SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

Wetland Delineations Ecological Studies Site Assessments Project Planning Soil Testing

July 22, 2026

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 9:52 am, Aug 11, 2026

ATTN: Joe Jalowiec
Jalowiec Realty Associates LP
90 Sodom Lane
Derby, CT 06418

RE: Wetland Assessment Report
90 and 114 Sodom Lane, Derby, CT

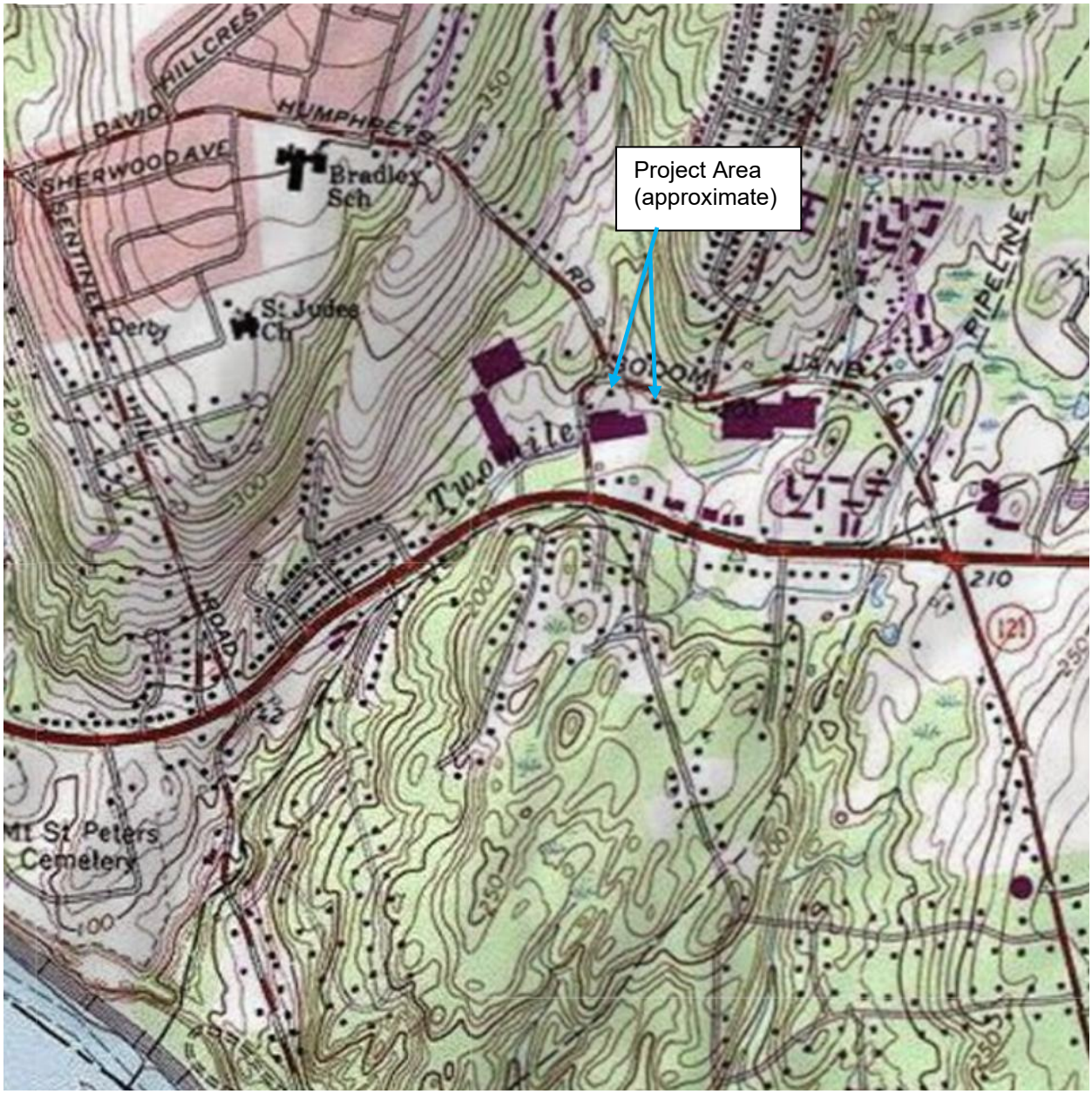
Dear Mr. Jalowiec:

In accordance with your request, Jennifer Beno, Biologist/Wetland Scientist, and Scott Stevens, Registered Professional Soil Scientist, with Soil Science and Environmental Services, Inc. (SSES) inspected the wetlands on the proposed project site on June 25, 2026. The project site consists of two lots known as 90 (0.29 acre) and 114 Sodom Lane (0.93 acre). The purpose of the inspection was to delineate the wetland boundary on the western side of the watercourse located on 114 Sodom Lane and to observe the existing conditions (vegetation and wildlife) and primary functions associated with the wetland and watercourse corridor on the proposed project site. We reviewed the plan sheets titled, "Site Plan Prepared For Jalowiec Realty Associates, 90 & 114 Sodom Lane, Derby, Connecticut," dated February 24, 2026 (revised 7/14/2026 – latest revision) that were prepared by Nowakowski, O'Bymachow, Kane, Associates, to determine potential impacts to wetlands and upland review areas. SSES does not have a professional engineer on staff; therefore, engineering aspects of the proposed project are not reviewed by our firm.

General Site Description

The proposed project site is located at the edge of a commercially developed area in the southern portion of Derby (Figure 1). It is bordered by residential development to the northwest of Sodom Lane off of David Humphrey Road, by City of Derby property off of Sodom Lane to the north, and by commercial properties to the east, south, and west. The subject parcels consist of commercial businesses, paved driveways and parking areas, and mowed lawn. A narrow strip of vegetation was observed along the southern property boundary east of the wetland. Vegetation observed in this area includes catalpa, box elder, olive, multiflora rose, sassafras, wineberry, bittersweet, grape, poison ivy, Japanese knotweed, and mugwort. Other vegetation observed within the mowed lawn areas includes grasses, clovers, plantain, wood sorrel, mugwort, purslane, blue toadflax, and crabgrass. See Figure 2 for existing conditions map.

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SOIL SCIENCE And ENVIRONMENTAL SERVICES, INC.	U.S.G.S. Topography Map 90 and 114 Sodom Lane Derby, CT	Date 6/30/26 Figure No. 1

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Looking west from #90 Sodom Lane towards wetland/watercourse and mowed lawn upland in eastern portion of #114 Sodom Lane (6/25/2026).



