Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

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AGENDA
CONSERVATION COMMISSION/INLAND WETLANDS
AND WATERCOURSES AGENCY
REGULAR MEETING – May 18, 2021 – 7:30 p.m.
The public hearing will be web-based on Zoom at:
https://zoom.us/j/2574297243
Meeting ID: 257 429 7243

I. CALL TO ORDER

II. ROLL CALL
1. **Appointment of Alternates**

III. NEW BUSINESS
1. **Receipt of New Applications**
   - **CC21-09 – 9 Wyngate – Application for an in ground pool in the wetlands**
   - **CC21-10 – 292 Bushy Hill Road – Fill and grading of a side yard in the upland review**

IV. OLD BUSINESS
- **CC 21-08 – 20 Tariffville Road – Application for a self-storage facility within the upland review.**

V. GENERAL COMMISSION BUSINESS
1. **Approval of Minutes from April 20, 2021 Regular Meeting**

VI. AGENT ACTIONS
1. **CC 21- 07 – 137 East Weatogue Street – a shed in the upland review**

VII. CORRESPONDENCE
1. **None**

VIII. CONSERVATION BUSINESS

IX. ADJOURNMENT

How to Join us on Zoom for the Public Meeting:

1. Join us on the web: **https://zoom.us/j/2574297243**
2. Join us by phone: +1 646 558 8656

How to view application materials:

Visit: https://www.simsbury-ct.gov/conservation-commission-inland-wetlands-agency

Town of Simsbury

Office of Community Planning and Development – Inland Wetlands Permit Application

RECEIVED
APR 30 2021
TOWN OF SIMSBURY
PLANNING DEPARTMENT

DATE: 4/20/2021 **FEE: $** 190.00 **CK #:** _____ **APP #:** 21-09

PROPERTY ADDRESS: 9 Wyngate

NAME OF APPLICANT: Juliano's Pools LLC

MAILING ADDRESS: 321 Talcottville Road, Vernon, CT 06066

EMAIL ADDRESS: MikeD@julianospools.com **TELEPHONE #** 860-490-4356

NAME OF OWNER: Jill & Gavin Schwarz

MAILING ADDRESS: 9 Wyngate, Simsbury, CT 06070

EMAIL ADDRESS: gavin_schwarz@yahoo.com **TELEPHONE #** 914-799-4856

NOTE: ATTACH A WRITTEN LETTER OF AGENCY, DULY ACKNOWLEDGED, TO ACT FOR THE OWNER, INCLUDING THE ABILITY TO CARRY OUT ACTIVITIES SET FORTH HEREIN.

DESCRIBE THE SPECIFIC ACTIVITY(ies) FOR WHICH A PERMIT IS SOUGHT AS IT RELATES TO "REGULATED ACTIVITIES" AS DEFINED IN SECTION 6 OF THE SIMSBURY INLAND WETLANDS REGULATIONS, SUCH AS: A) REMOVE MATERIAL FROM; B) DEPOSIT MATERIAL IN OR DISCHARGE TO; C) CONSTRUCT ON; D) OBSTRUCT; E) ALTER; F) POLLUTE; OR G) OTHERWISE ADVERSELY AFFECT A REGULATED AREA:
Construction of a 22x36' inground pool and patio with a 4' tall self-closing, self-latching fence.
A 14x24' shed may be installed on the patio after construction.

CERTIFICATIONS AND PERMISSIONS:

As owner, I hereby give permission to the Town of Simsbury's Conservation Commission Inland Wetlands Watercourses Agency, their Agents, or Town Staff to enter upon my land to make observations and tests as may be necessary to evaluate this application and ongoing work, subject to twenty-four hours notice of such entry/testing.

I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

I certify that I have the authority to sign this application.

4/20/2021 — Representative, Juliano's Pools 4/20/2021

Signature of Owner *Date* *Signature and Title of Applicant* *Date*

INSTRUCTIONS FOR APPLICANT

Any person seeking a permit to carry out a regulated activity on property which has been designated an inland wetland or watercourse by the Conservation Commission or within the 100-foot regulated buffer area of a designated inland wetland or watercourse must complete and submit the Inland Wetlands Permit Application to the Planning Department.

Submission shall occur by the day before a regular meeting of the Conservation Commission. (See Section 5 of the Inland Wetlands and Watercourses Regulations of the Town of Simsbury.) Application will be heard at the following meeting, after petition period.

The original application shall be submitted with eleven (11) copies. Maps on sheets larger than 11"x14" shall be submitted in at least three (3) copies. Additional copies of site plans may be required. PDFs of the maps, if available, should be submitted, as well. PDFs can be emailed to lbarkowski@simsbury-ct.gov.

A filing fee shall accompany the application, as required by the Land Use Application Fees schedule. Please consult with the Planning Office for specific fee determination.

The following information shall be provided on white paper (8 ½"x11") and typewritten. Reproduce the following questions along with the answer and attach to the application.

1. ***In the case of a public hearing or map amendment*, list on a separate sheet of paper the names and addresses of all abutting property owners and property owners within 100 feet of all property lines. Identify on one of the attached maps.**
2. **Describe the site and the regulated area or wetlands/watercourses involved:**
    a. **General site conditions, including vegetation and general soil conditions.**
    b. **Size of wetland within site or distance of the activity from the wetland.**
    c. **Size of total contiguous wetland.**
    d. **Position relative to other wetlands on site.**
    e. **Type of wetland characterized by vegetative and soil type and/or watercourse, such as: 1) open/deep fresh water pond or lake; 2) shallow marsh; 3) seasonally flooded basins and flats; 4) meadow; 5) shrub swamp; 6) wooded swamp; 7) bog; 8) kettle; 9) stream type; 10) other.**

3. **Depth to water table, depth to mottled soil, and seasonal variation of water table.**
4. **Describe the immediate impact on the wetlands and watercourses, including, but not limited to:**
    a. **Quantities, by volume and area disturbed, of materials to be removed, deposited, or altered.**
    b. **Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.**
    c. **Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.**
5. **Describe the related construction activities and their impact on:**
    a. **Area and location of wetlands and watercourses.**
    b. **Types and amounts of vegetation.**
    c. **Surface and groundwater.**
    d. **Visual impacts.**
    e. **Wildlife habitats.**
6. **Describe the long term or permanent impact of the activity(ies) on environmental aspects, such as the surface and groundwater quality, storm water runoff, visual impact(s), or wildlife habitats on:**
    a. **Wetlands and/or watercourses.**
    b. **Abutting riparian properties and/or wetlands and/or watercourses.**
7. **Identify sedimentation and erosion control measures to be used.**
8. **Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.**
9. **Estimate cost of work and time for completion.**
10. **Attach drainage calculations and other reports as indicated to substantiate the statements made above.**
11. **<u>REQUIRED MAPS</u>**
    a. **Attach a <u>vicinity map</u> on an 8 ½"x11" sheet at scale 1"=200' or 1'=800' (depending upon the size of the parcel) showing the general location of the area in which the regulated activity is proposed. The map should be in sufficient detail to allow the identification of the property on the official Inland Wetlands and Watercourses map. A guide to the kinds of information to be shown is available in the Planning Department at the Town Hall.**

b. Site Plan(s) showing:

i. The topography showing contours at intervals of not more than two (2) feet and a minimum of two (2) contour marks per ten (10) acres at a scale of 1"=100' or 1"=40' (whichever is more appropriate).

ii. Location of existing watercourses and/or ponds.

iii. Location of regulated activity.

iv. Proposed grading and/or filling.

v. Proposed drainage, site utilities, wells, etc.

vi. Sedimentation and erosion control measures.

12. The Applicant shall certify whether:

a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.

b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.

c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or

d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality.

e. Documentation that notice of the pending application was provided to the adjacent municipality (certified mail, return receipt requested) on the same day of filing an inland wetland permit application with the Town of Simsbury.

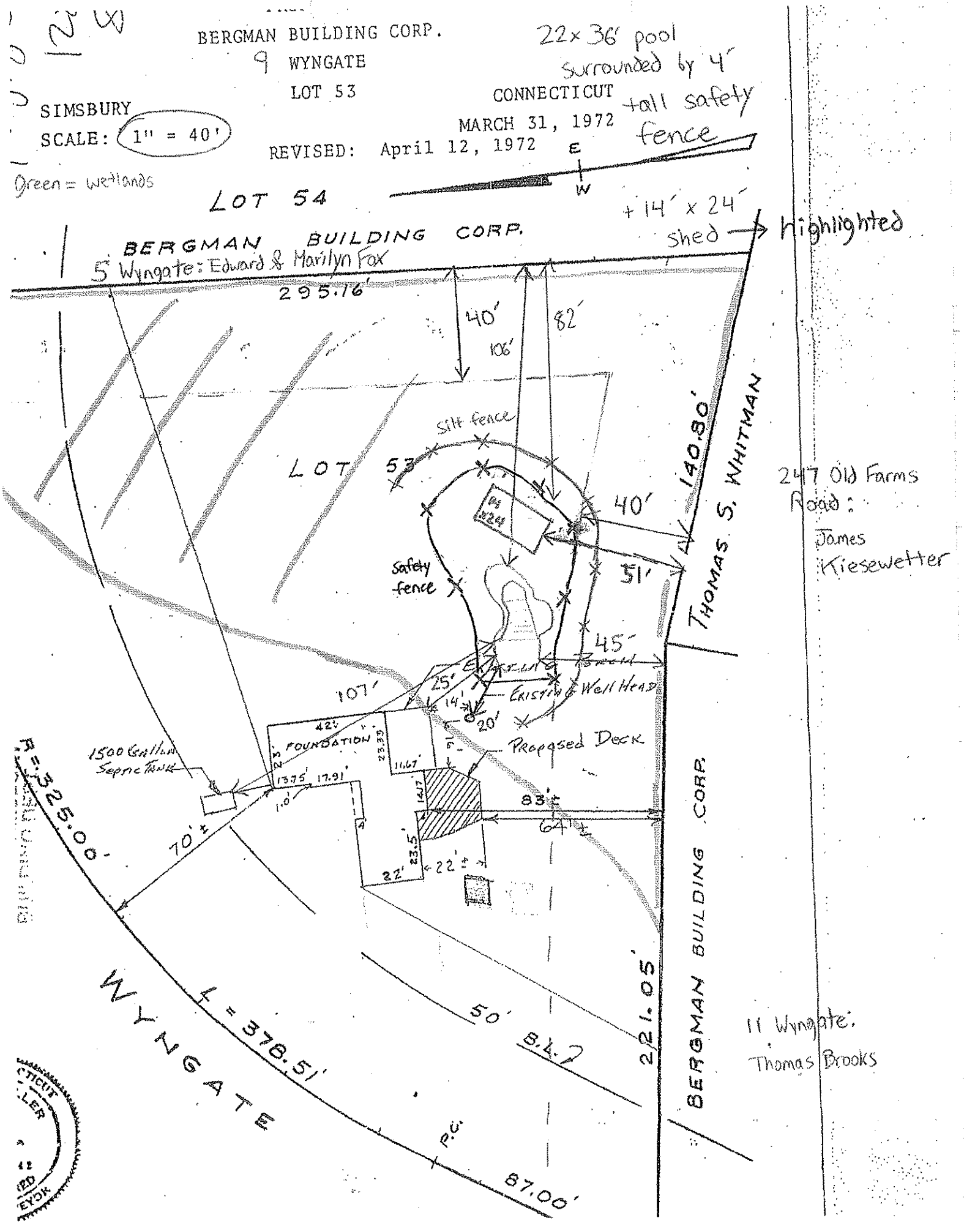
f. The property is subject to a conservation restriction or preservation restriction, and, if so, what party or parties are holders thereof or intended to be benefitted thereby.

ALL INFORMATION MUST BE COMPLETED TO THE EXTENT INDICATED BY THE COMMISSION BEFORE ANY ACTION IS TAKEN ON THE PERMIT APPLICATION. INCOMPLETE APPLICATIONS WILL BE DENIED. ADDITIONAL INFORMATION MAY BE REQUIRED BY THE COMMISSION.

THE APPLICANT AND/OR AUTHORIZED AGENT SHOULD ATTEND THE CONSERVATION COMMISSION/INLAND WETLANDS & WATERCOURSES AGENCY MEETING IN ORDER FOR A DECISION TO BE RENDERED. IF APPLICANT OR AGENT DOES NOT ATTEND, AND QUESTIONS ARISE, DECISION ON APPLICATION MAY BE DEFERRED OR DENIED.

9 Wyngate – Wetlands App Questions

1) Abutting property owners are Edward & Marilyn Fox at 5 Wyngate; Thomas Brooks at 11 Wyngate; and James Kiesewetter of 247 Old Farms Road.
2) Construction will take place on town wetlands SCS area.
3)
4) Area of disturbance will not be greater than 20 feet in any direction from the proposed construction locations. See attached letter for more information.
5) See attached letter.
6)
7) Silt fence, hay bales
8) This location was chosen because the proposed pool, patio and shed must maintain the setback distances from the property lines, as well as being at least 20 feet from the well location. Additionally, a healthy portion of the homeowner's backyard is covered in wetland soils, so finding an alternate location outside of the deep woods or front yard would prove difficult.
9) Estimated cost: $24,700. Time to completion: ~two weeks
10)


BERGMAN BUILDING CORP.
9 WYNGATE
LOT 53
SIMSBURY
CONNECTICUT
SCALE: 1" = 40'
MARCH 31, 1972
REVISED: April 12, 1972
22x36 pool surrounded by 4' tall safety fence
Green = wetlands
LOT 54
+14' x 24' shed highlighted
BERGMAN BUILDING CORP.
5 Wyngate: Edward & Marilyn Fox
295.16'
40'
82'
106'
Silt fence
LOT 53
140.80'
THOMAS S. WHITMAN
247 Old Farms Road: James Kiesewetter
40'
Safety fence
51'
45'
107'
25'
14'
20'
Existing Well Head
Proposed Deck
42'
2½ FOUNDATION
23.33'
11.67'
5'
1500 Gallon Septic Tank
13.75'
17.91'
1.0'
14.17'
83'±
64'±
70'±
23.5'
22'
22'±
R=325.00'
L=378.51'
WYNGATE
50' B.L.
221.05'
BERGMAN BUILDING CORP.
11 Wyngate: Thomas Brooks
P.O.
87.00'

April 28, 2021

Town of Simsbury Conservation Commission

Subject: Swimming Pool Installation at 9 Wyngate

To Whom It May Concern,

The information below pertains to the wet-lands application for 9 Wyngate. The application has been filed by Juliano's Pools on behalf of the homeowners, Jill and Gavin Schwartz. The application is being filed per the request of the Town of Belchertown to ensure wetlands compliance.

At A Glance

Homeowner: Jill and Gavin Schwartz
Address: 9 Wyngate
Phone: 914-799-4856
Project: Construction of 22x36 inground pool, including patio and 4' safety fence with self-closing and self-latching gate
Location of Pool/Fence: Reference submitted site plan
Materials: All trucked away by Juliano's

Significant Event Q/A

- Will the proposed activity change the natural channel or inhibit the natural dynamics of a watercourse system? No
- Will the proposed activity cause any decrease in the natural capacity of a wetlands or watercourse to: support desirable fisheries, wildlife, or other biological life; prevent flooding; supply water; assimilate waste; facilitate drainage; or provide recreation or open space? No
- Will the proposed activity cause turbidity, siltation or sedimentation in a wetlands or watercourse? No
- Will the proposed activity diminish the flow of a natural watercourse or the groundwater levels of the regulated area? No
- Will the proposed activity cause or have the potential of causing pollution of groundwater, a wetlands or watercourse? No
- Will the proposed activity create conditions that may adversely affect the health, welfare and safety of any individual or the community? No
- Will the proposed activity destroy a wetlands or watercourse? No
- Will the proposed activity have a major effect or substantial impact on the area for which this application has been filed or on another part of a wetlands or watercourse? No

Construction Approach

Throughout the construction process at 9 Wyngate, Juliano's Pools will use the utmost care to ensure there is zero impact to the nearby wetland area.

The following is an explanation of the various phases of the construction process, the safeguards that will be in place to protect the regulated area, and the type of equipment which will be used for the construction of the Inground swimming pool.

Phase 1 – Excavation

Prior to the start of any excavation, Juliano's Pools will meet all Ma Guidelines for Erosion and Sediment Controls. Juliano's Pools will properly erect silt fence and place hay bales as needed to stop any erosion into the wetland area/buffer. The silt fence will be carefully toed in and hay bales will be staked into the ground with wooden plow stakes.

Excavation of the pool will be done by Juliano's Pools. We use no subcontractors for excavation, therefore we are able to better control the project and ensure all workers are aware of the nearby wetland buffers. A Gehl 802 excavator will be used during the excavation phase. Juliano's Pools has an in-house mechanic who meticulously goes through the machine, to ensure there are no oil leaks or leaking hydraulic hoses, on a regular basis. This excavator is also equipped with rubber tracks to help reduce the amount of grass that is torn up and eliminates damage to any paved road.

To reduce risk of erosion, all excess material during excavation will be hauled away, not stock-piled on-site. As the pool is being dug the material is loaded directly into a truck without the material ever hitting the ground. This excess material will be hauled away by a tri axle dump truck.

Phase 2 – Wall Erection

During this phase of construction no equipment will be used. The only vehicle entering the property will be a concrete truck to pour the footing for the pool.

Phase 3 – Electrical Work

A mini excavator with a 1' wide bucket and rubber tracks will be used to dig the trench for the electrical conduit from the house to the equipment.

Phase 4 – Plumbing

No equipment will be used during this phase

Phase 5 – Vermiculite Pool Bottom

A small paddle mixer will be used to mix the vermiculite.

Phase 6 – Liner Installation

No equipment will be used during this phase

Phase 7 – Pool Backfill

To backfill the pool, we will use a Takeuchi skid steer. This machine has rubber tracks on it to minimize impact on any areas where it travels. Any sand needed to backfill the pool will be brought in by Tri axle dump truck and spread immediately, no stock piling of material will be done.

Phase 8 – Pool Decking / Fence / Landscaping

After the pool is backfilled the concrete decking will be poured. For this, a concrete truck will once again access the property to pour the concrete. Once the concrete is completed, we will come back to fine grade the yard. To do this grading we will bring in the Takeuchi skid steer again. During this phase we will also be spreading topsoil. The silt fence and hay bales will stay in place until grass is established.

The fence will be installed once the grading is done so it can be set to the proper height.

Phase 9 – Pool Operation/Maintenance

Ongoing pool operation and maintenance will have no impact to the property or wetlands. We own water trucks and can haul away water in the fall when we pump approximately 6" of water out of the pool for winterization. This water can be repurposed and put into other new swimming pools.

In conclusion, Juliano's Pools will exercise a tremendous amount of care to ensure that there is no negative impact to the regulated area throughout the construction process. The biggest reason we can ensure this is that we unprecedently haul away ALL material leaving only a virgin ground hole. We have been installing inground pools for 20 years with many of them being within regulated wetlands area. Juliano's has successfully sought over 100 permits with similar or greater wetland intrusion in Connecticut and Massachusetts. All such jobs were executed professionally and flawlessly.

If you have any questions, please feel free to contact Brian Juliano (Owner/Founder) on his personal cell phone day or night at (860) 729-6869 or me at (860) 870-1085.

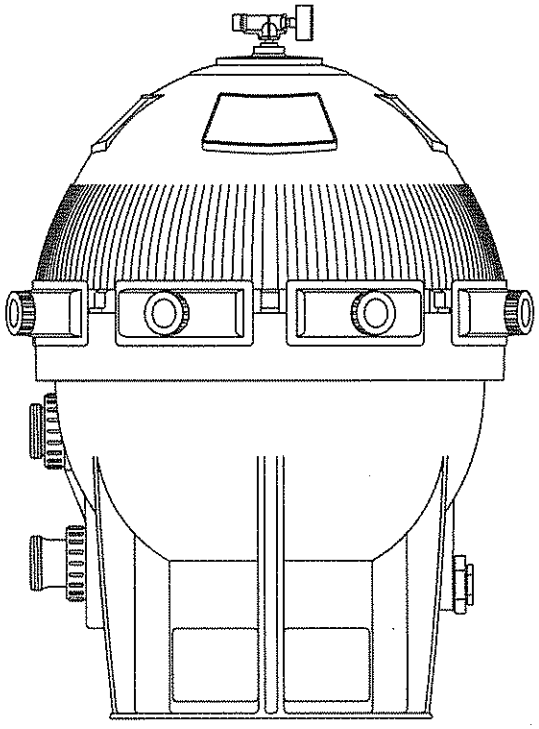
Sincerely,

Bryan Cormier Project Manager

STA-RITE®

MODULAR DE FILTERS

O W N E R ' S M A N U A L



INSTALLATION, OPERATION & PARTS

ENGLISH

FRANÇAIS

ESPAÑOL

MEMBER
NATIONAL SPA & POOL INSTITUTE

MODELS

S7MD60 S7MD72

This manual should be furnished to the end user of this filter; its use will reduce service calls and chance of injury and will lengthen filter life.

Pentair Water Pool and Spa, Inc.

1620 Hawkins Ave., Sanford, NC 27330 • (919) 566-8000
10951 West Los Angeles Ave., Moorpark, CA 93021 • (805) 553-5000

Customer Support: (800) 831-7133

4/20/12 **S596** (Rev. D)

MODULAR DE FILTERS

To avoid unneeded service calls, prevent possible injuries, and get the most out of your filter, READ THIS MANUAL CAREFULLY!

The Sta-Rite System 3 Modular DE Filter:
- Is designed to filter water for swimming pools.
- Is an excellent performer; durable, reliable.

Table of Contents

READ AND FOLLOW SAFETY INSTRUCTIONS!

