



**US Army Corps  
of Engineers®**  
New England District  
696 Virginia Road  
Concord, MA 01742-2751

# PUBLIC NOTICE

**Comment Period Begins: 11/29/16**  
**Comment Period Ends: 12/29/16**  
**File Number: NAE-2016-00075**  
**In Reply Refer To: Mike Wierbonics**  
**Phone: (978) 318-8723**  
**E-mail: michael.s.wierbonics@usace.army.mil**

The District Engineer has received a permit application to conduct work in waters of the United States from **Four Season Farms, LLC, Herb Sorooca, 385 Erskine Road, Stamford, CT 06903**. This work is proposed in **non-tidal wetlands and unnamed tributaries to Stony Brook** at a parcel of land between Poole Road and Hale Street in Suffield, Connecticut. The site coordinates are: Latitude: 41.96954 Longitude: -72.67429.

The work involves the construction of approximately 45-acres of hydroponic greenhouses and support buildings on the 94-acre site. The project includes the construction and operation of approximately 43-acres of hydroponic greenhouses for growing tomatoes and 2.25-acres of support buildings. The project will enclose the agricultural activity within a climate controlled greenhouse and utilize a sophisticated irrigation/nutrient application system that recycles the irrigation water. The project will unavoidably impact approximately 3-acres of previously disturbed wetlands over the 94-acre site. The project proponents propose to mitigate for unavoidable impacts through the permanent preservation of approximately 55-acres of undeveloped forested land adjacent to the site; restore approximately 4-acres of currently open disturbed floodplain bordering Stony Brook by planting floodplain forest species; and the relocation of intermittent stream flow and the creation of storm water wetlands to improve storm water runoff from the site.

The work is shown on the attached plans entitled "**Four Season Farm LLC Hydroponic Nursery Poole Road & Hale Street Adjacent to Stony Brook Hartford County, Suffield, Connecticut**" on **sixteen (16)** sheets, and dated "**10-28-16**."

## AUTHORITY

Permits are required pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899  
 Section 404 of the Clean Water Act  
 Section 103 of the Marine Protection, Research and Sanctuaries Act.

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972, as amended.

#### **NATIONAL HISTORIC PRESERVATION ACT**

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties with cultural or Native American significance, or listed in, or eligible for listing in, the National Register of Historic Places. Therefore, no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.
- e. Coordination with the State Historic Preservation Officer and/or Tribal Historic Preservation Officer(s)

#### **ENDANGERED SPECIES CONSULTATION**

The New England District, Army Corps of Engineers has reviewed the list of species protected under the Endangered Species Act of 1973, as amended, which might occur at the project site. It is our preliminary determination that the proposed activity for which authorization is being sought is designed, situated or will be operated/used in such a manner that it is not likely to adversely affect any Federally listed endangered or threatened species or their designated critical habitat. By this Public Notice, we are requesting that the appropriate Federal Agency concur with our determination.

CENAE-R  
FILE NO. NAE-2016-00075

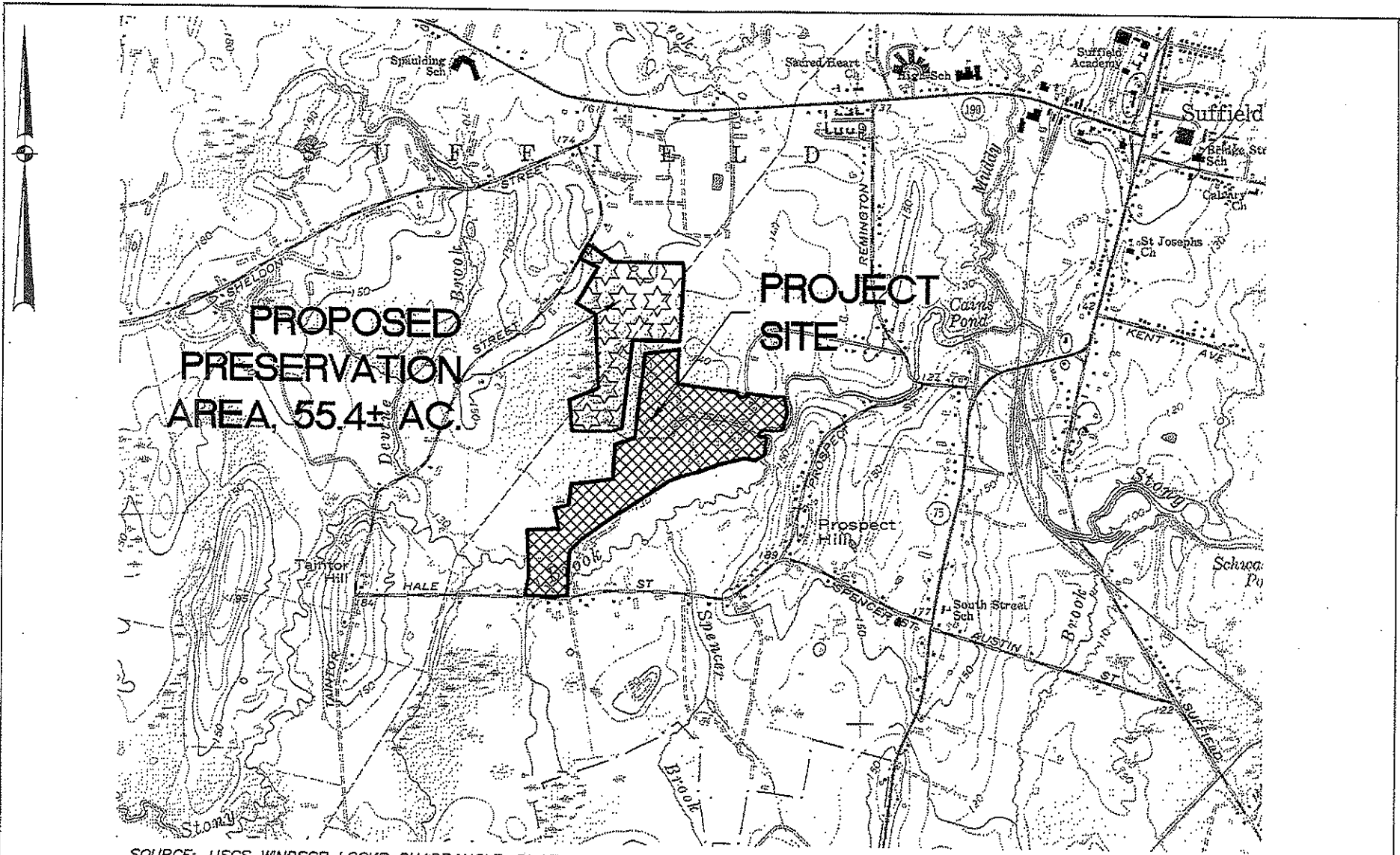
THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.



**Robert J. DeSista**  
**Chief, Permits and Enforcement Branch B**  
**Regulatory Division**

If you would prefer not to continue receiving Public Notices by email, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at [bettina.m.chaisson@usace.army.mil](mailto:bettina.m.chaisson@usace.army.mil). You may also check here ( ) and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_



