



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Date: January 11, 2016

To: Conservation Commission

From: 
Michael Glidden CFM CZEO, Assistant Town Planner

Re: Application #16-01 of R.A.M. Contracting, Applicant; Cathy and Gary LaBrecque, Owner; for drainage repairs and improvements in a wetland adjacent to the existing residence on the property located at 63 Woodchuck Hill Road (Assessor's Map A10, Block 420, Lot 009). Zone R-40. (Received 1/19/2016; decision must be rendered by 03/24/2016).

The applicant is requesting approval for the replacement and improvement of underground drainage systems adjacent to the residence located at 63 Woodchuck Hill Road.

Parcel History and Wetlands Description

A wetlands narrative is attached to the application. The primary function of the subject wetlands is conveying of storm water. The site contains an area of 3860 square feet of inland wetland soils/watercourses. The lower wetland complex connects an off-site pond which drains into a substantially larger complex. Overall the disturbance of wetland soils is less than 1 percent of total area of larger wetland complex.

The residence's well currently is positioned within the north western wetlands complex. According to the site plan, a yard drain/catch basin is proposed within this area. This is only activity which is located within mapped inland wetland soils.

The Health District has provided comments/recommendations for this application.

Staff Comments/Review

Staff has met with the agent for the home owner concerning this application. The structure has experienced damage from drainage. The Engineer along with Soil Scientist developed the plan before the Commission in order to best alleviate the damage experienced by the home owner without substantially altering the adjacent inland wetlands and watercourses. Staff is satisfied that the professional staff has accomplished this. The physical disturbance of inland wetland soils is less than 200 square feet. The formalizing of drainage from the rear wetland complex will not drain the wetlands (according to Soil Scientist). Staff fully supports the application and recommends approval.

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

Staff recommends including comments from the Farmington Valley Health District as conditions of approval should the Commission approve the application.

For discussion purposes, staff recommends the following special and standard conditions of approval should the Commission approve the application CC 16- 01.

SPECIAL CONDITIONS

1. Applicant shall mark in the field limits of clearing/disturbance. The Conservation Commission will review and approve said limits prior to start of site work.
2. Catch Basins and piping need to be constructed with “watertight” materials.
3. Certification from Engineer needs to be provided in form of an as-built that work was completed substantially with the proposal.
4. Well casing should be raised 12” above existing grade in order to provide for better protection to drinking water quality.

STANDARD CONDITIONS

1. The Conservation Commission’s agent shall be notified at least 48 hours prior to commencement of any regulated activity.
2. Final stabilization of disturbed soil areas shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission’s agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
4. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
5. Upon direction of the Commission’s agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.

In the event that any wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Simsbury Conservation Commission reserves the right to reconsider the proposed activity and may require modifications to minimize the impact to wetland resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.