



933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

AGENDA PLANNING COMMISSION – REGULAR MEETING TUESDAY, MARCH 9, 2021

MEETING TO BE HELD VIA ZOOM - 7:00 p.m.

- I. CALL TO ORDER
 - 1. Pledge of Allegiance
- II. ROLL CALL
 - 1. Appointment of Alternates
- III. APPROVAL OF MINUTES of the February 23, 2021 regular meeting
- IV. PUBLIC HEARINGS
 - 1. <u>Application #21-01</u> of James & Nancy Brown, Owners/Applicant; for a 2-lot re-subdivision on the property located at 34 East Weatogue Street (Assessor's Map H14, Block 109, Lot 018). Zone R-40.
- V. GENERAL COMMISION BUSINESS
 - 1. POCD Update Workshop
- VI. CORRESPONDENCE
- VII. ADJOURNMENT

Please notify Michael Glidden, 860-658-3292, or MGlidden@simsbury-ct.gov if you are unable to attend this meeting.

Watch meetings LIVE and rebroadcast on Comcast Channels 96, 1090, Frontier Channel 6071 and LIVE streamed or on-demand at www.simsburytv.org

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
- 3. Written communications may be emailed to lbarkowski@simsbury-ct.gov by 12:00 p.m. on March 8, 2021 to have comments read into the record at the hearing

How to view application materials:

Visit https://www.simsbury-ct.gov/planning-commission



Office of Community Planning and Development -Planning Commission Application

DATE:	FEE: <u>\$</u>	CK #: _	APP #:	
PROPERTY ADDRESS:	34 EAST	WEATOGUE	STREET	
NAME OF OWNER:	MESE, EN	ANCY W. BR	lowN	
MAILING ADDRESS: 34	teast went	064631.311	1530mg, 21, 00	5070
EMAIL ADDRESS: TEO	@ PETERLE	BROWN, COM	TELEPHONE # <u>\$60</u>	978-3999
NAME OF APPLICANT:	SAM	E		
MAILING ADDRESS:				
EMAIL ADDRESS:	A-1-00-0-1		TELEPHONE # 860	408-91
NAME OF AGENT*:	ENNO LAN	DEURVEYIN	G & CONSULTING	1,266
			CIEFVILLE, CI	
*Agent is the Architect, Attor person with the Town and Co	rney, Engineer, Landscapommission.	e Architect, Surveyor, or other	TELEPHONE # 860 - er individual who will be the re	+ 408 - 916 7 esponsible contact
ZONING DISTRICT: R	-40		LOT AREA: 7.626	SQ FT/ACRES
Does this site have wetlands	s? TYES ZNO	Have you applied	I for a wetlands permit?	YES NO
Requested Action: (please	check appropriate box)		
Subdivision Re-S	Subdivision Rea	r Lot Re-Subdivision	Subdivision Modification	Other
Explain: CLEATE	ANEW	HACRE RE	SIDENTIAL 1	BUILDING
LOT WITH	THE EXIS	FING HOUS	EONTHE	
12EMAINE				
The proposed total number	er of lots is	•		
NOTE: Each application requ	uiring action by the Commi (plan requirements). Each	ission must be prepared in acc application shall include a l	cordance with subdivision regul ist of names and addresses of	ations Section VIII abutting property
Check** in the amount of \$ complete sets of plans must b	e submitted with the applica	ation, as well as PDFs, if availa		
1 amos &	2/16	Z	0 2/	16/2/
Signature of Owner	Date	Signature of App	plicant	Date
**Per \$ubdivision Regulati	ons			
O	hould attend the Dlanni	na Commission Mostings	nortaining to this applicat	ion

Owner/Applicant/Agent should attend the Planning Commission Meeting(s) pertaining to this application.

T:\Forms\Applications\Planning Commission Application 05092016.doc

Telephone (860) 658-3245

Facsimile (860) 658-3206

www.simsbury-ct.gov

933 Hopmeadow Street Simsbury, CT 06070

34 East Weatogue Street - 100' Abutters List

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City
				SIMSBURY, CT
H14 109 018	34 EAST WEATOGUE STREET	BROWN JAMES E AND NANCY W	34 EAST WEATOGUE STREET	06070
				SIMSBURY, CT
H14 109 020-B	H14 109 020-B 55 HIGHWOOD	SAVIN STACEY L	55 HIGHWOOD	06070
				CHARLOTTE, VT
H14 109 020	42 EAST WEATOGUE STREET	HYYPPA JOHANNA C TRUSTEE ET AL	668 WHALLEY ROAD	06445
		BOURKE SANDRA AND EPSTEIN MARSHALL		SIMSBURY, CT
H14 108 003	25 EAST WEATOGUE STREET	(TC)	25 EAST WEATOGUE STREET	06070
				SIMSBURY, CT
H14 108 007A	41 EAST WEATOGUE STREET	EPSTEIN MARSHALL B AND LYNN C	41 EAST WEATOGUE STREET	06070
				SIMSBURY, CT
H14 109 18B	EAST WEATOGUE STREET	FOLEY BRIAN J	76 HARTFORD ROAD	06070
				SIMSBURY, CT
H14 109 017A	30 EAST WEATOGUE STREET	LANZA SUSANNE H AND JOSEPH P	PO BOX 64	06070
				SIMSBURY, CT
H14 108 008	45 EAST WEATOGUE STREET	MCCUSKER ROBERT J AND MEAGEN M	45 EAST WEATOGUE STREET	06070
				FARMINGTON,
H14 108 006	39 EAST WEATOGUE STREET	SIMSBURY MERRIFIELD REAL ESTATE LLC	314 MAIN STREET	CT 06032

Town of SimsburyGeographic Information System (GIS)