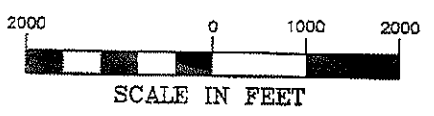
SOURCE: USGS WINDSOR LOCKS QUADRANGLE, PHOTO REVISED 1972

*Vicinity Map*

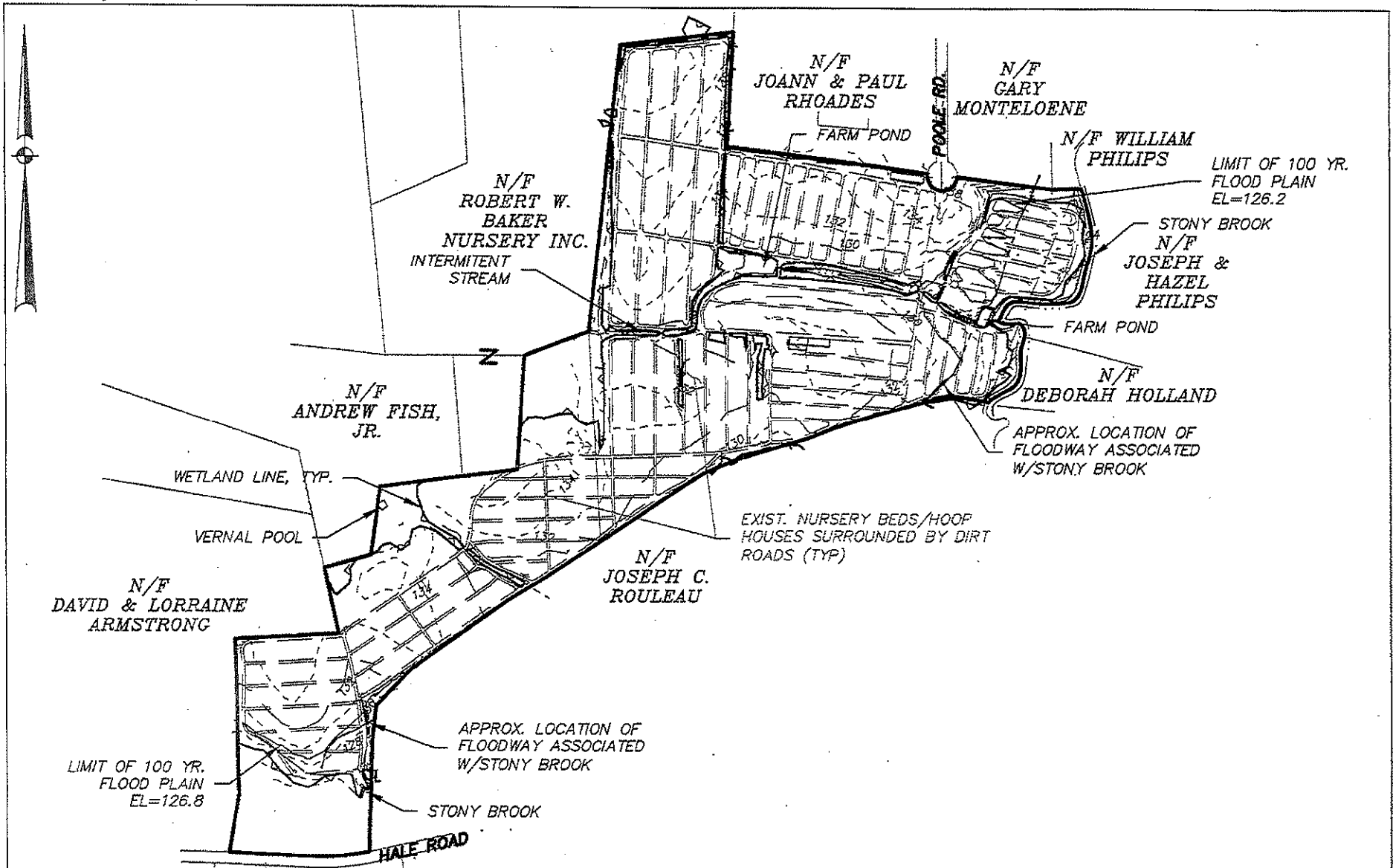
*Four Season Farm LLC*  
 Hydroponic Nursery  
 Poole Road & Hale Street  
 Adjacent to Stony Brook  
 Hartford County, Suffield, Connecticut

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 150 Park Rd East, Vernon, CT 06066 • P: 860-255-2668 • FAX: 860-255-1122  
 www.jrusso.com • info@jrusso.com

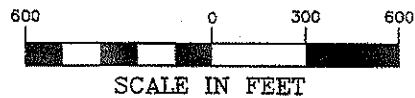


RATE	10-28-16
SCALE	1"=2000'
JOB NUMBER	2015-101
SHEET	1 of 16



*Existing Conditions*

**Four Season Farm LLC**  
 Hydroponic Nursery  
 Poole Road & Hale Street  
 Adjacent to Stony Brook  
 Hartford County, Suffield, Connecticut



SCALE IN FEET



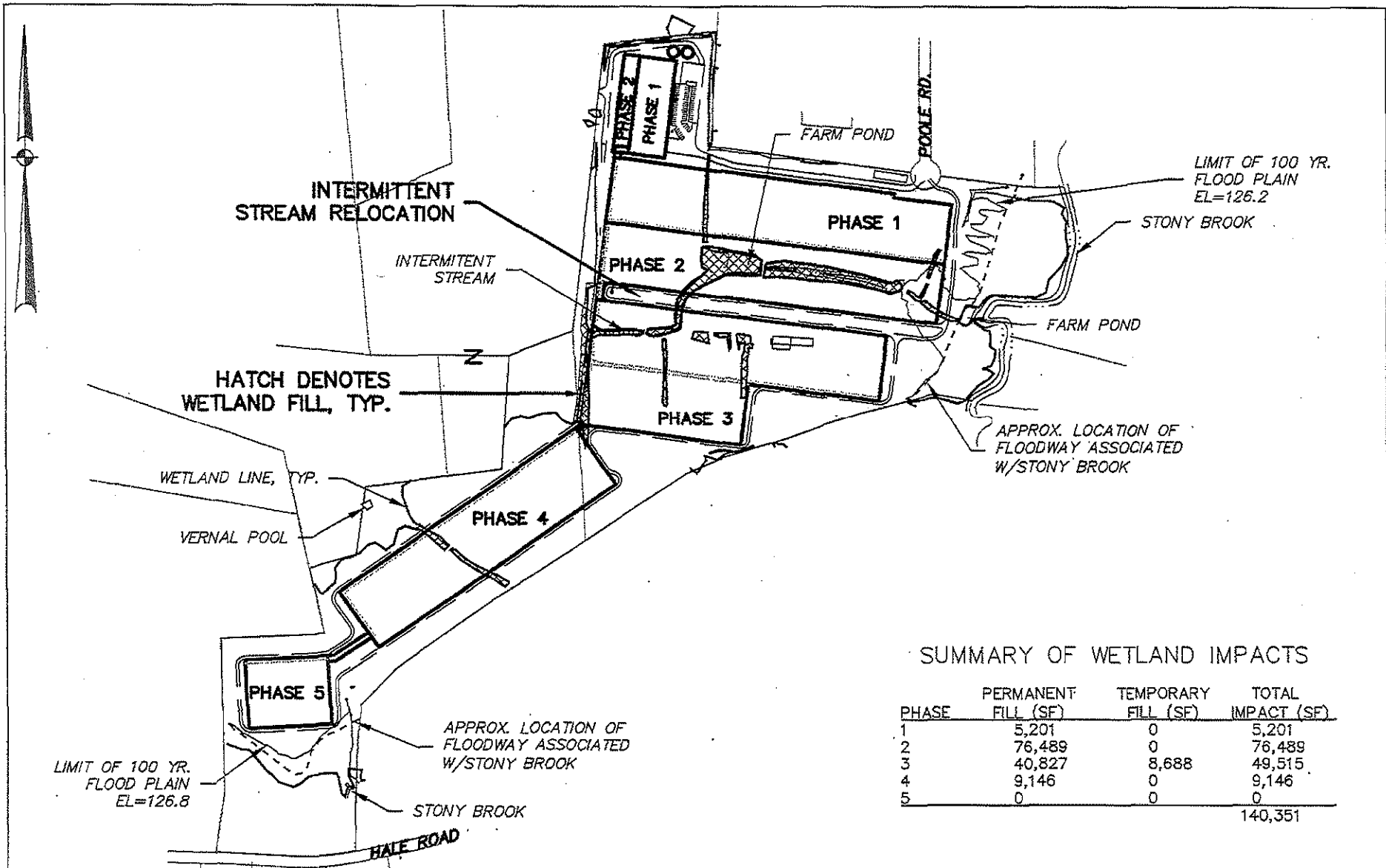
J.R. Russo & Associates, LLC  
 150 North Main Street, Danbury, CT 06810-2229 • FAX 475-251-508  
 www.jrusso.com • info@russo.com

DATE  
10-28-16

SCALE  
1"=600'

JOB NUMBER  
2015-101

SHEET  
2 of 16

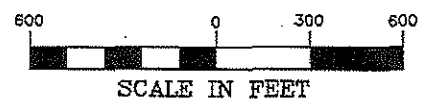


**SUMMARY OF WETLAND IMPACTS**

PHASE	PERMANENT FILL (SF)	TEMPORARY FILL (SF)	TOTAL IMPACT (SF)
1	5,201	0	5,201
2	76,489	0	76,489
3	40,827	8,688	49,515
4	9,146	0	9,146
5	0	0	0
			140,351

