



23 Horseshoe Ridge Road
Newtown, CT 06482

Phone: 203-364-0345
Mobile: 203-994-3428
james@jmmwetland.com
jmmwetland.com

December 31, 2023

Town of Torrington
Inland Wetlands Agency
140 Main St #304,
Torrington, CT 06790

RE: Wetland Planting Plan/Restoration
87 Eagle Ridge, Torrington, CT

JMM Job # 23-3416-TOR-2

Dear Commissioners:

Per the request of the property owner, Mr. David Alfano, **JMM Wetland Consulting Services, LLC** (JMM) provides a proposed amendment to the original application for wetland demarcation/protection and an associated planting plan for the replacement of stone boulders with native plantings in the three regulated wetland areas at the above-referenced property.

JMM visited the site on December 13th, 2023, for the purpose of obtaining baseline information for the proposed planting plan and to access replacing the approved wetland demarcation using large boulders with an alternative form of demarcation/protection. Two of the areas of interest are located within the southern portion of the overall site as well as one in the northeastern corner. All areas have been altered/filled and will be subject to changes as part of the violation and remediation plan not associated with JMM.

The regulated wetland areas, which have been recently filled and approved for tree/vegetation clearing, consist of two *seasonally saturated* wet maintained lawns in the southern portion of the site, and a *seasonally saturated/seasonally flooded* wet maintained lawn in the northeastern corner. All referenced wetlands contain mostly disturbed soil types. Typical vegetation observed in the regulated wetlands were predominantly grasses and sedges. Any undisturbed soils were derived from glacial till (i.e., unstratified sand, silt, and rock) deposits. The undisturbed wetland soils were identified as the poorly to very poorly drained Ridgebury, Leicester, and Whitman (3) soil series complex.

Ridgebury fine sandy loam (3). This soil series consists of deep, poorly and somewhat poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level to moderately steep soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist,

gneiss or granite. Typically, these soils have a black sandy loam surface layer 6 inches thick. The mottled subsoil from 6 to 16 inches is olive gray sandy loam. The mottled substratum from 16 to 60 inches is a light olive brown and olive, very firm and brittle gravelly sandy loam.

Leicester fine sandy loam (3). This series, which is some Connecticut counties is found only in complex with the Ridgebury and Whitman series, consists of deep, poorly drained loamy soils formed in friable glacial till on uplands. They are nearly level to gently sloping soils in drainage ways and low-lying positions on till covered uplands. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a surface layer of black fine sandy loam 6 inches thick. The subsoil from 6 to 23 inches is grayish brown, mottled fine sandy loam. The substratum from 26 to 60 inches or more is dark yellowish brown, mottled, friable, gravelly fine sandy loam.

Whitman fine sandy loam (3). This series, which is some Connecticut counties is only mapped in complex with the Ridgebury and Leicester series, consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till on uplands. They are nearly level and gently sloping soils on till plains, low ridges and drumloidal landforms. The soils formed in acid glacial till derived mainly from schist, gneiss or granite. Typically, these soils have a black fine sandy loam surface layer 8 inches thick. The mottled subsoil from 8 to 15 inches is gray sandy loam. The mottled substratum from 15 to 60 inches is firm, olive gray to gray dense glacial till.

Any disturbed wetland soils were mapped as the Aquents (308w) mapping unit.

Aquents (308w). This soil map unit consists of poorly drained and very poorly drained disturbed land areas. They are most often found on landscapes, which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The *Aquents* are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. *Aquents* are recently formed soils, which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.



Alternative to Wetland Buffers

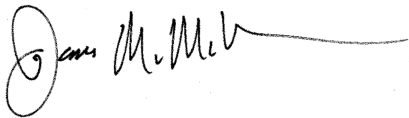
It is JMM's professional opinion that the use of planted wildlife enhancement shrubs to act as a buffer to the regulated wetlands will be a more appropriate/attractive alternative to protect the regulated wetlands than the proposed large boulders. Moreover, the potential for additional wildlife habitat would be another positive benefit to the wetlands. Therefore, JMM recommends replacing the large boulders with shrub planting along the edge of the previously referenced wetlands within the southern portion and the northeastern corner (see attached planting plan for more detail on species).

Implementation & Monitoring

The implementation of the Planting/Restoration Plan can be done under the supervision of the soils/wetland scientist, who will coordinate with the contractor and/or landscaper. The soils/wetland scientist will conduct a post-implementation review before final approval and sign-off is given on the three designated areas within JMMs review. We recommend that the previously referenced restored areas be monitored for one growing season following the year of implementation. During this time any emerging invasive species will be removed.