Date Printed: 2/16/2021



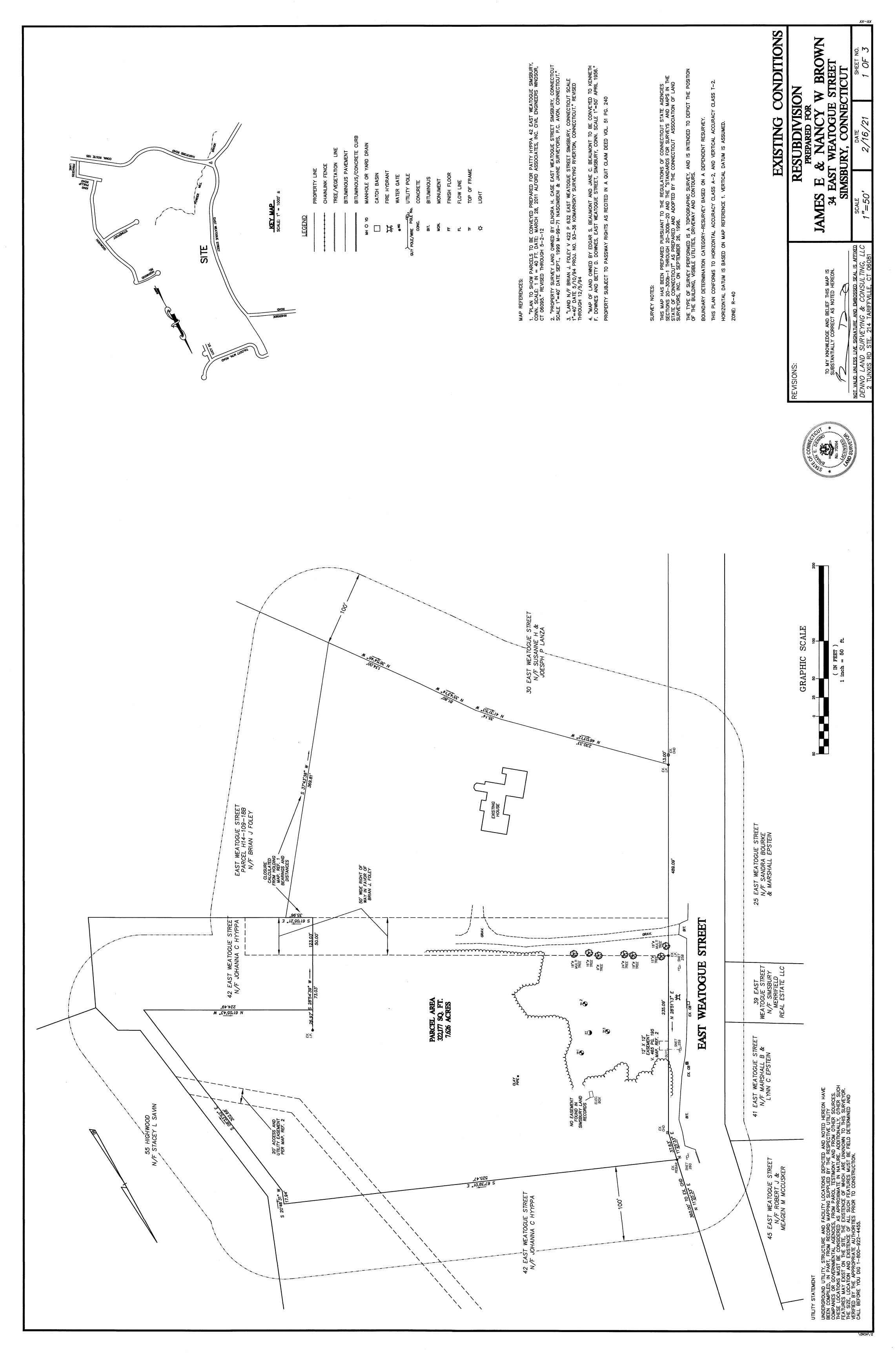
MAP DISCLAIMER - NOTICE OF LIABILITY

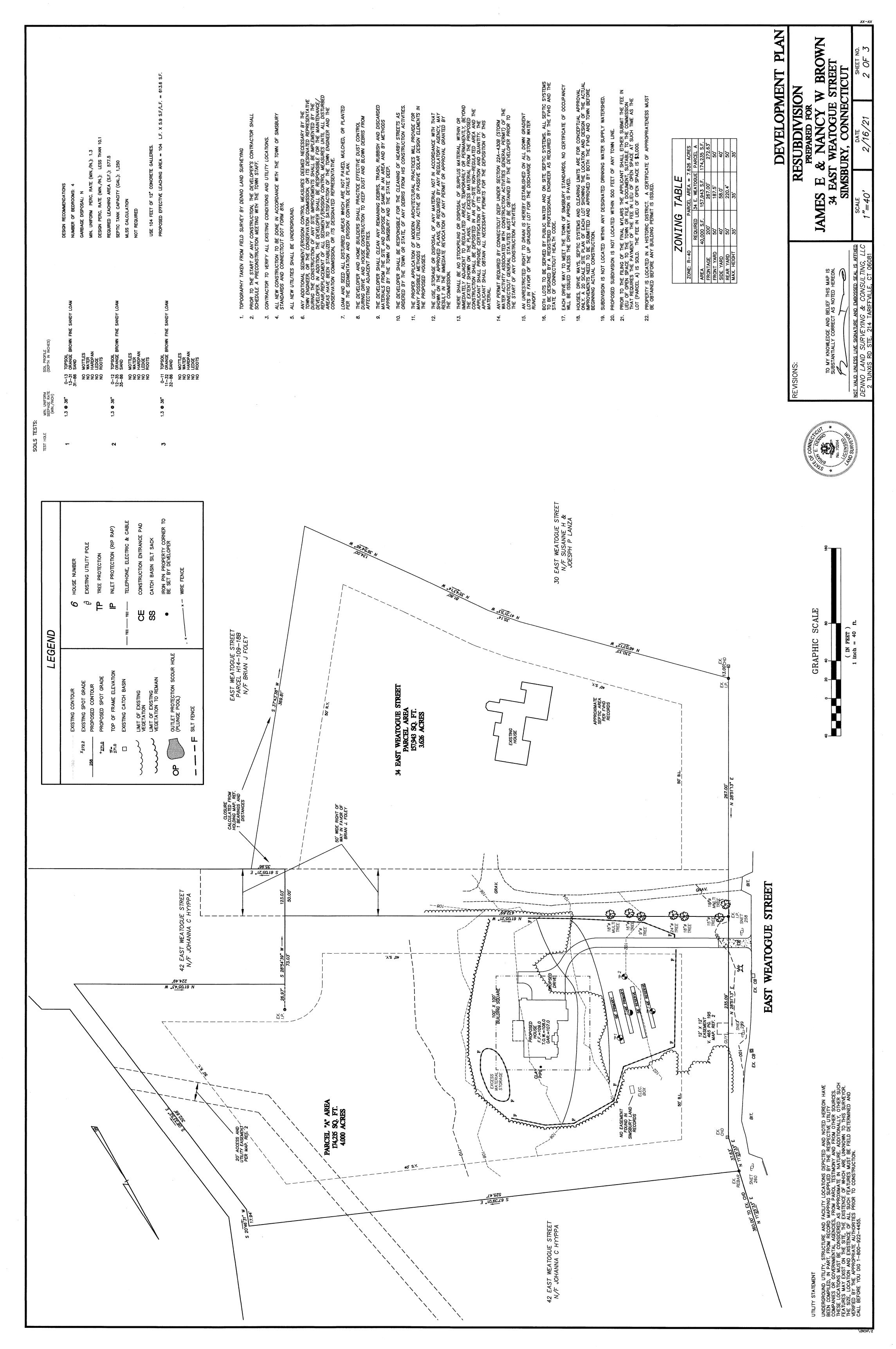
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet









EROSION AND SEDIMENTATION CONTROL PLAN

REFERENCE IS MADE TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002)AS AMENDED, AND TO THE TOWN HIGHWAY ENGINEERING STANDARDS AND SPECIFICATIONS. THE GUIDELINES ARE OBTAINABLE FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CONNECTICUT 06106, AND SHOULD BE USED AS A REFERENCE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS.

IN ALL AREAS, REMOVAL OF TREES, BUSHES AND OTHER VEGETATION AS WELL AS DISTURBANCE OF THE SOIL IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE. DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.
AFTER CONSTRUCTION, GRADE, RESPREAD TOPSOIL AND STABILIZE SOIL BY SEEDING AND MULCHING SO AS TO PREVENT EROSION.

THE STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION OF CONNECTICUT D.O.T. FORM 816 ARE THE OFFICIAL SPECIFICATIONS FOR CONSTRUCTION IN THE TOWN. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AT THE BEGINNING AND END OF EACH STEP OF THE CONSTRUCTION PROCEDURE AND SHALL NOT PROCEED WITH THE NEXT STEP UNTIL THE TOWN ENGINEER HAS INSPECTED THE WORK.

SPECIAL PROVISIONS REGARDING WETLANDS AND WATERCOURSES

WHENEVER CONSTRUCTION SHALL TAKE PLACE IN AREAS DESIGNATED AS WETLANDS, REGULATED AREAS OR AREAS TO BE ECOLOGICALLY PROTECTED, THE CONTRACTOR SHALL TAKE SPECIAL CARE WITH HIS CONSTRUCTION METHODS AND SHALL COMPLY WITH THE FOLLOWING REGULATIONS: GENERAL

