



## WETLAND INSPECTION REPORT

**August 30, 2013**

**Northeast Towers, Inc.  
199 Brickyard Road  
Farmington, Connecticut 06032**

**APT Project No.: CT323100**

**Attn: Chuck Regulbuto**

**Re: Proposed Farmington Facility  
199 Brickyard Road  
Farmington, Connecticut**

Dear Mr. Regulbuto,

At the request of Northeast Towers, Inc. ("Northeast Towers"), Matthew Gustafson, a Registered Soil Scientist with All-Points Technology Corp., P.C. ("APT"), conducted an inspection of the above-referenced project on August 15, 2013 to determine the presence or absence of wetland and watercourse resources. Specifically, the area of wetland investigation consisted of areas within 200 feet of the proposed development ("Study Area") which consists of Northeast Towers' proposal to site a 180-foot monopole communications tower ("Facility") at 199 Brickyard Road in Farmington, Connecticut ("Subject Property"). The Subject Property consists of a 2.4± acre developed industrial parcel that includes an office building, an attached garage, and gravel-surfaced equipment/material storage areas. APT understands that Northeast Towers proposes to site the tower within the eastern portion of the parcel currently used for material storage. Access to the proposed Facility from Brickyard Road will be gained via existing paved and gravel travel ways. The delineation methodology followed was consistent with both the Connecticut Inland Wetlands and Watercourses Act (IWWA) and the 1987 Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (January 2012).

No wetlands or watercourses were identified within the Study Area on the Subject Property. The nearest wetland or watercourse resource to the proposed Facility is associated with a man-made stormwater detention basin located on the adjoining parcel approximately 350 feet to the southwest. Please refer to the enclosed Wetland Inspection Map for the approximate location of the identified resource area. General weather conditions encountered during the above-referenced inspection include low 70° F temperatures with generally sunny skies.

**ALL-POINTS TECHNOLOGY CORPORATION, P.C.**

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### **Regulation of Wetlands:**

Wetlands and watercourses are regulated by local, state and federal regulations, with each regulatory agency differing slightly in their definition and regulatory authority of resource areas, as further discussed below. The proposed Facility is under the exclusive jurisdiction of the State of Connecticut Siting Council and therefore exempt from local regulation, although local wetland regulations are considered by the Siting Council. Wetlands identified within the Study Area may be considered Waters of the United States and therefore any activity that would result in direct impact would also be subject to jurisdiction by the U.S. Army Corps of Engineers ("ACOE") New England District.

**Town of Farmington:** The Town of Farmington Inland Wetlands Commission regulates activities within wetlands and watercourses and within 150 feet of wetlands and watercourses through administration of the Connecticut Inland Wetlands and Watercourses Act (IWWA).

**State of Connecticut:** The IWWA requires the regulation of activities affecting or having the potential to affect wetlands under Sec. 22a-36 through 22a-45 of the Connecticut General Statutes. The IWWA is administered through local municipalities. The 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.

**ACOE:** The U.S. Army Corps of Engineers ("Corps") regulates the discharge of dredged or fill material into waters of the United States under the Clean Water Act. Waters of the United States are navigable waters, tributaries to navigable waters, wetlands adjacent to those waters, and/or isolated wetlands that have a demonstrated interstate commerce connection. The Corps Wetlands Delineation Manual defines wetlands as "[t]hose 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. Wetlands generally include swamps, marshes, bogs, and similar areas."

Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) prohibits the unauthorized obstruction or alteration of any navigable water of the United States. This section provides that the construction of any structure in or over any navigable water of the United States, or the accomplishment of any other work affecting the course, location, condition, or physical capacity of such waters is unlawful unless the work has been approved by the ACOE.

