



*Land Use Planning
Development Coordination
Regulatory Process Management*

Barr Associates LLC

Planning and Development Consultant

April 7, 2020

MEMORANDUM

To: Alicia Mozian, Conservation Director

From: Melvin H. Barr, Jr., Planning Consultant, Applicant

Re: Flash Drive Submission
IWW/Map – 10958-20
109 Morningside Drive South

Per your request of March 26, 2020, electronic copies of the application documents are hereby submitted on the attached "Flash Drive" dated April 7, 2020.

1. 109 Morningside Drive South – Transmittal of IWW/M Application with Attachments, 2/12/20.
2. 109 Morningside Drive South – Colin Kelly email with Jay Fain Findings and Field Investigation, 5/5/20.
3. 109 Morningside Drive South – Colin Kelly Photo of Joint Field Investigation, 3/12/20.
4. 109 Morningside Drive South – Otto Theall Updated Soil Investigation Report, 3/12/20.
5. 109 Morningside Drive South – Updated Letters of Authorization (2), 3/30/20.
6. 109 Morningside Drive South – Updated Existing Conditions Plot Plan, as revised 3/26/20 with Otto Theall's letter of Acceptance and Jay Fain's email of Agreement, 3/31/20.
7. 109 Morningside Drive South – March 18th Agenda, March 25th Extension & April 15th Agenda, 4/15/20.

#

cc: Colin Kelly
Otto Theall
Jay Fain
Gary Kowalsky

25 Sylvan Road South, Suite P, Westport, CT 06880
PHONE (203) 454-9933 – Email: barrplan@earthlink.net



Land Use Planning
Development Coordination
Regulatory Process Management

Barr Associates LLC

Planning and Development Consultant

SUBMITTED: 2.13.20
CONS. HEARING: 3.18.20

To: ALICIA MOZIANSKI
CONS. DIR.
TOWN HALL
WEST CT

DATE: 2.12.20	Job #:
Attention: ALICIA	
Re: IWW / MAP	
109 MORNINGSIDE DR. S.	

WE ARE SENDING YOU Attached Under Separate Cover

Via: HAND the following items:

- Plans
- Reports
- Letter
- Memo
- Regulation
- Other APPLICATION

Copies	Date	Number	Description
1	2.12.20		IWW / MAP APPLICATION
1	2.12.20	#1111	AUTHORIZATION FE \$4,200 FEE
3	10.28.19		EX. COND. PLOT PLAN
3	11.22.19	(10.25.19)	SOILS REPORT by OTTO THEALL
3	4.24.19	(10.25.19)	SOILS REPORT by TOM PIETRAS
3	5.28.14		SOILS REPORT by TOM PIETRAS

- For Approval
- For Your Use
- Approved as Noted
- As Requested On _____
- For Review and Comment
- Returned for Corrections
- Resubmit _____ Copies for Approval
- Resubmit _____ Copies for Distribution
- Return _____ Corrected Documents
- Other _____

REMARKS: ALICIA: PLEASE REVIEW AND SCHEDULE FOR THE COMMISSION'S MARCH HEARING.

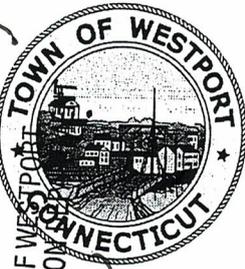
cc's: GARY KOWALSKY, CLIENT
OTTO THEALL, SOIL SCIENTIST
BRYAN NESTERJAK, PE

SIGNED: Map Barr

25 Sylvan Road South, Suite P, Westport, CT 06880
TELEPHONE (203) 454-9933 - CELL 203-984-3015
Email: barrplan@earthlink.net

IWW/M-10958-20

FOR OFFICE USE ONLY	
Date Filed:	IWW/M-10958-20
Application #:	FEBRUARY 13, 2020
Fee: \$	*4200
Hearing Date:	MARCH 18, 2020



RECEIVED

FEB 13 2020

TOWN OF WESTPORT CONSERVATION DEPARTMENT

TOWN OF WESTPORT
 CONSERVATION DEPARTMENT
 TOWN HALL - 110 MYRTLE AVENUE
 WESTPORT, CT 06880
 P 203.341.1170 F 203.341.1088

APPLICATION FOR AMENDMENTS TO WETLAND BOUNDARY MAPS

PROPERTY ADDRESS: 109 MORNINGSIDE DR. S.

ASSESSOR'S MAP # 607 LOT # 054 WETLAND'S MAP # 67

OWNER: KOWALSKY FAMILY COMPANY LLC

ADDRESS: 1040 REEF RD

CITY/STATE/ZIP: FAIRFIELD, CT. 06824

PHONE: 203-856-3915 EMAIL: gary.kowalsky.com

LETTER FROM OWNER INDICATING HIS/HER AUTHORIZATION IS REQUIRED:

AGENT/APPLICANT: MEL BARR ; BARR ASSOC. LLC

ADDRESS: 25 SYLVAN RD. S., Suite P

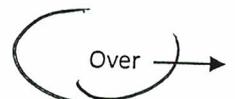
CITY/STATE/ZIP: WAPT. CT. 06880

PHONE: 203-454-9933 EMAIL: BARRPLAN@EARTHLINK.NET

APPLICANT IS REQUIRED TO SUBMIT 3 COPIES OF THE APPLICATION AND THE ATTACHMENTS DESCRIBED BELOW.

PLEASE ATTACH:

1. Plot Plan or Site Plan of certified A-2 accuracy showing:
 - a) Existing wetland or watercourse boundary as designated on Wetland Boundary Maps of March, 1983 and proposed wetland and/or watercourse boundaries.
 - b) Individual flag numbers for every wetland flag. In the case when there are numerous wetland survey flags, then every fifth flag should be shown.
 - c) Soil scientist responsible for flagging, date of flagging and date of boundary surveying. Latest revision date is to be indicated.
 - d) All watercourses occurring on the property.
 - e) A signature from the soil scientist showing the proposed wetland boundary or a signed letter from the Soil Scientist indicating that he or she has reviewed the accuracy of the surveyed map.



FEBRUARY 14, 2020

TO: TOWN OF WESTPORT
TOWN HALL
110 MYRTLE AVENUE
WESTPORT, CT 06880

RE: AUTHORIZATION LETTER #1-A
109 MORNINGSIDE DRIVE SOUTH

TO WHOM IT MAY CONCERN:

THIS WILL CONFIRM THAT BARR ASSOCIATES LLC, B&B ENGINEERING AND OTTO
THEALL, SOIL SCIENTIST, ARE HEREBY AUTHORIZED TO REPRESENT AN APPLICATION
ON OUR BEHALF TO THE WESTPORT CONSERVATION COMMISSION FOR AN IWW/M TO
FORMALLY AMEND THE WETLAND BOUNDARY LINE ON THE PROPERTY LOCATED AT
109 MORNINGSIDE DRIVE SOUTH, WESTPORT, CONNECTICUT (ID # G07054000).

OWNER: KOWALSKY FAMILY COMPANY LLC

BY:  _____, MEMBER
(SIGNATURE)

JOSEPH P. KOWALSKY
(PRINT NAME)

YOUR RECEIPT
THANK YOU
CALL AGAIN

TOWN OF
WESTPORT
CONSERVATION DEPARTMENT

REG 02-13-2020 12:25
000024

COMM REVIEWST1T2\$4200.00
CHECK \$4200.00

KOWALSKY FAMILY COMPANY LLC
1141 POST ROAD EAST
WESTPORT, CT 06880

1111

PAY
TO THE
ORDER OF

Town of Westport

Four Thousand Two Hundred And 00/100

DATE 2-12-2020 51-1325/211

\$ 4,200.00

DOLLARS

WESTPORT
NATIONAL BANK
A Division of Connecticut Commercial Bank, N.A.

