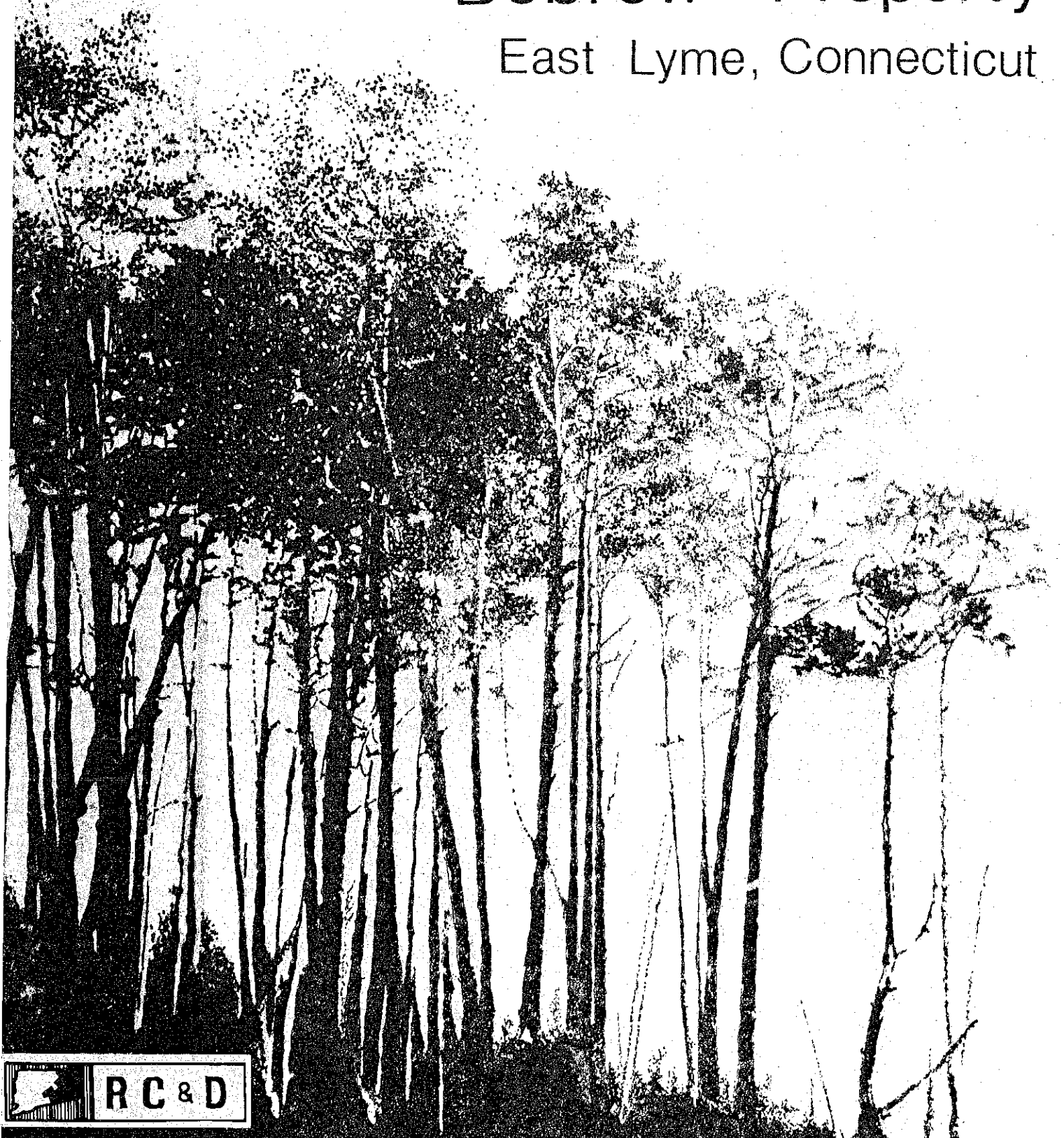
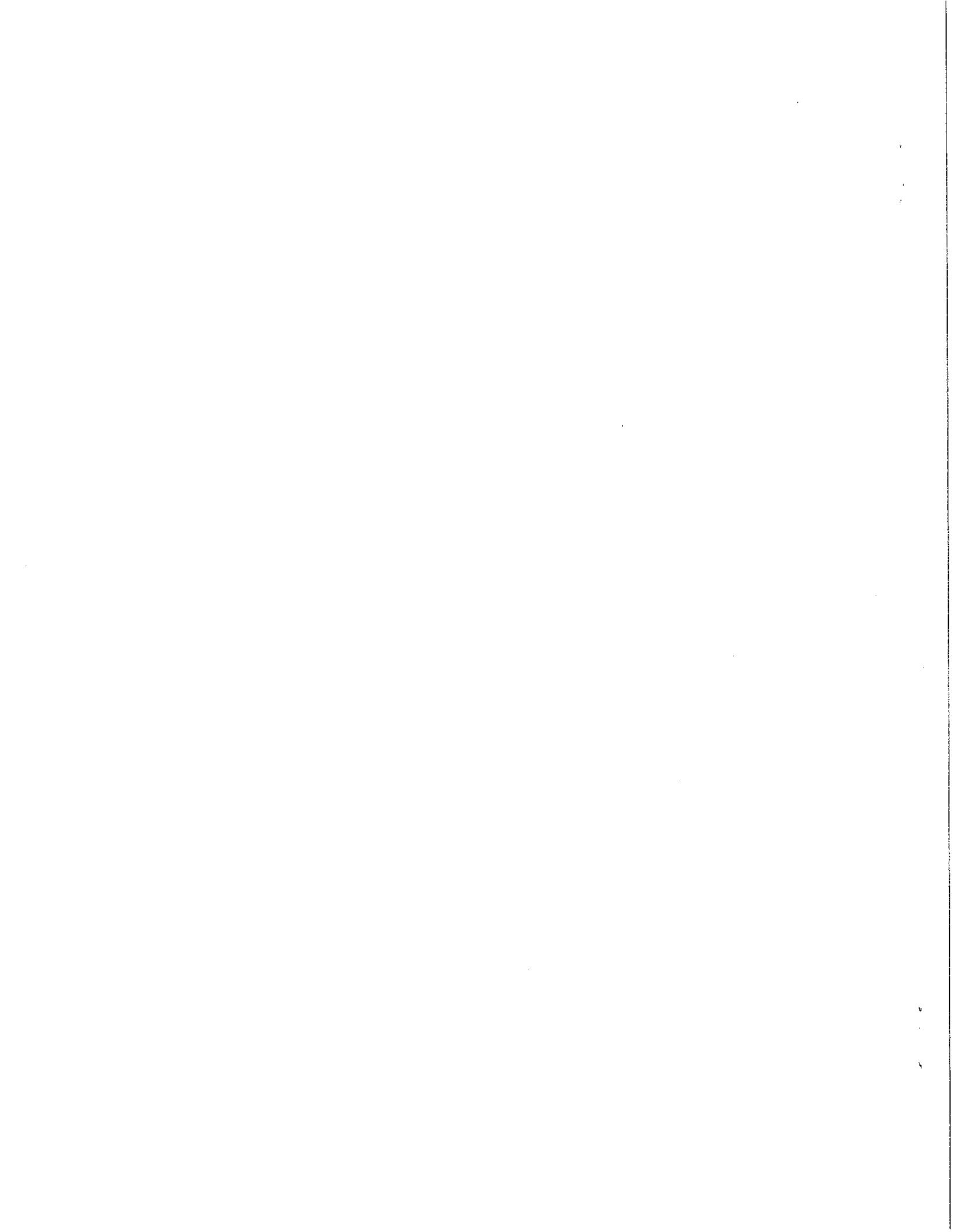