Looking westerly at fill, rip rap and large stones/boulders, mowed lawn, paved driveway/parking, and building on western side of watercourse at #114 Sodom Lane (6/25/2026).

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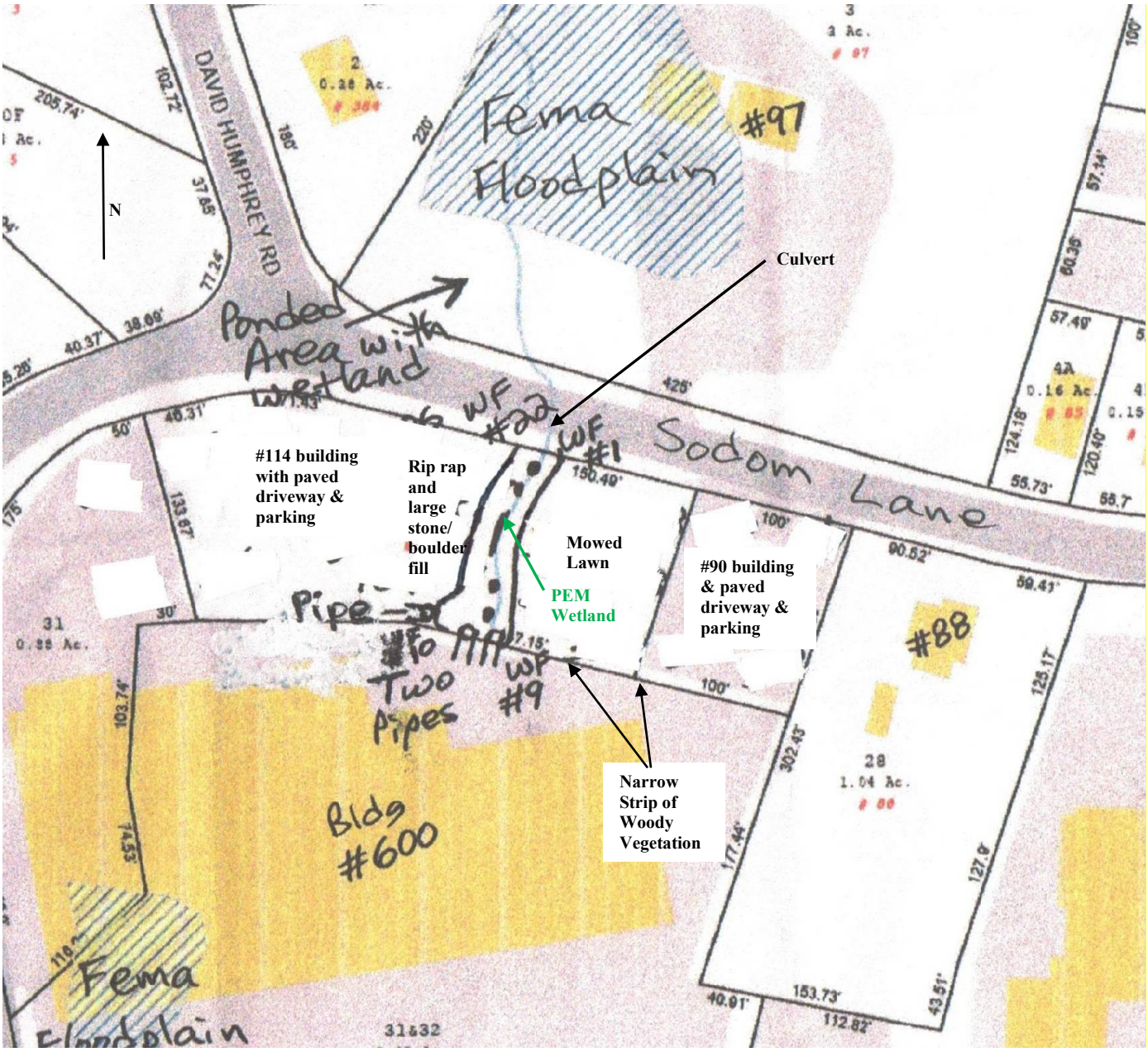


Figure 2 – Existing Conditions Map (From SSES Wetland Delineation Report)

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Regulated Wetland Description

The wetland boundaries were delineated along the perennial watercourse near the project areas with pink flags labelled WF#1-9 and #10-22 by Scott Stevens, Registered Professional Soil Scientist with SSES, in April and June 2026. See Wetlands/Watercourses and Soil Report prepared by Scott Stevens for additional information pertaining to the soils encountered on the properties within the project areas.

A very narrow, sloping wetland was delineated along and in a perennial watercourse on the property known as #114 Sodom Lane. It is bordered by rip rap, fill, and mowed lawn to the east and by a small area of mowed lawn, rip rap, large stones/boulders, and steep fill with limited herbaceous vegetation growth to the west. The wetland is dominated by a palustrine emergent (PEM) wetland. Vegetation within the wetland provides dense to very dense herbaceous growth. The vegetation observed within the wetland during the inspection includes curly dock, jewelweed, beggar ticks, forget-me-nots, meadow garlic, wild lettuce, soft rush, hawkweed, duckweed, mugwort, thistle, sedges, arrow-leaved tearthumb, wood sorrel, red clover, garlic mustard, field bindweed, halberd-leaved tearthumb, reed canary grass, sallow sedge, Asiatic dayflower, white clover, plantain, dandelion, and creeping cinquefoil.

The perennial watercourse is a tributary to Two Mile Brook and generally ranges from approximately 5 to 10-feet wide in the project area. Rip rap was placed along the watercourse and its banks presumably to provide stabilization. Water flow enters the on-site perennial watercourse from a culvert under Sodom Lane at the northern property boundary, flows southerly through the site and into twin culverts near the southern property boundary.

The wetland and watercourse were previously impacted by activities that were permitted in 2006. Prior impacts include filling of the wetland and channelization of and placement of rip rap along the watercourse. In addition, gas, water and sewer lines are present within the wetland/watercourse, and stormwater runoff from the surrounding upland and nearby roads is directed to the wetland/watercourse.

The primary functions provided by the wetland include groundwater discharge and wildlife habitat. Wildlife habitat is limited due to the small size of the wetland, its narrow configuration, fragmentation (existing culverts), and its location in a developed area. See Appendix I for the Wetland Function-Value Evaluation Form and supporting documentation (vegetation and wildlife lists).

