



# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

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**AGENDA**  
**CONSERVATION COMMISSION/INLAND WETLANDS**  
**AND WATERCOURSES AGENCY**  
**REGULAR MEETING – NOVEMBER 17, 2020 – 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

**IV. OLD BUSINESS**

1. 20-16 – East Weatogue Street (H11-106-37)– Construction of new gravel parking lot
2. 20-17 – 251 Hopmeadow Street – Simsbury Fire District - Construct a new training building with other improvements and installation of a ceremonial flag burning area

**V. GENERAL COMMISSION BUSINESS**

1. Approval of the Minutes of the October 20, 2020 regular meeting.
2. Approve 2021 Annual Meeting Schedule

**VI. AGENT ACTIONS**

1. None

**VII. CORRESPONDENCE**

1. None

**VIII. 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

DATE: September 2, 2020 FEE: \$ 190- CK #: 3334 APP #: 20-16

PROPERTY ADDRESS: East Weatogue Street, Simsbury Map H11, Block 106 Lot 37

NAME OF APPLICANT: Margery Winters

MAILING ADDRESS: 111 Old Farms Road, West Simsbury 06092

EMAIL ADDRESS: margerywinters@comcast.net TELEPHONE # 860.658.5416

NAME OF OWNER: Simsbury Land Trust

MAILING ADDRESS: 800 Hopmeadow Street, Simsbury 06070

EMAIL ADDRESS: azeiner@simsburylandtrust.org TELEPHONE # 860.651.8773

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 new gravel parking lot in an upland review area of Lucy Brook, to replace an existing larger parking lot that is causing offsite sediment transport to an adjacent storm drain.

## 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.

Margery Winters

Signature of Owner

Date

President, Simsbury Land Trust

Signature and Title of Applicant

Date

10/2/2020

Telephone (860) 658-3245  
Facsimile (860) 658-3206

www.simsbury-ct.gov

933 Hopmeadow Street  
Simsbury, CT 06070

1 of 4



CHECK

190.00

## **Inland Wetlands Permit Application for Simsbury Land Trust Tanager Parking Lot**

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.**  
Site gently slopes away from Lucy Brook on the north end.
  - b. **Size of wetland within site or distance of the activity from the wetland.**  
Site is located in the upland review area of Lucy Brook, a tributary to the Farmington River. Lucy Brook originates in Lake Louise in Penwood State Park. Adjacent to the site, Lucy Brook is deeply cut into a ravine. Although Lucy Brook is adjacent to the site, site drainage is away from the brook toward a storm drain to the south, which then drains to Lucy Brook.
  - c. **Size of total contiguous wetland.** N/A
  - d. **Position relative to other wetlands on site:** Adjacent to, but downhill of Lucy Brook
  - e. **Type of wetland characterized by vegetative and soil type and/or watercourse, such as:**  
Water course.
3. **Depth to water table, depth to mottled soil, and seasonal variation of water table.**  
Depth to water table unknown but site currently experiences surface water runoff during winter months and periods of heavy precipitation due to runoff from the adjacent ridge and soil compaction in existing parking lot area.
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.**  
The northern section of the site will be graded and all material will be left on site. Gravel will be brought in for the base of the parking lot. Asphalt paved apron and paved ADA compliant parking spot as required by regulations.
  - b. **Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.**  
According to the NRCS soil maps, the site soil is Hinkley Loamy Sand 3 – 15% slope. The site was historically a pasture. The grass has been damaged in the area of the existing parking lot and currently a portion of the site is bare compacted soil.
  - c. **Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.**  
None. Although contiguous to the Brook, the drainage at the site is away from the watercourse.
5. **Describe the related construction activities and their impact on:**
  - a. **Area and location of wetlands and watercourses.**  
None. Site drainage will be away from Lucy Brook and sediment fencing will prevent encroachment of construction equipment near the upper banks of the Brook. Staked hay bales across the lowest portion of the site, the old entrance to the existing parking lot, will prevent sediment reaching the storm drain (and then Lucy Brook) during construction.