*Overall Site Plan*

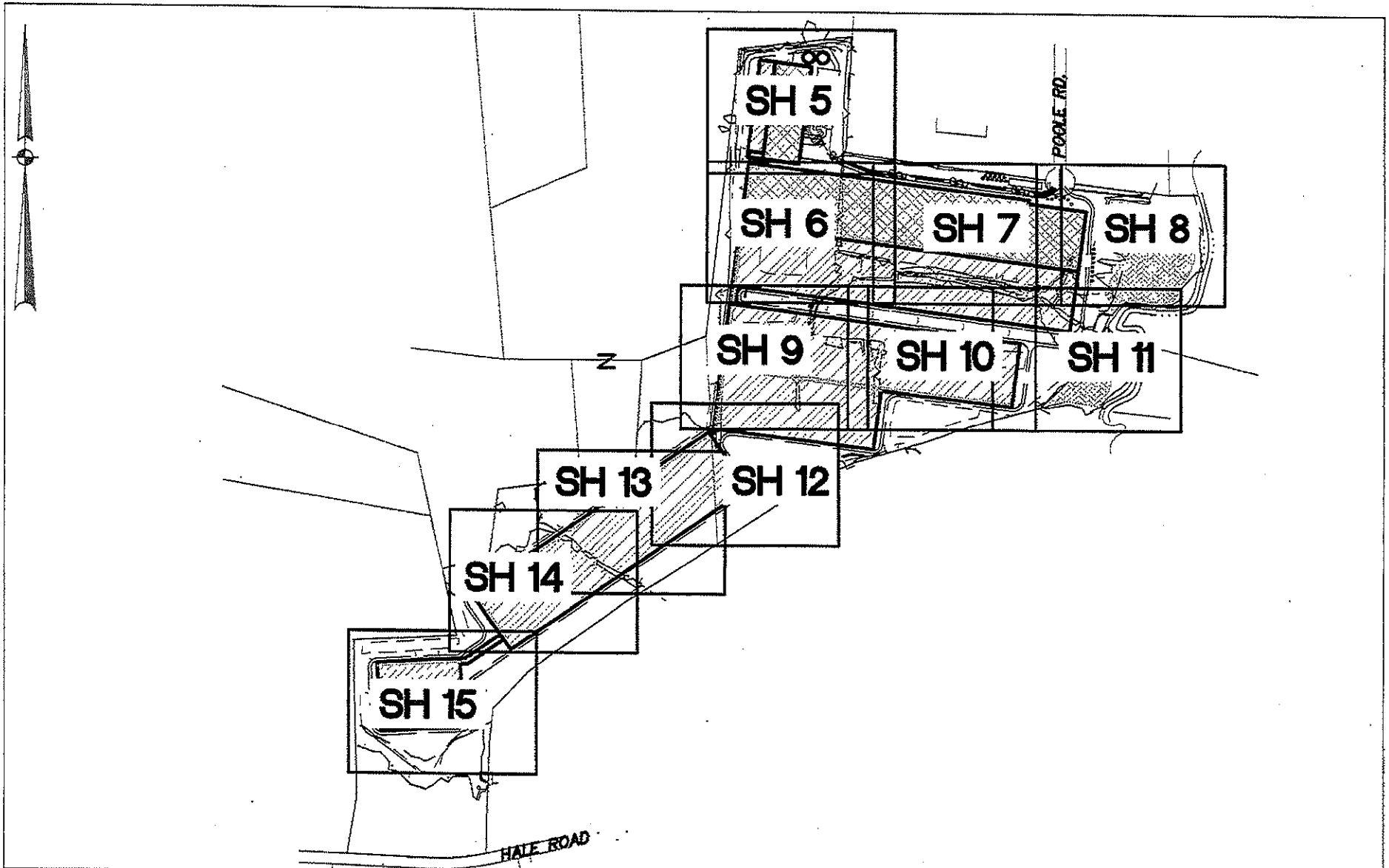
*Four Season Farm LLC*  
 Hydroponic Nursery  
 Poole Road & Hale Street  
 Adjacent to Stony Brook  
 Hartford County, Suffield, Connecticut



**RUSSEO**  
 SURVEYORS-ENGINEERS  
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1R. Russo & Associates, LLC  
 13 Johnson Elm City, Westport, CT 06880 • CT 650-225-0365 • MA 407-861-892  
 www.1rrusso.com • info@1rrusso.com

DATE	10-28-16
SCALE	1"=600'
JOB NUMBER	2015-101
SHEET	3 of 16



*Sheet Layout Plan*

*Four Season Farm LLC*  
 Hydroponic Nursery  
 Poole Road & Hale Street  
 Adjacent to Stony Brook  
 Hartford County, Suffield, Connecticut



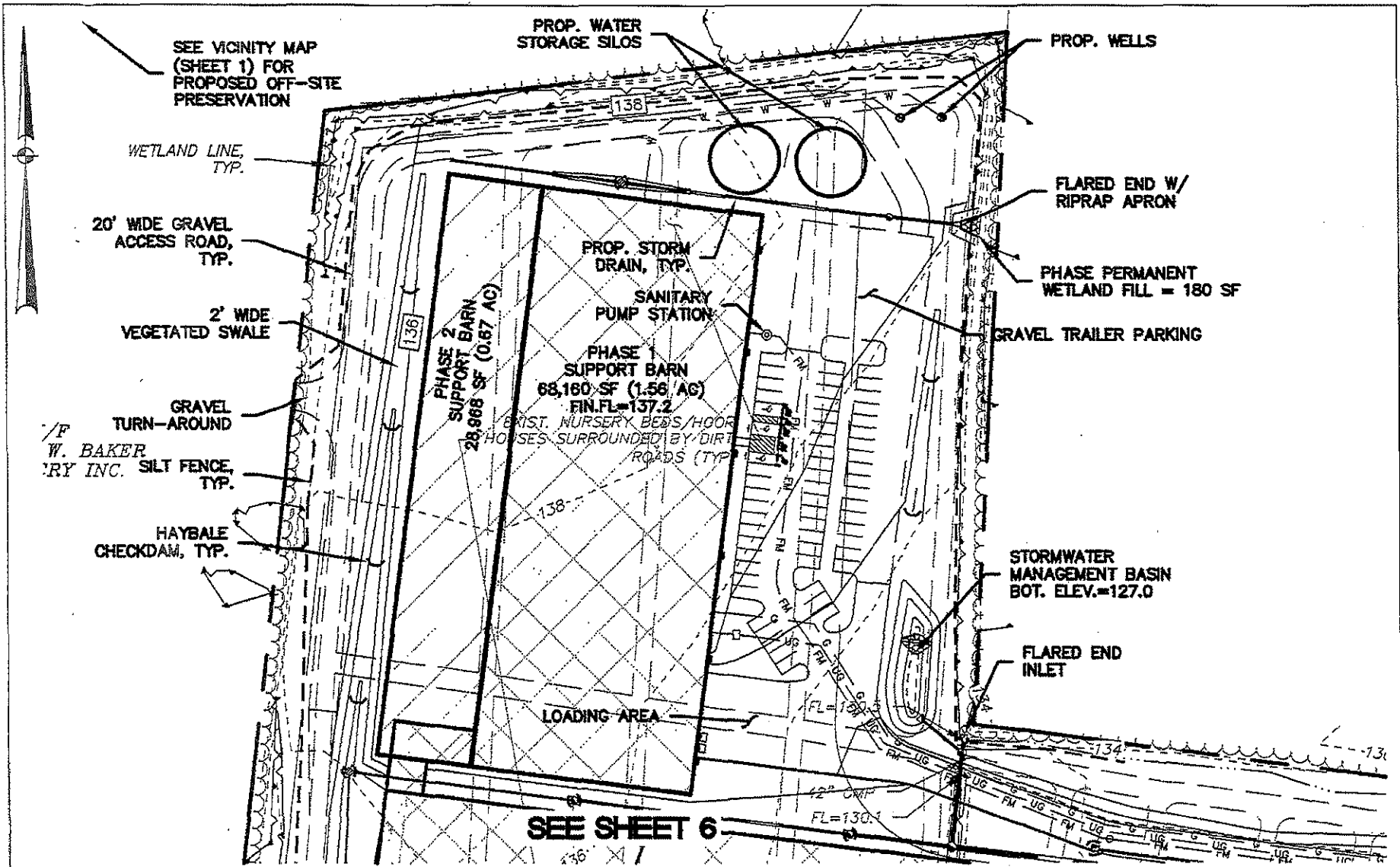
J.R. Russo & Associates, LLC  
 100 Main Street, Suite 100, Westport, CT 06880 • CT REG. NO. 10489 • MA REG. NO. 10489  
 www.jrusso.com • 860.429.0000

DATE  
 10-28-16

SCALE  
 1"=600'

