



DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
688 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

REPLY TO
ATTENTION OF

November 4, 2008

Regulatory Division
CENAE-R-PEB
Permit Number: NAE-2005-1246

Macon C. Toledaro
Storrs Center Alliance LLC
c/o Leyland Alliance
16 Sterling Lake Road
Tuxedo, New York 10987

Dear Mr. Toledaro:

We have reviewed your application to place fill in or otherwise disturb 12,681 square feet of inland wetlands and waters associated with unnamed perennial tributaries of the Fenton River for redevelopment and expansion of Storrs Village Center adjacent to State Route 195, between Dog Lane and Post Office Drive in Mansfield, Connecticut. The project is described on the enclosed plans entitled "STORRS CENTER ALLIANCE," on 37 Sheets, and dated "11/2/07, 10/29/07, 9/14/07, and 6/25/07."

Based on the information you have provided, we have determined that the proposed activity, which includes a discharge of dredged or fill material in waters or wetlands, will have only minimal individual or cumulative impacts on waters of the United States, including wetlands. Therefore, this work is authorized under the attached Federal permit known as the Connecticut Programmatic General Permit (PGP). This work must be performed in accordance with the terms and conditions of the PGP and also in compliance with the following special conditions:

1. The property owner shall record a conservation easement with the registry of deeds for the Town of Mansfield, Connecticut, for approximately 27 acres of land as described in the attached Draft "CONSERVATION EASEMENT BY STORRS CENTER ALLIANCE LLC" for "December 28, 2008" and depicted on the plan entitled, "PROPOSED CONSERVATION EASEMENT STORRS CENTER STORRS ROAD (CT ROUTE 195) MANSFIELD, TOLLAND COUNTY CONNECTICUT" dated "December 19, 2007." Copies of the executed and recorded document must be sent to the Corps of Engineers, Regulatory Division, Chief, Policy Analysis and Technical Support Branch with a copy to the Project Manager identified below at 696 Virginia Road, Concord, MA 01742-2751, within 120 days of the permit's issuance, e.g. by March 10, 2008, but no later than 10 days after the date of the recording.

2. The permittee shall implement long term control and management of invasive plant species at the subject site in accordance with the enclosed "RECOMMENDED INVASIVES CONTROL DOWNTOWN STORRS PROJECT MANSFIELD, CT," dated "October 31, 2008."
3. All areas of wetlands and/or waters which are disturbed during construction shall be restored to their approximate original elevation (but not higher) and condition by careful protection, and/or removal and replacement, of existing soil and vegetation. In addition, if upland clearing, grubbing, or other construction activity results in, or may result in, soil erosion with transport and deposition into a wetland or waterway, devices such as geotextile silt fences, sediment trenches, etc., shall be installed and properly maintained to minimize such impacts during construction. These devices must be removed upon completion of work and stabilization of disturbed areas. The sediment collected by these devices must also be removed and placed upland, in a manner that will prevent its later erosion and transport to a waterway or wetland.
4. Adequate sedimentation and erosion control devices, such as geotextile silt fences or other devices capable of filtering the fines involved, shall be installed and properly maintained to minimize adverse impacts on waters and wetlands during construction. These devices must be removed upon completion of work and stabilization of disturbed areas. The sediment collected by these devices must also be removed and placed upland, in a manner that will prevent its later erosion and transport to a waterway or wetland.
5. No temporary fill (e.g., access roads, meadow mats, cofferdams) may be placed in waters or wetlands unless specifically authorized by this permit. If temporary fill is used, it shall be disposed of at an upland site and suitably contained to prevent its subsequent erosion into a water of the U.S., and the area shall be restored to its original contours (but not higher). During use, such temporary fill must be stabilized to prevent erosion or, in the case of flowing water (rivers or streams), clean washed stone should be used.
6. When temporary fill is placed in wetlands or waters for the purpose of supporting excavation equipment which will perform trenching operations, protective geotextile fabric shall first be placed in two parallel strips, separated by the location and width of the future trench. This does not apply to meadow mats.

You are responsible for complying with all of the PGP's requirements. Please review the attached PGP carefully, in particular the PGP conditions beginning on Page 10, to familiarize yourself with its contents. You should ensure that whoever does the work fully understands the requirements and that a copy of the permit document and this authorization letter are at the project site throughout the time the work is underway.

The Connecticut Department of Environmental Protection (DEP) has issued a Water Quality Certification (WQC) for this project, as required under Section 401 of the Clean Water Act, based on their review at our Federal/state screening meeting. Therefore, a separate application to the Connecticut DEP for WQC is not required.

This authorization expires on May 31, 2011, unless the PGP is modified, suspended or revoked. You must complete the work authorized herein by May 31, 2011. If not, you must contact this office to determine the need for further authorization before continuing the activity. We recommend you contact us *before* this permit expires to discuss a time extension or permit reissuance.

If you change the plans or construction methods for work within our jurisdiction, please contact us immediately to discuss modification of this authorization. This office must approve any changes before you undertake them.

This authorization requires you to complete and return the enclosed Work Start Notification Form/Mitigation Work Start Notification Form to this office at least two weeks before the anticipated starting date. You must also complete and return the enclosed Compliance Certification Form within one month following the completion of the authorized work (including any required mitigation).

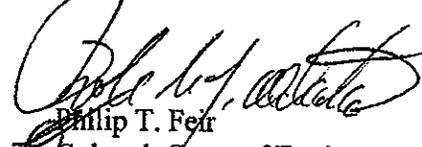
This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law, as listed on Page 2 of the PGP. Performing work not specifically authorized by this determination or failing to comply with any special condition(s) provided above or all the terms and conditions of the PGP may subject you to the enforcement provisions of our regulations.

This authorization presumes that the work as described above and as shown on your plans noted above is in waters of the U.S. Should you desire to appeal our jurisdiction, please submit a request for an approved jurisdictional determination in writing to this office.

We continually strive to improve our customer service. In order for us to better serve you, we would appreciate your completing our Customer Service Survey located at <http://per2.nwp.usace.army.mil/survey.html>

Please contact Ms. Cori M. Rose, of my staff, at (978) 318-8306 if you have any questions.

Sincerely,


Philip T. Feir
Colonel, Corps of Engineers
District Engineer

Attachments

Copy Furnished:

Bob Gilmore, Connecticut DEP - IWRD, 79 Elm Street, Hartford, Connecticut 06106
Michael Klein, Environmental Planning Services, 89 Belknap Road, West Hartford, CT 06117
Geoff Fitzgerald, BL Companies, 355 Research Parkway, Meriden, CT 06450
**M. Marsh, US EPA New England, Region I, Office of Ecosystem Protection, 1 Congress Street,
Suite 1100 (CWP), Boston, MA 02114-2023**