FOR Non Inside Pass Application Fee



⑈001111⑈ ⑆02113251⑆ ⑆362995⑈

GREEN SECURE LINK CHAIN AND GREEN OVAL AND DISC PAPER WHEN COPIED HEAT SENSITIVE RED LOCK OR MARK APPEARS WHEN HEATED

Details on back

Security Features

SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST/WETLAND SCIENTIST
2 LLOYD ROAD
NORWALK, CONNECTICUT 06850
TELEPHONE (203) 845-0278
CELL (203) 247-0650
EMAIL soilwetlandsci@aol.com

November 22, 2019

Mr. Melvin H. Barr, Jr.
Barr Associates LLC
25 Sylvan Road South, Suite P
Westport, CT 06880

RE: Wetland Confirmation
Peaceful Valley Farm
109 Morningside Drive South
Westport, CT

Dear Mr. Barr:

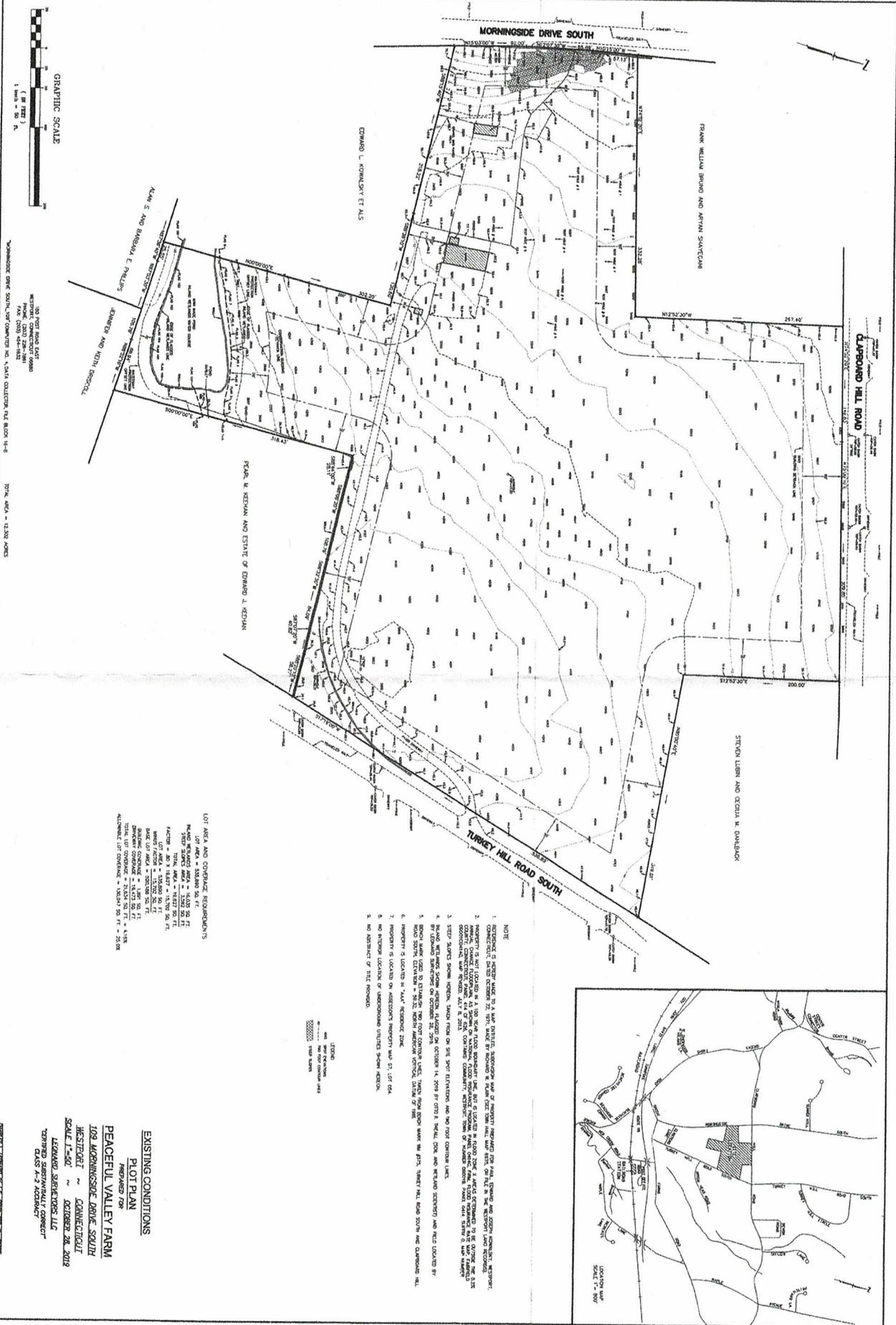
I have reviewed the locations of the wetland flagging as depicted on the "Existing Conditions Plot Plan, prepared for Peaceful Valley Farm, 109 Morningside Drive South, Westport, Connecticut, Scale 1"=50', October 28, 2019, Leonard Surveyors LLC." The wetland line depicted on the map accurately reflects the wetland boundary as shown by the locations of the wetland flags as they were placed in the field.

If you have any questions, please do not hesitate to call.

Sincerely,



Otto R. Theall
Professional Soil Scientist



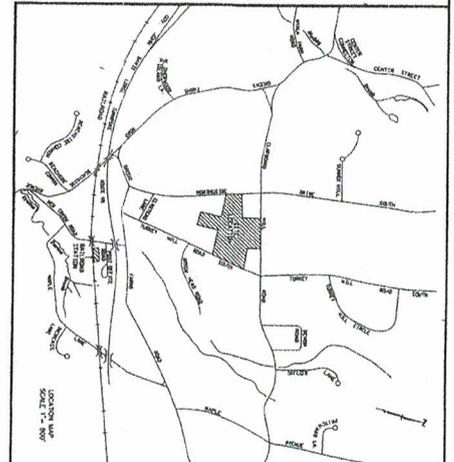
100 FOOT ROAD DIST.
MINIMUM CORNER DIST.
100' (AS SHOWN)

TOTAL AREA = 12,200 ACRES

LOT AREA AND COVERAGE REQUIREMENTS

MINIMUM LOT AREA = 14,000 SQ. FT.
MINIMUM COVERAGE = 10%
MINIMUM FRONT SETBACK = 10 FEET
MINIMUM SIDE SETBACK = 5 FEET
MINIMUM REAR SETBACK = 5 FEET
MINIMUM LOT WIDTH = 100 FEET
MINIMUM LOT DEPTH = 100 FEET
MINIMUM LOT AREA = 14,000 SQ. FT.
MINIMUM COVERAGE = 10%
MINIMUM FRONT SETBACK = 10 FEET
MINIMUM SIDE SETBACK = 5 FEET
MINIMUM REAR SETBACK = 5 FEET
MINIMUM LOT WIDTH = 100 FEET
MINIMUM LOT DEPTH = 100 FEET

- NOTE:
1. REFERENCE IS HEREBY MADE TO A MAP DATED 10/20/10, SUBSEQUENT MAPS OF PROPERTY OWNERS FOR THIS TRACT ARE SUBJECT TO REVISIONS AND AMENDMENTS. CONVEYANCES DATED OCTOBER 22, 2011, MADE BY REVISIONS TO PLAT 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