Wildlife

Wildlife observed utilizing the project site during the June 25, 2026 inspection include green frog, minnows, water striders, field crickets, bumble bee, and honey bee. These species are common in CT. In addition to the site inspection, SSES reviewed the December 2025 and June 2026 CT Department of Energy and Environmental Protection (DEEP) Natural Diversity Data Base (NDDB) division maps available on-line to determine if known Federal

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Overall View: Looking south at very narrow palustrine emergent (PEM) wetland along and in the channelized watercourse (6/25/2026).



Overall View: Looking north at very narrow palustrine emergent (PEM) wetland along and in the channelized watercourse. Note sewer manhole in southern portion of wetland (6/25/2026).



Looking south at very narrow palustrine emergent (PEM) wetland along and in channelized watercourse. Note culvert pipes near the southern edge of property (6/25/2026).



Looking north at very narrow palustrine emergent (PEM) wetland along and in the channelized watercourse. Note culvert pipe at northern edge of property under Sodom Lane (6/25/2026).



Looking southeasterly at very narrow palustrine emergent (PEM) wetland along and in channelized watercourse. Note culvert pipes and sewer manholes near southern edge of property (6/25/2026).

and/or State listed Endangered, Threatened, or Special Concern Species or critical habitat occur within the vicinity of the site. Both maps indicate known listed species have been documented on or near the project site. See included map – Appendix II. Following the map review, SSES requested additional information pertaining to the type of listed species known to exist within the project area. The Preliminary Site Assessment letter generated by the NDDB division states that "Current data maintained by the Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal, indicates that no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats have been documented within or in close proximity to the area delineated." See Appendix II for the complete document.

Impacts to Regulated Wetlands and Watercourses

We reviewed the plan sheets titled, "Site Plan Prepared For Jalowiec Realty Associates, 90 & 114 Sodom Lane, Derby, Connecticut," dated February 24, 2026 (revised 7/14/2026 – latest revision) that were prepared by Nowakowski, O'Bymachow, Kane, Associates, to determine potential impacts to wetland and upland review areas (URA).

According to information provided on the reviewed plan sheets, there will be no direct wetland or watercourse impacts.

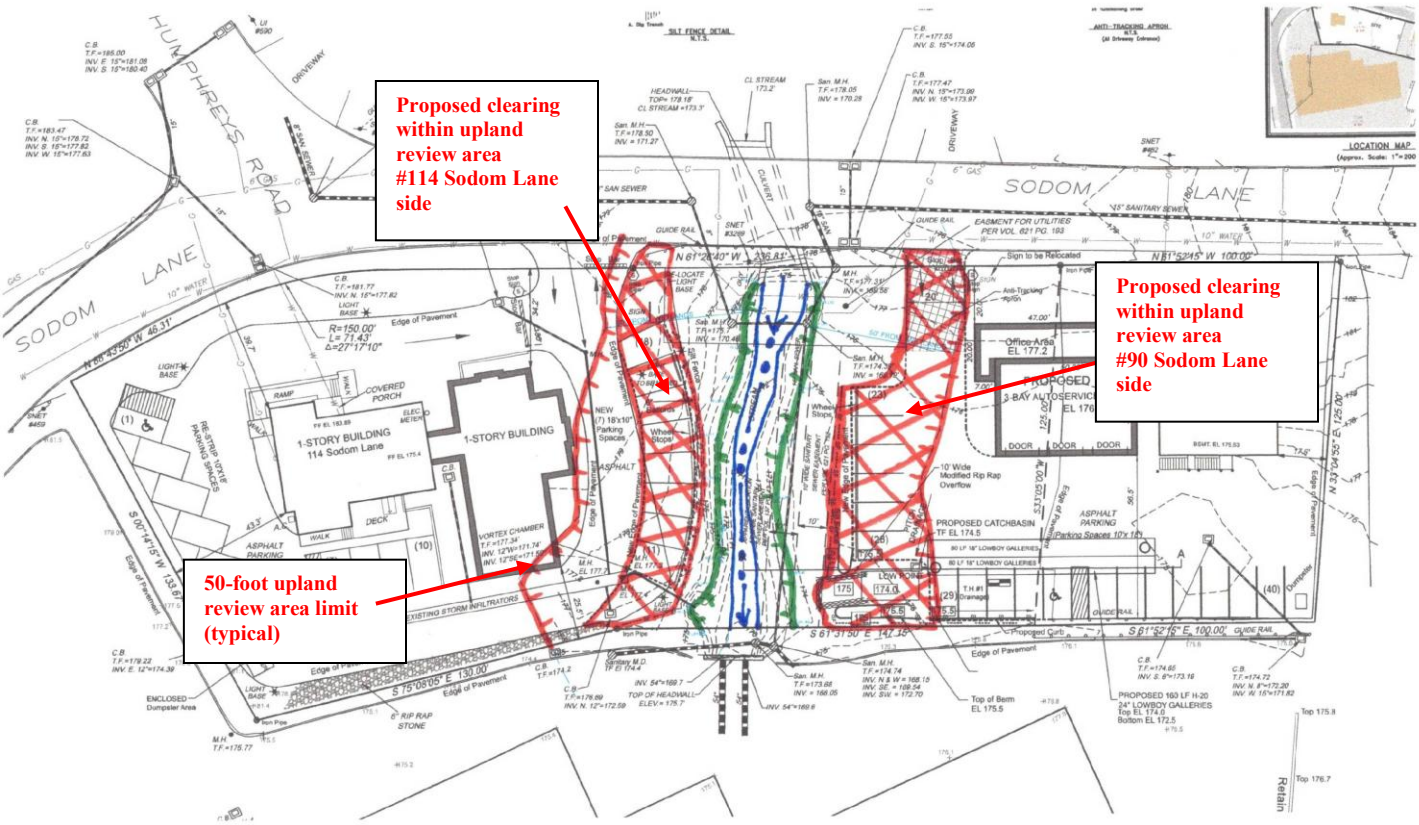


Figure 3 – Proposed Regulated Upland Review Area Activities (Map Prepared and Provided by Nowakowski, O'Bymachow, Kane, Associates)

The applicant is proposing disturbances to the URA on both sides of the wetland and watercourse. According to Nowakowski, O'Bymachow, Kane, Associates approximately 4,550 square feet (± 2,800 square feet on east side and ± 1,750 square feet on west side of the wetland/watercourse) of the URA will be disturbed. Activities within the URA include grading and construction of a paved driveway and parking area on the east side of the wetland/watercourse and paved parking spots on the west side of the wetland/watercourse.