Environmental Review Team Report

# Bobrow Property

East Lyme, Connecticut

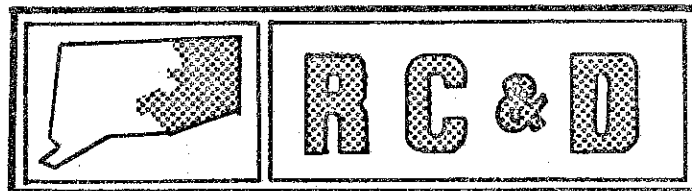




Environmental Review Team  
Report  
on

Bobrow Property  
East Lyme, Connecticut

January 1979

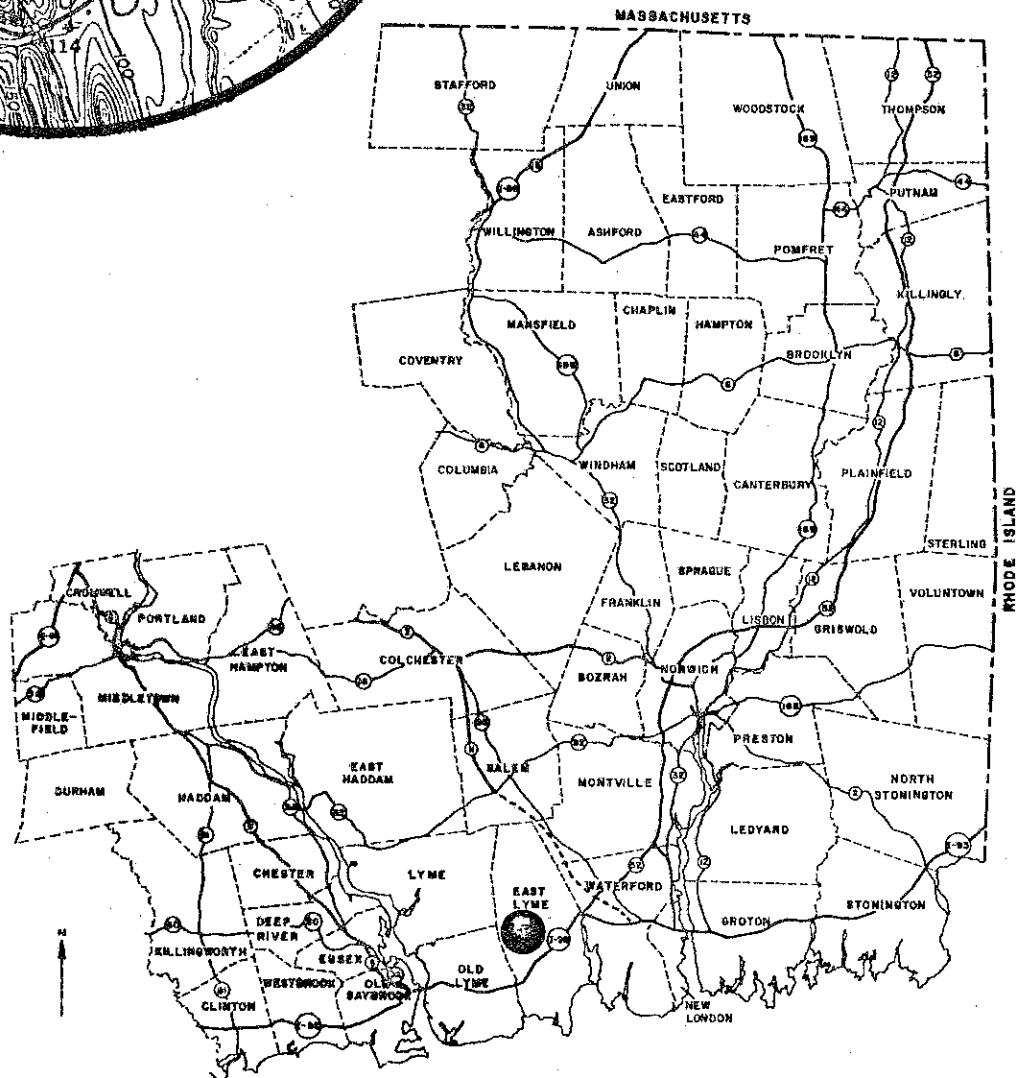


eastern connecticut resource conservation & development area

environmental review team  
139 boswell avenue  
norwich, connecticut 06360

# Location of Study Site

BOBROW PROPERTY  
EAST LYME, CONNECTICUT



**EASTERN CONNECTICUT**  
RESOURCE CONSERVATION AND DEVELOPMENT PROJECT

ENVIRONMENTAL REVIEW TEAM REPORT  
ON  
BOBROW PROPERTY  
EAST LYME, CONNECTICUT

This report is an outgrowth of a request from the First Selectman of East Lyme to the New London County Soil and Water Conservation District (S&WCD). The S&WCD referred this request to the Eastern Connecticut Resource, Conservation and Development (RC&D) Area Executive Committee for their consideration and approval. The request was approved and the measure was reviewed by the Eastern Connecticut Environmental Review Team (ERT).

The soils of the site were mapped by a soil scientist from the United States Department of Agriculture, Soil Conservation Service (SCS). Reproductions of the soil survey map, a table of soils limitations for certain land uses and a topographic map showing property boundaries were distributed to all Team members prior to their review of the site.

The ERT that field-checked the site consisted of the following personnel: Mark Traceski, Soil Conservationist, Soil Conservation Service (SCS); Tim Hawley, Forester, Connecticut Department of Environmental Protection (DEP); Michael Zizka, Geologist, DEP; Gerhard Amt, Regional Planner, Southeastern Connecticut Regional Planning Agency; Andy Petracco, Recreation Specialist, DEP; Charles Phillips, Fisheries Biologist, DEP; Joseph Risigo, Wildlife Biologist, DEP; and Jeanne Shelburn, ERT Coordinator, Eastern Connecticut RC&D Area.

The Team met and field checked the site on Thursday, August 31, 1978. Reports from each contributing Team member were sent to the ERT Coordinator for review and summarization for the final report.

This report is not meant to compete with private consultants. As requested by the Town, this report, which identifies the existing resource base of the Bobrow Property, shall constitute the environmental assessment portion of the Town's open space application for Federal Department of the Interior, Heritage Conservation and Recreation Service funds to assist in the development of this property.

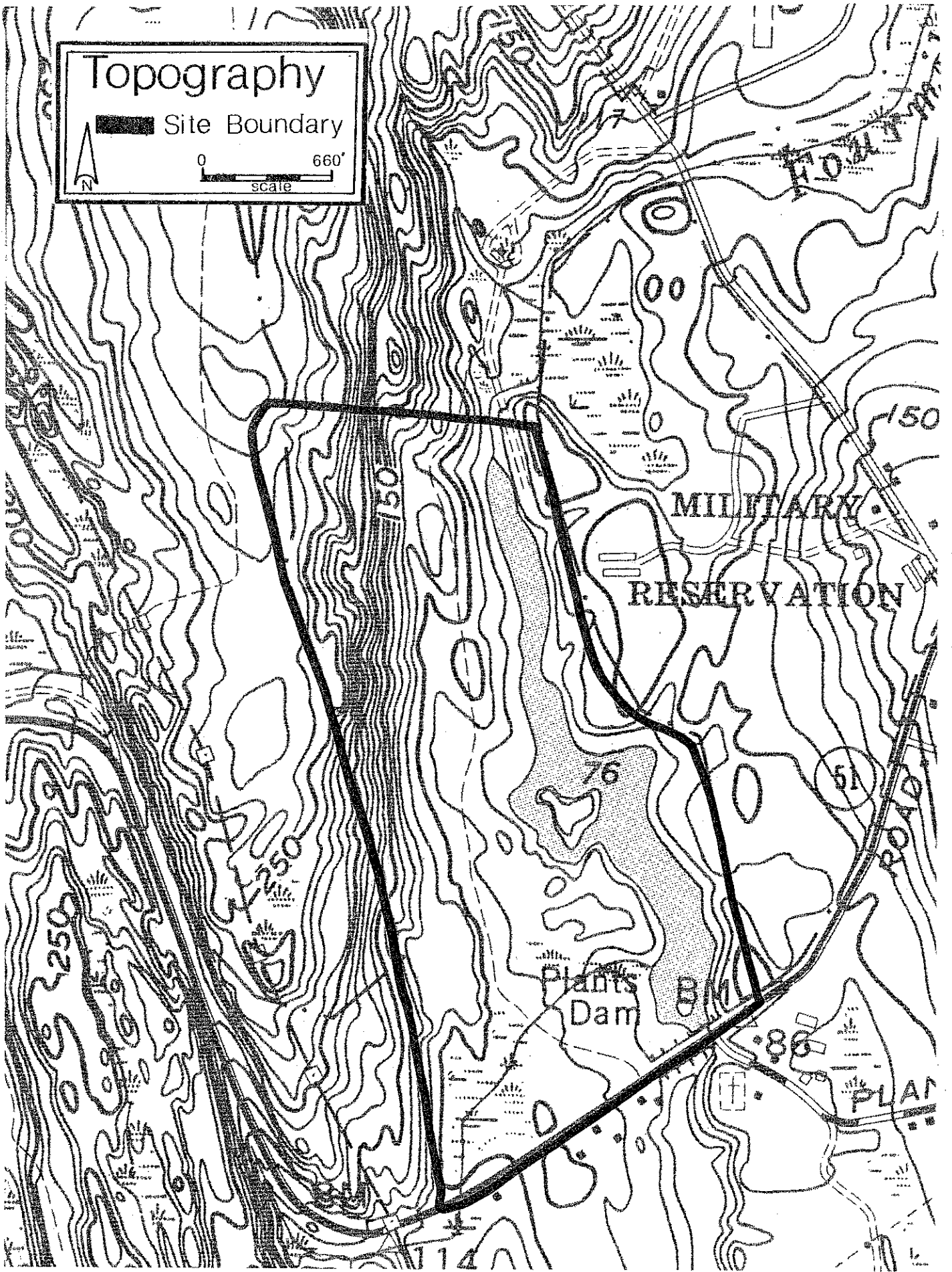

The Eastern Connecticut RC&D Area Committee hopes that this report will be of value and assistance in making any decisions regarding this particular site.

If you require any additional information, please contact: Ms. Jeanne Shelburn, Environmental Review Team Coordinator, Eastern Connecticut RC&D Area, 139 Boswell Avenue, Norwich, Connecticut 06360, 889-2324.

**Topography**

■ Site Boundary

0 660'  
scale



## DESCRIPTION OF THE PROPOSAL

The Eastern Connecticut Environmental Review Team was asked by the Selectman of the Town of East Lyme to prepare an environmental assessment for the purpose of applying for an acquisition grant from the Heritage, Conservation, and Recreation Service. The purpose of this acquisition is to secure for the Town of East Lyme a site for a variety of future recreation activities. It would serve all segments of the population. The property in question, known as the Bobrow Property, is an approximately 120-acre tract of wooded land situated along U.S. Route 1, near Stone's Ranch Military Reservation. Its topography is varied, and a shallow pond is within the property bounds. The Town wishes to develop this site eventually into a recreation area and a source for Town water supply. Both active and passive types of recreation are desired. Those activities which the Town wishes to provide are swimming, canoeing, ice skating, baseball, fishing, and picnicking. The Plan of Development for East Lyme, adopted January 24, 1978, notes that areas will be needed in the future for ball fields, basketball courts, tennis, hiking, swimming, boating, fishing and a community center. Many of these needs could probably be met, at least in part, through acquisition and development of the Bobrow Property.

