ALL SANITARY SEWERS AND SERVICE CONNECTIONS WHICH ARE WITHIN 18 INCHES OF A WATER MAIN. ENCASEMENT SHALL BE A MINIMUM OF 6 INCHES AROUND THE SANITARY SEWER, WATER PIPE AND/OR SERVICE CONNECTION AND EXTEND A MINIMUM OF 10 FEET BEYOND THE WATER PIPE AND 10' FEET BEYOND THE SEWER PIPE.
2. SAFEGUARD AND PROTECT EXISTING UTILITIES FROM DAMAGE OR MOVEMENT AND PROVIDE TEMPORARY SUPPORT AS REQUIRED.

TYPICAL UTILITY CROSSING

SCALE: NONE



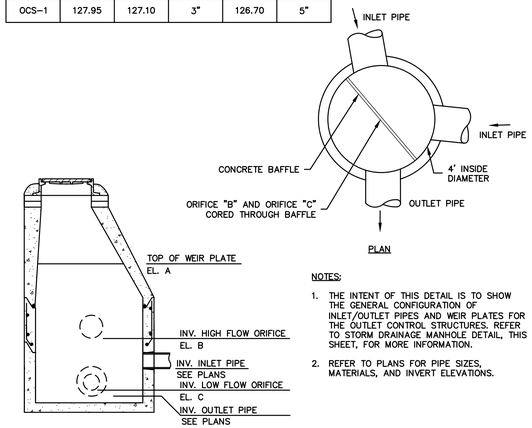
NOTES:

1. WHERE TRENCH WALLS ARE STABLE OR SUPPORTED, PROVIDE A WIDTH SUFFICIENT, BUT NO GREATER THAN NECESSARY, TO ENSURE WORKING ROOM TO PROPERLY PLACE AND COMPACT HAUNCHING AND OTHER EMBEDMENT MATERIALS. UNLESS OTHERWISE SPECIFIED BY THE PIPE MANUFACTURER, THE SPACE BETWEEN THE PIPE AND TRENCH WALL MUST BE WIDER THAN THE COMPACTION EQUIPMENT USED IN THE PIPE ZONE. MINIMUM WIDTH SHALL BE NOT LESS THAN THE GREATER OF EITHER THE PIPE OUTSIDE DIAMETER PLUS 16 INCHES OR THE PIPE OUTSIDE DIAMETER TIMES 1.25, PLUS 12 INCHES.
2. WHERE PERFORATED PIPES ARE CALLED-FOR, BEDDING, HAUNCHING, AND INITIAL BACKFILL SHALL BE CONNDOT NO. 6 CRUSHED STONE SHALL MEET THE REQUIREMENTS OF FORM 816 M.08.
3. WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL PER THE SPECIFICATIONS. AS AN ALTERNATIVE, AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL UNDER SOME CIRCUMSTANCES.
4. BEDDING, HAUNCHING, AND INITIAL BACKFILL SHALL BE CONNDOT NO. 6, NO. 67, OR NO. 8 AGGREGATE OR OTHER MATERIALS MEETING THE REQUIREMENTS OF ASTM D2321 FOR CLASS IA, IB, II, OR III UNLESS OTHERWISE INDICATED BY THE PIPE MANUFACTURER.

TYPICAL TRENCH SECTION - THERMOPLASTIC DRAINAGE PIPE

SCALE: NONE

NO.	EL. A	EL. B	SIZE B	EL. C	SIZE C
OCS-1	127.95	127.10	3"	126.70	5"

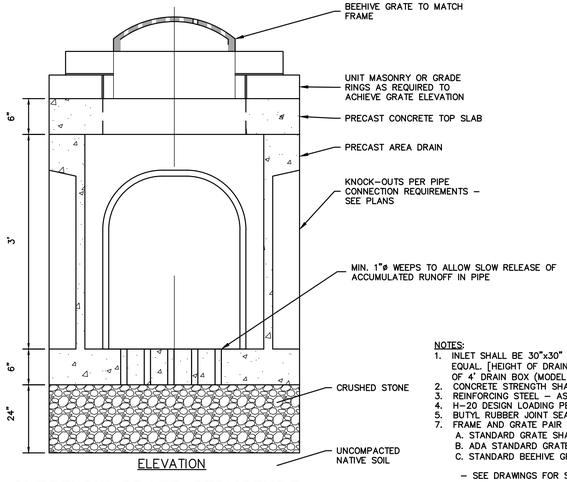


NOTES:

1. THE INTENT OF THIS DETAIL IS TO SHOW THE GENERAL CONFIGURATION OF INLET/OUTLET PIPES AND WEIR PLATES FOR THE OUTLET CONTROL STRUCTURES. REFER TO STORM DRAINAGE MANHOLE DETAIL, THIS SHEET, FOR MORE INFORMATION.
2. REFER TO PLANS FOR PIPE SIZES, MATERIALS, AND INVERT ELEVATIONS.