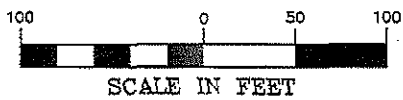
JOB NUMBER  
 2015-101

SHEET  
 4 of 16



*Phase 1 Site Plan*

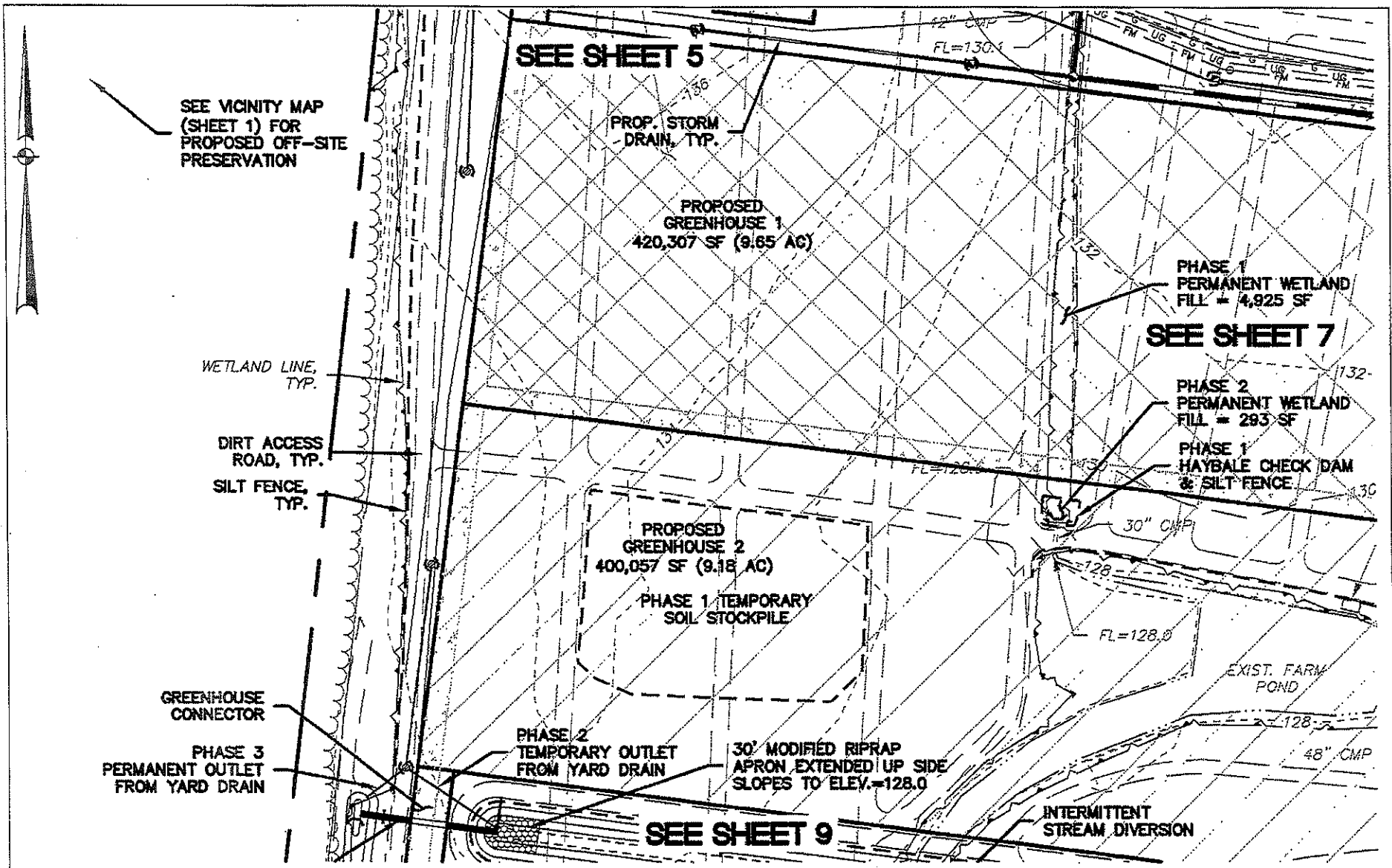
*Four Season Farm LLC*  
 Hydroponic Nursery  
 Poole Road & Hale Street  
 Adjacent to Stony Brook  
 Hartford County, Suffield, Connecticut



R.R. Russo & Associates, LLC  
 13 Thompson Rd East Windsor, CT 06026 • CT 860/293-0599 • MA 478/667-0282  
 www.rusoassoc.com • info@russo.com

DATE	10-28-16
SCALE	1"=100'
JOB NUMBER	2015-101
SHEET	5 of 16





SEE VICINITY MAP  
(SHEET 1) FOR  
PROPOSED OFF-SITE  
PRESERVATION

SEE SHEET 5

PROP. STORM  
DRAIN, TYP.

PROPOSED  
GREENHOUSE 1  
420,307 SF (9.65 AC)

PHASE 1  
PERMANENT WETLAND  
FILL = 4,925 SF

SEE SHEET 7

WETLAND LINE,  
TYP.

DIRT ACCESS  
ROAD, TYP.

SILT FENCE,  
TYP.

PHASE 2  
PERMANENT WETLAND  
FILL = 293 SF

PHASE 1  
HAYBALE CHECK DAM  
& SILT FENCE

PROPOSED  
GREENHOUSE 2  
400,057 SF (9.18 AC)

PHASE 1 TEMPORARY  
SOIL STOCKPILE

30" CMP

FL=128.0

EXIST. FARM  
POND

GREENHOUSE  
CONNECTOR

PHASE 3  
PERMANENT OUTLET  
FROM YARD DRAIN

PHASE 2  
TEMPORARY OUTLET  
FROM YARD DRAIN

30' MODIFIED RIPRAP  
APRON EXTENDED UP SIDE  
SLOPES TO ELEV.=128.0

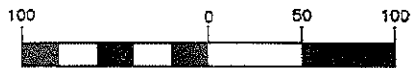
48" CMP

INTERMITTENT  
STREAM DIVERSION

SEE SHEET 9

### Phase 1 & 2 Site Plan

Four Season Farm LLC  
Hydroponic Nursery  
Poole Road & Hale Street  
Adjacent to Stony Brook  
Hartford County, Suffield, Connecticut



SCALE IN FEET



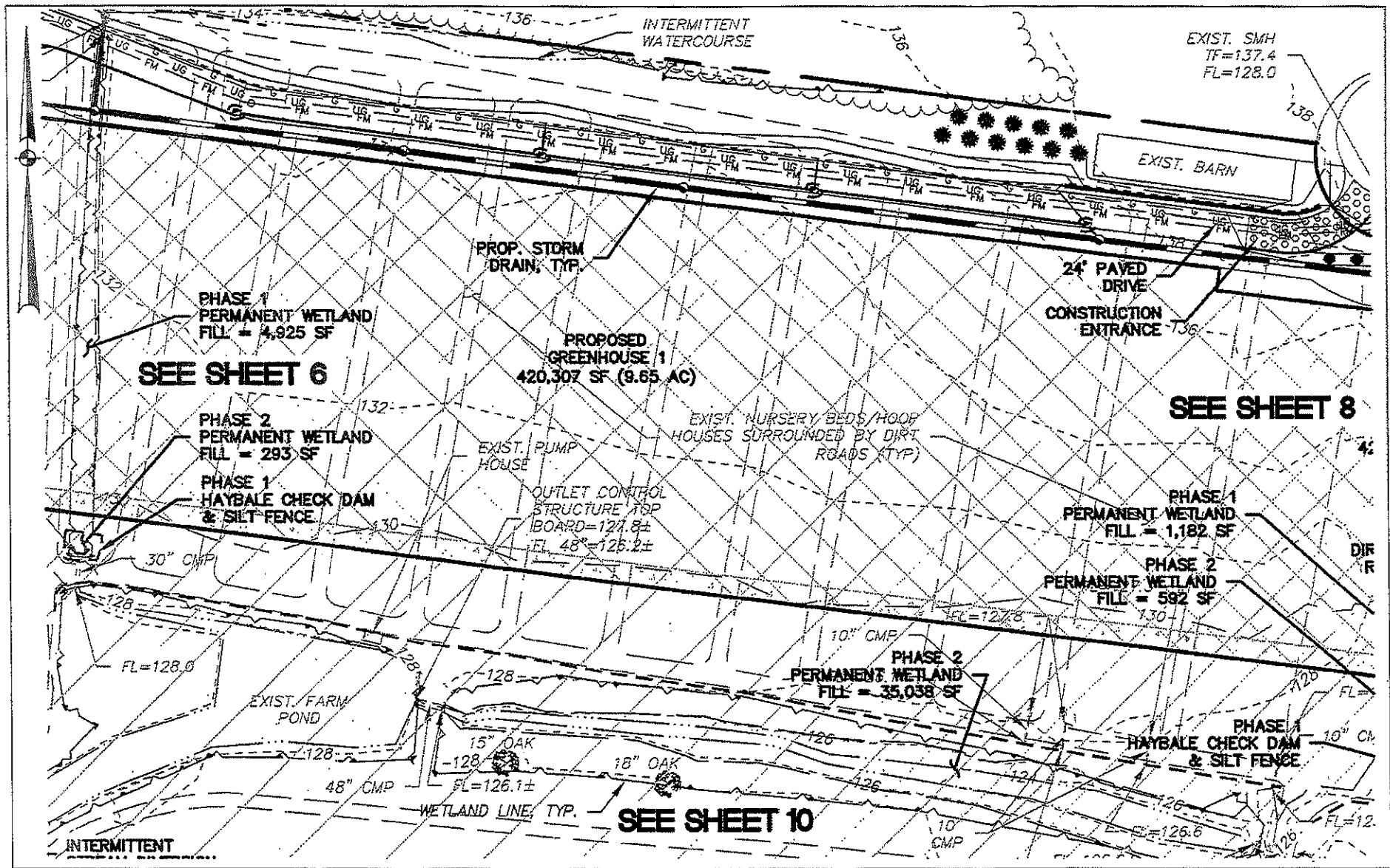
J.P. Russo & Associates, LLC  
16 Cromwell Road, Suite 200, Cromwell, CT 06112  
www.russosurveyors.com

DATE  
10-28-16

SCALE  
1"=100'

