



Martin Brogie, Inc.
ENVIRONMENTAL SERVICES

- Environmental Site Investigations
 - Building Contaminant Surveys
 - Wetlands Consulting
- Remediation Contract Management

April 26, 2022

Kris Sullivan
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT
06525

RE: Wetland Application Review - Interim Report
10-14 Merritt Avenue
Woodbridge, CT

Dear Ms. Sullivan:

Martin Brogie, Inc. (MBI) is pleased to submit the following information regarding our review of application documents and a site visit on April 11, 2022, relative to the proposed development at the above-referenced property. It is our understanding that the proposed project consists of a 14-lot subdivision including one sub-division road ending in a cul-de-sac and stormwater engineering components including a detention basin located along the West River. Further we understand that Inland Wetland Commission Members have expressed concern regarding the potential presence of Vernal Pools and potential impacts to the West River.

MBI reviewed the following documents as part of the environmental evaluation of the property:

- A project plan set dated 9/10/21 entitled “The Enclave At Woodbridge” prepared by John Paul Garcia and Associates, P.C.;
- A revised “Site Development Plan” dated 7/29/21 prepared by John Paul Garcia and Associates, P.C.;
- “Site Stormwater Management Plan” dated 9/9/21 prepared by John Paul Garcia and Associates, P.C.;
- A “Wetland and Watercourse Delineation” report dated 12/18/18 prepared by William L. Kinney, Soil Scientist;
- A March 14, 2022, Memorandum from Criscuolo Engineering; and,
- An April 12, 2022 “Wetland Impact Assessment” prepared by William Kenney Associates.

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Document Review

The Wetland Impact Assessment report provides a table of wetland functions and values for pre-development and post-development conditions. For each of the categories no change is indicated. The table should be further substantiated by discussion of the specific wetland functions and values for the existing wetlands (how and why the wetlands provide these values) and for post-development conditions of the wetlands and adjacent uplands. Enhancement/loss of adjacent and bordering uplands should be considered.

Additional documentation of “spring visits” confirming the eastern wetlands do not provide Vernal Pool habitat should be provided. Such documentation could include visual assessment of egg masses and amphibians, auditory surveys of calls, and physical evaluation of suitable hydrology.

The report indicates that a habitat enhancement plan is forthcoming. Part of the plan will include removal of vines and other invasives by cutting and removal. An invasives species control plan should be prepared that considers herbicide application and a 3-year monitoring and management plan to ensure removal of invasives and survival of all mitigation/enhancement plantings.

The plan should include wetland mitigation plantings including wildlife friendly shrubs and herbs in the compensatory flood storage area and detention basin slopes.

The plan should identify and preserve the onsite mature trees along riverbank. These trees provide shoreline stabilization, shade and habitat value. The plan should specifically identify which such trees require removal to facilitate proposed drainage features (emergency spillway) and the compensatory flood storage area.

Site development plans include an erosion and sedimentation control plan and drainage improvement plans. A base flood elevation is shown at elevation 81. This is above the upper elevations of the stormwater basin and the two central catch basins #1 and #2. How will flood scenarios impact the functionality of the storm drainage system and water quality of the West River? An emergency flood control plan should be included in the erosion control plan to manage potential floodwaters during construction. Bolstered E&S measures should be shown along the river including the area of the emergency spillway immediately adjacent to the river. The E&S plan indicates Mike Massamino will be responsible for E&S implementation and maintenance. Who is this and what are his qualifications and experience for fulfilling this role?

Plan Sheet C-9 indicates the bottom of the basin will be at elevation 96, but this should read 76. Similarly, the scour hole bottom (elevation F) appears to be an error (says 94.75 perhaps should read 74.75?). The sheet indicates that a wetland seed mix will be utilized in the basin. A seed mix should be specified along with the source.

Site Visit

MBI met Bill Kinney on the site on April 11, 2022, and we completed a site walk. The eastern wetlands area is largely located offsite and receives some stormwater flow from the adjacent highway. Based on the size and depth of the ponded areas, coupled with the size and nature of adjacent and nearby upland

**Interim Environmental Review Report
Proposed Development
10-14 Merritt Avenue – Woodbridge, CT
April 26, 2022**

habitat, it appears unlikely that they would provide any significant Vernal Pool habitat. However, confirmational data is required to be conclusive.



Area of standing water in eastern wetlands

The area along the West River has been disturbed and includes areas of fill material and debris as well as two former homeless encampments. The area is thick with invasives but does offer native tree cover along the river.



View looking north along east bank of river.

**Interim Environmental Review Report
Proposed Development
10-14 Merritt Avenue – Woodbridge, CT
April 26, 2022**

Removal of invasives and fostering healthy growth of native trees along the river should be integrated into a 3-year monitoring and maintenance plan.

MBI will provide supplemental site review information after additional information and plans are submitted by the applicants' professionals.

Thank you for the opportunity to be of service

Sincerely,

A handwritten signature in black ink, appearing to read "Martin Brogie", with a stylized flourish at the end.

Martin Brogie, LEP
President