OUTLET COTNROL STRUCTURE (OCS)

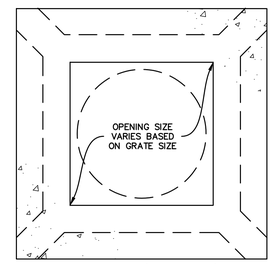
SCALE: NONE



ELEVATION

OVERFLOW GRATE STRUCTURE

SCALE: NONE

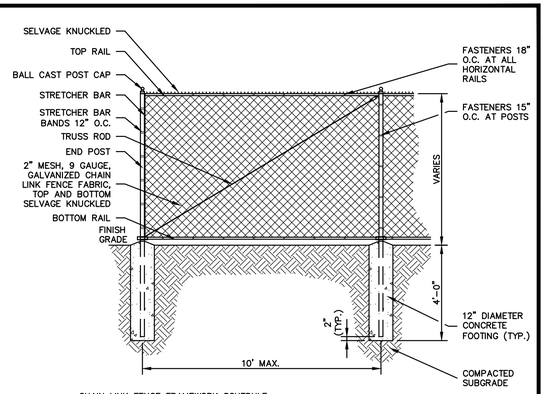


PLAN VIEW (TOP SLAB)

NOTES:

1. INLET SHALL BE 30"x30" CONCRETE AREA DRAIN, AS MANUFACTURED BY ARROW CONCRETE, OR ENGINEER APPROVED EQUAL. [HEIGHT OF DRAIN BOX SHALL BE 3' (MODEL #ADBKO3) UNLESS DEPTH OF INVERT PIPE OUT REQUIRES THE USE OF 4' DRAIN BOX (MODEL #ADBKO4)]
2. CONCRETE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS.
3. REINFORCING STEEL - ASTM 615 AND A82 OR A185 SPECIFICATIONS.
4. H-20 DESIGN LOADING PER AASHTO HS-20-44.
5. BUTYL RUBBER JOINT SEALANT - ASTM C990-91.
7. FRAME AND GRATE PAIR SHALL BE ONE OF THE FOLLOWING:
   A. STANDARD GRATE SHALL BE NEENAH INLET FRAME/GRATE R-2570 OR ENGINEER APPROVED EQUAL.
   B. ADA STANDARD GRATE SHALL BE NEENAH INLET FRAME/GRATE R-2569 OR ENGINEER APPROVED EQUAL.
   C. STANDARD BEEHIVE GRATE SHALL BE NEENAH INLET FRAME/BEEHIVE GRATE R-2564 OR ENGINEER APPROVED EQUAL.

   - SEE DRAWINGS FOR SPECIFIC LOCATIONS OF TYPE SELECTED.

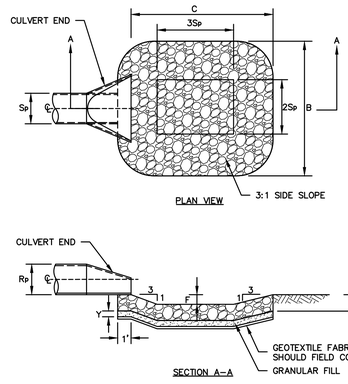


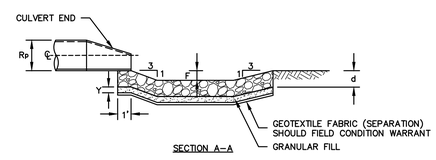
CHAIN LINK FENCE FRAMEWORK SCHEDULE

FABRIC HEIGHT	6' OR LESS	6' - 10'	10' OR MORE
END, CORNER & PULL POST	2.375" O.D.	2.875" O.D.	4" O.D.
LINE POST	1.900" O.D.	2.375" O.D.	2.875" O.D.
TOP AND BOTTOM RAIL	1.660" O.D.	1.660" O.D.	1.660" O.D.
MIDDLE RAIL	NONE	1.660" O.D.	1.660" O.D.

CHAIN LINK FENCE

SCALE: NONE
FSN-103-CT





LEGEND

- S_P = { MAX. INSIDE PIPE SPAN (NON-CIRCULAR SECTIONS) / INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
- R_P = { MAX. INSIDE PIPE RISE (NON-CIRCULAR SECTIONS) / INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
- d = { 12" - MODIFIED RIPRAP / 18" - INTERMEDIATE RIPRAP / 36" - STANDARD RIPRAP

OUTLET ID	d	F	C	B	Y	RIPRAP TYPE
PO-1	12"	6"	10'	10'	3"	MODIFIED

PREFORMED SCOUR HOLE - TYPE 1 & TYPE 2

SCALE: NONE

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

STATE OF CONNECTICUT · FRANCIS J. VACCA · 29098 · LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

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IN

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DETAILS

JANUARY 29, 2026

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PREPARED FOR:

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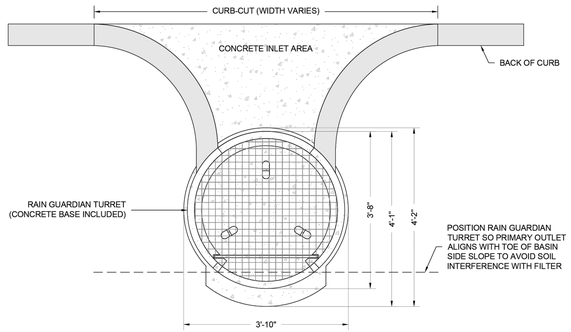
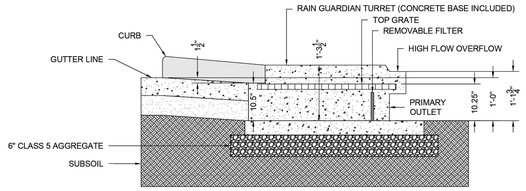


NOTES
1. INLET WIDTH AND DISTANCE BETWEEN BACK OF CURB AND RAIN GUARDIAN TURRET MAY VARY WITH SITE CONDITIONS.
2. CONCRETE BASE EXTENDS BEYOND THE FILTER WALL OF THE RAIN GUARDIAN TURRET TO SERVE AS A SPLASH DISSIPATOR.

RAIN GUARDIAN TURRET - PLAN VIEW



NOTES:
1. THE TOP OF THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR) IS PRECISELY 1' 4" BELOW THE GUTTERLINE ELEVATION.

RAIN GUARDIAN TURRET - SECTION VIEW

SPECIFICATIONS
1. STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURE (1,030 LBS). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS. CONCRETE AIR ENTRAINED (4% TO 8% BY VOLUME). MANUFACTURED AND DESIGNED TO ASTM C858.
2. THREE-POINT PICK USING RECESSED LIFTING POCKETS WITH A STANDARD HOOK.
3. TOP GRATE.

INSTALLATION NOTES
1. INSTALL THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR). THE DISTANCE FROM THE BACK OF THE CURB MAY VARY BASED ON SITE CONDITIONS, BUT CONSIDERATIONS SHOULD INCLUDE SLOPE OF THE INLET AND BASIN SIDE SLOPES ADJACENT TO THE RAIN GUARDIAN TURRET. POSITION RAIN GUARDIAN TURRET SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL. EXCAVATE 1' 10" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 1' PONDING DEPTH, 6" CLASS 5 AGGREGATE, AND 4" RAIN GUARDIAN TURRET BASE (INCLUDED). THEREFORE, THE TOP OF THE CLASS 5 COMPACTED BASE IS PRECISELY 1' 4" BELOW THE GUTTERLINE ELEVATION. THE INLET TO THE RAIN GUARDIAN TURRET WILL BE 10-1/2" ABOVE THE TOP OF THE CONCRETE BASE AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN TURRET.
2. SET RAIN GUARDIAN TURRET ON THE PREPARED CLASS 5 BASE.
3. INSTALL FRAMING FOR INLET BETWEEN RAIN GUARDIAN TURRET AND BACK OF CURB. TOP ELEVATIONS OF THE FRAMING SHOULD MATCH THE TOP OF THE CURB ON THE STREET SIDE AND THE TOP OF THE RAIN GUARDIAN TURRET ON THE BIORETENTION SIDE.
4. INSTALL EXPANSION/CONTRACTION JOINT MATERIAL OR A SHEET OF POLY TO SERVE AS A BOND BREAK BETWEEN RAIN GUARDIAN TURRET AND CONCRETE INLET BEFORE POURING INLET.
5. SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.
6. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC ON THE INTERIOR SIDE OF THE RAIN GUARDIAN TURRET.

DEVELOPED BY:
ANSONIA CONSERVATION DISTRICT

U.S. PATENT NO(S).: 8,501,016 AND 8,858,804

RAIN GUARDIAN PRETREATMENT FOR DISTRIBUTION
ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

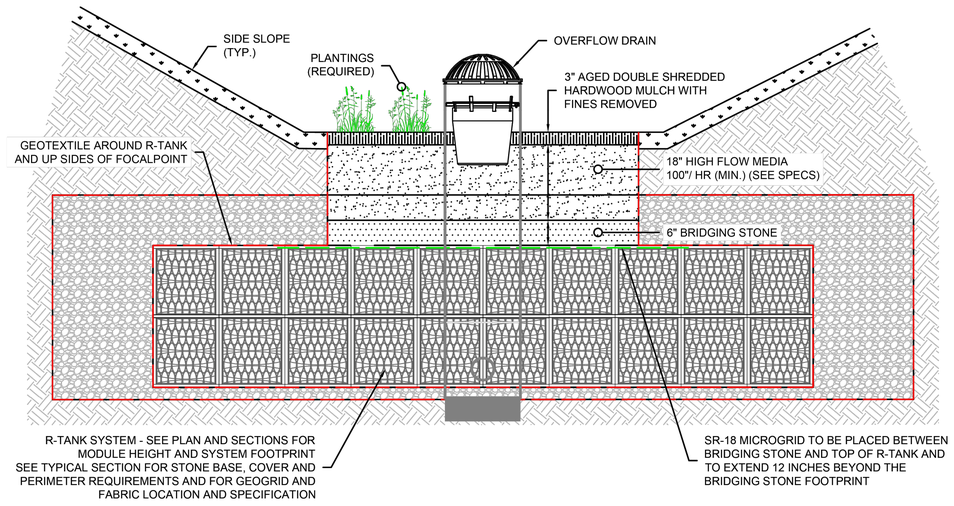
FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE CONTACT: FERGUSON WATERWORKS, 1-800-448-3636, www.fergusonwaterworks.com