Respectfully submitted,

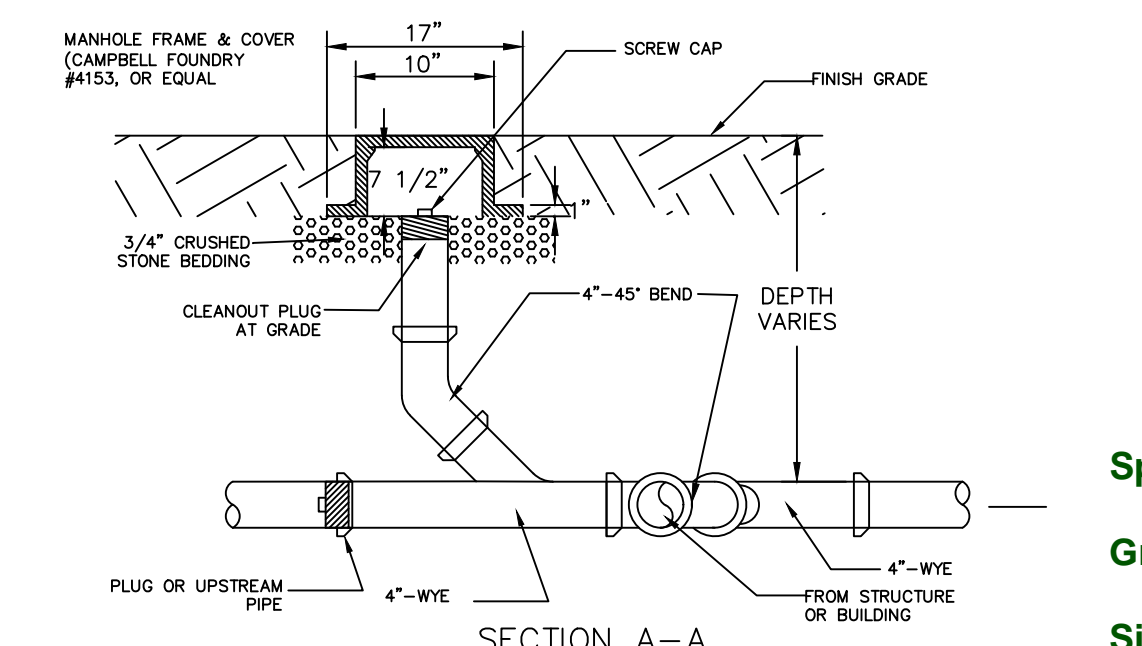
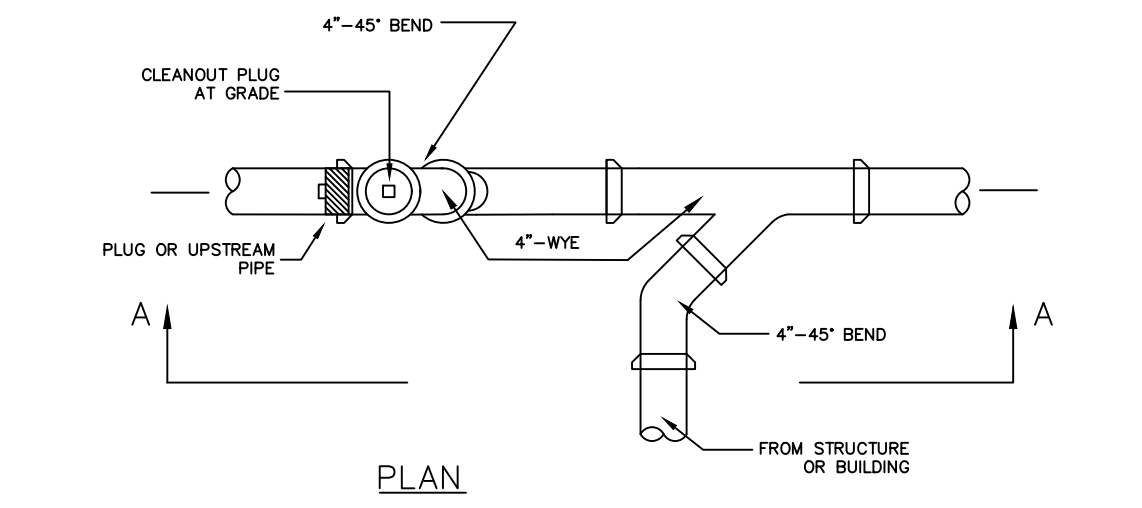
JMM WETLAND CONSULTING SERVICES, LLC



James M. McManus, MS, CPSS
Certified Professional Soil Scientist (No. 15226)

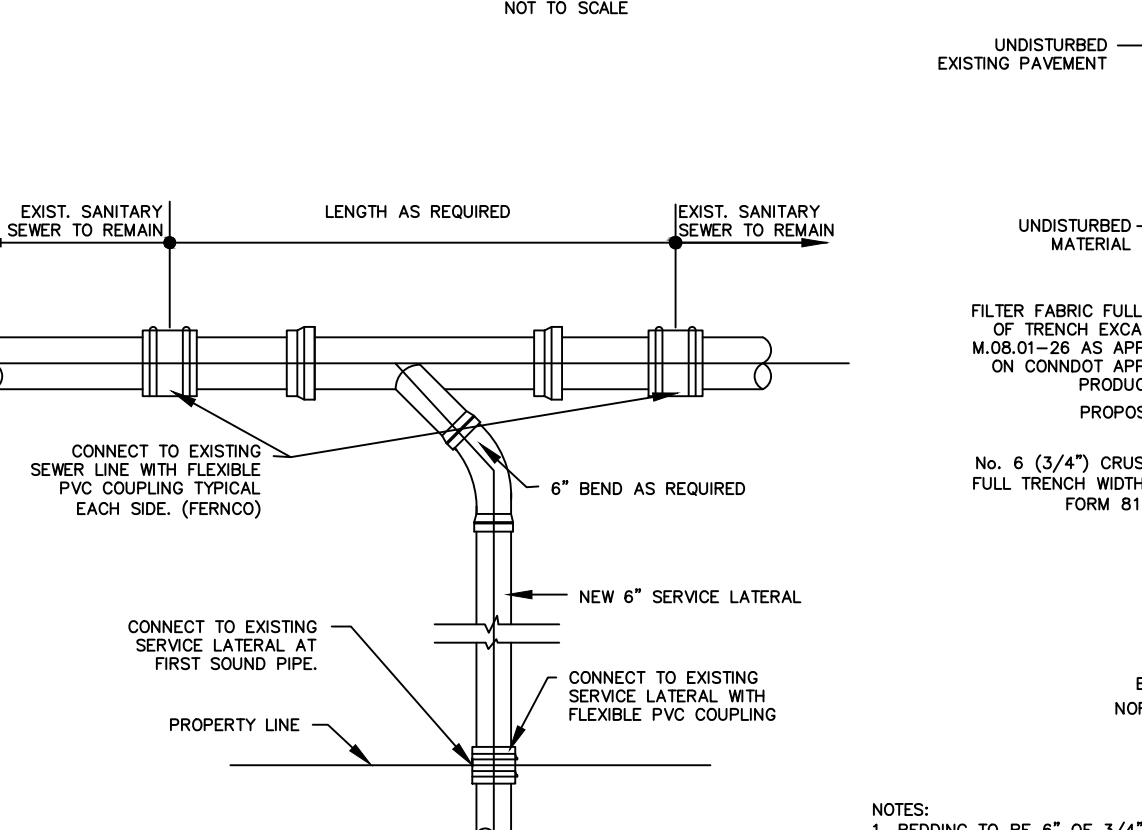
Attachments: Table 1, Planting Plan, Planting Plan Implementation Notes





