

A scenic view of a riverbank. In the foreground, a rustic wooden fence runs across the frame. To the right, a portion of a dark brown wooden house with white-trimmed windows is visible. The background is filled with lush green trees and foliage. A small white cross is visible on the riverbank in the distance. The overall atmosphere is peaceful and natural.

ONE OLD BRIDGE ROAD EXISTING CONDITIONS AND NEXT STEPS

March 19, 2015 – Public Informational Meeting

One Old Bridge Road – Property Information

- 0.52 Acre parcel
- Abuts the Farmington River, Hop Brook, and Flower Bridge.
- Adjacent to 1.8 acres of Town owned property (Old Bridge Road right-of-way)
- Presently served by public water and on-site sewage disposal system
- Sanitary sewer and gas available on Drake Hill Road.
- Timber retaining wall along Farmington River frontage

One Old Bridge Road – Photos



Aerial View of the Property

One Old Bridge Road – Building Information

- Constructed in 1910 (original structure – center portion of the building)
- Additions completed in 1965 (western garage and master bedroom suite) and eastern portion (unknown)
- Kitchen remodeled in 2007
- 2,236 total square feet (9 rooms, 3 bedroom, 3 bath)
- 2 car garage
- Hot water oil-fired heating system with above ground storage tank (installed 2011)
- Electric hot water storage tank
- Central air conditioning
- 8' x 10' wood framed shed

One Old Bridge Road – Photos



Front of 1965 (West) Addition with Garage

One Old Bridge Road – Photos



Rear of 1965 (West) Addition with Garage

One Old Bridge Road – Photos



Front of Original Structure

One Old Bridge Road – Photos



Rear of 1980 (Eastern) Addition and Original Structure

One Old Bridge Road – Photos



East Side of Building

One Old Bridge Road – Photos



East Yard Looking South

One Old Bridge Road – Photos



Partial View of Retaining Wall and Hop Brook

One Old Bridge Road – Photos



View of Property Looking West from Riverside Road

One Old Bridge Road – Photos



Interior Looking West

One Old Bridge Road – Photos



Interior Looking North

View of possible kayak / boat launch area – Looking west on Hop Brook



One Old Bridge Road – Building Condition / Maintenance Requirements

Building

- Roof Replacement required in 5-10 years (1995)
- Repointing or reconstruction of north chimney required
- Windows are single-pane with storm windows
- Retrofit for handicapped accessibility required (ramps/ accessible route, door openings, door hardware)
- Relocation of utilities above BFE (furnace, hot water heater, electrical panels / outlets)
- Other interior and exterior work required, i.e. carpets, paint, fencing, etc.

Passive Park

- Maintenance of park type area would include:
 - Annual spring clean-up
 - Weekly mowing, trimming, trash pick-upon
 - Site services including porta-lets, trash barrels

One Old Bridge Road – Zoning Information

- R-40 Zone / Floodplain Overlay Zone
- Presently non-conforming as to lot size
- Uses allowed in zone include “Municipal Uses”
- Close proximity to Charrette Study area
- Planning Dept. recommend that site use should be integrated into the Simsbury Meadows Master Plan.

One Old Bridge Road – Site Restraints

- Entire lot within upland review area for wetlands
- Property includes area within the FEMA Floodway / Base Flood Area.
- FEMA Base Flood Elevation = 156.6 (NAVD 88 datum)
- Lowest Floor of Existing Structure (Garage) = 151.92
- Lowest First Floor Elevation = 158.43
- A “Substantial Improvement” to structure would require compliance with current FEMA regulations. (50% of appraised value during lifetime / approx. \$37,000 in improvements allowed before compliance with FEMA regulations.)

One Old Bridge Road – Floodplain

- Compliance with FEMA/ Local Floodplain regulations will require the following:
- All utilities will need to be elevated above Base Flood Elevation plus 2 feet of freeboard (furnace, hot water heater, electrical service panel / outlets).
- “Habitable space” only allowed above Base Flood Elevation + 2 (requires abandonment of habitable spaces on lower level - storage would still be allowed.)
- Flood vents are required to allow for entrance and exit of floodwaters on lower (garage) level.

One Old Bridge Road – Historic Flooding – Hurricane Irene in 2011



high
water
mark



One Old Bridge Road – Floodway



One Old Bridge Road – Opportunities

- Existing river access to Hop Brook
- Existing parking
- Full compliment of utilities available to site.
- Possible planning opportunity with adjoining town owned property
- Viewshed of river / brook / wetlands

Boat Launch Inventory – Town of Simsbury

- Existing boat river access locations at Pinchot Sycamore Park and Tariffville Park
- Old Bridge Road site had potential as a park/river access site
- Site could potentially reduce the public use/demand for the Crew Boathouse Site and private property launch area on east side of river

Ideas provided by the Public for the Use of the Property

- **Passive Use**
- Nature Park (river access, birdwatching, riverbank restoration)
- Selective removal of tree, vine and invasive species
- New plantings
- Kayak and Canoe access
- Picnic Tables, garbage receptacles, benches, bike rack, drinking fountain, birdhouses, grills, porta-potty retaining wall protection
- Informational signage
- Open Air Pavilion
- Handicapped accessibility
- Limitations on Parking
- No business use of the property
- Demonstration site for environmental stewardship

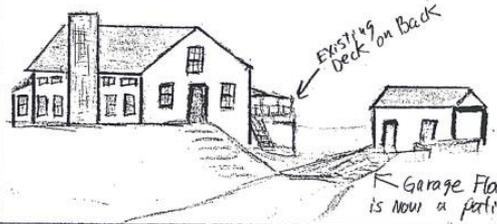
Ideas provided by the Public for the Use of the Property

- **Active Use**
- Nature / Environmental Center
- Boathouse

One Old Bridge Road – Concept of Building Modifications – Bonnie Lombardi



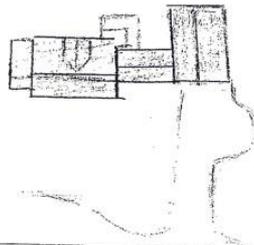
Side View
Showing
Existing
Garage with
Master suite
and Breezeway



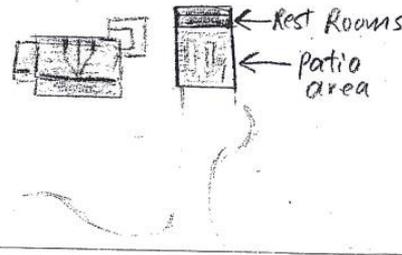
Side view
with Master
suite and
Breezeway
Removed.
Workshop turned
into public
Bathroom
with access to Inlet.

View from Above

Before



After



Next Steps

- Review public comment, options and consider recommendations from the Open Space Committee
- Submit to BOS for public comment / approval
- Commission architect / landscape architect to develop plan for the property if required
- Schedule joint meeting of conservation commission, parks, and open space committee to present plan.
- Establish budget and priorities for plan
- Develop requirements for permits / land use approvals
- Complete construction documents for Phase 1 work

One Old Bridge Road



Questions / Comments?