



## WETLAND INSPECTION

November 22, 2024

APT Project No.: CT754200

**Prepared For:** The Towers, LLC  
750 Park of Commerce Dr, Suite 200  
Boca Raton, FL 33487

**Site Number:** US-CT-5040

**Site Address:** 835 Route 169, Woodstock, Connecticut

**Date of Investigation:** 10/28/2024

**Field Conditions:** **Weather:** sunny, mid 60's  
**Soil Moisture:** dry

**Wetland/Watercourse Delineation Methodology<sup>1</sup>:**

- Connecticut Inland Wetlands and Watercourses  
 U.S. Army Corps of Engineers

**Municipal Upland Review Area:**

**Wetlands:** 100 feet  
**Watercourses:** 125 feet

The wetlands inspection was performed by<sup>2</sup>:

A handwritten signature in black ink, appearing to read "Matthew Gustafson".

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 Study Area that consists of proposed development activities and areas generally within 200 feet.<sup>3</sup> 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.*

<sup>1</sup> Wetlands and watercourses were delineated in accordance with applicable local, state and federal statutes, regulations and guidance.

<sup>2</sup> All established wetlands boundary lines are subject to change until officially adopted by local, state, or federal regulatory agencies.

<sup>3</sup> APT has relied upon the accuracy of information provided by The Towers, LLC and its contractors regarding proposed lease area and access road/utility easement locations for identifying wetlands and watercourses within the study area.

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# Attachments

- Wetland Delineation Field Form
- Wetland Inspection Map

**Wetland Delineation Field Form**

Wetland I.D.:	Wetland 1	
Flag #'s:	WF 1-01 to 1-20 and 1A-01 to 1A-08	
Flag Location Method:	Site Sketch <input checked="" type="checkbox"/>	GPS (sub-meter) located <input checked="" type="checkbox"/>

**WETLAND HYDROLOGY:**

**NONTIDAL**

Intermittently Flooded <input checked="" type="checkbox"/>	Artificially Flooded <input type="checkbox"/>	Permanently Flooded <input type="checkbox"/>
Semipermanently Flooded <input type="checkbox"/>	Seasonally Flooded <input type="checkbox"/>	Temporarily Flooded <input type="checkbox"/>
Permanently Saturated <input type="checkbox"/>	Seasonally Saturated/seepage <input checked="" type="checkbox"/>	Seasonally Saturated/perched <input type="checkbox"/>
Comments: Seasonally saturated hillside seep system bisected by an existing dirt/gravel farm road. This system drains east into an interior intermittent watercourse.		

**TIDAL**

Subtidal <input type="checkbox"/>	Regularly Flooded <input type="checkbox"/>	Irregularly Flooded <input type="checkbox"/>
Irregularly Flooded <input type="checkbox"/>		
Comments: None		

**WETLAND TYPE:**

**SYSTEM:**

Estuarine <input type="checkbox"/>	Riverine <input type="checkbox"/>	Palustrine <input checked="" type="checkbox"/>
Lacustrine <input type="checkbox"/>	Marine <input type="checkbox"/>	
Comments: None		

**CLASS:**

Emergent <input type="checkbox"/>	Scrub-shrub <input type="checkbox"/>	Forested <input checked="" type="checkbox"/>
Open Water <input type="checkbox"/>	Disturbed <input checked="" type="checkbox"/>	Wet Meadow <input type="checkbox"/>
Comments: Wetland 1 is dominated by a red maple overstory with inclusions of American elm and a dense shrub understory. The existing farm road bisects the wetland system.		

**WATERCOURSE TYPE:**

Perennial <input type="checkbox"/>	Intermittent <input checked="" type="checkbox"/>	Tidal <input type="checkbox"/>
Watercourse Name: None		
Comments: An interior intermittent watercourse was identified east and north of the existing farm road crossing. This resource is characterized by a well-defined bank and 3- to 4-foot wide channel and rocky/cobble bottom intermixed with sand.		