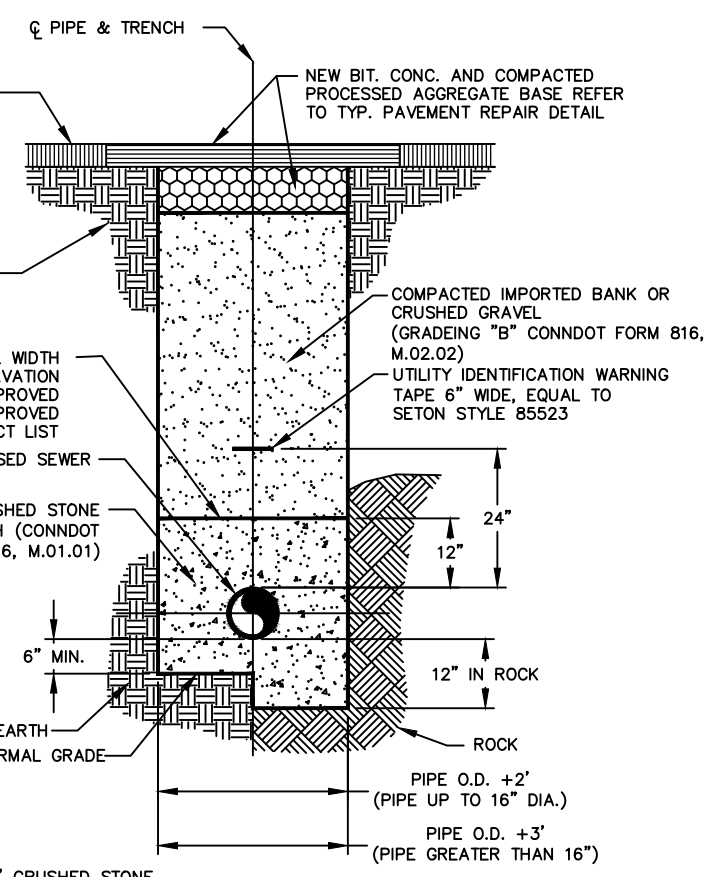
NOTES:
1. ALL PIPE AND FITTINGS SHALL BE SCHEDULE 40 PVC SANITARY SEWER PIPE.
2. ALL PLUGS SHALL BE OF THE THREADED TYPE.

SANITARY SEWER CLEANOUT
NOT TO SCALE



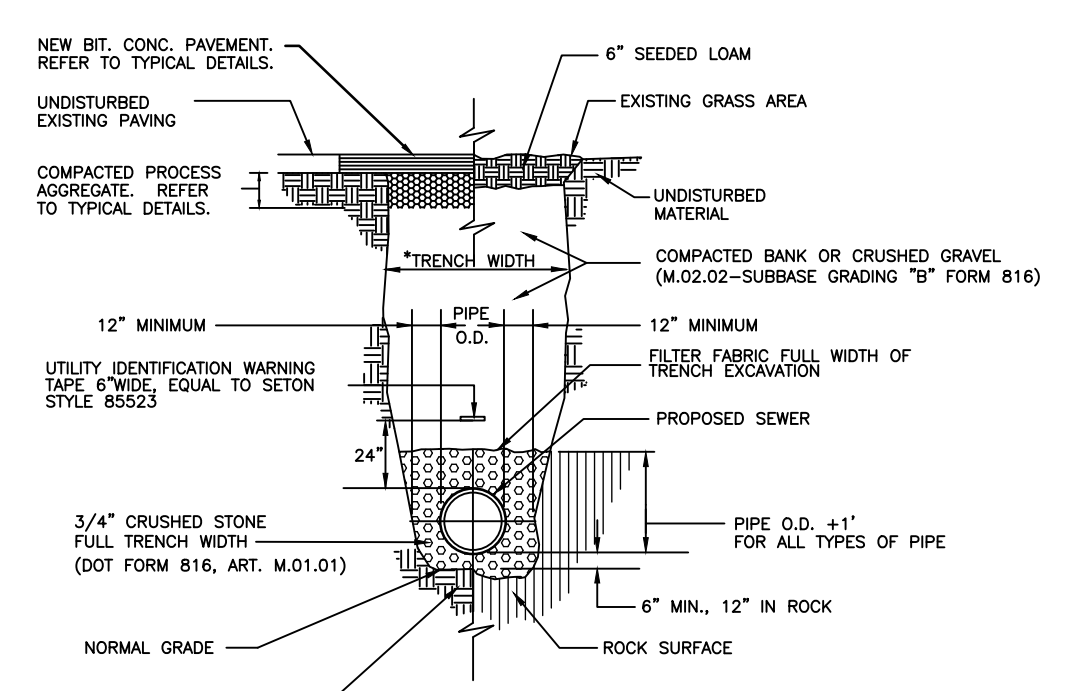
NOTES:
1. REFER TO TYPICAL TRENCH DETAIL FOR REQUIRED PIPE BEDDING, IDENTIFICATION WARNING TAPE, AND RESTORATION REQUIREMENTS.
2. MAXIMUM BEND SHALL NOT EXCEED 22.5°.
3. PVC PIPE SHALL CONFORM TO ASTM D-3034 SDR 35.
4. FILTER FABRIC, UTILITY.

SERVICE REPLACEMENT WITH NEW MAIN
N.T.S.



NOTES:
1. BEDDING TO BE 6" OF 3/4" CRUSHED STONE.
2. UNSUITABLE MATERIAL BELOW NORMAL GRADE SHALL BE REPLACED WITH NO. 6 (3/4") CRUSHED STONE (DOT FORM 816, ART. M.01.01) AS DIRECTED BY THE CITY ENGINEER.
3. ALL WORK MUST BE CONDUCTED IN STRICT ACCORDANCE WITH THE LATEST REGULATIONS OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) FOR EXCAVATIONS.

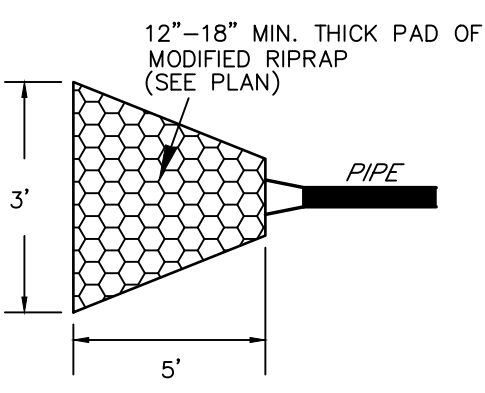
SANITARY SEWER TRENCH UNDER PAVEMENT
NOT TO SCALE



