Wetland Assessment Report

2929 Berlin Turnpike Redevelopment Project

2929 Berin Turnpike
Newington, Connecticut

Prepared for **Berlin Turnpike 2929, LLC**
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Hartford, Connecticut 06114

In coordination with **BSC Group, Inc.**
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January 2026

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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.

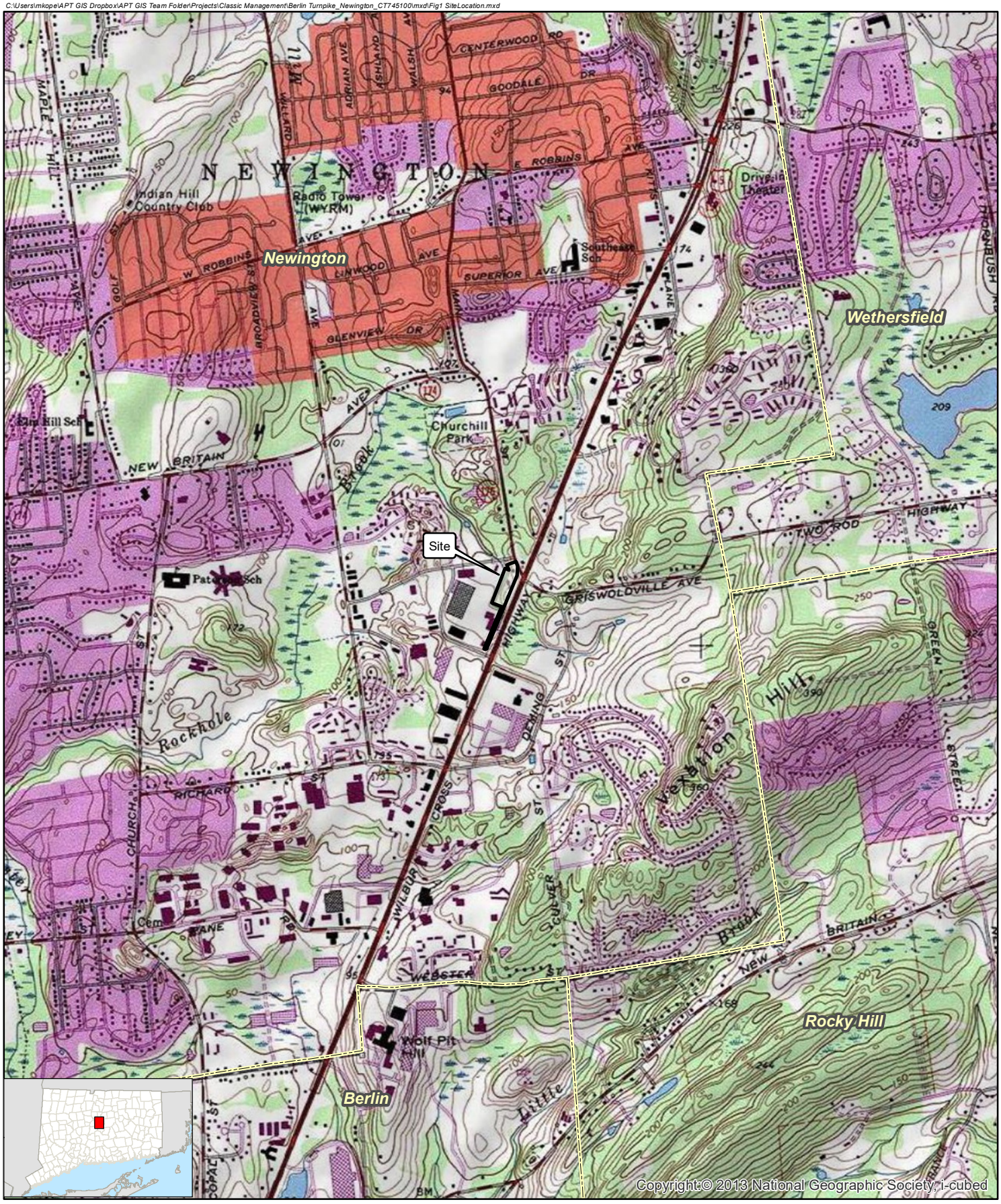
The proposed Project has been designed to avoid direct impacts to regulated wetlands and to substantially reduce disturbances within the adjacent upland review area. Given the existing degraded condition of the upland buffer and its limited functional capacity, the implementation of a Wetland Protection 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

Figure 2
Wetland Resources Map

Proposed Development
2929 Berlin Turnpike
Newington, Connecticut

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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.

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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.

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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.