The proposed activities within the upland review area will result in the removal of existing mowed lawn. Potential short-term impacts to wetlands that could result from the activities in the upland review area are erosion and resulting sediment deposition and accidental human intrusion into the wetlands during construction. According to Nowakowski, O'Bymachow,

Kane, Associates, to prevent these potential short-term impacts, erosion and sediment control measures have been designed for this project including silt fence and haybales to prevent sediment releases into the wetland/watercourse and anti-tracking pads. All erosion and sedimentation control measures approved by the City of Derby will need to be properly installed and maintained throughout the duration of the project until the site is stabilized.

Potential long-term impacts to wetlands that could result from the upland review area clearing are future encroachment into regulated areas. To reduce the potential for these impacts, SSES recommends that native, non-invasive shrubs be installed along the edge of clearing near the wetlands. The plantings will provide a natural screen protecting the wetland areas and will provide wildlife habitat. Previously, the applicant proposed installing native, non-invasive shrub plantings along the edge of clearing closest to the wetland boundaries in association with the prior 2006 approval. We did not observe any plantings within the current proposed URA disturbance areas. We recommend that the applicant double the number of shrub plantings that were approved as part of the 2006 permit along the edge of clearing closest to the wetland boundaries.

After inspecting the project site and reviewing the plan sheets, it is our professional opinion that the proposed activities within the URA will not have a significant adverse impact on the limited functions provided by the previously altered wetland as long as the project is developed in accordance with the reviewed plans and the stormwater treatment and erosion and sedimentation control measures approved by the City of Derby are properly installed and maintained.

Respectfully submitted,

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.



Jennifer L. Beno
Biologist/Wetland Scientist

Jennifer Beno, Biologist/Wetland Scientist

Ms. Beno is one of the partners at Soil Science And Environmental Services, Inc. She is the principal Biologist/Wetland Scientist with the firm and has been with the company since 1994. She has a bachelor's degree in Zoology and is a member of the CT Association of Wetland Scientist and the Society of Wetland Scientists. Ms. Beno has assisted in Federal and Tidal wetland delineations for the past 20 years. She prepares a variety of reports including wetland assessments, wetland impact analyses, mitigation and planting plans, and invasive species identification and control plans. Ms. Beno also conducts vernal pool inspections. Her reports are submitted as supporting documentation for municipal, State and US Army Corps of Engineers review.

Appendix I: Highway Methodology Data Form and Supporting Documents[1]

[1] US Army Corps of Engineers New England. The Highway Methodology Workbook Supplement, Wetland Functions and Values: A Descriptive Approach. Brochure NAEEP-360-1-30a. September 1999.

WETLAND FUNCTION-VALUE EVALUATION FORM

Wetland/Watercourse, 90 & 114 Sodom Lane, Derby, CT

Wetland I.D.

Total area of wetland _____ Human made? ***Yes/No*** Is wetland part of a wildlife corridor? ***Yes*** Or a "habitat island? ***No***

Lat. ***+41.31409°N*** Long. ***+73.05512°W***

Adjacent land use: ***mowed lawn; commercial businesses; road*** Distance to nearest roadway or development ***0' (fill/road)***

Prepared by ***JLB*** Date ***6/26/2026***

Dominant wetland systems present ***PEM*** Contiguous undeveloped buffer zone present ***No***

Wetland Impact: Type: _____ Area _____

Is the wetland a separate hydraulic system? ***No*** If not, where does the wetland lie in the drainage basin? ***Mid***

Evaluation based on: Office ***Y*** Field ***Y***

How many tributaries contribute to the wetland? ***1*** Wildlife & vegetation diversity/abundance ***(see attached)***

Corps manual wetland delineation Completed? Y _____ N ***X***

Function/Value	Occurrence Y	Occurrence N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	***X***		7,11,12,13,15	***X***	Water quality designated as Class GA within the area of the project site.
Floodflow Alteration	***X***		4,9,10,13		Limited. Associated with perennial watercourse. Receives runoff from surrounding uplands. Very narrow, sloping wetland along channelized watercourse.
Fish and Shellfish Habitat	***X***		7,10,12,14,17		Limited. Narrow, shallow perennial watercourse. Minnows observed in perennial watercourse.
Sediment/Toxicant Retention	***X***		1,10		Limited. Wetland is very narrow along channelized watercourse. Areas of dense herbaceous vegetation growth.
Nutrient Removal	***X***		4,9,10		Limited. Wetland is very narrow along channelized watercourse. Areas of dense herbaceous vegetation growth.
Production Export	***X***		1,4,6,10,11		Nutrients are exported via perennial watercourse.
Sediment/Shoreline Stabilization	***X***		2,4,6,9,15		Perennial watercourse has been channelized and lined with rip rap.
Wildlife Habitat	***X***		2,7,8,11,16,17	***X***	Limited. Very narrow wetland is dominated by a palustrine emergent wetland. Wetland and watercourse corridor is fragmented by development and road crossings.
Recreation		***X***	none		Private property. Very narrow wetland along channelized watercourse.
Educational Scientific Value		***X***	none		Private property. Very narrow wetland along channelized watercourse.
Uniqueness/Heritage		***X***	1,5,11,13,16,17,18,22		Known listed species in or near the project area according to NDDB maps – Dec. 2025 And June 2026.
Visual Quality/Aesthetics	***X***		2,12		Perennial watercourse contrasts with the adjacent upland areas.
ES Endangered Species Habitat	***X***		1		None observed. CT DEEP Natural Diversity Data Base map indicates known listed species on/near the project area. See map dated Dec. 2025 and June 2026 in Appendix II.

