



- Ecology
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- Ecological Restoration & Habitat Mitigation
- Aquatic, Wildlife and Listed Species Surveys
- Application Reviews • Permitting & Compliance

May 19, 2026

VIA E-MAIL

Mr. Gregg Fedus, P.E.
Fedus Engineering, LLC
70 Essex Street
Mystic, CT 06355

RE: ***SITE INVESTIGATION***
 695 Route 32, Montville, CT
 REMA Job #: 26-2876-MNT6

Dear Mr. Fedus:

At your request, REMA Ecological Services, LLC (REMA) conducted a site inspection on May 19, 2026 at the above-referenced property to evaluate the resource area associated with the eastern portion of the site adjacent to Horton Cove / the Thames River tidal system (see Figure A, attached). The inspection included review of the site conditions, shoreline characteristics, soils information, topography, and available historical aerial photography. Relevant plans and mapping reviewed included the Site Plan and Survey prepared by your firm.

Based on our observations, the resource associated with the subject site is tidal in nature and not an inland wetland or watercourse under the jurisdiction of the Montville Inland Wetlands Commission. The shoreline directly interfaces with a tidal embayment connected to the Thames River estuarine system, and field evidence demonstrates regular tidal influence.

At the time of the inspection, the tide was approaching its higher daily stage, estimated at approximately 2.5 feet based on the published Uncasville tidal chart. Field observations included a partially armored shoreline consisting of large boulders and riprap, interspersed with sections of exposed rocky and sandy beach. These shoreline conditions, including the depositional beach materials and evident tidal fluctuation zone, are consistent with a tidal coastal resource rather than an inland wetland system (see Photos 1 and 2, attached).



The terrain descending toward the shoreline is moderately steep to very steep in many locations. The upland portion of the site is forested and consists of both relatively open and denser understory conditions. Dominant canopy species include oaks and birch, with scattered maple. The understory is occupied in substantial part by invasive shrubs, including multiflora rose (*Rosa multiflora*) and Morrow's honeysuckle (*Lonicera morrowii*). Large patches of *Vinca minor* are also present, suggesting a history of prior clearing or landscape disturbance. Review of archival aerial photography, including imagery dating to at least 1965, similarly indicates that portions of the site were historically more open than present conditions.

Published soil mapping indicates that the upland portions of the site are predominately associated with the Hinckley and Merrimac soil series (see Web Soil Survey, attached). However, field conditions also indicate evidence of historical disturbance and reworking of soils within portions of the property, likely dating back several decades, as corroborated by historical aerial photograph review. The NRCS mapping further identifies the adjacent aquatic resource as Gales Ferry silt loam, subtidal.

The submitted site plans similarly depict the eastern property boundary as following mean high water associated with Horton Cove.

Based on the above, it is our professional opinion that the resource area adjacent to the subject property constitutes a tidal/coastal resource area rather than a regulated inland wetland or watercourse under the authority of the Montville Inland Wetlands Commission.

Please feel free to contact our office with any questions.

