MILONE & MACBROOM — Now part of SLR

November 23, 2020

Mr. Joseph Nosal Jr.
Nosal Properties of South Main LLC
85 Fieldstone Court, Unit 1
Cheshire, CT 06410

RE: Wetland Delineation
Proposed Commercial Building
944 South Main Street
Cheshire, Connecticut
MMI #141.12178.00009.001x

Dear Mr. Nosal:

On October 15, 2020, Matthew Sanford, Professional Wetland Scientist (PWS) and Registered Soil Scientist with Milone & MacBroom, Inc. (MMI)-SLR, and Aidan Barry, MS, Professional in Training, completed a wetland delineation on 944 South Main Street in Cheshire, Connecticut. Our delineation was limited to the area bordering the Mill River that is located east of South Main Street and north of Mansion Street (Figure 1). The wetland was previously flagged and delineated by Edward J. Avizinis of Natural Resources Services, Inc. on March 8, 2018. The total project area is approximately 0.52 acre, and 0.01 acre of the property is flagged as wetlands. The site consists of a bituminous parking lot, former restaurant building, ornamental landscaping, and a narrow riparian wetland shelf along the Mill River. At the time of our delineation, the existing building was being demolished. The Mill River has a designated Federal Emergency Management Agency (FEMA) floodway and 100-year floodplain (FEMA map 09009C0282J, May 16, 2017) on this property.

Inland wetlands and watercourses on the project site were delineated in accordance with the regulations of the Town of Cheshire, Connecticut, and the State of Connecticut Inland Wetlands and Watercourses Act, CGS 22a-36 through 45. Regulated wetland areas consist of any of the soil types designated by the National Cooperative Soils Survey as poorly drained, very poorly drained, alluvial, or floodplain. Regulated watercourses consist of rivers; streams; brooks; waterways; lakes; ponds; marshes; swamps; bogs; and all other bodies of water, natural or artificial, vernal or intermittent, public or private, not regulated pursuant to Sections 22a-28 to 22a-35 inclusive (tidal wetlands). State wetlands are those wetlands regulated under Connecticut State Regulation that do not meet the federal definition of a wetland. State wetlands are represented by soil types that are classified as alluvial, have a drainage class of well drained to excessively drained, and are found within a floodplain of a perennial watercourse. Federal wetlands are defined in the Clean Water Act, Section 404 as "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Therefore, federal wetlands must exhibit hydrology, hydric soils, and hydrophytic vegetation while state wetlands require only the presence of alluvial/floodplain soils. Only federal wetlands were delineated on the property.

The Mill River channel within the wetland delineation area was void of surface water. The dry channel consisted of sands, silts, and intermixed cobbles. It should be noted that Connecticut was in a severe drought during the time of our delineation. Weather conditions were sunny and dry with an air temperature of approximately 60°F. Site conditions were suitable for wetland delineation work.

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

- Saco (108)
- Urban Land (307)

Our field investigation confirmed the previous wetland delineations completed by others and the NRCS resource mapping. Well-drained Urban Land soils cover most of the property. Please note that upland soil series boundaries were not fully delineated during the field investigation. Along the eastern boundary of the property, the NRCS resource mapping indicates an area of very poorly drained Saco soils, and this area was delineated as wetland. The wetland boundary is represented by the flag sequence wa-1 through wa-7 (see Figure 2). An unnamed tributary to the Mill River was delineated along the eastern portion of the property and is represented by its ordinary high water line (flags ohw-4 through ohw-9) on the project plans. This tributary is located within a 36-inch reinforced concrete pipe (RCP) that flows under a commercial property located to the north and daylights on the subject property, ultimately discharging surface water into the Mill River. A riprap dissipator plunge pool was observed at the outlet of the 36-inch RCP. Surface flow was present within this tributary. It appears that the Mill River most likely suffers from low flow impairments based on the lack of surface water within the primary channel. This flow condition would preclude this segment of the Mill River from being a significant fishery resource.

The delineated wetland consists of a palustrine broad-leaved deciduous forested floodplain wetland that has very poorly drained Saco soils present. This wetland's Cowardin hydrologic classification would be seasonal flooded/saturated (E). The forested floodplain wetland is dominated by red maple (*Acer rubrum*), American elm (*Ulmus americana*), white ash (*Fraxinus americana*), and swamp white oak (*Quercus bicolor*). The scrub/shrub layer consists of silky dogwood (*Cornus amomum*), red-osier dogwood (*Cornus sericea*), northern spicebush (*Lindera benzoin*), multiflora rose (*Rosa multiflora*), Japanese barberry (*Berberis thunbergii*), Asiatic bittersweet (*Celastrus orbiculatus*), Catalpa saplings (*Catalpa speciosa*), and winterberry (*Ilex verticillata*). The herbaceous stratum is sparse and consists of blue-flag iris (*Iris versicolor*), poison ivy (*Toxicodendron radicans*), ragweed (*Ambrosia artemisiifolia*), rough-stemmed goldenrod (*Solidago rugosa*), and garlic mustard (*Alliaria petiolata*).