EXISTING CONDITIONS
PLOT PLAN
PREPARED FOR
PEACEFUL VALLEY FARM
100 MORNINGSIDES DRIVE SOUTH
WESTPORT, CONNECTICUT
SCALE 1" = 500' ~ OCTOBER 28, 2012
LEONARD SWEENEY LLC
CONTRIBUTED SURVEY/PLAT CONSULTANT
CLASS P-3 ACCREDITED

CONCEPT DEVELOPED BY: L.C. CORREIA, INC., WESTPORT, CT

SOIL & WETLAND SCIENCE, LLC

OTTO R. THEALL

PROFESSIONAL SOIL SCIENTIST

WETLAND SCIENTIST

2 LLOYD ROAD

NORWALK, CONNECTICUT 06850

OFFICE (203) 845-0278

CELL (203) 247-0650

EMAIL: soilwetlandsci@aol.com

SOIL INVESTIGATION REPORT

109 MORNINGSIDE DRIVE SOUTH

WESTPORT, CONNECTICUT

OCTOBER 25, 2019

I conducted an on-site investigation of the soils on the property that is located at 109 Morningside Drive South in Westport, Connecticut on July 3, 9, 16, 25, 26, 2019, August 12, 2019, and October 14, 25, 2019. The examination for wetland soils was conducted by inspection of approximately 140 soil samples taken with spade and auger. On the July 16th site visit, we dug 22 test pits with a backhoe. The entire property was investigated.

Inland wetlands in Connecticut, according to the Connecticut General Statutes, are lands, including submerged lands, which consist of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey of the NRCS. Watercourses include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses are to be delineated by a defined 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 a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.

The wetland boundary was marked in the field with pink flags numbered 1A, 1 through 9 and 101 through 109. The wetland soils around the pond (a watercourse) consist of Aquents (1). The non-wetland soils on-site consist of Ninigret and Tisbury soils (21), Woodbridge fine sandy loam (45), Sutton fine sandy loam (50), Paxton fine sandy loam (84) and Udorthents, smoothed (308). My investigation of the property essentially agrees with results obtained by Thomas Pietras, Professional Wetland Scientist and Soil Scientist, in May of 2014 and April of 2019. The soil map units contain inclusions of other soil types. The results of this soil survey are subject to change until the wetland boundary is accepted by the Westport Conservation Department.

TEST HOLE A (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-20"	A	10YR 3/2	silt loam	
20-40"	Bw	10YR 4/4	fine sandy loam	cobbles; no groundwater

TEST HOLE B (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-21"	Cfill	10YR 3/2	fine sandy loam	bsg; topsoil as fill
21-26"	Ab	10YR 3/1	silt loam	no mottles;
26-51	2Bw	10YR 4/3	silt loam	no mottles; no groundwater

TEST HOLE C (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-25"	Cfill	10YR 3/2	fine sandy loam	bsg; pipe; wood; no groundwater

TEST HOLE D (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-39"	Cfill	10YR 3/2	fine sandy loam	bsg; cable, metal, wood, rocks

TEST HOLE E (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-21"	A	10YR 3/2	fine sandy loam	
21-40"	Bw	10YR 4/3	fine sandy loam	c2d 7.5 YR 4/6 mottles; no H2O

TEST HOLE F (SOMEWHAT POORLY-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-13"	A	10YR 3/2	fs loam-silt loam	
13-26"	Bw1	2.5Y 5/3	fine sandy loam	c2d 7.5 YR 4/6 mottles
26-37"	Bw2	10YR 5/1	silt loam	c2d 7.5 YR 4/6 mottles; no H2O

TEST HOLE G (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-12"	A	10YR 3/2	fs loam-silt loam	
12-20"	Bw1	10YR 4/4	fine sandy loam	no mottles
20-25"	Bw2	10YR 3/3	silt loam	no mottles; no groundwater

TEST HOLE G (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-12"	A	10YR 3/2	fs loam-silt loam	
12-20"	Bw1	10YR 4/4	fine sandy loam	no mottles
20-25"	Bw2	10YR 3/3	silt loam	no mottles; no groundwater

TEST HOLE H (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-18"	A	10YR 3/2	silt loam	
18-24"	Cfill	10YR 4/1	silt loam	bsg; c1f 7.5YR 3/4 mottles (relic)
24-44"	2B	10YR 4/4	fine sandy loam	c2d 10YR 4/6 & 2.5Y 6/2 mottles no groundwater

TEST HOLE I (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-14"	A	10YR 3/2	silt loam	
14-61"	Cfill	10YR 5/1 &10YR 2/1	silt loam sand	bsg; no mottles; mixed materials
61-89"	2B	10YR 4/4	fine sandy loam	no mottles; groundwater @ 83"

TEST HOLE J (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-17"	A	10YR 3/2	silt loam	
17-24"	Cfill	10YR 4/2	silt loam	bsg; no mottles

TEST HOLE K (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-12"	A	10YR 3/2	silt loam	
12-29"	Cfill	10YR 4/2	silt loam & sand	bsg; no mottles
29-72"	2C	10YR 4/4	fine sandy loam	no mottles; no groundwater

TEST HOLE L (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-12"	A	10YR 3/2	silt loam	
12-73"	Cfill	10YR 4/2	silt loam & sand	bsg; no mottles; no groundwater

TEST HOLE M (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-12"	A	10YR 3/2		
12-28" (relic)	Cfill	10YR 5/2	silt loam	bsg; c2d 7.5 YR 4/6 mottles
28-74	2C	10YR 4/4	fine sandy loam	f1f 7.5 YR 4/6 mottles no groundwater

TEST HOLE N (SOMEWHAT-POORLY-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-15"	A	10YR 3/3	silt loam	
15-25"	Bw	10YR 4/3	silt loam	f1f 7.5 YR 4/6 mottles no groundwater

TEST HOLE O (SOMEWHAT-POORLY-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-14"	A	10YR 3/3	silt loam	
14-28"	Bw	10YR 4/3	silt loam	f1f 7.5 YR 4/6 mottles no groundwater

TEST HOLE P (SOMEWHAT-POORLY-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-19"	A	10YR 3/3	silt loam	
19-25"	Bw	10YR 4/3	fine sandy loam	f1f 7.5 YR 4/6 mottles no groundwater

TEST HOLE Q (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-14"	A	10YR 3/3	silt loam	
14-34"	Bw	10YR 4/4	silt loam	no mottles; no groundwater

TEST HOLE R (SOMEWHAT-POORLY-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-11"	A	10YR 3/3	silt loam	
11-20"	Bw	10YR 5/3	silt loam	c2d 10YR 4/6 mottles no groundwater

TEST HOLE S (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-12"	Cfill	10YR 3/3	silt loam	
12-25"	Cfill	10YR 3/1	sandy loam	no mottles
25-33"	Cfill	10YR 4/3	loamy sand	no mottles; no groundwater

TEST HOLE T (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-11"	A	10YR 3/2	silt loam	
11-20"	Bw	10YR 3/3	silt loam	no mottles; no groundwater

TEST HOLE U (WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-11"	A	10YR 3/2	silt loam	
11-20"	Bw	10YR 4/3	sandy loam	no mottles; no groundwater

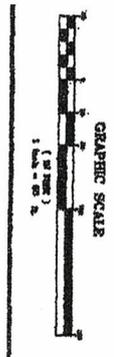
TEST HOLE V (MODERATELY WELL-DRAINED)

<u>DEPTH</u>	<u>HORIZON</u>	<u>COLOR</u>	<u>TEXTURE</u>	<u>COMMENTS</u>
00-14"	A	10YR 3/3	silt loam	no mottles
14-20"	Bw	10YR 4/4	silt loam	c2d 10YR 4/6 mottles no groundwater

