



BOROUGH OF NAUGATUCK

229 Church Street
Land Use Office-2nd floor
Naugatuck, CT 06770
TEL (203) 720-7042
FAX (203) 720-5026

IW# IW # 21-05

Account# _____

INLAND WETLANDS & WATERCOURSES AGENCY

APPLICATION WETLANDS PERMIT SOIL EROSION & SEDIMENTATION CONTROL

APPLICATION FOR PERMISSION TO CONDUCT A REGULATED ACTIVITY EFFECTING AN INLAND WETLANDS OR WATERCOURSE IN ACCORDANCE WITH SECTION 22a – 36 to 45 INCLUSIVE, OF THE CONNECTICUT GENERAL STATUTES. AS AMENDED AND THE ADMINISTRATIVE REGULATIONS OF THE BOROUGH OF NAUGATUCK.

Application Fees: (see fee schedule) Applicant requests fees to be waived

Name of Proposed Development Naugatuck Industrial Commons
Location 0 & 400 Elm Street & 12 Spencer Street

1. Applicant Name Borough of Naugatuck
Address 229 Church Street, Naugatuck, CT 06770
Phone - home _____ business 203-720-7009

2. Applicants interest in the Property: Purchase the property

3. Plans prepared by: Civil 1, Inc.
Address: 43 Sherman Hill Road, Woodbury, CT 06798
Phone - home _____ business 203-266-0778

4. Owner (if not applicant) Lanxess Corporation
Address 111 RIDC Park West Drive, Pittsburgh, PA 15275
Phone - home _____ business 412-809-1000

5. Attach a written, witnessed consent to the proposed activity by the owner, if the owner if not the applicant.

6. Exact Location of Property: See Attached Vicinity Map

7. Tax map description - Map 5.5 Block 20W20 / 20W21 / 20W22 / 20W23

8. Names and addresses of all property owners adjoining property upon which the regulated activity is to be conducted: See Attached Letter

9. **Proposed Activities:** Redevelop the site into an Industrial Park with a new Building 'A',
associated parking, 2 additional building pads and associated parking, container yard / pad site
along the Naugatuck River and associated earthwork.

(attach written description of all proposed regulated activities to this application)

10. **Total acreage of property involved in application:** +/-86 acres

11. **Total acreage of wetlands/wetland soils to be altered:** 0.057 acres (2,480 sq.ft.)

12. **Total acreage of wetlands created:** 0 acres

13. **Adjoining Municipalities: (within 500' of activity)** Not Applicable
Waterbury _____ Middlebury _____ Prospect _____ Oxford _____
Bethany _____ Beacon Falls _____

14. **Discuss why this proposal was chosen over any alternatives. List all alternatives:**
(attach separate page if needed)

Other alternatives included more disturbance to the Naugatuck River.
This layout minimizes the disturbance and helps protect the Naugatuck
River, provides an upgrade to the storm drainage system of the Borough
and allows a traffic circulation pattern that enhances the overall
environment.

The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by members or agents of the Inland Wetland and Watercourses Commission, at reasonable times, both before and after the permit in question has been acted upon by the Agency.

The undersigned understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted.

The undersigned swears that the information supplied in the completed application is accurate, to the best of his/her knowledge and belief, and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.

Borough of Naugatuck
[Signature]
Applicants Signature

[Signature]
Authorized Agent Signature

Note: The applicant shall, at the time of applying to the local agency, seek all necessary permits from the State of Connecticut, Department of Environmental Protection and the U.S. Army Corps of Engineers

INLAND WETLAND SITE PLAN CHECK LIST

The applicant shall submit a map or maps and such information concerning the proposed regulated activity(ies) as the Inland Wetland Commission indicates below:

1. Sheet sizes shall be maximum 24" X 36"; minimum 8 1/2" X 11" or multiples thereof.
 - a. Six (6) copies of plans shall be submitted.
2. Graphic scale for site plan information:
 - a. Site plan scale: 1" = 40"
 - b. Property Boundaries: 1" = 200"
 - c. Regulated area: 1" = 20"
3. North Arrow
4. Title Block indicating:
 - a. Name of project
 - b. Name of owner/applicant and/or developer.
 - c. Date and subsequent dates of revisions.
 - d. Legible signature of person responsible for drawing plans.

Professionals certifying plan shall be appropriate nature of activities purposes. Such site information about the proposed uses or effects of the regulated area must be certified by a licensed land surveyor, professional engineer, professional architect or professional landscape architect, any of which must be registered in the State of Connecticut.