⚠ DANGER

⚠ WARNING

⚠ CAUTION

⚠ This is the safety alert symbol. When you see this symbol on your filter or in this manual, look for one of the following signal words and be alert to the potential for personal injury.

⚠ DANGER warns about hazards that will cause death, serious personal injury, or major property damage if ignored.

⚠ WARNING warns about hazards that can cause death, serious personal injury, or major property damage if ignored.

⚠ CAUTION warns about hazards that will or can cause minor personal injury or property damage if ignored.

NOTICE indicates special instructions not related to hazards.

Carefully read and follow all safety instructions in this manual and on equipment. Keep safety labels in good condition; replace if missing or damaged.

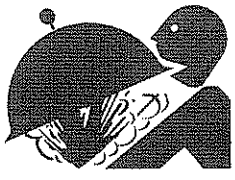
⚠ WARNING Hazardous pressure. Incorrectly installed or tested equipment may fail, causing severe injury or property damage. Read and follow instructions in owner's manual when installing and operating equipment. Have a trained pool professional perform all pressure tests.

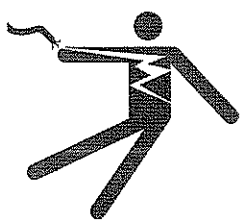
1. Do not connect system to a high pressure or city water system.
2. Use equipment only in a pool or spa installation.
3. Trapped air in system can cause explosion. BE SURE all air is out of system before operating or testing equipment.
4. DO NOT pressure test with compressed air!

Before pressure testing, make the following safety checks:

- Check all clamps, bolts, lids, and system accessories before testing.
- Release all air in system before testing.
- Tighten Sta-Rite trap lids to 30 ft. lbs. (4.1 kg-cm) torque for testing.
- Water pressure for test must be less than 25 PSI (172 kPa).
- Water Temperature for test must be less than 100° F. (38° C).
- Limit test to 24 hours. After test, visually check system to be sure it is ready for operation. Remove trap lid and retighten hand tight only.

  NOTICE: These parameters apply to Sta-Rite equipment only. For non-Sta-Rite equipment, consult equipment manufacturer.

	⚠ WARNING	BEFORE WORKING ON FILTER:
	**If filter clamps are adjusted or removed under pressure, tank may explode, causing severe injury or major property damage.**	1. Stop pump. 2. Open air release valve. 3. Release all pressure from system.

	⚠ WARNING	BEFORE WORKING ON PUMP OR MOTOR
	**Filter pumps require hazardous voltage which can shock, burn, or cause death.**	Disconnect power to motor at main circuit breaker. Discharge motor capacitor to ground.

GENERAL INFORMATION

- Clean a new pool as well as possible before filling pool and operating filter. Excess dirt and large particles of foreign matter in the system can cause serious damage to the filter and pump.
- With a diatomaceous earth (DE) filter system in place and operating correctly, clean water is returned to the pool faster than pool water is being contaminated. A typical pool installation will require approximately one week to obtain and maintain the sparkle that your filter is capable of giving you.
- DO NOT use more than the recommended amount of DE in your filter. To do so can cause a buildup of DE and "bridging" between the elements which will plug the filter.

⚠ WARNING

Hazardous pressure. Can cause severe injury or major property damage from tank blow up.

Release all pressure and read instructions before working on filter.

⚠ If filter is improperly disassembled or assembled, it can explode under pressure! To avoid danger of severe injury or major property damage, always follow service instructions in this manual when working on filter!

⚠ NEVER operate this filter system at more than 50 pounds per square inch (50 PSI/345kPa) pressure! Be sure filter pressure gauge operates when system is operating. If pressure gauge is damaged or does not work, replace it.

⚠ Purge all air from system before operating system. NEVER operate filter with air trapped inside.

- On a new pool installation, we recommend:

1. Disassemble the filter after the initial cleanup.

⚠ To prevent severe injury or major property damage, exactly follow "Filter Disassembly/Assembly Procedure" on Page 8.

2. Remove and hose down the module to remove contaminants.

- It is a good idea to remove the module once a year and soak it in a filter cleaning solution to remove accumulated body oils, etc.; see Page 11, "Special Cleaning Instructions".
- Cleaning interval is based on pressure differential, not on length of time filter is operated. Different water conditions will have different normal cleaning intervals. If backwashing filter is not possible, use "Module Cleaning Procedure", Page 10, at regular intervals to clean filter.
- Check local codes for restrictions on backwash to waste piping, separation tank requirements and spent D.E. disposal requirements.

INSTALLATION

Installation of filter should only be done by qualified, licensed personnel.

Filter mount must:

- Provide weather and freezing protection.
- Provide space and lighting for easy access for routine maintenance. (See Figure 1 and Table II, Page 6, for space requirements.)
- Be on a reasonably level surface and provide adequate drainage.
- Be as close to pool as possible to reduce line loss from pipe friction.

Piping:

- Piping must conform to local/state plumbing and sanitary codes.
- Use thread seal tape or equivilant on all male connections of plastic pipe and fittings. DO NOT use pipe compounds on plastic pipe; it will cause the pipe to crack. Do not use sealant on unions—assemble them dry and hand tight.
- Support pipe independently to prevent strains on filter or valve.
- Use 2" (51mm) pipe to reduce pressure losses as much as possible.

  NOTICE: Filter may be located away from pool, but for adequate flow larger pipe may be needed. Check local codes for remote installation.
- Fittings restrict flow; for best efficiency use fewest possible fittings.
- Keep piping tight and free of leaks: pump suction line leaks may cause trapped air in filter tank or loss of prime at pump; pump discharge line leaks may show up as dampness or jets of water.
- NOTICE: Overtightening can crack filter ports.

Valves:

- A check valve installed ahead of filter inlet will prevent contaminants from draining back into pool.
- A check valve installed between filter and heater will prevent hot water from backing up into filter and deforming internal components.
- For installation allowing backwashing, install Sta-Rite Two Position Slide Valve or Multiport Selector Valve with filter. See Table I. If you intend to clean your filter according to "Module Cleaning Procedure", Page 10, no slide or multi-port valve is required. See Figures 1 and 2, Page 6, for correct water flow when connecting pipe.
- Filter ports and valve ports are furnished with union connections. DO NOT use pipe sealants on union collar (nut).
- Use care before assembly not to damage union sealing surfaces or O-Ring.
- To allow recirculation during precoat (if precoat pot is used), install a recirculation line with shut-off between pad return line and pump suction.

TABLE I - Sta-Rite valves for use with Model S7MD60 and S7MD72 filters

Port Size	Part Number
2"	Multi-port 18201-0300
2"	Plastic Slide 263053

NOTICE: Use of valves other than those listed above could cause reversed water flow through filters and damage to internal filter components.

Electrical

- All wiring, grounding and bonding of associated equipment must meet local and/or National Electrical Code standards.

SPECIFICATIONS

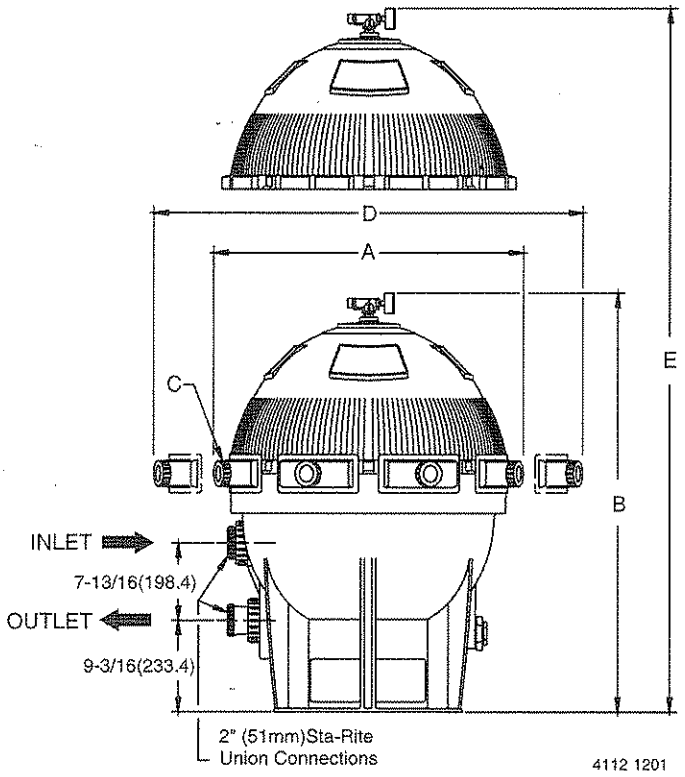


FIGURE 1 – Dimensions in inches (mm)

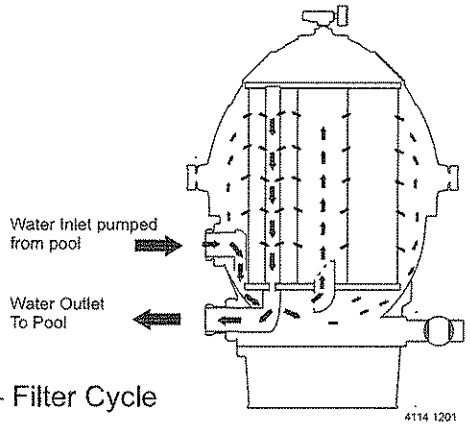


Figure 2 – Filter Cycle

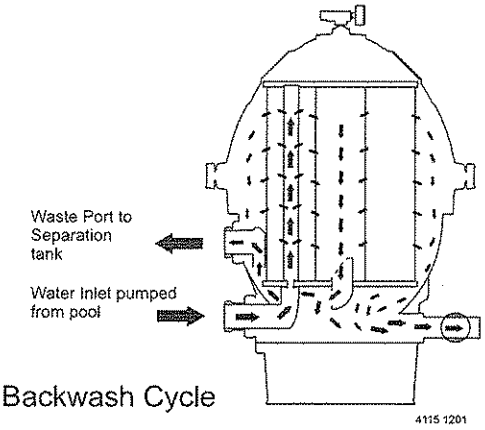
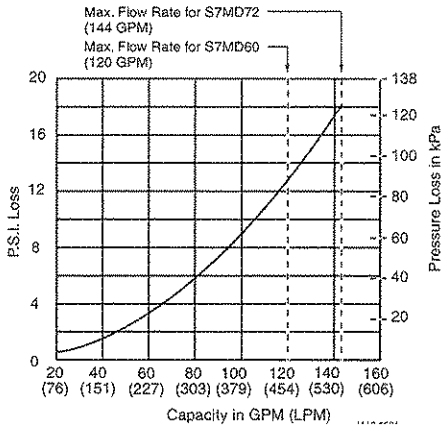


Figure 3 – Backwash Cycle



Pressure Drop Curve

TABLE II - SPACE REQUIREMENTS IN INCHES (MM)

A	B	C*	D	E
28½(724)	42(1067)	7	36(914)	53½(1359)

* Number of clamps.

TABLE III - APPROVED DE CLEANERS

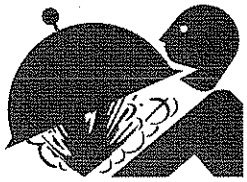
Consult your pool service professionals for pool industry recommended filter cleaners.

TABLE IV - FILTER SPECIFICATIONS & OPERATING INFORMATION

Filter Model:	S7MD60	S7MD72
Filter Area in Sq. Ft. (M^2)	60 Sq. Ft. (5.57)	72 Sq. Ft. (6.69)
Lbs. (Kg) of D.E. Used	9.0 (4.1)	11.0 (5.0)
Max. Flow Rate in GPM (LPM)	120 (454)	144 (545)
NSF Public Pool Flow Rate in GPM (LPM)	120 (454)	144 (545)
Max. Operating Pressure in PSI (kPa)	50 (345)	50 (345)

NOTICE: 1/2 pound of DE will fill a one-pound coffee can.

⚠ WARNING



Hazardous pressure. Can cause severe injury or major property damage from tank blow up.

Release all pressure and read instructions before working on filter.

INITIAL START-UP

⚠ Be sure pump is OFF before starting procedure.

⚠ Do not operate these filters at more than 50 PSI (345 kPa) under any circumstances!

⚠ CAUTION To prevent serious damage to the module fabric, NEVER run your DE filter without a diatomaceous earth precoat!

⚠ CAUTION To avoid damage to internal filter components, never change handle position on control valve while pump is running.

1. Make sure all clamps are in place and knobs are securely hand-tight.
2. Set valve to 'filter' position.
3. Fill trap on pump with water.
4. Open air release valve on top of filter assembly (Key No. 3, Page 14).
5. Start pump to purge air from system.
6. When steady stream of water comes from air release valve, close the valve.
7. To prepare precoat slurry, mix diatomaceous earth (DE) and water. See Table IV or instruction decal on filter shell for amount of DE to use.
8. Empty slurry slowly into skimmer to precoat filter element with an even filtering cake.

⚠ Close valve before air is drawn into system.

NOTICE: To avoid clogging the filter, do not use more DE than is specified in Table IV.

After filter is operating, record filter pressure gauge reading in owner's manual for future reference on when to clean filter.

NOTICE: When installed on a new pool, after approximately 48 hours of operation disassemble filter and clean out accumulated debris (see "Module Cleaning Procedure", Page 10).

⚠ To avoid severe injury or major property damage, exactly follow instructions under "Filter Disassembly/Assembly" (Page 8)!

FILTER DISASSEMBLY/ ASSEMBLY PROCEDURE

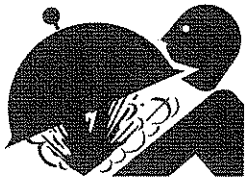
⚠ CAUTION To avoid equipment damage and personal injury, never change handle position on control valve while pump is running.

BEFORE DISASSEMBLING FILTER:

⚠ 1. STOP PUMP.

2. OPEN air release valve and drain fitting.
3. WAIT until all pressure is released and water drained from filter tank and system before loosening clamp knobs.

⚠ WARNING



Hazardous pressure. Can cause severe injury or major property damage from tank blow up.

Release all pressure and read instructions before working on filter.

Disassembly:

1. Backwash filter according to instructions under "Filter Backwash Procedure", Page 9.
2. Stop pump.
3. Open air release valve (Key No. 3, Page 14) on top of filter tank to release all air pressure from inside of tank and system.
4. Remove filter drain plug and drain all water from tank.
5. To equalize flange stresses, loosen clamp knobs alternately (that is, on opposite sides of tank) around tank. Remove clamps.
6. Being careful not to damage tank O-Ring (Key No. 8, Page 14), lift upper tank shell (Key No. 7, Page 14) off lower tank shell (Key No. 21, Page 14).

Assembly:

1. Remove O-Ring slowly to avoid stretching or tearing it.
2. Inspect tank O-Ring (Key No. 8, Page 14) for cuts, nicks, etc. If O-Ring is damaged, deformed, or has lost its resiliency, replace with a new one.
3. Clean O-Ring area of tank shell (both halves) and O-Ring.
4. Carefully install O-Ring and upper tank shell (Key No. 7, Page 14) on tank bottom (Key No. 21, Page 14).

   NOTICE: Do not lubricate O-Ring. Lubricants attract dirt and grit and may (especially when petroleum based) damage O-Ring and void warranty.

   NOTICE: Be sure upper tank shell contacts O-Ring surface evenly and seal area is clean and free from dirt.
5. Install clamp bolts and clamps. Do not tighten clamps yet.
6. See Figure 4 for clamp tightening sequence. Tighten all clamp knobs securely hand tight.

   NOTICE: To equalize stresses on tank, be sure to tighten clamps in sequence shown. DO NOT work your way around the filter tightening adjacent clamps.
7. Install air relief valve and gauge assembly on tank.

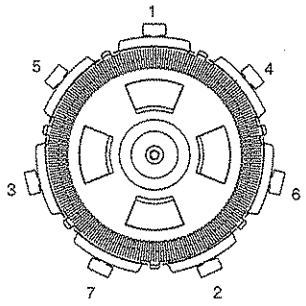


FIGURE 4 - 21" Filter clamp tightening sequence.

CLEANING THE FILTER

When to Clean:

NOTICE: If installation does not allow backwashing, use module cleaning procedure regularly (see Page 10).

1. With a new filter:
   A. Record filter operating pressure at startup. When pressure reaches 10 PSI (69kPa) above startup operation pressure, stop pump for 30-60 seconds to allow filtering cake to release.
   B. Restart pump to form new cake. Pressure should now be less than 10 PSI (69kPa) above startup operating pressure.
   C. If pressure is still more than 10 PSI (69kPa) above startup operating pressure, backwash filter (see below).
2. Thoroughly clean air bleed assembly (Key No. 9B, Page 14) on top of filter module EVERY time filter is opened. Be sure to remove all debris from screen. Replace screen if damaged.
3. At least twice a year, manually clean filter module according to instructions, Page 10. At least once a year, follow instructions under "Special Cleaning Instructions", Page 11, as well.

Filter Backwash Procedure:

⚠ CAUTION To prevent equipment damage and possible injury turn pump OFF before changing valve position.

NOTICE: Before backwashing with a separation tank, review separation tank owner's manual for instructions.

1. Stop pump.
2. Change valve position.
   A. If using Multi-port Valve, set it to backwash position.
   B. If backwashing with a Two Position Slide Valve, push handle to full down position.
3. Start pump and run it for 3 minutes.
4. Stop pump and open tank bottom side drain.
   NOTICE: A 1-1/2" drain valve is recommended.
5. Start pump and run 1 minute, backwashing through filter valve and tank drain.
6. STOP PUMP, return filter valve to filter position and close tank drain.

NOTICE: Do not vacuum pool while backwashing filter.

7. Compare pressure reading on gauge with reading recorded after initial startup. The two readings should be very close; if not, do "Module Cleaning Procedure", Page 10.

⚠ WARNING

Hazardous pressure. Can cause severe injury or major property damage from tank blow up.

Release all pressure and read instructions before working on filter.

When to Clean the Filter

The filter module should normally be cleaned when the pressure gauge reading increases 10 PSI over the start-up pressure (record the start-up pressure in a convenient place).

In some pools, accessories such as fountains or pool cleaners may be noticeably affected by the normal decrease in flow as the filter becomes dirty. If so, clean the filter more frequently (that is, at a pressure increase of less than 10 PSI) in order to maintain the required flow.

Specialty Filter Cleaners
Consult your pool service professionals for pool industry recommended filter cleaners.

MODULE CLEANING PROCEDURE

⚠ WARNING Risk of chemical burns. Do not attempt to acid clean the filter or module. If the filter requires acid cleaning, have a trained pool professional do the job.

Follow all steps in the "Disassembly" section of this manual.

The filter module should be removed and cleaned when pressure rises more than 10 psi (69 kPa) above startup pressure. See also "When to Clean the Filter," at left.

NOTICE: Do not expose the filter module to sunlight for any extended period of time.

NOTICE: When sanitizing your pool using PHMB (polyhexamethylene biquanide based) cleaners, use only PHMB cleaners to clean the module. When using PHMB sanitizers, the filter module MUST be cleaned more thoroughly and frequently than for a pool using chlorine. Follow manufacturer's instructions carefully. Use of any other type of cleansers with PHMB pool sanitizers will void the filter's warranty.

NOTICE: Avoid washing filter debris into the outlet port. Remove drain plug and flush dirt from inside of tank before removing filter module.

1. With a hose equipped with a soft flow nozzle, wash as much dirt as possible off of the filter module while it is still inside the tank. Allow tank to drain completely.
2. Make sure that the inside of the tank is clean. Lift out the module and hose it down thoroughly. Spray the entire module surface. Allow module to drain.
3. Inspect the module. If necessary, repeat the washing operation. If the module is damaged, replace it.

   NOTICE: If this cleaning method does not remove all deposits, see "Special Cleaning Instructions" section in this manual.
4. Inspect and clean air bleed filter at top of module.
5. Follow all steps in the "Assembly" and "Initial Startup" sections of this manual.

⚠ WARNING

Hazardous pressure. Can cause severe injury or major property damage from tank blow up.

Release all pressure and read instructions before working on filter.

Special Cleaning Instructions:

Use this procedure to clean scale or oils which are not removed by hosing down module. Be sure to dispose of spent chemicals according to all applicable codes and waste disposal ordinances. Use a soft stream nozzle to minimize flying water and spray.

Risk of fire or explosion. Isolate filter from system before chemical cleaning; rinse filter and elements completely before returning to service. If filter cannot be isolated, remove media and clean at another location. Follow chemical manufacturer's instructions for use. Do not mix chemicals except as directed by manufacturer. Do not allow cleaning chemicals to mix with or to come in contact with chlorine, bromines, other chemicals, or chemical feed devices.

⚠ DANGER

1. Sponge or spray the module according to chemical manufacturer's directions.
2. If soaking is required, remove the module from the filter tank and submerge it in a separate tank. Follow cleaner manufacturer's instructions carefully.
3. After completing chemical manufacturer's instructions, drain and rinse the module completely. Dispose of cleaners in accordance with local codes and disposal ordinances.
4. Rinse the inside of the filter tank. Drain it completely.
5. Follow instructions in the "Assembly" and "Initial Startup" sections of this manual.

SYSTEM INSPECTION

General:

Wash the outside of the filter with a mild detergent and water. Rinse off with a hose.

NOTICE: DO NOT use solvents to clean the filter; solvents may damage plastic components in the system.

NOTICE: Open the filter air release valve and release all air from the filter each time the pump is stopped and restarted.

Weekly Inspection:

1. Remove debris from the pool skimmer basket.
2. Stop the pump; open the air release valve to release all pressure.
3. Remove the trap cover and basket; remove debris.
4. Check the pump for leaks. If found, see the pump owner's manual.
5. Replace the trap basket and the cover. Tighten the cover securely hand tight. DO NOT use a lid wrench to tighten it.
6. Start the pump. When the filter air release valve runs a solid stream of water, close the valve.
7. When the system has returned to normal operation, check the filter pressure. If the filter pressure is 10 PSI (69kPa) or more higher than the initial startup pressure, the filter needs cleaning. See "Cleaning the Filter", Page 9.