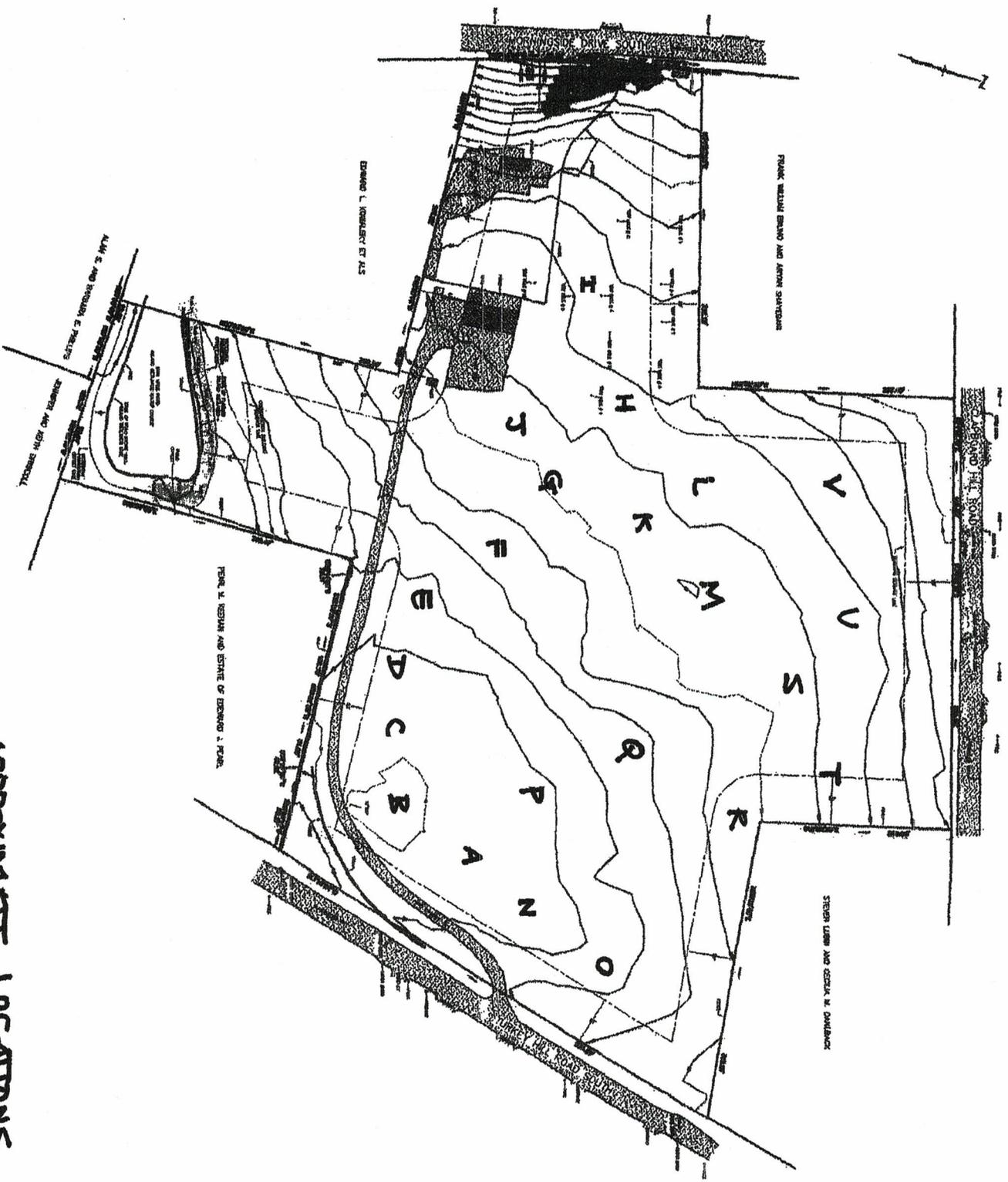
Respectfully submitted:



Otto R. Theall
Professional Soil Scientist



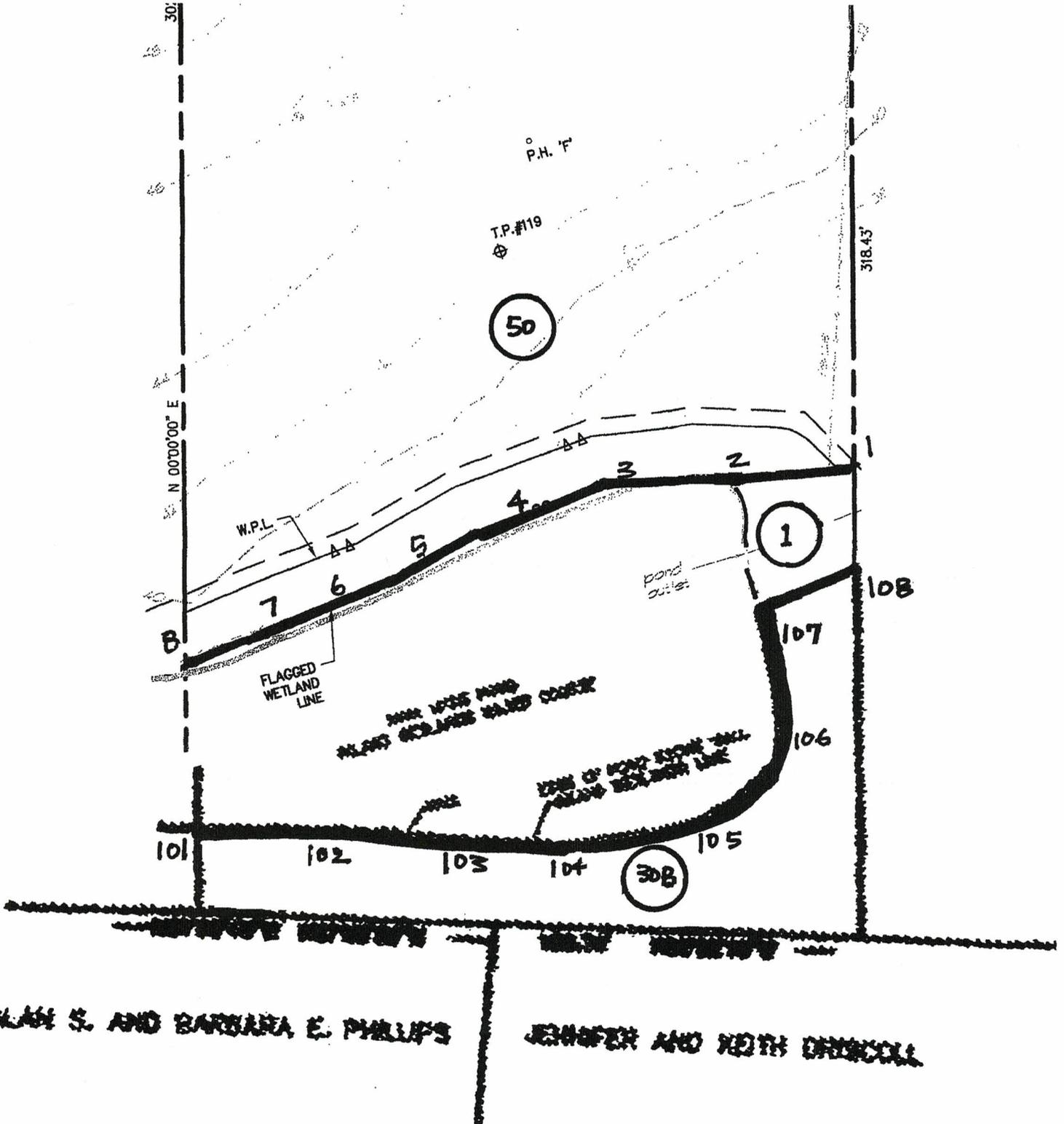
THE DATA FOR THIS MAP WAS OBTAINED FROM THE NATIONAL COAST AND GEODETIC SURVEY, WASHINGTON, D.C. (NAD 83) DATUM. THE SOURCE OF THE DATA IS THE NATIONAL COAST AND GEODETIC SURVEY, WASHINGTON, D.C. (NAD 83) DATUM.