 1. Any proposed on-site sewage disposal system shall be certified by A registered sanitary engineer.
5. Location of all water courses or inland wetlands covered by the site plan and all wetlands on adjacent properties within 100' of property boundaries.
6. Description of proposed development.
7. Proposed schedule for grading and construction activities:
 - a. Sequence of grading & construction activities.
 - b. Sequence of installation and/or application of all soil & erosion & sedimentation control measures.
 - c. Sequence for final site stabilization.
8. Design criteria for proposed soil and erosion and sediment control measures.
9. Construction details for proposed soil and erosion and sediment control measures.
10. Operation and maintenance details for proposed soil and erosion and sediment control measures.

11. Site areas of permit and designation of each activity.
12. Existing & proposed building and/or structures.
 - a. Location
 - b. Floor Elevation
13. Location, size and composition of sidewalks, off street parking and loading, including driveway entrances and exits, parking, loading spaces, and traffic islands and barriers.
 - a. Percent of regulated area to be covered with impermeable surface.
14. Location and species of existing and proposed trees, shrubs and other vegetation.
15. Source of water supply.
16. Indicate method of proposed sewage disposal. (Any proposed on-site sanitary sewage disposal system shall be certified by a sanitary engineer.)
17. Design of existing and proposed storm drainage system including elevations by contour at not less than five foot intervals. Additional detail may be required.
 - a. Drainage must be approved by Borough Engineer for 50 year storm calculations.
18. Proposed grading by not less than five foot contours of any materials to be moved. Additional detail may be required.
19. Location of all percolation pits, test pits and observation holes.
20. Physical Data (May require written report)
 - a. Material to be deposited and/or excavated
 1. Area
 2. Volume: List amount _____
 3. Physical composition of material to be deposited. (texture, components, etc.)
 4. Chemical composition of all toxic materials, whether such material are enclosed in containers or deposited openly.
 5. Potential chemical reactions of deposited materials yielding toxic products or concentrations of products.
 6. Final height of filled area above seasonal high water table.
 7. Texture and composition of soil left after excavation.
 8. Slope of excavation.
 9. Depth to water table or water level if inundated after excavation.
21. Water Course Data:
 - a. Open water characteristics.
 1. Size of ponds or lakes
 2. Maximum depth and, if possible, volume of water.
 - b. Stream Characteristics:
 1. Intermittent or permanent

- c. Flood plain levels indicated on map
- d. Discharges, if any:
 - 1. Type
 - 2. Frequency and volume
 - 3. Chemical composition
- c. Creation of new water bodies

22. Biological Data:
- | | Percent of Regulated Area | Dominant Species |
|----------------------|---------------------------|------------------|
| Trees | | |
| Shrubs | | |
| Grasses, weeds, etc. | | |
| Aquatic | | |
| Pasture | | |
| Cultivated area | | |
23. Probable effects of changes on vegetation.
24. Probable effects of changes on wildlife.
25. Measure to protect regulated area from:
- a. Erosion and sedimentation
 - b. Leaching of pollutants
 - c. Direct discharge of pollutants
 - d. Increased flooding and surface runoff hazards
26. Completion of Department of Environmental "Statewide Inland Wetland & Watercourse Activity Report Form"
27. Is this proposal within the Connecticut Water Company Watershed?
- a. If so, has a copy of plans and application been sent to the Connecticut Water Company as required by Section 22a-42f of the Connecticut General Statutes.
28. Other site information as the Agency deems necessary to meet the objectives of these regulations and Public Act 155.
(List on separate page if necessary)

Borough of Naugatuck
Office of the Tax Collector
229 Church Street
Naugatuck, CT 06770
Phone: (203) 720-7051
Fax: (203) 720-7041

From: Jim Goggin
Tax Collector

Date: 5/25/2024

Subject: Permits. Approvals


Borough of Naugatuck taxes are current for all Naugatuck properties owned by the following applicant and property owner.