WINTERIZING

⚠ WARNING Explosion hazard. Purging the system with compressed air can cause components to explode, with risk of severe injury or death to anyone nearby. Use only a low pressure (below 5 PSI), high volume blower when air purging the pump, filter, or piping.

NOTICE: Protect the filter from freezing. Allowing the filter to freeze will damage it and will void the warranty.

NOTICE

The filter outlet piping will not empty through the filter drain. Make sure that the outlet piping has a separate drain for winterizing.

1. Clean the filter according to instructions (Page 10) before winterizing. Do not winterize with DE precoat on cartridge or with residual in tank.
2. Stop the pump.
3. Open the air release valve; open all the system valves.
4. Remove the drain plugs from the trap, pump, and filter.
5. Drain the system piping.
   A. Gravity drain system as far as possible.
   B. Protect areas which retain water with non-toxic propylene glycol antifreeze ("RV antifreeze").
6. Loosen the union nuts (if used) to drain all water from the filter interior. Leave these nuts loose until the system is restarted.
7. Disassemble the filter (follow instructions under "Filter Disassembly", Page 8). Remove the filter module and store it in a warm, dry area. Be sure to store the cartridge where it will not be in sunlight.
8. Be sure to allow any water trapped in the tank to drain out.
9. Cover the filter with plastic or tarpaulin to prevent water entrance and freezing.

TROUBLESHOOTING GUIDE

1. Short Cycle Time:

NOTICE: Cycle Time will vary with each installation and between different areas of the country. The following causes and remedies are for cycle times shorter than normal for your area.

A. Chlorine residual too low; maintain proper residual (consult pool professional for recommendation).
B. Flow rate too high; restrict flow to rated capacity of filter (see instruction plate on filter or specifications on Page 6).
C. Filter is too small; install an additional filter.
D. Improper/insufficient precoat; see precoat instructions under "Initial Setup" (Page 7).
E. Filter module is dirty or plugged; thoroughly clean the filter (see No. 4, "Plugged Module Cloth" (below), and "Module Cleaning Procedure", Page 10).
F. Too much DE; check for clogged filter module.
G. Water is chemically out of balance; consult pool professional.
H. Algae in the pool. Apply heavy dose of chlorine or algicide as recommended by the pool manufacturer.

2. Low Flow/High Pressure:

A. Filter Module plugged; clean module thoroughly (see Pages 10 and 11).
B. Pipe blocked downstream from filter; remove obstruction.
C. Piping too small; use larger pipe (consult dealer for sizing).
D. Filter area too small; install an auxiliary filter (consult dealer for recommendation).
E. Outlet port check valve obstructed (if applicable); remove obstruction to allow valve to open.

3. Low Flow/Low Pressure:

A. Pump too small; consult dealer for recommendations.
B. Plugged pump or plugged hair and lint trap; clean thoroughly.

4. Plugged Module Cloth:

NOTICE: The pleated filter material may look matted after use. However, as long as the DE adheres to the pleated cloth, the filter is operating properly.

A. Insufficient precoat; see precoat instructions (Page 7).
B. Insufficient cleaning; follow cleaning instructions closely and clean thoroughly (see Pages 10 and 11).
C. Water is chemically out of balance; consult pool professional.
D. Excessive air in filter; non-precoated areas may plug. Vent air from tank and check for pump suction pipe leaks. Clean air bleed filter in grid assembly with a hose and soft flow nozzle.
E. Filter is too small. Install an additional filter.
F. Pool water contains iron. See "Special Cleaning Instructions", Page 11.
G. Algae in pool. Apply heavy dose of chlorine or algaecide as recommended by the pool manufacturer.
H. Use of incorrect chemicals with PHMB sanitizers. Replace filter module.
I. Not enough D.E. precoat. See Table IV, Page 6.

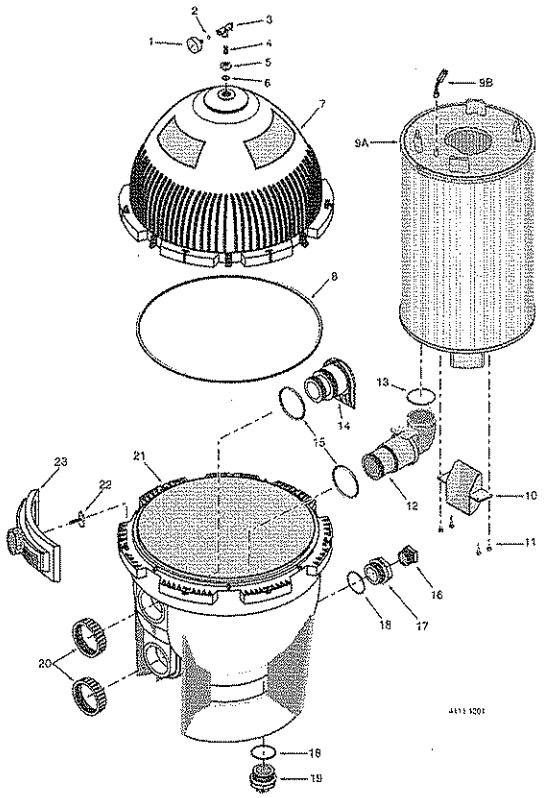
5. Pool Water Not Clean:

A. Chlorine residual too low; maintain adequate chlorine residual (consult pool service technician for recommendation).
B. Broken filter module passing DE into pool; replace defective module.
C. Insufficient or improper precoat; follow precoating instructions and use recommended amount of DE (see Pages 6 and 7).
D. Inadequate turnover rate; consult dealer to verify that equipment is properly sized for your pool.
E. Pump is too large and is overpumping. Reduce the flow rate.
F. The filter inlet and outlet are plumbed backwards. Re-plumb them correctly.
G. Pool water contains iron. See "Special Cleaning Instructions", Page 11.
H. Heavy or improper application of powdered chlorine tablets using a binder. See "Special Cleaning Instructions", Page 11.
I. Algae in the pool. Apply heavy dose of chlorine or algicide as recommended by the pool manufacturer.

6. Pool Accessories Stop Working:

A. Clean filter and observe performance of accessories.
B. If accessories perform better after filter has been cleaned, use a shorter cleaning cycle for the filter (that is, clean the filter after a pressure rise of less than 10 PSI).

MODELS
S7MD60
S7MD72

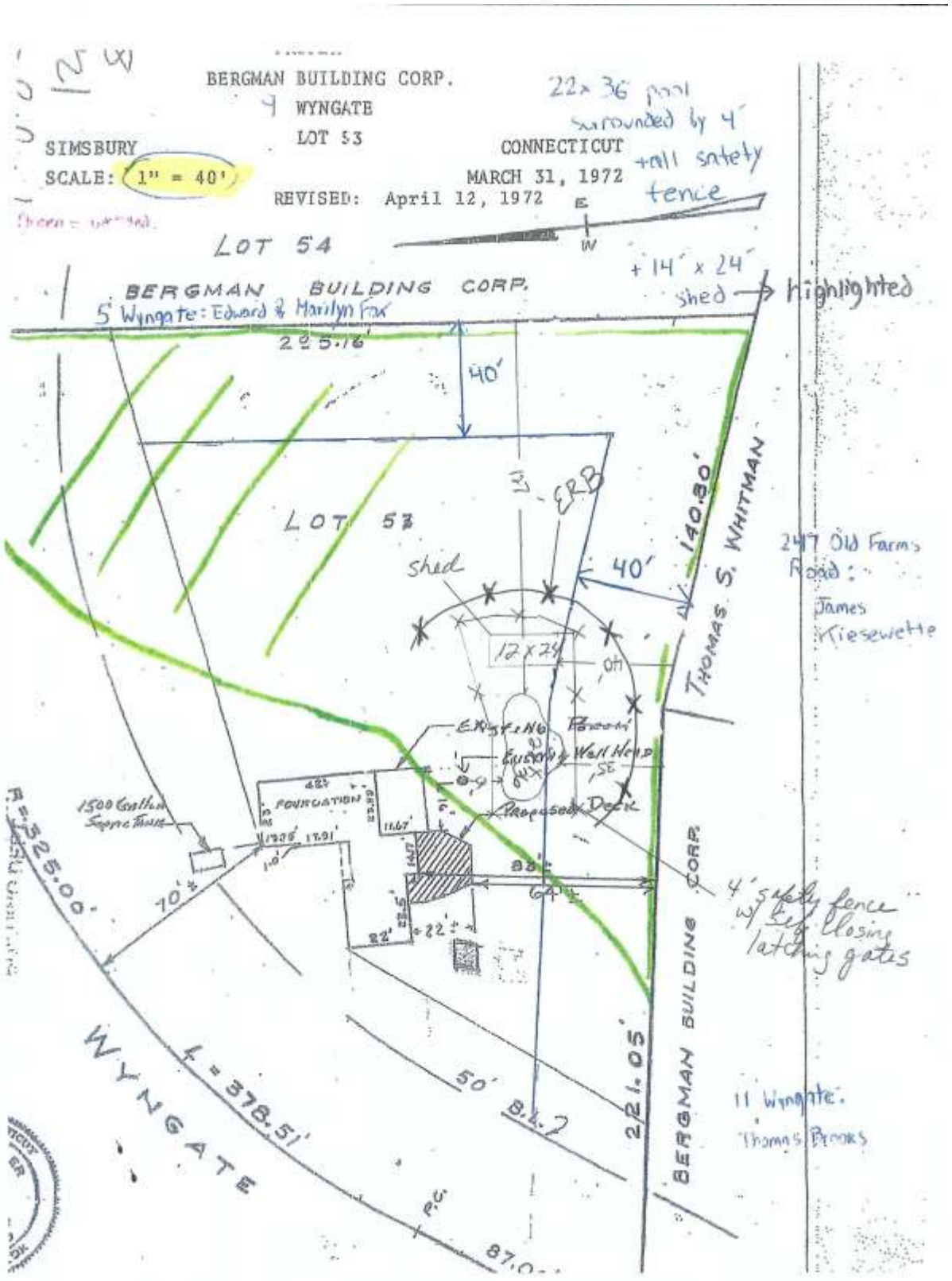


REPAIR PARTS LIST

Key No.	Part Description	Model No.	
		S7MD60	S7MD72
1	2 Inch Gauge	33600-0023T	33600-0023T
2	Screen Filter	WC8-72D	WC8-72D
3	Air Release Valve	WC212-120P	WC212-120P
4	Close Nipple 1/4 in.	35202-0959	35202-0959
5	Adapter Bushing	24900-0504	24900-0504
6	O-Ring	35505-1423	35505-1423
7	Upper Tank Shell Kit*	24851-9000	24851-9000
8	Tank O-Ring	24850-0008	24850-0008
9A	Replacement Module	25023-0160S	25023-0172S
9B	Air Bleed Assembly**	24800-0120	24800-0120
10	Baffle Kit (with Screws)**	23910-0013S	23910-0013S
11	Baffle Screws**	37027-7028 (4)	37027-7028 (4)
12	Elbow and Bulkhead Assembly***	23910-0100S	23910-0100S
13	O-Ring	35505-7438	35505-7438
14	Deflector and Bulkhead Assembly	23910-0101S	23910-0101S
15	O-Ring	35505-1425 (2)	35505-1425 (2)
16	1-1/2" Plug with O-Ring	27001-002S	27001-002S
17	Adapter Fitting	24900-0509	24900-0509
18	O-Ring	35505-1424 (2)	35505-1424 (2)
19	Drain Plug	24900-0503	24900-0503
20	Bulkhead Retaining Nut	24752-0050 (2)	24752-0050 (2)
21	Lower Tank Shell	24850-0102S	24850-0102S
22	Clamp Bolt	24850-0010 (7)	24850-0010 (7)
23	Clamp Assembly	24850-0200 (7)	24850-0200 (7)
•	Warning Decal	32165-4004	32165-4005
•	Decal - Nameplate	32155-4147	32155-4148
•	Decal - Instruction Label	1000001338	1000001338
•	2" Slip 1/2 Union Kit	PKG 188	PKG 188

• Not illustrated
* Includes all decals and labels.

Quantity one unless otherwise indicated ( ).
** Included with Key No. 9A Replacement Module.
*** Includes O-Ring (Key No. 13).


BERGMAN BUILDING CORP.
4 WYNGATE
LOT 53
SIMSBURY
CONNECTICUT
SCALE: 1" = 40'
MARCH 31, 1972
REVISED: April 12, 1972
22 x 36 pool surrounded by 4' tall safety fence
LOT 54
BERGMAN BUILDING CORP.
5 Wyngate: Edward & Marilyn Fox
+14' x 24' shed → highlighted
225.16'
40'
LOT 53
shed
40'
140.80'
THOMAS S. WHITMAN
247 Old Farms Road: James Tiesewette
12 x 24
OH
EXISTING Pavers
Existing Well Head
SE
Proposed Deck
FOUNDATION
1500 Gallon Septic Tanks
11.67'
17.91'
1.0'
70'±
R=525.00'
L=378.51'
WYNGATE
50'
B.L.
221.05'
BERGMAN BUILDING CORP.
4' safety fence w/ self closing latching gates
11 Wyngate: Thomas Brooks
P.C.
87.0'

9 Wyngate

In ground pool in the wetlands

9 Wyngate – In ground pool - Zone R-80OS – Map C04, Block 203, Lot 053. 1.64 acres. Scarboro Muck soils are the predominant wetlands soils in the area. The design of the pool calls for work in the wetlands

Orange markings are the pool layout,

Picture shows the general area to be disturbed

This application is for the construction of an in ground pool within the wetlands on the property located at 9 Wyngate. In review of the application the positioning of the pool is done to conform to the zoning regulations and the Health department requirements for distances from wells and septics. The agent's opinion is that while the chosen location is in an area with wetland soils the area appears to be a low functioning area that is maintained. There are trees marked for removal that move further into what appears to be the more natural wetland. This appears to be marked to open the canopy up above the pool. I would suggest that any tree removal where stumps can be left and the soils not disturbed be part of the approval .

Possible motions:
I make a motion that because application 21-09 was received on April 30, 2021 that we receive it and hold it until the next regularly scheduled meeting for a ruling.

OR

I make a motion seeing public interest/due to the significant impact that we receive application 21-09 and hold it for a public hearing at our next regularly scheduled meeting.

Town of Simsbury

Office of Community Planning and Development – Inland Wetlands Permit Application

DATE: 4/30/21 FEE: $ 190.00 CK #: 265 APP #: CC21-10

PROPERTY ADDRESS: 292 Bushy Hill Road, Simsbury CT 06070

NAME OF APPLICANT: Harold Harris

MAILING ADDRESS: 292 Bushy Hill Road, Simsbury, CT 06070

EMAIL ADDRESS: hhvikes@Yahoo.com TELEPHONE # 860 559-9259

NAME OF OWNER: Harold & Candace Harris

MAILING ADDRESS: above

EMAIL ADDRESS: hhvikes@Yahoo.com TELEPHONE # 860 559-9259

NOTE: ATTACH A WRITTEN LETTER OF AGENCY, DULY ACKNOWLEDGED, TO ACT FOR THE OWNER, INCLUDING THE ABILITY TO CARRY OUT ACTIVITIES SET FORTH HEREIN.

DESCRIBE THE SPECIFIC ACTIVITY(ies) FOR WHICH A PERMIT IS SOUGHT AS IT RELATES TO "REGULATED ACTIVITIES" AS DEFINED IN SECTION 6 OF THE SIMSBURY INLAND WETLANDS REGULATIONS, SUCH AS: A) REMOVE MATERIAL FROM; B) DEPOSIT MATERIAL IN OR DISCHARGE TO; C) CONSTRUCT ON; D) OBSTRUCT; E) ALTER; F) POLLUTE; OR G) OTHERWISE ADVERSELY AFFECT A REGULATED AREA:

15 yards of TopSoil on left side of house to fill in a Significant Swail. Drainage is Not affected. hydroseed will be sprayed down. Our addresss is on Wetlands approx over 100 ft away.

CERTIFICATIONS AND PERMISSIONS:

As owner, I hereby give permission to the Town of Simsbury's Conservation Commission Inland Wetlands Watercourses Agency, their Agents, or Town Staff to enter upon my land to make observations and tests as may be necessary to evaluate this application and ongoing work, subject to twenty-four hours notice of such entry/testing.

I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

I certify that I have the authority to sign this application.

Harold W. Harris 4/30/21

Signature of Owner ***Date*** ***Signature and Title of Applicant*** ***Date***

INSTRUCTIONS FOR APPLICANT

Any person seeking a permit to carry out a regulated activity on property which has been designated an inland wetland or watercourse by the Conservation Commission or within the 100-foot regulated buffer area of a designated inland wetland or watercourse must complete and submit the Inland Wetlands Permit Application to the Planning Department.

Submission shall occur by the day before a regular meeting of the Conservation Commission. (See Section 5 of the Inland Wetlands and Watercourses Regulations of the Town of Simsbury.) Application will be heard at the following meeting, after petition period.

The original application shall be submitted with eleven (11) copies. Maps on sheets larger than 11"x14" shall be submitted in at least three (3) copies. Additional copies of site plans may be required. PDFs of the maps, if available, should be submitted, as well. PDFs can be emailed to lbarkowski@simsbury-ct.gov.

A filing fee shall accompany the application, as required by the Land Use Application Fees schedule. Please consult with the Planning Office for specific fee determination.

The following information shall be provided on white paper (8 ½"x11") and typewritten. Reproduce the following questions along with the answer and attach to the application.

1. ***In the case of a public hearing or map amendment*, list on a separate sheet of paper the names and addresses of all abutting property owners and property owners within 100 feet of all property lines. Identify on one of the attached maps.**
2. **Describe the site and the regulated area or wetlands/watercourses involved:**
    a. **General site conditions, including vegetation and general soil conditions.**
    b. **Size of wetland within site or distance of the activity from the wetland.**
    c. **Size of total contiguous wetland.**
    d. **Position relative to other wetlands on site.**
    e. **Type of wetland characterized by vegetative and soil type and/or watercourse, such as: 1) open/deep fresh water pond or lake; 2) shallow marsh; 3) seasonally flooded basins and flats; 4) meadow; 5) shrub swamp; 6) wooded swamp; 7) bog; 8) kettle; 9) stream type; 10) other.**

3. **Depth to water table, depth to mottled soil, and seasonal variation of water table.**
4. **Describe the immediate impact on the wetlands and watercourses, including, but not limited to:**
    a. **Quantities, by volume and area disturbed, of materials to be removed, deposited, or altered.**
    b. **Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.**
    c. **Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.**
5. **Describe the related construction activities and their impact on:**
    a. **Area and location of wetlands and watercourses.**
    b. **Types and amounts of vegetation.**
    c. **Surface and groundwater.**
    d. **Visual impacts.**
    e. **Wildlife habitats.**
6. **Describe the long term or permanent impact of the activity(ies) on environmental aspects, such as the surface and groundwater quality, storm water runoff, visual impact(s), or wildlife habitats on:**
    a. **Wetlands and/or watercourses.**
    b. **Abutting riparian properties and/or wetlands and/or watercourses.**
7. **Identify sedimentation and erosion control measures to be used.**
8. **Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.**
9. **Estimate cost of work and time for completion.**
10. **Attach drainage calculations and other reports as indicated to substantiate the statements made above.**
11. **<u>REQUIRED MAPS</u>**
    a. **Attach a <u>vicinity map</u> on an 8 ½"x11" sheet at scale 1"=200' or 1'=800' (depending upon the size of the parcel) showing the general location of the area in which the regulated activity is proposed. The map should be in sufficient detail to allow the identification of the property on the official Inland Wetlands and Watercourses map. A guide to the kinds of information to be shown is available in the Planning Department at the Town Hall.**

b. Site Plan(s) showing:

i. The topography showing contours at intervals of not more than two (2) feet and a minimum of two (2) contour marks per ten (10) acres at a scale of 1"=100' or 1"=40' (whichever is more appropriate).

ii. Location of existing watercourses and/or ponds.

iii. Location of regulated activity.

iv. Proposed grading and/or filling.

v. Proposed drainage, site utilities, wells, etc.

vi. Sedimentation and erosion control measures.

12. The Applicant shall certify whether:

a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.

b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.

c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or

d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality.

e. Documentation that notice of the pending application was provided to the adjacent municipality (certified mail, return receipt requested) on the same day of filing an inland wetland permit application with the Town of Simsbury.

f. The property is subject to a conservation restriction or preservation restriction, and, if so, what party or parties are holders thereof or intended to be benefitted thereby.

ALL INFORMATION MUST BE COMPLETED TO THE EXTENT INDICATED BY THE COMMISSION BEFORE ANY ACTION IS TAKEN ON THE PERMIT APPLICATION. INCOMPLETE APPLICATIONS WILL BE DENIED. ADDITIONAL INFORMATION MAY BE REQUIRED BY THE COMMISSION.

