



---

September 14, 2022

Mr. Mike Pinette  
Thomaston Comfort Control  
401 McMahon Drive  
Thomaston, Connecticut 06787

**Re: Soil Scientist Report  
887 Migeon Avenue  
Torrington, Connecticut  
SLR #16708.00002**

Dear Mr. Pinette,

SLR International Corporation (SLR), formerly Milone & MacBroom, Inc. (MMI) was contracted to perform an inland wetlands and watercourses evaluation of the above-mentioned property. Currently, the site is undeveloped land. The inland wetlands and watercourses were delineated in accordance with the regulations of the City of Torrington, 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).

On April 16, 2019, a registered soil scientist with MMI examined the soils using a spade and Dutch auger. Weather conditions were suitable for delineation activities (i.e., no snow or ice was present). 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 identifies the following soil mapping units with associated NRCS map number in the project area:

- Udorthents-Urban land complex (306)

No hydric soils are identified by the NRCS resource mapping, as corroborated by field observations. The property appears anthropogenically altered, with areas of building demolition debris, and other miscellaneous rubbish. It is important to note that the West Branch of the Naugatuck River, although located off-site, is less than 100 feet from the edge of the property boundary. Therefore, a portion of the site is within the upland review area; and as such, certain site activities may be subject to the inland wetlands and watercourses regulations of Torrington. Additionally, a former sluiceway is present offsite to the southwest. This feature appears to have been capped during the mid- to late-1900s, and no longer conveys water from the West Branch of the Naugatuck River. No hydric soils were present in this feature.

September 14, 2022

Mr. Mike Pinette

Page 2



---

If you have any questions regarding this soil report please do not hesitate contact the undersigned at (203) 271-1773.

Sincerely,

**SLR International Corporation**

A handwritten signature in blue ink, appearing to read "Matthew J. Sanford". The signature is fluid and cursive, with a long, sweeping underline.

Matthew J. Sanford, MS, PWS, RSS

US Manager of Ecology

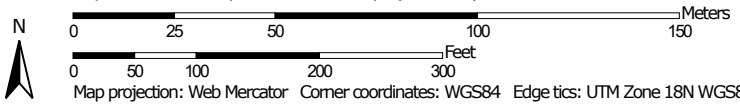
Enclosure

16708.p0002.s1422.ltr.docx

Soil Map—State of Connecticut




Map Scale: 1:1,870 if printed on A landscape (11" x 8.5") sheet.



## 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 18, Dec 6, 2018

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

Date(s) aerial images were photographed: Jul 2, 2015—Oct 5, 2016

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
38C	Hinckley loamy sand, 3 to 15 percent slopes	0.9	6.3%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	0.5	3.3%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	0.1	1.0%
306	Udorthents-Urban land complex	11.0	76.0%
W	Water	1.9	13.4%
<b>Totals for Area of Interest</b>		<b>14.5</b>	<b>100.0%</b>