RAIN GUARDIAN
TURRET PRETREATMENT CHAMBER
TYPICAL DETAIL

DRAWN BY: JKB
DATE: 9/26/2022
SHEET NO.: 1 of 1

FOCALPOINT WITH EXPANDED R-TANK KEY DIMENSIONAL DATA

	FOCAL POINT 1	FOCAL POINT 2
FOCALPOINT LENGTH	38'	38'
FOCALPOINT WIDTH	9'	9'
OVERFLOW RIM ELEVATION	130.80	131.60
TOP OF MULCH ELEVATION	129.95	130.75
TOP OF MEDIA ELEVATION	129.70	130.50
TOP OF BRIDGING STONE ELEVATION	128.20	129.00
TOP OF R-TANK ELEVATION	127.95	
BOTTOM OF R-TANK ELEVATION	126.44	
STONE BASE ELEVATION	126.19	
R-TANK FOOTPRINT	7,778.00	



FocalPoint BIOFILTRATION SYSTEMS
ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE CONTACT: FERGUSON WATERWORKS, 1-800-448-3636, www.fergusonwaterworks.com

FOCALPOINT HPMBS
WITH EXPANDED R-TANK BELOW

DATE: 01/28/2022

ISSUED FOR PERMIT

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by _____.

(date of approval + 5 years)

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DWG. NO: C-3.3

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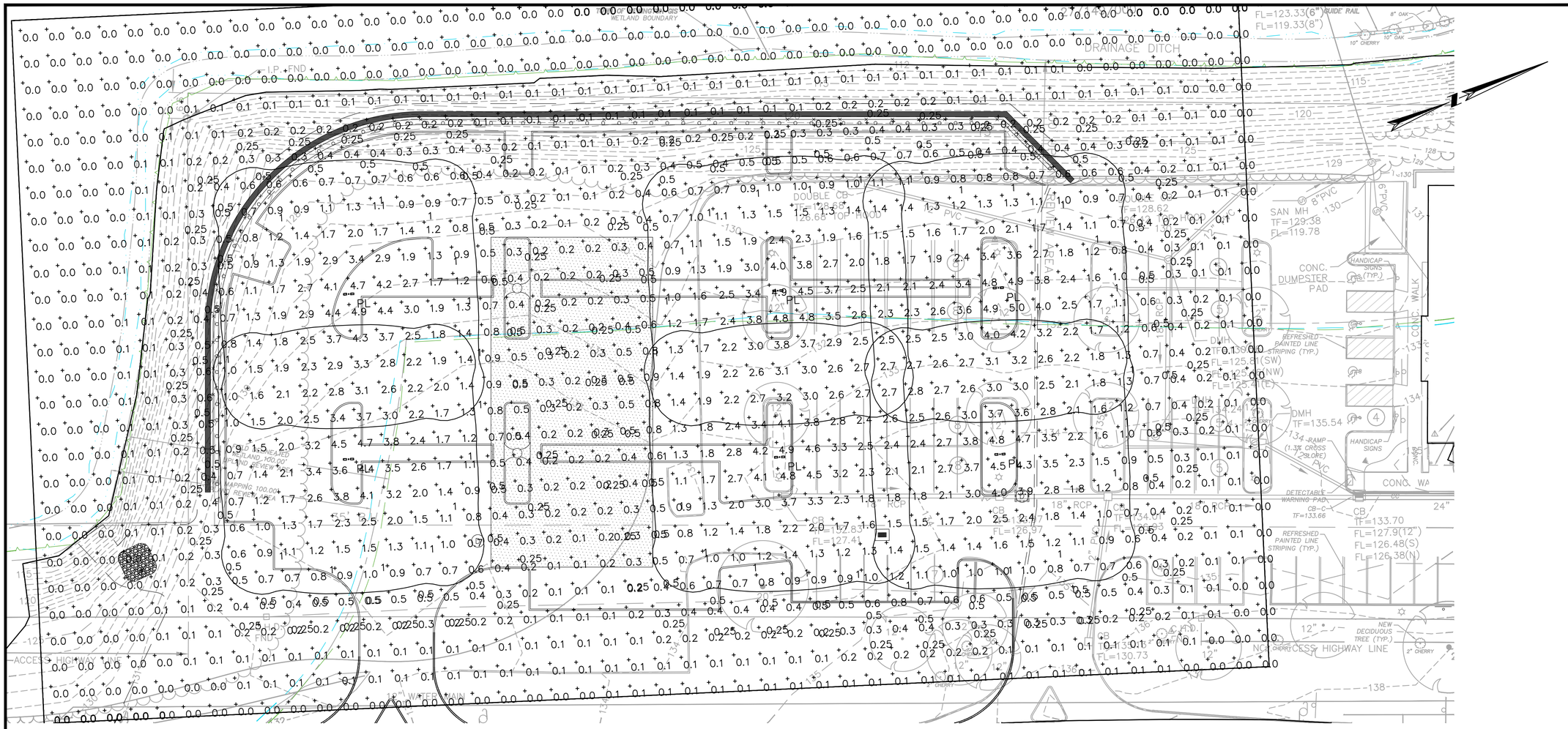


Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▯ ▯	PL		6	GARDCO	OPF-S-A03-730-T5W/SSS CB 4 11 D1	OptiForm – Small, 40 LED's, 3000K CCT, TYPE T5W OPTIC, 70CRI	1	10341	0.85	127.18

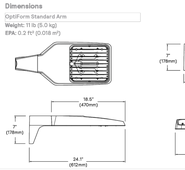
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.6 fc	4.9 fc	0.1 fc	49.0:1	16.0:1
EXPANDED AREA	+	0.8 fc	5.0 fc	0.0 fc	N/A	N/A

OPF-S OptiForm small

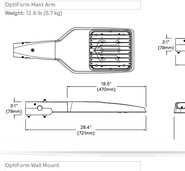
Site & area luminaire

Dimensions

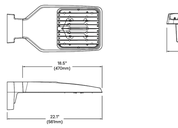
OptiForm Standard Arm
Weight: 11 lb (5.0 kg)
EPA: 0.2 ft² (0.018 m²)



OptiForm Mast Arm
Weight: 12.6 lb (5.7 kg)

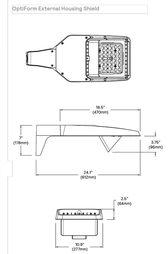


OptiForm Wall Mount
Weight: 11.5 lb (5.2 kg)



OPF-S_OptiForm_Small 04/24 page 7 of 9

OptiForm External Housing Shield



OPF-S OptiForm small

Site & area luminaire

Specifications

Housing

Housing and door constructed of low copper die cast Aluminum alloy (A360) with detatchable area for quick mounting. Heatsink is integral to the housing providing passive cooling of LEDs to maintain long LED life. Luminaire housing rated to IP65. LED Modules rated IP66 testing in accordance to Section 9 of IEC 60598-1. OptiForm carries and impact rating of IK08.

Vibration resistance

OptiForm is tested and rated to standards set forth in ANSI C136.31-2018 Level 2 for Bridge and Overpass applications.

Light engine

Light engine comprises of a module of 40-LED aluminum metal clad board fully sealed with optics: Medium = 2 Modules with 80 LEDs, Large = 4 modules with 160 LEDs. Module is RoHS compliant. Color temperature as per ANSI/NEMA bin 2700 Kelvin nominal (2725±145K), 3000 Kelvin nominal (3045K +/- 175K) or 4000 Kelvin nominal (3985K +/- 275K), CRI 70 Min. 75 Typical. Other CCT/CRI also available, consult factory. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 182 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Site and Area optical distributions include Types 2 Medium, 3 Medium, 4 Medium, 4 Wide, 5 Narrow, 5 Medium, 5 Wide, and Auto Front Row. LEED Corner Left, LEED Corner Right, and Backlight Control distributions also available to provide excellent cutoff to meet the most stringent requirements at property lines. Optional internal shields mount to LED optics and are available with Type 2M, 3M, and 4M distributions. Types 2M and 3M can be rotated at 90° or 270° when specified, and are factory set only. Site and Area optics shall be performance tested per LM-79 and TM-15 (IESNA) certifying their photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).

Precision Plus optical distributions include Types 2, 3, 4 and 5 and are designed to illuminate pedestrian scale applications by providing lower glare, while still achieving desired distribution, optimized spacing, and excellent uniformity. Optics are made of optical grade polymer refractor lenses and shall be performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying their photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).

Mounting

Standard luminaire arm mounts to square poles with knock-out on the arm to allow for mounting to 4" O.D. round poles. Standard arm casting can accomodate existing bolt spacing from 2" to 4-7/8". It is recommended to use the bolster plate kit OPF RMB when it's not a new installation or if the mounting holes are larger than 0.41" (10mm).

OptiForm features a Mast Arm for Mounting to 2-3/8x4" tenon as well as wall mount casting for exterior building mount applications.

Control options

Dimming Leads Externally Accessible (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Sensor Ready Zhaga Socket Connector (SRDR): Product is D4i Certified and equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

OPF-S_OptiForm_Small 04/24 page 8 of 9

OPF-S OptiForm small

Site & area luminaire

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%

FAWS Position	Percent of Typical Lumen Output
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

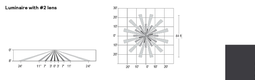
Motion response options

Bi-Level Infrared Motion Response (BLSO): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (L2): Infrared Motion Response integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #2 is designed for mounting heights 8' to 15'. Lens #3 is designed for higher mounting heights up to 20' with a 40' diameter coverage area.
See charts for approximate detection patterns:

Luminaire with #2 lens



OPF-S OptiForm small

Site & area luminaire

Specifications (cont'd)

Electrical

Twist-Lock Receptacle (TRS/TR7): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type 8 (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering 7-pin Twist-lock receptacle (TR7), all 7 pins are wired to respective pins with the Sensor Ready (SR) driver, and photocell or shorting cap is not included. When ordering a twist-lock receptacle with a photocell (TLP), the receptacle used is a 7-pin receptacle, with pins 6 and 7 connected to SR DALI driver. 0-10V dimming leads (pins 4 and 5) are connected if not ordered with any other dimming option.