Respectfully submitted,

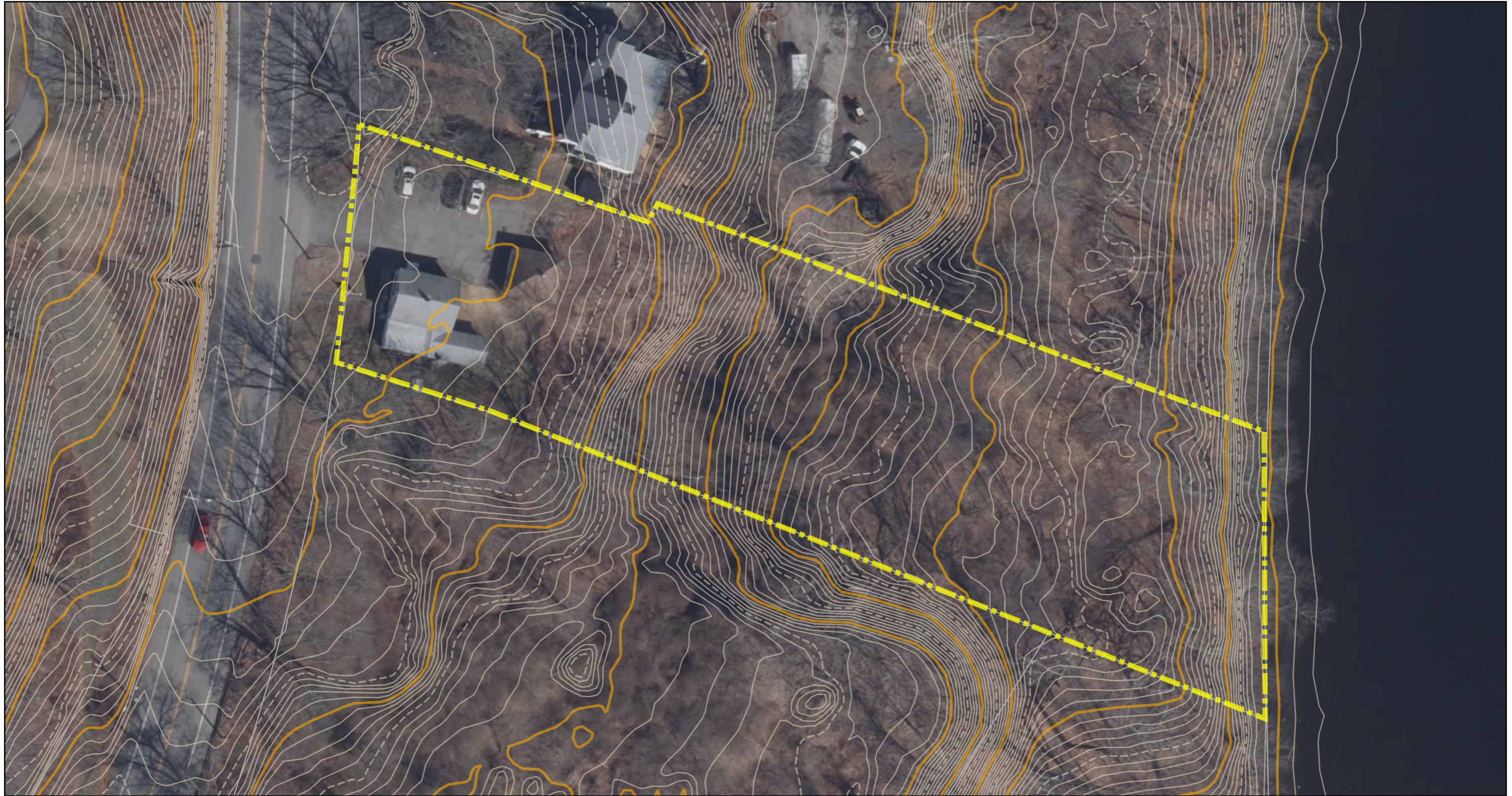
REMA ECOLOGICAL SERVICES, LLC

A handwritten signature in black ink, appearing to read "George T. Logan", with a long horizontal flourish extending to the right.

George T. Logan, MS, PWS, CSE
Registered Soil Scientist
Professional Wetland Scientist, Certified Senior Ecologist

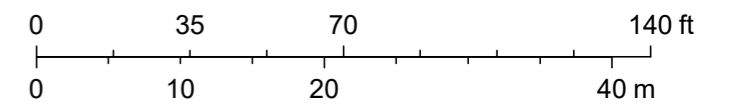
Attachments: Figure A; Photos 1 and 2, Web Soil Survey