Property Owner: Lanxess Corporation

Property Owner's Address: 111 RIDC Park West Drive, Pittsburgh, PA 15275

Applicant: Borough of Naugatuck

Applicant's Address: 229 Church St



Jim Goggin
Tax Collector

Date: 5/25/2024

INLAND WETLANDS COMMISSION
(revised 4-4-2000 by Borough Board-effective April 24, 2000)

1. Non-regulated uses (Sec.4.2) – no fee.
2. Permitted as of right (Sec 4.1)-no fee.
3. Minor regulated activity.....(not Sec 2.1.28).....\$100.00
4. Wetland Permit (Sec 6).....(initial fee)..... 150.00+
+ Plus Part A and Part B

Part A: Development Fee:

- 0-10 acres.....\$500.00
- 10-30 acres.....1000.00
- 30-50 acres.....1500.00
- Over 50 acres.....2000.00

Part B: Regulated Area Fee:

- \$1.00 per square foot for disturbance in wetlands or watercourses
- \$0.50 per square foot for disturbance within 0-25 feet of wetlands or watercourses
- \$0.10 per square foot for disturbance within 25-50 feet of wetlands or watercourses
- \$0.05 per square foot for disturbance within 50-100 feet of wetlands or watercourses (effective 02/16/09)

5. Permit renewal or extension (Section 11.9).....\$75.00
6. Permit transfer (Sec 11.11.5)..... 75.00
7. Map amendment (Sec 14)..... 75.00
8. DEP reporting fee 10.00
9. Regulations.....15.00
10. Legal notice fees.....250.00
(due when decision is made to have public hearing)

NOTES:

- A. Enforcement: All fees are doubled for enforcement actions where Regulated Activities have been occurring without first obtaining permits.
- B. Wetlands fees are the sum of the initial fee + Part A + Part B fees.
- C. Part B (regulated area) fees are not required for wetlands restoration or enhancement, or for work in existing paved area.
- D. Part A (Development) fees are not required for work on existing developed area.
- E. Borough of Naugatuck projects are exempt from all fees.
- F. All fees shall be paid prior to rendering a decision or issuing any permits



STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for each action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package as well.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is accurate and that it reflects the final action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following page.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do not mail this cover page or the instruction page. **Please mail only the completed yellow reporting form to:**

Wetlands Management Section
Inland Water Resources Division
Department of Energy & Environmental Protection
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Wetlands Management Section at (860) 424-3019.

**INSTRUCTIONS FOR COMPLETING
THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM**

Use a separate form to report each action taken by the Agency. Complete the form as described below.

PLEASE PRINT CLEARLY

PART I: To Be Completed By the Inland Wetlands Agency Only

1. Enter the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed. Enter ONE year and month per form.
2. Enter ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. *Do not submit a reporting form for withdrawn applications.* Do not enter multiple code letters (for example: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).
 - A = A Permit Granted by the Inland Wetlands Agency (*not including map amendments, see code D below*)
 - B = Any Permit Denied by the Inland Wetlands Agency
 - C = A Permit Renewed or Amended by the Inland Wetlands Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Inland Wetlands Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
 - H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "Yes" if a public hearing was held in regards to the action taken; otherwise check "No".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed by the Inland Wetlands Agency or the Applicant - If Part II is completed by the applicant, the applicant must return the form to the Inland Wetlands Agency. The Inland Wetlands Agency must ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "Yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "No" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. See the following website for USGS Quad Map names and numbers:
http://ct.gov/deep/lib/deep/gis/resources/Index_NamedQuadTown.pdf

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If the action/project/activity is located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn – CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief description of the action/project/activity.

9. **CAREFULLY REVIEW** the list below and enter **ONE** code letter which best characterizes the action/project/activity. All state agency projects must code "N".

- | | |
|---|---|
| A = Residential Improvement by Homeowner | I = Storm Water / Flood Control |
| B = New Residential Development for Single Family Units | J = Erosion / Sedimentation Control |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation |
| D = Commercial / Industrial Uses | L = Routine Maintenance |
| E = Municipal Project | M = Map Amendment |
| F = Utility Company Project | N = State Agency Project |
| G = Agriculture, Forestry or Conservation | P = Other (this code includes the approval of |
| H = Wetland Restoration, Enhancement, Creation | concept plans with no-on-the-ground work) |

10. Enter between one and four code numbers to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You must provide code 12 if the activity is located in an established upland review area (buffer, setback). You must provide code 14 if the activity is located **BEYOND** the established upland review area (buffer, setback) or **NO** established upland review area (buffer, setback) exists.