**b. Types and amounts of vegetation.**

Construction of the parking lot will eliminate two or three existing cedar trees at the new parking lot entrance and an area of grass. A conservation seed mix will be used to reseed the existing lower parking lot area. A hedge of native shrubs will be planted in a small berm across the lower entrance to the existing parking area.

**c. Surface and groundwater.**

Construction of the upper parking lot will improve surface water runoff from the site. Currently during wet periods muddy surface water is running off the heavily rutted parking lot site, across the road into neighboring yards, and into the existing storm drain. During the colder months this runoff is draining across the road, freezing and causing a traffic hazard. The proposed gravel parking lot will be located uphill from the current site. Water draining off the site will be filtered through the reseeded meadow that will be planted in the existing (lower) parking area.

Construction of a small berm (planted in native shrubs) across the current entrance will block the drainage of any remaining drainage from flowing across the road. There will be no impact to ground water. The proposed parking lot area is smaller than the existing parking lot area.

**d. Visual impacts.**

The site will be improved visually from the muddy mess it is now. Also new shrub plantings are planned for along the border of the parking lot to shield the view of the lot from the road.

**e. Wildlife habitats.**

There was little to no habitat value in the existing parking area. Establishment of the new meadow and the plantings of the native shrubs along the roadway will improve the habitat value of the site. Decreasing the sediment runoff from the site will benefit Lucy Brook.

**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 on:**

**a. Wetlands and/or watercourses.**

Parking lot improvement will reduce surface water drainage and sediment transport from the site and increase infiltration. Paved apron to parking lot will reduce tracking of sediment onto road.

**b. Abutting riparian properties and/or wetlands and/or watercourses.**

Parking lot improvement will reduce surface water drainage and sediment transport from the site and increase surface water infiltration.

**7. Identify sedimentation and erosion control measures to be used.**

Erosion control silt fencing will be used near the top of the bank for Lucy Brook. Staked hay bales will be used across the entrance to the existing parking lot where surface water drainage now exits the site.

**8. Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.**

There are no safe alternative parking sites along Weatogue Street that provide access to the Tanager Hill hiking trails. The drainage from the existing lower parking lot is causing runoff problems that will be corrected by moving the parking lot to the proposed site. The newer parking lot will be smaller than the existing parking lot area.

**9. Estimate cost of work and time for completion.**

\$15,000. To be completed Fall 2020.



## Existing Tanager Hill Parking Area – Simsbury Land Trust



Runoff from existing parking area entrance – note sediment in road. Water from this parking lot also crosses the road and creates icy conditions in winter. Sediment from the Tanager Hill Visitors have been found to park on the sloped grassy areas not intended to be parking areas, extending the damage to the site and increasing the number of people who park in this area. A small berm will be constructed across this area to prohibit vehicle access and to prevent runoff from reaching the road. The berm will be planted with native shrubs. The existing lower parking area will be reseeded with conservation seed mix. This area will help mitigate any water and sediment runoff from the proposed parking lot.

