

Vibert Carrie

From: Peck Hiram
Sent: Friday, October 10, 2014 11:43 AM
To: Blatt Rachel
Cc: Vibert Carrie
Subject: FW: Maglieri application

Please adjust sched as necessary and put a copy of this in the file.

Thx
Hiram

From: brian denno [<mailto:brian.denno@gmail.com>]
Sent: Friday, October 10, 2014 11:26 AM
To: Peck Hiram; Marc N. Needelman; Greg Maglieri
Subject: Maglieri application

Hiram,

We would like to continue the public hearing on the application for re-subdivision of the Ellsworth property so we may locate the actual wetlands on the site and present the application to the Conservation Commission first.

Let us know if you require any additional information

Thank you for your attention to this matter,

--
Brian

Brian Denno, LS
Denno Land Surveying & Consulting, LLC
2 Tunxis Rd., Suite #210
Tariffville, CT 06081
Office: (860) 408-9167
Fax: (860)408-9269
Cell: 860-916-2899
brian.denno@gmail.com
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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, October 28, 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 #14-02 of Maglieri Development, LLC, Agent; Timothy E. and Elinor E. Ellsworth, Owners, requesting re-subdivision of the property located at East Weatogue Street (Map H11, Block 106, Lot 037) to create 4 lots. Zone R-80.

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 7th day of October, 2014,
at Simsbury, Connecticut

Ferg Jansen, Chairman
Simsbury Planning Commission

HARTFORD COURANT:

PLEASE PUBLISH THIS ON BOTH Thursday, October 16, 2014, and Thursday, October 23, 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



Town of Simsbury

Office of Community Planning and Development - Planning Commission Application



DATE: 9-29-14 FEE: \$ 1350.00 CK #: 45323 APP #: 14-02

PROPERTY ADDRESS: Tanager Hill - rear

NAME OF OWNER: Timothy E. Ellsworth

MAILING ADDRESS: 1257 Poguenock Ave Windsor CT

EMAIL ADDRESS: Peak Experiences @ Snet.net TELEPHONE # 298 8300

NAME OF AGENT: Maglieri Developments LLC.

MAILING ADDRESS: 39 W. Dudley town R2 Blmfd. CT

EMAIL ADDRESS: Maglieri.75 @ Comcast.net TELEPHONE # 860 242-0298

ZONING DISTRICT: _____ LOT AREA: _____ SQ FT/ACRES

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:

The proposed total number of lots is 4.

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 \$ 1350, 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.

[Signature] 9.27.14
Signature of Owner Date

Maglieri Developments LLC.
Gregory J. Maglieri 9-29-14
Signature of Agent Date

**Per Subdivision Regulations

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

T:\Carrie\Year2012CP&D\PLANNING APPLICATION.doc as of 11/20/2012

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

www.simsbury-ct.gov

09-29-2014 4519

933 Hopmeadow Street
Simsbury, CT 06070
CHECK 1350.00

Timothy E. Ellsworth

1257 Poquonock Avenue
Windsor, CT 06095
Bus. Phone: (860) 298-8300
Fax: (860) 831-1043
Home Phone: (860) 298-8301
Email: peakexperience@snet.net



October 22, 2014

Hiram W. Peck (by FAX with Original by USPS)
Director of Planning and Community Development
933 Hopmeadow Street
P. O. Box 495
Simsbury, CT 06070

Dear Hiram.

I have given permission to Greg Maglieri and Maglieri Development, LLC to prepare and submit land use applications for a project he is calling Talcott Estates on land currently owned by me and my sisters, at the rear and to the east of #120 and #116 East Weatogue Street, in Simsbury and which encompasses approximately 16 acres.

Recognizing that Mr. Maglieri may need to make more than one application and may need my signatures for each, it is my intention that this letter serve as notice to the Town that I approve of his submission of these applications.

Also please note that I hold power of attorney for my sisters for matters related to our Simsbury real estate and I am signing for them, as well.

Respectfully,

A handwritten signature in black ink, appearing to read "Timothy E. Ellsworth".

Timothy E. Ellsworth

cc. Greg Maglieri
T. J. Donahue

Vibert Carrie

From: Peck Hiram
Sent: Thursday, October 02, 2014 9:37 AM
To: Vibert Carrie
Subject: FW: Drainage changes with planned roadway to Ellsworth lots
Attachments: cul de sac map for Ellsworth subdivision0001.pdf

Carrie; Please post this with Planning Commission packet for Ellsworth subdiv ap.

Thx
Hiram

From: Jim Miller [<mailto:tmeinc.wm@snet.net>]
Sent: Wednesday, October 01, 2014 5:33 PM
To: Peck Hiram; peakexperience@snet.net; maglieri75@comcast.net
Subject: Drainage changes with planned roadway to Ellsworth lots

Hi Hiram, Tim and Greg

As a result of the new sign on the Talcott Mountain Road cul de sac that appeared yesterday, I talked to Hiram Peck about the effects of the added drainage resulting from the grade of the planned roadway. I also got back in contact with Tim Ellsworth and learned more about the plan as well as the history of some of the drainage changes that resulted from the Talcott Mountain subdivision. . I have marked up the map Hiram provided (which is in the attachment) with three areas of concern as follows:

Area 1:

There is a seep or the like about where your sign is and it runs freely during winter thaws. Water drains from the seep and from the Northwesterly side of the road. When the cul-de-sac is plowed the snow is piled up at the end of the circle on our lot, #22, The accumulating water and blockage from the piled snow results in a pond in area 1 that freezes and makes it dangerous to get the mail or newspaper and makes it treacherous at the foot of our driveway. Drainage from a paved access road into the proposed lots will only exacerbate the problem. Pushing the snow back further to allow drainage along the curbing will result in a continuing maintenance problem from destruction of the curbing.

The only remedy I can see is a catch basin and subsurface drain to the existing drain at the boundary between lots 22 and 21.

Area 2

When we moved in 30+ years ago there was a drain pipe leading to a rip-rapped stream bed/impoundment carrying water to Lucy Brook. Road sand and debris plugged up the area and resulted in flooding such that the town reestablished the stream bed/impoundment about 15 years ago. Subsequent build up of road sand and debris has again plugged up the area. This flooding and ponding (the soil is clay so percolation is almost non existent) grows lots of mosquitoes and makes it so we can't access our back land. Added water from the proposed access road will exacerbate the problem considerably.

The remedy is likely to be reestablishing the stream bed back to Lucy Brook. With the general absence of road sand use recently, this problem may not reoccur.

Area 3

Lucy Brook is carried by a single culvert under a roadway leading to the Northeast and the higher land in that direction. In a good rain or spring melt, this area also floods and ponds because the culvert cannot carry the volume

of water. The water frequently rises to within a few inches of the top of the roadway. This results in the same problems on our back land surrounding Lucy Brook as in area 2, and also will get worse with the added drainage from the proposed access. Awhile back a good rain and melt washed out the roadway and further silted the pond. The old culvert (which was left in the woods) was replaced with a larger but barely sufficient culvert. The added drainage from the proposed access road will certainly make washing out the roadway again more likely.

The remedy is likely to be replacing the existing culvert with a larger one.

I look forward to working with all of you to fix these problems.

Thanks for your time.

Jim Miller
22 Talcott Mountain Road
Simsbury, CT

860-651-3141