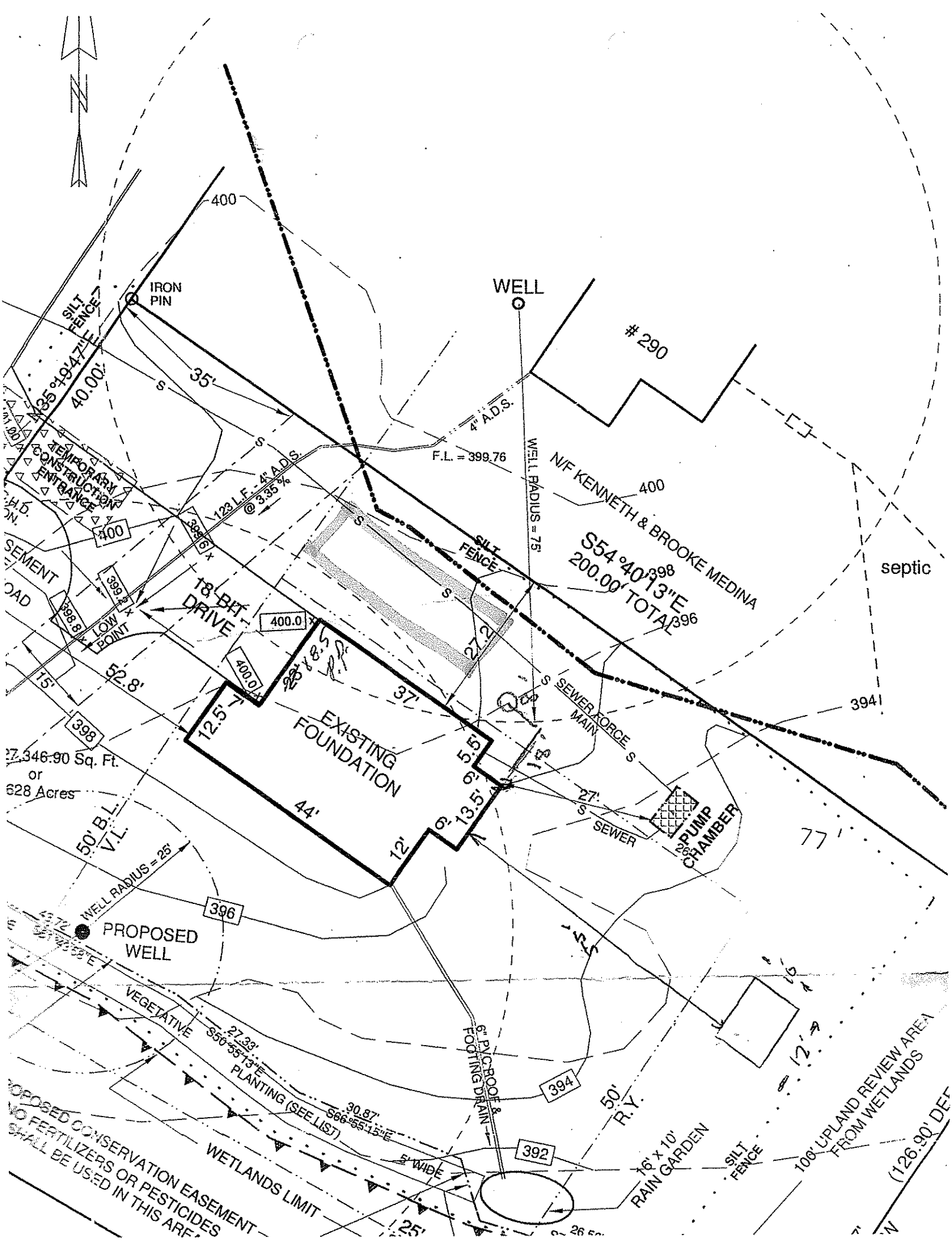
THE APPLICANT AND/OR AUTHORIZED AGENT SHOULD ATTEND THE CONSERVATION COMMISSION/INLAND WETLANDS & WATERCOURSES AGENCY MEETING IN ORDER FOR A DECISION TO BE RENDERED. IF APPLICANT OR AGENT DOES NOT ATTEND, AND QUESTIONS ARISE, DECISION ON APPLICATION MAY BE DEFERRED OR DENIED.

1. Neighboor Mr. Eric nd Mrs. Medina - 290 B hy Hill Road, Simsbury, CT 06070

2. General site conditions:

the yard is grass seeded and the area that was filled with topsoil is approximately 80 feet away from the protected wetlands.
Type of Wetlands is wooded swamp/other.

3. N/A
4. Nothing is being disturbed
5. N/A
6. Filling in the side yard 6 inches, has no impact on drainage or water flow. Cost of the job was $1000
7. N/A
8. N/A
9. Cost of work $1000
10. N/A
11. Map Attached
12. N/A

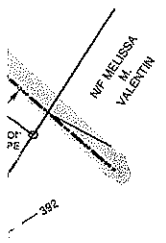

IRON PIN
WELL
#290
SILT FENCE
N35°19'47"E
40.00'
35'
400
4" A.D.S.
F.L. = 399.76
WELL RADIUS = 75'
N/F KENNETH & BROOKE MEDINA
S54°40'13"E
200.00' TOTAL
septic
TEMPORARY CONSTRUCTION ENTRANCE
123 L.F. - 4" A.D.S. @ 3.35 %
399.6+
398.8
LOW POINT
18' BIT. DRIVE
400.0
400.0+
28' x 8' R.R.
37'
EXISTING FOUNDATION
44'
12'
12.5'
15'
52.8'
398
7,346.90 Sq. Ft.
or
.628 Acres
SEWER FORCE MAIN
27'
SEWER
PUMP CHAMBER
396
394
50' B.L.
V.L.
WELL RADIUS = 25'
PROPOSED WELL
VEGETATIVE PLANTING (SEE LIST)
27.33'
S50°55'13"E
30.87'
S66°55'15"E
5' WIDE
6" PVC ROOF & FOOTING DRAIN
392
50' R.Y.
16' x 10' RAIN GARDEN
SILT FENCE
100' UPLAND REVIEW AREA FROM WETLANDS
WETLANDS LIMIT
PROPOSED CONSERVATION EASEMENT
NO FERTILIZERS OR PESTICIDES SHALL BE USED IN THIS ARE
25'

NOTES:

1. TYPE OF SURVEY IS IMPROVEMENT LOCATION SURVEY. CLASS A-2/T-2. BASED ON A DEPENDENT RESURVEY.
2. MAP REFERENCE: "TALCOTT VIEW PROP. OF ANTHONY J. & ROSE ROSE SIMSBURY, CONN., REVISED 9-29-53"
3. PROPERTY IS LOCATED IN A ZONE = R - 40.
4. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT DEPICTED ON THIS PLAN. UTILITIES SHOWN ARE APPROXIMATE. ANYONE PERFORMING AN EXCAVATION OR CONSTRUCTION ACTIVITY ON THIS PROPERTY SHALL CONTACT "CALL BEFORE YOU DIG" TOLL FREE - 1-800-922-4455.
5. THE PROPERTY IS LOCATED IN A REGULATED AREA. 100 FOOT UPLAND REVIEW.
6. VERTICAL DATUM IS ASSUMED.
7. THE PURPOSE OF THIS MAP IS TO DEPICT THE SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A NEW SINGLE FAMILY HOUSE.

AREA OF PROPERTY = 27,346.90 Sq. Ft. or 0.628 Acres.

THE RAIN GARDENS PROPOSED FOR THIS PROJECT ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS LAID OUT IN THE UCONN RAIN GARDEN DESIGN GUIDE.



Plant List for Rain Garden
Grasses (or comparable alternative)
River bank Wild Rye (Elymus riparious), Virginia Wild Rye (Elymus virginicus), Creeping Red Fescue (Festuca rubra) Switch Grass (Panicum virgatum), Blunt Broom Sedge (Carex scoparia), Fowl Bluegrass (Poa palustris) Tufted Hairgrass (Deschampsia cespitosa), Redtop (Agrostis alba), Creeping Bentgrass (Agrostis stolonifera) Soft Rush (Juncus effusus), Wool Grass (Scirpus cyperinus). Recommended application rate is 1250 sq ft/lb.
Wildflowers (or comparable alternative)
Blue Vervain (Verbena hastata), Calico Aster (Aster lateriflorus) Nodding Bur Marigold (Bidens cernua), Common Sneezeweed (Helenium autumnale), Showy Tick Trefoil (Desmodium canadense) Boneset (Eupartorium perfoliatum), New England Aster (Aster novaeangliae), Spotted Joe Pye Weed (Eupatorium maculatum) New York Ironweed (Vernonia noveboracensis), Monkey Flower (Mimulus ringens). Recommended application rate is 1250 sq ft/lb.

Shrubs (or comparable alternative)
Elderberry (Sambucus canadensis), Silky Dogwood (Cornus amomum) Arrow Wood (Viburnum dentatum), Steeple Bush (Spiraea tomentosa).

PLANT LIST FOR VEGETATIVE STRIP

New England Conservation/Wildlife Mix (or comparable alternative)

Plant species contained in this mix include the following:
Virginia Wild Rye, (Elymus virginicus), Little Bluestem, (Schizachyrium scoparium), Big Bluestem, (Andropogon gerardii) Creeping Red Fescue, (Festuca rubra), Switch Grass, (Panicum virgatum), Partridge Pea, (Chamaecrista fasciculata) Deer Tongue, (Panicum clandestinum), Indian Grass (Sorghastrum nutans), Ox Eye Sunflower, (Heliopsis helianthoides) Common Milkweed, (Asclepias syriaca), Spotted Joe Pye Weed (Eupatorium maculatum), Grass Leaved Goldenrod (Euthamia graminifolia), Blue Vervain, (Verbena hastata) New England Aster, (Aster novae-angliae), Early Goldenrod (Solidago juncea). Recommended application rate is 25lbs/acre | 1750 sq ft/ lb.

EROSION AND SEDIMENTATION CONTROL NOTES-

EROSION AND SEDIMENTATION CONTROL NOTES-

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK. LAND DISTURBANCES SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE PERFORMED AS SOON AS PRACTICAL.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE TOWNS AUTHORIZED AGENT.
3. IF TOPSOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, THE PILE SHALL BE SEEDED WITH ANNUAL RYEGRASS.
4. RECOMMENDED SEEDING-

KENTUCKY BLUEGRASS	.45 LB./1,000 S.F.
CREEPING RED FESCUE	.45 LB./1,000 S.F.
PERENNIAL RYEGRASS	.45 LB./1,000 S.F.

SEEDING DATES- APRIL 1 TO JUNE 15
AUGUST 15 TO SEPT. 30

5. OUTSIDE OF RECOMMENDED SEEDING DATES, DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITH HAY MULCH UNTIL A PERMANENT SEEDING CAN TAKE PLACE.
6. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH "THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL " LATEST REVISION.
7. CONSTRUCTION ENTRANCE PAD SHALL BE PLACED WHERE EQUIPMENT WILL BE ENTERING AND EXITING FROM THE SITE.
8. ALL EROSION AND SEDIMENTATION CONTROLS SHALL REMAIN IN PLACE AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED.

IMPROVEMENT LOCATION SURVEY

FOUNDATION AS-BUILT

PREPARED FOR

CARDWELL HOMES

292 BUSHY HILL ROAD

SIMSBURY, CONNECTICUT

SCALE: 1" = 20' **MAY 20, 2015**

REVISED JULY 20, 2015 (WELL LOCATION)

20 0 20 40

STATE OF CONNECTICUT PETER PARIZO NO. 14653 LICENSED LAND SURVEYOR

I HEREBY DECLARE THAT THIS SURVEY IS SUBSTANTIALLY CORRECT TO MY KNOWLEDGE AS NOTED HEREON AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2/T-2 DEPENDENT RESURVEY AS DEFINED IN SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE 6-21-96 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

Peter Parizo — JULY 20, 2015

PETER PARIZO, L.S. 14653 — DATE

PETER PARIZO
P.O. BOX 330040
WEST HARTFORD, CT 06133-0040
(860) 561-0238
SURVEYING & ENGINEERING

STAFF REPORT

292 Bushy Hill Road

Filling/regrade in the upland review

292 Bushy Hill Road – Filling/Regrade in the upland review - Zone R-40 – Map D15, Block 420, Lot 041. 0.68 acres. Wilbraham Silt Loam soils are the predominant wetlands soils in the area.

This application is for an after the fact permit to bring in topsoil to regrade and seed a section of lawn in the upland review area. There was approximately 10 to 15 cubic yards of topsoil brought in and graded. The soil was subsequently hydro-seeded and has begun to establish. From the Agents view the regrade has had no effect on the wetlands and the soils were sufficiently stabilized with the hydro-seeding. The applicant when contacted was apologetic and was willing to apply for a permit now that he was aware that it was a regulated activity. The commission requested that the applicant appear before the commission for approval at the last regularly scheduled meeting.

Possible motions:
I make a motion that application 21-10 be received and delegated to the agent for approval.

Town of Simsbury

Office of Community Planning and Development – Inland Wetlands Permit Application

DATE: April 15, 2021 FEE: $ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: 20 Tariffville Road

NAME OF APPLICANT: Stardust, LLC

MAILING ADDRESS: 133 Holcomb St Simsbury, CT 06070

EMAIL ADDRESS: sta1111@aol.com TELEPHONE # 860 214 2792

NAME OF OWNER: Same as applicant

MAILING ADDRESS: _____

EMAIL ADDRESS: _____ TELEPHONE # _____

NOTE: ATTACH A WRITTEN LETTER OF AGENCY, DULY ACKNOWLEDGED, TO ACT FOR THE OWNER, INCLUDING THE ABILITY TO CARRY OUT ACTIVITIES SET FORTH HEREIN.

DESCRIBE THE SPECIFIC ACTIVITY(ies) FOR WHICH A PERMIT IS SOUGHT AS IT RELATES TO "REGULATED ACTIVITIES" AS DEFINED IN SECTION 6 OF THE SIMSBURY INLAND WETLANDS REGULATIONS, SUCH AS: A) REMOVE MATERIAL FROM; B) DEPOSIT MATERIAL IN OR DISCHARGE TO; C) CONSTRUCT ON; D) OBSTRUCT; E) ALTER; F) POLLUTE; OR G) OTHERWISE ADVERSELY AFFECT A REGULATED AREA:

Grading for stormwater infiltration basin in Upland Review Area, planting of filter strip (Stormwater feature), 400sf of pavement

All work in Upland Review Area - area of disturbance 0.6± acres.

CERTIFICATIONS AND PERMISSIONS:

As owner, I hereby give permission to the Town of Simsbury's Conservation Commission Inland Wetlands Watercourses Agency, their Agents, or Town Staff to enter upon my land to make observations and tests as may be necessary to evaluate this application and ongoing work, subject to twenty-four hours notice of such entry/testing.

I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

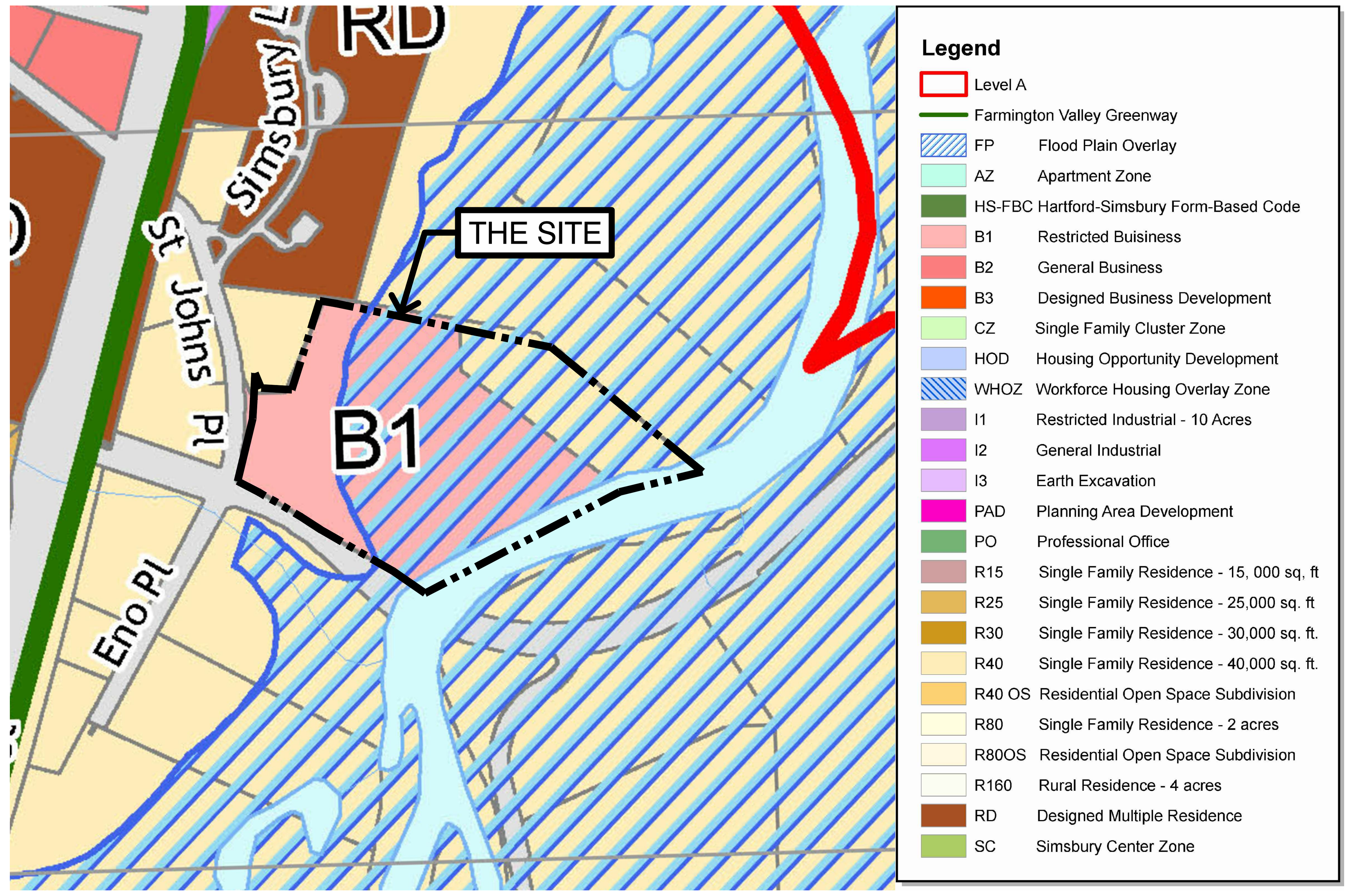
I certify that I have the authority to sign this application.

_____, Member 4/16/21 _____, Member 4/16/21

Signature of Owner ***Date*** ***Signature and Title of Applicant*** ***Date***

Steven Antonio, Member
Stardust LLC

LOCATION PLAN
SCALE: 1" = 300'
AERIAL IMAGERY DATE: SPRING 2019



ZONING MAP
SCALE: 1" = 300'
MAP DATE: APRIL 2019

Drawing List

Sheet Number	Sheet Title
L-1	Cover
FM-1	Topographic Work Map
L-2	Demolition Plan
L-3	Grading Plan
L-4	Layout & Materials Plan
L-5	Planting Plan
L-6	Lighting Plan
L-7	Vehicle Maneuvering Plan
L-8.1	Details
L-8.2	Details

GENERAL NOTES:

1. ALL WORK IN PUBLIC STREETS TO MEET THE STANDARDS OF THE STATE OF CONNECTICUT D.O.T. AND OR TOWN OF SIMSBURY, WHICHEVER SHALL APPLY
2. CONTRACT LIMIT LINE IS COINCIDENT WITH THE PROPERTY LINE OR AS OTHERWISE SHOWN ON SITE OR EXTENDED AS REQUIRED TO CONNECT TO UTILITIES OR OTHER IMPROVEMENTS SHOWN OFF SITE.
3. ALL DISTURBED AREAS NOT OTHERWISE IMPROVED SHALL BE COVERED WITH TOPSOIL AND SEEDED TO FINISHED LAWN.
4. THE CONTRACTOR SHALL INSTALL A CONSTRUCTION FENCE ALONG THE ENTIRE CONTRACT LIMIT LINE (C.L.L.) TO DEFINE THE EXTENT OF WORK AND TO PROTECT AREA OUTSIDE C.L.L. UNLESS OTHERWISE NOTED.
5. AERIAL PHOTO FROM CT ECO WEBSITE. IMAGERY FROM SPRING 2019.
6. SURVEY BY F. A. HESKETH & ASSOCIATES, INC., DATED 08/05/2015 AND REVISED 10/27/15.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE WORK LIMITS DUE TO CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL BLEND PROPOSED GRADES SMOOTHLY WITH EXISTING GRADES AND IMPROVEMENTS AT LIMITS OF WORK.
9. TOPSOIL SHALL BE INSTALLED TO A MINIMUM DEPTH OF 6" AND SEEDED ON ALL DISTURBED AREAS NOT DESIGNATED TO BE SURFACED OTHERWISE.
10. CONTRACTOR TO REMOVE ANY DEBRIS AND EXCESS MATERIAL OFFSITE.
11. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT SIZE, LOCATION, DEPTH AND INVERT OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO COMMENCING HIS OPERATIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS AND CIVIL ENGINEER FOR RESOLUTION.
12. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATION .
13. ALL WALKS HAVE 2% CROSS PITCH UNLESS OTHERWISE SHOWN.
14. ALL UTILITIES TO BE UNDERGROUND.
15. SIGNS (BUILDING & SITE) SHALL CONFORM TO THE ZONING REGULATIONS
16. CONTRACTOR TO HOLD A PRECONSTRUCTION MEETING WITH TOWN STAFF PRIOR TO START OF CONSTRUCTION TO DISCUSS EROSION CONTROL & CONSTRUCTION SEQUENCE.
17. CONTRACTOR IS RESPONSIBLE FOR CLEARING SILT FROM TEMPORARY SEDIMENT TRAPS, EXISTING & PROPOSED CATCH BASINS & YARD DRAINS, FINAL SLOPE STABILIZATION, REPLACE TOPSOIL, SEED & MULCH OF DETENTION BASINS PRIOR TO ANY REQUEST FOR A C.O.
18. THESE PLANS INCLUDE SITE IMPROVEMENTS AND UTILITIES ALREADY CONSTRUCTED. CONTRACTOR IS RESPONSIBLE FOR DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS AND SHOULD NOTIFY THE PROJECT LANDSCAPE ARCHITECT AND OWNER IF ANY DISCREPANCY IS IDENTIFIED.
19. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SILTY WATER LEAVES THE CONSTRUCTION AREA, EXCEPT TO TEMPORARY SEDIMENT TRAPS. CONTRACTOR MUST COMPLETELY CLEAN OUT (REMOVE ALL SEDIMENT AND FLUSH OUT) FROM CATCH BASINS, PIPES, INLET AND OUTLET STRUCTURES, ETC. FROM CONSTRUCTION SITE TO DISCHARGE POINT BEFORE LEAVING SITE.
20. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING EXISTING PAVEMENT AT THE END OF EACH DAY OR MORE OFTEN AS NEEDED AND BASED ON WEATHER DURING CONSTRUCTION.

PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!

GENERAL NOTES

21. THIS SITE IS MONITORED FOR SILT AT ALL TIMES. RELEASE OF SILTY WATER FROM CONSTRUCTION AREAS WILL HAVE SIGNIFICANT IMPACTS INCLUDING THE POSSIBILITY OF FINES, CONTINGENCY MEASURES, AND VIOLATION OF PERMITS. CONTRACTOR IS RESPONSIBLE FOR ALL CONSEQUENCES DUE TO DISCHARGE OF SILTY WATER OR OTHER SUBSTANCES.
22. THE ENTIRE AREA SURROUNDING THE CONSTRUCTION SITE IS DEVELOPED, CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE IMPACT OF BOTH EXPECTED AND UNEXPECTED, POTENTIALLY DAMAGING, OR OTHER UNUSUAL WEATHER CONDITIONS. CLEAN UP IS THE RESPONSIBILITY OF THE CONTRACTOR. ANTICIPATION OF STORMS WILL REDUCE CLEANUP EFFORTS. ADDITIONAL HAYBALES, SILT FENCE, COCOLOGS, AND EROSION BLANKET SHALL BE MAINTAINED ON-SITE TO RESPOND TO UPCOMING WEATHER AT THE CONTRACTOR'S EXPENSE.
23. FINAL SLOPES MUST RECEIVE PERMANENT COVER WITHIN 48 HOURS. IF COVER TAKES LONGER THAN 1 DAY TO INSTALL, EXPOSED SOIL SHALL BE COVERED WITH TACIFIER VIA HYDROSEEDER. REAPPLY IF ANY AREAS ARE THEN DISTURBED.
24. WHERE PERMANENT COVER IS GRASS, HYDROSEED AND USE SEED MIX AS SPECIFIED. WHERE GRASS GROWTH IS NOT EFFECTIVE WITHIN 30 DAYS OF ORIGINAL APPLICATION, CONTRACTOR SHALL PROVIDE A SECOND APPLICATION IN ALL AREAS OF LIMITED GROWTH (AS DETERMINED BY LANDSCAPE ARCHITECT) WITHIN 10 DAYS OF DETERMINING IF NEED IS REQUIRED.
25. PROJECT IS SUBJECT TO APPROVALS FROM THE TOWN, AND IS SUBJECT TO INSPECTIONS THROUGHOUT CONSTRUCTION. PROJECT LANDSCAPE ARCHITECT AND TOWN TO REVIEW EROSION CONTROL THROUGHOUT CONSTRUCTION.
26. CONTRACTOR IS RESPONSIBLE TO CALL BEFORE YOU DIG (1800-922-4455) CONTRACTOR RESPONSIBLE TO IDENTIFY AND PROTECT EXISTING UNDERGROUND UTILITIES. NOT ALL EXISTING UTILITIES ARE SHOWN ON SURVEY OR PLANS. CONTRACTOR TO IDENTIFY ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
27. INTERMEDIATE RIPRAP (WITH FABRIC) ALL SWALES OVER 5%.
28. CONTRACTOR IS RESPONSIBLE FOR TOUCH UP (TOPSOIL, RAKING, SEED & MULCH) ANY AREAS WHERE EROSION OCCURS UNTIL THE LANDSCAPE ARCHITECT RECOMMENDS FINAL OWNER ACCEPTANCE.
29. WHERE SLOPES ARE LABELED: 3:1 SLOPE = HORIZONTAL : VERTICAL
30. CONCRETE WASHOUT TO BE DONE ONLY AT LOCATION PROVIDED BY OWNER.
31. ALL ISLANDS IN PARKING AREAS, ENTRANCE ROADS, ETC. TO BE SEEDED TO LAWN.
32. SUBSTITUTIONS MUST BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

1. CONTRACTOR SHALL BACKFILL WITH APPROVED SAND OR GRAVEL OVER TOP OF PIPE TO BOTTOM OF REQUIRED BASE OF PAVEMENT WHEN STORM LINES CROSS DRIVES AND PARKING.
2. STONE RIP RAP SHALL CONSIST OF SOUND, TOUGH, DURABLE ROCK, FREE FROM DECOMPOSED STONE OR OTHER DEFECTS IMPAIRING ITS DURABILITY. SIZE OF MATERIAL SHALL CONFORM TO GRADATION FOR INTERMEDIATE RIP RAP AS SPECIFIED BY CONNECTICUT STATE D.O.T.
3. FLARED END SECTIONS SHALL BE INSTALLED AT ALL OPEN ENDS OF STORM LINES UNLESS OTHERWISE SHOWN.
4. ALL GRATES, COVERS, AND DRAINAGE STRUCTURES SHALL MEET THE STATE CONNECTICUT D.O.T. REQUIREMENTS FOR MATERIAL AND CONSTRUCTION METHODS.
5. DEWATERING OF EXCAVATIONS IS THE CONTRACTORS RESPONSIBILITY. DEWATERING DISCHARGES MUST BE FILTERED AND CLEANED PRIOR TO DISCHARGE INTO THE EXISTING STORM WATER SYSTEM. DEWATERING OVER THE BANK IS NOT PERMITTED.

Stardust Self Storage
20 Tariffville Road
Simsbury, CT

SITE DATA TABLE
April 15, 2021

SITE DESCRIPTION
Site Zone: B-1 Zone and R-14
Site Size: 12.78+/- acres
Tax Map #: 109-436-016A
Unique ID number: 31622380
Wetlands on site- 236,653+/- sf
100' Upland Review Area on-Site: 73,987 +/- sf
Watercourse on-site Farmington River is located along the eastern boundary of site
Existing Buildings/uses on site: Site Includes 4 existing building with restaurant, office, storage and residential uses
Existing Building Size: 13,330+/- sf as per assessor's info 4-2021

ZONING REQUIREMENTS – B-1ZONE
Permitted Uses: Self Storage (Special Exception as per Section 4.5)
Minimum Lot Size: none
Minimum Lot Frontage: N/A
Required Setbacks:
Front Yard 25'
Side Yard 20'
Rear 25'
Parking Setbacks:
Front 25'
Side 15' / 20' if adj to res zone
Rear 10'/ 25' if adj to res zone
Maximum Impervious Surface Allowed: 40% (Existing - 19.4% impervious (107,036+/- sf))
Maximum Building Height: 40' (Existing 1 and 2 story buildings)

PROPOSED PROJECT
Proposed Use: Self Storage (Special Exception)
Proposed Building SF: 11 buildings totaling 48,000+/-
Proposed Building height: Varies- 12' max
Proposed Impervious Surface: 197,036+/- sf (34.5%)
Parking Required:
Restaurant- 3.3 per 500 sf gross - 7323sf = 48 spaces
Office- 2.5 per 500 sf gross 1200sf = 6 spaces
Residential- 2 per dwelling unit 2 units = 4 spaces
Self Storage- 0.25 per 500 sf gross 24 spaces required*
*Self Storage parking requirements appear excessive
Required: 82 spaces
Parking Space: 9' x 18'
Parking Proposed: 82 shared spaces with 6 spaces designated for residential unit at St. Johns Place,
Updated accessible spaces for restaurant and office in Main Building
and 4 spaces designated for Self Storage Kiosk.
20 spaces shared within complex
Total Area of Disturbance: 2.5+/- acres
Proposed Wetlands disturbance: 0 +/- acres
Proposed Upland Review Area disturbance: 27,000+- / 0.6 +/- acres

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Brewster, NY 10509 (845) 278-7424
Email: ladapc@snet.net

RUSSO
SURVEYORS • ENGINEERS
SERVING CT & MA
J.R. Russo & Associates, LLC
1 Shoham Rd East Windsor, CT 06088 • CT 860.623.0569 • MA 413.785.1158
www.jrrusso.com • info@jrrusso.com

FAH
F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.

Revisions

Cover

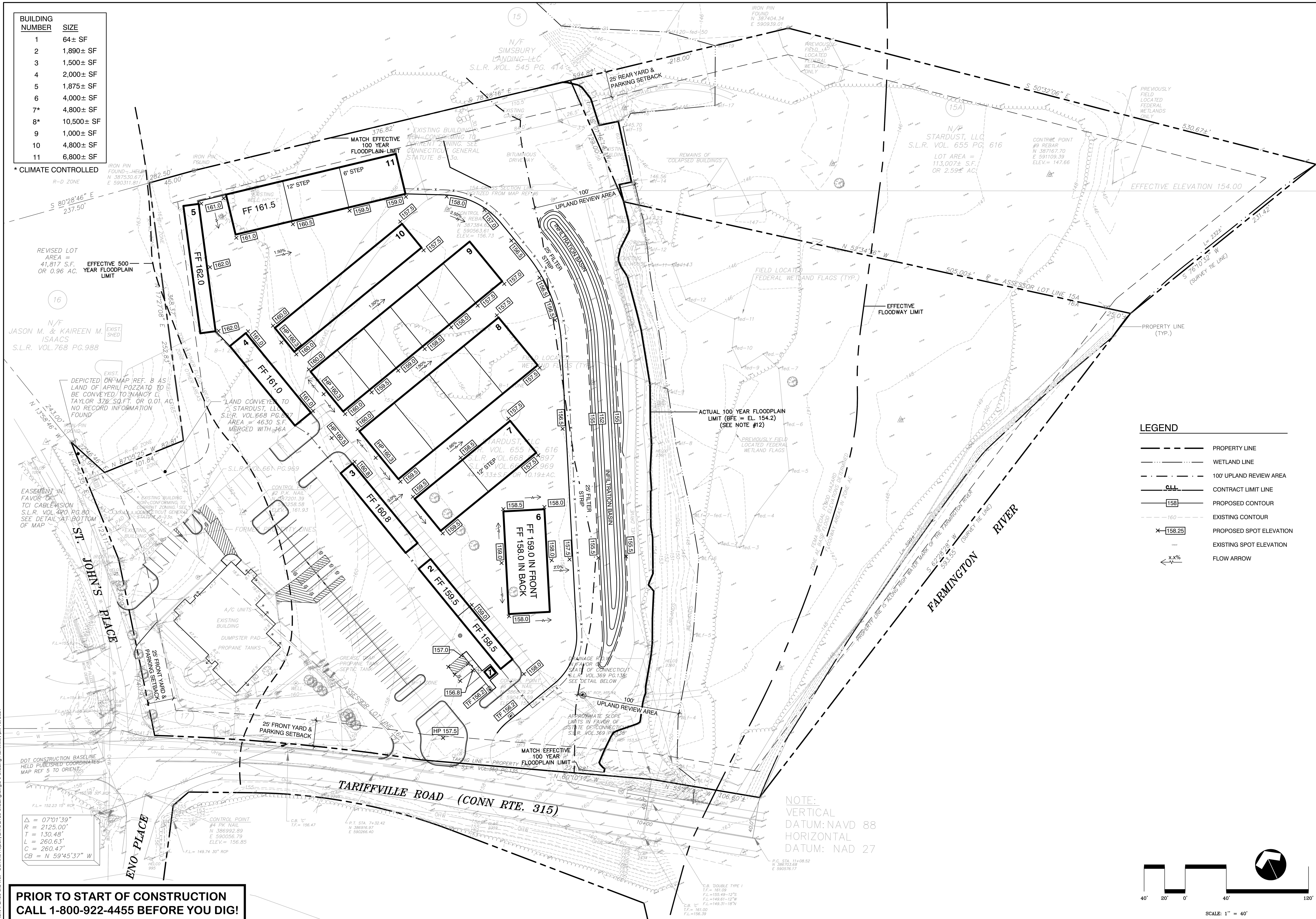
Lands of Stardust, LLC
20 Tariffville Road
Simsbury, CT

Project: 2126
Scale: As Shown
Date: 04/16/21
Drawn by: LADA
Checked by: TPH
Drawing No.
L-1

O:\CT\PIP\2126 Old Well - Geminis Property\DWG\2126 Cover.dwg\L-1 Cover\Mike\April 16, 2021

BUILDING NUMBER	SIZE
1	64± SF
2	1,890± SF
3	1,500± SF
4	2,000± SF
5	1,875± SF
6	4,000± SF
7*	4,800± SF
8*	10,500± SF
9	1,000± SF
10	4,800± SF
11	6,800± SF

* CLIMATE CONTROLLED



NOTE:
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 27

PRIOR TO START OF CONSTRUCTION CALL 1-800-922-4455 BEFORE YOU DIG!

LEGEND

- PROPERTY LINE
- WETLAND LINE
- 100' UPLAND REVIEW AREA
- CONTRACT LIMIT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- FLOW ARROW

SCALE: 1" = 40'

LADA, P.C. Land Planners

RUSSO Surveyors-Engineers

FAH F. A. Hesketh & Associates, Inc.

Owner: Stardust, LLC 133 Holcomb Street Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.

Revisions

Grading Plan

Lands of Stardust, LLC

20 Tariffville Road

Simsbury, CT

Project: 2126
Scale: 1" = 40'
Date: 04/16/21
Drawn by: LADA
Checked by: TPH
Drawing No. L-3

LADA, P.C. Land Planners
104 West Street, Simsbury, CT 06070 (860) 651-4971
Brewster, NY 10509 (845) 278-7424

RUSSO SURVEYORS • ENGINEERS
J.R. Russo & Associates, LLC

FAH
F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers – Surveyors – Planners – Landscape Architects

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

Applicant: Same as Owner

Date	Description	No.

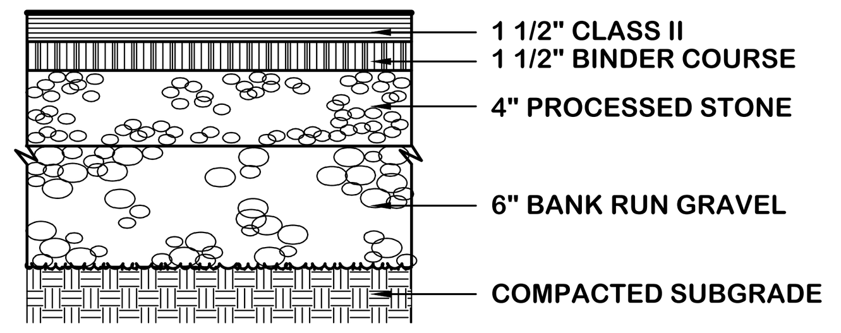
Revisions

Layout & Materials Plan

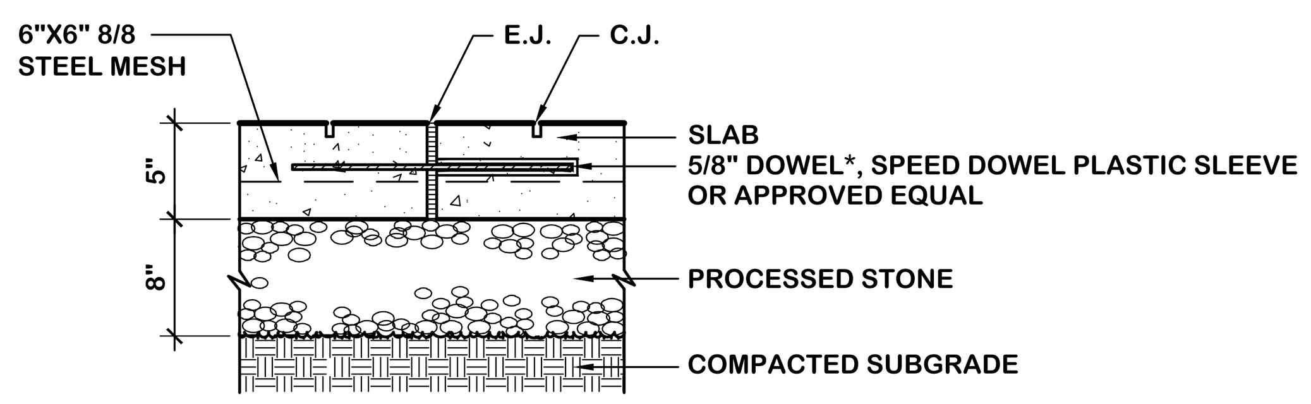
Lands of Stardust, LLC

20 Tariffville Road
Simsbury, CT

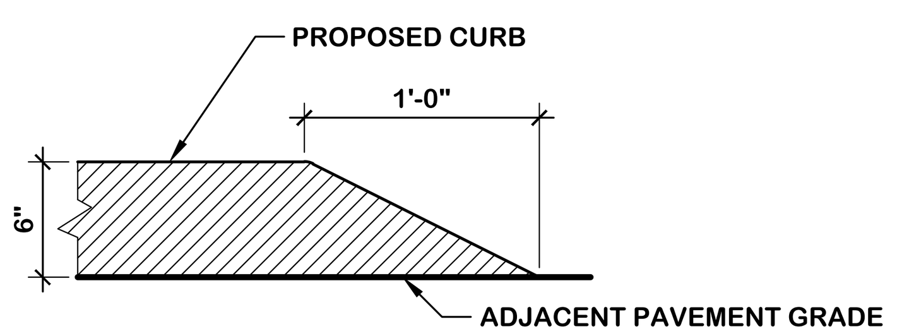
Project: 2126
Scale: 1" = 40'
Date: 04/16/21
Drawn by: LADA
Checked by: TPH
Drawing No.
L-4



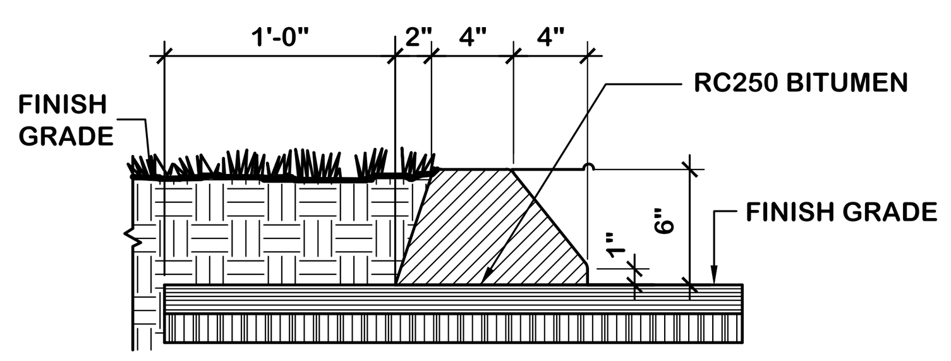
(A) BITUMINOUS CONCRETE PAVEMENT DRIVES AND PARKING
N.T.S.



(C) CONCRETE PAVEMENT WALKS
N.T.S.
* NOTE: DOWELS FOR CONCRETE WALK SHALL BE 24" LONG,
2' O.C. & 12" FROM EDGE OF WALK.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.
SEE DETAIL 22 FOR CONCRETE DEPTH AT RAMP CONDITION.

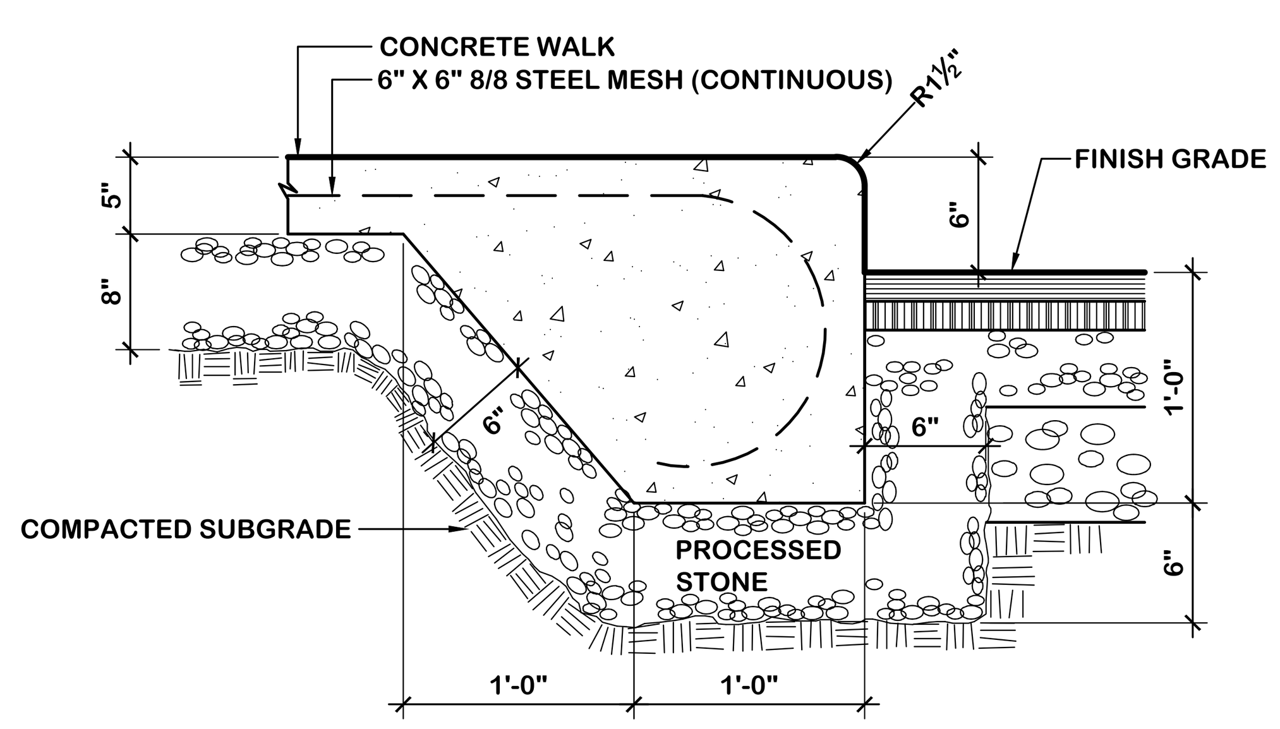


(KE) KNIFE EDGE CURB
N.T.S.