- | | |
|---|--|
| 1 = Filling | 8 = Underground Utilities (no other activities) |
| 2 = Excavation | 9 = Roadway / Driveway Construction |
| 3 = Land Clearing / Grubbing (no other activity) | 10 = Drainage Improvements |
| 4 = Stream Channelization | 11 = Pond, Lake Dredging / Dam Construction |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review Area |
| 6 = Stream Clearance (removal of debris only) | 14 = Activity in Upland |
| 7 = Culverting (not for roadways) | |

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality *does not* have an established upland review area must use code 14; other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14; other possible codes are 1 and 2. Permitted dredging of a pond must use code 11; other possible codes are 12 and 5.

11. Leave blank for **TEMPORARY** alterations but please indicate action/project/activity is temporary under question #8 on the form. For **PERMANENT** alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You **MUST** provide all information in **ACRES** (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an **ACTIVITY REGULATED BY** the inland wetlands agency, or as a result of an **AGENT APPROVAL** pursuant to 22a-42a(c)(2). Leave blank for **TEMPORARY** alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agency permits, denials, amendments, and enforcement actions. Inland wetlands agencies may have established an upland review area (also known as a buffer or setback) in which activities are regulated. Agencies may also regulate activities beyond these established areas. You **MUST** provide all information in **ACRES** including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration. Remember that these figures represent only the upland acreage altered as a result of an activity regulated by the inland wetlands agency, or as a result of an agent approval.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, and enforcement actions. **NOTE** restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You **MUST** provide all information in **ACRES** including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - *print clearly* - and mail this form in accordance with the instructions on pages 2 and 3 to:
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street – 3rd Floor, Hartford, CT 06106

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year _____ Month _____
2. ACTION TAKEN (enter one code letter): _____
3. WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): Naugatuck
Does this project cross municipal boundaries (check one)? Yes _____ No _____
If Yes, list the other town(s) in which the action is occurring (type name(s)): _____
6. LOCATION (see directions for website information): USGS Quad Map Name: Naugatuck or Quad Number: 79
Subregional Drainage Basin Number: 6900
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Borough of Naugatuck
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 0 & 400 Elm Street, and 12 Spencer Street
Briefly describe the action/project/activity (check and type information): Temporary _____ Permanent _____
Description: Redevelopment of the property with new buildings, parking lot, driveways and utilities.
9. ACTIVITY PURPOSE CODE (enter one code letter): D
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): 1, 2, 12, 14
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: 0.057 acres Open Water Body: 0.0 acres Stream: 0.0 linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): 8.0 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0.0 acres

DATE RECEIVED:

PART III: To Be Completed By the DEEP

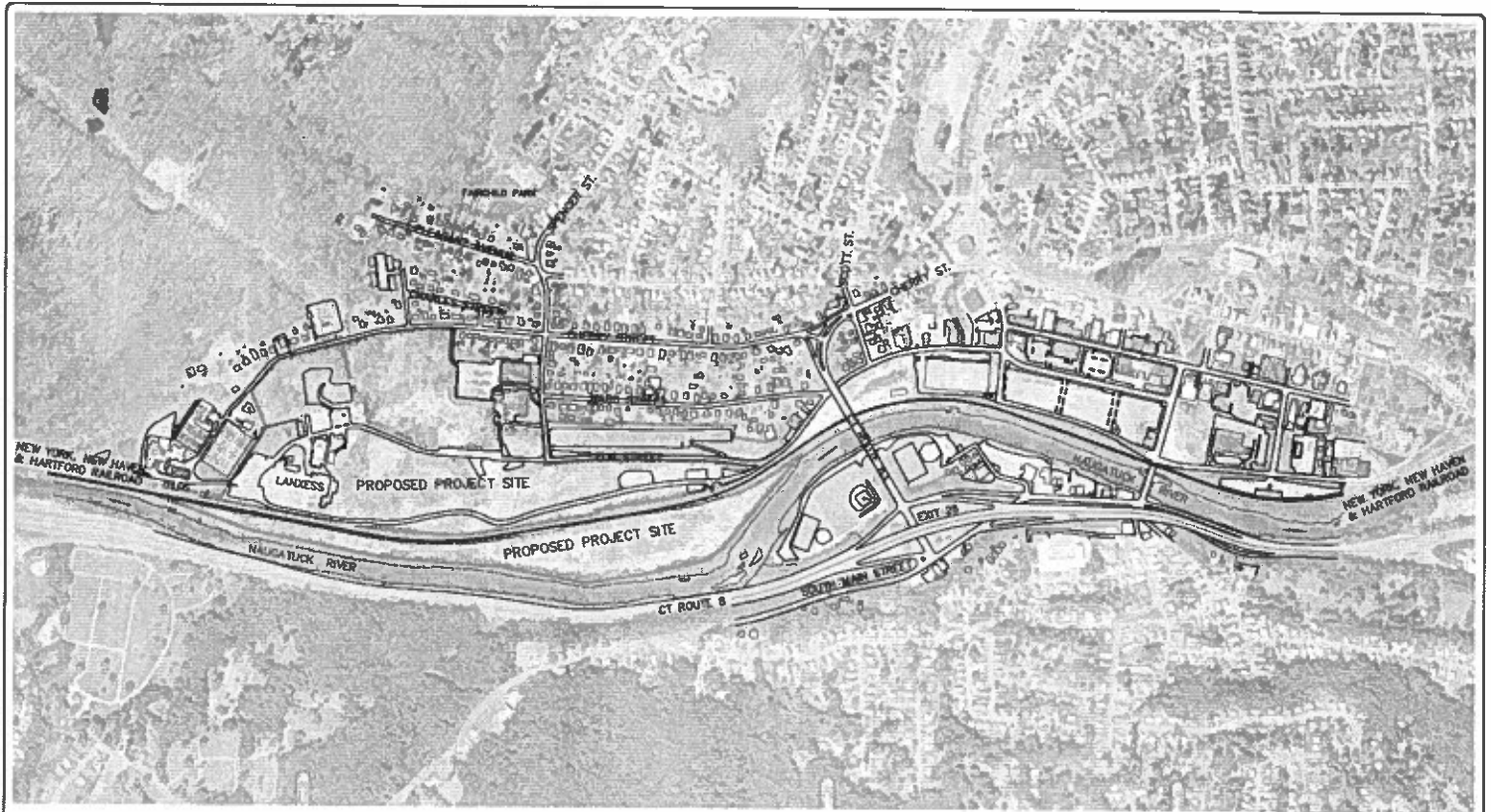
DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