* REFER TO BACK UP LIST OF CONSIDERATIONS (FOLLOWING)

Wetland Vegetation Inventory (June 25, 2026)
90 and 114 Sodom Lane, Derby, CT

Scientific Name	Common Name	Indicator Status
Trees		
Saplings/Shrubs		
Herbaceous		
Alliaria petiolata	garlic mustard	FACU
Allium canadense	meadow garlic	FACU
Artemisia vulgaris	mugwort	UPL
Bidens frondosa	beggar-ticks	FACW
Carex lurida	sallow sedge	OBL
Carex spp.	sedges	FACW/OBL
Commelina communis	Asiatic dayflower	FAC
Convolvulus arvensis	field bindweed	--------
Hieracium lachenalii	hawkweed	----------
Impatiens capensis	jewelweed	FACW
Juncus effusus	soft rush	OBL
Lactuca serriola	prickly lettuce	FACU
Lemna minor	duckweed	OBL
Myosotis scorpioides	water forget-me-nots	OBL
Oxalis stricta	common yellow wood sorrel	FACU
Persicaria arifolia	halberd leaved tearthumb	OBL
Persicaria longiseta	lady smartweed	FAC
Persicaria sagittata	arrow-leaved tearthumb	OBL
Phalaris arundinacea	reed canary grass	FACW
Potentilla simplex	creeping cinquefoil	FACU
Rumex crispus	curly dock	FAC
Sonchus arvensis	thistle	FACU
Taraxacum officinale	dandelion	FACU
Trifolium pratense	red clover	FACU
Trifolium repens	white clover	FACU

Indicator Status : From the "NWPL-National Wetland Plant List, Northcentral and Northeast 2016 Regional Wetland Plant List" published by the US Army Corps of Engineers.
OBL: obligate wetland; almost always occur in wetland / **FACW:** facultative wetland; usually occur in wetland, but may occur in non-wetland / **FAC:** occur in wetland and non-wetland / **FACU:** usually occur in non-wetland, but may occur in wetland / **UPL :** almost never occur in wetland

Inventory includes the dominant species that were identified within the wetland on the project site during the site inspection. This list is not all-inclusive.

Wildlife Inventory (June 25, 2026)
90 and 114 Sodom Lane, Derby, CT

Lithobates clamitans/Rana clamitans	green frog

Minnows
Water strider
Crickets
Bumble bee
Honey bee

Inventory includes those species that were observed in the proposed project area during the inspection and is not a comprehensive list.

Appendix A

Wetland evaluation supporting documentation; Reproducible forms.

Below is an example list of considerations that was used for a New Hampshire highway project. Considerations are flexible, based on best professional judgment and interdisciplinary team consensus. This example provides a comprehensive base, however, and may only need slight modifications for use in other projects.



GROUNDWATER RECHARGE/DISCHARGE— This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

CONSIDERATIONS/QUALIFIERS

1. Public or private wells occur downstream of the wetland.
2. Potential exists for public or private wells downstream of the wetland.
3. Wetland is underlain by stratified drift.
4. Gravel or sandy soils present in or adjacent to the wetland.
5. Fragipan does not occur in the wetland.
6. Fragipan, impervious soils, or bedrock does occur in the wetland.
7. Wetland is associated with a perennial or intermittent watercourse.
8. Signs of groundwater recharge are present or piezometer data demonstrates recharge.
9. Wetland is associated with a watercourse but lacks a defined outlet or contains a constricted outlet.
10. Wetland contains only an outlet, no inlet.
11. Groundwater quality of stratified drift aquifer within or downstream of wetland meets drinking water standards.
12. Quality of water associated with the wetland is high.
13. Signs of groundwater discharge are present (e.g., springs).
14. Water temperature suggests it is a discharge site.
15. Wetland shows signs of variable water levels.
16. Piezometer data demonstrates discharge.
17. Other



FLOODFLOW ALTERATION (Storage & Desynchronization) — This function considers the effectiveness of the wetland in reducing flood damage by water retention for prolonged periods following precipitation events and the gradual release of floodwaters. It adds to the stability of the wetland ecological system or its buffering characteristics and provides social or economic value relative to erosion and/or flood prone areas.

CONSIDERATIONS/QUALIFIERS

1. Area of this wetland is large relative to its watershed.
2. Wetland occurs in the upper portions of its watershed.
3. Effective flood storage is small or non-existent upslope of or above the wetland.
4. Wetland watershed contains a high percent of impervious surfaces.
5. Wetland contains hydric soils which are able to absorb and detain water.
6. Wetland exists in a relatively flat area that has flood storage potential.
7. Wetland has an intermittent outlet, ponded water, or signs are present of variable water level.
8. During flood events, this wetland can retain higher volumes of water than under normal or average rainfall conditions.
9. Wetland receives and retains overland or sheet flow runoff from surrounding uplands.
10. In the event of a large storm, this wetland may receive and detain excessive flood water from a nearby watercourse.
11. Valuable properties, structures, or resources are located in or near the floodplain downstream from the wetland.
12. The watershed has a history of economic loss due to flooding.
13. This wetland is associated with one or more watercourses.
14. This wetland watercourse is sinuous or diffuse.
15. This wetland outlet is constricted.
16. Channel flow velocity is affected by this wetland.
17. Land uses downstream are protected by this wetland.
18. This wetland contains a high density of vegetation.
19. Other

FISH AND SHELLFISH HABITAT (FRESHWATER) — This function considers the effectiveness of seasonal or permanent watercourses associated with the wetland in question for fish and shellfish habitat.



CONSIDERATIONS/QUALIFIERS

1. Forest land dominant in the watershed above this wetland.
2. Abundance of cover objects present.

STOP HERE IF THIS WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE

3. Size of this wetland is able to support large fish/shellfish populations.
4. Wetland is part of a larger, contiguous watercourse.
5. Wetland has sufficient size and depth in open water areas so as not to freeze solid and retain some open water during winter.
6. Stream width (bank to bank) is more than 50 feet.
7. Quality of the watercourse associated with this wetland is able to support healthy fish/shellfish populations.
8. Streamside vegetation provides shade for the watercourse.
9. Spawning areas are present (submerged vegetation or gravel beds).
10. Food is available to fish/shellfish populations within this wetland.
11. Barrier(s) to anadromous fish (such as dams, including beaver dams, waterfalls, road crossing) are absent from the stream reach associated with this wetland.
12. Evidence of fish is present.
13. Wetland is stocked with fish.
14. The watercourse is persistent.
15. Man-made streams are absent.
16. Water velocities are not too excessive for fish usage.
17. Defined stream channel is present.
18. Other

Although the above example refers to freshwater wetlands, it can also be adapted for marine ecosystems. The following is an example provided by the National Marine Fisheries Service (NMFS) of an adaptation for the fish and shellfish function.

FISH AND SHELLFISH HABITAT (MARINE) — This function considers the effectiveness of wetlands, embayments, tidal flats, vegetated shallows, and other environments in supporting marine resources such as fish, shellfish, marine mammals, and sea turtles.