ALL EXISTING VEGETATION SHALL BE PROTECTED, AND ONLY THAT CLEARING AND CUTTING WHICH IS ABSOLUTELY NECESSARY FOR THE PROPOSED CONSTRUCTION OR TO CLEAR THE PERMANENT RIGHT—OF—WAY SHALL BE ALLOWED. ANY PROCEDURES INVOLVING WATERCOURSES SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT INJURY TO PERSONS OR PUBLIC HEALTH, AND TO PREVENT FLOODING OF PUBLIC OR PRIVATE PROPERTY.

ALL REGULATED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND CONTOUR EXCEPT AS SHOWN ON THE APPROVED GRADING PLAN. EXCESS EXCAVATED MATERIAL, INCLUDING THAT RESULTING FROM CLEARING AND GRUBBING, SHALL NOT BE DEPOSITED WITHIN THE REGULATED AREA EXCEPT AS SHOWN ON THE APPROVED GRADING PLAN.

ALL REGULATED AREAS AND WATERCOURSES SHALL BE PROTECTED FROM SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION. THIS PROVISION APPLIES PARTICULARLY TO DEWATERING ACTIVITIES, STORAGE OF EXCAVATED OR STOCKPILED MATERIAL AND TRENCH OR DITCH EXCAVATION. SEDIMENTATION CONTROL

WORK WITH REGULATED AREAS

IF PORTIONS OF THIS PROJECT ARE TO BE CONSTRUCTED IN WETLANDS, REGULATED AREAS AND WOODED AREAS. THE INTENT OF THIS CONTRACT IS TO LIMIT DISTURBANCE OF THESE AREAS TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION AND TO RESTORE THE AREAS AS CLOSELY AS POSSIBLE TO THEIR ORIGINAL NATURAL STATE. THE DEVELOPER WILL OBTAIN THE NECESSARY PERMIT FROM THE TOWN WETLANDS COMMISSION. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PERMIT, THE MAPS HELD BY THE TOWN INDICATING THE LIMITS OF REGULATED AREAS AND CONDITIONS FOR CONSTRUCTION WITHIN THESE AREAS. THE CONTRACTOR SHALL BE REQUIRED TO STRICTLY ADHERE TO ALL REQUIREMENTS AND RESTRICTIONS IMPOSED BY THE WETLANDS PERMIT.

THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM OR ORGANIC MATERIAL PRIOR TO TRENCHING OPERATIONS AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. IN AREAS DESIGNATED AS REGULATED AREAS, THE UPPER STRATA TO A DEPTH OF 2 FEET SHALL BE STRIPPED AND STORED SEPARATELY. DURING BACKFILLING, THESE MATERIALS SHALL BE REPLACED AND FINISHED AS THEY EXISTED BEFORE CONSTRUCTION BEGAN, EXCEPT FOR SPECIAL ACCESS WAYS AS NOTED ON THE PLANS. STRIPPING AND STOCKPILING

THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTL EXPIRATION OF THE MAINTENANCE PERIOD. ALL DEPRESSIONS APPEARING IN THE BACKFILLED EXCAVATION SHALL BE PROPERLY FILLED AND RESEEDED IF NECESSARY. THE CONTRACTOR SHALL NOT INTRODUCE ANY QUANTITIES OF FILL MATERIALS INTO ANY AREAS DESIGNATED AS REGULATED AREAS EXCEPT AS SHOWN ON THE APPROVED GRADING PLANS.

ALL SAPLING TREES AND BRUSH CUT ON THE JOB SHALL BE CHIPPED FOR DISPOSAL. WOOD CHIPS SHALL BE 1/8 INCH NOMINAL THICKNESS WITH NOT LESS THAN 50 PERCENT OF THE CHIPS HAVING AN AREA NOT LESS THAN ONE (1) SQUARE INCH, NOR MORE THAN SIX (6) SQUARE INCHES. THE CHIPS SHALL BE DISPOSED OF BY UNIFORM SPREADING OVER THE PROJECT IN WOODED AREAS DESIGNATED BY THE ENGINEER.

DISPOSAL OF TREES AND BRUSH

ALL OTHER CUT TREES AND STUMPS SHALL BE REMOVED FROM THE REGULATED AREAS. TRENCH EXCAVATION

CARE SHALL BE TAKEN TO EXCAVATE TO THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE METHODS AND EQUIPMENT USED FOR EXCAVATION MUST BE ADAPTED TO THE CONDITIONS AT THE SITE AND THE DIMENSIONS OF THE REQUIRED TRENCH. THE WIDTH OF THE DISTURBED GROUND OR STREET SURFACE, CUT OR DISTURBED, SHALL BE KEPT AS SMALL AS PRACTICABLE TO ACCOMMODATE THE WORK. AND BACK FIL

TRENCH EXCAVATION BELOW THE TWO FOOT DEPTH WHICH IS TO BE STRIPPED AND STORED SEPARATELY SHALL BE STOCKPILED AND SHALL BE USED AS THE TRENCH BACKFILL MATERIAL IN THE WETLANDS AREA, UNLESS THE ENGINEER DECLARES IT UNSUITABLE FOR BACKFILL MATERIAL. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR IN AN AREA DESIGNATED BY THE ENGINEER.

MINIMIZING STREAM SILTATION

THE CROSSING OF STREAMS WITH UNDERGROUND UTILITIES WILL BE ACCOMPLISHED BY INSTALLING A LARGE DIVERSION PIPE IN THE EXISTING CHANNEL AND THEN TUNNELING UNDER THE BED. ONCE THE UTILITY IS INSTALLED THE DIVERSION PIPE SHALL BE REMOVED LEAVING THE STREAM ESSENTIALLY UNDISTURBED. SMALL WATERCOURSES THAT CAN BE TEMPORARILY DAMMED UP SHALL BE RESTRICTED WITH BALED HAY, STONES AND/OR TIMBERS TO PREVENT SILTING.

WATER PUMPED FROM POORLY DRAINED AREAS AND THE TRENCH EXCAVATION SHALL BE FREE FROM SILT AND SHALL BE DISCHARGED SO AS TO MINIMIZE TURBULENCE IN ADJACENT WATERCOURSES. IF NECESSARY, WATER SHALL BE DISCHARGED TO SILTATION PONDS PRIOR TO DISCHARGE TO THE STREAM. RESTORATION

THE FINAL RESTORATION AND RESEEDING SHALL BE DONE IN ACCORDANCE WITH OTHER SPECIFICATIONS IN THIS CONTRACT.

EROSION AND SEDIMENTATION CONTROL MEASURES

F.. SYNTHETIC FILTER BARRIER FENCE AS SPECIFIED IS TO BE INSTALLED AT ALL LOCATIONS AS INDICATED ON THE PLANS TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE DRAINAGE SYSTEM, WETLANDS OR WATERCOURSES. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED AS FILL IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. THE FENCE IS TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE FENCE IS TO REMAIN IN PLACE AND TO BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCE ARE STABILIZED AND VEGETATION HAS BEEN ESTABILISHED.

R., RIP—RAP AS SPECIFIED IS TO BE INSTALLED AT THESE POINTS AS ENERGY DISSIPATION STRUCTURES. THE RIP—RAP IS TO BE INSTALLED BEFORE THE OUTLET STRUCTURES ARE ACTIVATED AND ALL ADJACENT AREAS ARE TO BE IMMEDIATELY SEEDED IF IN SEASON, OR THE SOIL IS TO BE STABILIZED BY OTHER METHODS. THIS MAY REQUIRE SODDING OR MULCHING OR OTHER METHODS AS DEFINED IN THE "GUIDELINES".

D.. AN INTERCEPTOR DIKE IS TO BE INSTALLED IN THE ROADWAY AT THIS POINT TO DIVERT RUNOFF FLOWING IN THE ROADWAY TO A TEMPORARY OUTLET. THE DIVERSION IS TO REDUCE RUNOFF AND EROSION IN THE GRADING OF THE DIVERSION. THE INTERCEPTOR DIKE SHALL BE INSTALLED AFTER ROUGH COURSES ARE INSTALLED BASE AND SURFACE INSTALLED.