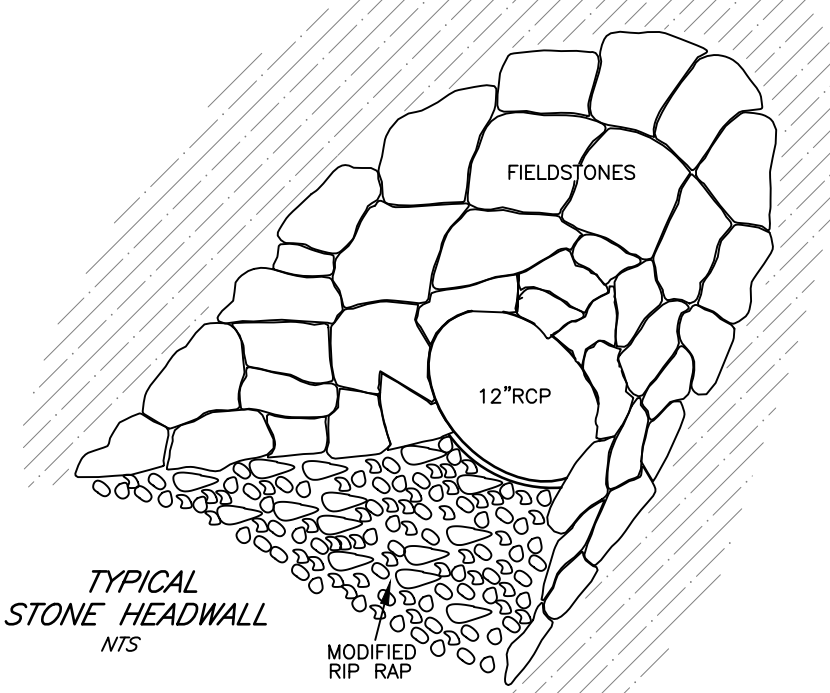
NOTE:
1. UNSUITABLE MATERIAL BELOW NORMAL GRADE SHALL BE REPLACED WITH 3/4" CRUSHED STONE (DOT FORM 816, ART. M.01.01) AS DIRECTED BY THE CITY ENGINEER.

TYPICAL SANITARY SEWER TRENCH
NOT TO SCALE

PAD NOTES:
- SIDE SLOPES SHALL BE 2:1 OR FLATTER.
- THERE SHALL BE NO OVERALL AT THE END OF THE APRON OR AT THE END OF THE PIPE.
- NO BENDS OR CURVES AT THE INTERSECTION OF THE PIPE AND APRON WILL BE PERMITTED.
- RIPRAP MUST MEET THE GRADATION SPECIFIED BY IN SECTION M.02.06 OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS & BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 815, 1995 AS AMENDED.

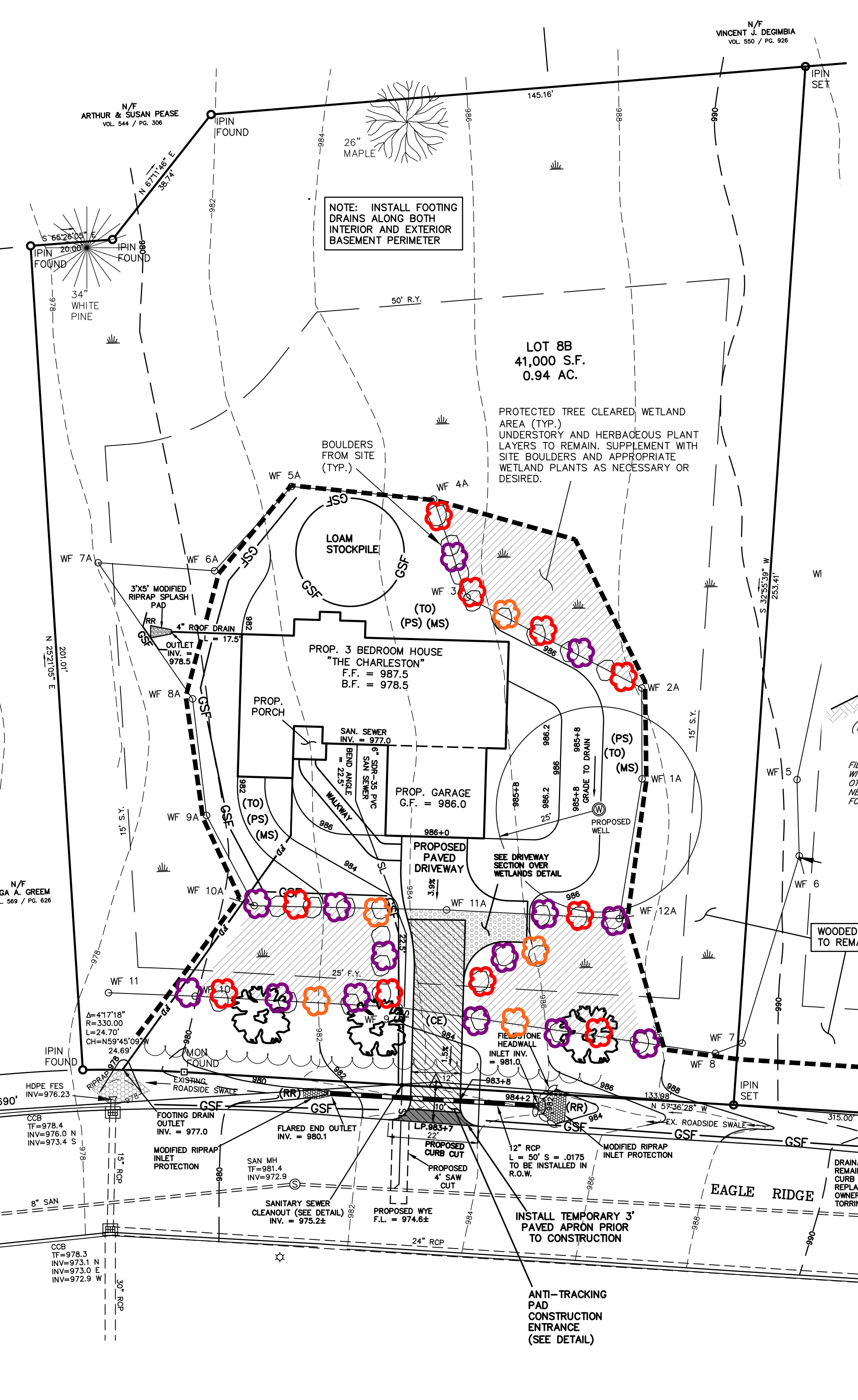
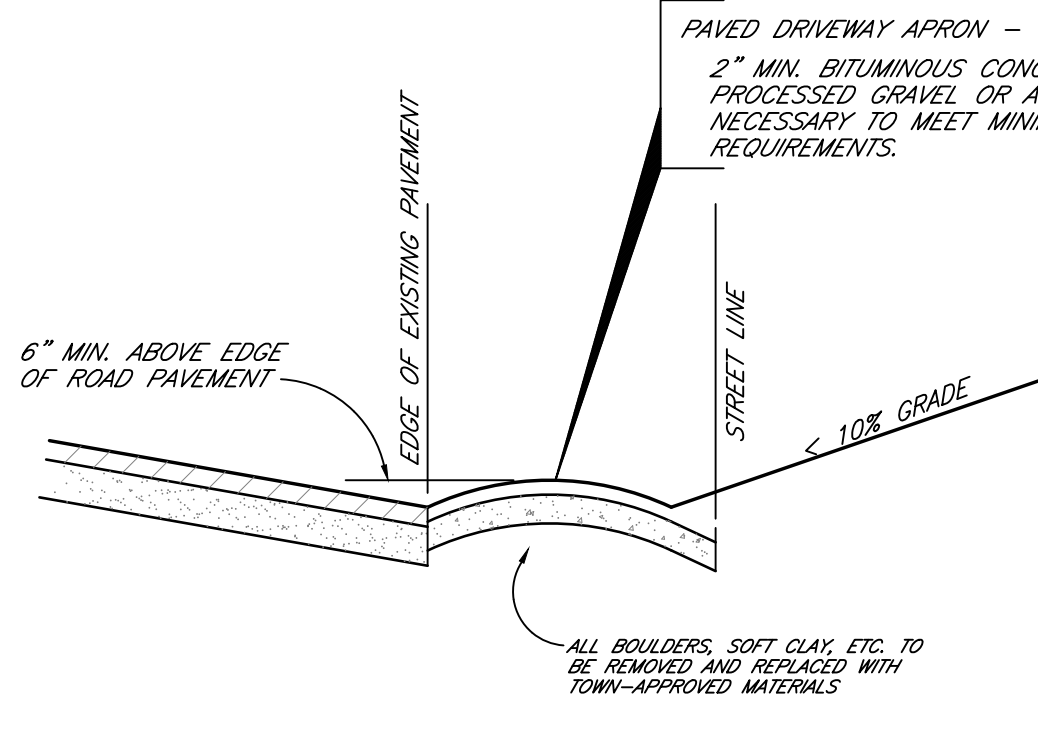