CONSIDERATIONS/QUALIFIERS

1. Special aquatic sites (tidal marsh, mud flats, eelgrass beds) are present.
2. Suitable spawning habitat is present at the site or in the area.
3. Commercially or recreationally important species are present or suitable habitat exists.
4. The wetland/waterway supports prey for higher trophic level marine organisms.
5. The waterway provides migratory habitat for anadromous fish.
6. Essential fish habitat, as defined by the 1996 amendments to the Magnuson-Stevens Fishery & Conservation Act, is present (consultation with NMFS may be necessary).
7. Other



SEDIMENT/TOXICANT/PATHOGEN RETENTION — This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens in runoff water from surrounding uplands or upstream eroding wetland areas.

CONSIDERATIONS/QUALIFIERS

1. Potential sources of excess sediment are in the watershed above the wetland.
2. Potential or known sources of toxicants are in the watershed above the wetland.
3. Opportunity for sediment trapping by slow moving water or deepwater habitat are present in this wetland.
4. Fine grained mineral or organic soils are present.
5. Long duration water retention time is present in this wetland.
6. Public or private water sources occur downstream.
7. The wetland edge is broad and intermittently aerobic.
8. The wetland is known to have existed for more than 50 years.
9. Drainage ditches have not been constructed in the wetland.

STOP HERE IF WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE.

10. Wetland is associated with an intermittent or perennial stream or a lake.
11. Channelized flows have visible velocity decreases in the wetland.
12. Effective floodwater storage in wetland is occurring. Areas of impounded open water are present.
13. No indicators of erosive forces are present. No high water velocities are present.
14. Diffuse water flows are present in the wetland.
15. Wetland has a high degree of water and vegetation interspersion.
16. Dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.
17. Other



NUTRIENT REMOVAL/RETENTION/TRANSFORMATION — This function considers the effectiveness of the wetland as a trap for nutrients in runoff water from surrounding uplands or contiguous wetlands and the ability of the wetland to process these nutrients into other forms or trophic levels. One aspect of this function is to prevent ill effects of nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

CONSIDERATIONS/QUALIFIERS

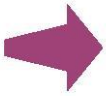
1. Wetland is large relative to the size of its watershed.
2. Deep water or open water habitat exists.
3. Overall potential for sediment trapping exists in the wetland.

4. Potential sources of excess nutrients are present in the watershed above the wetland.
5. Wetland saturated for most of the season. Ponded water is present in the wetland.
6. Deep organic/sediment deposits are present.
7. Slowly drained fine grained mineral or organic soils are present.
8. Dense vegetation is present.
9. Emergent vegetation and/or dense woody stems are dominant.
10. Opportunity for nutrient attenuation exists.
11. Vegetation diversity/abundance sufficient to utilize nutrients.

STOP HERE IF WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE.

12. Waterflow through this wetland is diffuse.
13. Water retention/detention time in this wetland is increased by constricted outlet or thick vegetation.
14. Water moves slowly through this wetland.
15. Other

PRODUCTION EXPORT (Nutrient) — This function evaluates the effectiveness of the wetland to produce food or usable products for humans or other living organisms.



CONSIDERATIONS/QUALIFIERS

1. Wildlife food sources grow within this wetland.
2. Detritus development is present within this wetland
3. Economically or commercially used products found in this wetland.
4. Evidence of wildlife use found within this wetland.
5. Higher trophic level consumers are utilizing this wetland.
6. Fish or shellfish develop or occur in this wetland.
7. High vegetation density is present.
8. Wetland exhibits high degree of plant community structure/species diversity.
9. High aquatic vegetative diversity/abundance is present.
10. Nutrients exported in wetland watercourses (permanent outlet present).
11. "Flushing" of relatively large amounts of organic plant material occurs from this wetland.
12. Wetland contains flowering plants that are used by nectar-gathering insects.
13. Indications of export are present.
14. High production levels occurring, however, no visible signs of export (assumes export is attenuated).
15. Other

SEDIMENT/SHORELINE STABILIZATION — This function considers the effectiveness of a wetland to stabilize streambanks and shorelines against erosion.



CONSIDERATIONS/QUALIFIERS

1. Indications of erosion or siltation are present.
2. Topographical gradient is present in wetland.
3. Potential sediment sources are present up-slope.
4. Potential sediment sources are present upstream.
5. No distinct shoreline or bank is evident between the waterbody and the wetland or upland.
6. A distinct step between the open waterbody or stream and the adjacent land exists (i.e., sharp bank) with dense roots throughout.
7. Wide wetland (>10') borders watercourse, lake, or pond.
8. High flow velocities in the wetland.
9. The watershed is of sufficient size to produce channelized flow.
10. Open water fetch is present.
11. Boating activity is present.
12. Dense vegetation is bordering watercourse, lake, or pond.
13. High percentage of energy-absorbing emergents and/or shrubs border a watercourse, lake, or pond.
14. Vegetation is comprised of large trees and shrubs that withstand major flood events or erosive incidents and stabilize the shoreline on a large scale (feet).
15. Vegetation is comprised of a dense resilient herbaceous layer that stabilizes sediments and the shoreline on a small scale (inches) during minor flood events or potentially erosive events.
16. Other



WILDLIFE HABITAT — This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered. Species lists of observed and potential animals should be included in the wetland assessment report.[1]

CONSIDERATIONS/QUALIFIERS

1. Wetland is not degraded by human activity.
2. Water quality of the watercourse, pond, or lake associated with this wetland meets or exceeds Class A or B standards.
3. Wetland is not fragmented by development.
4. Upland surrounding this wetland is undeveloped.
5. More than 40% of this wetland edge is bordered by upland wildlife habitat (e.g., brushland, woodland, active farmland, or idle land) at least 500 feet in width.
6. Wetland is contiguous with other wetland systems connected by a watercourse or lake.
7. Wildlife overland access to other wetlands is present.
8. Wildlife food sources are within this wetland or are nearby.
9. Wetland exhibits a high degree of interspersion of vegetation classes and/or open water.
10. Two or more islands or inclusions of upland within the wetland are present.
11. Dominant wetland class includes deep or shallow marsh or wooded swamp.
12. More than three acres of shallow permanent open water (less than 6.6 feet deep), including streams in or adjacent to wetland, are present.
13. Density of the wetland vegetation is high.
14. Wetland exhibits a high degree of plant species diversity.
15. Wetland exhibits a high degree of diversity in plant community structure (e.g., tree/shrub/vine/grasses/mosses)
16. Plant/animal indicator species are present. (List species for project)
17. Animal signs observed (tracks, scats, nesting areas, etc.)
18. Seasonal uses vary for wildlife and wetland appears to support varied population diversity/abundance during different seasons.
19. Wetland contains or has potential to contain a high population of insects.
20. Wetland contains or has potential to contain large amphibian populations.
21. Wetland has a high avian utilization or its potential.
22. Indications of less disturbance-tolerant species are present.
23. Signs of wildlife habitat enhancement are present (birdhouses, nesting boxes, food sources, etc.).
24. Other

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[1]In March 1995, a rapid wildlife habitat assessment method was completed by a University of Massachusetts research team with funding and oversight provided by the New England Transportation Consortium. The method is called WEThings (wetland habitat indicators for non-game species). It produces a list of potential wetland-dependent mammal, reptile, and amphibian species that may be present in the wetland. The output is based on observable habitat characteristics documented on the field data form. This method may be used to generate the wildlife species list recommended as backup information to the wetland evaluation form and to augment the considerations. Use of this method should first be coordinated with the Corps project manager. A computer program is also available to expedite this process.

