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Wayne Rand  
Global Self Storage  
244 Middletown Avenue  
East Hampton, CT 06424

April 24, 2021

RE: INLAND WETLAND SOILS AND WATERCOURSES INVESTIGATION AND  
DELINEATION – 53 LONG HILL ROAD, EAST HAMPTON CT

Dear Mr. Rand:

On November 14, 2020 I conducted a field site investigation to investigate the site referenced above to determine if any inland wetlands and/or watercourses exist on the site.

I tested the soils throughout the site using a soil auger to a depth of 2-3 feet. Based on my field observations and using the guidelines established by the National Cooperative Soil Survey and as defined by the Connecticut General Statutes, I delineated the inland wetland soils and watercourses on the site.

I delineated the inland wetland soils and watercourses using blue flagging numbered 1-43 and 44 -72 respectively. The inland wetlands soils are associated with and found along the edges of an intermittent watercourse that flows in a northerly direction to Long Hill Road from Charles Mary Drive.

When a Soil Scientist conducts a High Intensity Soil Survey (HISS), the soil delineation and investigation is limited to the actual specific site being developed. This is for obvious reasons primarily such as a trespass on private adjacent property.

When I performed the wetland delineation for this site, my delineation led me to a detention pond that was created for the subdivision road system draining Charles Mary Drive and others. That originally concluded to me that the source of the flow was from the detention pond exclusively. However, after further investigation and driving through Charles Mary Drive and Williams Road it is clear that a watercourse traverses this entire hill side development and is piped and discharged in a series of pipes, culverts and catch basins that leads ultimately to the detention pond that directly overflows and drain onto the property at 53 long Hill Road.

I still maintain that this is not a perennial watercourse, as a home owner abutting the detention pond confirmed my suspicions that the pond holds water in the summer to some extent, but there is no flow out of the overflow. When I conducted my site visit in November there was no flow, merely some random wet spots in low areas that pooled within the actual intermittent watercourse. There is also no real defined bank and channel, but merely a braided flow in some areas.

The wetland soils on the site are classified as a Leicester poorly drained course loamy sand which are typically found in depressions on glacial till uplands. The wetland area is wooded with mature trees and shrubs and the intermittent watercourse is stable with a rock and stone lined base and side slopes.

The main function of this watercourse is to convey storm water flow during specific storm events. During a recent relatively heavy storm event, I videotaped the flow from the intermittent watercourse as well as storm water flow from Rt 66 and Rt 16 along Long Hill Road. I believe this was sent into the record.

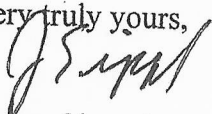
Another reason for this video tape is to show the location of a ceramic "cistern" that was historically installed and used as a drinking water source. Be that as it may, today that water which originates from a groundwater spring located on the state/or town road right of way, is impacted by surface runoff from Rt 66 and Rt 16. I doubt very much that water is still potable as a drinking water supply.

Furthermore, this development is clearly to the west of this "cistern" and the "cistern" is upgradient from the proposed development and would clearly not be impacted by surface flow (as there is currently no direct surface flow from the development to this area of concern) or groundwater flow as it is towards the west, not the east, which is the apparent groundwater flow due to the topography of the site.

The inland wetlands and intermittent watercourse are properly shown on the plans entitled "Long Hill Estates, 53 Long Hill Road, East Hampton, CT; Scale 1 " = 40'"; dated 3/17/21, revised 4/20/21, sheet GU-1, prepared by Robert V. Baltramaitis, PE.

If you have any questions or require further information, please contact me at the number referenced above.

Very truly yours,



James Sipperly  
Certified Soil Scientist, Society of Soil Scientists of Southern New England  
Connecticut Wetland Scientist, Connecticut Association of Wetland Scientists