ESTABLISHING VEGETATION COVER ON DISTURBED AREAS

1. SCARIFY SURFACE OF ALL AREAS TO BE TOPSIDE AND PLACE A MINIMUM OF 4" OF TOPSOIL ON ALL AREAS TO BE SEEDED.

2. APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE. (100 LBS./1000 SQ. FT.)

3. FERTILIZE

a) FOR SPRING SEEDING, APPLY 10–10–10 FERTILIZER AT A RATE OF 300 LBS.
PER ACRE (7 LBS./1000 SQ. FT.) AND WORK INTO SOIL. SIX TO EIGHT WELKS LATER, APPLY AN ADDITHONAL 300 LBS. PER ACRE ON THE SURFACE.

b) FOR FALL SEEDING, APPLY 10–10–10 FERTILIZER AT A RATE OF 600 LBS.
PER ACRE (14 LBS./1000 SQ. FT.) AND WORK INTO SOIL.

4. SMOOTH AND FIRM SEEDBED, APPLY SEED UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.

5. MULCH IMMEDIATELY WITH HAY FREE FROM WEAK SEEDS, AT A RATE OF 3 BALES PER 1000 SQ. FT.

ONE HAN PERMANENT OR WHERE F

SEEDING MIXTURE	RATE PER	SEEDING DATES
CREEPING RED FESCUE KENTUCKY BLUEGRASS	0.45 LB	APRIL 15 - JUNE 15
PERENNIAL RYEGRASS	0.10 LB 1.00 LB	AUGUST 15 - SEPT 15
CREEPING RED FESCUE	0.45 LB 0.05 LB	APRIL 15 _ JUNE 15
TALL FESCUE OR SMOOTH BROMEGRASS	0.45 LB 0.95 LB	OR AUGUST 15 - SEPT 15
CREEPING FESCUE	0.45 LB 0.05 LB	APRIL 15 _ JUNE 15
CROWN VETCH	0.35 LB 0.85 LB	OK AUGUST 15 — SEPT 15
RED CANARYGRASS	0.45 LB 0.10 LB	APRIL 15 - JUNE 15
	0.55 LB	AUGUST 15 - SEPT 15
	SEEDING MIXTURE BY WEIGHT CREEPING RED FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS CREEPING RED FESCUE REDTOP CREEPING FESCUE REDTOP REDTOP	SS

IF TREES ARE TO E

TEMPORARY

 SPECIES	SQ. FT.	1,3 DATE	2 DEPTH	
ANNUAL RYEGRASS	1.0	3/1 - 6/15 8/1 - 10/1	5.0	
PERENNIAL RYEGRASS	1.0	3/15 - 6/15 8/1 - 10/1	9.5	
wnter Rye	3.0	4/15 - 6/15 8/15 - 10/1	1.0	
OATS	2.0	3/1 - 6/15 8/1 - 10/1	1.0	
WHEAT	3.0	4/1 – 6/15 8/15 – 10/1	1.0	
MILLET	0.5	6/1 - 7/1 5/15 - 8/15	1.0	
SUDANGRASS	0.7	5/15 - 8/15	1.0	
BUCKWHEAT	0.4	4/1 - 9/15	1.0	
WEEPING LOVEGRASS	0.2	6/1 – 7/1	0.25	

U.S. DEPARTMENT OF

SOURCE:

AND ORGANIC MULCH MATERIALS

STRAW OR 1 1/2 - 2 TONS 70 - 90 LBS. FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND. 1000 - 25 - 50 LBS. DO NOT USE ALONE IN WINTER OR DURING HOT, DRY WEATHER. APPLY AS SLURRY. CORN 4 - 6 TONS 185 - 275 LBS. PINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND.				
PER ACRE 1 1/2 - 2 TONS 1000 - 2000 LBS. 4 - 6 TONS	NOTES	FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND.	FIBERS 4MM OR LONGER. DO NOT USE ALONE IN WINTER OR DURING HOT, DRY WEATHER. APPLY AS SLURRY.	CUT OR SHREDDED IN 4—6 INCH LENGTHS. AIR DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND
	PER 1000 SQ.FT. ²	.20 – 90 LBS.	25 - 50 LBS.	185 – 275 LBS.
MULCHES STRAW OR HAY WOOD FIBER CORN STALKS	PER ACRE	1 1/2 - 2 TONS	1000 – 2000 LBS.	4 - 6 TONS
	MULCHES	STRAW OR HAY	WOOD FIBER	CORN STALKS

SEED AT

INSTALLATION REQUIREMENTS FOR ORGANIC MULCHES ORGANIC MULCHES MAY BE NOTED IN FIGURE 7-1. MATERIALS

SELECT MULCH MATERIAL BASED ON SITE CONDITIONS, AVAILABILITY OF MATERIALS, AND LABOR AND EQUIPMENT. FIGURE 7-1 LISTS THE MOST COMMONLY USED ORGANIC MULCHES. OTHER MATERIALS MAY BE USED WITH THE PERMISSION OF THE APPROVING AUTHORITY.

COMPLETE THE MEASURES. PRIOR TO MI

APPLICATION

MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE. APPROXIMATELY 1000 SQUARE FOOT SECTIONS AND PLACE 70—90 LBS (1—1/2 TO 2 BALES) OF WHEN SPREADING STRAW OR HAY MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO HAY IN EACH SECTION TO INSURE UNIFORM DISTRIBUTION.