Driver: Driver efficiency (>90% standard), 120-480V available (restrictions apply). Open/short circuit protection. All drivers are 0-10V dimming to 10% power standard, except when using Sensor Ready (SR) drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30, SRDR, and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SPT/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). All OptiForm configurations are qualified under Design Lights Consortium Premium classification. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are a Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DDT), and medium gray (MGY). Consult Factory for specs on optional, custom colors, and marine grade paint.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

OptiForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

OPF-S_OptiForm_Small 04/24 page 9 of 9

GENLYTE SOLUTIONS a Signify business

Signify North America Corp.
400 Crossing Blvd. Suite 600
Bridgewater, NJ 08807
Telephone: 800-555-0050

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone: 800-668-9005

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

_____ (date) _____ (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by

_____ (date of approval + 5 years)

STATE OF CONNECTICUT · FRANCIS J. VACCA · 29098 · LICENSED PROFESSIONAL ENGINEER

FRANCIS J. VACCA, P.E. No. 29098

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

PHOTOMETRIC PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

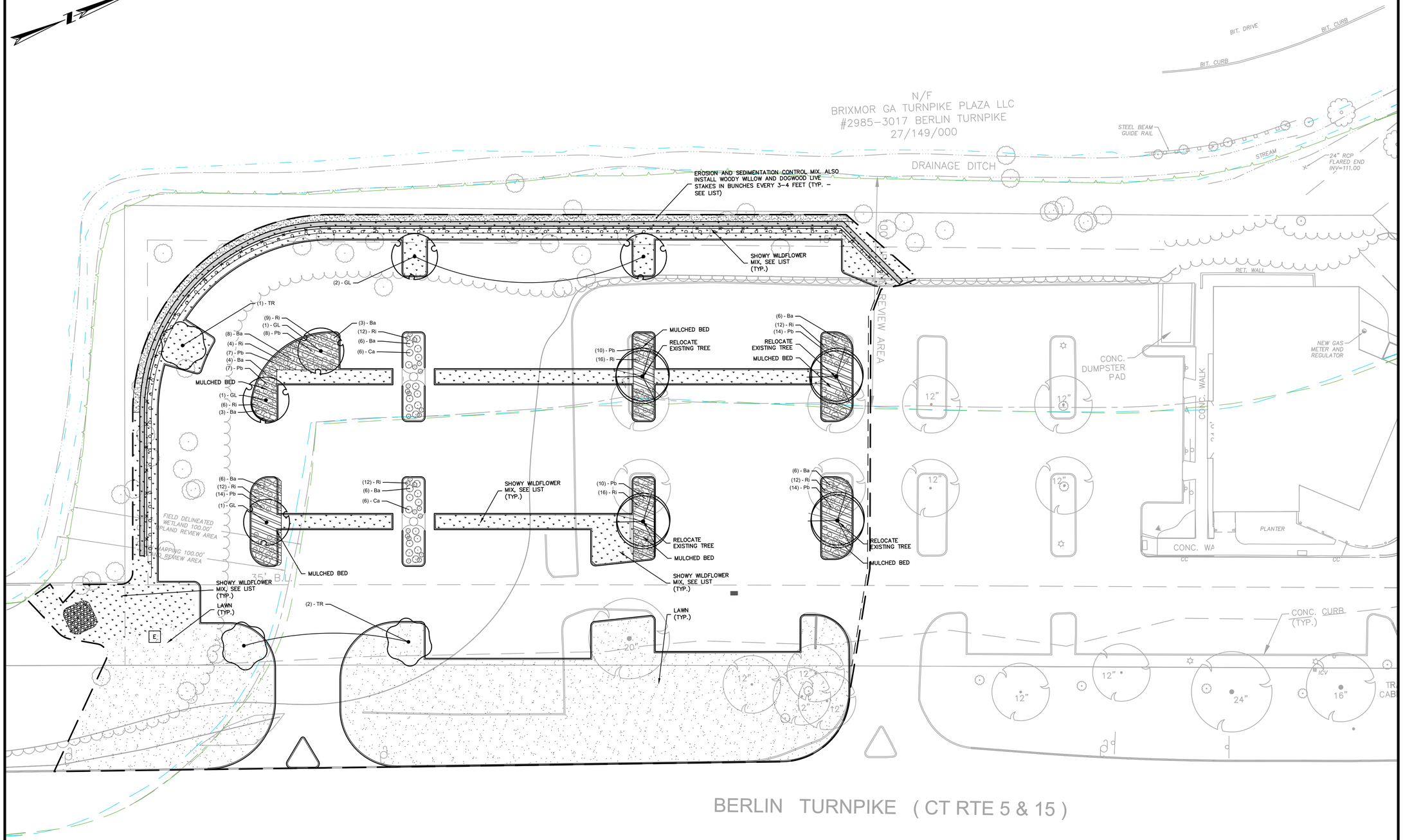
SCALE: 1" = 20'