10. Attach drainage calculations and other reports as indicated to substantiate the statements made above. N/A

11. Map attached.

Existing Tanager Hill Parking Area – Simsbury Land Trust

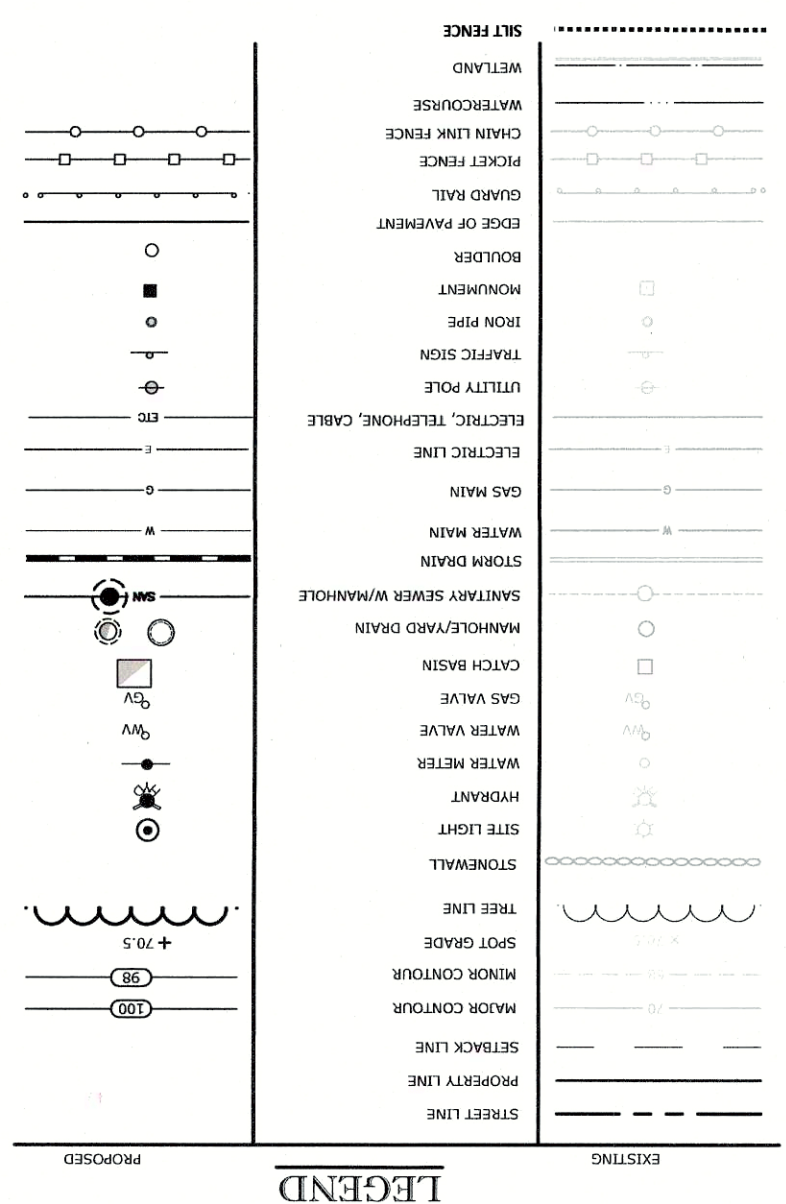
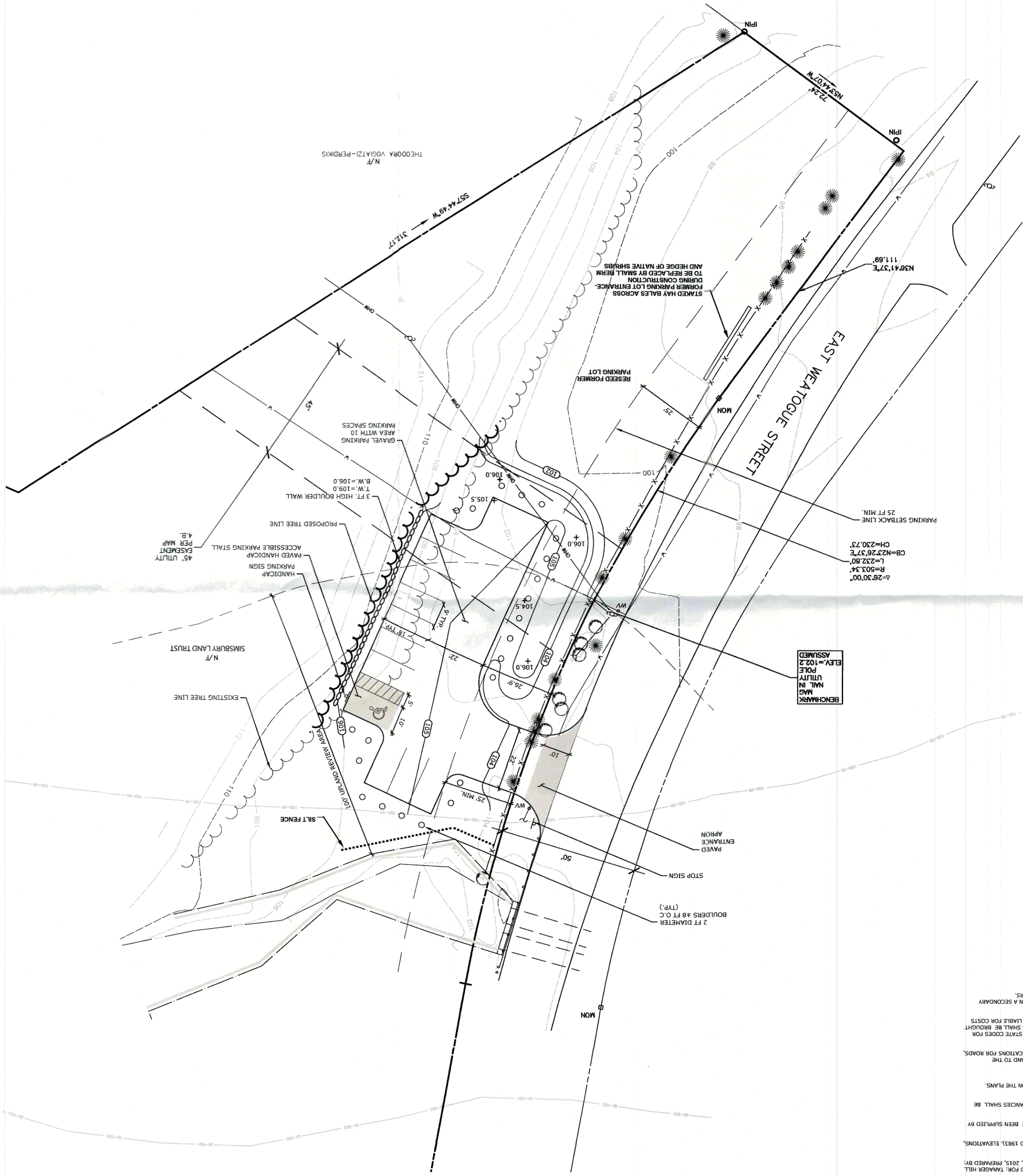