JOB NUMBER  
2015-101

SHEET  
6 of 16



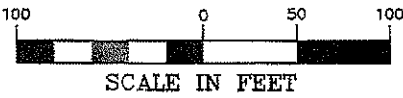
**SEE SHEET 6**

**SEE SHEET 8**

**SEE SHEET 10**

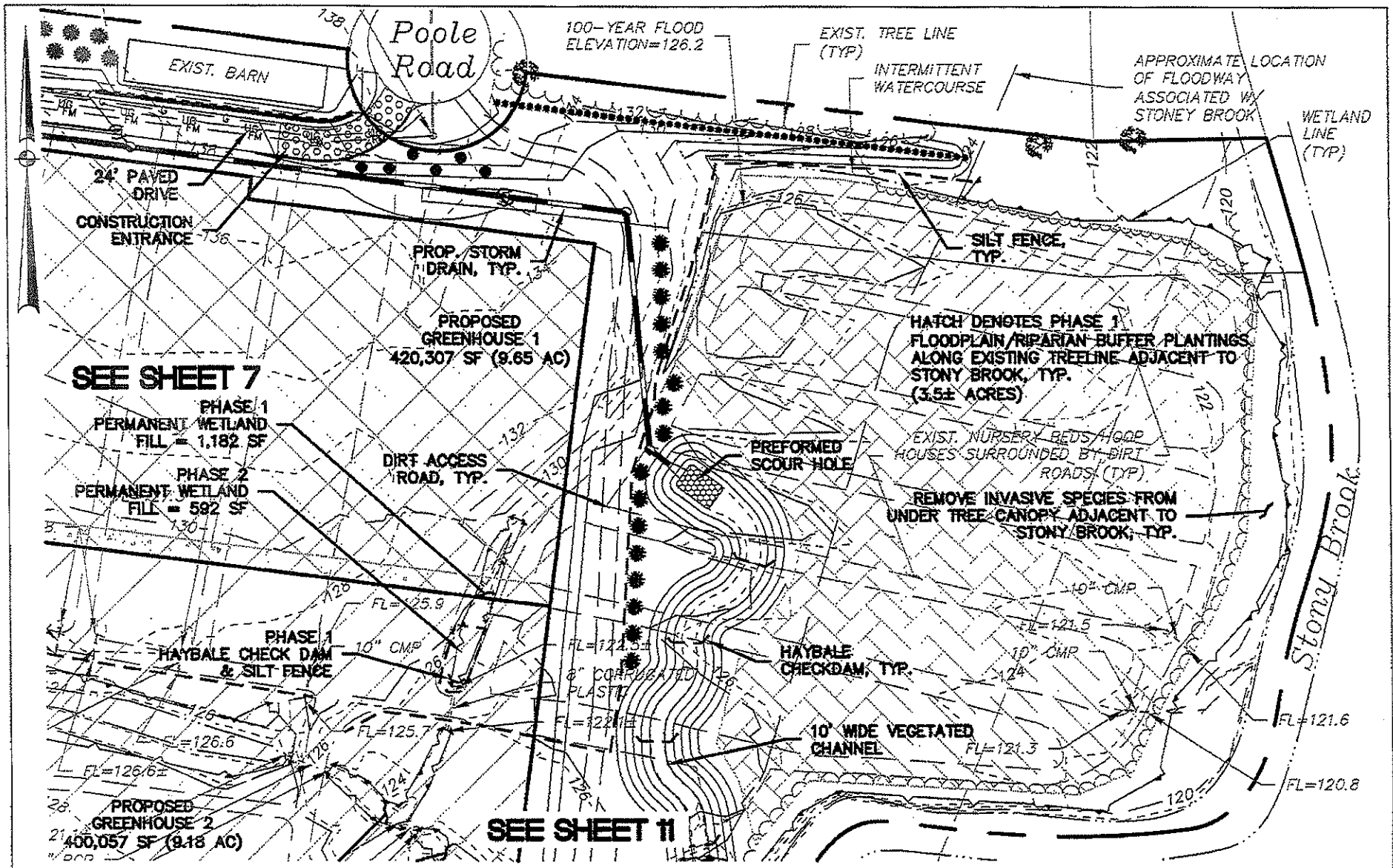
*Phase 1 & 2 Site Plan*

*Four Season Farm LLC*  
 Hydroponic Nursery  
 Poole Road & Hale Street  
 Adjacent to Stony Brook  
 Hartford County, Suffield, Connecticut



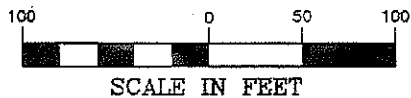
J.R. Russo & Associates, LLC  
 19 Sherman St East Windsor, CT 06026 • CT 860/664-7697 • FAX 860/664-9956  
 www.jrusso.com • 171499 jrusso.com

DATE	10-25-15
SCALE	1"=100'
JOB NUMBER	2015-101
SHEET	7 of 16



Phase 1 & 2 Site Plan

Four Season Farm LLC  
 Hydroponic Nursery  
 Poole Road & Hale Street  
 Adjacent to Stony Brook  
 Hartford County, Suffield, Connecticut



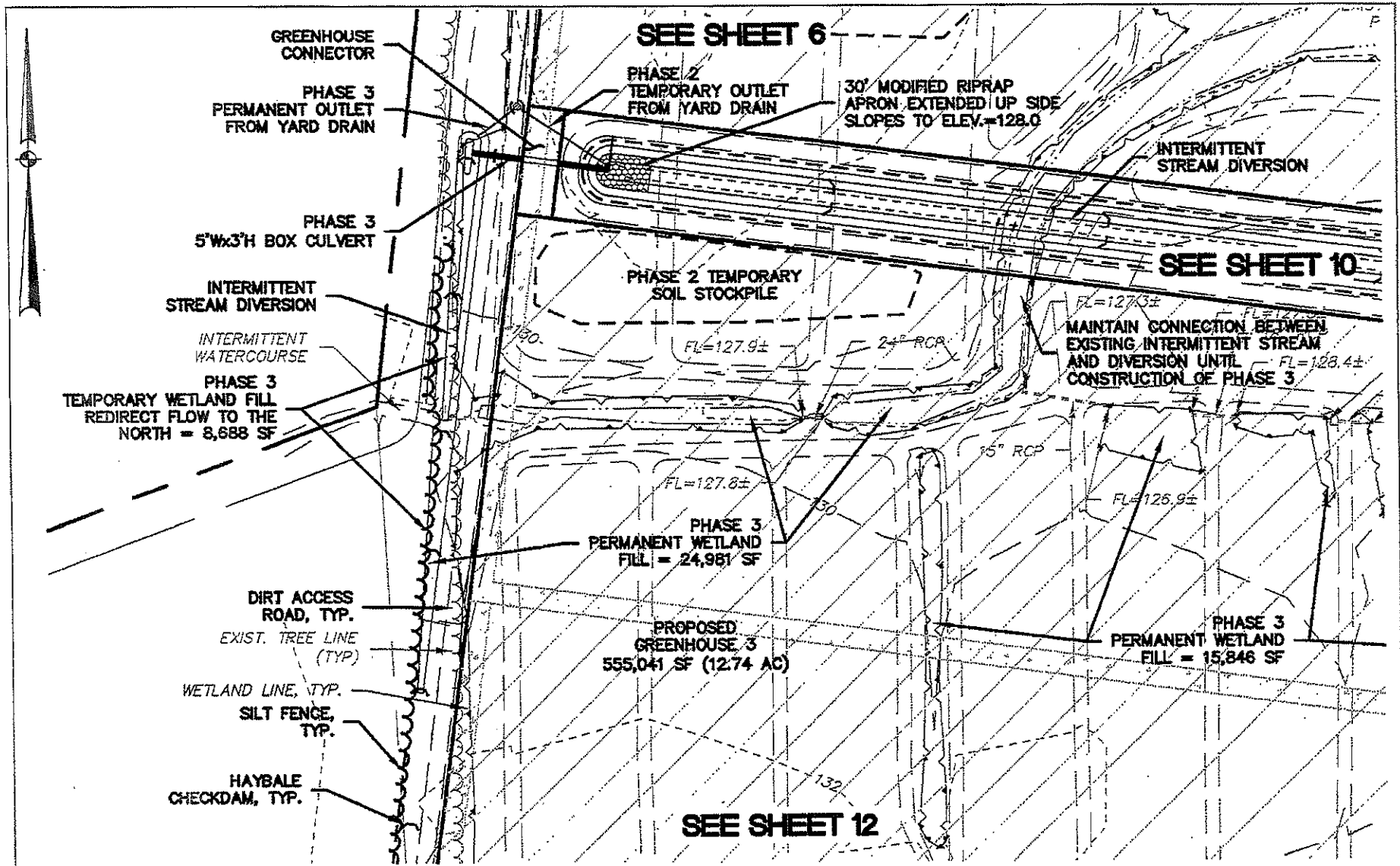
J.R. Russo & Associates, LLC  
 1 Sherman Rd East Windsor, CT 06026-2189 • FAX: 860.736.9766  
 www.jrusso.com • info@jrusso.com

DATE  
10-28-16

SCALE  
1"=100'

JOB NUMBER  
2015-101

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*Phase 2 & 3 Site Plan*

*Four Season Farm LLC*  
 Hydroponic Nursery  
 Poole Road & Hale Street  
 Adjacent to Stony Brook  
 Hartford County, Suffield, Connecticut



