



47 property for regular maintenance of the pond at 38 Long View Drive, (Assessor's Map C13,  
48 Block 301, Lot 020), zone R-4 to be a non-significant activity and scheduled it for action at the  
49 regular meeting of the Committee on August 15, 2023. Mr. Levy seconded.

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51 All in favor, no opposed, no abstentions. (7-0-0)

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#### 53 **IV. PUBLIC HEARING AND/OR PUBLIC ACTION ON APPLICATIONS**

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55 **Application CC#23-21** of Rourk & Hannah Marlow, Owners, for a map amendment to the  
56 Town of Simsbury's Official Wetlands Map and regulated activity for the installation of +/-465  
57 sq. ft. inground pool and associated site improvements at 25 Orchard Lane, (Assessor's Map  
58 D16, Block 419, Lot 034) Simsbury, CT 06070, zone R-40.

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- 60 • Chairman Winters opened the public hearing.
- 61 • Ms. MacGilpin provided the Commission with an overview of the project and noted that  
62 the public hearing for the map amendment was advertised to property abutters and in the  
63 Hartford Courant. She noted that the amendment results in the project being in the  
64 wetland upland review area instead of the wetland soils.
- 65 • Troy W., a resident of Hemlock Ridge, which is part of the abutting HOA, inquired if this  
66 project and resulting run-off could impinge on the wetlands behind the property.
- 67 • Ms. MacGilpin noted the adjustment of the map doesn't extend beyond this property line  
68 and doesn't impact surrounding properties.

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70 **Motion:** Mr. Levy moved to close the public hearing. Mr. Campolieta seconded.

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72 All in favor, no opposed, no abstentions. (7-0-0)

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74 **Motion:** Mr. Levy moved to approve Application CC#23-21 of Rourk & Hannah Marlow,  
75 Owners, for a map amendment to the Town of Simsbury's Official Wetlands Map and regulated  
76 activity for the installation of +/-465 sq. ft. inground pool and associated site improvements at  
77 25 Orchard Lane, (Assessor's Map D16, Block 419, Lot 034) Simsbury, CT 06070, zone R-40,  
78 based upon the following findings:

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- 80 a. The proposed revision to the Official Town Wetland Map has been delineated  
81 by a Certified Soil Scientist.

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83 Mr. Campolieta seconded.

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85 All in favor, no opposed, no abstentions. (7-0-0)

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- 87 • Ms. Winters recommended planting native species as part of any landscaping plans and  
88 recommended performing a soil test prior to fertilizing the lawn.
- 89 • Mr. Marlow, Owner, addressed the Commission, noting that some of the soil removed  
90 will be utilized to re-grade the property and the remaining will be utilized to re-grade  
91 another property. None will be stored on-site.
- 92 • Mr. Haldeman inquired about pool drainage plans.

- Mr. Marlow noted that when the pool needs to be drained, they will hire a water pump truck to remove the water to an appropriate height. In cases of rain events when the pool is open, there will be an automatic cover that will separate the pool water from the rain water. Any pool chemicals and equipment will be stored in the garage or the basement.

**Motion:** Mr. Haldeman moved to approve Application CC#23-21 of Rourk & Hannah Marlow, Owners, for a map amendment to the Town of Simsbury's Official Wetlands Map and regulated activity for the installation of +/-465 sq. ft. inground pool and associated site improvements at 25 Orchard Lane, (Assessor's Map D16, Block 419, Lot 034) Simsbury, CT 06070, zone R-40, based upon the following findings:

- a. The project will not adversely impact the wetlands.
- b. Short-term impacts from the proposed development will be controlled by installation and maintenance of erosion and sediment controls and construction run-off controls.

And subject to the conditions in the Staff Report dated 7/18/23.

Mr. Levy seconded.

All in favor, no opposed, no abstentions. (7-0-0)

**Public Hearing on Application CC#23-26 has been postponed by the Applicant until the August 15, 2023 regular meeting of the Commission.**

## V. GENERAL COMMISSION BUSINESS

- Mr. Campolieta provided an update on POCD update process, noting that there is currently a draft that incorporates comments made to date on the Planning Commission website.
- Ms. Winters asked the Commissioners to review the draft POCD and provide comments to Ms. MacGilpin by 7/26/23.
- Town staff will compile comments and the Commissioners will be asked via email for any comments. Town staff will follow-up on deadlines needed to determine if a Special Meeting to review the Commissioners' comments is needed in August for POCD review.
- Ms. MacGilpin provided an update on the Vessel Holdings law suit, noting that the Town Attorney is going through the timeline and scheduling and once that is completed another update will be provided to the Commission.

## VI. AGENT ACTIONS

**Application CC#23-27** of Deborah Clifford, Owner, D.E. Jacobs Associates Inc., Applicant, for a wetland permit to increase an existing deck to the size of approximately 14' by 12' at 22 Southbridge Court, (Assessor's Map F11, Block 150, Lot 001B) Simsbury, CT 06070, zone RD.

## VII. CONSERVATION BUSINESS

- 139           • Ms. Winters commented that the Simsbury Land Trust is applying for a grant to write an  
140           invasive plant removal booklet. If the grant is received, the booklet will be sent out to  
141           every property owner regarding invasive species and appropriate removal processes. The  
142           Commissioners expressed support of the idea.  
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144           **VIII. ADJOURMENT**

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146           **Motion:** Mr. Levy motioned to adjourn. Mr. Campolieta seconded.  
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148           All in favor, no opposed, no abstentions. (7-0-0)  
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150           The meeting adjourned at 8:11 P.M.  
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152           Respectfully Submitted,  
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154           Cara Blackaby  
155           Commission Clerk  
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