The principal functions of the wetland include the following:

- Flood flow alteration
- Wildlife habitat
- Sediment/toxicant retention

If you have any questions regarding our delineation report, please do not hesitate to call me at (203) 271-1773 or email me at msanford@mminc.com

Very truly yours,

MILONE & MACBROOM, INC.

Matthew J. Sanford, MS, PWS, Registered Soil Scientist
Manager of Natural Resources Planning

Enclosures:

- NRCS Soil Survey Map (Figure 1)
- Wetland Flag Sequences (Figure 2)

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Soil Map—State of Connecticut
(944 South Main Street - Cheshire, CT)
Figure 1

Map Scale: 1:435 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 20, Jun 9, 2020

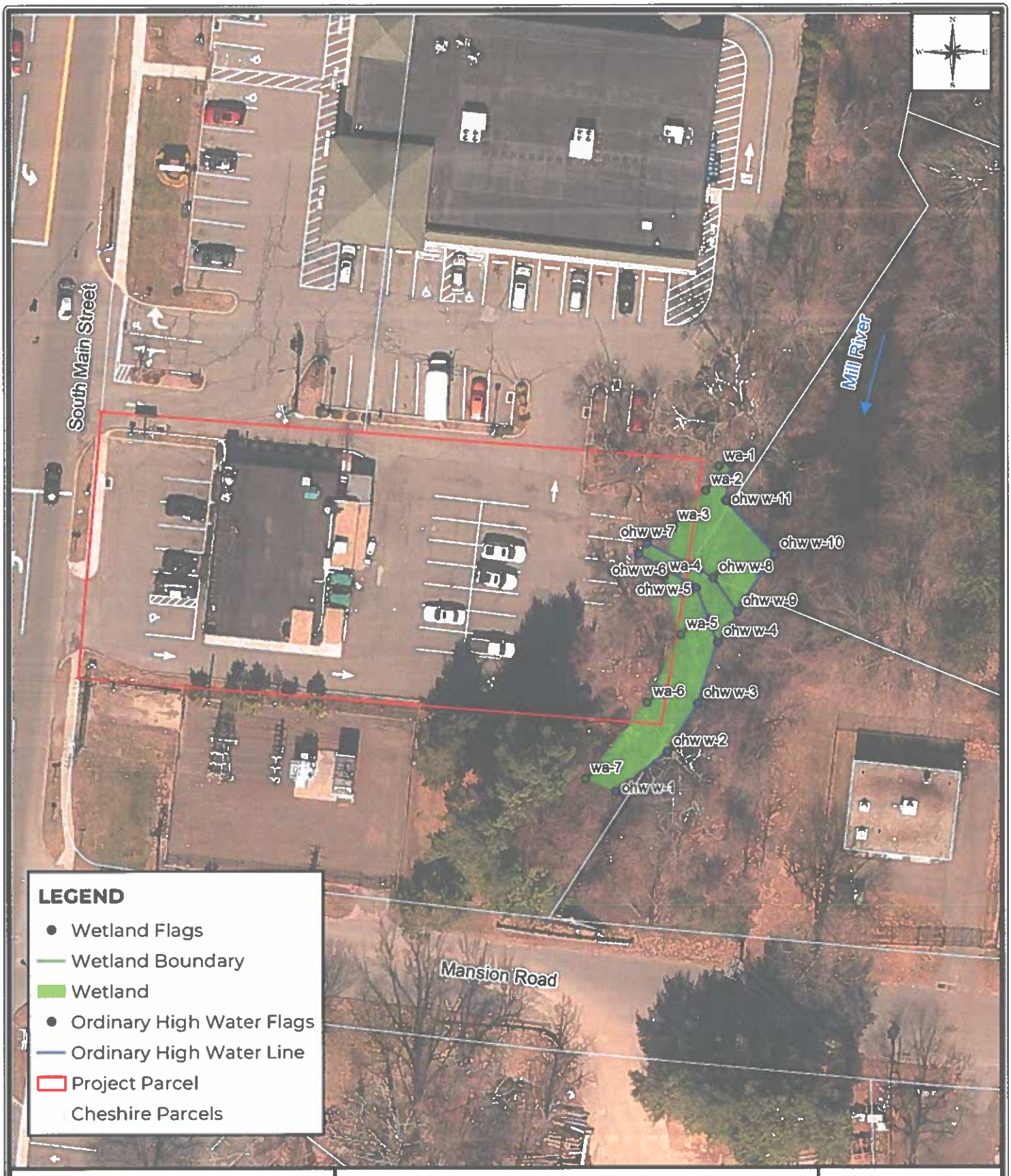
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 27, 2014—Jul 22, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
108	Saco silt loam	0.1	21.3%
307	Urban land	0.4	78.7%
Totals for Area of Interest		**0.5**	**100.0%**



MILONE & MACBROOM
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WETLAND DELINEATION

PROPOSED COMMERCIAL BUILDING

944 SOUTH MAIN STREET
CHESHIRE, CONNECTICUT

SOURCE: 2004 AERIAL PHOTO, CTDEEP, 2006

DATE: OCTOBER 15, 2020		
SCALE: 1"=50'		
PROJ. NO.: 141.12178.00009		
DESIGNED ATB	DRAWN ATB	CHECKED MJS

DRAWING NAME:

FIG. 2