



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

## **OPEN SPACE COMMITTEE**

Wednesday, March 4, 2020

4:30 P.M.

Board of Education Conference Room, 3<sup>rd</sup> Floor Town Hall, 933 Hopmeadow Street

## **REGULAR MEETING AGENDA**

Call to Order

1. Public Audience
2. Approval of Minutes
  - January 8, 2020 Meeting
3. Updates (Oral Reports)
  - Parks and Open Space Master Plan
  - Stewardship, Policies and Land Management Work Group
4. Open Space Referral on Sale of Open Space on Holcomb Street
  - Review of Bike Path Easement at 20 Tariffville Road
5. Pollinator Pathway

Adjourn

1 **Open Space Commission**  
2 **Wednesday, January 8, 2020**  
3 **4:30PM- Simsbury Public Library, Tariffville Room**  
4 **REGUALR MEETING MINUTES - DRAFT**

5  
6 **PRESENT:** Eric Wellman, Susan Masino, Margery Winters, Anne Erickson (*for Dave Ryan*), David Bush,  
7 Timothy Walczak

8  
9 **STAFF PRESENT:** Maria Capriola Town Manager, Tom Tyburski Director of Culture, Parks and Recreation,  
10 Mike Glidden, Planning Director, Orlando Casiano, Parks Superintendent

11  
12 **Absent:** Helen Peterson, William Rice

13  
14 **Call to Order**

15 Mr. Wellman called the meeting to order at 4:30PM

16  
17 **1.) Public Audience**

18 Mr. Wellman asked if there were any members of the Public who wished to speak.

19  
20 Susan Masino spoke regarding a showing of an Eastern White Pines documentary at the Simsbury Public  
21 Library on January 27<sup>th</sup> and an environmental symposium on January 15<sup>th</sup> at Trinity College sponsored by  
22 the CT League of Conservation Voters.

23  
24 **2.) Presentation of Draft Parks and Open Space Master Plan**

25 Members of the Culture, Parks and Recreation Commission were also present. Dan Biggs and Rochelle  
26 McKnight with Weston and Sampson presented the draft findings and recommendations of the parks  
27 and open space master plan. A copy of the presentation is attached to these minutes.

28  
29 **3.) Approval of Minutes**

30 a) A motion to approve the March 6, 2019 minutes as presented was made by D.  
31 Bush, seconded by S. Masino. All voted in favor. Motion passed.

32 b) A motion to approve the March 6, 2019 minutes as presented was made by D.  
33 Bush, seconded by M. Winters. All voted in favor. Motion passed.

34  
35 **4.) Updates**

36 ***Policies and Procedures Workgroup*** – Tabled.

37  
38 **ADJOURN**

39 M. Winters made a motion to adjourn the meeting, seconded by A. Erickson. All voted in favor. Motion  
40 passed. Meeting adjourned at 6:06pm.

41  
42 Respectfully submitted,

43 **Maria Capriola**  
44 **Town Manager**



# Town of Simsbury

933 HOPMEADOW STREET  
06070

P.O. BOX 495

SIMSBURY, CONNECTICUT

Date: February 27, 2020

To: Open Space Committee

From: Michael Glidden CFM CZEO  
Director of Planning and Community Development

<b>Re: Referral from Board of Selectmen Regarding</b>
<b>Sale of a Portion of Open Space behind Residence of 133 Holcomb St</b>

The property owner of 133 Hopmeadow Street contacted the Town of Simsbury regarding the purchase of approximately an acre of open space. Pursuant to the Town Code, the Board of Selectmen has referred the transaction to the open space committee for input. The action will require a public hearing to be held prior to any action by the Board of Selectmen.

The area of open space related to this referral was required as part of a subdivision approved by the Planning Commission. Below is copy of an aerial photograph from GIS highlighting the area:



The Town of Simsbury does not maintain the area of open space nor has plans for future maintenance of the area. The abutting property owner maintains the area of open space over the years. Prior to subdividing, the property housed sheep and the area was used for agricultural purposes. The property owner has continued some of these activities such as having sheep graze the area.