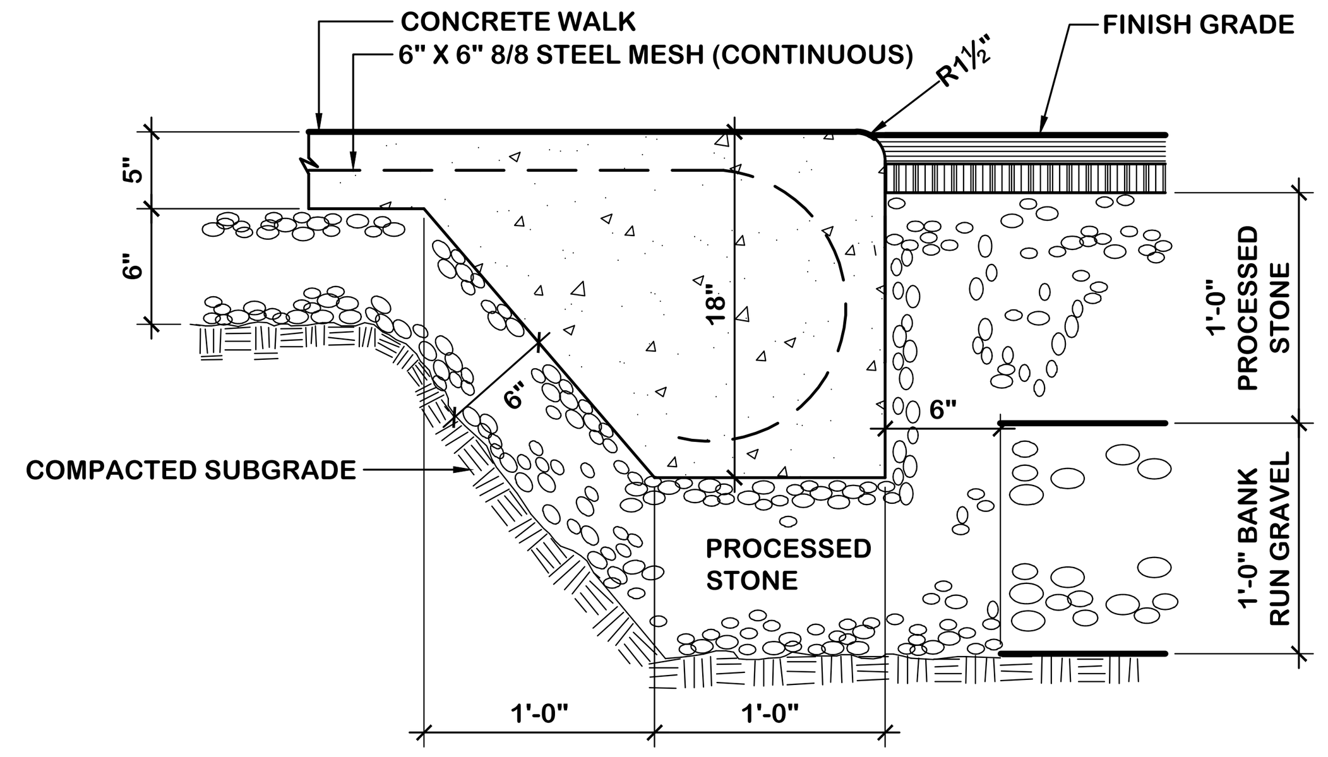
NOTE: CONTRACTOR TO MATCH EXISTING CURB PROFILE

(1) BITUMINOUS CONCRETE CURB
N.T.S.



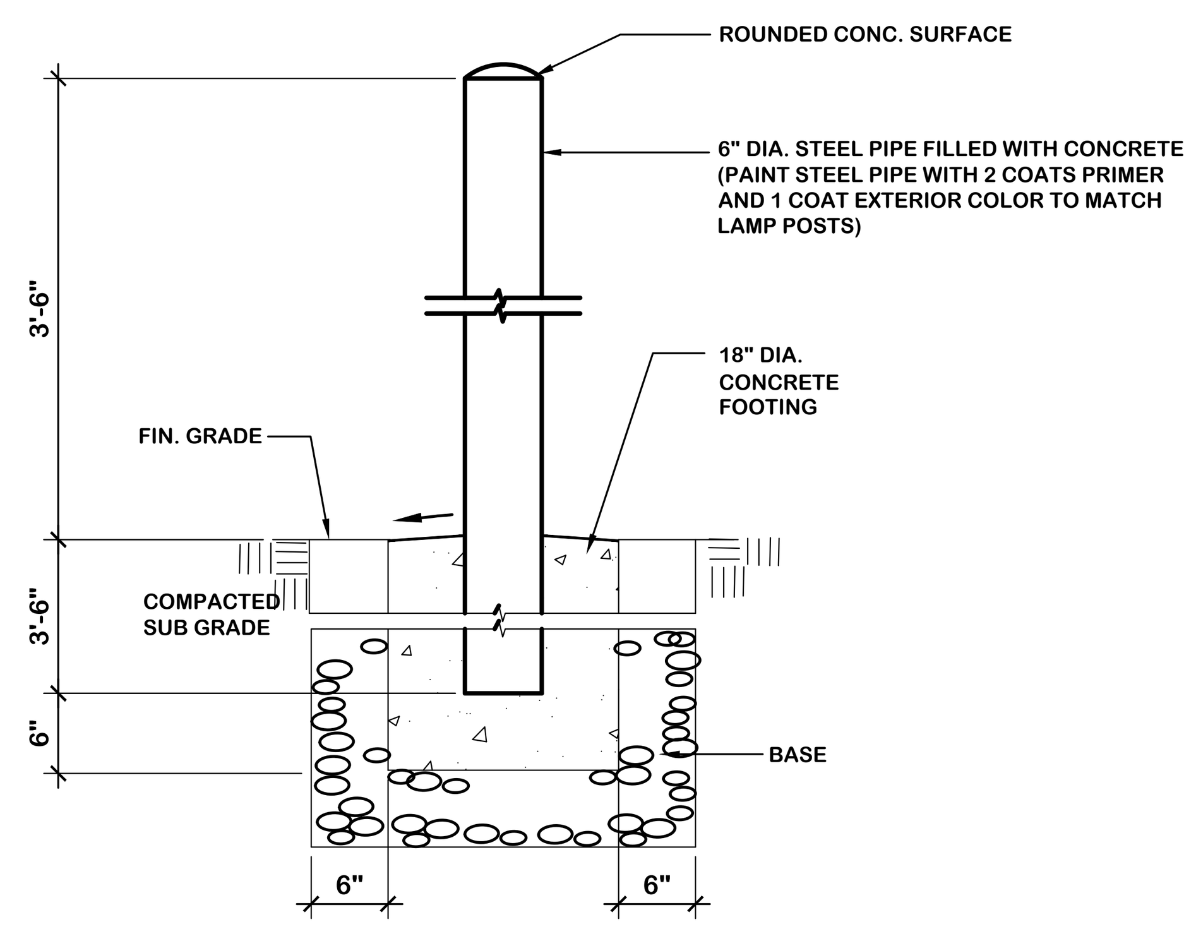
(2) INTEGRAL CONCRETE CURB
N.T.S.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.

PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!

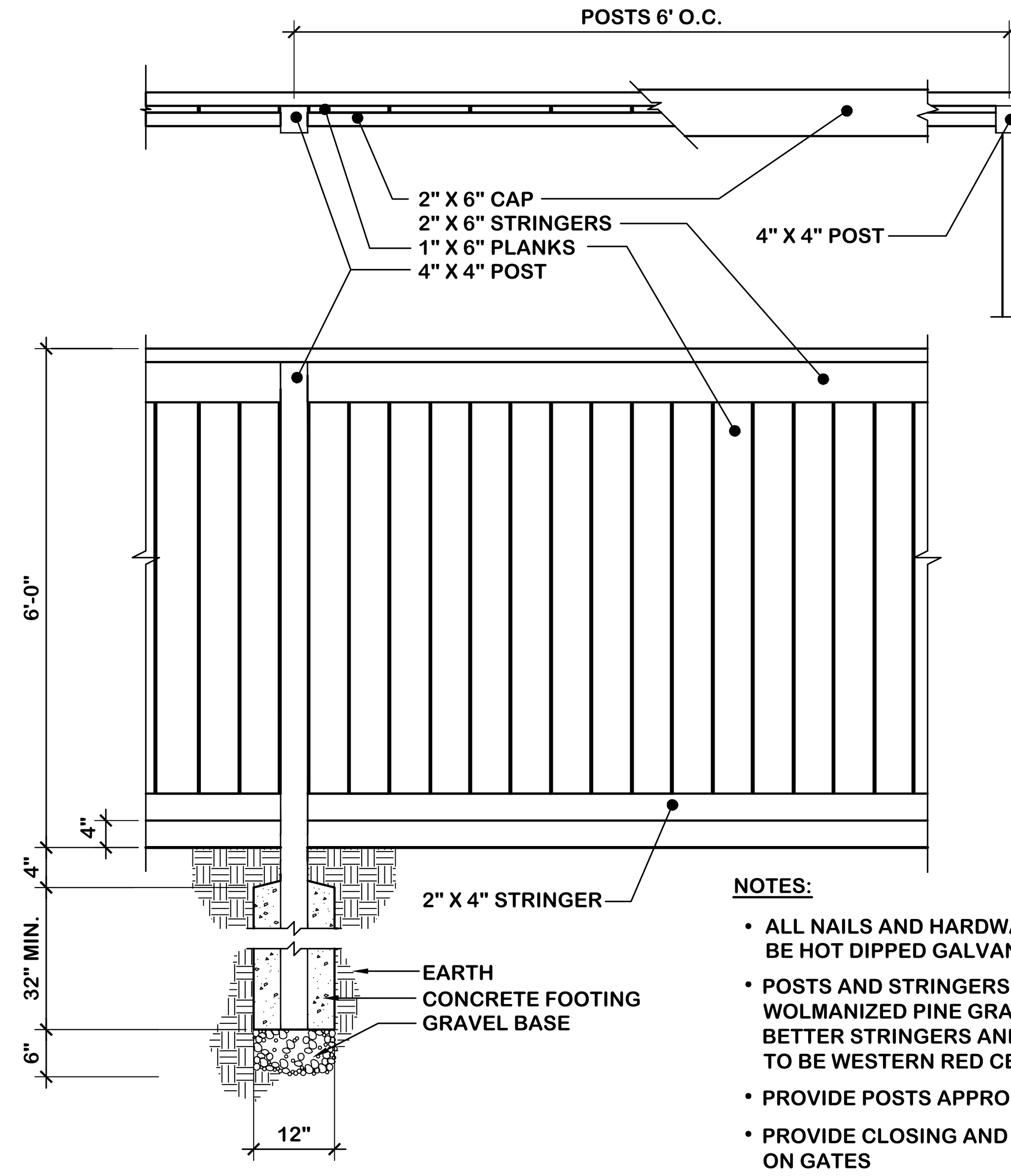


NOTE: EXTEND ABOVE DETACHED BASE 15' FROM FLUSH CURB AND TAPER
INTO NORMAL PAVING SECTION AT A POINT 20 FEET FROM FLUSH CURB

(3) INTEGRAL CONCRETE CURB (FLUSH)
N.T.S.
ALL CONCRETE TO BE CONNDOT "PAVEMENT" TYPE PER M.03.01
CONCRETE TO BE 4,000 PSI MIN.

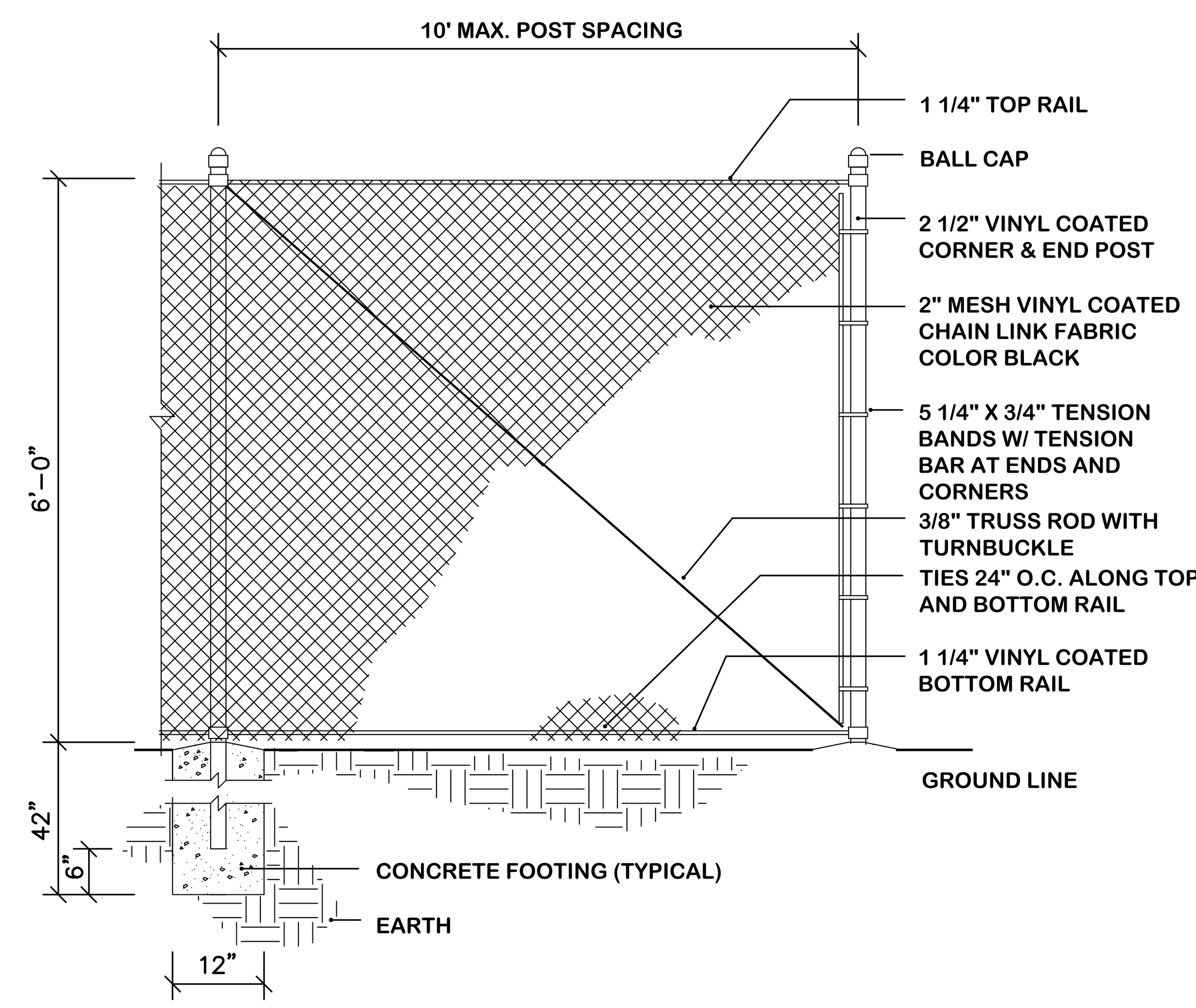


(13) CONCRETE FILLED STEEL BOLLARD
N.T.S.
NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWING OR SAMPLE TO PROJECT ENGINEER.

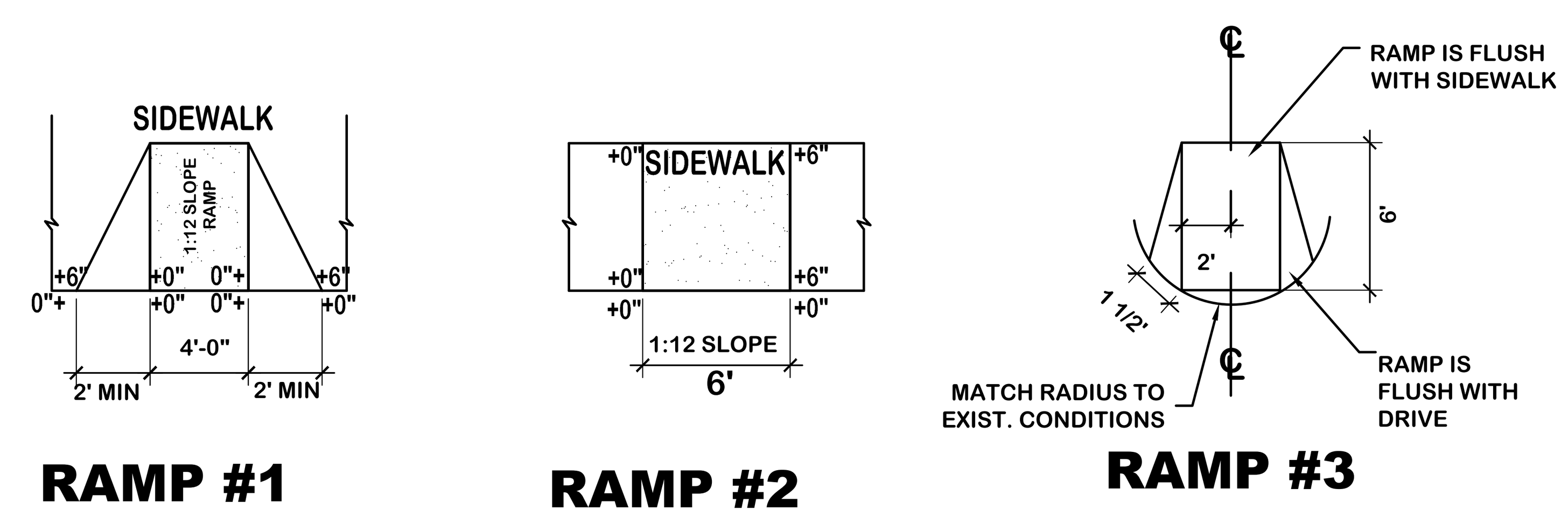


NOTES:
- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
- POSTS AND STRINGERS TO BE WOLMANIZED PINE GRADE C OR BETTER STRINGERS AND PLANKS TO BE WESTERN RED CEDAR #1
- PROVIDE POSTS APPROPRIATE FOR GATES #1
- PROVIDE CLOSING AND LOCKING MECHANISM ON GATES

(14) SCREEN FENCE - 6" PLANKS
N.T.S.

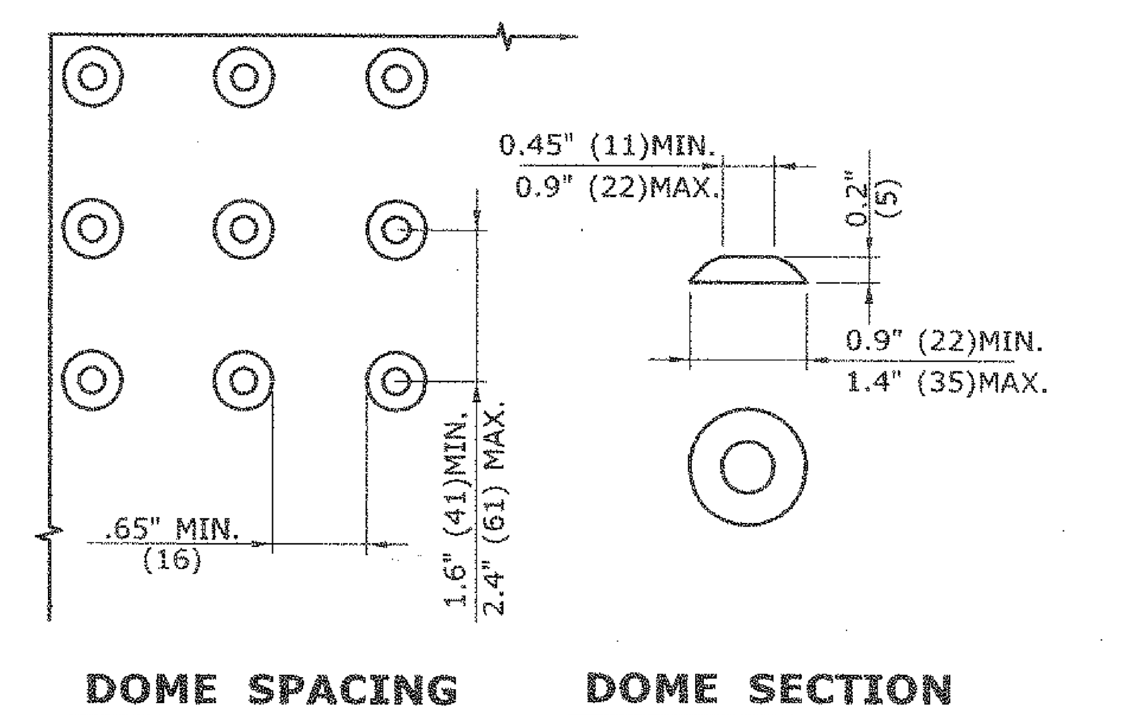


(15A) VINYL CLAD CHAIN LINK FENCE
N.T.S.



NOTE: RAMP(S) TO BE SURFACED WITH DETECTABLE WARNING TILES AND SHALL
HAVE 1:12 SLOPE. THEY SHALL CONFORM TO CURRENT "A.D.A., RULES AND REGULATIONS."