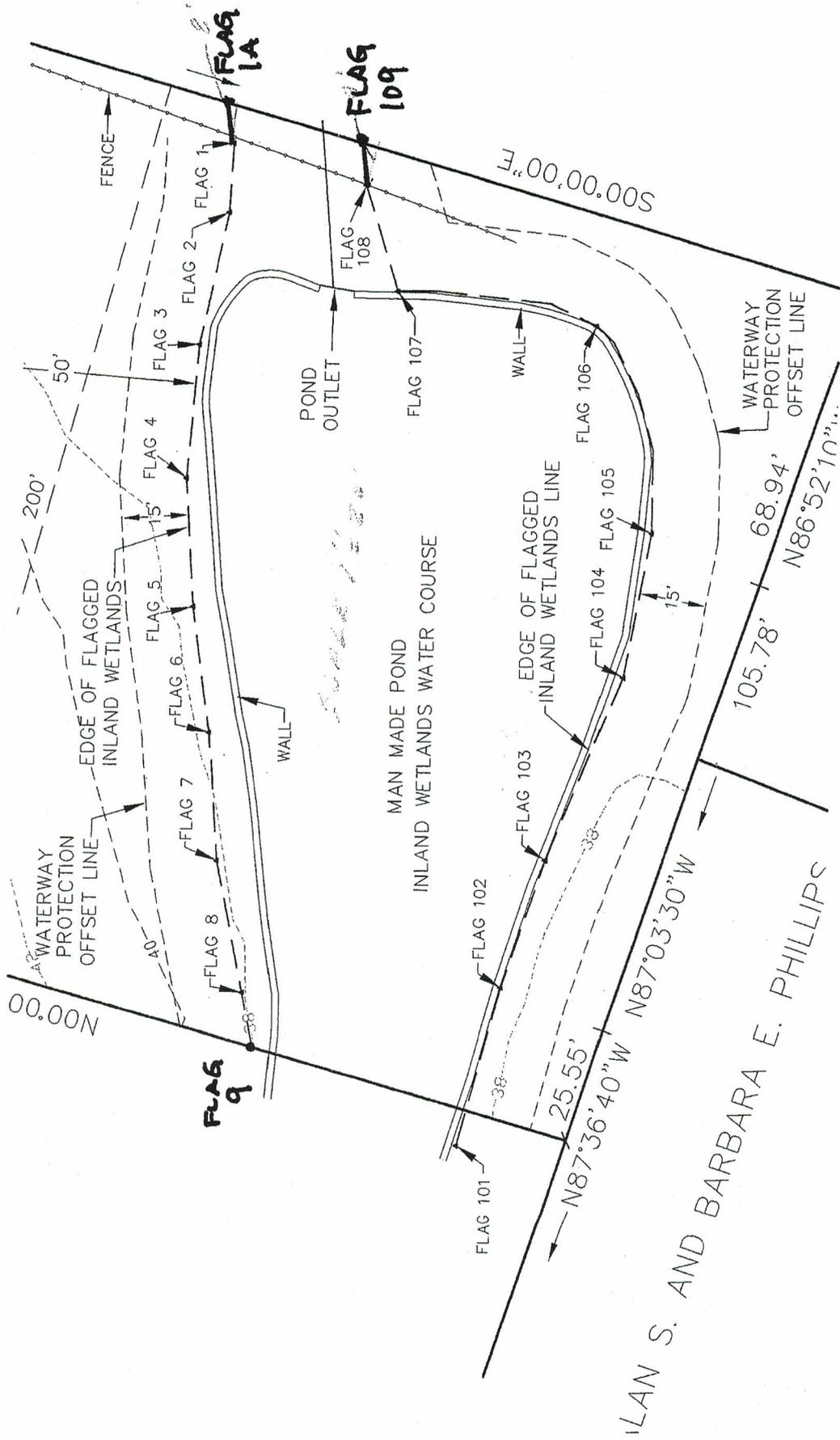


APPROXIMATE LOCATIONS
OF DEEP TEST PITS 7/16/19
SOIL + WETLAND SCIENCES, LLC

SOIL SURVEY SKETCH MAP
 109 MORNINGSID DRIVE SOUTH
 WESTPORT, CONNECTICUT
 SOIL & WETLAND SCIENCE, LLC
 OTTO R. THEALL
 PROFESSIONAL SOIL SCIENTIST
 OCTOBER 14, 2019

SOIL LEGEND:
 Wetland Soils:
 1 = Aquents
 Non-wetland Soils:
 50 = Sutton fine sandy loam
 308 = Udorthents, smoothed





MORNINGSIDE DR S WSPT
 KOWALSKY 10/25/19

April 24, 2019

Barr Associates LLC

ATTN: Melvin H. Barr, Jr., President

25 Sylvan Road South, Suite P

Westport, CT 06880

Re: Kowalsky Farm, 109 Morningside Drive South, Westport, CT

PEG Job No.: 2019&2014-54

Dear Mr. Barr,

On April 18, 2019 I conducted a site inspection to the Kowalsky Farm at 109 Morningside Drive South in Westport, CT. Previously in May of 2014, I investigated the 12.3+/- acre Kowalsky Property for purposes of soils identification and wetland delineation (refer to attached copy of Wetland Delineation Report, dated May 28, 2014). During the May 2014 investigation I identified a narrow fringe of poorly drained Aquents (Aq) wetlands along the northern side of the small, man-made pond which is present in the southern portion of the property. The boundaries of the wetlands adjacent to the pond were delineated with blue survey tapes, numbered 1 thru 2 and 3 thru 10. The remainder of the 12.3 acre property contains upland soils.

The wetland delineation survey tapes established along the northern edge of the pond were located by survey and plotted onto an Existing Conditions Plot Plan prepared by Leonard Surveyors, LLC (dated June 27, 2014). I reviewed the plot plan prepared by Leonard Surveyors and determined that the wetland line depicted on the map accurately reflects the wetland boundary that I established in the field.

On April 18, 2019 I inspected the entire 12.3+/- acre property. Since 2014 there has been minimal to no change to the property. The wetlands I previously identified along the northern fringe of pond are still present with no change. The remainder of the 12.3+/- acre property consists of upland soils.

Respectfully submitted,



Thomas Pietras, Professional Soil Scientist

15 Briarwood Lane

Wallingford, CT 06492

Thomas W. Pietras, Professional Wetland and Soil Scientist, conducted site inspections to the subject property on May 20 and 22, 2014. The 12.30 acre property consists mainly of grassed fields. A barnyard is present in the western portion of the property and a small, excavated pond is located at the southern end of the property. Slopes on the property are mostly gently sloping with the land falling to the east. A short, very steep slope is present at the far western end of the property near Morningside Drive South. Historic aerial photographs were reviewed on-line from the State of CT Library. A 1934 aerial photo reveals the entire property was in grassed field. In a 1965 photo the majority of the property remains in grassed field with the exception of the barnyard and excavated pond.