### Wetland Delineation Field Form (Cont.)

**SPECIAL AQUATIC HABITAT:**

Vernal Pool Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Potential <input type="checkbox"/>	Other <input type="checkbox"/>
Vernal Pool Habitat Type: None	
Comments: None	

**SOILS:**

Are field identified soils consistent with NRCS mapped soils?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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**DOMINANT PLANTS:**

Red Maple ( <i>Acer rubrum</i> )	American Elm ( <i>Ulmus americana</i> )
Multiflora Rose* ( <i>Rosa multiflora</i> )	Winged Euonymus* ( <i>Euonymus alata</i> )
Sensitive Fern ( <i>Onoclea sensibilis</i> )	Japanese Barberry* ( <i>Berberis thunbergii</i> )
Spicebush ( <i>Lindera benzoin</i> )	Smooth Buckthorn ( <i>R. frangula</i> )

\* denotes Connecticut Invasive Species Council invasive plant species

**GENERAL COMMENTS:**

All-Points Technology Corp., P.C. ("APT") understands that The Towers, LLC proposes to construct a wireless telecommunications facility ("Facility") on an agricultural property at 835 Route 169 Woodstock, CT ("Site"). The location of the proposed Facility consists of disturbed upland scrub-shrub and emergent habitats with intersecting farm roads in the central portion of the Site. One wetland complex was identified during APT's wetland investigation within the central portions of the Site along the proposed access road to the Facility.

Wetland 1 is located to the north and south of the proposed access road which generally follows an existing dirt/gravel farm road. This wetland system drains in an east/northeasterly direction. The northern portion of the complex tapers down to an intermittent watercourse with narrow bordering forested wetlands. This watercourse consists of a 3- to 4-foot wide rocky/cobble bottom channel. At the time of inspection, the stream was dry. Overall, the wetland system is seasonally saturated with contributing hillside seepage. Wetland indicators of buttressed roots and sphagnum moss were observed within the wetland and a shallow slope break distinguishes the boundary from surrounding wetland forest. The forested overstory predominantly consists of red maple and American elm with an understory of smooth buckthorn, spicebush, multiflora rose, winged euonymus, and Japanese barberry. The wetland complex was originally one large system until the historic construction of the farm access road and bordering stone walls which parallel the road on either side dividing this wetland feature.

Due to the farm road wetland crossing that will be utilized for access to the proposed Facility that will require improvements, APT recommends an evaluation of the Facility's potential impact to wetlands be conducted once project site plans that include development details is available for review.



Proposed 12' Wide Gravel Access Drive within Proposed 30' Wide Access and Utility Easement

Proposed Monopole within Proposed 50' x 50' Fenced Compound and 100' x 100' Lease Area

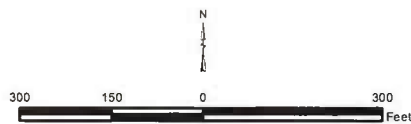
Proposed Verizon Wireless Equipment within Proposed Verizon Wireless 20' x 25' Lease Area

**Legend**

- Subject Property
- Approximate Parcel Boundary
- Proposed Lease Area
- Proposed Equipment Compound
- Proposed Equipment
- Proposed Access and Utility Easement
- Proposed Access Drive
- Proposed Verizon Wireless Lease Area
- Proposed Verizon Wireless Equipment
- 100' Upland Review Area
- Delineated Wetland Boundary
- Wetland Flag
- Approximate Wetland Area

**Wetland Inspection Map**  
 Proposed Wireless Telecommunications Facility  
 Woodstock 2 CT  
 835 Route 169  
 Woodstock, Connecticut

**Map Notes:**  
 Base Map Source: 2023 Aerial Photograph (CTECO)  
 Map Scale: 1 inch = 300 feet  
 Map Date: March 2025



verticalbridge

verizon