Parking lot during spring thaw. During wet periods and periods of heavy visitation, runoff from this area ends up in the road, storm drains, and neighboring yards. Hay bales were placed across the parking lot entrance to prevent sediment transport off site. These bales, however, prevented use of this parking lot for visitors wishing to access the trails.

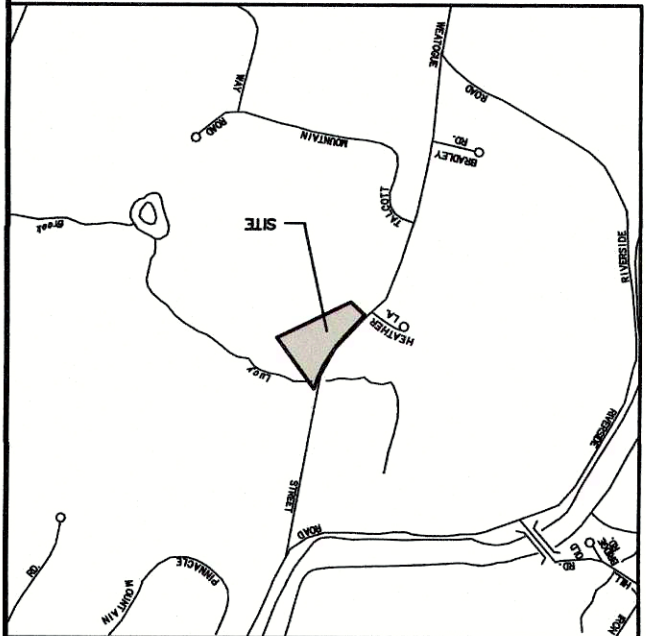


GENERAL NOTES

1. TOPOGRAPHY AND BOUNDARY INFORMATION BASED UPON A MAP ENTITLED "TOPOGRAPHIC SURVEY", PREPARED FOR, TANNER HILL, SIMSBURY, CONNECTICUT, SCALE: 1"=20', DATE: JULY 27, 2013, PREPARED BY: MILONE & MACBROOM, INC.
2. CONTOURS AND BENCH MARK ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983), ELEVATIONS, OTHERS.
3. MILONE & MACBROOM, INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
4. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
6. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
7. APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FROM 616 AND ADDENDUMS.
8. THE PLANS REQUIRE A CONVEYANCE WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPROVE OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
9. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPROVED FLOOR DURING NON-WORK HOURS.