SCALE IN FEET



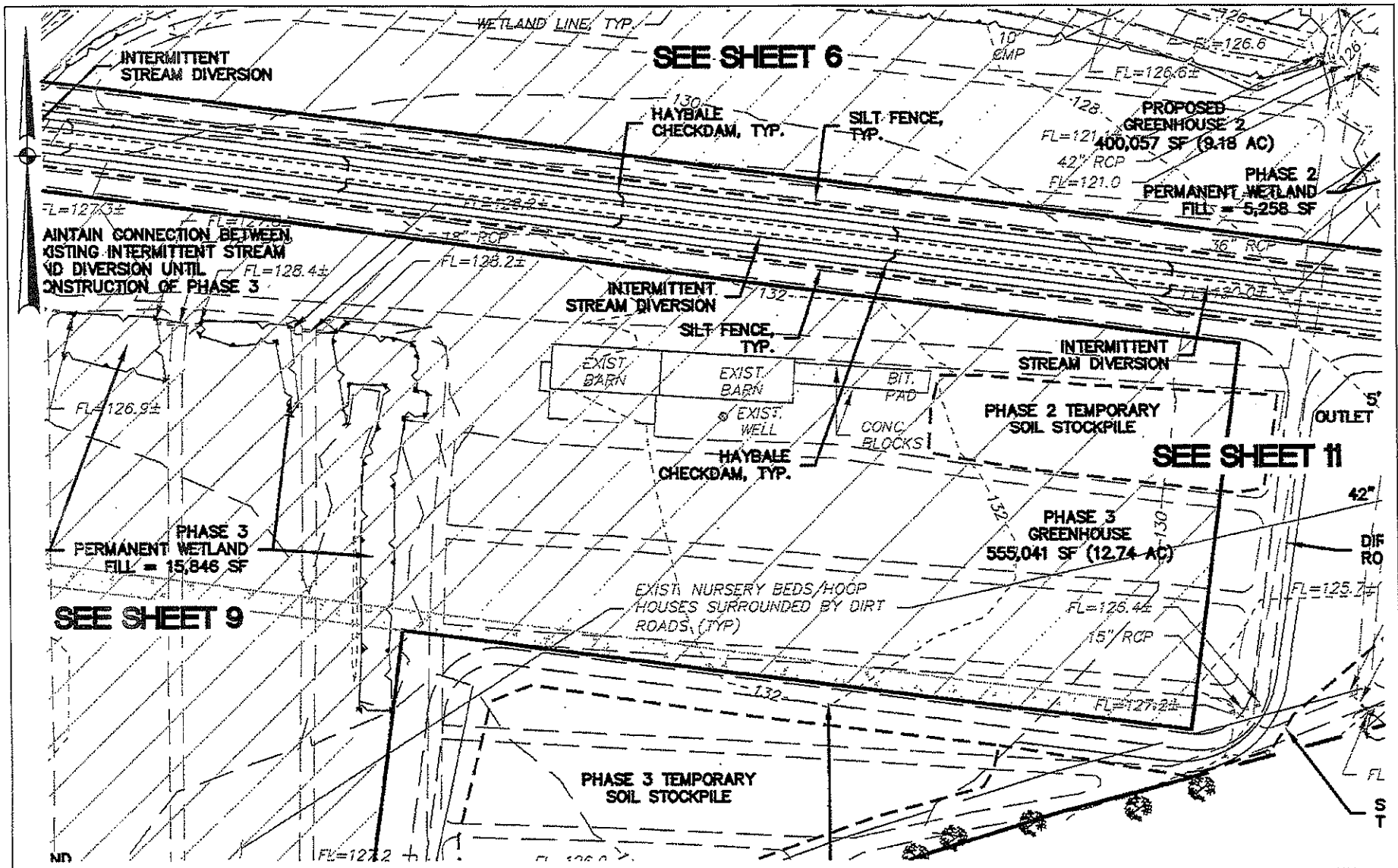
J.R. Russo & Associates, LLC  
 1 Sherman Rd East Windsor CT 06026 • CT 06026-0000 • MA 01026-0000  
 www.jrusso.com • info@jrusso.com

DATE  
 10-28-16

SCALE  
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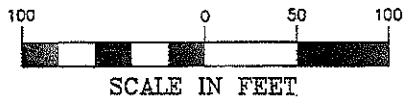
JOB NUMBER  
 2015-101

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*Phase 2 & 3 Site Plan*

*Four Season Farm LLC*  
 Hydroponic Nursery  
 Poole Road & Hale Street  
 Adjacent to Stony Brook  
 Hartford County, Suffield, Connecticut



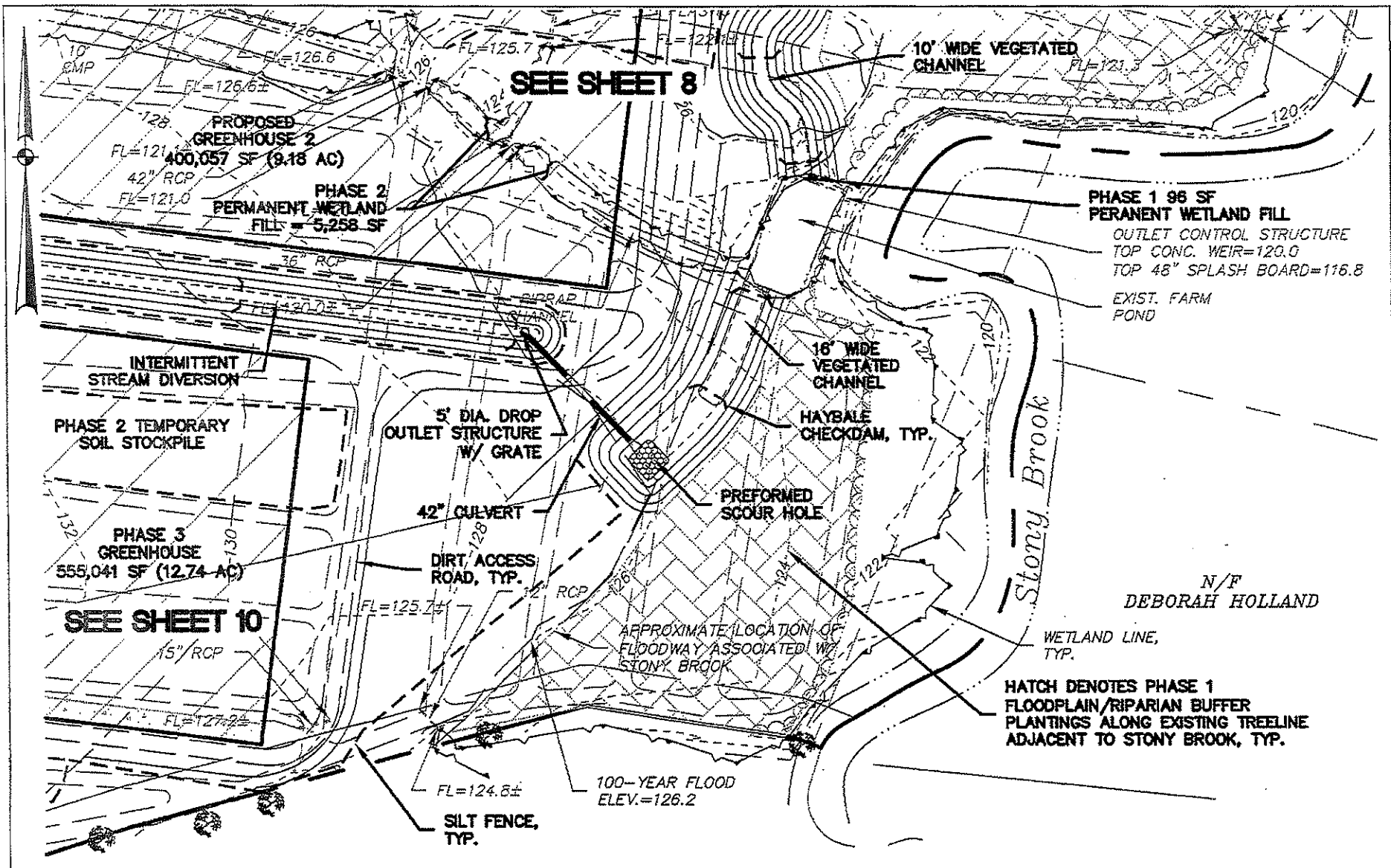
J.R. Russo & Associates, LLC  
 150 Main St East Windsor CT 06028 • CT 860-422-2027 • FAX 860-422-1887  
 www.jrusso.com • info@russo.com

DATE  
 10-28-16

SCALE  
 1"=100'

JOB NUMBER  
 2015-101

SHEET  
 10 of 16

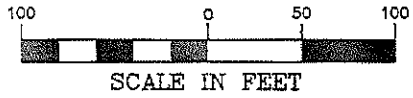


**SEE SHEET 8**

**SEE SHEET 10**

*Phase 1 & 2 Site Plan*

*Four Season Farm LLC*  
 Hydroponic Nursery  
 Poole Road & Hale Street  
 Adjacent to Stony Brook  
 Hartford County, Suffield, Connecticut



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DATE	10-28-16
SCALE	1"=100'
JOB NUMBER	2015-101
SHEET	11 of 16

SEE SHEET 9

PROPOSED GREENHOUSE 3  
555,041 SF (12.74 AC)

PHASE 3 PERMANENT WETLAND  
FILL = 15,846 SF

PHASE 3 STORMWATER WETLAND  
BOT. ELEV.=122.5

16'X30' RIPRAP SPILLWAY  
TOP ELEV.=126.5

PHASE 3 163 SF PERMANENT  
WETLAND FILL

PHASE 4 TEMPORARY  
SOIL STOCKPILE

SEE SHEET 13

DIRT ACCESS ROAD, TYP.

EXIST. TREE LINE (TYP)

WETLAND LINE, TYP.

SILT FENCE, TYP.

HAYBALE CHECKDAM, TYP.

GREENHOUSE CONNECTOR

2' WIDE VEGETATED SWALE

PROP. STORM DRAIN TYP.