RECREATION (Consumptive and Non-Consumptive) — This value considers the suitability of the wetland and associated watercourses to provide recreational opportunities such as hiking, canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland. Non-consumptive opportunities do not consume or diminish these resources of the wetland.



CONSIDERATIONS/QUALIFIERS

1. Wetland is part of a recreation area, park, forest, or refuge.
2. Fishing is available within or from the wetland.
3. Hunting is permitted in the wetland.
4. Hiking occurs or has potential to occur within the wetland.
5. Wetland is a valuable wildlife habitat.
6. The watercourse, pond, or lake associated with the wetland is unpolluted.
7. High visual/aesthetic quality of this potential recreation site.
8. Access to water is available at this potential recreation site for boating, canoeing, or fishing.
9. The watercourse associated with this wetland is wide and deep enough to accommodate canoeing and/or non-powered boating.
10. Off-road public parking available at the potential recreation site.
11. Accessibility and travel ease is present at this site.
12. The wetland is within a short drive or safe walk from highly populated public and private areas.
13. Other

EDUCATIONAL/SCIENTIFIC VALUE — This value considers the suitability of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.



CONSIDERATIONS/QUALIFIERS

1. Wetland contains or is known to contain threatened, rare, or endangered species.
2. Little or no disturbance is occurring in this wetland.
3. Potential educational site contains a diversity of wetland classes which are accessible or potentially accessible.
4. Potential educational site is undisturbed and natural.
5. Wetland is considered to be a valuable wildlife habitat.
6. Wetland is located within a nature preserve or wildlife management area.
7. Signs of wildlife habitat enhancement present (bird houses, nesting boxes, food sources, etc.).
8. Off-road parking at potential educational site suitable for school bus access in or near wetland.
9. Potential educational site is within safe walking distance or a short drive to schools.
10. Potential educational site is within safe walking distance to other plant communities.
11. Direct access to perennial stream at potential educational site is available.
12. Direct access to pond or lake at potential educational site is available.
13. No known safety hazards exist within the potential educational site.
14. Public access to the potential educational site is controlled.
15. Handicap accessibility is available.
16. Site is currently used for educational or scientific purposes.
17. Other



UNIQUENESS/HERITAGE — This value considers the effectiveness of the wetland or its associated waterbodies to provide certain special values. These may include archaeological sites, critical habitat for endangered species, its overall health and appearance, its role in the ecological system of the area, its relative importance as a typical wetland class for this geographic location. These functions are clearly valuable wetland attributes relative to aspects of public health, recreation, and habitat diversity.

CONSIDERATIONS/QUALIFIERS

1. Upland surrounding wetland is primarily urban.
2. Upland surrounding wetland is developing rapidly.
3. More than 3 acres of shallow permanent open water (less than 6.6 feet deep), including streams, occur in wetlands.
4. Three or more wetland classes are present.
5. Deep and/or shallow marsh or wooded swamp dominate.
6. High degree of interspersion of vegetation and/or open water occur in this wetland.
7. Well-vegetated stream corridor (15 feet on each side of the stream) occurs in this wetland.
8. Potential educational site is within a short drive or a safe walk from schools.
9. Off-road parking at potential educational site is suitable for school buses.
10. No known safety hazards exist within this potential educational site.
11. Direct access to perennial stream or lake exists at potential educational site.
12. Two or more wetland classes are visible from primary viewing locations.
13. Low-growing wetlands (marshes, scrub-shrub, bogs, open water) are visible from primary viewing locations.
14. Half an acre of open water or 200 feet of stream is visible from the primary viewing locations.
15. Large area of wetland is dominated by flowering plants or plants that turn vibrant colors in different seasons.
16. General appearance of the wetland visible from primary viewing locations is unpolluted and/or undisturbed.
17. Overall view of the wetland is available from the surrounding upland.
18. Quality of the water associated with the wetland is high.
19. Opportunities for wildlife observations are available.
20. Historical buildings are found within the wetland.
21. Presence of pond or pond site and remains of a dam occur within the wetland.
22. Wetland is within 50 yards of the nearest perennial watercourse.
23. Visible stone or earthen foundations, berms, dams, standing structures, or associated features occur within the wetland.
24. Wetland contains critical habitat for a state- or federally-listed threatened or endangered species.
25. Wetland is known to be a study site for scientific research.
26. Wetland is a natural landmark or recognized by the state natural heritage inventory authority as an exemplary natural community.
27. Wetland has local significance because it serves several functional values.
28. Wetland has local significance because it has biological, geological, or other features that are locally rare or unique.
29. Wetland is known to contain an important archaeological site.
30. Wetland is hydrologically connected to a state or federally designated scenic river.
31. Wetland is located in an area experiencing a high wetland loss rate.
32. Other

VISUAL QUALITY/AESTHETICS — This value considers the visual and aesthetic quality or usefulness of the wetland.



CONSIDERATIONS/QUALIFIERS

1. Multiple wetland classes are visible from primary viewing locations.
2. Emergent marsh and/or open water are visible from primary viewing locations.
3. A diversity of vegetative species is visible from primary viewing locations.
4. Wetland is dominated by flowering plants or plants that turn vibrant colors in different seasons.
5. Land use surrounding the wetland is undeveloped as seen from primary viewing locations.
6. Visible surrounding land use form contrasts with wetland.
7. Wetland views absent of trash, debris, and signs of disturbance.
8. Wetland is considered to be a valuable wildlife habitat.
9. Wetland is easily accessed.
10. Low noise level at primary viewing locations.
11. Unpleasant odors absent at primary viewing locations.
12. Relatively unobstructed sight line exists through wetland.
13. Other

ENDANGERED SPECIES HABITAT — This value considers the suitability of the wetland to support threatened or endangered species.