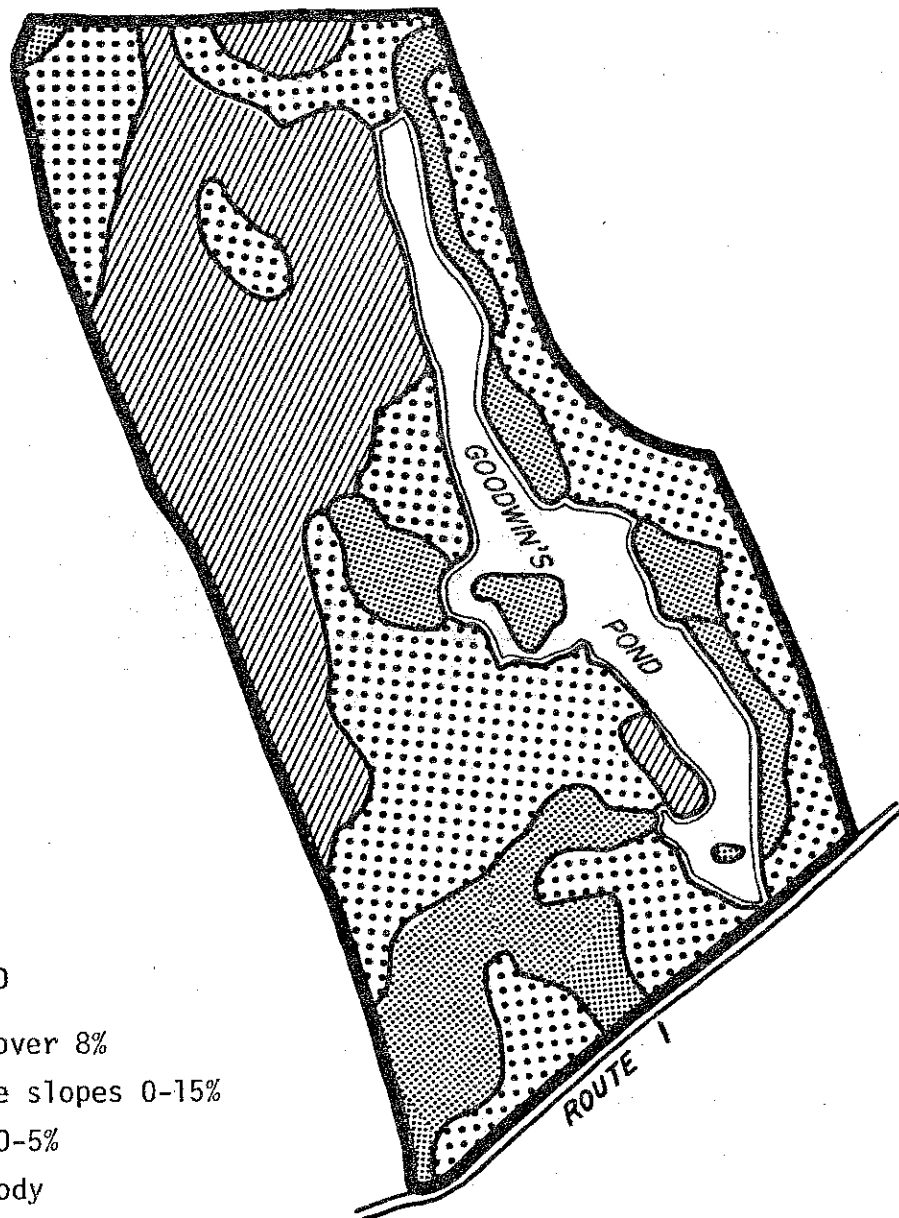
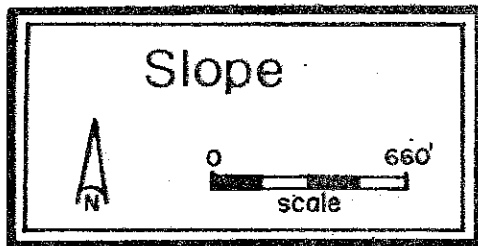
## DESCRIPTION OF THE ENVIRONMENT

### PRESENT/PAST LAND USES

At present the site is undeveloped woodland, with a narrow impoundment on Four Mile River paralleling the eastern boundary of the site for a distance of over 3,000 feet. The site is well removed from the built-up areas of East Lyme and is surrounded by undeveloped property or low-intensity uses. The zoning for this part of the Town is RU-40, a predominantly residential zoning which requires at least 40,000 square feet per building lot. The Plan of Development for East Lyme specifically recommends the site be used for open space and recreation. The site is located over a significant aquifer which may be needed in the future to supplement the Town's water supplies. The Plan of Development also recommends that future residential, commercial and industrial development be concentrated well to the east and south of the site.

### EXISTING SOCIO-ECONOMIC CONDITIONS

East Lyme's population in 1970 was 11,399. The Town's Plan of Development forecasts a population of 15,000 in 1980 and about 19,300 in 1990. The 1970 Census revealed that the population is 99% white. Average family sizes are 3.4 persons, somewhat higher than the regional average of 3.2 persons per family. SCRPA'S analysis of 1970 Census data revealed that an unusually high percentage of the Town's employed adults (aged 16 and over) were in professional positions. Over 37% of East Lyme's labor force were classified as professionals, as compared with a regional average of only 25.5% in this category. Family income was correspondingly high, with the median being \$11,828, compared to \$10,452 for the regional median.

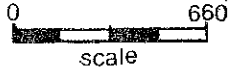


LEGEND

- Slopes over 8%
- Variable slopes 0-15%
- Slopes 0-5%
- Water body



# Bedrock Geology



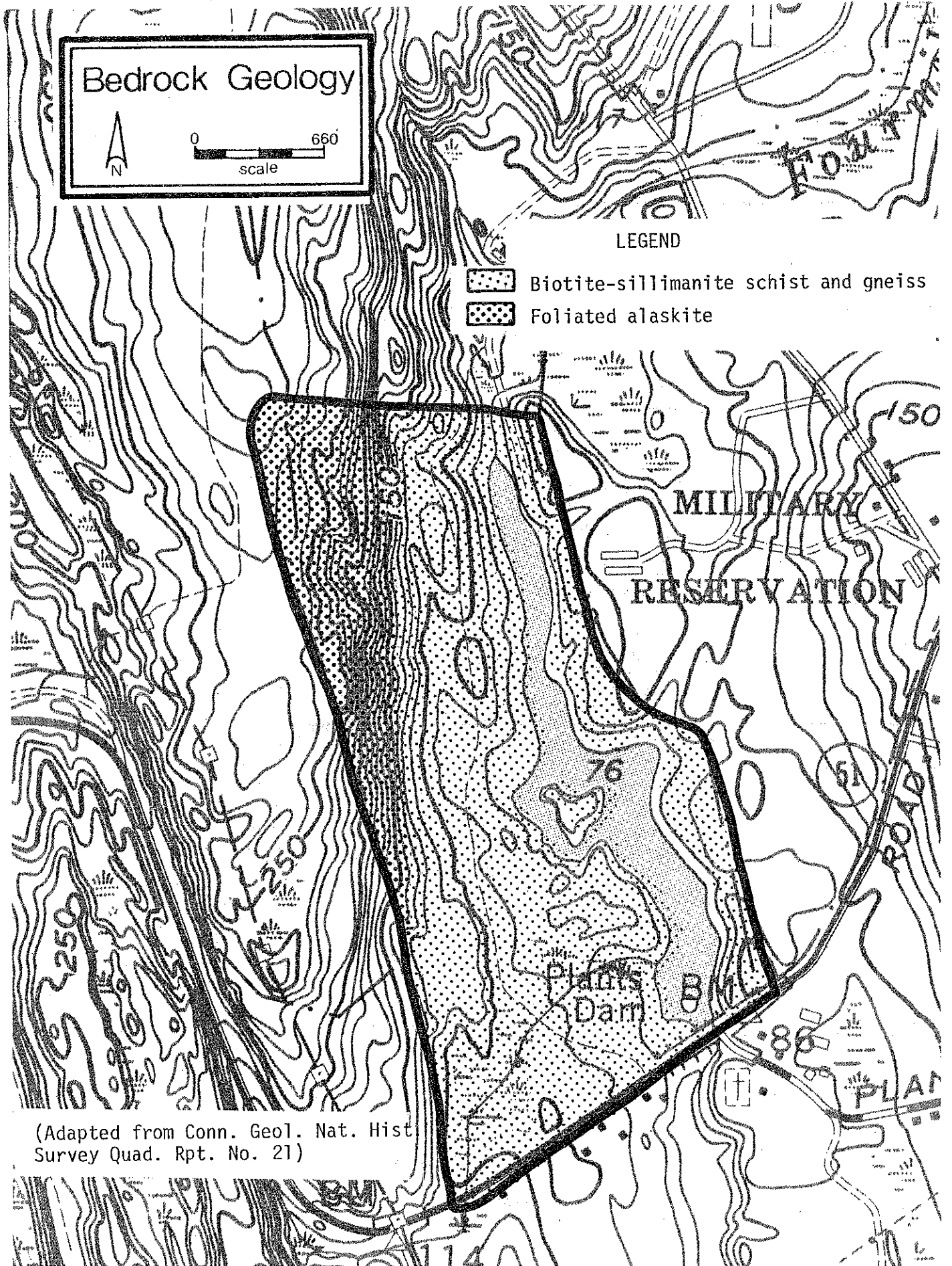
## LEGEND



Biotite-sillimanite schist and gneiss

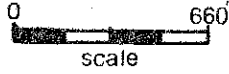


Foliated alaskite



(Adapted from Conn. Geol. Nat. Hist. Survey Quad. Rpt. No. 21)

