



Martin Brogie, Inc.

ENVIRONMENTAL SERVICES

- Environmental Site Investigations
- Building Contaminant Surveys
- Wetlands Consulting
- Remediation Contract Management

January 14, 2026

Kris Sullivan
Town of Woodbridge
11 Meetinghouse Lane
Woodbridge, CT
06525

RE: Wetland Impact Review
27 Beecher Road
Woodbridge, CT

Dear Ms. Sullivan:

Martin Brogie, Inc. (MBI) is pleased to submit the following information regarding our review of application documents and a site visit on January 12, 2026, relative to the proposed development at the above-referenced property. It is our understanding that the proposed project consists of a 100-unit residential apartment development to be located in the western portion of the subject property, currently occupied by a residence, barn and lawn area and comprising an estimated 2.4 +/- acres.

MBI reviewed the following documents associated with the project:

1/24/25 Plan Set prepared by Fuller Engineering and Land Surveying (Fuller)
12/20/25 Grading and Drainage Plan - Revised (Fuller)
11/18/25 Storm Drainage Discharge Volumes (Fuller)
9/5/25 Engineering Report prepared by Atlantic Consulting and Engineering, LLC
1/10/25 Wetland Delineation Report prepared by Aleksandra Moch (Moch)
10/25/25 Environmental Assessment and Impact Analysis (Moch)

Based on the site visit and review of the above documents we offer the following information and comments:

- The updated level spreader layout shifts the level spreaders from the south side of the proposed building to the east side of the building and keeps the spreader system outside the regulated area. The engineering reports pre-date this design change. We suggest that the Engineer provide

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revised reports reflecting the design change or a statement as to why all drainage calculations remain unchanged.

- The change in design will also affect the location of erosion control measures installed downgradient (east) of the project. Revised plans should reflect the new location of E&S measures. E&S measures should be held as close to the proposed construction as possible since they demarcate the limit of disturbances which could be located in the regulated area.
- A peak overflow rate of 7.13 cubic feet per second has been provided for the level spreader discharges. These discharges will be delivered to a relatively level area that will be restored with a Conservation/Wildlife Seed mix in the area of disturbance associated with spreader installation. MBI suggests that specifications for the seed mix and the source be provided. Further, to mitigate stormwater discharge volumes to the grassed area below the level spreader system, and to further ensure soil stability, MBI suggests the installation of a “no mow” native seed mix, native shrubs and native trees to further promote infiltration, transpiration and reduce the risk of future erosion.
- MBI observed several red flags along the delineated wetland line. All of the flags indicated on the plan were not observed in the field and flag numbers were largely illegible. Using a hand auger and keying off of flags that were present, MBI conducted a series of borings upgradient of the wetland line. In the area of apparent Wetland Flag #20, we noted that topography was very flat, with no changes in microtopography that typically (but not always) provide visual clues for changes in soil type. Approximately 15 feet upgradient of the flag, we encountered a gleyed B horizon with 15-25% high chroma mottles. (see photos) These observations are consistent with poorly drained soils. As such, it is our opinion that the wetland flag is too low in the landscape and the line should be moved further west. Similarly, in the northeast area of the proposed development, upgradient of the installed silt fence and approximately 15-20 feet upgradient of apparent Wetland Flags #'s 4 and 5, we encountered similar soil conditions, consistent with poorly drained soils. As such, it is our opinion that the wetland flag is too low in the landscape and the line should be moved further southwest. The wetland test point completed by MBI in this area was upgradient of the silt fence suggesting that a portion of the wetland has been cleared in this area. (See Photos). MBI suggests that the flag locations should be remarked in the field using survey and that the line be reevaluated by the project Soil Scientist. MBI did not evaluate the entire wetland line.

MBI will provide supplemental site review information after additional information and plans are submitted by the applicants' professionals.

Thank you for the opportunity to be of service

Sincerely,



Martin Brogie, LEP
President



Hand Auger at boring location in northeast portion of development site, upgradient of silt fence and apparent Wetland Flags 4 and 5.

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PHOTOGRAPHS



Soil observations at hand augered location. Apparent poorly-drained/wetland soils



Soil observations at hand augered location above apparent Wetland Flag
20. Apparent poorly-drained/wetland soils