0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: IL-1.0

JOB. NO: 0100605.00



BERLIN TURNPIKE (CT RTE 5 & 15)

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
GL	5	GLEDITSIA TRIACANTHOS INERMIS 'LIMELIGHT' / LIMELIGHT HONEY LOCUST	B & B	2.5-3" CAL
TR	3	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5-3" CAL

CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT.
SHRUBS				
Ba	48	BAPTISIA AUSTRALIS / BLUE WILD INDIGO	2 GAL	
Ca	12	CEANOTHUS AMERICANUS / NEW JERSEY TEA	2 GAL	
Pb	84	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL	
Ri	111	RUDBECKIA FULGIDA 'INDIAN SUMMER' / INDIAN SUMMER CONEFLOWER	1 GAL	

SHOWY WILDFLOWER MIX BY NEW ENGLAND WETLAND PLANTS, OR APPROVED EQUAL

PLANT LIST
LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), RED FESCUE (FESTUCA RUBRA), INDIAN GRASS (SORGHASTRUM NUTANS), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), CANADA WILD RYE (ELYMUS CANADENSIS), RIVERBANK WILD RYE (ELYMUS RIPARIUS), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), BLACK EYED SUSAN (RUDBECKIA HIRTA), LANCE LEAVED COREOPSIS (COREOPSIS LANCEOLATA), OX EYE SUNFLOWER (HELIOPSIS HELIANTHOIDES), COMMON SNEEZEWEED (HELENIUM AUTUMNALE), MARSH BLAZING STAR (LIATRIS SPICATA), BLUE VERVAIN (VERBENA HASTATA), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), WILD BLUE FALSE INDIGO (BAPTISIA AUSTRALIS), HOLLOWSTEM JOE PYE WEED (EUPATORIUM FISTULOSUM/ EUTROCHIUM FISTULOSUM), EARLY GOLDENROD (SOLIDAGO JUNCEA).

DORMANT LIVE STAKES BY NEW ENGLAND WETLAND PLANTS, OR APPROVED EQUAL

PLANT LIST
WOODY WILLOW (SALIX SPP.) LIVE STAKE
DOGWOOD (CORNUS SPP.) LIVE STAKE

EROSION CONTROL / RESTORATION MIX FOR MOIST SITES BY NEW ENGLAND WETLAND PLANTS, OR APPROVED EQUAL

PLANT LIST
RIVERBANK WILD RYE (ELYMUS RIPARIUS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), RED FESCUE (FESTUCA RUBRA), BIG BLUESTEM (ANDROPOGON GERARDII), SWITCH GRASS (PANICUM VIRGATUM), NEW YORK IRONWEED (VERNONIA NOVEBORACENSIS), UPLAND BENTGRASS (AGROSTIS PERENNANS), BEGGAR TICKS (BIDENS FRONDOSA), SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM / EUTROCHIUM MACULATUM), BONESET (EUPATORIUM PERFOLIATUM), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE / SYMPHYOTRICHUM NOVAE-ANGLIAE), WOOL GRASS (SCIRPUS CYPERINUS), AND SOFT RUSH (JUNCUS EFFUSUS).

Approved by the Town Plan and Zoning Commission under Petition # _____ at meeting on _____

(date) (Chairman's Signature)

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this approved Site Plan shall be completed by

_____.
(date of approval + 5 years)

STATE OF CONNECTICUT
RACHEL NICOLE SALCH
1438
REGISTERED LANDSCAPE ARCHITECT

RACHEL SALCH, P.L.A. No. 1438

CASADORO RESTAURANT PARKING EXTENSION

2929 BERLIN TURNPIKE

IN

NEWINGTON
CONNECTICUT

LANDSCAPING PLAN

JANUARY 29, 2026

REVISIONS:

PREPARED FOR:

BERLIN TURNPIKE 2929, LLC
208 MURPHY ROAD
HARTFORD, CT 06114

BSC GROUP
BUILD | SUPPORT | CONNECT
180 Glastonbury Boulevard
Glastonbury, Connecticut
06033
860 652 8227

SCALE: 1" = 20'

0 10 20 40 FEET

FILE: P:\010060500\CIVIL\DRAWINGS

DWG. NO: L-1.0

JOB. NO: 0100605.00

CONNECTICUT
Land Conservation Council

January 5, 2026

Newington Conservation/Inland Wetlands Commission
131 Cedar St
Newington, CT 06111-2644

Dear Members of Newington Conservation/Inland Wetlands Commission,

Across Connecticut, municipal conservation and inland wetland commissions play a vital role in protecting open space and natural resources. At the Connecticut Land Conservation Council (CLCC), we are proud to stand beside you in this work — connecting local efforts like yours to a strong, statewide community dedicated to keeping land conservation a priority at every level of government.

