



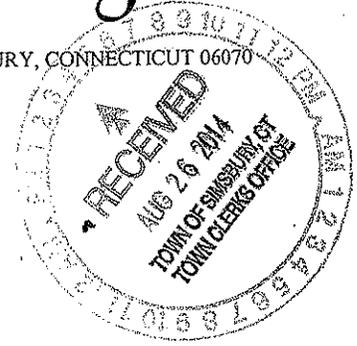
Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development



LEGAL NOTICE TOWN OF SIMSBURY PLANNING COMMISSION – REGULAR MEETING

The Planning Commission of the Town of Simsbury will hold a Public Hearing at a Regular Meeting on Tuesday, September 9, 2014, at 7:00 p.m. in the Main Meeting Room at the Simsbury Town Offices, 933 Hopmeadow Street, Simsbury, Connecticut on the following:

- A. Application #14-01 of Ed Lally and Associates, Inc., Agent; Randy E. and Shelly Swinford, Owners, requesting re-subdivision of the property located at 5 Pinnacle Mountain Road (Map H11, Block 106, Lot 001) to create 2 lots. Zone R-40.

At this hearing, interested persons may appear and be heard and written communications will be received. A copy of the above is on file in the office of the Town Clerk and Town Planner, 933 Hopmeadow Street, Simsbury, Connecticut for public inspection.

Dated this 26th day of August, 2014,
at Simsbury, Connecticut

Ferg Jansen, Chairman
Simsbury Planning Commission

HARTFORD COURANT:

PLEASE PUBLISH THIS ON BOTH Thursday, August 28, 2014, and Thursday, September 4, 2014. ZONE ONLY FOR THE FARMINGTON VALLEY EDITION.

INVOICE: SIMSBURY PLANNING COMMISSION acct #386319

Telephone (860) 658-3245
Facsimile (860) 658-3205

An Equal Opportunity Employer
www.simsbury-ct.gov

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

Ed Lally and Associates, Inc.
111 Prospect Hill Road
Windsor, CT 06095



July 10, 2014

Planning and Zoning Commission
Town of Simsbury
Town Hall
Hopmeadow Street
Simsbury, CT 06070

Re: 65 Day Extension of the Time Period Requirement to Close a Public Hearing
Re-Subdivision Application - 5 Pinnacle Mountain Road

Dear Commissioners:

Please accept this letter as our request for, and/or grant, of a 65 day extension of the time period requirement to close a Public Hearing for the Re-Subdivision Application for property located at 5 Pinnacle Mountain Road

Sincerely,

Ed Lally and Associates, Inc.

A handwritten signature in black ink, appearing to read "Ed Lally".

Ed Lally, P.E., L.S.

Owners of 5 Pinnacle Mountain Road

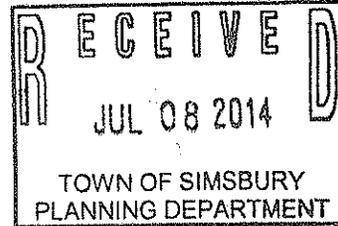
A handwritten signature in black ink, appearing to read "Randy E. & Shelly Swinford".

Randy E. & Shelly Swinford

Engineers • Planners • Surveyors



Town of Simsbury



Office of Community Planning and Development -Planning
Commission Application

DATE: 7/8/2014 FEE: \$ 420.00 CK #: 2243
2244
2245 APP #: 14-01

PROPERTY ADDRESS: 5 Pinnacle Mountain Road
NAME OF OWNER: Randy E. & Shelly Swinford
MAILING ADDRESS: 5 Pinnacle Mountain Road
EMAIL ADDRESS: rswinford@jma-ct.com TELEPHONE # 860-810-9318
NAME OF AGENT: Ed Lally and Associates, Inc.
MAILING ADDRESS: 111 Prospect Hill Road, Windsor CT 06095
EMAIL ADDRESS: ed@edlally.com TELEPHONE # 860-810-9318
ZONING DISTRICT: R-40 LOT AREA: 7.163 AC

Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

Requested Action: (please check appropriate box)

Subdivision Re-Subdivision Rear Lot Re-Subdivision Subdivision Modification Other

*Explain:

Owner requests approval to re-subdivide his existing house lot of 7.163 acres in the R-40 zone to create one additional lot of 3.764 acres for the construction of his new home, leaving a 3.399 acre lot with his existing home. There are no wetlands on this site and the Farmington Valley Health District has approved the new lot for a new septic system and new well and has found that the remaining land around the existing house can support a replacement septic system to serve that house, if needed.