LOCATION MAP



1 OF 1

PROJECT NO. 4398-02

DATE: OCTOBER 30, 2015

SCALE: 1"=20'

DESIGNED: KMT

CHECKED: TD

CONCEPTUAL SITE PLAN

TANNER OPEN SPACE PARKING LOT

EAST WEATOGUE STREET

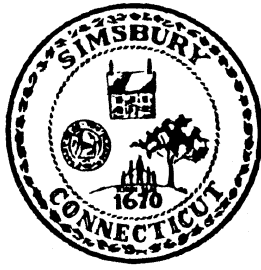
SIMSBURY, CONNECTICUT

| DESCRIPTION | DATE | BY |
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|             |      |    |
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**MILONE & MACBROOM**

99 Kealy Drive  
Cheshire, Connecticut 06410  
(203) 217-1733 fax (203) 272-9733  
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# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

October 20, 2020

Application #20-16. East Weatogue Street, Map H11, Block 106, Lot 37. Simsbury Land Trust Owner / Applicant. The construction of a parking area to facilitate access in the upland review.

The Simsbury Land Trust owns a parcel situated to the north of 130 East Weatogue Street. The area closest to the road has been used as a parking area. The area has been a mowed field and as weather conditions change the area has been known to get rutted and disturbed causing some erosion issues. In order to improve the lot the proposal for a gravel parking lot with a paved handicap space is proposed. The area is almost entirely within the upland review associated with Lucy Brook to the north. The topography is naturally fairly flat but sloping gently from north downward to the south. Some regrading will occur for stormwater control and being a mainly gravel lot there will be some permeability. There is proposed E&S to protect Lucy Brook during construction.

This area does show up on the DEEP, NDDB map. I would request that approval be made contingent on applying to DEEP for an NDDB review and that any and all guidelines given from the DEEP be added to the standard conditions of the issued permit.

Motions:

I find that the activity of establishing a gravel parking lot with minimal paving in the uplands review is a regulated activity.

I find that the activity of establishing a gravel parking area with minimal paving is not a significant activity and there are no prudent alternatives.

I make a motion to approve application 20-16 Simsbury land trust East Weatogue Street parcel north of # 130, Assessors Map H11, Block 106, Lot 37, the construction of a gravel parking area with a paved apron and paved handicap parking area with associated grading and infrastructure, with standard conditions and associated guidelines given through the DEEP, NDDB approval process.

Tom Hazel

Wetlands Agent

Telephone (860) 658-3245

Facsimile (860) 658-3206

An Equal Opportunity Employer  
[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

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





# Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: \_\_\_\_\_ FEE: \$ \_\_\_\_\_ CK #: \_\_\_\_\_ APP #: \_\_\_\_\_

PROPERTY ADDRESS: 251 Hopmeadow ST Weatogue

NAME OF APPLICANT: SIMSBURY FIRE DISTRICT, KEVIN KOWALSKI AGENT

MAILING ADDRESS: 871 Hopmeadow ST. SIMSBURY CT 06070

EMAIL ADDRESS: KKOWALSKI@SIMSBURYFD.org TELEPHONE # 860 818 0478

NAME OF OWNER: SIMSBURY FIRE DISTRICT

MAILING ADDRESS: 871 Hopmeadow ST. SIMSBURY CT. 06070

EMAIL ADDRESS: KKOWALSKI@SIMSBURYFD.org TELEPHONE # 860 658-1971

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:

SFD IS PROPOSING TO BUILD A "TOWN HOUSE" TRAINING BUILDING. A PERMIT WAS ISSUED 7 YEARS AGO TO "CLEAN" THIS AREA OUT, AND CREAT A "DEY HYDRA" HOWEVER THERE HAS BEEN NO WATER, ALSO TO ADD A CERIMONIAL FLAG