Test holes dug with a spade and auger and deep test holes dug by an excavator were used to examine the soils. The classification system of the National Cooperative Soil Survey and the USDA Natural Resources Conservation Service was utilized for identification of soil drainage classes and soil types. The soil types identified on the property were assigned soil map numbers according to the State of Connecticut Soil Legend. Locations of soil types identified are shown on a sketch map that is included with this report. Inland wetlands are regulated by CT General Statutes, Chapter 440, Sections 22a-36 to 22a-45. The State defines wetlands as land consisting of any of the soil types designated as poorly drained, very poorly drained, alluvial and floodplain by the National Cooperative Soil Survey. The boundaries of the wetlands identified on the property were delineated with consecutively numbered, survey tapes. Approximate location of the wetlands are also shown on the soil and wetland sketch map. Brief descriptions of the soil mapping units are included in this report. Additional information about the soils identified on the property can be found in the Soil Survey of the State of Connecticut (www.nrcs.usda.gov.ct/soilsurvey).

Wetlands, identified as poorly drained Aquents (Aq), are present on the property adjacent to the pond. Aquents are disturbed wetland soils. Wetlands are situated within a very narrow fringe on the northern side of the pond and also at the drainage outlet to the pond. Wetlands adjacent to the pond contain a mix of hydrophytic and non-hydrophytic plants common to wet meadows and grassed fields. Plants in the wetlands include reed canary grass, soft rush, sedges, beggar's ticks, field grasses, ragweed, English plantain, thistle, ground ivy and clover.

Non-wetland soils on the property include a mix of glacial till soils, glacial outwash soils and disturbed soils. Till soils were identified as well drained Paxton fine sandy loam (84), moderately well drained Woodbridge fine sandy loam (45) and moderately well drained Sutton fine sandy loam (50). Paxton and Woodbridge soils developed in a friable solum that is underlain by dense compact till (hardpan). Sutton soils developed in friable till. Outwash soils were identified as moderately well drained Ninigret and Tisbury soils (21). Non-wetland disturbed soils were identified as moderately well drained to well drained Udorthents, smoothed (308).

Previously on April 30, 2007 I inspected the property for the purpose of identifying wetlands and soil types. In the 2007 inspection I identified a narrow fringe of wetlands adjacent to the pond that is essentially the same as the wetlands I identified in May 2014. Additionally in 2007, I identified a small, isolated Leicester wetland soil to the north of the barn within the grassed hayfield. The Leicester is a poorly drained, friable, loamy glacial till soil. Notes 1 and 3 from the 4/30/2007 Wetlands/Watercourses and Soil Report state that: "(1) The subject property has long been utilized for agricultural use. Most of the land contains grassed hayfield. Subsurface drains have been installed to improve drainage. (3) To the north of the barn is a drained Leicester wetland soil. Except for a slight depression next to the barn there was no saturation encountered in the Leicester soil within 20 inches of the surface. The Leicester soil mainly supports field grasses that are common to the hayfield on the property. Simply from observing the existing vegetation and land surface, there was no indication that a wetland was formerly present to the north of the barn. A very small, low spot within the mapped wetland next to the barn traps surface water and is occasionally wet."

On May 20, 2014 the soils within the grassed field to the north of the barn were inspected with a shovel and hand auger. No saturation encountered in any hole dug to depths of 40 inches. No hydrophytic plants are present in the grassed field that would be common to a wet meadow. There was evidence of disturbed soil

materials in the upper soil horizons. Soil materials below the topsoil showing evidence of disturbance are characterized by a dark grayish color with redoximorphic concentrations. At depths greater than two to three feet there is a gray silty very fine mineral soil that appears to be original soil.

In order to obtain a better examination of the soils in the field to the north of the barn, an excavator was utilized to dig deep test holes. On 5/22/2014 ten deep test holes were dug from 40 to 76 inches deep. Soil descriptions are included at the end of this report. None of the test holes contained seepage or saturation. Seven of the deep test holes had 12 to 27 inches of very dark, loamy topsoil that included decomposed wood chips. In eight of the ten deep test holes there was a friable to compacted dark grayish brown loam or brown loamy fine sand below the topsoil containing relic redoximorphic concentrations. The dark gray brown to brown loamy soil material was determined to be fill that originated in wetlands and then was deposited into the hayfield to the north of the barn. Below this fill layer at depths ranging from 20 to 38 inches there is buried very dark gray silty topsoil and gray silty very fine sand subsoil. Fine to medium sands with some fines were present below four feet. The original soil that underlies the fill materials is a poorly drained Leicester. However, due to the presence of greater than 20 inches of fill and absence of an aquic moisture regime, the existing soils in the field to the north of the barn classify as Udorthents.

In conclusion, site inspections were conducted on May 20 and 22, 2014 to the subject property. Poorly drained Aquents wetlands were identified adjacent to the pond that is present in the southern end of the property. Soils to the north of the barn that were previously identified as wetland 2007 were re-investigated with deep test pits. An excavator dug ten deep test holes in the area previously identified as wetland. No seepage or saturation were encountered in any of the deep test holes that were dug to depths between 3 ½ to 6 feet. The soils in the grassed field to the north of the barn were found to contain a dark grayish brown loam fill layer with relic redoximorphic features. A buried wetland soil is present at depths greater than 20 inches below the existing soil surface. The examination of the soils in 2007 was conducted with only hand tools. At the time it was not apparent that the dark grayish brown loam below the topsoil was fill and the area was mapped as Leicester. Once the dark grayish brown loam underlying the topsoil in the field was confirmed as fill on 5/22/2014, it was determined that soils in the field to the north of the barn qualify as non-wetland Udorthents.

Respectfully submitted,

PIETRAS ENVIRONMENTAL GROUP, LLC



Thomas W. Pietras
Professional Wetland Scientist and Soil Scientist

BRIEF DESCRIPTIONS OF SOIL MAP UNITS IDENTIFIED

WETLAND SOILS

Aq Aquents - This is a poorly to very poorly drained, disturbed soil where two or more feet of the original soil surface has been altered by filling, excavation and/or grading. Aquents are characterized by a seasonal to prolonged high groundwater table at or near the ground surface. Aquents are capable of supporting a prevalence of hydrophytic plants.

NON-WETLAND SOILS

21 Ninigret and Tisbury soils (Aquic Dystrudepts) – These are deep, moderately well drained, friable, coarse-loamy and loamy textured soils that developed over sandy and gravelly, glacial outwash derived from schist, gneiss and granite. Outwash soils occur in valleys, outwash plains and terraces. A seasonal water table is present between 18 and 30 inches of the surface.

45 Woodbridge fine sandy loam (Aquic Dystrudepts) - This is a deep, moderately well drained, glacial till soil that developed in a friable, coarse-loamy textured solum overlying dense, basal till (hardpan). The till was derived from schist, gneiss and granite. Woodbridge soils occur on glaciated plains, hills and ridges. The hardpan is within 20 to 40 inches of the soil surface. A seasonal water table is present between 18 and 30 inches of the surface.

50 Sutton fine sandy loam (Aquic Dystrudepts) - This is a deep, moderately well drained, friable, coarse-loamy textured, glacial till soil derived from schist, gneiss and granite. Sutton soils occur on glaciated plains, hills and ridges. A seasonal water table is present between 18 and 30 inches of the surface.

84 Paxton and Montauk fine sandy loams (Oxyaquic Dystrudepts) - These are deep, well drained, glacial till soils that developed in a friable, coarse-loamy textured solum overlying dense, coarse-loamy to loamy sand textured, basal till (hardpan). The till was derived from schist, gneiss and granite. Typical depth to hardpan is 30-40 inches. An occasional perched, seasonal water table is present between 24 and 36 inches of the surface. Paxton and Montauk soils occur on glaciated plains, hills and ridges.