TYPICAL RIPRAP APRON
NOT TO SCALE



TYPICAL STONE HEADWALL
N.T.S.

RESIDENTIAL DRIVEWAY APRON SECTION DETAIL
NOT TO SCALE



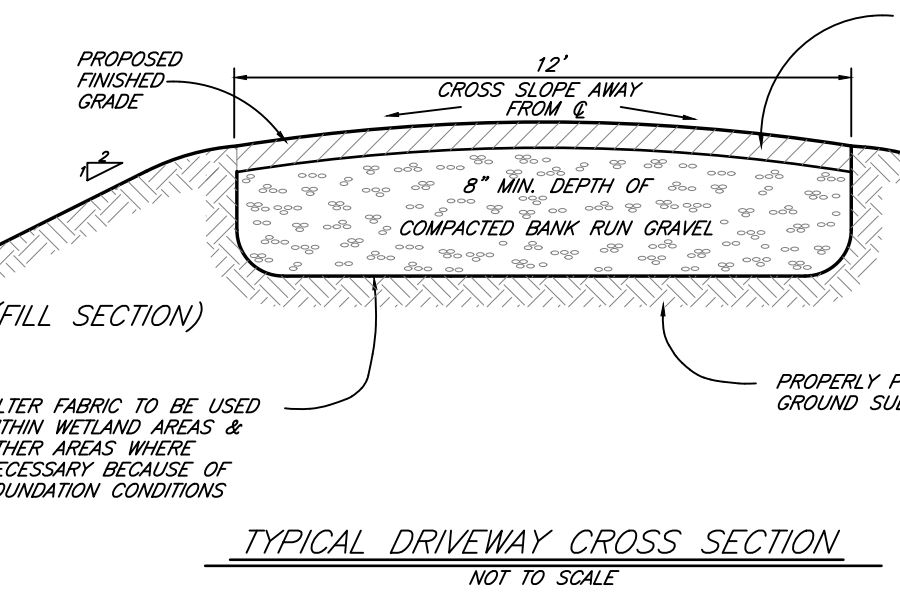
NOTE: INSTALL FOOTING DRAINS ALONG BOTH INTERIOR AND EXTERIOR BASEMENT PERIMETER

LOT 8B
41,000 S.F.
0.94 AC.

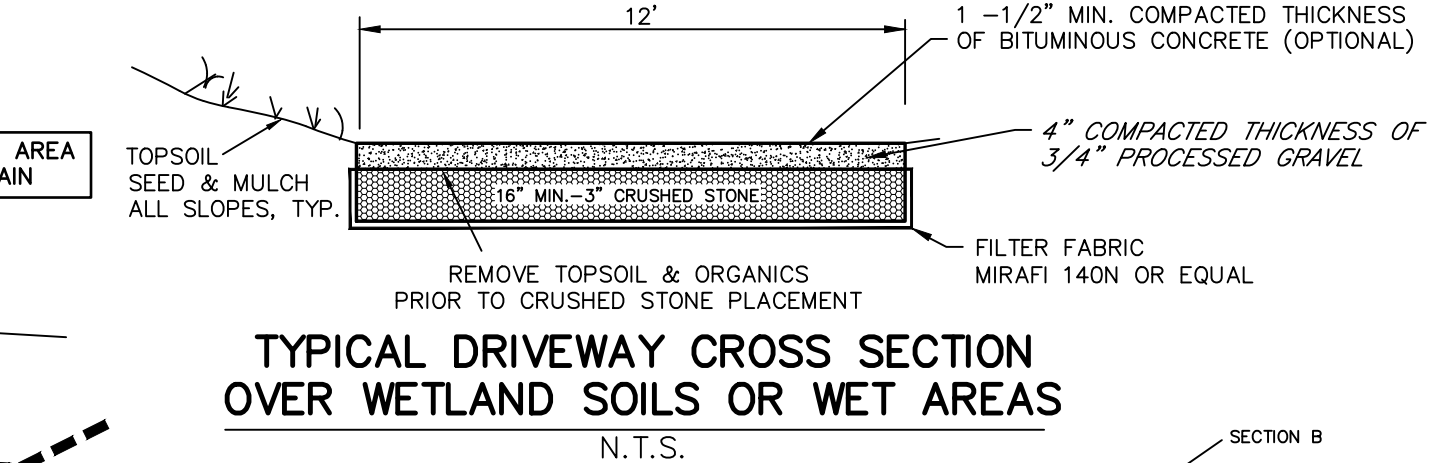
PROTECTED TREE CLEARED WETLAND AREA (TYP.) UNDERSTORY AND HERBACEOUS PLANT LAYERS TO REMAIN. SUPPLEMENT WITH SITE BOULDERS AND APPROPRIATE WETLAND PLANTS AS NECESSARY OR DESIRED.