Telephone (860) 658-3200  
Facsimile (860) 658-9467

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[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

8:30 - 7:00 Monday  
8:30 - 4:30 Tuesday through Thursday  
8:30 - 1:00 Friday

The abutting property owner completed an appraisal of the acre of land that he is looking to purchase. Based on conversations with the town, he is prepared to pay full value for the acquisition of this land.

The referral was reviewed by the Planning Commission prior to this meeting. The Commission voted in favor of the sale and determined that the sale would be considered consistent with the approved Plan of Conservation and Development. The Commission noted how the Town of Simsbury is not maintaining the area and does not have plans in the future for activities within the area.

The Conservation Commission also reviewed the referral. The Commission was supportive of the sale of a portion of open space with a consideration that a deed restriction be placed on the area that no structures will be built within the former open space area.

The property owner of 133 Holcomb Street also owns the Old Well property along Tariffville Road. As part of these discussion for his request, the town of Simsbury is looking to purchase an easement over the property for purposes of construction of the bike path that will connect Route 10/202 path to Curtis Park. The new path is still in the permitting stages. Securing an easement for the portion of the proposed path along the frontage of the Old Well property is important for the project. Although this is a separate action and not subject to the referral from the Board of Selectmen, the negotiations relating to the acquisition and sale with the two properties have been directly related.

REFERENCES:  
 1. "ABRAMS", TOWN OF SIMSBURY, CONNECTICUT, TOPOGRAPHIC MAP, SHEET NO. E-3, JUNE 1979.