As part of our recent efforts to strengthen and clarify how we serve our partners, CLCC formalized a *Land Trust Membership Program* for Connecticut's land trusts. Through that process, we realized that municipal land use commissions — longtime supporters and collaborators in our work — were left without a clear way to stay connected.

Your leadership and partnership have always been an essential part of Connecticut's conservation story, and we're excited to reestablish that connection through our new *Municipal Commission Affiliate Program*.

By joining as an Affiliate, your commission will remain an active part of the statewide conservation community — gaining access to educational resources, networking opportunities, and discounted registration for the Connecticut Land Conservation Conference, while directly supporting the advocacy that benefits your town and others across the state.

Importantly, your affiliation helps sustain CLCC's work at the State Capitol, where we advocate tirelessly for continued and increased funding for the Open Space and Watershed Land Acquisition (OSWA) Grant Program and other critical conservation initiatives. OSWA has helped dozens of municipalities acquire and protect the lands that define their communities.

When commissions like yours affiliate with CLCC, you strengthen that collective voice for open space funding and ensure that Connecticut's commitment to conservation remains strong.

We've enclosed a one-page overview of the Affiliate Program outlining the benefits, dues structure, and how to get started.

We hope your commission will join CLCC as an Affiliate this year — reconnecting with colleagues across the state, accessing valuable resources, and standing united for the lands and waters that make Connecticut such a special place to call home.

With warmest regards,

Amy Blaymore Paterson
Executive Director

P.S. Your commission's affiliation helps keep the conservation community strong, visible, and united — both locally and statewide. Thank you for your partnership and leadership in protecting Connecticut's open spaces.

CONNECTICUT
Land Conservation Council

About the Municipal Commission Affiliate Program

WHO IS ELIGIBLE TO BECOME AN AFFILIATE? CLCC welcomes applications for affiliation from municipal commissions that support land conservation in Connecticut. Land trusts are not eligible for affiliation and should refer to CLCC's land trust membership program.

WHY JOIN CLCC AS AN AFFILIATE? Joining as an affiliate connects your commission to statewide conservation efforts. Affiliates also receive benefits, including resources and discounted access to the Connecticut Land Conservation Conference. Please see the reverse side for details.

HOW CAN I MAKE THE CASE FOR AFFILIATION? Affiliation demonstrates your commission's commitment to conservation, provides access to resources and networking opportunities, and gives your group a stronger voice in statewide advocacy. It's also a way to show visible support for CLCC's work while directly benefiting from the tools and connections CLCC provides.

WHAT ARE THE ASSOCIATED DUES? Dues are based on the affiliate's annual operating expenses. Please review the dues schedule on the reverse side for details.

HOW LONG DOES AFFILIATION LAST? Affiliation lasts for the duration of a calendar year. Renewal notices are sent out annually in January, and applicant commissions are considered affiliates through the end of the calendar year. CLCC does not pro-rate or extend affiliation for applications made later in the year.

Affiliation Benefits

Online Resources	
Grant Opportunities Database, CT Conservation Job Board, Conservation Service Provider Directory, and more	✔
Resource Library, including workshop recordings, sample documents, and other helpful conservation resources	✔
Access to CT Land Trust ListServ	✔
Conference-Related Benefits	
Discounted access* to the largest conservation gathering in Connecticut	✔
Advocacy	
Timely updates on important legislation and conservation issues, both at the State and Federal level, via CLCC eNews	✔
A voice for land conservation at the State Capitol	✔
Other CLCC Resources	
Practical assistance from CLCC staff	✔
Free printed copies of CLCC publications, by request	✔ - 5 Copies/Year

**Discounted registration fees apply only to current commission members*

2026 Dues Schedule

Annual Operating Expenses	Annual Dues	Defining Annual Operating Expenses
Under $10,000	$100	Annual operating expenses are defined as the annual expenses that support the general, year-over-year function of your commission or department.
$10,001 - $25,000	$250	
$25,001 - $50,000	$500	
$50,001 - $100,000	$750	
$100,001 and over	$1000	

Land trusts are not eligible for affiliation and should refer to CLCC's land trust membership program. CLCC defines land trusts as nonprofit organizations that: 1) Hold conservation interests; 2) have a primary mission of conserving land and stewarding that land in perpetuity; and 3) identify themselves as land trusts.

CONNECTICUT
Land Conservation Council

2026 Municipal Commission Affiliate Application

You can also apply and pay online by visiting ctconservation.org/ways-to-give/affiliate

Contact Information

Please note: a complete application is required to activate your affiliate status

Municipality Name: _____

Commission Name: _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Commission Phone: _____ Commission Email: _____

Chair Name: _____ Chair Email: _____

Affiliate Dues

Annual Operating Expenses	Annual Dues *Check the appropriate box*	Defining Annual Operating Expenses
Under $10,000	☐ $100	Annual operating expenses are defined as the annual expenses that support the general, year-over-year function of your commission.
$10,001 - $25,000	☐ $250	
$25,001 - $50,000	☐ $500	
$50,001 - $100,000	☐ $750	
$100,001 and over	☐ $1000	

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Please return this form to: Connecticut Land Conservation Council, 27 Washington Street, Middletown, CT 06457