BOROUGH OF NAUGATUCK, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
074-9190	500 Cherry Street	Borough of Naugatuck	500 Cherry Street	Naugatuck	CT	06770-0000
074-9160	508 Cherry Street	Borough of Naugatuck	229 Church Street	Naugatuck	CT	06770-0000
019-3952	22 Spencer Street	USCO Distribution Services, In.c	22 Spencer Street	Naugatuck	CT	06770-0000
007-3100	184 Ward Street	Karen Bradshaw	PO Box 308	Naugatuck	CT	06770-0000
069-9700	174 Ward Street	Anna Maria Carneiro & Et Al, C/O Caneiro	174 Ward Street	Naugatuck	CT	06770-0000
069-9710	170 Ward Street	Maria D Vinagre & Et Als	174 Ward Street	Naugatuck	CT	06770-0000
021-1900	158 Ward Street	Selena Cabrera	158 Ward Street	Naugatuck	CT	06770-0000
055-6050	152 Ward Street	Lucia F Reis	152 Ward Street	Naugatuck	CT	06770-0000
055-8500	150 Ward Street	Darlene Aresta Dasilva & Paul Aresta	150 Ward Street	Naugatuck	CT	06770-0000
055-2510	144 Ward Street	Celestino A & Domingas L Rebelo	140 Ward Street	Naugatuck	CT	06770-0000
055-2520	140 Ward Street	Celestino A & Domingas L Rebelo	140 Ward Street	Naugatuck	CT	06770-0000
047-1400	0 Ward Street	Celestino Rebelo	140 Ward Street	Naugatuck	CT	06770-0000
047-1401	0 Ward Street	Celestino Rebelo	140 Ward Street	Naugatuck	CT	06770-0000
047-1402	0 Ward Street	Celestino & Domingas Rebelo	140 Ward Street	Naugatuck	CT	06770-0000
047-1300	118 Ward Street	Deborah Forish	118 Ward Street	Naugatuck	CT	06770-0000
041-4600	112 Ward Street	Agostinho, Maria N & Paul Aresta	112 Ward Street	Naugatuck	CT	06770-0000
068-2310	106 Ward Street	Marica London	106 Ward Street	Naugatuck	CT	06770-0000
043-7000	100 Ward Street	Garrett R & Kristin M McDonald	100 Ward Street	Naugatuck	CT	06770-0000
049-3000	94 Ward Street	Joaquim T & Maria G Oliveira	94 Ward Street	Naugatuck	CT	06770-0000
028-8551	88 Ward Street	Neris Pape	42 Ridgewood Drive	Middlebury	CT	06762-0000
047-6620	80 Ward Street	Gary L & Elaine J Newlove	80 Ward Street	Naugatuck	CT	06770-0000
032-6880	72 Ward Street	Eric M Sanchez	799 Rolling View Drive	Annapolis	MD	21409
048-5450	66 Ward Street	Neris Pape	42 Ridgewood Drive	Middlebury	CT	06762-0000
057-7200	58 Ward Street	Thomas J Buckles	58 Ward Street	Naugatuck	CT	06770-0000
014-6710	44 Ward Street	Century Concrete Corp	14 Nixon Avenue	Naugatuck	CT	06770-0000
054-2200	151 Elm Street	RAM Welcing Co. Inc.	93 Rado Drive	Naugatuck	CT	06770-0000