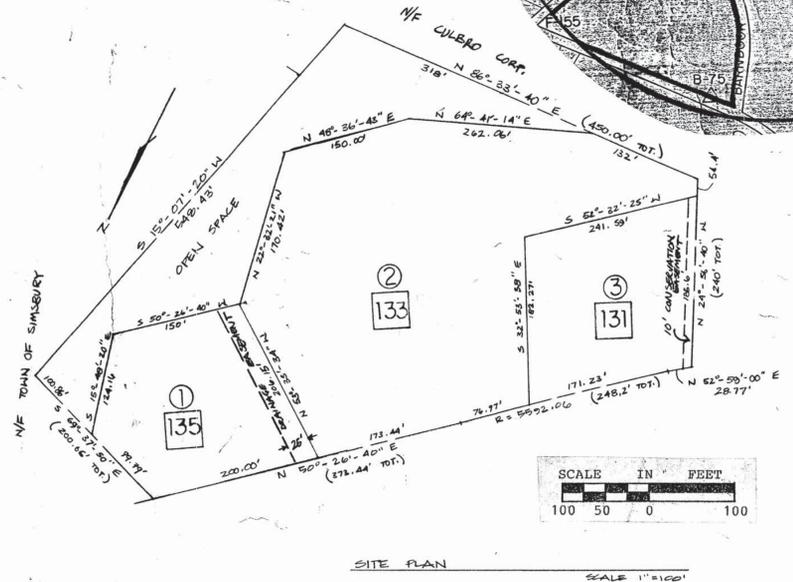
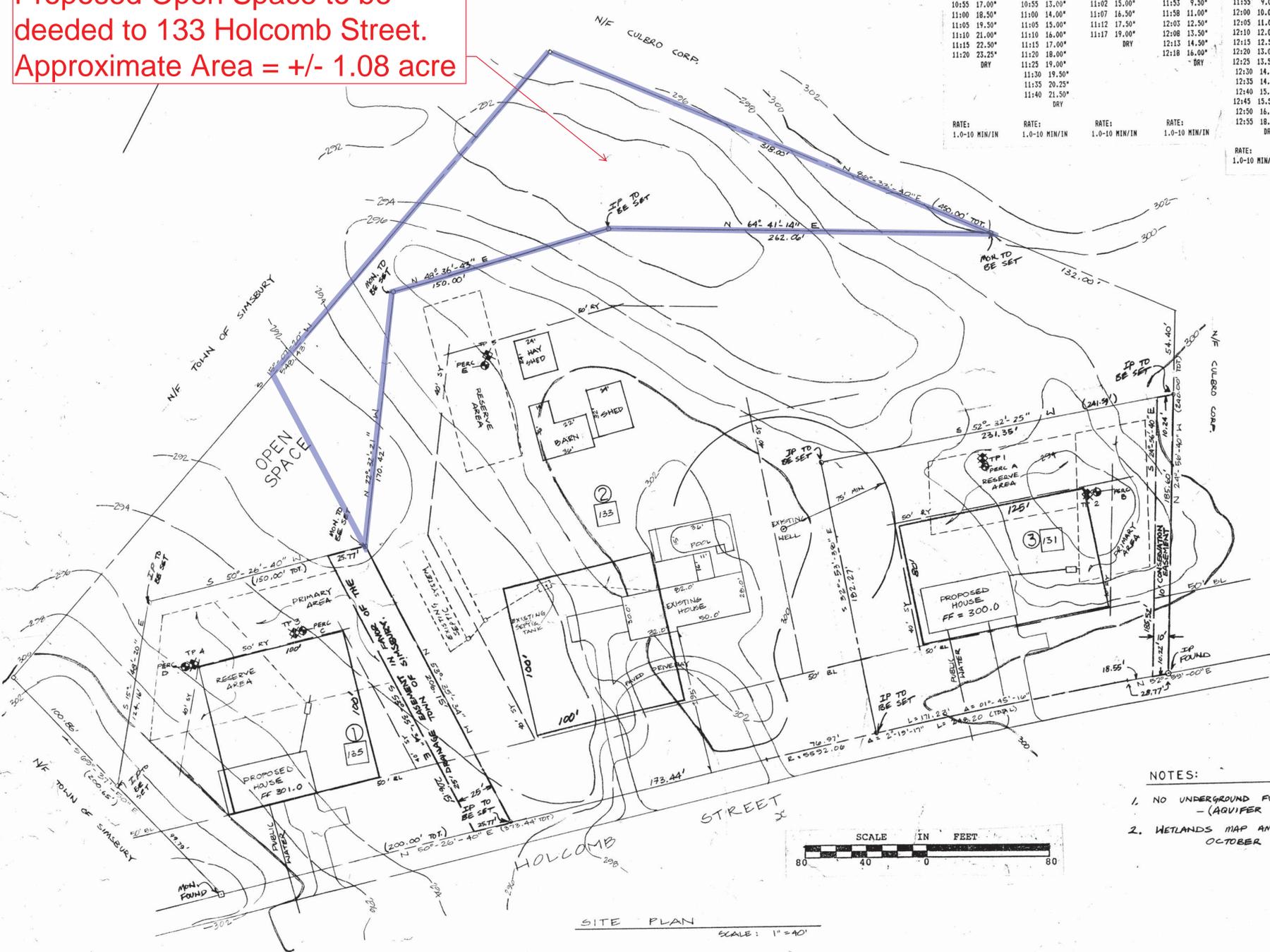
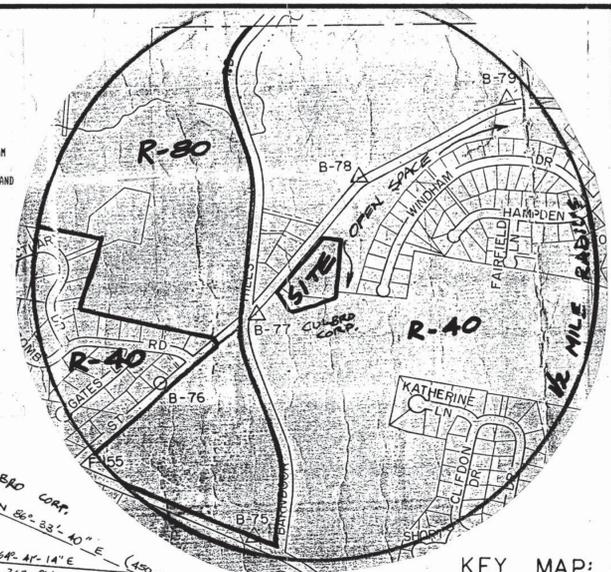
**Proposed Open Space to be deeded to 133 Holcomb Street.  
 Approximate Area = +/- 1.08 acre**