The proposed total number of lots is One Additional Lot.

NOTE: Each application requiring action by the Commission must be prepared in accordance with subdivision regulations Section VIII (procedures) and Section IX (plan requirements). Each application shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

Check** in the amount of \$ _____, payable to the Town of Simsbury, must accompany this signed and dated application. Six complete sets of plans must be submitted with the application, as well as PDFs, if available.

Randy Swinford
Signature of Owner

7-4-14
Date

Ed Lally
Signature of Agent

7/3/14
Date

**Per Subdivision Regulations

Owner, Agent (or representative) must attend the Planning Commission Meeting(s) pertaining to this application.

Telephone (860) 658-3245
Facsimile (860) 658-3205

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

AVON
BARKHAMSTED
CANTON
COLEBROOK
EAST GRANBY
FARMINGTON
GRANBY
HARTLAND
NEW HARTFORD
SIMSBURY



FARMINGTON VALLEY HEALTH DISTRICT

95 River Road, Suite C, Canton, CT 06019 PHONE (860) 352-2333 FAX (860) 352-2542

March 25, 2014

To: Mr. Hiram Peck, Director of Community Planning & Development

From: Kristin M. Kula, Registered Sanitarian *JK*

Re: Lot 2 Pinnacle Mountain Road

Plan Date: March 7, 2014

Based on soil test data and plans submitted by Ed Lally and Associates, it appears that the above referenced lot is capable of supporting a septic system in accordance with the Connecticut Public Health Code. Soil testing was also done at the existing house, 5 Pinnacle Mountain Road, to verify that there is a sufficient septic reserve on that lot. Both lots are served by public water.

If there is any change in the septic location on lot 2, additional testing may be needed.

Please call if you have any questions.

Cc: Ed Lally
Randy Swinford

Randy E. & Shelly Swinford
5 Pinnacle Mountain Road
Simsbury, CT 06070

August 29, 2014

Planning Commission
Town of Simsbury
Town Hall
Hopmeadow Street
Simsbury, CT 06070

Re: Proposal to Substitute the Payment of a Fee in Lieu of Open Space
Re-Subdivision Application - 5 Pinnacle Mountain Road

Dear Commissioners:

We are submitting this request in accordance with the requirements for the dedication of open space as defined in the Subdivision Regulations. The paragraph numbering system below follows that in Appendix 2 on page 34 of the Subdivision Regulations:

- (1) We request the Commission approve the form of this submission and find it acceptable and in accordance with Appendix 2 on page 34 of the Subdivision Regulations.
- (2) We believe, and request the Commission to find, that there is no desirable area of land within the lot being subdivided which would be valuable as public open space, park or playground consistent with the goals set forth in the adopted Plan of Conservation and Development and that the acceptance of the Fee would be more beneficial to the Town as a whole and the moneys could be used by the Town to enhance the environment and quality of life of the residents of Simsbury.
- (3) Since the subject property has already been subdivided to create the existing lot, we believe that a determination of the fair market value of the subject property prior to the approval of subdivision is, in this case, inappropriate.
- (6) The applicant agrees and requests the Commission to agree on a Fee of \$2,500.00 per new subdivided lot in lieu of the openspace that would otherwise be required per Article II Section 15 of the Subdivision Regulations.
- (7) As a condition of acceptance of the applicants' proposal, the applicant shall pay to the Town the Fee in lieu of open space in full at the time of the receipt of the signed mylar copy of the record map of the subdivision plan and prior to filing said record map with the Town Clerk.

Thank you for your consideration of this matter.

Sincerely,

Owners of 5 Pinnacle Mountain Road


Randy E. & Shelly Swinford

8/29/14

Randy E. & Shelly Swinford
5 Pinnacle Mountain Road
Simsbury, CT 06070

August 29, 2014

Planning Commission
Town of Simsbury
Town Hall
Hopmeadow Street
Simsbury, CT 06070

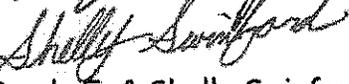
Re: 65 Day Extension of the Time Period Requirement to Close a Public
Hearing
Re-Subdivision Application - 5 Pinnacle Mountain Road

Dear Commissioners:

Please accept this letter as our request for, and/or grant of, a 65 day
extension of the time period requirement to open a Public Hearing for the Re-
Subdivision Application for property located at

Sincerely,

Owners of 5 Pinnacle Mountain Road


 8/29/14
Randy E. & Shelly Swinford