308 Udorthents, smoothed This is a well drained to moderately well drained, disturbed soil area that has had two or more feet of the original soil surface altered by filling, excavation or grading activities. Udorthents, smoothed soils commonly occur on leveled land and fill landforms.

Deep Soil Test Pit Descriptions

Test Holes Dug on May 22, 2014

Test Hole 1

0 to 5 inches; A horizon; black (10YR 2/1) loam; friable.

5 to 20 inches; Cfill; dark grayish brown (2.5Y 4/2) loam; reddish brown redoximorphic concentrations – relic; slight compacted.

20 to 28 inches; Ab horizon; very dark grayish brown (10YR 3/2) loam; friable.

28 to 39 inches; BC horizon; light olive brown (2.5Y 5/3) loam; reddish brown redoximorphic concentrations; slight compacted.

39 to 50 inches; C horizon; light brownish gray (2.5Y 6/2) silty very fine sand; gray depletions and reddish brown concentrations; slight friable.

No seepage or saturation.

Soil is a Udorthents – 20 inches fill over disturbed Sutton loam.

Test Hole 2

0 to 7 inches; A horizon; black (10YR 2/1) loam with decomposed wood chips; friable.

7 to 19 inches; Cfill; dark grayish brown loam; reddish brown redoximorphic concentrations – relic; slightly friable.

19 to 25 inches; Ab horizon; very dark gray (10YR 4/2) loam; compacted.

25 to 28 inches; BC horizon; brown (10YR 5/3) silty very fine sand; slightly compacted.

28 to 37 inches; C1 horizon; grayish brown (10YR 5/2) silty very fine sand; reddish brown concentrations and gray depletions; slight friable.

37 to 48 inches; 2C2 horizon; dark yellowish brown (10YR 4/4) stony, very gravelly loamy sand.

No seepage or saturation.

Soil is a Udorthents with 19 inches fill over disturbed soil transitional to Sutton/Leicester.

Test Hole 3

0 to 20 inches; A horizon; black (10YR 2/1) loam with decomposed wood chips; friable.
20 to 38 inches; Cfill; dark grayish brown (10YR 4/2) loam; reddish brown redoximorphic concentrations – relic; friable.
38 to 42 inches; Ab horizon; very dark gray (10YR 3/1) silt loam; slight friable.
42 to 48 inches; BC horizon; light gray (10YR 7/1) silty very fine sand; reddish brown concentrations; slight friable.
No seepage or saturation.
Soil is Udorthents with 38 inches fill over altered Leicester soil.

Test Hole 4

0 to 12 inches; A horizon; very dark brown (10YR 2/2) loam with decomposed wood chips; friable.
12 to 22 inches; Cfill-1; dark grayish brown (10YR 4/2) loam; slight friable. Stony in places.
22 to 34 inches; AC horizon; dark gray (10YR 4/1) very fine sandy loam; compacted; rounded stones.
34 to 40 inches; C horizon; gray (10YR 6/1) very fine sand, little silt; reddish brown & yellow brown concentrations; compacted.
No seepage or saturation.
Soil is Udorthents with 22 inches fill over altered Leicester soil.

Test Hole 5

0 to 12 inches; A horizon; black (10YR 2/1) silt loam with decomposed wood chips; friable.
12 to 22 inches; Cfill; brown (10YR 4/3) loamy very fine sand; compacted.
22 to 38 inches; BC horizon; light gray (10YR 6/1) silty very fine sand; compacted.
38 to 48 inches; C-1 horizon; grayish brown (10YR 5/2) loamy fine sand; friable.
48 to 54 inches; C-2 horizon; dark brown (10YR 4/3) fine to medium sand, little fines; friable.
No seepage or saturation.
Soil is Udorthents with 22 inches fill over disturbed Leicester soil.

Test Hole 6

0 to 27 inches; A horizon; black (10YR 2/1) loam with decomposed wood chips; friable.
27 to 32 inches; Cfill; dark brown (10YR 4/3) loam; compacted. Broken fragments of branches.
32 to 39 inches; mixed Ab and BC horizons; very dark gray (10YR 3/1) silt loam topsoil and gray (10YR 6/1) silty very fine sand mineral material; reddish brown concentrations; friable.
39 to 45 inches; C horizon; gray (10YR 6/1) silty very fine sand; reddish brown concentrations; slight friable.
No seepage or saturation.
Soil is Udorthents with 32 inches fill material over disturbed Leicester soil.

Test Hole 7

0 to 25 inches; A horizon; black (10YR 2/1) loam with decomposed wood chips; friable.
25 to 37 inches; BC horizon; gray (10YR 5/1) silty very fine sand; slight friable.
37 to 45 inches; C horizon; light gray (10YR 6/1) very fine sand, little silt; slight compaction.
No seepage or saturation.
Soil is Udorthents with 25 inches fill material over disturbed Leicester soil.

Test Hole 8

0 to 16 inches; A horizon; black (10YR 2/1) loam with decomposed wood chips; friable.
16 to 21 inches; Cfill; dark grayish brown (10YR 4/2) very fine sand; slight friable.
21 to 29 inches; AB horizon; dark gray (10YR 4/1) very fine sand, little silt; compacted.
29 to 48 inches; C-1 horizon; light gray (10YR 6/1) very fine sand, little silt; reddish brown and yellowish brown concentrations; slight friable.
48 to 76 inches; C-2 horizon; dark brown (10YR 4/3) fine sands; friable.
No seepage or saturation.
Soil is Udorthents with 21 inches fill over disturbed Leicester soil.

Test Hole 9

0 to 17 inches; A horizon; black loam; friable.
17 to 21 inches; Cfill; dark grayish brown loam; compacted.
21 to 25 inches; Ab horizon; dark gray (10YR 4/1) silty very fine sand; slight friable.
25 to 40 inches; BC horizon; light gray (10YR 6/1) silty very fine sand; reddish brown concentrations; slight friable.

Test Hole 9 (continued)

40 to 48 inches; 2C horizon; dark yellowish brown (10YR 4/4) sand, little fines; friable.

No seepage or saturation.

Soil is Udorthents with 25 inches fill over disturbed soil transitional between Leicester and Raypol.

Test Hole 10

0 to 10 inches; Cfill; dark yellowish brown (10YR 4/4) stony, gravelly loamy sand; friable.

10 to 14 inches; Ab horizon; black (10YR 2/1) loam with decomposed wood chips; friable.

14 to 25 inches; C-1 horizon; mix of dark gray (10YR 3/1) silt loam topsoil and pale brown (10YR 6/3) loam mineral soil; slight compacted.