PERC TEST DATA  
 OBSERVED: 08/09/96  
 OBSERVED BY: apf/jjm/jfb

PERC TEST A Depth @ 25"	PERC TEST B Depth @ 22"	PERC TEST C Depth @ 20"	PERC TEST D Depth @ 17"	PERC TEST E Depth @ 18"
TIME READING				
10:47 13.00"	10:45 10.00"	10:52 8.00"	11:45 4.50"	11:45 8.00"
10:50 14.50"	10:50 11.50"	10:57 12.50"	11:48 8.00"	11:50 8.00"
10:55 17.00"	10:55 13.00"	11:02 15.00"	11:52 9.50"	11:55 9.00"
11:00 18.50"	11:00 14.00"	11:07 16.50"	11:58 11.00"	12:00 10.00"
11:05 19.50"	11:05 15.00"	11:12 17.50"	12:03 12.50"	12:05 11.00"
11:10 21.00"	11:10 16.00"	12:08 13.50"	12:08 13.50"	12:10 12.00"
11:15 22.50"	11:15 17.00"	12:13 14.50"	12:13 14.50"	12:15 12.50"
11:20 23.25"	11:20 18.00"	12:18 16.00"	12:18 16.00"	12:20 13.00"
DRY	11:25 19.00"		DRY	12:25 13.50"
	11:30 19.50"			12:30 14.00"
	11:35 20.25"			12:35 14.50"
	11:40 21.50"			12:40 15.00"
	DRY			12:45 15.50"
				12:50 16.00"
				12:55 16.00"
				DRY
RATE: 1.0-10 MIN/IN				

TEST PIT DATA  
 OBSERVED: 07/11/96  
 OBSERVED BY: cam/wc

TEST PIT 1	TEST PIT 2	TEST PIT 3
0-16" TOPSOIL	0-11" TOPSOIL	0-12" TOPSOIL
16-30" SANDY LOAM	11-22" SANDY LOAM	12-24" SANDY LOAM
30-100" COBBLES	22-96" COBBLES	24-39" COBBLES
		39-100" COARSE SAND
NO MOTTILING	NO MOTTILING	NO MOTTILING
NO GROUNDWATER	NO GROUNDWATER	NO GROUNDWATER
NO LEDGE	NO LEDGE	NO LEDGE
TEST PIT 4	TEST PIT 5	
0-16" TOPSOIL	0-13" TOPSOIL	
16-29" SANDY LOAM	13-95" COBBLES	
29-100" COBBLES		
NO MOTTILING	NO MOTTILING	
NO GROUNDWATER	NO GROUNDWATER	
NO LEDGE	NO LEDGE	



ZONING REQUIREMENTS:  
 ZONE: R-40 (single family residence)  
 MINIMUM LOT AREA: 40,000 Sq. Ft.  
 LOT FRONTAGE: 200 ft  
 FRONT YARD: 50 ft  
 SIDE YARD: 40 ft  
 REAR YARD: 50 ft  
 MAXIMUM COVERAGE: N/A

NOTES:  
 1. NO UNDERGROUND FUEL TANKS ALLOWED - (AQUIFER PROTECTION AREA)  
 2. WETLANDS MAP AMENDMENT APPROVED OCTOBER 7, 1997.

AREA TABLE:  
 ZONE: R-40

TOTAL AREA:	264,094 Sq. Ft. or 6.062 Ac.
LOT 1:	40,000 Sq. Ft. or 0.918 Ac.
LOT 2:	131,238 Sq. Ft. or 3.013 Ac.
LOT 3:	40,001 Sq. Ft. or 0.918 Ac.
OPEN SPACE:	52,854 Sq. Ft. or 1.213 Ac.

OPEN SPACE REQUIREMENTS:  
 TOTAL AREA: 264,094 Sq. Ft. or 6.062 Ac.  
 20% open space: 52,819 Sq. Ft. or 1.212 Ac.