(22) HANDICAP RAMPS
N.T.S.



STANDARD DOME ON DETECTABLE WARNING TILES

DETECTABLE WARNING TILES SHALL BE 2' IN DEPTH AND SHALL
EXTEND THE WIDTH INDICATED ON THE PLANS.

DETECTABLE WARNING TILE
N.T.S.

LADA, P.C.
Land Planners
104 West Street
Simsbury, CT 06070 (860) 651-4971
Brewster, NY 10509 (845) 278-7424
Email: ladapc@snet.net

RUSSO
SURVEYORS • ENGINEERS

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026

Owner: Stardust, LLC
133 Holcomb Street
Simsbury, CT 06070

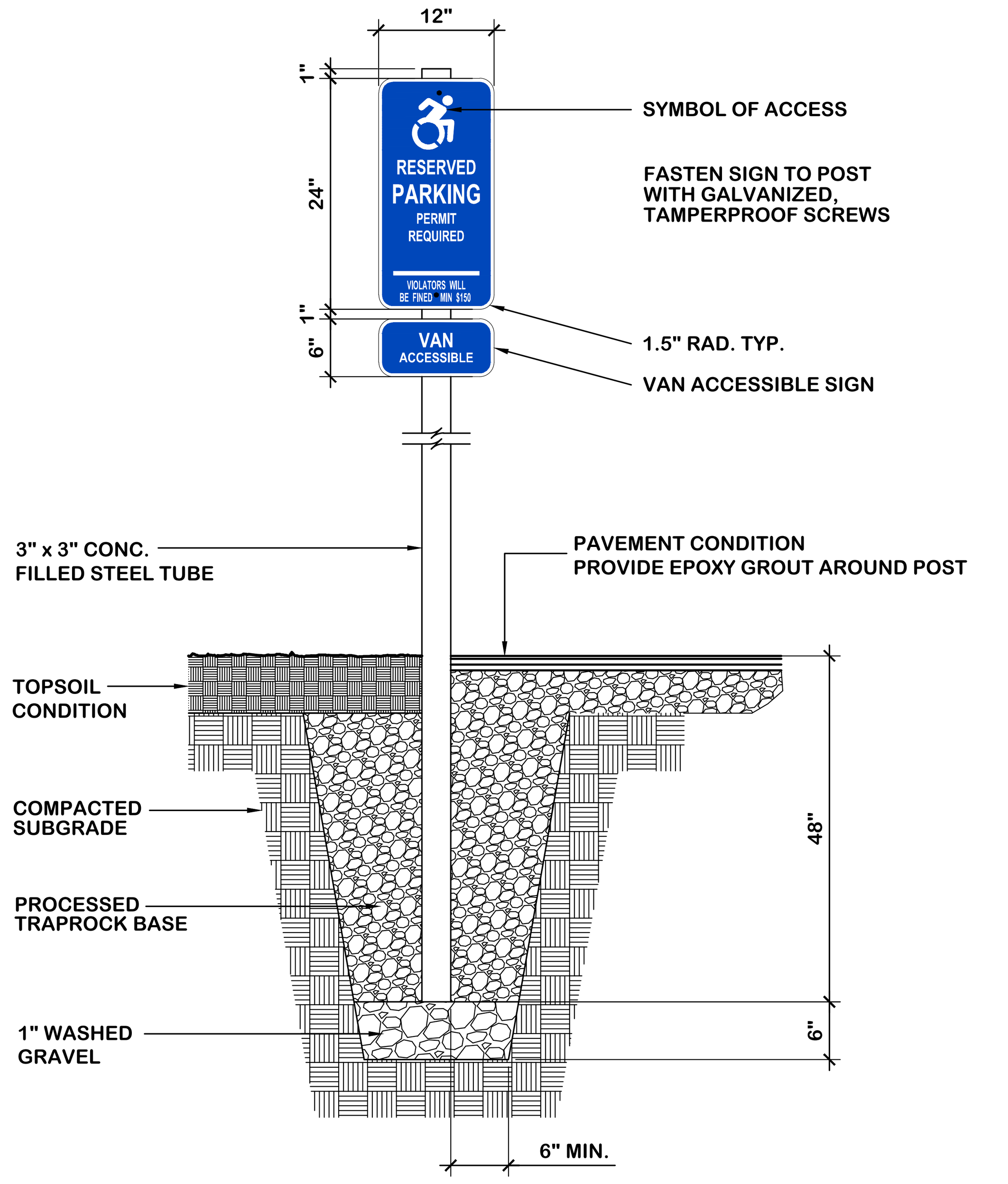
Applicant: Same as Owner

Date	Description	No.
Revisions		

Details

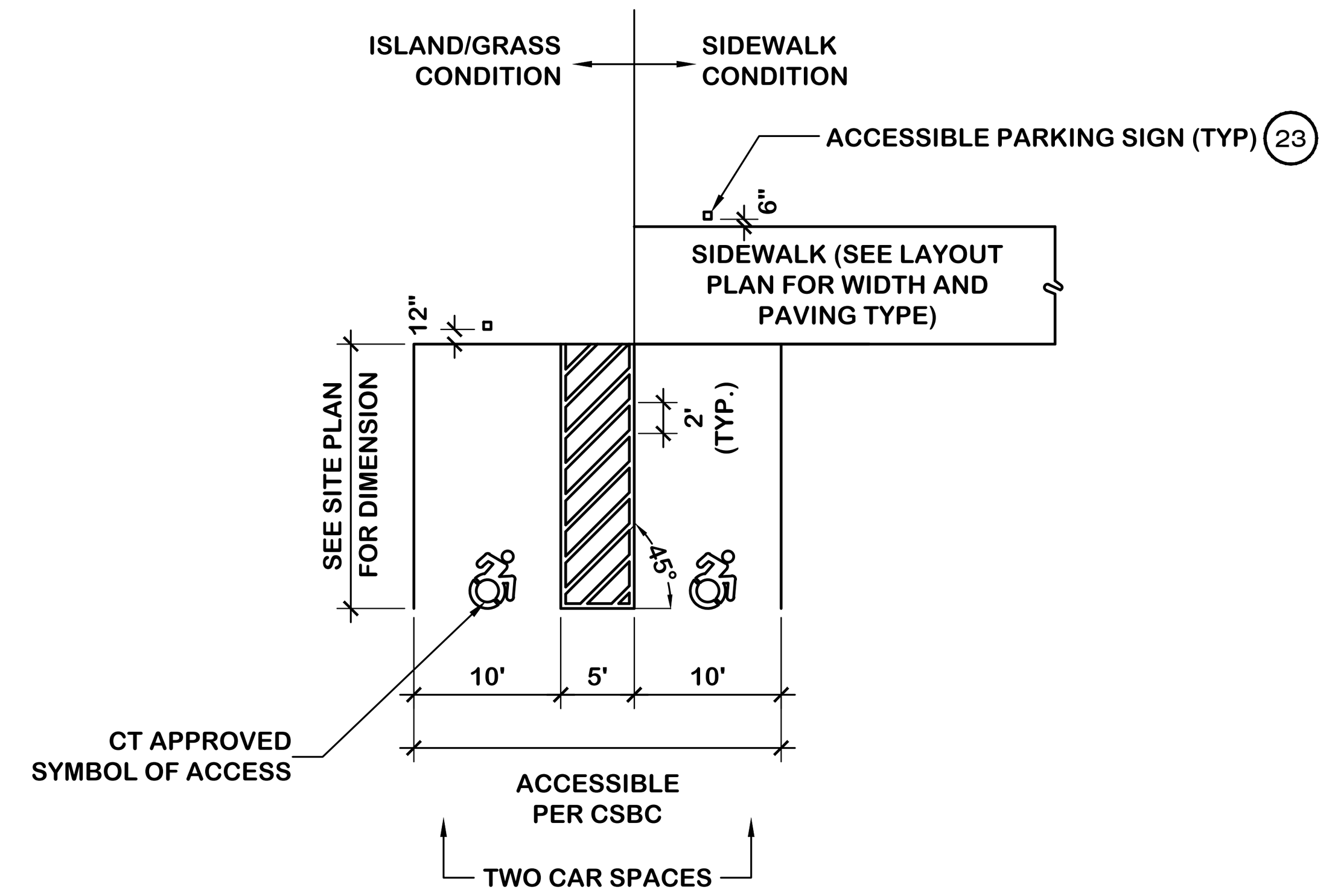
Lands of Stardust, LLC
20 Tariffville Road
Simsbury, CT

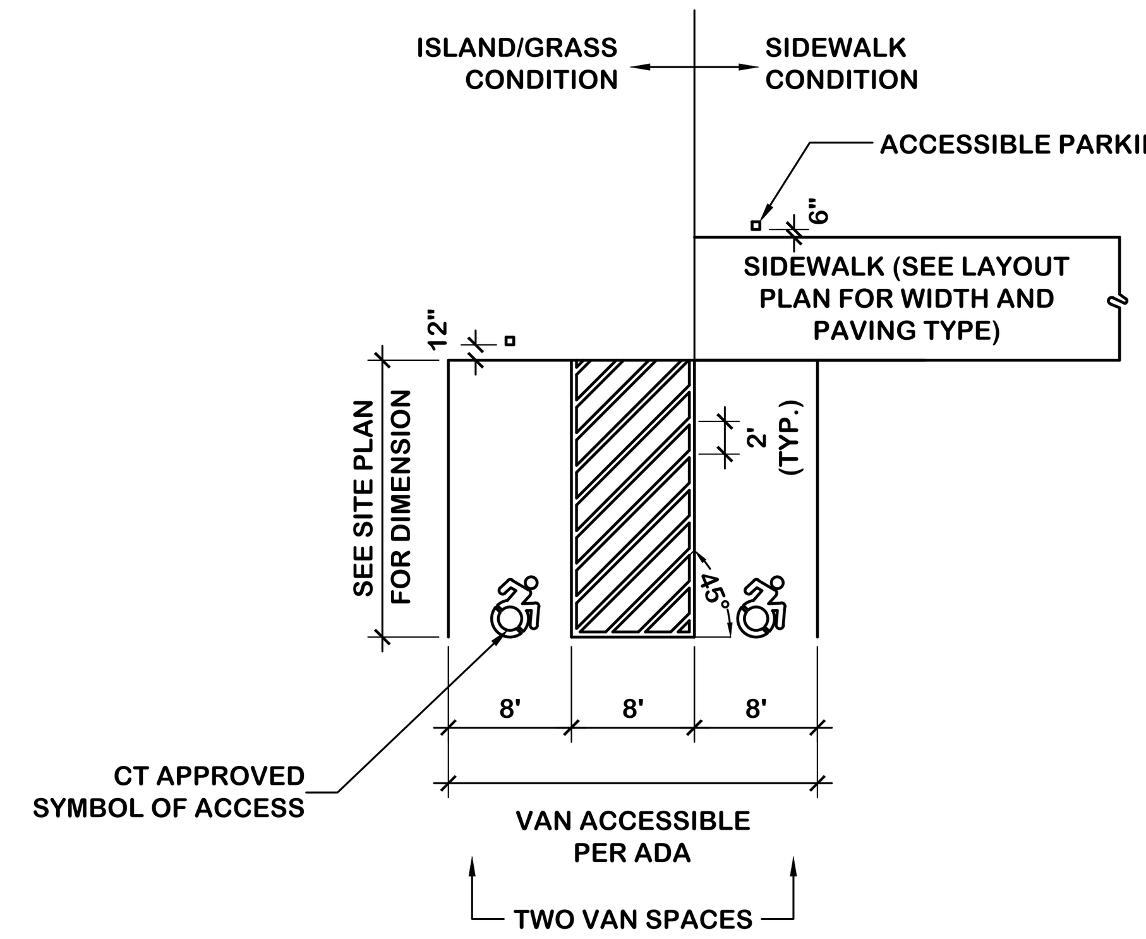
Project: 2126
Scale: As Shown
Date: 04/16/21
Drawn by: LADA
Checked by: TPH
Drawing No.
L-8.1



NOTES:
WORDING, HEIGHT & COLOR TO MEET ADA AND CONNECTICUT STANDARDS.
AMOUNT OF FINE TO BE DETERMINED AT DATE OF INSTALLATION.

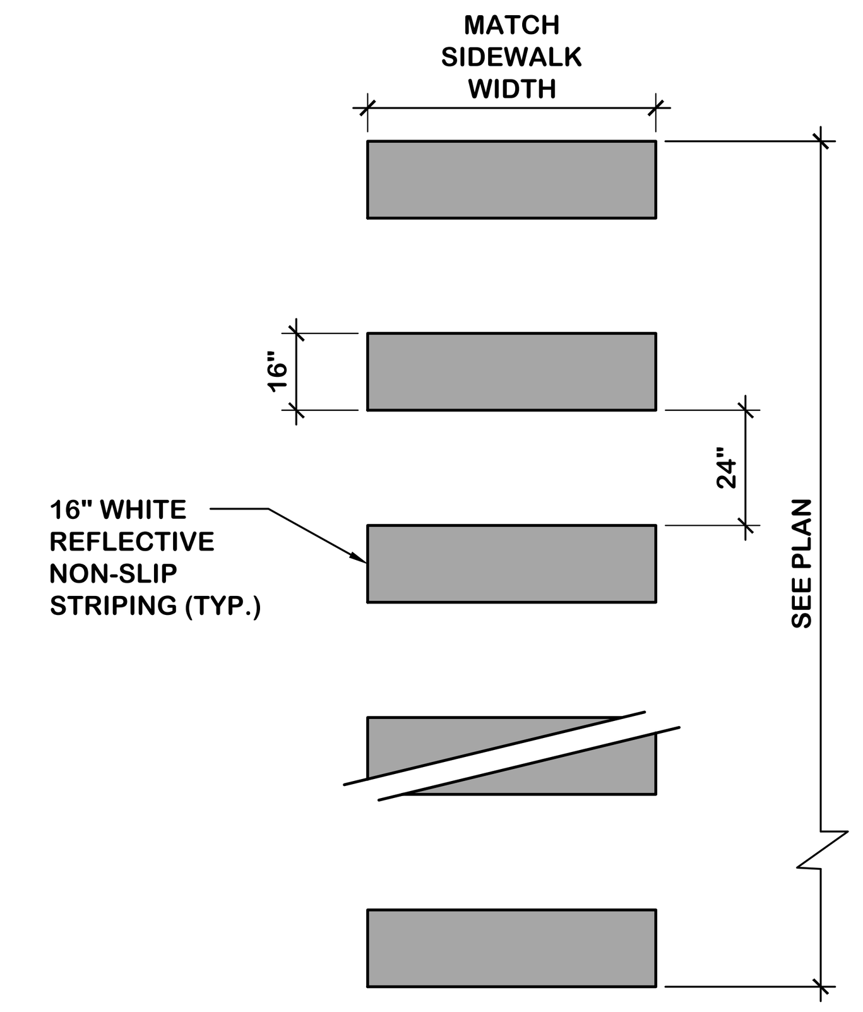
(23) ACCESSIBLE PARKING SIGNAGE & TYPICAL SIGN MOUNTING
N.T.S.



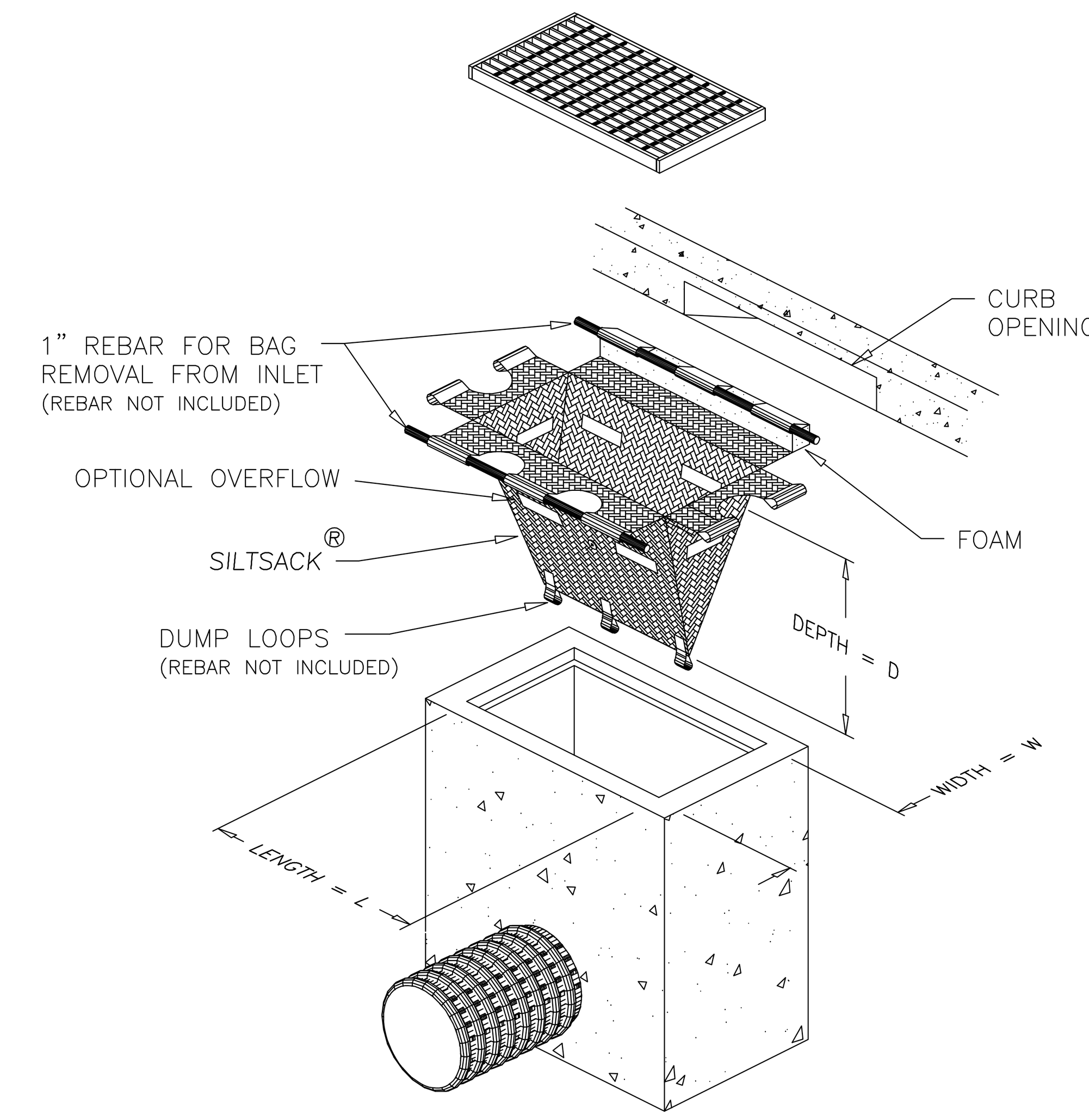


NOTES:
- LINES TO BE 4" WIDE
- COLOR OF LINES TO MEET TOWN, STATE & ADA REQUIREMENTS.
- PROVIDE SIGN ON POST AT CENTER OF EACH ACCESSIBLE SPACE OR AS SHOWN ON SITE PLAN.
- SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- ACCESS AISLES MAY BE SHARED BETWEEN TWO CAR SPACES OR TWO VAN SPACES.
- A CAR AND VAN SHALL NOT SHARE A COMMON ACCESS ISLE (2016 CSBC, SECTION 502.4.1)
- THERE SHALL BE ONE VAN FOR EVERY SIX PARKING SPACES AS PER 2016 CSBC, SECTION 1106.5

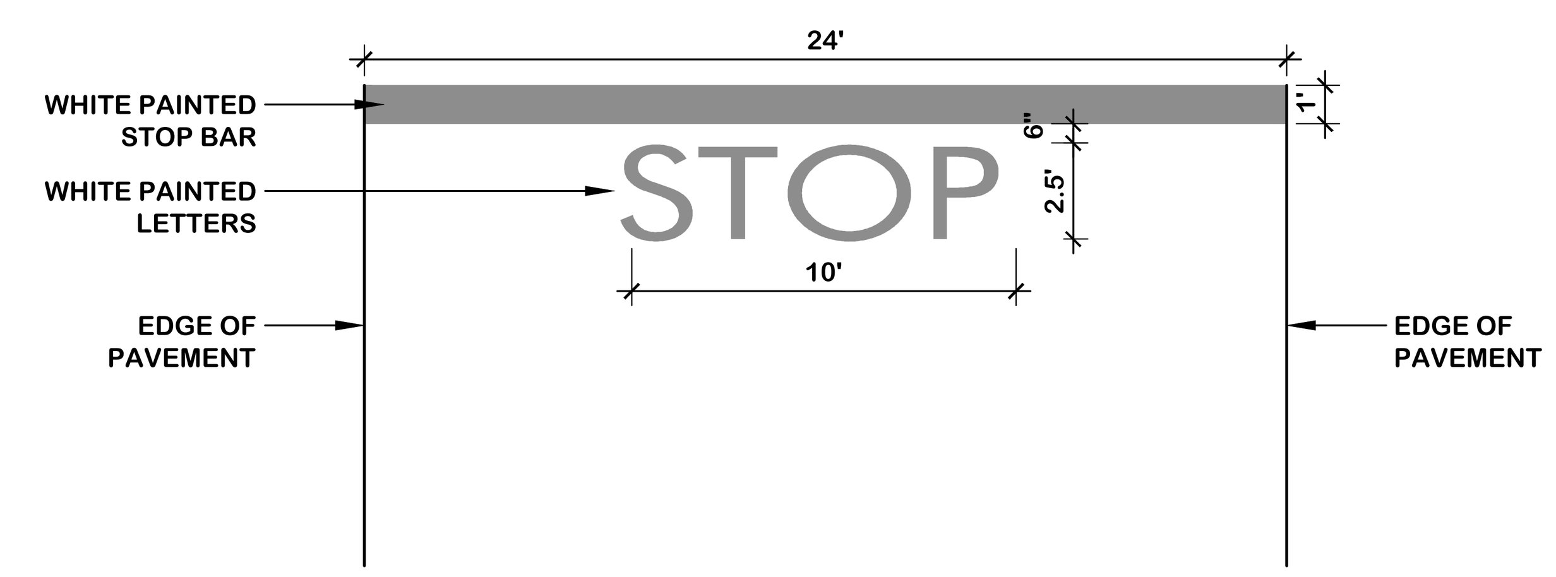
(24A) ACCESSIBLE PARKING SPACES
SHARED ACCESS ISLE
N.T.S.



