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May 4, 2025

Town of Franklin
Inland Wetland and Watercourse
Commission Mr. Ron Chalecki, Inland
Wetland Agent
7 Meeting House Hill Road
Franklin, CT 06254

**RE: IWC 25-01
MR. COLTEN RAY & MRS. APRIL RAY
66 WHIPPOORWILL HOLLOW ROAD
MB: 17-1
FREE SPLIT OF 66 WHIPPOORWILL HOLLOW ROAD AND CREATION
OF NEW 27.48 ACRE LOT SUPPORTING NEW SINGLE-FAMILY
RESIDENTIAL DEWELLING, DRIVEWAY, WELL AND SEPTIC
FRANKLIN, CONNECTICUT**

Dear Mr. Chalecki and Commissioners,

At the request of the applicant, I delineated the jurisdictional inland wetland and watercourse boundaries proximal to the proposed activities at the above referenced residential parcel accessed from Whippoorwill Hollow Road. I also reviewed the proposed site development plans, and I offer the following comments relative to assessing impacts to the inland wetlands and watercourses due to the proposed regulated activities.

WETLAND DELIENATION METHODOLOGY

I delineated the on-site wetlands and watercourse boundaries on the subject parcel on March 5, 2024. The wetland delineation was completed in accordance with the standards

Wetland Delineations

Wetland Evaluations

Soil Evaluations

of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Franklin or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined as having a permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

WETLAND DELINEATION FIELD SURVEY RESULTS

The purpose of the wetland delineation was in support of developing a new single-family homesite on the eastern half of the property. Several options were investigated with Ray's on how to best access the rear portion of the property while avoiding and minimizing wetland disturbance to the extent practical. There is an existing gravel driveway located at the northwestern corner of the site. However, this access point only extended a small distance before the woods road crosses a wetland that extensively covers the low-lying northwestern quadrant of the property behind the existing home (which is to be split off from the 29-acre lot as a standalone property). Using this existing access point would require a substantial wetland crossing.

With higher elevations and drier land along the south property boundary a driveway alignment following the south property boundary would be less impactful and would only require skirting by the uphill side of a small farm pond and would require some activity within the upland review area but would result in avoiding direct wetland impact.

Based on that initial site reconnaissance and consultation with the Ray's on the driveway location, On March 5, 2024, I field delineated all jurisdictional inland wetlands and watercourse boundaries on the property, proximal to the proposed activities of constructing a driveway aligned along the south property line extending to the middle of the site where a single-family home would be constructed, serviced by an engineered on-site septic and drilled well.

The subject building site is located high in the landscape on the west facing slope of Ayers Mountain. The site generally drains towards the west, with exception on the far eastern side of the site where there is a distinct high ridgeline that drops off dramatically to the east. There are no inland wetlands or watercourse's present on the eastern side of the site where the proposed development is slated to be constructed. The wetlands on the

site are concentrated to the western side of the property behind the existing house, extending to the north and west property lines. A portion of the southern upper limits of this forested wetland system was flagged in support of constructing a new driveway along the south property boundary. The wetland is identifiable by the extremely stony ground conditions and seasonally flooded surface conditions. Before the introduction of livestock the wetland forest floor likely had and the extensive cover of wetland ferns, skunk cabbage and false hellebore that carpeted the forest floor in the growing season.

The remainder of the property is wooded, dominated by a mixed hardwood overstory of the upland species favor oaks, hickories, sugar maple, ironwood, and witch hazel.

Representative photos are attached.

SOIL SURVEY

The soils identified on-site is a refinement of the Natural Resources Conservation Service (NRCS) Websoil Soil Survey.

Upland Soils

The primary wetlands soil series along the flagged wetland boundary are classified as extremely stony poorly drained Ridgebury fine sandy loams. Ridgebury soils are found within drainageways and depressions on glacial till landscapes. Ridgebury soils have a seasonal high-water table at a depth of about 6 inches.

A typical soil profile along the wetland boundary consists of approximately 6"-0" of intermediately decomposed organic material (Oi), followed by 0"-6" of a thick dark topsoil horizon (A), underlain by 6-20" of a wet weakly developed grayish subsoil horizon (Bg) with common redoximorphic features (Common medium distinct strong brown mottles, masses) ranging from fine sandy loam to very fine sandy loam. This subsoil is underlain by a saturated sandy loam to fine sandy loam gray substratum (2Cg).

