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:
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January 30, 2026

Submitted Separately:

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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.)

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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 #: ___ ___ ___ ___ ___ ___ ___ ___ ___
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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

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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

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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.

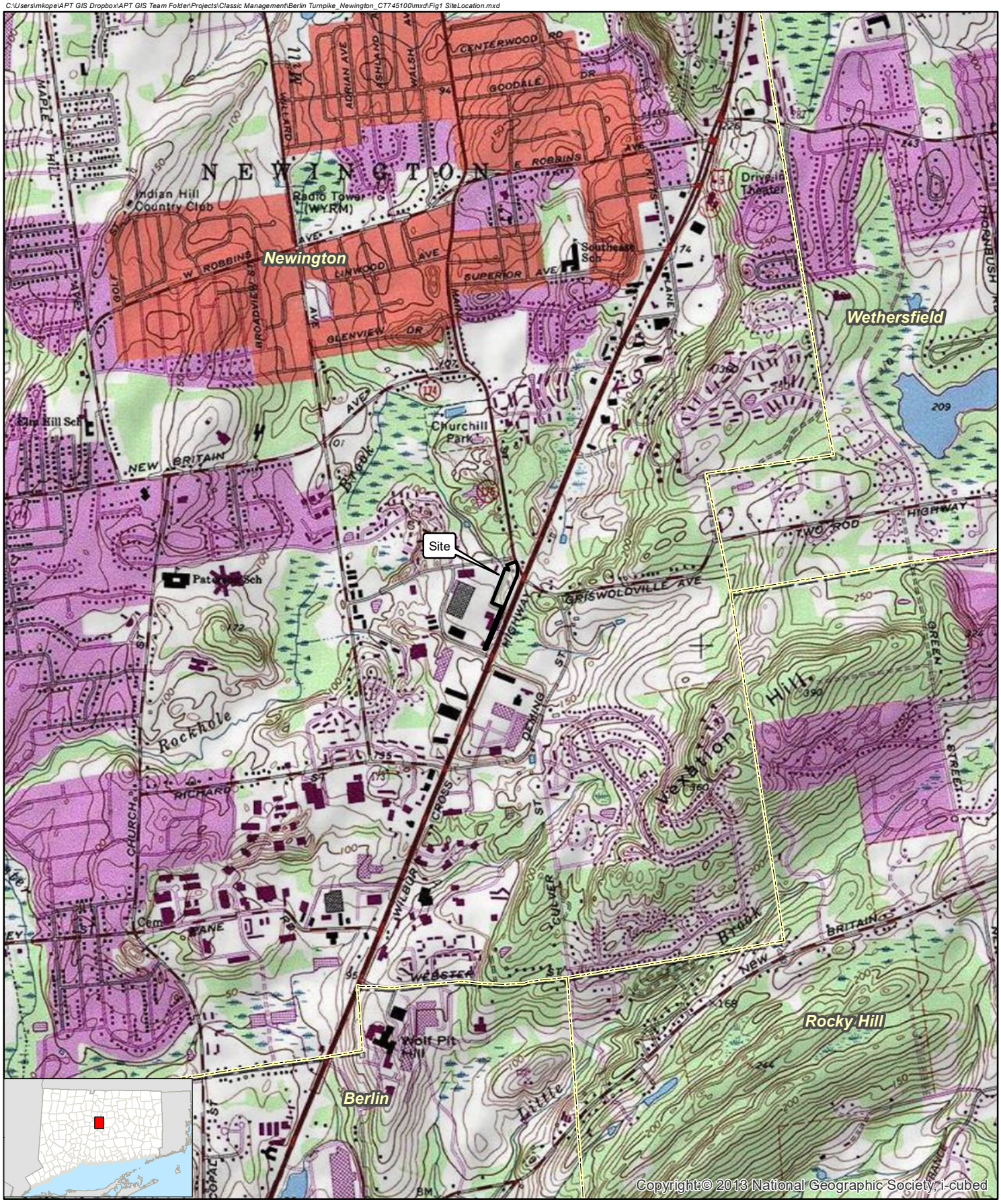
The proposed Project has been designed to avoid direct impacts to regulated wetlands and to substantially reduce disturbances within the adjacent upland review area. Given the existing degraded condition of the upland buffer and its limited functional capacity, the implementation of a Wetland Protection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

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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

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

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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.

---

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

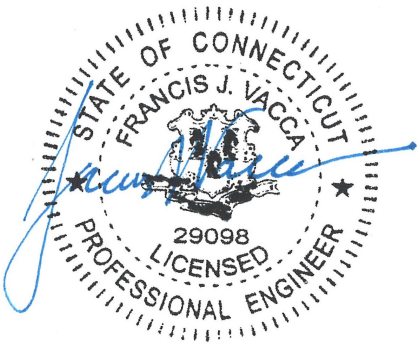
CASADORO RISTORANTE & BAR PARKING LOT EXPANSION
2929 BERLIN TURNPIKE
NEWINGTON, CONNECTICUT

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.

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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

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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:**

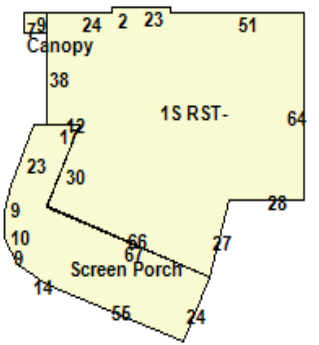
Comments

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

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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

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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