LEGEND  
 ——— EXISTING PROPERTY LINE  
 - - - - - PROPOSED SUBDIVISION LINE  
 - - - - - BUILDING LIMIT  
 ~~~~~ EXISTING CONTOUR  
 □ MONUMENT TO BE SET  
 ○ IRON PIN TO BE SET

CERTIFICATE OF APPROVAL  
 RECEIVED FOR THE PLANNING COMMISSION BY Nancy Stevens  
 ON 9-12 1997  
 WE HEREBY CERTIFY THAT ON Oct 28 1997 THE PLANNING COMMISSION OF SIMSBURY, CONNECTICUT APPROVED THIS PLAN FOR THE PLANNING COMMISSION.  
 RECEIVED FOR FILING ON \_\_\_\_\_ 19\_\_\_\_ BY \_\_\_\_\_ TOWN CLERK  
 IN ACCORDANCE WITH CONNECTICUT TECHNICAL STATUTES, SECTION 8-25C, ALL WORK IN CONNECTION WITH THIS SUBDIVISION MUST BE COMPLETED BY: 10-21-2002

This drawing reproduced in accordance with state regulations. Process used:  scan-off  Fixed-line photo  
 Joseph Merritt & Company



"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"  
 Clifford A. Washburn, Jr., S.C. No. 5735



REV. 10-29-97  
 REV. 11-18-97

SUBDIVISION PLAN  
 PROPERTY OF:  
 MARILYN MILLIKEN  
 133 HOLCOMB STREET  
 SIMSBURY, CONNECTICUT  
 SCALE: AS SHOWN  
 JUNE 1996  
 OFFICE OF:  
 SANDERSON & WASHBURN  
 SIMSBURY, CONNECTICUT  
 R-40 ZONE  
 3388

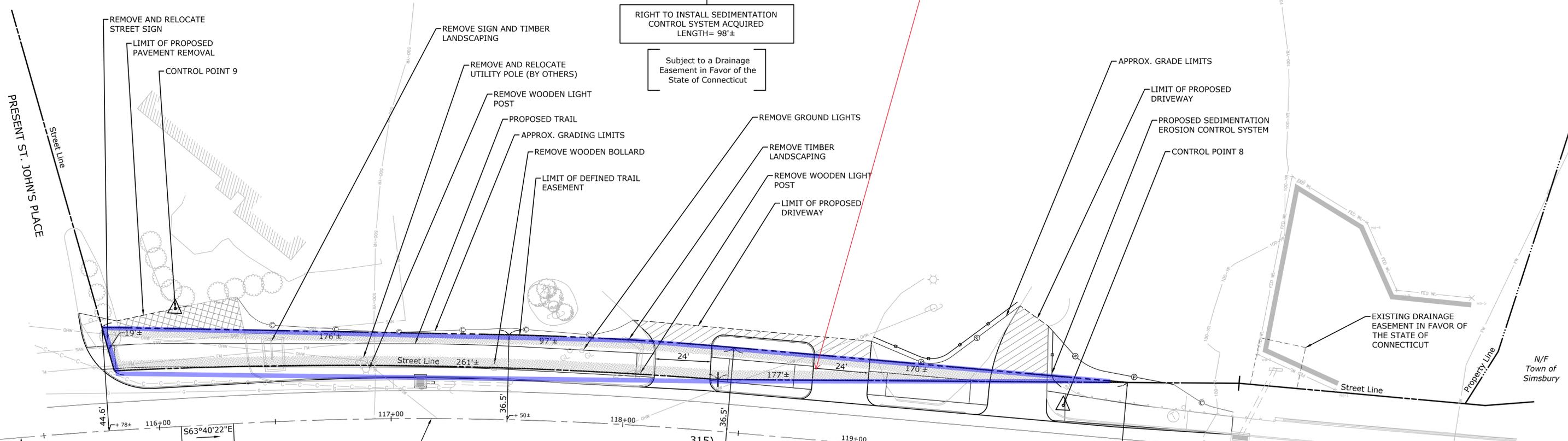
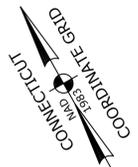
**NOTES:**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019. IT IS A RIGHT OF WAY SURVEY WITH THE BASELINE CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO BE USED TO DEPICT THE LIMITS OF ACQUISITION FOR THE PROJECT REFERENCED HEREON. THE FEATURES DEPICTED HEREON ARE THE RESULT OF FIELD LOCATION SURVEYS. THE STREET LINES CONFORM TO CLASS A-2 ACCURACY. THE PROPERTY LINES DEPICTED CONFORM TO CLASS D ACCURACY. THEY HAVE BEEN COMPILED FROM VARIOUS SOURCES AND ARE NOT TO BE CONSTRUED AS BEING OBTAINED AS THE RESULT OF A FIELD SURVEY, NOR DO THEY REPRESENT A PROPERTY/BOUNDARY OPINION.
- NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983), ESTABLISHED WITH G.P.S.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
  - CONSTRUCTION PLANS ENTITLED: STATE PROJECT NO. (TARIFFVILLE CONNECTION FARMINGTON VALLEY/EAST COAST GREENWAY)