## 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.

Signature of Owner

Date

Signature and Title of Applicant

Date

DEPUTY CHIEF  
SFD

OCT 15, 2020

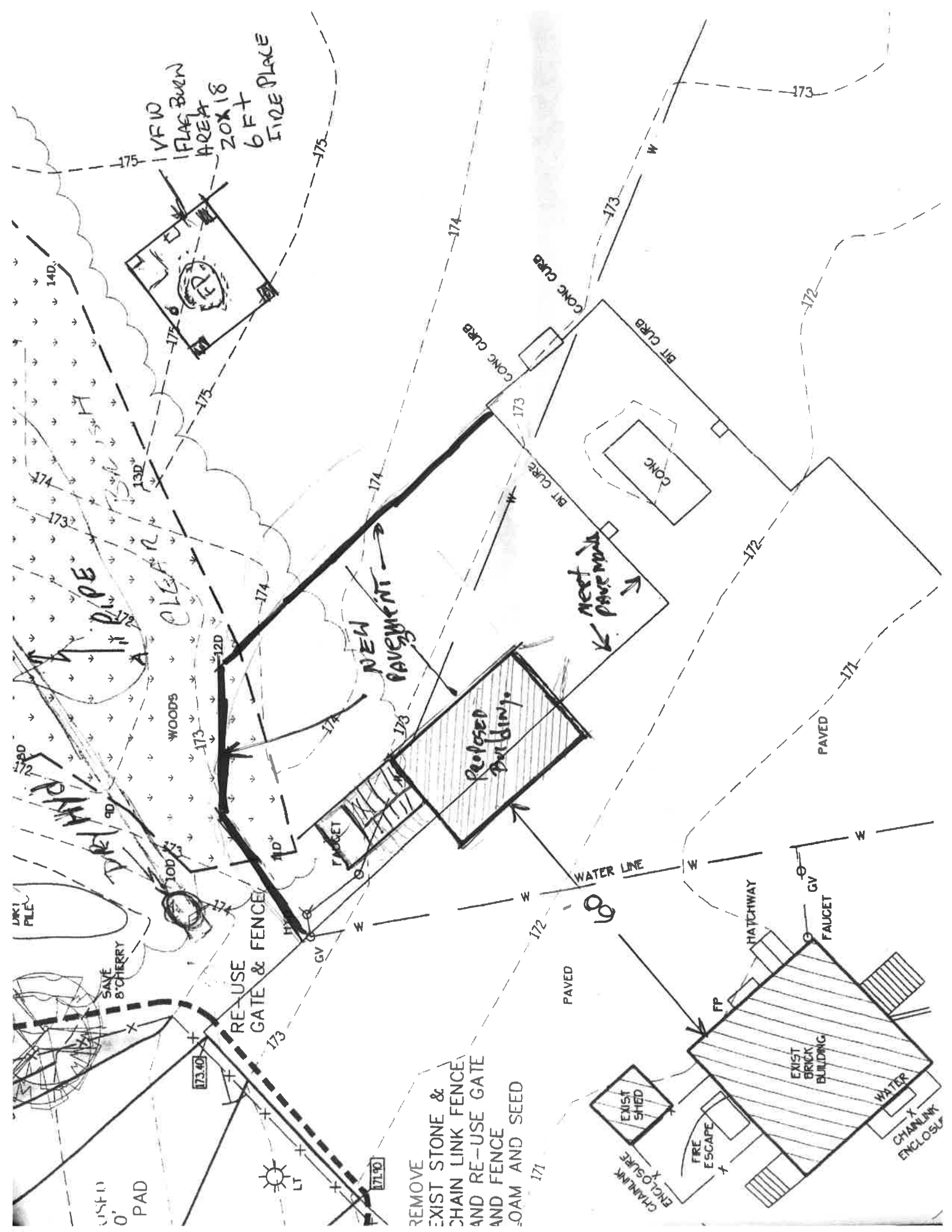
Telephone (860) 658-3245

Facsimile (860) 658-3206

[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

933 Hopmeadow Street

Simsbury, CT 06070





# **THE SIMSBURY FIRE DISTRICT**

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Simsbury, Connecticut

October 13, 2020

**Town of Simsbury  
Boards and Commissions  
933 Hopmeadow St.  
Simsbury, CT 06070**

**Deputy Fire Chief Kevin Kowalski has been authorized by the Simsbury Fire District to act as its agent for the purpose of acquiring approvals for the construction of a new training building, installation of a Ceremonial Flag Burning Area for the VFW, and other improvements to the training facility located at 251 Hopmeadow St. in the Weatogue section of Simsbury.**