Upland Soils

The upland soils are mapped and classified as belonging to the Charlton-Chatfield soil series. Generally, Charlton soils are well suited to support development projects with few limitations. Chatfield soils are shallow soils typically associated with ledge and or areas of shallow depth to bedrock. Additionally, notable areas of Woodbridge stony, moderately- drained soils formed in sandy tills are located in the western limits of the site along the driveway entrance. These upland soils are associated with a high-seasonal water-table due to a dense till layer that retards soil infiltration creating a perched watertable and increased runoff, which should be accommodated for during construction and site restoration.

PROPOSED REGULATED ACTIVITIES / PROJECT OVERVIEW

The applicant is seeking approval from the Town of Franklin to construct a new residence positioned in the eastern half of the property. The home would be serviced by on-site septic and a drilled well. The site constraints dictate the location and position of the proposed home which provides the maximum separation distance to the wetland resource

while conforming to zoning regulations. Due to the extents of the regulated resources, access to the rear of the lot without impacting wetlands has been pushed to the maximum extent possible leaving just a small portion of the driveway within the 100' upland review area.

No direct filling or disturbance to any inland wetland is proposed. Proper installation and maintenance of erosion and sediment controls at the limits of disturbance will protect the wetlands during construction. The conversion of the vegetation cover within the development envelope will not change or diminish the ecological integrity of the surrounding forest and/or neighboring wetland community. The proposed site improvements will not impact overall drainage patterns. Site clearing and grading activities will not de-water nor flood the nearby wetland or alter surface water drainage patterns in a significant manner that exacerbates erosion or causes downstream issues.

CLOSING REMARKS

Direct wetland impacts have been avoided, and the proposed development includes BMP measures that will protect the overall wetland resources. The proposed development plan is a feasible and prudent proposal for residential development of this property giving due consideration to the limitations of the lot, balancing the protection of the inland wetlands and watercourses, and fostering of the landowner rights.

Alterations within the URA will have some conversion of upland forest habitat. The activities in the uplands required to facilitate the development will not result in any loss of wetland function. Post development the wetlands and watercourse will still have the same ability to perform the existing functions they currently provide. As a result, environmental effects will be minor and highly localized. The applicant will mitigate such impacts by implementing standard construction BMPs and conforming to permit conditions. Because there will be no loss in wetland functions coupled with the site constraints and no mitigation should be required.

The proposed development is consistent with the adjacent single-family home developments. The proposed layout makes reasonable use of the buildable upland space on the parcel while maintaining the integrity of the forested wetland and existing upland features. It is my opinion that the proposed activities will not result in any loss of wetland function, value, unique or significant wetland habitat. Post development the wetland will still have the same ability to perform its existing functions. As a result, long term environmental effects should be minor and highly localized.

If you have any questions or comments, please do not hesitate to contact me at itcole@gmail.com or (860) 514-5642.

Sincerely,



Ian T. Cole
Professional Registered Soil Scientist
Professional Wetland Scientist #2006

ATTACHEMENTS
GIS LOCUS MAP
WETLAND / SITE SKETCH
SOIL MAP
SITE PHOTOS



Property Information

Property ID 53-17 1
 Location 66 WHIPPOORWILL HOLLOW RD
 Owner RAY COLTEN L PICHE-RENDEAU APRIL L