FIGURE A: SUBJECT SITE
695 Route 32, Montville, Connecticut






5/18/2026, 9:56:04 PM

1:700

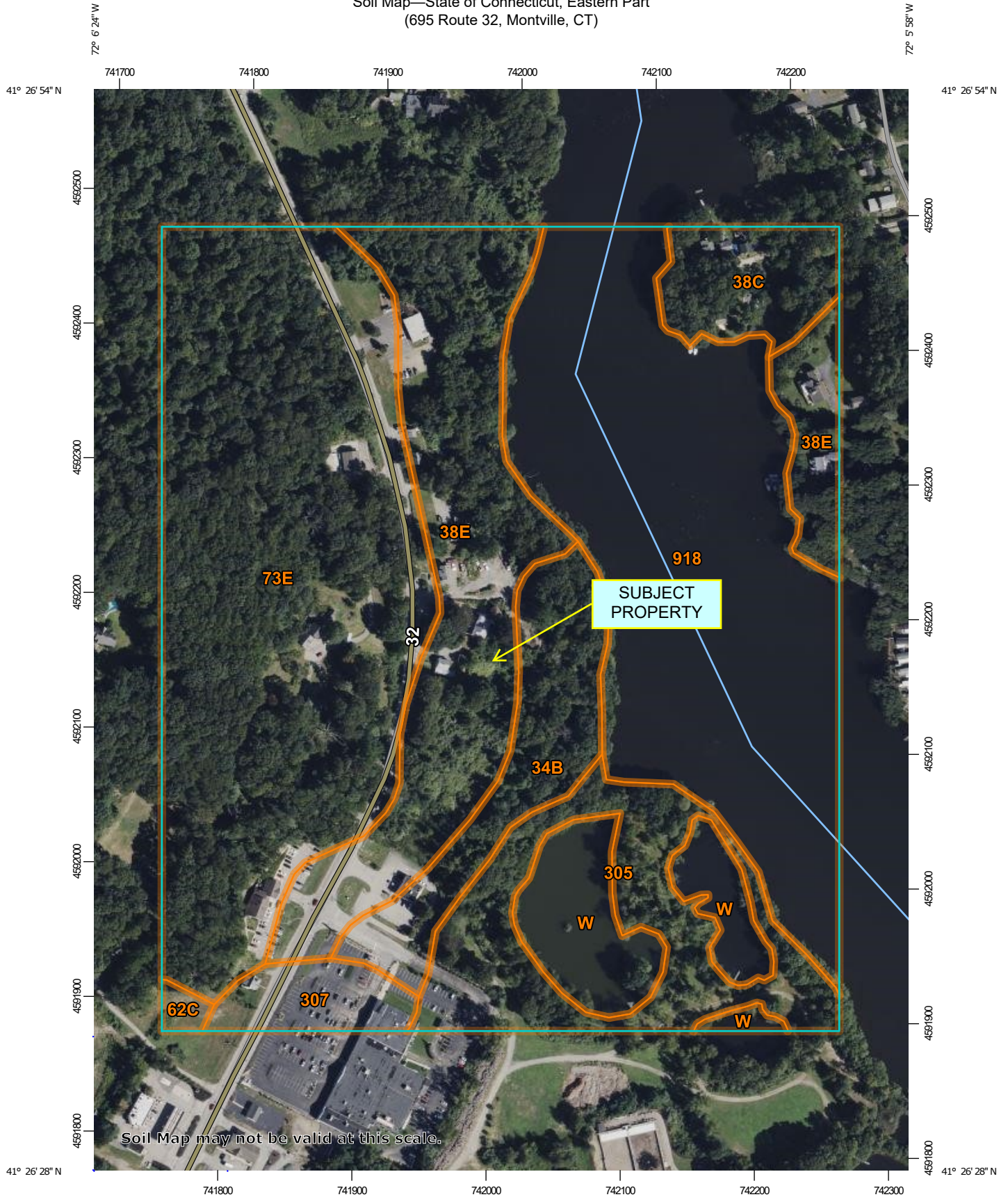


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

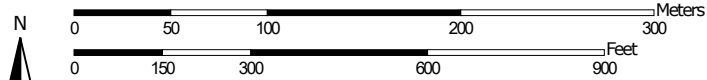
	SITE/LOCATION: 695 Route 32 Montville, CT	REMA JOB NO.: 26-2876-MNT6	ANNOTATED PHOTO LOG
	INVESTIGATOR(S): George T. Logan, MS, PWS, CSE		
DATE: May 19, 2026	FACING: (see photo)	1	
		Comments: Shoreline and tidal influence	

DATE: May 19, 2026	FACING: (see photo)	PHOTO NO.: 2
		Comments: Shoreline; sandy beach in foreground; note armoring of shore in background

Soil Map—State of Connecticut, Eastern Part
(695 Route 32, Montville, CT)



Map Scale: 1:3,910 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/19/2026
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part
Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	4.5	6.1%
38C	Hinckley loamy sand, 3 to 15 percent slopes	2.6	3.5%
38E	Hinckley loamy sand, 15 to 45 percent slopes	12.7	17.0%
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	0.3	0.4%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	22.9	30.7%
305	Udorthents-Pits complex, gravelly	6.5	8.7%
307	Urban land	1.7	2.3%
918	Gales Ferry silt loam, subtidal	19.5	26.1%
W	Water	4.0	5.3%
Totals for Area of Interest		74.8	100.0%