(CE) ANTI-TRACKING PAD CONSTRUCTION ENTRANCE

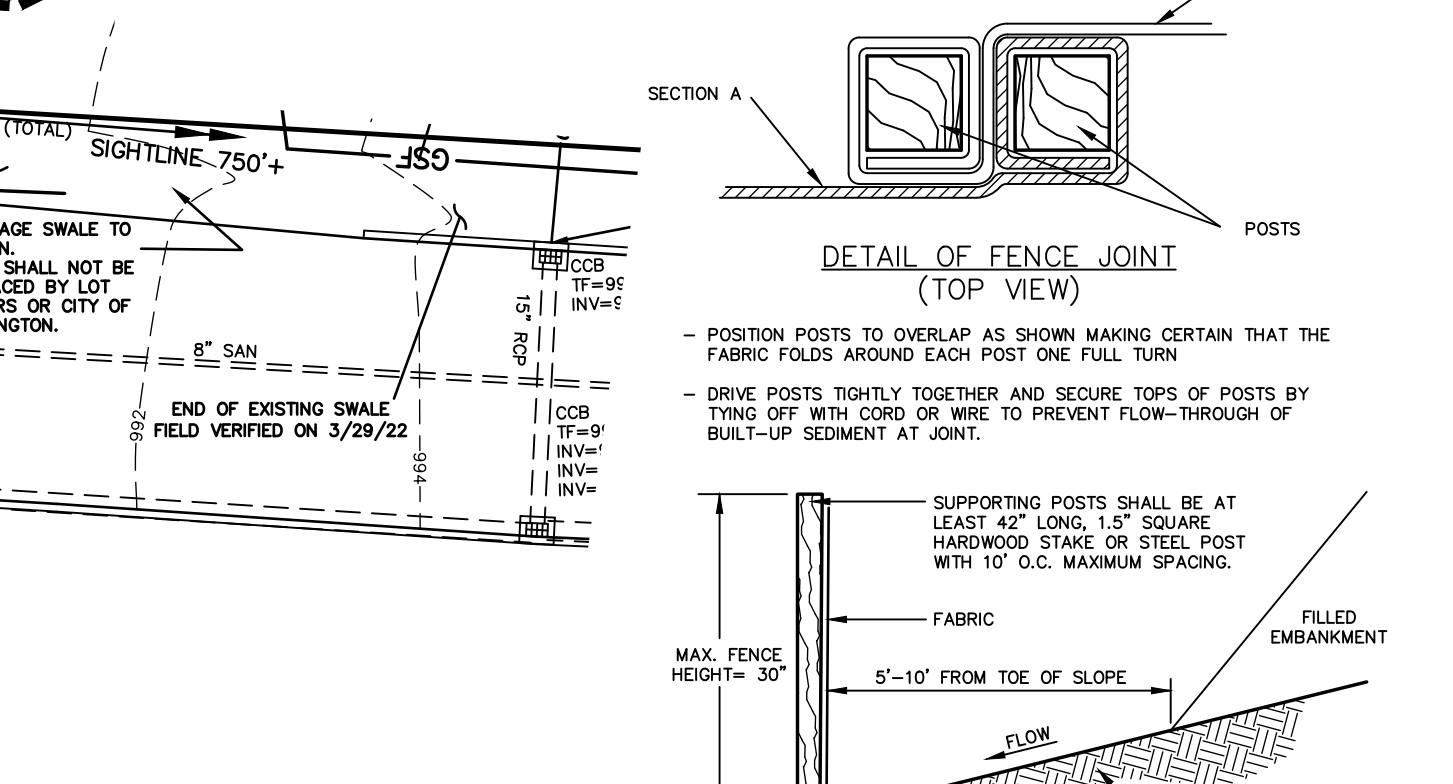
REFERENCE: 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.



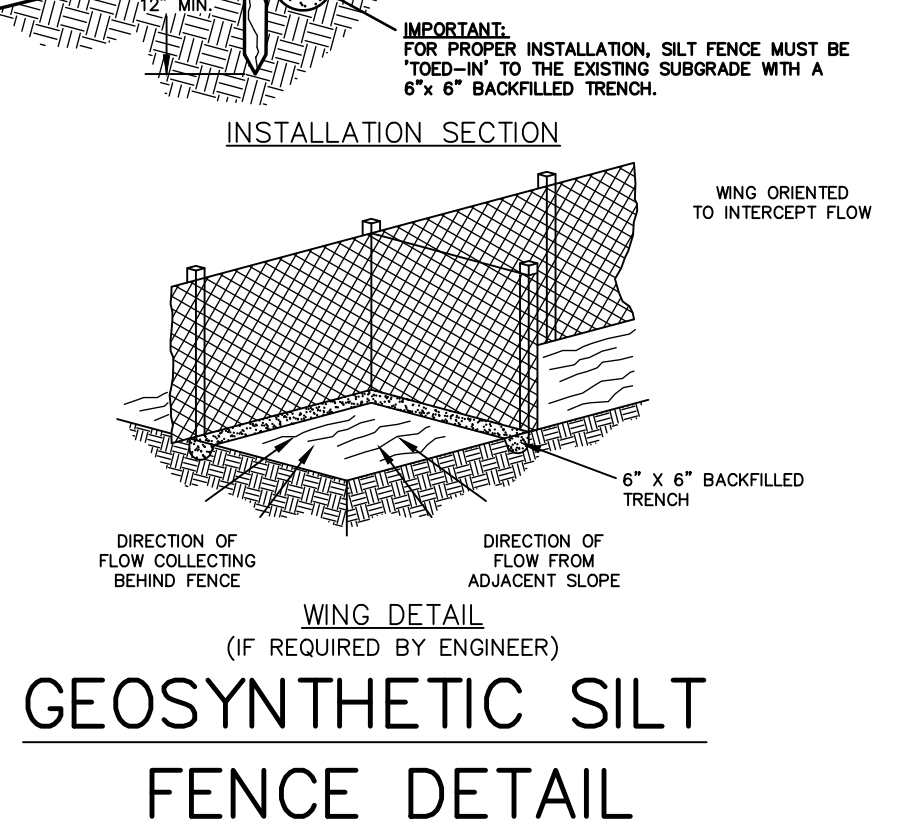
TYPICAL DRIVEWAY CROSS SECTION OVER WETLAND SOILS OR WET AREAS
N.T.S.



