

#### Wetlands Narrative:

The proposed outbuilding will be two-stories with a footprint of 20-feet by 45-feet and will exist in the location of a previously permitted (town approved), underground swimming pool. The outbuilding will connect to a wooden deck which had been used by the swimming pool and was constructed by a previous land owner. The building will be used for storage of collectibles and used as a "man cave". No dwelling will exist within the building and no sewer or water will service the building. The building will have electrical and HVAC utilities only.

The proposed building is located within the area of maintained lawn. Over 3 years of ownership, this area has never subsided, eroded, or retained water. The area is very flat and very dry and is perfect for housing this structure. Construction of the building will have zero impact on the stream which is located 35-feet away in the woods. Hay bales and silt fence can be used as preventative measures if needed. The unnamed brook is barely a trickle for 9 months of the year and is not mapped on the town's assessor's database nor mapped in CTDEEP's Environmental Conditions Online Database. According to the CTDEEP database, no inland wetland soils are mapped for the property. According to CTDEEP's "Public Water Supply Sources & Drainage Basins", no public water supplies are located within one mile of the property.

This area was chosen for construction of the outbuilding for the following reasons:

1. Flat, dry area perfect for a building.
2. No subsistence of the land or erosion in this area.
3. Other areas of the property are very rocky, uneven surfaces, areas of poor drainage, or underlying soils are either wood chips or unsuitable fill.
4. This location provides the best security for the building on the property as it can easily be monitored from the house.
5. A deck is already present, which can be utilized by the outbuilding.
6. This area would be the most aesthetically pleasing for adding a structure to the property, and would not be seen from the road.

Prior to purchasing the land 3 years ago, I knew I would need an additional structure on the property and inquired with the Building/Zoning Department concerning an outbuilding in the proposed location and was given verbal permission at that time, which gave me the confidence to invest in this property.

As a professional geologist and environmental scientist with 20 years of experience managing the environmental conditions at construction sites, I see no impact to the brook from the construction or existence of the building, and I report this with a keen awareness of my responsibility to maintain the health of the ecosystem on my property.

Thank you much,

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