# Surficial Geology



## LEGEND



Stratified drift



Till



Very thin till and scattered  
bedrock outcrops



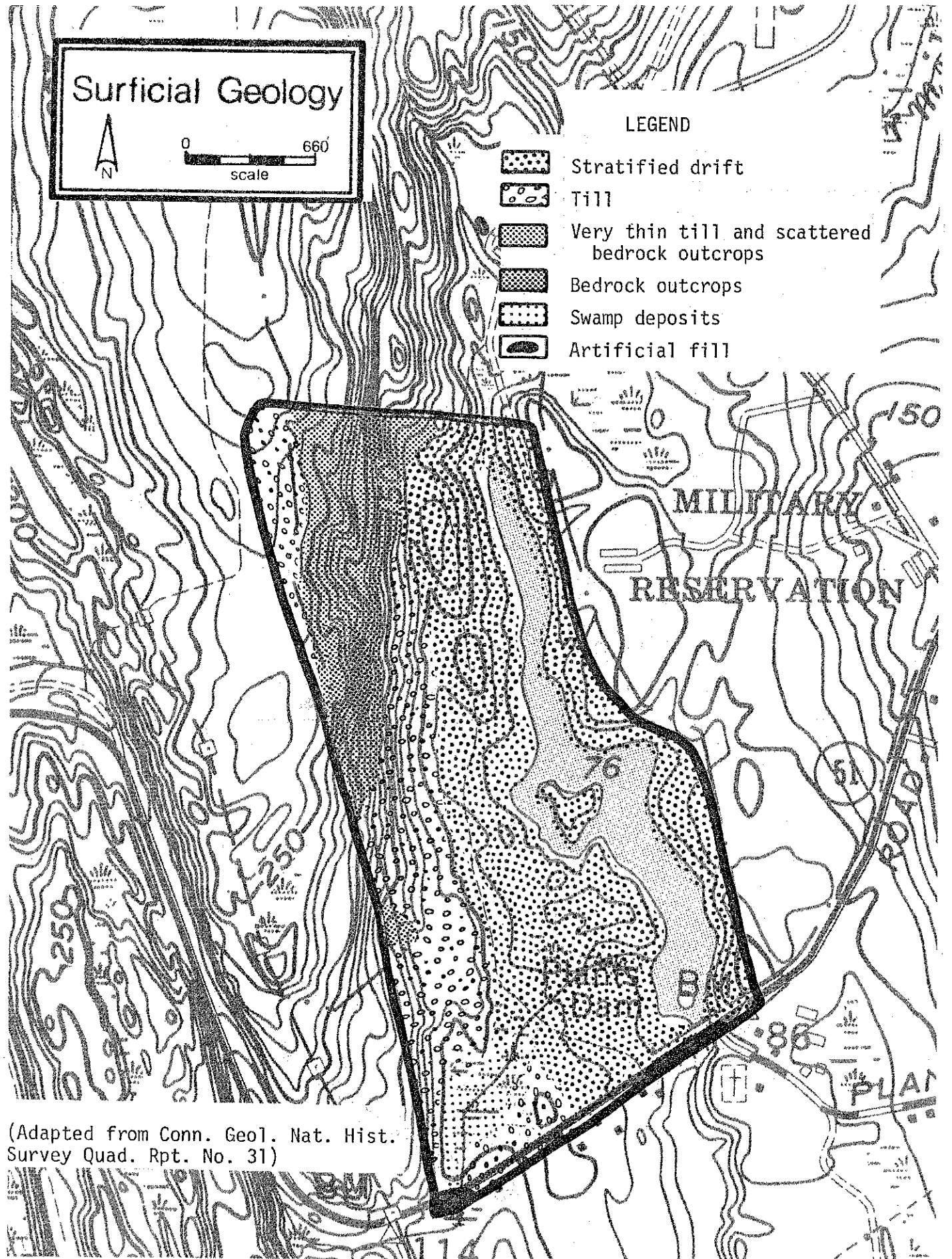
Bedrock outcrops



Swamp deposits



Artificial fill



(Adapted from Conn. Geol. Nat. Hist. Survey Quad. Rpt. No. 31)

## EXISTING TRANSPORTATION ROUTES

Access to the site will be almost exclusively by motor vehicle. Road access is excellent, as the site has almost 2,000 feet of frontage on U.S. Route 1.

## SURFACE AND SUBSURFACE GEOLOGIC CHARACTERISTICS

The Bobrow Property lies within the Old Lyme topographic quadrangle. Bedrock and surficial geologic maps of the quadrangle have been prepared by Lawrence Lundgren, Jr., and R.F. Flint, respectively (Connecticut Geological and Natural History Survey Quadrangle Reports Nos. 21 and 31). Geologic maps of the Bobrow Property itself, adapted from the sources cited above, accompany this report.

Two types of bedrock underlie the property: a unit of the Plainfield Formation, composed of biotite-sillimanite schist and gneiss, and a unit of the Sterling Plutonic Group, composed of gray to pink foliated alaskite. The alaskite's principal minerals are quartz, plagioclase, and microcline. Iron- and magnesium-bearing minerals, such as biotite, magnetite-ilmenite, hornblende, and garnet, comprise less than 2% of the alaskite; consequently, the rock has a very light color. Moreover, the granitic composition makes the rock much more resistant to weathering, so that alaskite forms most of the outcrops and ridge areas within the property.

Stratified drift, a glacial sediment deposited by meltwater, covers the eastern section of the site. The sediment consists largely of layers or lenses of sand and pebble or cobble gravel. The thickness of the stratified drift decreases from the eastern boundary of the property, where it may exceed 40 feet, toward the west, where it thins to zero. The approximate edge of the deposit is marked by a change in topography from relatively flat to moderately steep. The steeper western section consists of bedrock thinly covered by a second type of glacial deposit, called till. Till consists of rock fragments which range in size from clay to boulders and which have varied shapes. These fragments were incorporated into glacier ice as it moved across Connecticut and were later plastered onto the surface underneath the ice. Bedrock outcrops poke through the till in several areas. Near the southwestern corner of the property, a thin layer of sand, silt, clay, and organic materials has been deposited in a swampy area.

No economically important mineral deposits are believed to exist on the property. The stratified drift may have a very small commercial importance as a gravel source.

## SOILS

The soils found on the Bobrow Property fall into the following categories:

- 1) The Adrian series (91) consists of nearly level, very poorly drained soils in depressional areas within outwash plains, lake plains, till plains and moraines. They formed in mucky organic deposits, 16 to 51 inches thick, over sandy mineral deposits. Adrian soils have rapid permeability, and a high water table at or near the surface 9 to 10 months of the year. Major limitations are related to wetness and low strength.

The Palms (91) series consists of nearly level, very poorly drained soils in depressional areas within outwash plains, lake plains, till plains and moraines. They formed in mucky organic deposits, 16 to 51 inches thick, over loamy mineral deposits. Palms soils have moderately slow permeability and a high water table at or near the surface 9 to 10 months of the year. Major limitations are related to instability and wetness.

- 2) The Agawam series (96B) consists of nearly level and gently sloping, well drained soils on outwash plains and stream terraces. They formed in water-sorted sands. Agawam soils have moderately rapid permeability in the surface layer and subsoil, and rapid permeability in the substratum. They have few limitations.
- 3) The Canton series (11XC, 11MC) consists of gently sloping, sloping, moderately steep and steep, well drained soils on uplands. They formed in a fine sandy loam mantle underlain by friable gravelly sand glacial till. Canton soils have moderately rapid or rapid permeability. Major limitations are related to slope and stoniness.
- 4) The Charlton series (11XC, 11MC, 17LC) consists of gently sloping, sloping, moderately steep, and steep, well drained soils on uplands. They formed in friable glacial till. Charlton soils have moderate to moderately rapid permeability. Major limitations are related to slope and stoniness.
- 5) The Hollis series (17LC) consists of gently sloping, sloping, moderately steep and steep, shallow, well-drained soils on uplands where relief is influenced by the underlying bedrock. They formed in glacial till less than 20 inches deep, over gneiss, granite and schist bedrock. Hollis soils have moderate permeability. Major limitations are related to depth to bedrock, rockiness, and slope.
- 6) The Hinckley series (60C, 60D) consists of nearly level, gently sloping, sloping, moderately steep, and steep, excessively drained soils on stream terraces, outwash plains, kames, and eskers. They formed in water sorted outwash. Hinckley soils have rapid and very rapid permeability. Major limitations are related to slope and droughtiness.
- 7) The Merrimac series (70B, 70C) consists of nearly level, gently sloping, and sloping, well drained soils on stream terraces, outwash plains, kames, and eskers. They formed in water-sorted outwash. Merrimac soils have moderately rapid or rapid permeability in the surface layer and subsoil, and rapid permeability in the substratum. They have few limitations.
- 8) The Narragansett series (210C) consists of gently sloping, sloping, and moderately steep, well-drained soils on uplands. They formed in silt-mantled friable glacial till. Narragansett soils have moderate permeability in the surface layer and subsoil, and moderately rapid or rapid permeability in the substratum. Major limitations are related to stoniness.
- 9) The Ninigret series (25A) consists of nearly level and gently sloping, moderately well-drained soils on stream terraces and outwash plains. They formed in water-sorted outwash. Ninigret soils have moderately

rapid permeability and a seasonal high water table at 18 to 24 inches. Major limitations are related to wetness.

- 10) The Ridgebury, Leicester and Whitman series (43M) is made up of poorly and very poorly drained soils. These soils occur in an intricate and complex pattern and separation of each individual soil was not practical on the scale surveyed. Each mapping unit may contain an individual soil or a percentage of each of the three soils. They are similar to the soil described for their series.

The Ridgebury series consists of nearly level, poorly drained soils on drumlins, and rounded or elongated hills of uplands. They formed in compact glacial till. Ridgebury soils have moderate to moderately rapid permeability in the surface layer and subsoil, slow or very slow permeability in the substratum (fragipan), and a high water table at or near the surface 7 to 9 months of the year. Major limitations are related to stoniness, wetness, and slow permeability in the substratum.

The Leicester series consists of nearly level, poorly drained soils on uplands. They formed in friable glacial till. Leicester soils have moderately rapid permeability and a high water table at or near the surface 7 to 9 months of the year. Major limitations are related to wetness and stoniness.

The Whitman series consists of nearly level, very poorly drained soils on uplands. They formed in compact glacial till. Whitman soils have moderate to moderately rapid permeability in the surface layer and subsoil, slow or very slow permeability in the substratum (fragipan), and a water table at or near the surface 9 to 10 months of the year. Major limitations are related to slow permeability, wetness and stoniness.