EXIST. NURSERY BEDS/HOOP HOUSES SURROUNDED BY DIRT ROADS (TYP)

Phase 3 & 4 Site Plan

Four Season Farm LLC  
Hydroponic Nursery  
Poole Road & Hale Street  
Adjacent to Stony Brook  
Hartford County, Suffield, Connecticut



J.R. Russo & Associates, LLC  
10 Sherman Rd East Windsor, CT 06026 • CT REG. E.L. 2624 • MA 01945/95  
www.jrusso.com • info@jrusso.com

DATE  
10-28-16

SCALE  
1"=100'

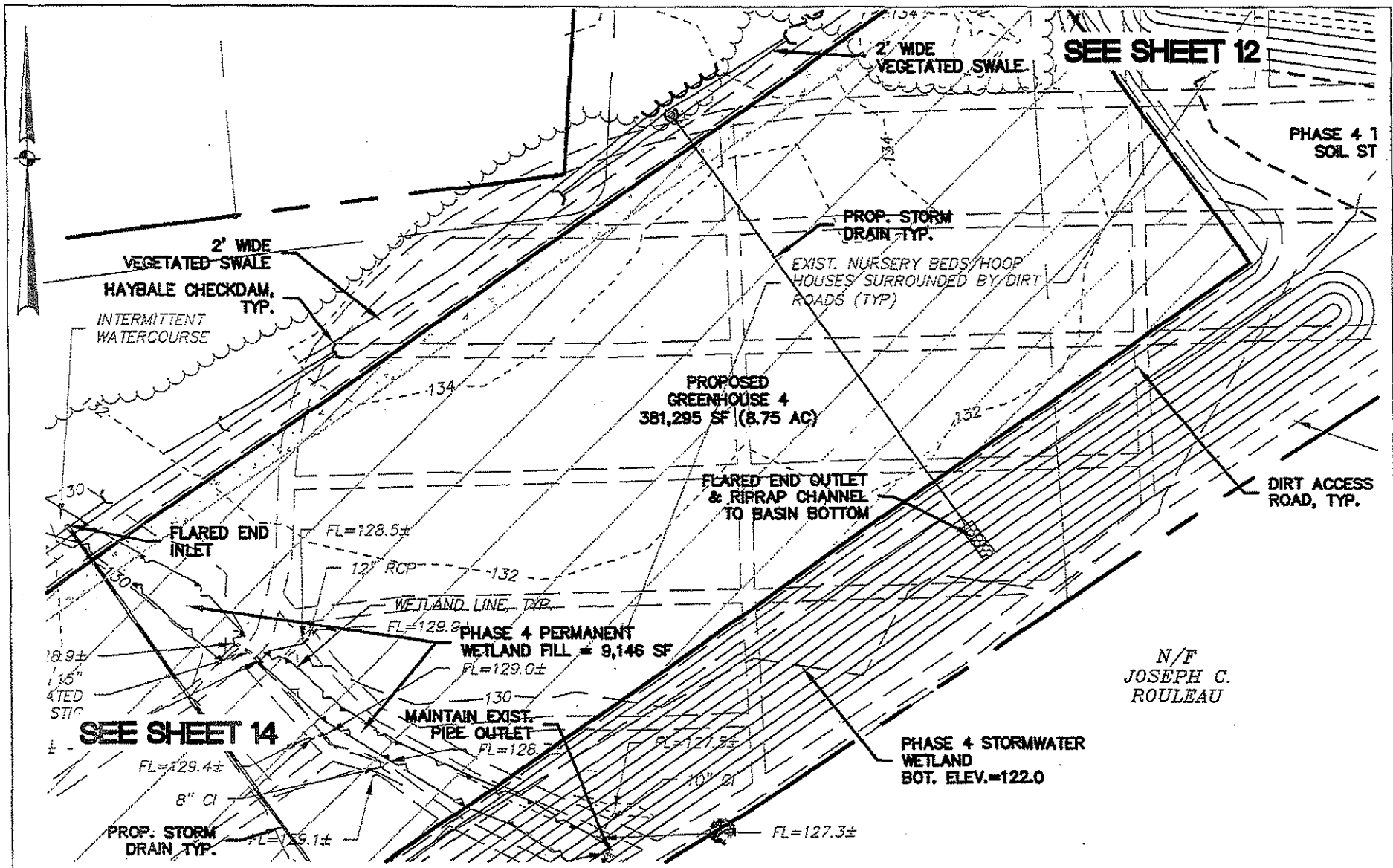
JOB NUMBER  
2015-101

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12 of 16



SCALE IN FEET





*Phase 4 Site Plan*

*Four Season Farm LLC*  
Hydroponic Nursery  
Poole Road & Hale Street  
Adjacent to Stony Brook  
Hartford County, Suffield, Connecticut



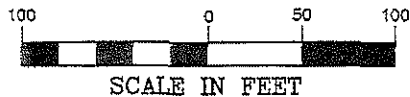
J.R. Russo & Associates, LLC  
19 Nehemiah Elmwood Dr. CT 06038 • TEL: 860-262-0227 • FAX: 860-262-0227  
www.jrusso.com • info@jrusso.com

DATE  
10-28-16

SCALE  
1"=100'

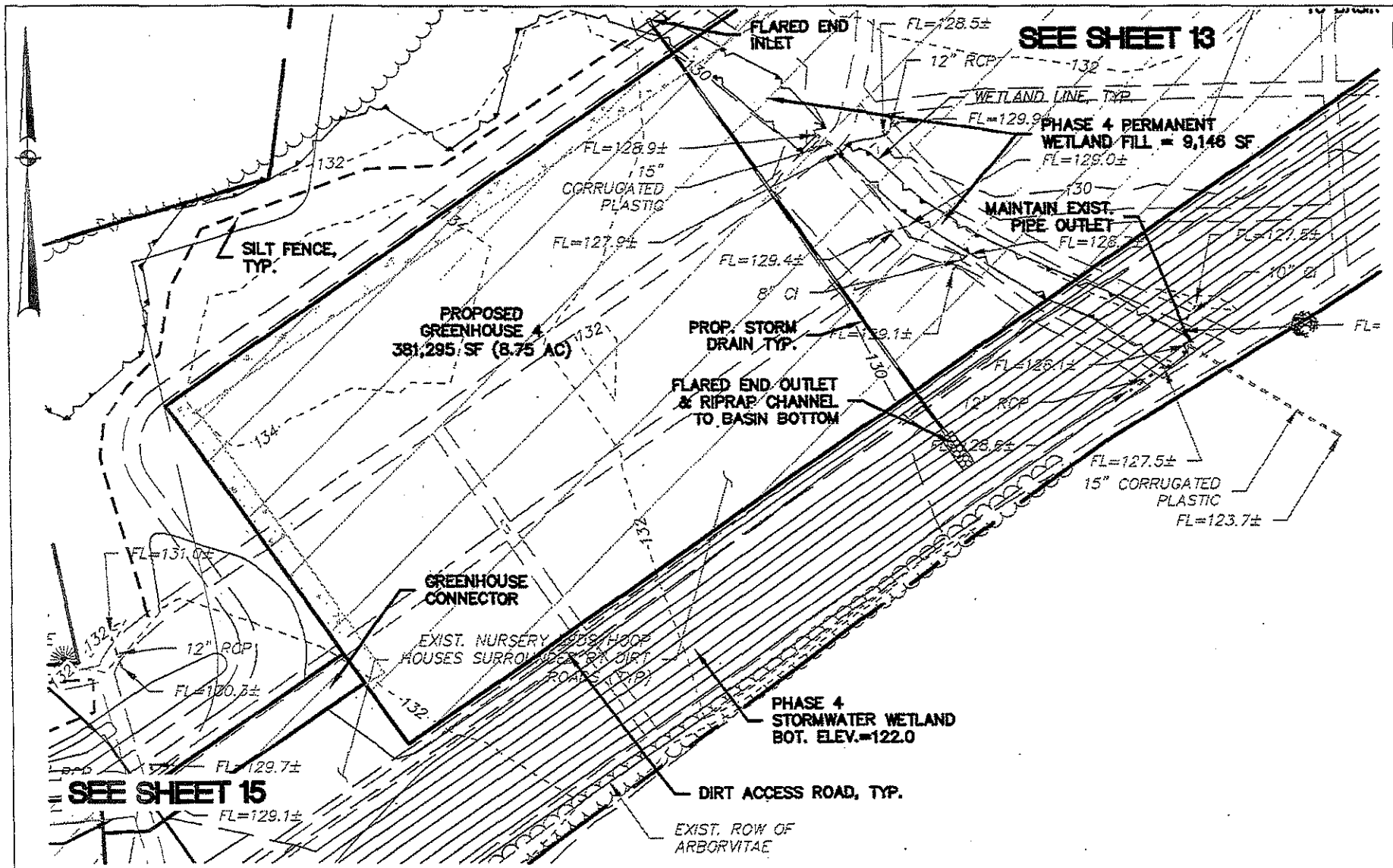
JOB NUMBER  
2015-101

SHEET  
13 of 16



SCALE IN FEET





*Phase 4 Site Plan*

*Four Season Farm LLC*  
 Hydroponic Nursery  
 Poole Road & Hale Street  
 Adjacent to Stony Brook  
 Hartford County, Suffield, Connecticut