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

SCCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

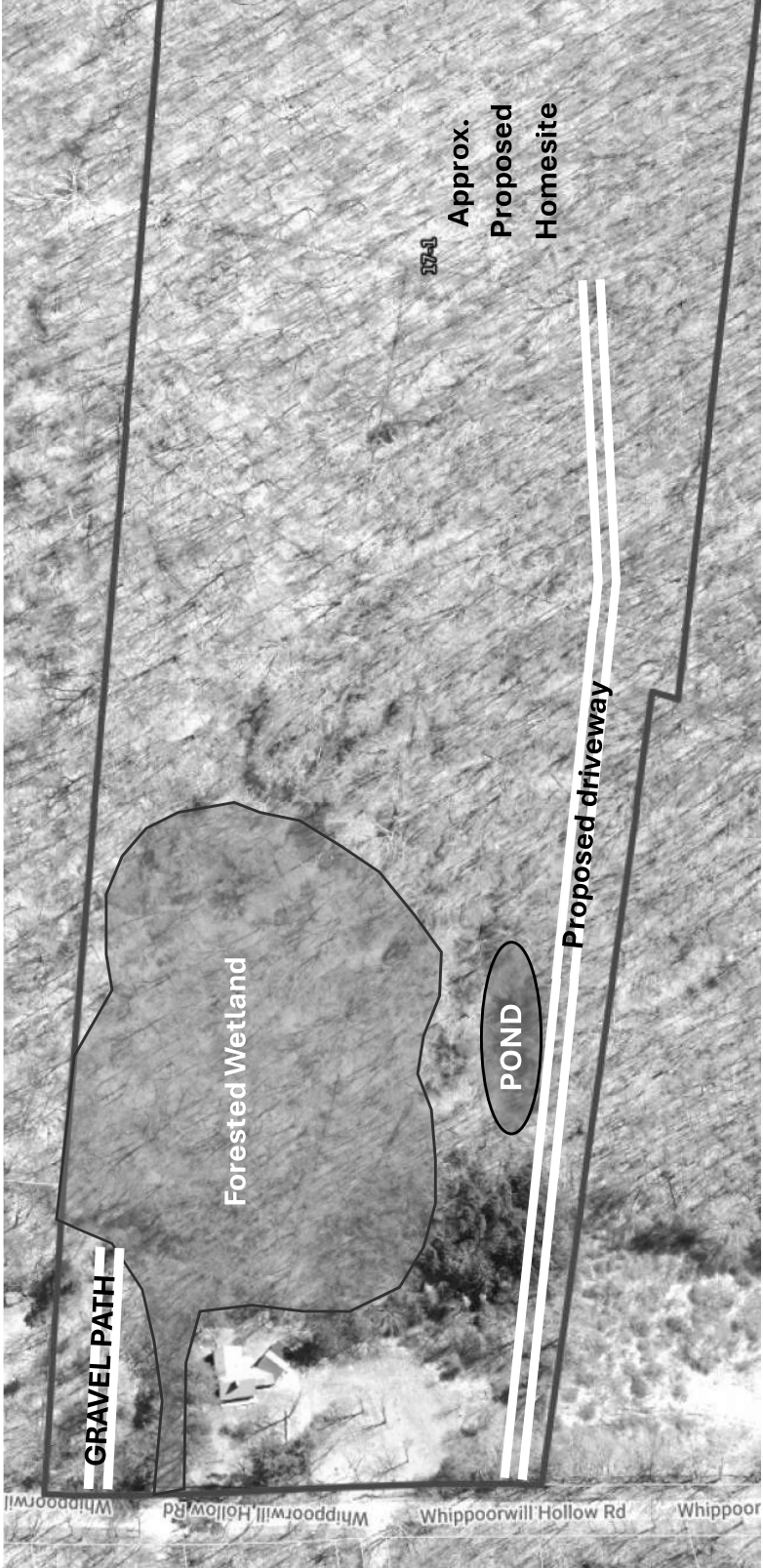
Geometry updated 05/31/2017
 Data updated 09/21/2023

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.

WETLAND DELINEATION SKETCH

66 WHIPPOORWILL HOLLOW ROAD

NORTH FRANKLIN

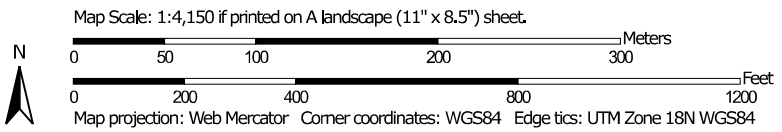


Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town. Ian Cole LLC shall not be held liable for any loss, damages or claims made in relation to anyone referring to this map.

Soil Map—State of Connecticut, Eastern Part




Soil Map may not be valid at this scale.



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, Eastern Part
Survey Area Data: Version 1, Sep 15, 2023

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

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

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
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	2.8	8.1%
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony	3.7	10.7%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	23.1	67.5%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	4.7	13.6%
84D	Paxton and Montauk fine sandy loams, 15 to 25 percent slopes	0.0	0.1%
Totals for Area of Interest		34.3	100.0%

WETLAND SURVEY

SITE PHOTOS

MARCH 2024

66 WHIPPOORWILL HOLLOW ROAD

FRANKLIN



Photo 1: Example of the farm pond and upper reaches of the wetland boundary that the driveway will pass by on the uphill side of the pond / wetland.



Photo 2: Example of the building site conditions