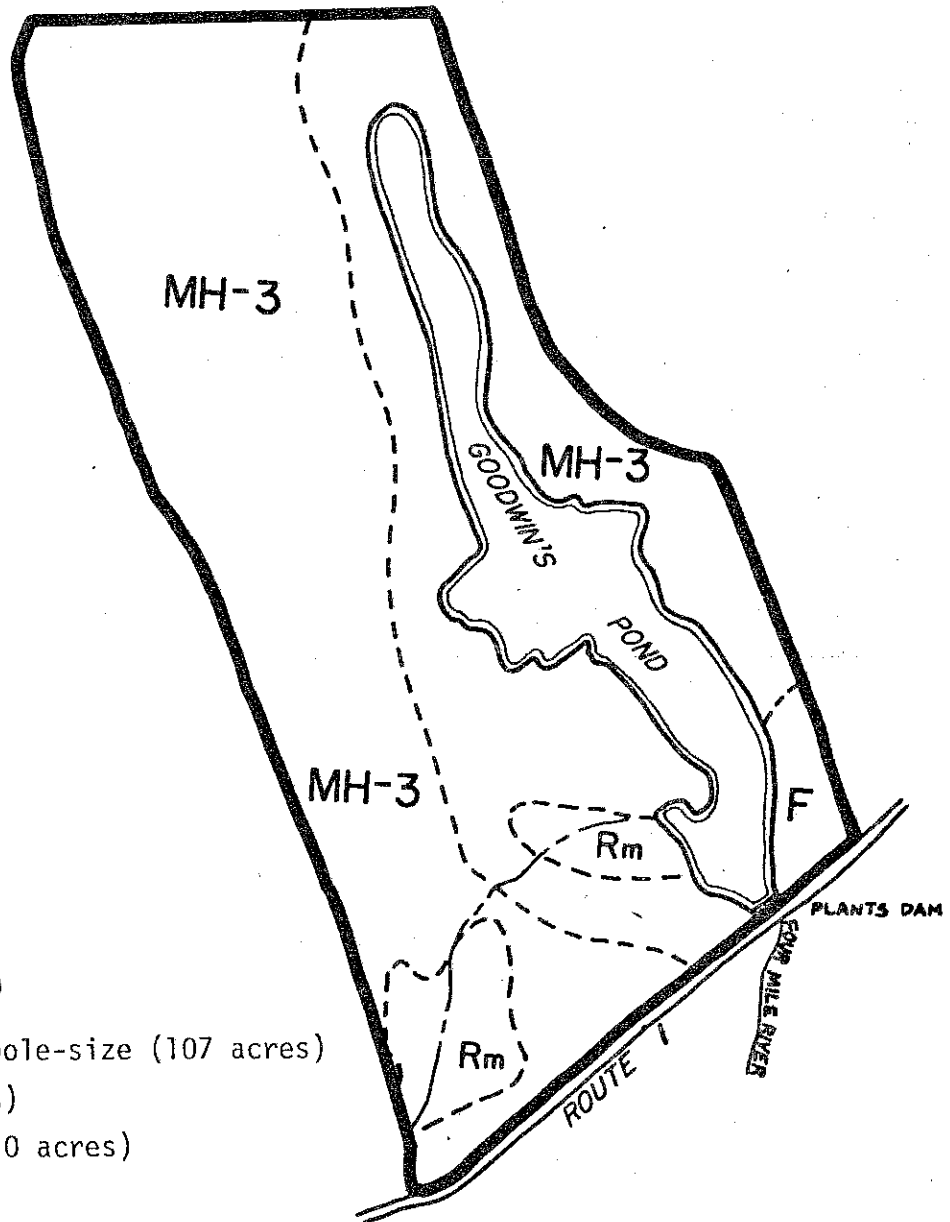
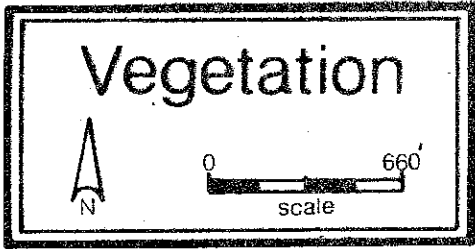
The wide variety of soil types on the site reflect the varied geology of the property. The table of Urban Use Limitations found in the Appendix to this report rates each soil type in terms of relative difficulty and expense for development. Characteristics of some of the soils such as wetness, subsequent frost action, shallow depth to bedrock, stoniness, and steep slopes will limit the types of development which can occur.

Goodwin's Pond is maintained by a dam structure. The DEP Water Resources Division should be contacted for a written appraisal of the condition of the dam and anticipated maintenance requirements.

There is road drainage from Boston Post Road (Route 1) being directed over the dam's earthen abutments into Goodwin's Pond. This wash is presently causing only a minor erosion problem but presents a hazard to the integrity of the dam abutment and is a source of pond sedimentation.

There is one eroding and sediment-producing area on the east side of the pond. The water is coming from a building, parking lot, and road drainage culvert on the Military reservation.

Any development on this property should be accompanied by a sediment and erosion control plan to be implemented during construction. Connecticut's Sediment and Erosion Control Handbook published by the Soil Conservation Service will aid the Town in preparing an adequate plan. Technical assistance for preparing this plan can be obtained at the Soil Conservation Service field office in New London County, located in Norwich.



**LEGEND**

- MH-3 Mixed hardwoods, pole-size (107 acres)
- F Old field (4 acres)
- Rm Red maple swamp (10 acres)

## WATER RESOURCES

All runoff from the site flows into the long, narrow pond near the eastern boundary. The pond's depth is not known, but it appears to be nowhere deeper than 10 feet. The pond is actually an impoundment of Four Mile River, which originates in Nehantic State Forest, in the northern part of the Town of East Lyme, and empties into Long Island Sound at Rocky Neck State Park. Despite its name, Four Mile River is nine miles long.

Most of Four Mile River's course is flanked by stratified drift deposits. Connecticut Water Resources Bulletin No. 15, plate D, has identified these deposits as a potentially important source of groundwater. Although the exact yield of any well dug or drilled into the stratified drift would depend upon the specific layers of material penetrated, the depth of the drift at that location, and other factors, many wells placed into this deposit should prove to be capable of supplying more than 100 gallons per minute of groundwater. At least one well in the vicinity of the property noted moderately high concentrations of iron and manganese in the water, probably as a result of the dissolution of the dark minerals in the local Plainfield Formation rocks. Hence, filtration may be required if this water source is developed in the future. Nevertheless, because of the relatively undeveloped nature of the Four Mile River watershed, particularly upstream from the site, man-made contamination of the local groundwater is probably small at this time. This stratified drift aquifer may therefore prove to be an important asset to the Town in the future.

## CLIMATE

Temperature is moderated by sea breezes. The average winter temperature is 29°F. The summer average is 69°F. The growing season is 200 +/- 20 days. Annual precipitation averages 48" (snowfall - 26"). Winters are characterized by mixes of freezes, snows, thaws, and rains.

## VEGETATION

Some parts of the property were once cleared for agriculture, as indicated by the presence of stone walls. However, the steep slope along the western side is rocky and was probably used as a woodlot and pasture.

The present forest originated about 1900. A timber harvest removed some trees from the piece about 10-20 years ago. A small (1/4 acre) ground fire occurred on the eastern side of Goodwin's Pond in the spring of 1978, but did little damage.

Three plant communities are indicated on the Vegetation Type Map. Nearly all of the 121-acre tract is forested.

Type F: Old field, 4 acres. Grasses and goldenrod are the most common species, although red cedar, red oaks, and bayberry are increasing in importance.

Type Rm: Red maple swamps, 10 acres. Pole-size red maple is the principal overstory species. A very dense understory of alders and sweet pepperbush excludes herbaceous cover. These areas may have standing water at any time of the year.

Type MH-3: Mixed hardwoods (107 acres). The moderately dense overstory of red maple, black birch, red and white oaks, and tuliptree varies from pole to small sawlog-size trees. The present volume per acre is about 2-4 thousand board feet (m.b.f.) of sawtimber and 10-15 cords of firewood. The timber quality is moderately good, but the bouldery slope limits operability and increases management costs.

The forest is overcrowded and would benefit from a thinning operation in which the poorest one-third of the trees were cut. The thinning should yield about 1 m.b.f. of low-quality sawtimber (worth about \$25 per m.b.f.) and 3-5 cords of firewood (worth about \$4 per cord) per acre. A consulting forester should be retained to mark the trees to be cut and supervise the timber sale.

#### AQUATIC WILDLIFE

The pond is quite shallow (6 feet or less) with abundant growth of emergent vegetation (white water lily). A pond of this type would be expected to support numerous warmwater fish species including largemouth bass, chain pickerel, golden shiner, pumpkinseed sunfish, bluegill sunfish and yellow perch.

Over time it may be expected that the pond would fill in and become an inland wetland.

#### PROBABLE FUTURE ENVIRONMENT

If the site is not used for recreation in the future, it will probably be used in part for residential purposes. Much of the site is rocky and sloping, but some areas, particularly in the southern portion, are probably suitable for home sites.

### ENVIRONMENTAL IMPACT

#### QUANTIFIABLE LAND USE CHANGES

Acquisition of the site for recreation use should enhance the residential growth potential for other property in the area. However, the large undeveloped Yale property to the north of the site and the Stone Ranch Military Reservation to the east are not likely to be affected by the acquisition.

#### SOCIO-ECONOMIC CHANGES

Since the site is somewhat remote from developed parts of East Lyme, its acquisition and use aren't likely to have an impact on socio-economic conditions.

#### TRANSPORTATION ROUTES

As noted earlier, the site has considerable frontage on U.S. Route 1. This is an excellent road with comparatively light traffic volumes. This road could probably easily accommodate all traffic generated by facilities on the site.



## EFFECT ON VEGETATION

Because recreational use of the wooded areas would probably be widely dispersed, impact on the vegetation would be slight. There may be some soil compaction and trampling of small plants along trails, thus increasing erosion and reducing aesthetic appeal.

Several acres of woodland would require clearing, draining, and grading for development of intensive use areas such as ballfields. This impact will be slight, relative to the total area of the property.