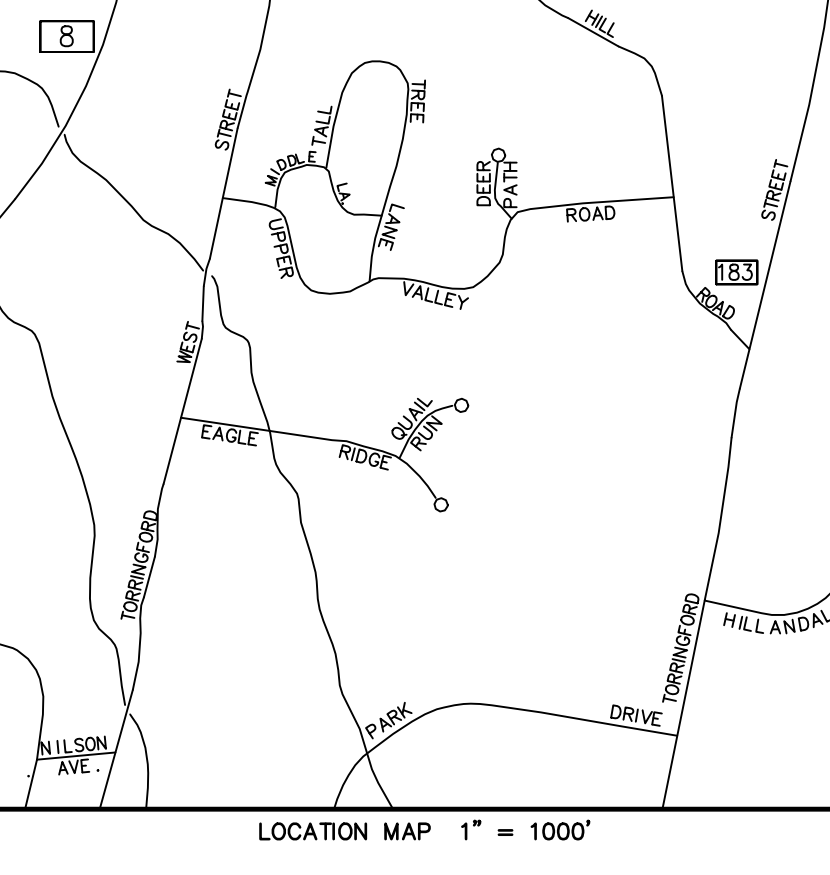
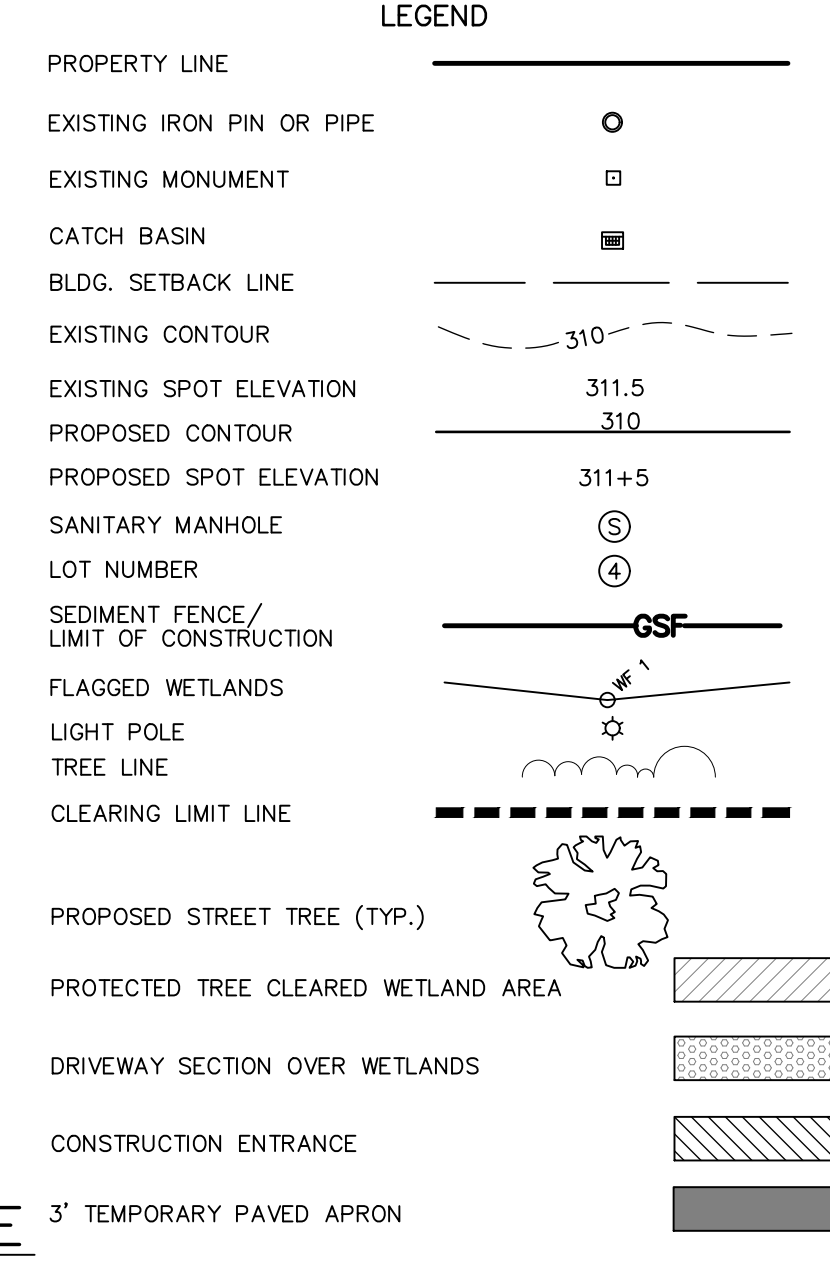
TYPICAL DRIVEWAY CROSS SECTION OVER WETLAND SOILS OR WET AREAS
N.T.S.