**Site and Soil Descriptions:**

The Subject Property consists of a completely developed industrial parcel occupied an office building with an attached garage and gravel-base equipment/material storage areas. The majority of the northern, southern, and western property boundaries are currently enclosed with 8-foot tall chain link fence. The area of the proposed Northeast Towers' Facility consists of developed gravel surface used to store various construction materials. Soils field identified within and surrounding the proposed Facility are classified as Udorthents-Urban land complex; Udorthents is a miscellaneous land type used to denote moderately well to excessively drained earthen material which has been so disturbed by cutting, filling, or grading that the original soil profile can no longer be discerned and Urban land is a miscellaneous land type consisting mostly of buildings, paved roads and parking lots. Typically included with this unit are small, intermingled areas disturbed by cutting, filling, or grading such that the original soil profile can no longer be discerned. The nearest wetland or watercourse resource to the proposed Northeast Towers' Facility is associated with a man-made stormwater detention basin located on the adjoining parcel approximately 350 feet to the southwest.

**Conclusion:**

Based on APT's understanding of the proposed Northeast Towers' development, no direct or indirect impact to wetlands is anticipated due to the ±350-foot distance separating the proposed Facility from the nearest resource, which is a man-made detention pond.

If you have any questions regarding the above-referenced information, please feel free to contact me by phone at (860) 617-0613 or via email at [mgustafson@allpointstech.com](mailto:mgustafson@allpointstech.com).

Sincerely,

All-Points Technology Corporation, P.C.



Matthew Gustafson  
Registered Soil Scientist

Enclosure

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# Wetland Inspection Map



# Wetland Inspection Map

Distance to Nearest Field  
Confirmed Wetland Resource ~ 350'

Base Map Source: 2010 Bing Color Aerial  
Photograph with 1-foot Resolution



- Legend**
-  Proposed Tower Location
  -  Field Confirmed Detention Basin
  -  Subject Property
  -  CT DEEP Parcels (8/2010)