Vegetation management should include a plan to guide thinning and harvesting activities in the wooded areas. Well-supervised logging operations would provide revenue for the Town, maintain the health of the forest, and provide an example of wise land management which does not interfere with recreation. A professional forester should be retained to assist the Town in writing and implementing the plan.

## EFFECT ON WATER RESOURCES

No detrimental impact on the local water resources is anticipated from the proposal. However, if the land were to be developed for residential use, deterioration of the water supply probably would follow, as on-site septic systems would be used for any new homes in this area.

## MITIGATING MEASURES INCLUDED IN THE PROPOSAL

Acquisition of this property will not require any mitigating measures; however, development of a conservation plan with the help of the New London County Soil and Water Conservation District to identify critical areas which may require mitigating action during construction would be well advised.

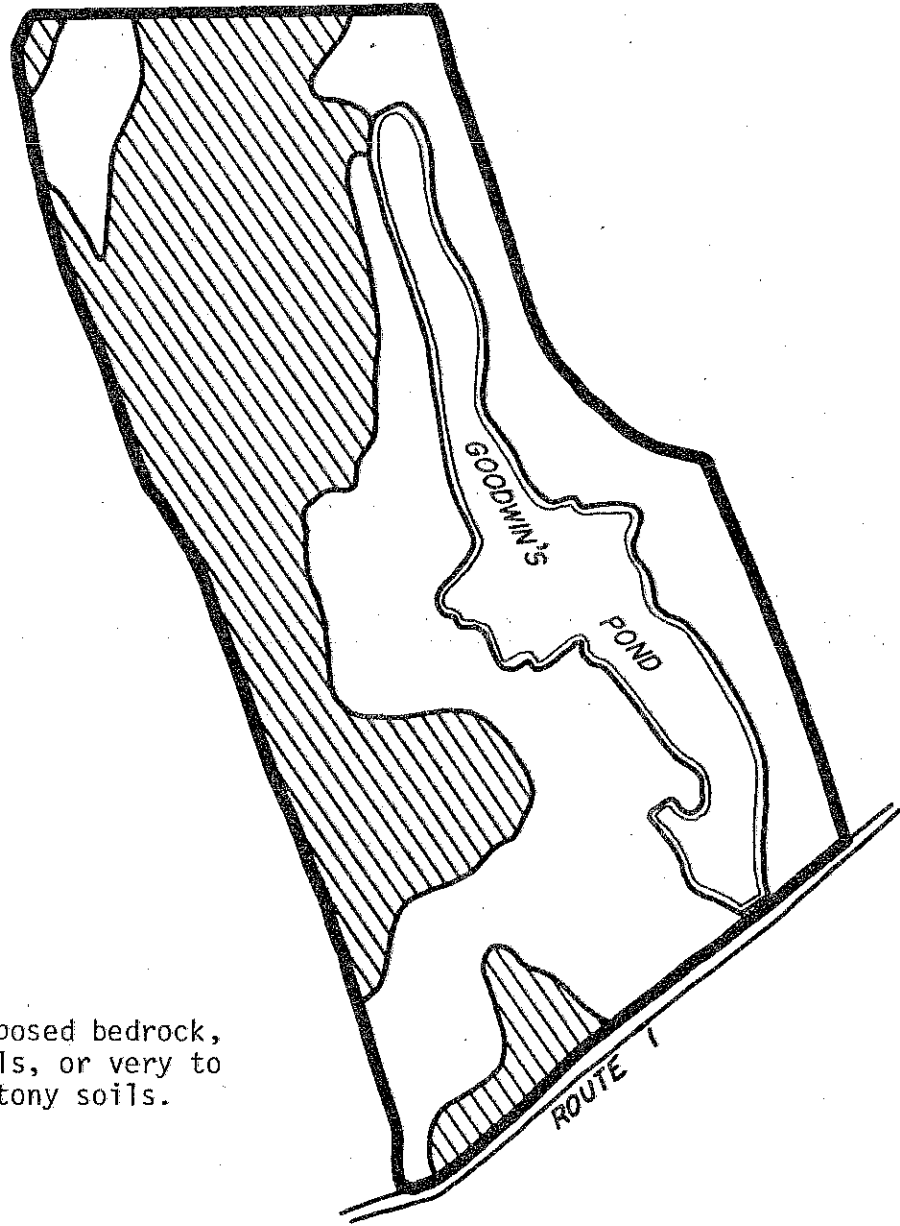


## ADVERSE ENVIRONMENTAL EFFECTS

There should be no adverse environmental effects from the acquisition of these properties.

## IRREVERSIBLE COMMITMENTS OF RESOURCES

This project as proposed will not create any irreversible commitments of resources.

**DEVELOPMENT  
LIMITATIONS**



Areas of exposed bedrock,  
shallow soils, or very to  
extremely stony soils.

## SHORT TERM VS. LONG TERM PRODUCTIVITY

Because the proposed uses would have a slight impact on the vegetation in the wooded areas, long-term site quality and productivity would not be compromised.

## RECREATION POTENTIAL

Picnicking, fishing, and canoeing appear to be the activities most readily accommodated. The Town seeks to develop a water supply via wells installed on the tract. A determination should be made where the well(s) may be located before extensive recreation development is undertaken and possible conflicts encountered. There are some wet, unusable areas which should be left untouched by recreation site development.

The woodland appears to be in need of selective thinning in accordance with a forester's recommendations. A timber sale might be tied in with some access road improvement work and help to clear out picnic areas, ballfields, road spurs, etc. There is much mountain laurel in the understory which would provide a nice spring floral display in open areas.

It might be worthwhile checking with the National Guard about the possibility of an engineering outfit, with their heavy equipment at Stone's Ranch, doing any earthmoving that might be necessary. If a mutually beneficial agreement could be made, it may be possible to establish an access road, parking lot, and ballfield in conjunction with their training.

The usable areas are ringed with either wet areas or ledge. As mentioned, the southern portion of the tract (along Route 1) appears to be the most readily usable, from the standpoints of ease of access (close to road) and relative flatness of terrain. The ballfield and parking lot planned should probably be located here. Picnic areas could be located north of this area with a few sites to the east or west of the ballfield.

A short hiking trail would offer some varied scenery if routed near the pond and to the ledge on the northern end of the tract with a return leg on the western side of the property. Choosing the route carefully would minimize the amount of bridging needed in wet areas.

Ice skating could be offered on Goodwin's Pond. If ice skating is offered, the parking lot should probably be located on the eastern or northeastern side of the ballfield and it would be desirable, though not essential, to have a modest warm-up hut with fireplace (picnic type) near the pond. The Town will have to weigh vandalism anticipated against the benefits derived from any supportive structures. Toilets or a toilet building should be situated so that the greatest number of people are served with minimum walking distances.

Goodwin's Pond appears well-suited, if somewhat small, for canoeing. An access path would have to be provided to the pond for canoe launching. A gravel base boat launch ramp could probably be installed with little expenditure. The pond size is such that boat power should be limited to rowing or electric motor.

At present, brush growth along the pond banks makes fishing by boat a more practical proposition.

The pond could be used as a swimming area for a very limited number of persons if it were dredged out and sand were trucked in for a beach substrate. With ocean beaches in the general proximity as well as several larger lakes, it is doubtful that an extensive effort to convert the pond into a swimming area is warranted.

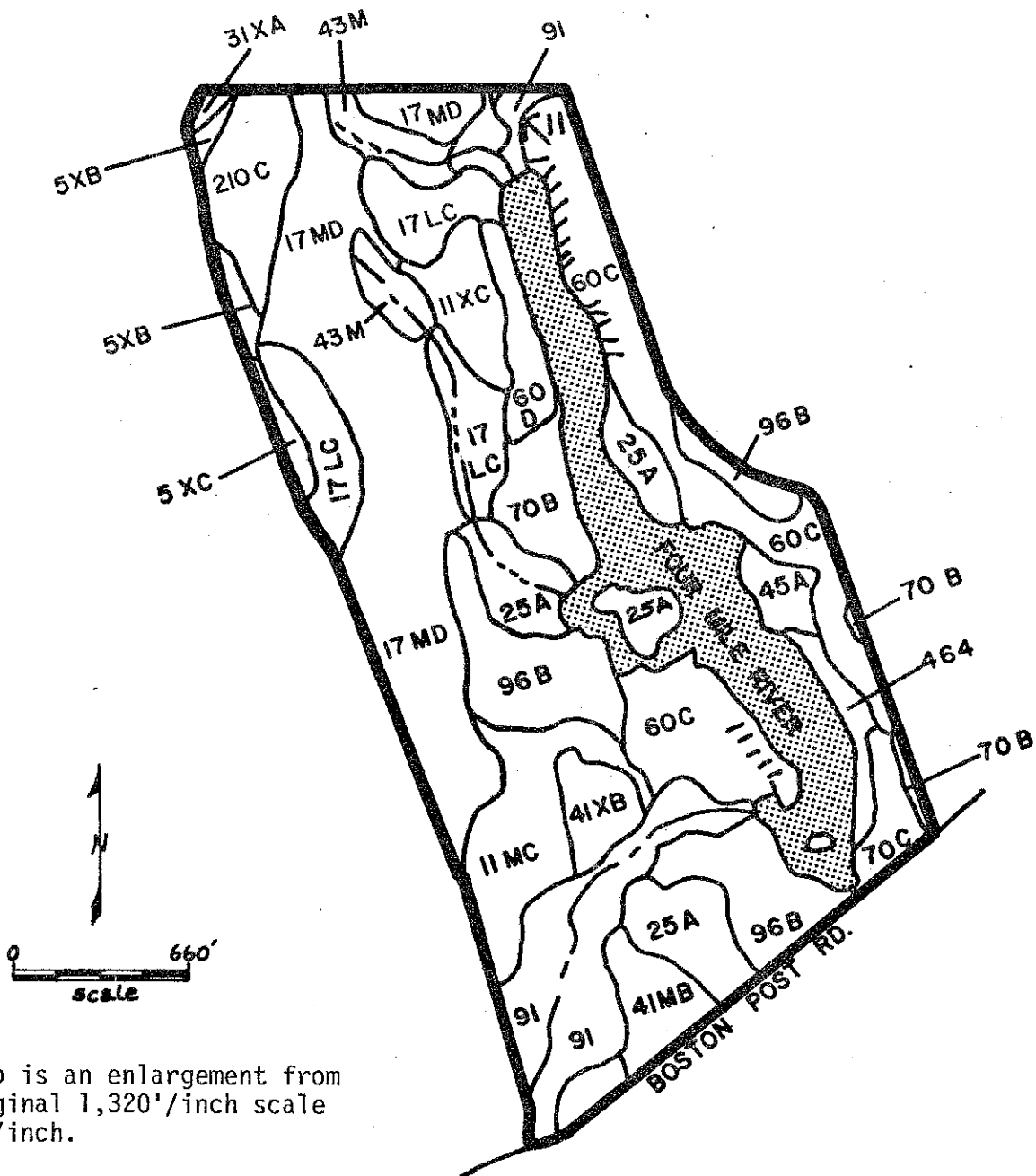
## ALTERNATIVES TO THE PROPOSED ACTION

The alternatives to this acquisition include no action at all or the acquisition of some other property to accommodate the desired facilities. No action would simply result in recreation facility needs not being met. Certainly another site in the Town could physically accommodate many of the desired facilities; however, there is no guarantee that such a site would be made available or be priced suitably for public acquisition.