|                                                                           |
|---------------------------------------------------------------------------|
| <b>STARDUST, LLC</b>                                                      |
| DEFINED TRAIL EASEMENT<br>ACQUIRED AREA = 5096± Sq. Ft.                   |
| RIGHT TO RECONSTRUCT<br>DRIVEWAY ACQUIRED AREA=<br>1078± Sq. Ft.          |
| RIGHT TO REMOVE DRIVEWAY<br>AND PAVEMENT ACQUIRED<br>AREA= 473± Sq. Ft.   |
| RIGHT TO GRADE ACQUIRED<br>AREA= 1137± Sq. Ft.                            |
| RIGHT TO INSTALL SEDIMENTATION<br>CONTROL SYSTEM ACQUIRED<br>LENGTH= 98'± |

Subject to a Drainage  
Easement in Favor of the  
State of Connecticut

**Proposed Easement to be Acquired for the  
Tariffville Connection Multi-Use Trail  
Approximate Area = +/- 0.17 acres**



**DRAFT**

Δ=03°16'25"  
R=2300.00'  
L=131.41'  
T=65.72

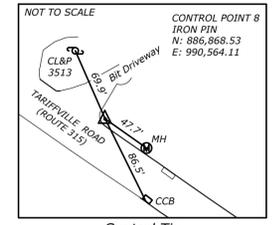
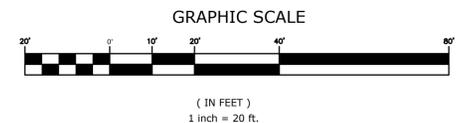
PT 116+09.34  
N 88°07'53"  
E 990228.07

PC 116+31.85  
N 88°07'55"  
E 990248.25

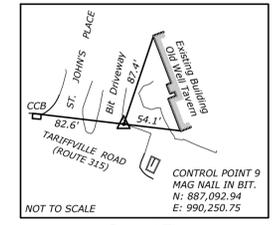
Δ=08°08'12"  
R=1500.00'  
L=213.02'  
T=106.69

PT 118+44.87  
N 88°29'86"  
E 990431.83

PC 121+72.92  
N 88°67'44.22"  
E 990702.30



Control Tie  
Not to Scale



Control Tie  
Not to Scale

Drawn By: TDS Date: NOVEMBER 2019  
Checked By: MJJ Date: NOVEMBER 2019  
File: SERIAL 1.DWG

| DATE | REVISION | REQ. BY |
|------|----------|---------|
|      |          |         |
|      |          |         |
|      |          |         |

VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL  
TOWN NO. 128  
PROJECT NO. \_\_\_\_\_  
SERIAL NO. 1 TITLE Chief of Survey  
SHEET 1 OF 1 DATE \_\_\_\_\_

L.S. #70095  
TO MY KNOWLEDGE AND BELIEF THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON.  
Gregory A. Szyszkowski, L.S.  
Milone & MacBroom, Inc.

**RIGHT OF WAY SURVEY**

TOWN OF SIMSBURY  
MAP SHOWING EASEMENT ACQUIRED FROM  
STARDUST, LLC  
BY  
TOWN OF SIMSBURY  
TARIFFVILLE CONNECTION  
FARMINGTON VALLEY/EAST COAST GREENWAY

SCALE: 1" = 20'  
NOVEMBER 2019