NAUGATUCK INDUSTRIAL COMMONS

VICINITY MAP



1 OF 1

January 11, 2021

Mr. Brian J. Baker, P.E.
Civill
43 Sherman Hill Road
Suite D-101
Woodbury, CT 06798

Re: Wetland and Watercourse Delineation
0 & 400 Elm Street and 12 Spencer Street, Naugatuck, Connecticut

Dear Mr. Baker:

As requested, we investigated a portion of the referenced properties to determine the presence or absence of wetlands and/or watercourses, to demarcate (flag) the boundaries of wetlands and watercourses identified, and to identify onsite soil types. This letter includes the methods and results of our investigation, which we completed on January 8 and 11, 2021. In summary, three inland wetland and watercourse systems were identified and delineated. The first system, which extends and flows north to south along the eastern property boundary, is a segment of the Naugatuck River and bordering woodland floodplain wetlands. The second system, which is located in the southern portion of the investigation area, is a channelized drainage ditch/stream that is lined by concrete banks. The third system, which is also located in the southern portion of the investigation area, is a woodland wetland, which drains to the concrete-lined drainage system.

Regulatory Definitions

The Inland Wetlands and Watercourses Act (Connecticut General Statutes §22a-38) defines inland wetlands as "land, including submerged land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain." Watercourses are defined in the act as "rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof." The Act defines Intermittent Watercourses as having a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Methodology

A second order soil survey in accordance with the principles and practices noted in the USDA publication *Soil Survey Manual* (1993) was completed at the subject site. The classification system of the National Cooperative Soil Survey was used in this investigation. Soil map units identified at the project site generally correspond to those included in the *Soil Survey of the State of Connecticut* (USDA 2005).

Wetland determinations were completed based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils. Soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, test pits and/or borings (maximum depth of two feet) were completed at the site.

Intermittent watercourse determinations were made based on the presence of a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus. B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Wetland boundaries were demarcated (flagged) with pink surveyor's tape (hung from vegetation) or small flags (on wire stakes) labeled "William Kenny Associates" that are generally spaced a maximum of every 50 feet. Complete boundaries are located along the lines that connect these sequentially numbered flags. The wetland boundaries are subject to change until adopted by local, state, or federal regulatory agencies.

Results

The approximate 86.6-acre commercial project site is located at 0 & 400 Elm Street and 12 Spencer Street in Naugatuck, Connecticut. The investigation was limited to the area shown on the attached map. Spencer Street borders the northern property boundary, Cherry Street Ext. borders the western property boundary and Elm Street borders the northeastern property boundary. Property improvements include commercial buildings, a storage shed/garage, and asphalt and gravel drives and parking areas. Vegetative cover includes broadleaved deciduous woodlands, shrubland and meadows.

Three inland wetland and watercourse systems were identified and delineated. The first system, which extends and flows north to south along the eastern property boundary, is a segment of the Naugatuck River and bordering woodland floodplain wetlands. The second system, which is located in the southern portion of the investigation area, is a channelized drainage ditch/stream that is lined by concrete banks. The concrete banks of the stream clearly mark its boundary. As such, no flags were placed in the field to mark its boundary. The third system, which is also located in the southern portion of the investigation area, is a woodland wetland, which drains to the concrete-lined drainage system. Wetland soils are primarily poorly drained and formed from alluvial deposits or are forming from human altered deposits. The approximate locations of the systems are shown on the attached map. Unless noted otherwise, the boundaries of the systems were marked at the site with flags numbered 1C to 23 and 100 to 208.