STRAW OR HAY MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT WINDBLOWING. OTHER ORGANIC MULCHES DO NOT REQUIRE ANCHORING. THE FOLLOWING METHODS OF ANCHORING STRAW OR HAY MAY BE USED. ORGANIC MULCH ANCHOR

THIS IS A TRACTOR—DRAWN IMPLEMENT DESIGNED TO PUNCH MULCH INTO THE SOIL SURFACE. THIS METHOD PROVIDES MAXIMUM EROSION CONTROL WITH STRAW. IT IS LIMITED TO USE ON SLOPES NO STEEPER THAN 3 TO 1 (3 HORIZONTALLY TO 1 VERTICALLY), WHERE EQUIPMENT CAN OPERATE SAFELY. MACHINERY SHALL BE OPERATED ON THE CONTOUR. MULCH

APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND SO CLEAT MARKS ARE PARALLEL TO CONTOUR.

MULCH NETTINGS TRACKING

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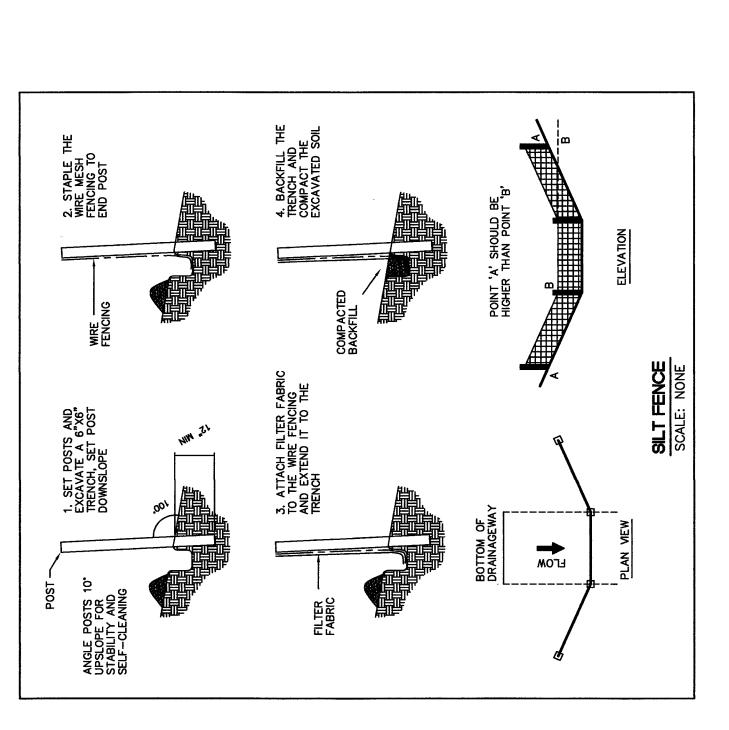
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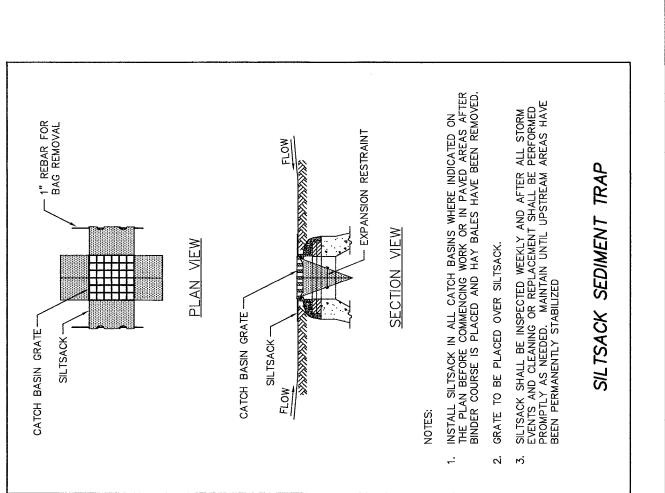
. BE REMOVED FROM THE SITE OR GROUND ON SITE TO IULCH. STUMPS SHALL NOT BE BURIED ON SITE. ALL MULCHES MUST BE INSI EROSION. NETTING SHOULD I OR BREAKAGE OCCUR, REIN INSPECTIONS SHOULD TAKE CONSIDERED ESTABLISHED U SOIL EROSION AND TO SURY WITH ORNAMENTAL PLANTING MAINTAINING COVERAGE OF STUMPS SHALL BE USED AS MU

WITH THE DEP IS REQUIRED FOR THE OVER IN 5 ACRES BUT LESS THAN 10 ACRES.

REGISTRATION OF MORE THAN

OP TONS TONS T. KE SAID CONSTRUCTION ENTRANCE PAD SCALE: NONE public ROMO





CHECKLIST CONTROL SEDIMENTATION AND

RESUBDIVISION JAMES AND NACY B
34 EAST WEATOGUE STREET
2 LOT RESIDENTIAL DEVELOPMENT
7.626 LOCATION:
PROJECT DESCRIPTION:
PARCEL AREA:

JAMES BROWN (860) 978—39993 34 EAST WEATOGUE STREET SIMSBURY, CT 06070 RESPONSIBLE PERSONNEL:

DENNO LAND SURVEYING & CONSULTING, LLC (860) 408-2 TUNXIS ROAD SUITE 214
TARIFFVILLE, CONNECTICUT 06081 EROSION AND SEDIMENT CONTROL PLAN PREPARER:

CHECKLIST:				:	
WORK DESCRIPTION Erosion & Sediment Control Measures	LOCATION	DATE INSTALLED	INITIALS	DATE REMOVED	INITIALS
CONSTRUCTION ENTRANCE PAD	OLD FARMS ROAD				
SILT FENCE	TOE OF SLOPES				
	STOCKPILES				
				-	
TOPSOIL, MULCH & SEED	ALL DISTURBED AREAS				

MAINTENANCE OF MEASURES:

LOCATION	DESCRIPTION OR NUMBER	DATE	AITINI
EAST WEATOGUE STREET	CONSTRUCTION ENTRANCE PAD		
TOE OF SLOPES	SILT FENCE		
STOCKPILES	SILT FENCE		
ALL DISTURBED AREAS	TOPSOIL, MULCH & SEED		

ROJECT

DESCRIPTION	DATE	INITIALS
ATE OF GROUNDBREAKING FOR PROJECT		
TE OF FINAL STABILIZATION		-

CONSTRUCTION

5 AN ON-THE PROPOSED PROJECT IS A 2 LOT RESIDENTIAL SUBDIVISION ON A 7.626 ACRE 3.6 ACRE LOT AND A NEW HOME ON A 4.0 ACRE LOT. NEW HOME IS TO BE SERVED BY A NEW DRIVEWAY WITH PUBLIC WATER AND

₹

FENCE KEYED INTO THE

= 1.13 ACRES

DISTURBANCE

TOWN AND HEALTH DEPARTMENT, CONSTRUCTION OF THE PROJECT WILL BE COMPLETED IN ONE PHASE.

DEVELOPER'S SURVEYOR TO IDENTIFY AND MARK TREES TO BE PROTECTED AND STAKE TO REMAIN UNDISTURBED. INSTALL CONSTRUCTION ENTRANCE PAD.

CLEARING BRIGHT NYLON BARRIER TAPE ALONG EDGE OF

P

ONE CUBIC FOOT FROM CONSTRUCTION AREA STOCKPILE STRIP TOPSOIL IN AREAS TO BE CUT OR FILLED. STOCKPILE REMOVE UNACCEPTABLE SOIL AND BOULDERS LARGER THAN ROUGH GRADE HOUSE SITE AND DRIVEWAY.

SEDIMENTATION CONTROL MEASURES.

REMOVE TREES, BRUSH AND STUMPS IN AREAS TO BE

INSTALL ALL EROSION AND

MULCH OR COVER WITH NETTING.

CONSTRUCT HOUSE, INSTALL SEPTIC SYSTEM & UTILITIES.
INSTALL DRIVEWAY BASE AND PAVE
GRADE, LOAM AND SEED ALL DISTURBED AREAS

DETAILS CONTROL **EROSION** ∞ SEDIMENTATION

W BROWN RESUBDIVISION
PREPARED FOR

ES E & NANCY W BROW

34 EAST WEATOGUE STREET
SIMSBURY, CONNECTICUT **JAMES** ¥ NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED DENNO LAND SURVEYING & CONSULTING, LLC 2 TUNXIS RD STE. 210 TARIFFVILLE, CT 06081 TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

SHEET 1

DATE 2/16/21

TOWN OF SIMSBURY NOTIFICATION OF PUBLIC HEARING – REGULAR MEETING PLANNING COMMISSION

Your property abuts <u>34 East Weatogue Street</u> and you are entitled to notification of the following: The Simsbury Planning Commission is holding a <u>Public Hearing</u> at a regular meeting regarding a request for a 2-lot re-subdivision of the above property.

The Public Hearing will be held on Tuesday, March 9, 2021.

Meeting Information

Time: <u>7:00 p.m.</u>

Location: Simsbury Town Offices – Virtual Meeting

via Zoom: https://zoom.us/j/2574297243

At this hearing, interested persons may appear via Zoom and be heard on the issues and written communications may be emailed to lbarkowski@simsbury-ct.gov by 12:00 p.m. on March 8, 2021 to have their comments read into the record at the hearing.

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

LEGAL NOTICE TOWN OF SIMSBURY PLANNING COMMISSION – REGULAR MEETING

The Planning Commission of the Town of Simsbury will hold a virtual Public Hearing at a Regular Meeting on Tuesday, March 9, 2021, at 7:00 p.m. via Zoom: https://zoom.us/j/2574297243 on the following:

1. Application #21-01 of James & Nancy Brown, Owners/Applicant & Denno Land Surveying & Consulting, LLC, Agent for a 2-lot re-subdivision on the property located at 34 East Weatogue Street (Assessor's Map H14, Block 109, Lot 018). Zone R-40.

At this hearing, interested persons may appear via Zoom and be heard on the issues and written communications may be emailed to lbarkowski@simsbury-ct.gov by 12:00 p.m. on March 8, 2021 to have their comments read into the record at the hearing. A copy of the above is on file in the Office of the Simsbury Planning Department, 933 Hopmeadow Street, Simsbury Connecticut, for public inspection.

Dated this 17th day of February, 2021, at Simsbury, Connecticut

William Rice, Chairman Simsbury Planning Commission

HARTFORD COURANT:

PLEASE PUBLISH THIS ON <u>BOTH Wednesday</u>, February 24, 2021, and <u>Wednesday</u>, March 3, 2021 ZONE ONLY FOR THE FARMINGTON VALLEY <u>EDITION</u>.

INVOICE: SIMSBURY PLANNING COMMISSION acct #CU00254287

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34 E. WEATOGUE ST

SIMSBURY, CT. 06070

To: POBERT JAMOMEAGAMM MGUSKE

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SIMSBURY, CT. 06070

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From: TED BROWN

34 E. WEATOGVE ST

SIMSBUM, CT 0607E

SUSANNE HAND JOSEPHP LANZ PO BOX 64

Sims BURY, CT - 06076

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SIMSBURY, CT. 06076

PS Form **3817**, April 2007 PSN 7530-02-000-9065



933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

March 4, 2021

Re: 34 East Weatogue Street Re Subdivision

Planning Commission:

At the regularly scheduled Conservation Commission meeting a request for a referral was made about the re-subdivision of 34 East Weatogue Street Simsbury CT. The commission reviewed the application materials and is making a positive referral to the proposed re subdivision.