**Please afford Chief Kowalski all the considerations and courtesies that you have given him in the past before his retirement as the District's Chief Administration Officer.**

Respectfully,



**Gary Wilcox  
President, Simsbury Fire District**

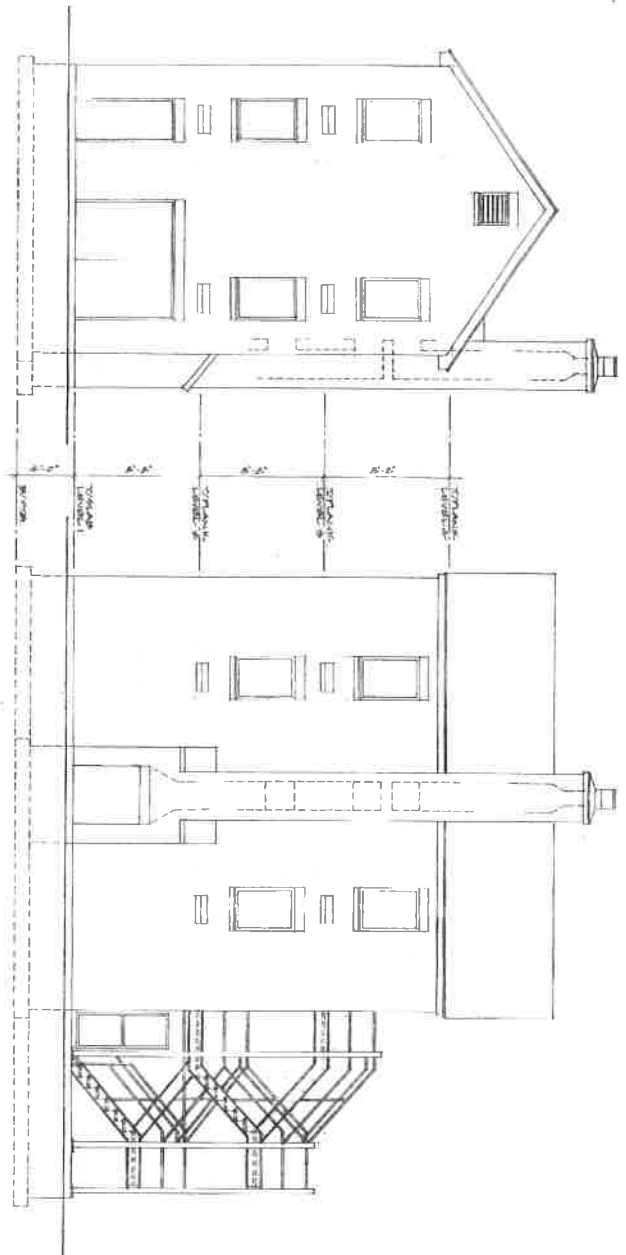


Google

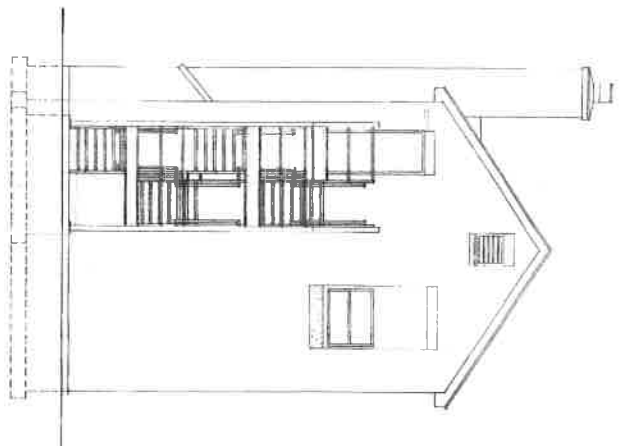
Russell Brook

6' clock 20''