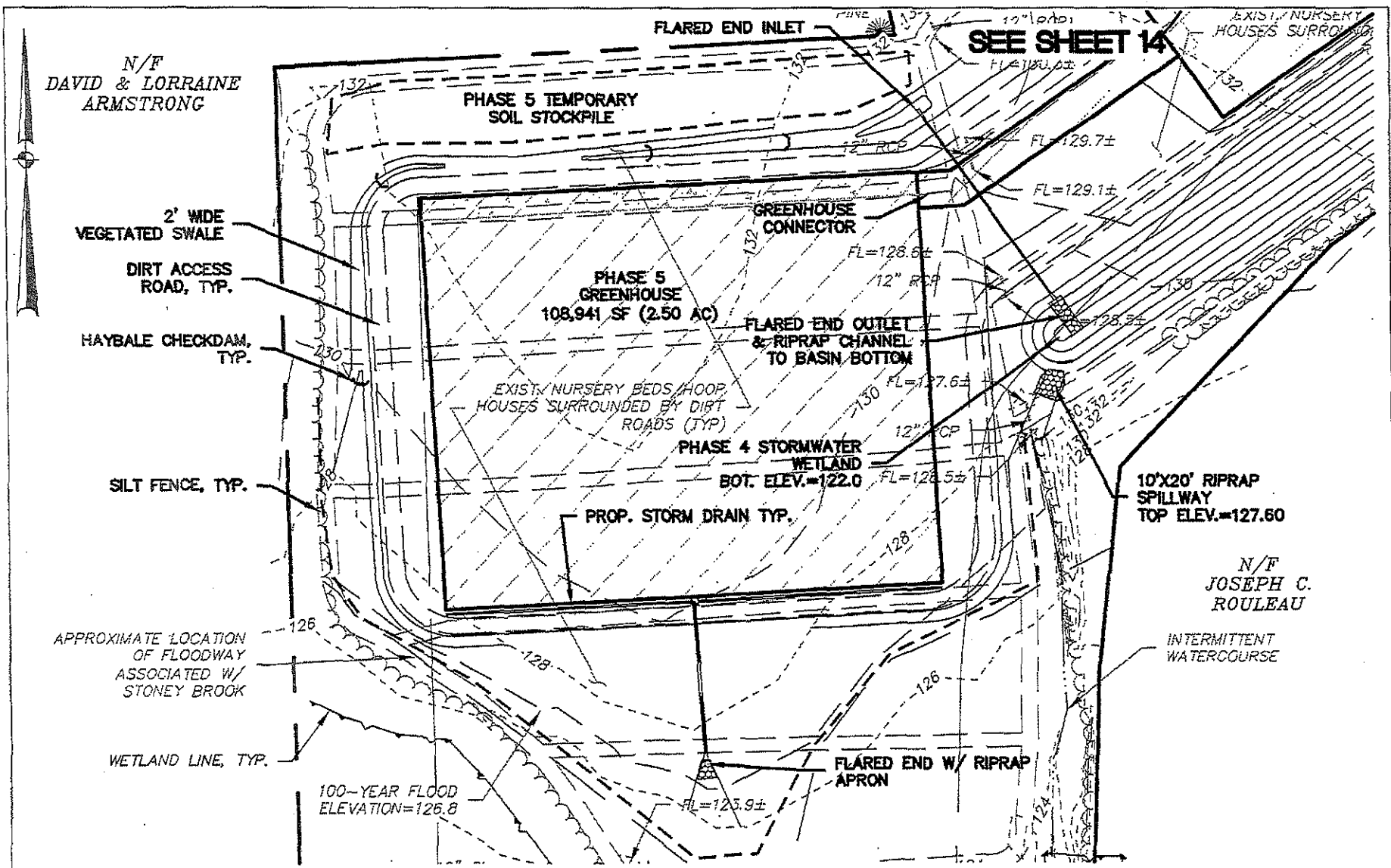
J.R. Russo & Associates, LLC  
 120 Sherman St., Suffield, CT 06088 • CT REG. NO. 0569 • MA REG. NO. 0000000000  
 www.jrusso.com • info@jrusso.com

DATE  
 10-28-16

SCALE  
 1"=100'

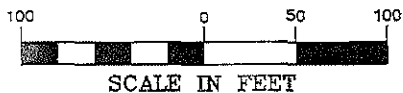
JOB NUMBER  
 2015-101

SHEET  
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*Phase 5 Site Plan*

*Four Season Farm LLC*  
Hydroponic Nursery  
Poole Road & Hale Street  
Adjacent to Stony Brook  
Hartford County, Suffield, Connecticut



J.R. Russo & Associates, LLC  
1000 Main Street, Suite 200, Suffield, CT 06088  
www.jrusso.com

DATE  
10-28-16

SCALE  
1"=100'

JOB NUMBER  
2015-101

SHEET  
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Wetland and Floodplain Mitigation Plantings—Four Seasons Hydroponic Nursery

Location/Zone/Rate	Plant Species		Size/Condition
	Common Name	Latin Name	
<b>Re-Located Intermittent Stream Channel</b>			
In-Channel (Plant in equal amounts of each species at 2' spacings)	Soft-stem Bulrush	<i>Scirpus validus</i>	2" Plugs
	Arrowhead	<i>Sagittaria latifolia</i>	2" Plugs
	Arrow-Arum	<i>Peltandra virginica</i>	2" Plugs
	Burreed	<i>Sparganium sp.</i>	2" Plugs
	Sweet Flag	<i>Acorus calamus</i>	2" Plugs
	Soft Rush	<i>Juncus effusus</i>	2" Plugs
Stream Bank* (Plant in equal amounts of each species at 10' spacings)	Pussy Willow	<i>Salix discolor</i>	Bare root 2/2 stock
	Silky Dogwood	<i>Cornus amomum</i>	Bare root 2/2 stock
	Speckled Alder	<i>Alnus incana</i>	Bare root 2/2 stock
	Arrowwood	<i>Viburnum dentatum</i>	Bare root 2/2 stock
<b>Stormwater Wet Ponds</b>			
Wet Pond Margins* (Plant in equal amounts of each species at 2' spacings)	Soft rush	<i>Juncus effusus</i>	2" Plugs
	Cattail	<i>Typha latifolia</i>	2" Plugs
	Woolgrass	<i>Scirpus cyperinus</i>	2" Plugs
	Arrowhead	<i>Sagittaria latifolia</i>	2" Plugs
<b>Floodplain Restoration Area along Stony Brook in Northeast part of Site</b>			
Floodplain Restoration** (Plant trees and shrubs in equal numbers of each species at 20-foot spacings)	Red Maple	<i>Acer rubrum</i>	Bare root/ 1" caliper
	Silver Maple	<i>Acer saccharinum</i>	Bare root/ 1" caliper
	Pin Oak	<i>Quercus palustris</i>	Bare root/ 1" caliper
	River Birch	<i>Betula nigra</i>	Bare root/ 1" caliper
	Speckled Alder	<i>Alnus incana</i>	Bare root 2/2 stock
	Winterberry Holly	<i>Ilex verticillata</i>	Bare root 2/2 stock
	Red-osier Dogwood	<i>Cornus sericea</i>	Bare root 2/2 stock
	Shadbush	<i>Amelanchier canadensis</i>	Bare root 2/2 stock

\*Seed with NewEngland Wetmix or comparable at manufacturer's recommended rate.

\*\*Seed with Conservation Conservation/Wildlife Mix or comparable at manufacturer's recommended rate.

SUMMARY OF FLOODPLAIN IMPACTS

CONTOUR INTERVAL	FILL (CY)			CUT (CY)			TOTAL (CY)
	PH 1	PH 2	PH 5	PH 1	PH 2	PH 5	
117-118	0	0	0	-17	-17	0	-34
118-119	0	3	0	-141	-121	0	-259
119-120	0	16	0	-255	-193	0	-432
120-121	0	73	0	-336	-234	0	-497
121-122	0	95	0	-416	-287	0	-608
122-123	0	177	0	-498	-324	0	-645
123-124	2	389	0	-581	-303	0	-495
124-125	31	903	0	-666	-229	0	+8
125-126.2*	154	2,305	16	-679	-781	-34	+811
							-2,135

\*CONTOUR INTERVAL FOR PHASE 5 IS 125-126.8

LEGEND:

	SIGN
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY FORCEMAIN
	EXISTING CATCH BASIN
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXIST. GAS LINE
	PROP. GAS LINE
	PROP. WATER LINE
	PROP. UNDERGROUND UTILITIES
	EXISTING CONTOUR
	EXISTING SPOT GRADE
	PROP. CONTOUR
	PROP. SPOT GRADE
	EXIST. I.P.
	LIMIT OF WETLANDS
	STAKED HAYBALES OR SILT FENCE

Existing Conditions

Four Season Farm LLC  
Hydroponic Nursery  
Poole Road & Hale Street  
Adjacent to Stony Brook  
Hartford County, Suffield, Connecticut



J.R. Russo & Associates, LLC  
100 Water Street, Suite 1000, CT 06060 • CT 203-255-0000 • MA 019-255-0000  
www.jrusso.com • jr@jrusso.com

DATE

10-28-16

SCALE

1"=600'

JOB NUMBER

2015-101

SHEET

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