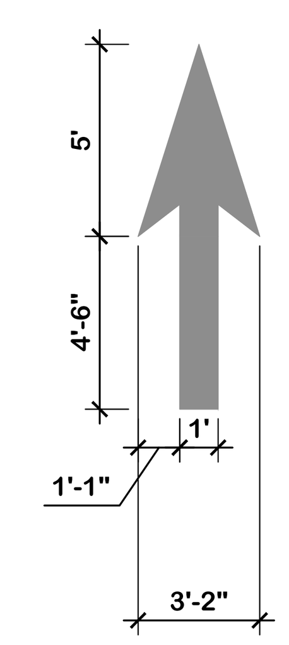
(42) PAINTED CROSSWALK STRIPING
N.T.S.



(XIV) SILT SACK DETAIL
N.T.S.

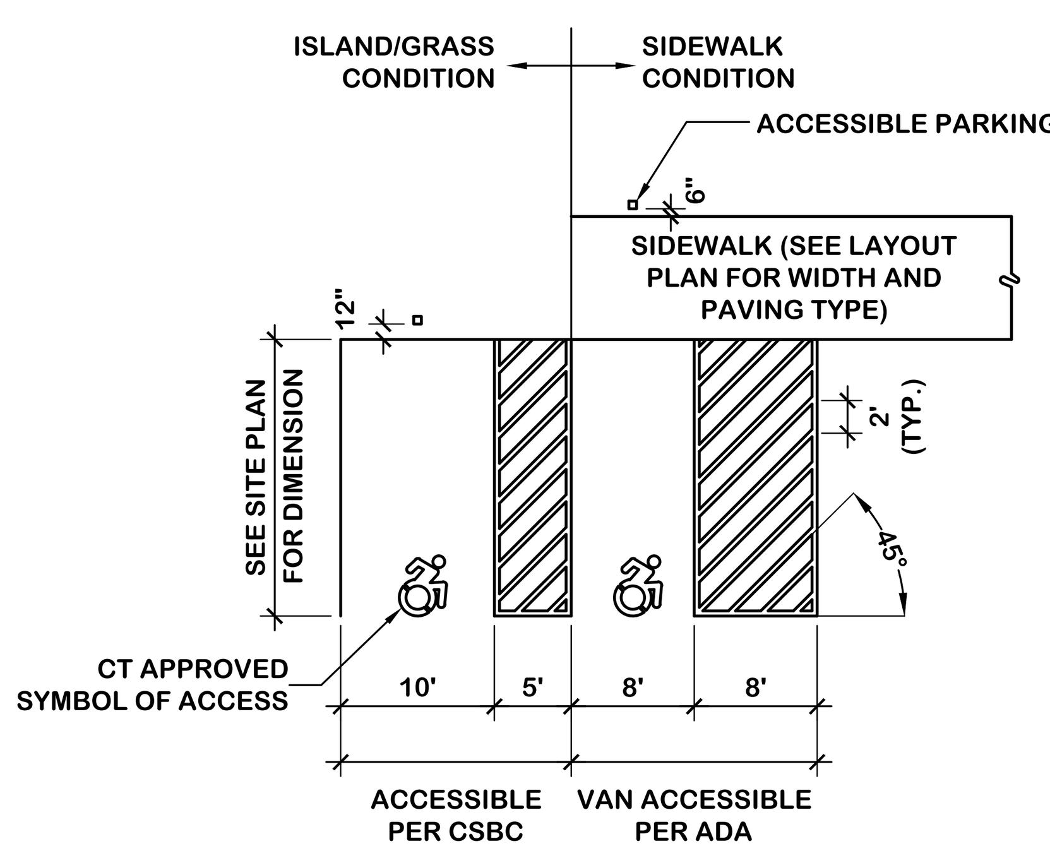


(43) PAINTED STOP BAR
DRIVE-THRU EXIT
N.T.S.



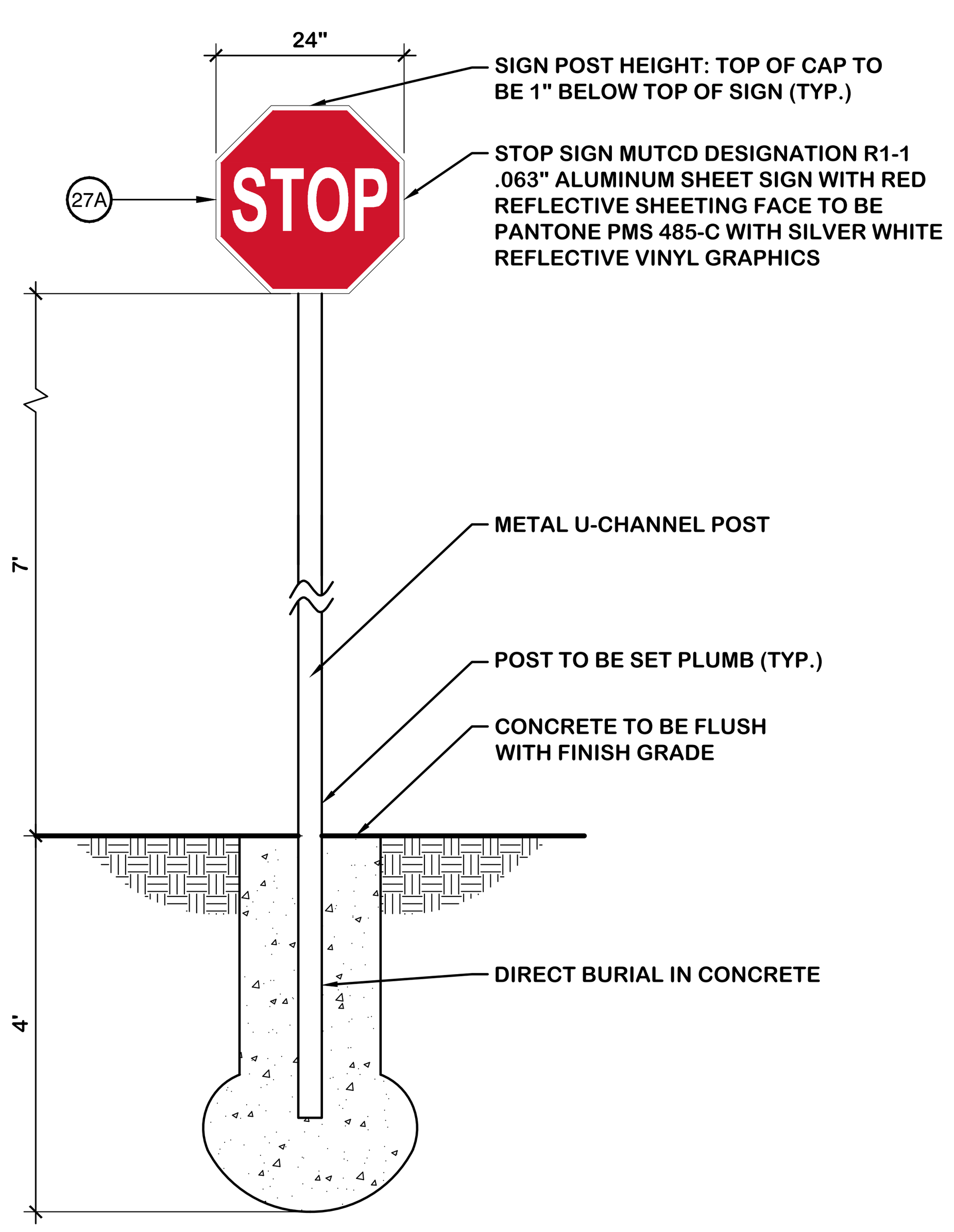
NOTES:
- ARROWS TO BE WHITE
- ARROWS TO BE CENTERED IN TRAVEL LANE

(44) PAINTED DIRECTIONAL ARROW
N.T.S.



NOTES:
- LINES TO BE 4" WIDE
- COLOR OF LINES TO MEET TOWN, STATE & ADA REQUIREMENTS.
- PROVIDE SIGN ON POST AT CENTER OF EACH ACCESSIBLE SPACE OR AS SHOWN ON SITE PLAN.
- SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- THERE SHALL BE ONE VAN FOR EVERY SIX PARKING SPACES AS PER 2016 CSBC, SECTION 1106.5

(24) ACCESSIBLE PARKING SPACES
UNSHARED ACCESS AISLE
N.T.S.



(27) VEHICULAR SAFETY SIGNAGE
N.T.S.
* NOTE: ALL TRAFFIC SIGNAGE PER MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

**PRIOR TO START OF CONSTRUCTION
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Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

Owner: Stardust, LLC
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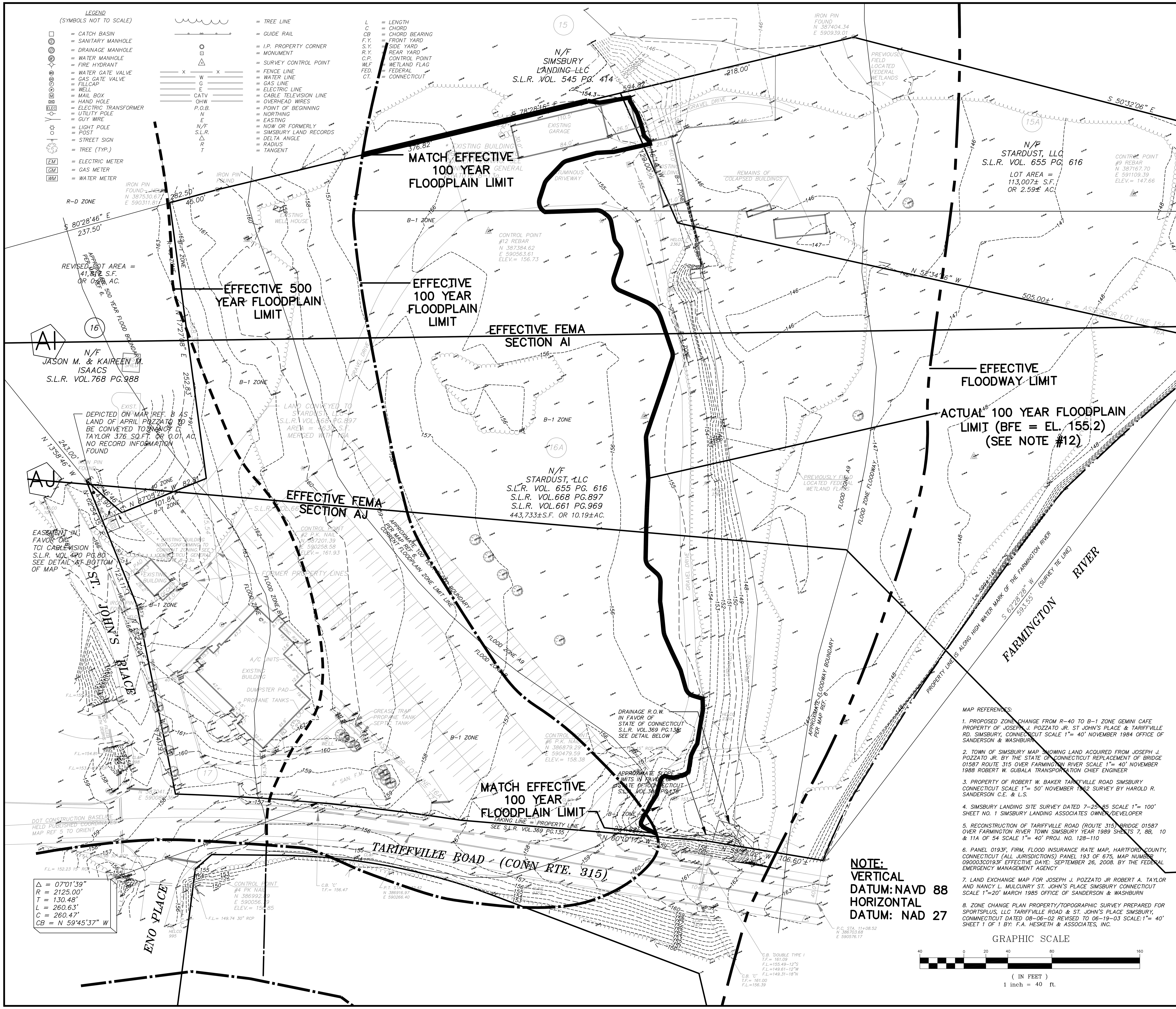
Applicant: Same as Owner

Date	Description	No.
Revisions		

Details

Lands of Stardust, LLC
20 Tariffville Road
Simsbury, CT

Project: 2126
Scale: As Shown
Date: 04/16/21
Drawn by: LADA
Checked by: TPH
Drawing No.
L-8.2



NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

2. IT IS A PROPERTY/TOPOGRAPHIC SURVEY INTENDED TO DEPICT CURRENT SITE CONDITIONS FOR SITE PLANNING PURPOSES.

3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY.

4. THIS SURVEY CONFORMS TO CLASS A–2 AND CLASS T–2 ACCURACY STANDARDS.

5. BEARINGS AND COORDINATES DEPICTED HEREON ARE BASED UPON NORTH AMERICAN DATUM 1927 (NAD27). CTGS MONUMENTS #1555 (N=385,522.04, E=590,919.85) AND #6542 (N=386,358.01, E=590,778.04) WERE USED FOR ORIENTATION.

6.ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED BY OPUS RAPID STATIC OBSERVATIONS CONDUCTED ON SEPTEMBER 24, 2014 RESULTING IN ELEVATION 161.93 FOR CONTROL POINT #2 AND ELEVATION 158.38 FOR CONTROL POINT #6

7. THE PROPERTY DEPICTED HEREON IS CURRENTLY OWNED BY STARDUST, LLC SIMSBURY LAND RECORDS VOLUME 655 PAGE 616, VOLUME 661 PAGE 969 AND VOLUME 668 PAGE 897. THE SUBJECT PARCELS ARE DEPICTED AS LOTS 15A, 16A & 17 IN BLOCK 439 ON THE TOWN OF SIMSBURY ASSESSOR'S MAP # I–6.

8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON (IF ANY) HAVE BEEN COMPILED FROM RECORD PLANS AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1–800–922–4455.

9. THE PROPERTY DEPICTED HEREON IS IN THE R–40, FLOODPLAIN AND B–1 ZONES OF THE TOWN OF SIMSBURY (ZONE CHANGES APPROVED BY THE SIMSBURY ZONING COMMISSION AT A SPECIAL MEETING ON SEPTEMBER 24, 2003).

ITEM	REQUIRED IN B–1 ZONE	IN R–40 ZONE	(FLOODPLAIN ZONE)
MINIMUM LOT AREA	NO MIN.	40,000 S.F.	SEE SIMSBURY ZONING REGULATIONS ARTICLE SEVEN SECTION M FOR REQUIREMENTS.
MINIMUM FRONTAGE	NO MIN.	200'	
SETBACKS			
FRONT YARD	25'	50'	
SIDE YARD	20'(1)	40'	
REAR YARD	25'	50'	
MAXIMUM HEIGHT	40'	35'	
MAXIMUM COVERAGE	40%	N/A	

(1) WHERE A LOT ADJOINS A SIDE YARD IN A RESIDENTIAL ZONE HAVING GREATER SIDE YARD REQUIREMENTS, SAID LOT SHALL HAVE AS ADJOINING SIDE YARD EQUAL TO THE RESIDENTIAL ZONE SIDE YARD REQUIREMENTS.

10. THE PARCELS DEPICTED HEREON MAYBE SUBJECT TO THE FOLLOWING:
A. POSSIBLE RIGHTS OF OTHERS TO PASS AND REPASS AS DESCRIBED IN SIMSBURY LAND RECORDS VOLUME 383 PAGE 976.
B. THE RIGHTS AND PRIVILEGES DESCRIBED IN SIMSBURY LAND RECORDS VOLUME 369 PAGE 135.
C. AGREEMENT REGARDING ACCESS AS DESCRIBED IN SIMSBURY LAND RECORDS VOLUME 141 PAGE 226.

11. WETLAND FLAGS DEPICTED HEREON WERE SET IN THE FIELD BY KATIE BEDNAZ (PWS #1906 OF FRESHWATER WETLANDS SERVICE) AND FIELD LOCATED UNDER THE DIRECT SUPERVISION OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

12. THE TOWN OF SIMSBURY PLANNING DEPARTMENT HAS CONFIRMED THAT THE BASE FLOOD ELEVATION OF 155.2 (CROSS SECTIONS AI AND AJ) THAT IS PRESENTED IN THE FLOOD INSURANCE STUDY, VOLUME 2 OF 7, HARTFORD COUNTY, CONNECTICUT, EFFECTIVE SEPTEMBER 26, 2008, (FLOOD INSURANCE STUDY NUMBER 09003CV002A) IS RECOGNIZED BY THE TOWN AS THE FLOOD PLAIN ZONE AND NOT THE FLOOD PLAIN CONTOUR DEPICTED ON CURRENT ZONING MAPS.

13. THE FEMA SPECIAL FLOOD HAZARD ZONE LINES AND FLOODWAY LINES DEPICTED HEREON WERE DIGITIZED FROM MAP REFERENCE #6.

MAP REFERENCES:

1. PROPOSED ZONE CHANGE FROM R–40 TO B–1 ZONE GEMINI CAFE PROPERTY OF JOSEPH J. POZZATO JR. ST JOHN'S PLACE & TARIFFVILLE RD. SIMSBURY, CONNECTICUT SCALE 1"= 40' NOVEMBER 1984 OFFICE OF SANDERSON & WASHBURN

2. TOWN OF SIMSBURY MAP SHOWING LAND ACQUIRED FROM JOSEPH J. POZZATO JR. BY THE STATE OF CONNECTICUT REPLACEMENT OF BRIDGE 01587 ROUTE 315 OVER FARMINGTON RIVER SCALE 1"= 40' NOVEMBER 1988 ROBERT W. GUBALA TRANSPORTATION CHIEF ENGINEER

3. PROPERTY OF ROBERT W. BAKER TARIFFVILLE ROAD SIMSBURY CONNECTICUT SCALE 1"= 50' NOVEMBER 1962 SURVEY BY HAROLD R. SANDERSON C.E. & L.S.

4. SIMSBURY LANDING SITE SURVEY DATED 7–25–85 SCALE 1"= 100' SHEET NO. 1 SIMSBURY LANDING ASSOCIATES OWNER/DEVELOPER

5. RECONSTRUCTION OF TARIFFVILLE ROAD (ROUTE 315) BRIDGE 01587 OVER FARMINGTON RIVER TOWN SIMSBURY YEAR 1989 SHEETS 7, 8B, 10 & 11A OF 54 SCALE 1"= 40' PROJ. NO. 128–110

6. PANEL 0193F, FIRM, FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 193 OF 675, MAP NUMBER 090003C0193F EFFECTIVE DAYE: SEPTEMBER 26, 2008. BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY

7. LAND EXCHANGE MAP FOR JOSEPH J. POZZATO JR ROBERT A. TAYLOR AND NANCY L. MULCUNRY ST. JOHN'S PLACE SIMSBURY CONNECTICUT SCALE 1"=20' MARCH 1985 OFFICE OF SANDERSON & WASHBURN

8. ZONE CHANGE PLAN PROPERTY/TOPOGRAPHIC SURVEY PREPARED FOR SPORTSPLUS, LLC TARIFFVILLE ROAD & ST. JOHN'S PLACE SIMSBURY, CONMNECTICUT DATED 08–06–02 REVISED TO 06–19–03 SCALE: 1"= 40' SHEET 1 OF 1 BY: F.A. HESKETH & ASSOCIATES, INC.

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects
Phone (860) 653-8000
Fax (860) 844-8600
e-mail mail@fahesketh.com

Revisions:

No.	Date	Description

TOPOGRAPHIC WORK MAP
PROPERTY OF
STARDUST, LLC
TARIFFVILLE ROAD & ST. JOHN'S PLACE
SIMSBURY, CONNECTICUT

Date: 08-05-2015	Drawn by: CAD	Job no: 02173
Scale: 1" = 40'	Checked by: GAH	Sheet no: 1 OF 1

FM-1

20 Tariffville Road

Self-storage Facility in the upland review

20 Tariffville Road – Zone B-1 – Map I06, Block 439, Lot 016A. 12 acres. Saco Silt Loam soils are the predominant wetlands soils in the area. The design of the facility calls for an infiltration basin in the upland review area

This application is for the creation of an infiltration basin associated with the construction of a self-storage facility on the property located at 20 Tariffville Road. The agent's opinion is that the infiltration basin for the storm water will protect the Farmington River from direct run off from the facility and all activity is outside the wetlands. A self-storage facility is a low use development. While it has significant impervious coverage it does not see constant traffic and use. The infiltration basin is engineered to handle the flow of storm water from the site. There appears that there is no significant impact to the wetlands soils or the Farmington River.

Possible motions:
I make a motion that the proposed activity is a regulated activity
I make a motion that the proposed activity does not pose a significant impact to the wetlands
I make a motion that we approve the application 21-08, 20 Tariffiville Road, self-storage facility with activities in the upland review.