# Appendix

# Soils

BOBROW PROPERTY  
EAST LYME, CONNECTICUT

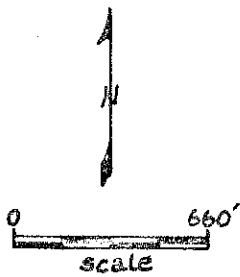


This map is an enlargement from the original 1,320'/inch scale to 660'/inch.

Information taken from: Interim Soil Survey Report, New London County, Connecticut, 1978, soil survey sheet no. 436, prepared by USDA - Soil Conservation Service.  
Advance copy subject to change.



# Soils

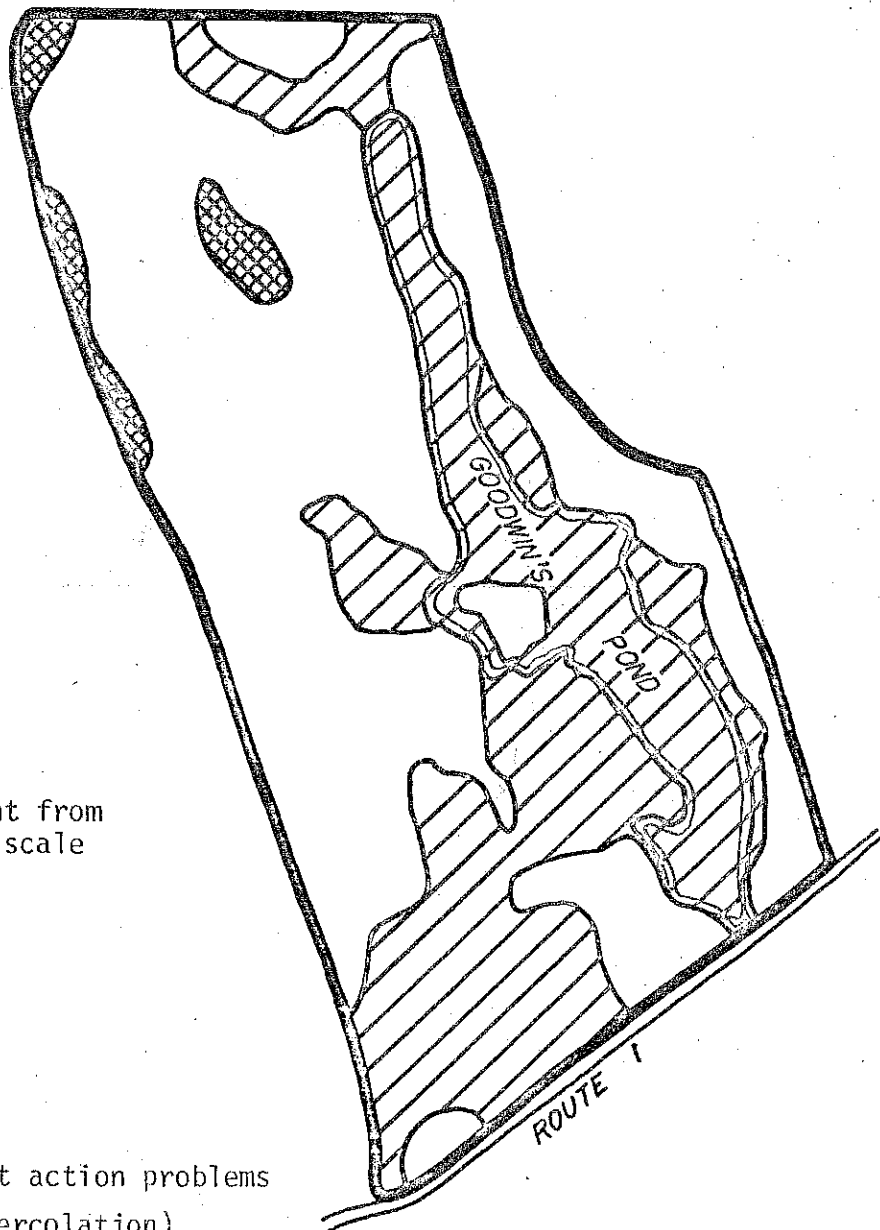
BOBROW PROPERTY  
EAST LYME, CONNECTICUT



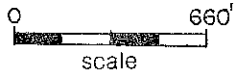
This map is an enlargement from the original 1,320'/inch scale to 660'/inch.

## LEGEND

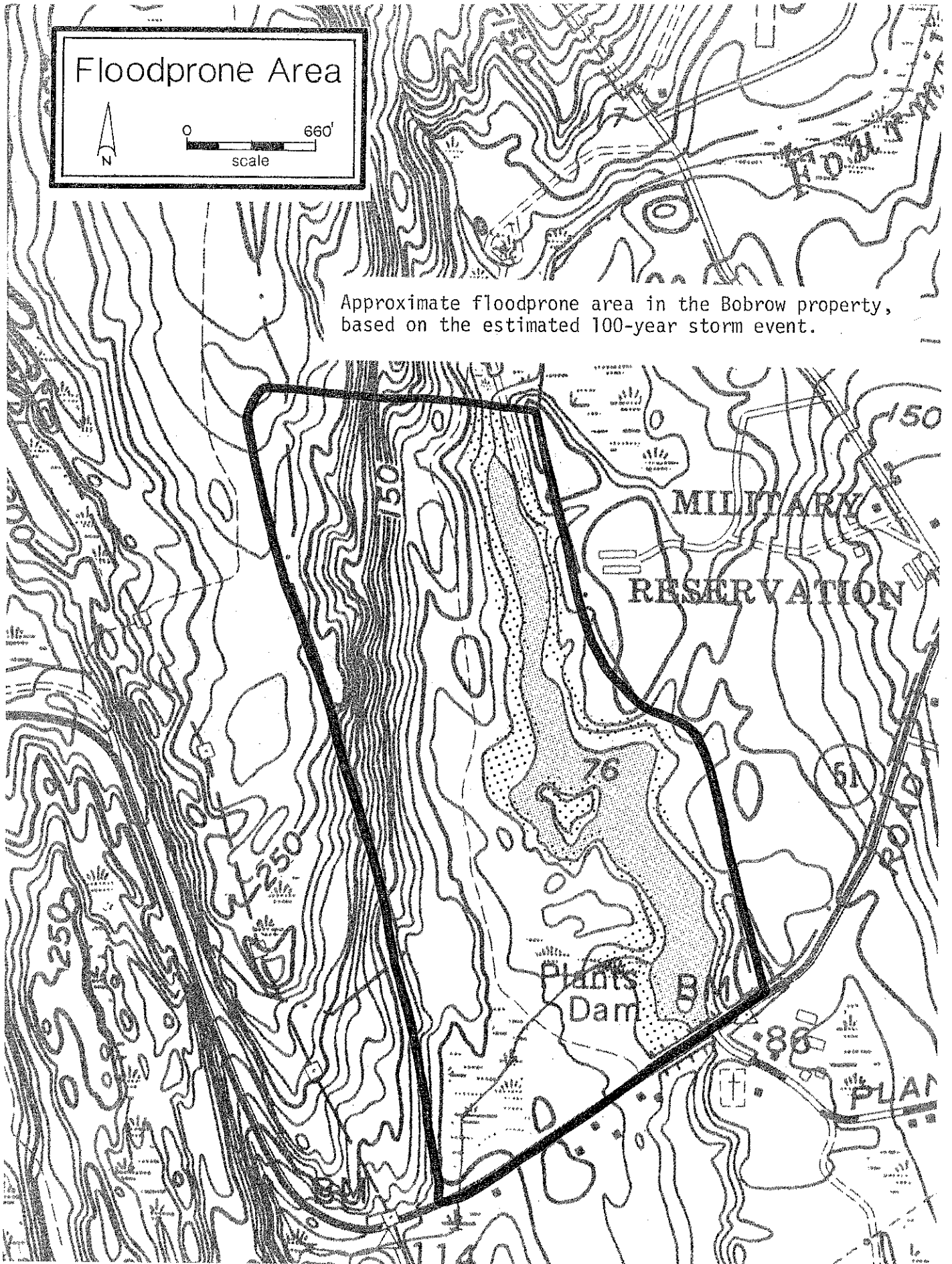
-  Wetness and frost action problems
-  Fragipan (slow percolation)



# Floodprone Area



Approximate floodprone area in the Bobrow property, based on the estimated 100-year storm event.