Thomas Hazel

Assistant Town Planner

Simsbury, CT

Barkowski Laura

EXHIBIT 6

From:

Michael Lanza <michael.lanza@mac.com>

Sent:

Thursday, March 4, 2021 12:30 PM

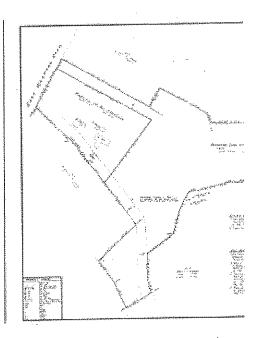
To:

Barkowski Laura

Subject:

Original Foley/Brown Subdivision Plan -- Email 1

Laura, thanks very much for your time. In this email and a second to be sent momentarily, you will have the information about the original subdivision plan by Brian Foley showing the right away along the southern boundary of 34 East Weatogue Street that benefits my parent's property (with volume and page reference). I'd be happy to answer any questions the planner has. 860-550-3376, Thanks, Mike Lanza.



And the second s 4. 427 PAGE 0400 Town of Simsbury March 9, 1994 To Whem It Hay Concern: The map entitled "Land n/f Brian J. Foley showing parcel to be conveyed East Weatcome Rd. Slasbury. CT" (vol 427 P 390) warrantee deed, may represent a division of land that is in violation of the Town of Simsbury Zoning and Subdivision regulations. LT: cnb DOC3: LEMNT EUEUD. Grantor: Briss J. Foley PECEIVED MARO 9 1994 Crantees: James E. Brown and Rancy W. Brown Property Location: Easterly side of East Westogue Street,
identified as Parcel to be Conveyed on
a map enviled "Land N/F Brian J. Foloy"
Showing Parcel to be Conveyed East Westogue
Road Sintbury, Conn. dated February 21. (V) 1810 This land Record instrument will be obtached to the said map in the Town Cloth's Office after zeconding. PAR OF rt J. Foley :32 AN EQUAL OPPORTUNITY EMPLOYER - 2 60 18 08 R -503.05.77 W victed hereon are subject to the the Historic District Ordinance "Simsbury 4.337 P.747. ased upon Map Reference *1. FIXED LIME PHOTOGRAPHIC ty prepared for Constantine
East Westogue Road Simsbury
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\$7. 1 of Z. Land NIF Brian T. Foley 1:60 Showing Parcel to be Conveyed East Weatogue Road Simsbury, Connecticut 2/21/94 T.K 1 HEREBY CERTIFY TO AND ONLY TO SECULAR ST. THAT THIS MAP AND SERVEY WERE ACCORDANCE WITH THE STANDARDS OF A CLASS A-DEPRED IN THE CODE OF PRACTICE FOR STANDARD J.S. V. Proj. Ma. ro H. Case "38 and "42 East Westoque" "ann. 52,1=100" daked July 28,1992, "L.R. 93-34 94-100 NOT VALID
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Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.

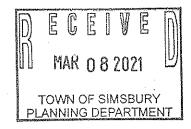
3/29

J. PAUL LANZA and SUSANNE H. LANZA

(30 East Weatogue Street) P.O. Box 64 Simsbury, CT 06070

March 8, 2021

Planning Commission Simsbury Town Offices 933 Hopmeadow Street Simsbury, CT 06070



RE:

Application No. 21-01

Brown Resubdivision, 34 East Weatogue Street

Ladies and Gentlemen:

We have been the southern abutter to 34 East Weatogue Street for 34 years. We do not object to the Brown's resubdivision of their property to the north of the existing historic home and the 50' right of way established through the 1994 subdivision by Brian Foley, the Browns' brother-in-law.

The resubdivision plan, however, does not depict the historic nearly 50' right of way along the southern boundary of the original Brown lot and the northern boundary of our property. This right of way benefits our property and was depicted on the 1994 Foley subdivision plan. Last week, we provided copies of that plan to Ms. Batkowski. Mr. Foley currently uses the historic right of way, trucking materials from his property to the east as recently as last week.

The right of way is the ancient road to the original Ensign-Bickford factory established in East Weatogue as Bacon, Bickford, Eales & Co. in 1836. The original factory burned in 1839 and was rebuilt. The rebuilt factory burned again 1851, and the factory was moved across the Farmington River. A historical monument to the 1851 fire was erected on the site, now on Mr. Foley's property just beyond the eastern boundary of our property. Information about the factory and the monument can be found at the following links:

- https://connecticuthistory.org/the-steady-evolution-of-a-connecticut-family-business/
- https://npgallery.nps.gov/GetAsset/93dac28a-44c8-4996-b1bb-82caec3b0483

We believe the Planning Commission should be aware of (i) the historic right of way, (ii) the historical monument, and (iii) the two rights of way that run across the northern and southern boundaries of the Brown property at 34 East Weatogue Street (new 3.6 acre lot) benefitting Mr. Foley's property to the east of the subject property and our property.

Sincerely, J. Paul Lanza Susanne H. Lanza

Copy: Laura Barkowski, !barkowski@simsbury-ct.gov

Ted Brown, ted@peterlbrown.com
Brian Denno, brian.denno@gmail.com



Farmington Valley Health District

95 River Road, Suite C ... Canton, CT 06019 ... Phone (860) 352-2333 ... Fax (860) 352-2542

Avon • Barkhamsted • Canton • Colebrook • East Granby • Farmington • Granby • Hartland • New Hartford • Simsbury

February 22, 2021

To: Simsbury Planning and Zoning Commission

From: Kristin M. Kula, Registered Sanitarian $\sqrt{}$

Re: 34 East Weatogue Street, Plan Date: February 16, 2021

This office as received plans from Denno Land Surveying & Consulting, LLC for the above referenced property. Based on those plans, it appears that the proposed lot is capable of supporting a code complying septic system. The property will be served by public water.

If there are any changes to the proposed septic area, additional testing may be required.

Please call with any questions.

Cc: Brian Denno James E. Brown