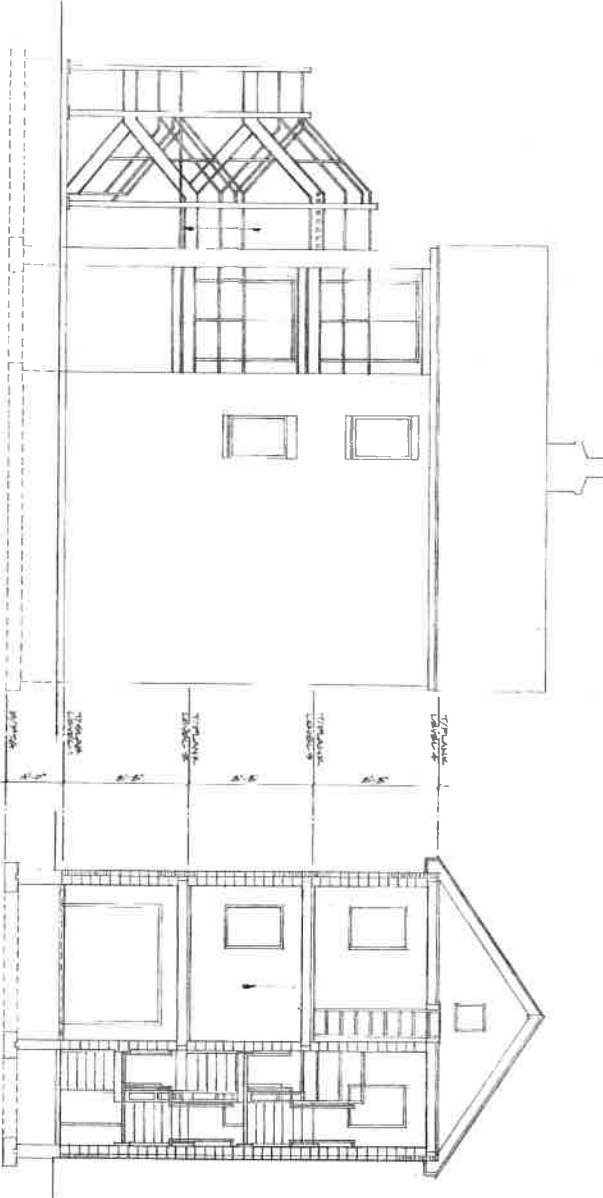




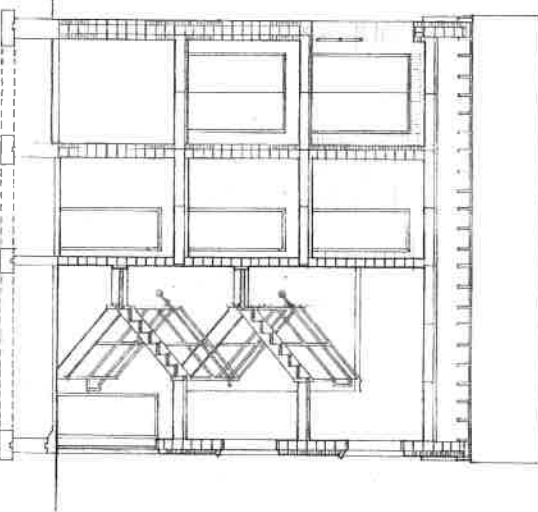
EAST ELEVATION  
1/4" = 1'-0"



WEST ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"

BUILDING SECTION  
1/8" = 1'-0"

BUILDING SECTION  
1/8" = 1'-0"

PROGRESS PRINT  
NOT FOR  
CONSTRUCTION  
DATE: 08/04/2008



A New Training Facility for:  
**Simsbury Fire Department**  
251 Hopmeadow Street  
Simsbury, CT