GEOSYNTHETIC SILT FENCE DETAIL



GEOSYNTHETIC SILT FENCE DETAIL



LOCATION MAP 1" = 1000'

NOTES:

- BOUNDARY DETERMINATION CATEGORY: ORIGINAL PARCEL: PROPOSED LOTS: DEPENDENT RESURVEY ORIGINAL SURVEY
- OWNER / APPLICANT: ALFANO GROUP LLC 424 CEDAR LANE NEW HARTFORD, CONNECTICUT 06757 REF. VOL. 1330 / PG. 571 ASSESSORS MAP 244 / BLOCK 006 / LOT 173
- TOTAL AREA = 41,000 +/- S.F.; 0.94 +/- AC.
- ZONE: R-155
- REFER TO THE FOLLOWING MAPS: TC# 4327, 3249-3251 ON FILE IN TORRINGTON LAND RECORDS.
- ALSO REFER TO THE FOLLOWING MAP: "IMPROVEMENT LOCATION SURVEY, LOT 8 EAGLE RIDGE, EAGLE RIDGE, TORRINGTON, CONNECTICUT" SCALE: 1"=40'; DATED: OCTOBER, 2004, PREPARED BY: STERLING LAND SURVEYING, INC.
- REFER TO THE FOLLOWING DEEDS: VOL. 1099/PG. 826, VOL. 669/PG. 971 ON FILE IN TORRINGTON LAND RECORDS.
- PROPERTY MAY BE SUBJECT TO A CLAP EASEMENTS VOL.453/PG.1038 & TC#3477 ON FILE IN TORRINGTON LAND RECORDS.
- PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS OF RECORD THEY MAY APPEAR.
- TOPOGRAPHY AND WETLAND FLAG LOCATION PROVIDED BY OWNER.
- PER FLOOD INSURANCE RATE MAP, CITY OF TORRINGTON, LITCHFIELD COUNTY, STATE OF CONNECTICUT, PANEL 9 OF 14, NO PORTION OF THE SITE IS IN FLOOD HAZARD ZONE A. (100YR. FLOODZONE)
- VERTICAL DATUM: ASSUMED.
- STREET TREE PLANTING TO BE IN ACCORDANCE WITH CITY OF TORRINGTON SUBDIVISION REGULATIONS.

SOIL EROSION AND SEDIMENT CONTROL MEASURES

- (GSF) GEOSYNTHETIC SILT FENCE
 - (RR) RIP RAP
 - (TO) TOP SOILING
 - (TS) TEMPORARY SEEDING
 - (PS) PERMANENT SEEDING
 - (MS) MULCH FOR SEED
 - (CE) CONSTRUCTION ENTRANCE
- REFER TO: 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DEP BULLETIN 34 FOR PROPER USAGE, INSTALLATION AND MAINTENANCE GUIDELINES.

| 03/30/22 | CITY COMMENTS |
|----------|---------------|
| DATE | REVISION |

SITE PLAN AND E&S CONTROL PLAN LOT 8B
PREPARED FOR
DAVID ALFANO
EAGLE RIDGE
TORRINGTON, CONNECTICUT

Hrica Associates LLC
Engineers Surveyors
Kenneth S. Hrica, PE, RLS 860-567-2112 (business)
44 Maple View Trail 860-567-0491 (tocsmlie)
P.O. Box 1981 e-mail: hricaassociates@optonline.net
Litchfield, Connecticut 06759

| | |
|--------------------|-----------------|
| DATE: 02/11/2021 | MAP #: C360 |
| SCALE: 1"=20 ft. | SHEET #: 01 |
| DRAWING: 110360 | DRAWN BY: TJS |
| PROJECT #: 21-0847 | CHECKED BY: KSH |

NOT VALID WITHOUT ORIGINAL SEAL

| Table 1: SHRUBS: PLANTING MATERIALS FOR RESTORATION AREA | | | | | | |
|--|-------------------|--------------------|------------|---------------|---------------------------|--|
| SHRUBS | | | | Planting Area | Total Numbers per Species | |
| <u>Scientific Name</u> | <u>Plant Code</u> | <u>Common Name</u> | <u>Ht.</u> | | | |
| <i>Lindera benzoin</i> | SB | Spicebush | 3' - 4' | 5 | 5 | |
| <i>Cornus racemosa</i> | GD | Grey dogwood | 3' - 4' | 10 | 10 | |
| <i>Cornus amomum</i> | SD | Silky dogwood | 3' - 4' | 14 | 14 | |
| Total: | | | | 29 | 29 | |

87 Eagle Ridge, Torrington, CT
Enhancement/Mitigation Plantings
Planting Plan Implementation Notes

Site Preparation of Planting Area:

1. Planting of the Enhancement/Mitigation Planting Area shall take place *in spring* from April 15th and June 15th or *in early fall* between September 1st and October 15th of a given year.
2. A soil/wetland scientist could be consulted prior to the planting to coordinate and advise the landscaper, should any questions arise. However, this particular landscape plan is fairly straightforward and could be easily implemented by a competent landscape professional.
3. To the extent possible use hand tools for the removal of invasive shrubs.
4. *Order plants ahead of time* (at least one month) to improve likelihood of availability. Plant lists include a nursery contact, but others may be used. Nurseries should be in southern New England or the Mid-Atlantic States. Obtain approval from Town staff for any substitutions due to lack of availability.

Erosion and Sediment Control:

5. Install erosion controls *as needed* to protect sediment from reaching the regulated wetland.

Plant Installation:

6. Storage: Keep plants in the shade and install within three (3) days of delivery. Keep watered, as necessary.
7. Woody Plantings: Dig holes *by hand* to *minimize compaction* of soil. Water holes before planting, unless it is already very moist. Place plants into holes and replace soil, so that there is full coverage of roots, with no air spaces and level soil around the plant. Holes shall be oversized (2X the pot diameter) and backfilled with high quality topsoil.
8. Form *saucers* around shrub plantings, two inches high, 36" across for nursery stock to retain rainfall and/or irrigation water. Water right after planting.
9. Spread a two-inch thick layer of bark or hay *mulch* in a three-foot diameter circle around each planting. Leave a gap of three inches around each trunk.

Follow-up:

10. Irrigation: Water all plantings and/or transplants at least weekly in droughty periods. More frequent watering will increase plantings success. Watering may cease once plants unless there is a drought.