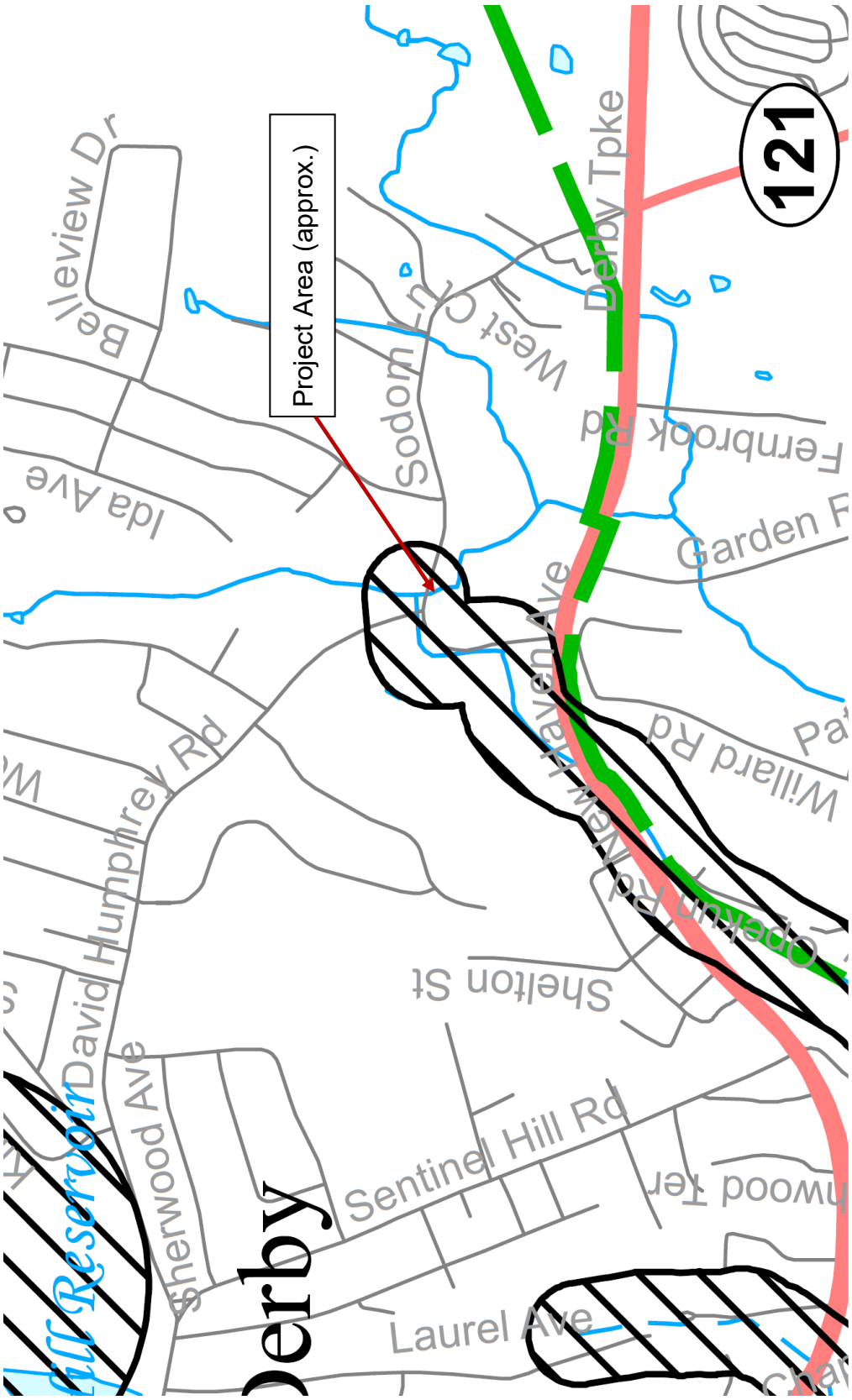
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CONSIDERATIONS/QUALIFIERS

1. Wetland contains or is known to contain threatened or endangered species.
2. Wetland contains critical habitat for a state or federally listed threatened or endangered species.

Appendix II: Natural Diversity Data Base

June 2026 and December 2025 Map



Portion of State of CT DEEP Natural Diversity Data Base Map, Derby, CT
Dated June 2026/December 2025
Map indicates known populations of Endangered, Threatened or Special Concern Species or significant natural communities on or adjacent to the project site.

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

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6/30/2026

Jenn Beno
Towns: Derby
Preliminary Site Assessment: 31158964

Subject: Sodom Lane Derby

Current data maintained by the Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal, indicates that no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats have been documented within or in close proximity to the area delineated.

Please be advised that this is a preliminary assessment and not a Natural Diversity Database determination. The purpose of this information is to provide a general planning tool which identifies those species that have been reported and may occur on or near the mapped area. A more detailed application and review will be necessary to move forward with any environmental authorization, permit, license, or registration applications submitted to DEEP. If such review is required, please return to the DEEP's ezFile Portal and select Natural Diversity Database Review to begin the review process.

This Preliminary Site Assessment does not preclude the possibility that species not previously reported to the Natural Diversity Database may be encountered on the site. You are encouraged to report incidental observations to the Natural Diversity Database using the appropriate survey form and follow the instructions for submittal. We recommend field surveys be conducted in order to evaluate potential habitat and species presence. Field surveys should be performed by a qualified biologist with the appropriate scientific collecting permits at a time when these target species are identifiable. A report summarizing the results of such surveys should include:

1. Survey date(s) and duration
2. Site descriptions and photographs
3. List of component vascular plant and animal species within the survey area (including scientific binomials)
4. Data regarding population numbers and/or area occupied by State-listed species
5. Detailed maps of the area surveyed including the survey route and locations of State listed species
6. Statement/résumé indicating the biologist's qualifications

The site surveys report should be sent to the CT DEEP-NDDB Program (deep.nddbrequest@ct.gov) for further review by program biologists.

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units

of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available.

This letter is computer generated from our existing records and carries no signature. If however, any clarification/error is noted, or, if you have further questions, please contact the following:

CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please include a snapshot of the map, your last name, and the subject area town when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Sodom Lane Derby Map



June 30, 2026

1:9,597

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Filing #0 ezFile NDDB System