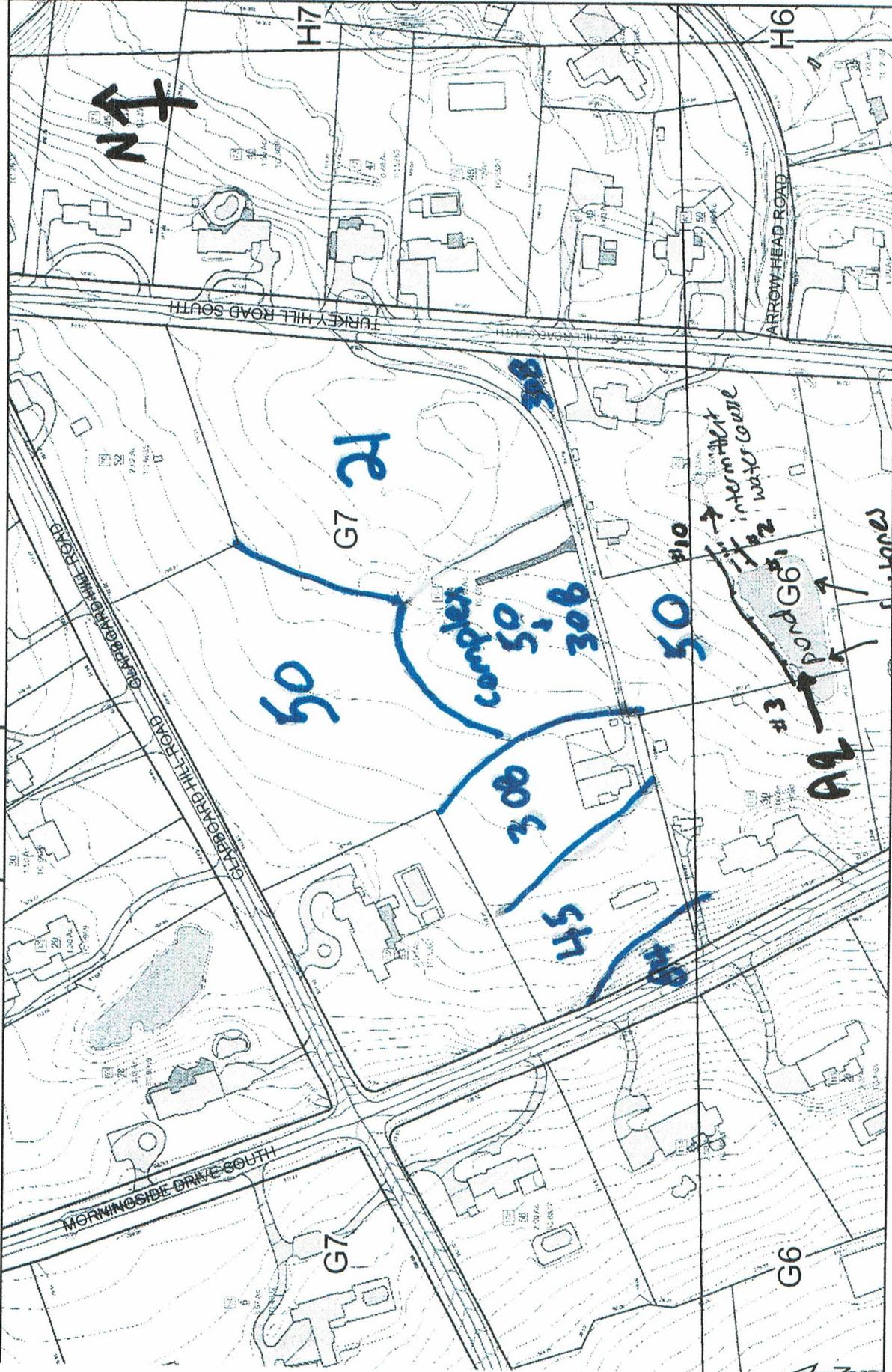
25 to 36 inches; C-2 horizon; grayish brown (10YR 5/2) silt loam; reddish brown concentrations; compacted.

36 to 42 inches; 2C-3 horizon; dark yellowish brown (10YR 4/4) loamy very fine sand; reddish brown concentrations; slight friable.

No seepage or saturation.

Soil is Udorthents with 25 inches disturbed soil materials over Leicester soil.

map title unspecified



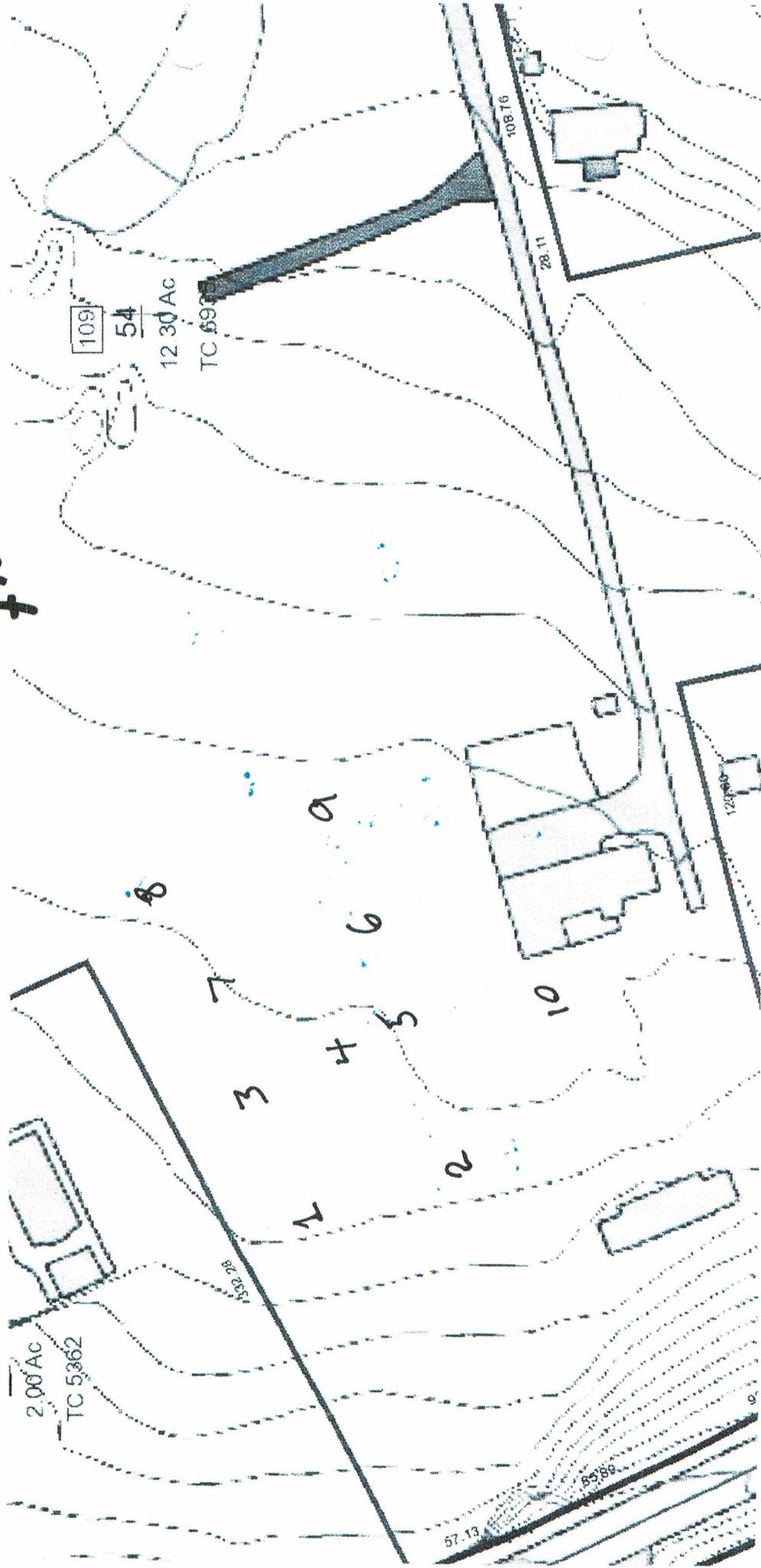
inch = 200 feet field inspection on May 20+22, 2014 sound edge of pond
 of pond

property at 109 Morningside Ave. barks
 Westport, CT
 sketch map of Inland wetlands,
 water courses + soil map units

port and its mapping contractors assume no legal responsibility for the information contained herein.

Thomas V. Petras soil scientist

↑N



Property at 109 Morningside Drive South
Westport, CT
test hole locations dug on May 22, 2014