199 Brickyard Road  
Farmington, Connecticut

Friday, August 30, 2013









# AQUIFER PROTECTION AREAS

Farmington, CT

July 31, 2014

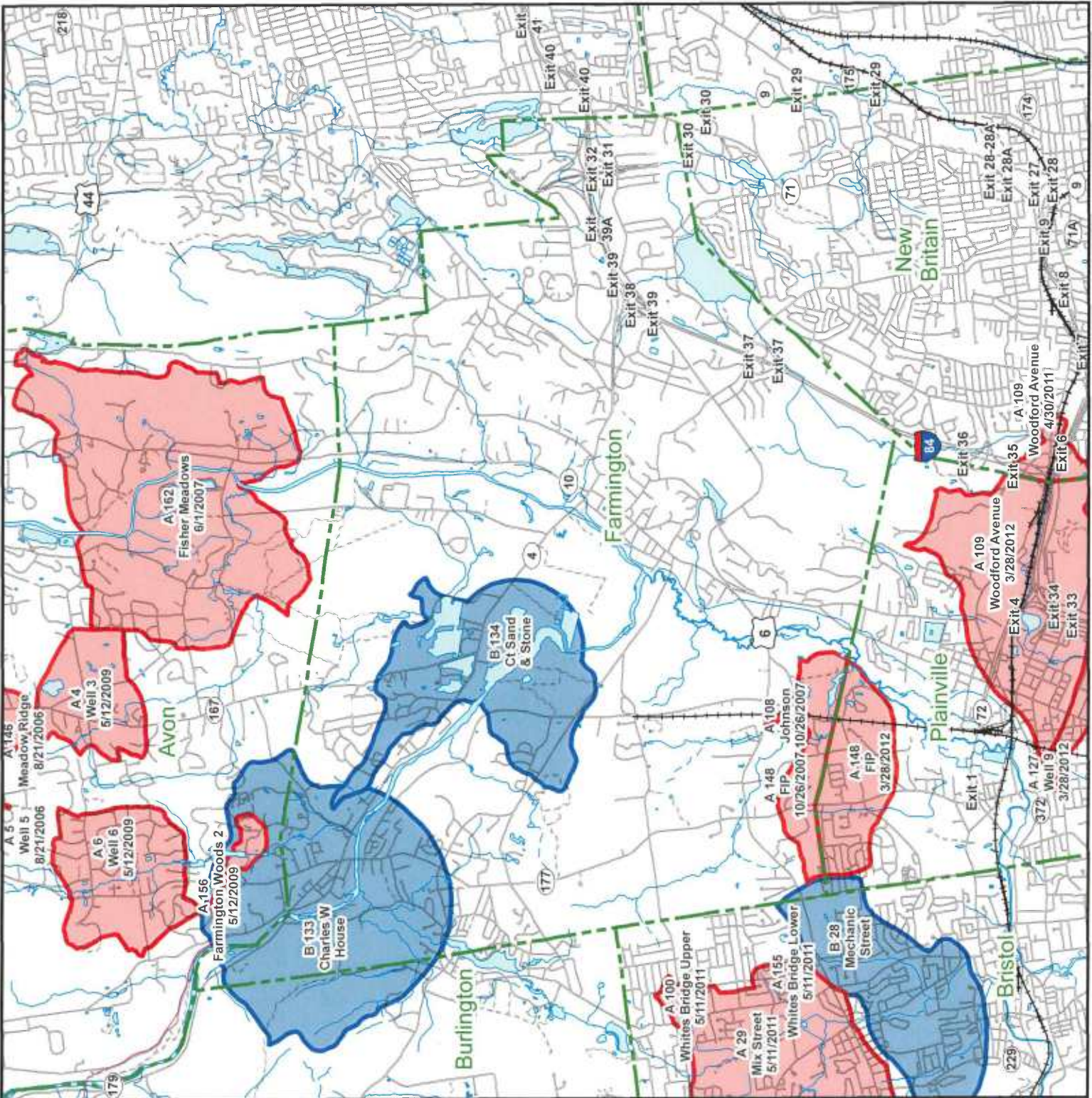
-  Level A APA (Final Adopted)
-  Level A APA (Final)
-  Level B APA (Preliminary)
-  Town Boundary

NOTE: This map shows Connecticut's Aquifer Protection Areas, as delineated through the Level A and Level B Mapping Processes. Aquifer Protection Areas are delineated for active public water supply wells in stratified drift that serve more than 1000 people, in accordance with Sections 22a-354c and 22a-354z of the Connecticut General Statutes. Level B Mapping delineates a preliminary aquifer protection area, providing an estimate of the land area from which the well draws its water. Level A Mapping delineates the final Aquifer Protection Area, which becomes the regulatory boundary for land use controls designed to protect the well from contamination. As Level A Mapping is completed for each well field and approved by DEEP, it will replace the Level B Mapping. Towns that have adopted the Aquifer Protection Areas at the local level and for which landuse regulations are now in place are designated by the solid pink/red shading.

QUESTIONS:  
Bureau of Water Protection and Land Reuse  
Planning and Standards Division  
Phone: (860) 424-3020  
[www.ct.gov/deep/aquiferprotection](http://www.ct.gov/deep/aquiferprotection)



STATE OF CONNECTICUT  
DEPARTMENT OF  
ENERGY & ENVIRONMENTAL PROTECTION  
79 Elm Street  
Hartford, CT 06106-5127







**Legend**

- Proposed Tower Location
- Proposed Site Layout
- Proposed Underground Utilities
- Subject Property
- Aquifer Protection Area (APA)**
- Final Adopted Aquifer Protection (Not within map limits)
- Final Aquifer Protection (Not within map limits)
- Preliminary Aquifer Protection

**Aquifer Protection Area Map**

Proposed Wireless  
Telecommunications Facility  
Farmington  
199 Brickyard Road  
Farmington, Connecticut 06032

*Map Notes*  
Base Map Source: 2012 Aerial Photograph (CTECO)  
Map Date: September 2014