Five soil map units were identified on the property (two wetland and three upland). Each map unit represents a specific area on the landscape and consists of one or more soils for which the unit is

named. Other soils (inclusions that are generally too small to be delineated separately) may account for 10 to 15 percent of each map unit. The mapped units are identified in the following table by name and symbol and typical characteristics (parent material, drainage class, high water table, depth to bedrock, and slope). These characteristics are generally the primary characteristics to be considered in land use planning and management. A description of each characteristic and their land use implications follows the table. A complete description of each soil map unit can be found in the *Soil Survey of the State of Connecticut* (USDA 2005), and at <https://soilseries.sc.egov.usda.gov/osdname.aspx>. On the days of the review, there was no soil frost and no snow cover. The upland soil was moist and the wetland soil was wet to inundated. The sky was clear and air temperatures were in the 30's ° F.

<u>Map Unit</u> <u>Sym.</u>	<u>Map Unit</u> <u>Name</u>	<u>Parent</u> <u>Material</u>	<u>Slope</u> <u>(%)</u>	<u>Drainage</u> <u>Class</u>	<u>High Water Table</u>			<u>Depth To</u> <u>Bedrock</u> <u>(in)</u>
					<u>Depth</u> <u>(ft)</u>	<u>Kind</u>	<u>Mos.</u>	
<u>Upland Soil</u>								
38	Hinckley gravelly sandy loam	Glacial Outwash	3-8	Excessively Drained	>6.0	--	--	>60
306	Udorthents - Urban Land Complex	Excavated or Filled Soil (>2 feet) Pavement & structures account for 85% or more of the area. Additional investigations required to determine characteristics	0-45	Well Drained to Somewhat Poorly Drained	1.5->6.0	Apparent	Nov-May	>60
308	Udorthents, Smoothed	Excavated or Filled Soil (>2 feet)	0-45	Well Drained to Somewhat Poorly Drained	1.5->6.0	Apparent	Nov-May	>60
<u>Wetland Soil</u>								
1	Aquepts	Excavated or Filled Soil (>2 feet)	0-3	Poorly Drained	0.0-1.5	Apparent	Nov-May	>60
109	Fluvaquents- Udifluvents complex, frequently flooded	Alluvium Alluvium	0-3 0-3	Poorly Drained Well Drained	0.0-1.0 >6.0	Apparent	Oct-May --	>60 >60

Parent material is the unconsolidated organic and mineral material in which soil forms. Soil inherits characteristics, such as mineralogy and texture, from its parent material. Glacial till is unsorted, nonstratified glacial drift consisting of clay, silt, sand, and boulders transported and deposited by glacial ice. Glacial outwash consists of gravel, sand, and silt, which are commonly stratified and deposited by glacial melt water. Alluvium is material such as sand, silt, or clay, deposited on land by streams. Organic deposits consist of decomposed plant and animal parts.

A soil's texture affects the ease of digging, filling, and compacting and the permeability of a soil. Generally sand and gravel soils, such as outwash soils, have higher permeability rates than most glacial till soils. Soil permeability affects the cost to design and construct subsurface sanitary disposal facilities and, if too slow or too fast, may preclude their use. Outwash soils are generally excellent

sources of natural aggregates (sand and gravel) suitable for commercial use, such as construction sub base material. Organic layers in soils can cause movement of structural footings. Compacted glacial till layers make excavating more difficult and may preclude the use of subsurface sanitary disposal systems or increase their design and construction costs if fill material is required.

Generally, soils with steeper slopes increase construction costs, increase the potential for erosion and sedimentation impacts, and reduce the feasibility of locating subsurface sanitary disposal facilities.

Drainage class refers to the frequency and duration of periods of soil saturation or partial saturation during soil formation. Seven classes of natural drainage classes exist. They range from excessively drained, where water is removed from the soil very rapidly, to very poorly drained, where water is removed so slowly that free water remains at or near the soil surface during most of the growing season. Soil drainage affects the type and growth of plants found in an area. When landscaping or gardening, drainage class information can be used to assure that proposed plants are adapted to existing drainage conditions or that necessary alterations to drainage conditions (irrigation or drainage systems) are provided to assure plant survival.

High water table is the highest level of a saturated zone in the soil in most years. The water table can affect the timing of excavations; the ease of excavating, constructing, and grading; and the supporting capacity of the soil. Shallow water tables may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

The depth to bedrock refers to the depth to fixed rock. Bedrock depth affects the ease and cost of construction, such as digging, filling, compacting, and planting. Shallow depth bedrock may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

Conclusions

We investigated a portion of the properties at 0 & 400 Elm Street and 12 Spencer Street in Naugatuck, Connecticut and identified and delineated three inland wetland and watercourse systems. Thank you for the opportunity to assist you. If you should have any questions or comments, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "William L. Kenny". The signature is fluid and cursive, with a large, stylized "W" and "K".