BOBROW PROPERTY  
EAST LYME, CONNECTICUT

PROPORTIONAL EXTENT OF SOILS AND THEIR LIMITATIONS FOR CERTAIN USES

Soil Series	Soil Symbol	Approx. Acres	Percent of Acres	Principal Limiting Factor	Urban Use Limitations*								
					On-Site Sewage	Buildings W/Basements	Streets & Parking	Landscaping	Camp Areas	Picnic Areas	Playgrounds	Paths & Trails	
Ridgebury, Leicester, Whitman	43M	4	3%	Wetness	3	3	3	3	3	3	3	3	3
Adrian-Palms	91	13	11%	Wetness, Excess humus	3	3	3	3	3	3	3	3	3
Raypol	464	1	1%	Wetness, Frost action	3	3	3	3	3	3	3	3	3
Hollis	17MD	24	20%	Depth to rock, Slope	3	3	3	3	2	2	3	2	2
Charlton-Hollis Charlton Part	17LC	8	7%	Slope, large stones	2	2	2	2	2	2	3	2	2
Hollis Part				Depth to rock	3	3	3	3	2	2	3	2	2
Merrimac	70B	6	4%		1	1	1	1	1	1	2	1	1
Merrimac	70C	4	3%	Slope	2	2	2	2	2	2	3	1	1
Hinckley	60C	15	12%	Slope, droughty	2	2	2	2	2	2	3	2	2
Hinckley	60D	3	2%	Slope	3	3	3	3	3	3	3	2	2
Montauk	5XB	3	2%	Percs slowly, Frost action	3	2	2	2	2	1	3	2	2

BOBROW PROPERTY  
EAST LYME, CONNECTICUT

PROPORTIONAL EXTENT OF SOILS AND THEIR LIMITATIONS FOR CERTAIN USES

Soil Series	Soil Symbol	Approx. Acres	Percent of Acres	Principal Limiting Factor	Urban Use Limitations*							
					On-Site Sewage	Buildings w/Basements	Streets & Parking	Landscaping	Camp Areas	Picnic Areas	Playgrounds	Paths & Trails
Montauk	5XC	2	1%	Percs slowly, Slope, Frost action	3	2	2	2	2	2	3	2
Canton-Charlton	11XC	3	2%	Slope, Large stones	2	2	2	2	2	2	3	2
Canton-Charlton	11MC	6	4%	Large stones, Slope	3	3	3	3	3	2	3	3
Sutton	41MB	3	2%	Wetness, Large stones	3	3	2	2	3	2	3	3
Sutton	41XB	3	2%	Wetness	3	3	2	2	2	1	2	2
Woodbridge	31XA	1	1%	Percs slowly, Frost action	3	3	3	2	2	1	2	2
Narragansett	210C	4	3%	Slope, Large stones	2	2	2	2	2	2	3	2
Agawam	96B	12	10%		1	1	1	1	1	1	1	1
Ninigret	25A	11	9%	Wetness, Frost action	3	3	2	1	2	2	2	2
Tisbury	45A	2	1%	Wetness	3	3	3	1	1	1	2	1

\* Urban Use Limitations: 1 = slight; 2 = moderate; 3 = severe.

## SOIL INTERPRETATIONS FOR URBAN USES

The ratings of the soils for elements of community and recreational development uses consist of three degrees of "limitations:" slight or no limitations; moderate limitations; and severe limitations. In the interpretive scheme various physical properties are weighed before judging their relative severity of limitations.

The user is cautioned that the suitability ratings, degree of limitations and other interpretations are based on the typical soil in each mapping unit. At any given point the actual conditions may differ from the information presented here because of the inclusion of other soils which were impractical to map separately at the scale of mapping used. On-site investigations are suggested where the proposed soil use involves heavy loads, deep excavations, or high cost. Limitations, even though severe, do not always preclude the use of land for development. If economics permit greater expenditures for land development and the intended land use is consistent with the objectives of local or regional development, many soils and sites with difficult problems can be used.

### Slight Limitations

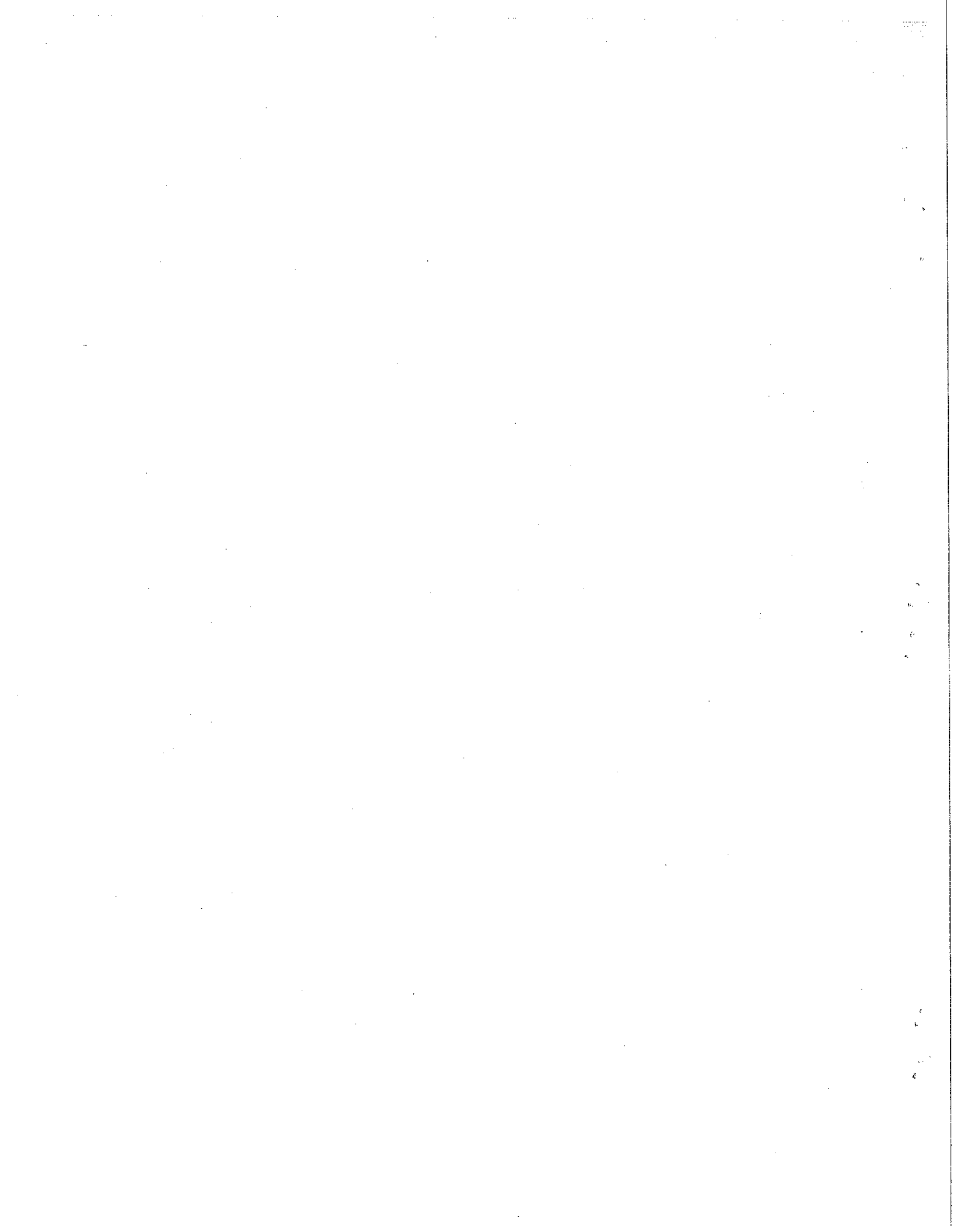
Areas rated as slight have relatively few limitations in terms of soil suitability for a particular use. The degree of suitability is such that a minimum of time or cost would be needed to overcome relatively minor soil limitations.

### Moderate Limitations

In areas rated moderate, it is relatively more difficult and more costly to correct the natural limitations of the soil for certain uses than for soils rated as having slight limitations.

### Severe Limitations

Areas designated as having severe limitations would require more extensive and more costly measures than soils rated with moderate limitations in order to overcome natural soil limitations. The soil may have more than one limiting characteristic causing it to be rated severe.



# About the Team

The Eastern Connecticut Environmental Review Team (ERT) is a group of professionals in environmental fields drawn together from a variety of federal, state, and regional agencies. Specialists on the Team include geologists, biologists, foresters, climatologists, soil scientists, landscape architects, archeologists, recreation specialists, engineers and planners. The ERT operates with state funding under the supervision of the Eastern Connecticut Resource Conservation and Development (RC&D) Area.

The Team is available as a public service at no cost to Connecticut towns.

## PURPOSE OF THE TEAM

The Environmental Review Team is available to help towns and developers in the review of sites proposed for major land use activities. To date, the ERT has been involved in reviewing a wide range of projects including subdivisions, sanitary landfills, commercial and industrial developments, sand and gravel operations, elderly housing, recreation/open space projects, watershed studies and resource inventories.

Reviews are conducted in the interest of providing information and analysis that will assist towns and developers in environmentally sound decision-making. This is done through identifying the natural resource base of the project site and highlighting opportunities and limitations for the proposed land use.

## REQUESTING A REVIEW

Environmental reviews may be requested by the chief elected officials of a municipality or the chairman of town commissions such as planning and zoning, conservation, inland wetlands, parks and recreation or economic development. Requests should be directed to the Chairman of your local Soil and Water Conservation District. This request letter should include a summary of the proposed project, a location map of the project site, written permission from the landowner allowing the Team to enter the property for purposes of review, and a statement identifying the specific areas of concern the Team should address. When this request is approved by the local Soil and Water Conservation District and the Eastern Connecticut RC&D Executive Council, the Team will undertake the review on a priority basis.

For additional information regarding the Environmental Review Team, please contact Jeanne Shelburn (889-2324), Environmental Review Team Coordinator, Eastern Connecticut RC&D Area, 139 Boswell Avenue, Norwich, Connecticut 06360.