William L. Kenny, PWS, PLA
Soil Scientist

Enclosure

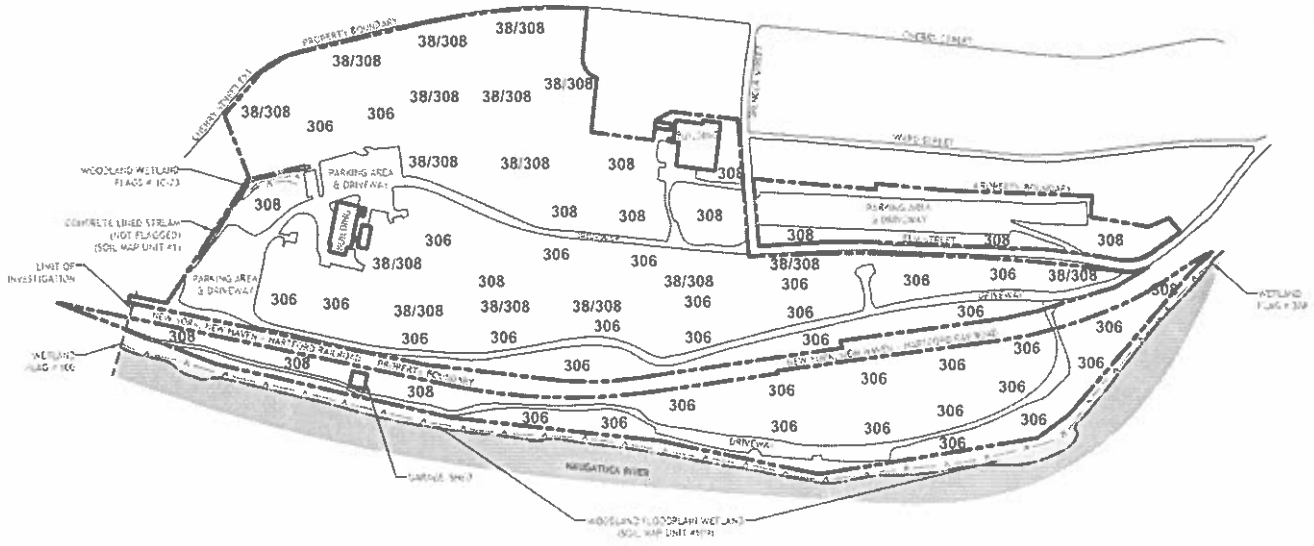
Ref. No. 4709

SOIL LEGEND

- UPLAND**
 38 FINCHLEY GRAVELLY SANDY LOAM
 306 OVERMATURE BURDELL AND COMPLEX
 308 UNDERMATURE SMOGFIELD
- WETLAND**
 T ALLUVALS
 199 FLOODPLAIN (HIGHLIGHTS COMPLEX)

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- NOTES**
- 1. INFORMATION SHOWN ON THIS DRAWING, INCLUDING THE WETLAND BOUNDARY, IS APPROXIMATE. THIS BOUNDARY IS ONLY A VISUAL REPRESENTATION OF WHAT WAS FIELD MARKED (FLAGGED).
 - 2. WETLAND AND SOIL INFORMATION PROVIDED BY WILLIAM KENNY ASSOCIATES LLC. OTHER INFORMATION TAKEN FROM A DRAWING PREPARED BY CHL 18, 306, 308, T AND 199 ARE SOIL MAPPING UNIT SYMBOLS. SEE WETLAND DELINEATION REPORT FOR THE SOIL MAP UNIT NAMES AND ADDITIONAL RELATED INFORMATION.

I CERTIFY THAT THE WETLAND MAP
 ACCURATELY REPRESENTS THE WETLANDS
 AND SOIL TYPES AS FIELD MARKED

William Kenny
 WILLIAM KENNY ASSOCIATES LLC

WETLAND & WATERCOURSE MAP
 0 & 400 ELM STREET & 12 SPENCER STREET
 NAUGATUCK, CONNECTICUT

SCALE: AS SHOWN
 DATE: JANUARY 11, 2011

Ref: 10, 4700

NORTH