



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

AGENDA
PLANNING COMMISSION – REGULAR MEETING
TUESDAY, MARCH 23, 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 March 9, 2021 regular meeting

IV. PUBLIC HEARINGS

1. **Application #21-01** 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. NEW BUSINESS

1. **Referral from the Zoning Commission**
 - A. **Application 21-04** of EAY Properties, Owner; Philip Doyle, Agent for a Zone Change from R-40 to B-1 on the property located at 322 Hopmeadow Street
1. **Referral from Board of Selectman**
 - A. Review of capital improvement plan for fiscal year 2021-2022 pursuant to CGS 8-24

VI. GENERAL COMMISSION BUSINESS

1. POCD Update Workshop

VII. ADJOURNMENT

Please notify Laura Barkowski, 860-658-3245, or lbarkowski@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 22, 2021 to have comments read into the record at the hearing

How to view application materials:

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

Telephone (860) 658-3245

Facsimile (860) 658-3205

www.simsbury-ct.gov

An Equal Opportunity Employer

8:30 – 7:00 Monday

8:30 – 4:30 Tuesday through Friday



Town of Simsbury

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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. **Application #21-01** 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 COMMISSION 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.

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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

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Town of Simsbury

Office of Community Planning and Development - Planning Commission Application

DATE: _____ FEE: \$ _____ CK #: _____ APP #: _____
PROPERTY ADDRESS: 34 EAST WEATOGUE STREET
NAME OF OWNER: JAMES E. & NANCY W. BROWN
MAILING ADDRESS: 34 EAST WEATOGUE ST. SIMSBURY, CT. 06070
EMAIL ADDRESS: TED@PETERLBROWN.COM TELEPHONE # 860-978-3999
NAME OF APPLICANT: SAME

MAILING ADDRESS: _____
EMAIL ADDRESS: _____ TELEPHONE # 860-408-91
NAME OF AGENT*: DENNO LAND SURVEYING & CONSULTING, LLC
MAILING ADDRESS: 2 TUNXIS RD. STE. 214 TARIFFVILLE, CT. 06081
EMAIL ADDRESS: BRIAN.DENNO@GMAIL.COM TELEPHONE # 860-408-9167
*Agent is the Architect, Attorney, Engineer, Landscape Architect, Surveyor, or other individual who will be the responsible contact person with the Town and Commission.

ZONING DISTRICT: R-40 LOT AREA: 7.626 SQ FT/ACRES

Does this site have wetlands? ☐ YES ☒ NO Have you applied for a wetlands permit? ☐ YES ☐ NO

Requested Action: (please check appropriate box)

☐ Subdivision ☒ Re-Subdivision ☐ Rear Lot Re-Subdivision ☐ Subdivision Modification ☐ Other

Explain: CREATE A NEW 4 ACRE RESIDENTIAL BUILDING
LOT WITH THE EXISTING HOUSE ON THE
REMAINING 3.026 ACRES.

The proposed total number of lots is 2.

NOTE: Each application requiring action by the Commission must be prepared in accordance with subdivision regulations Section VIII (procedures) and Section IX (plan requirements). Each application shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

Check** in the amount of \$ _____, payable to the Town of Simsbury, must accompany this signed and dated application. Six complete sets of plans must be submitted with the application, as well as PDFs, if available.

[Signature] 2/16/21 [Signature] 2/16/21
Signature of Owner Date Signature of Applicant Date

**Per Subdivision Regulations

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

Town of Simsbury

Geographic Information System (GIS)



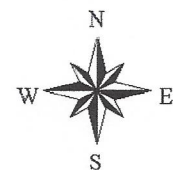
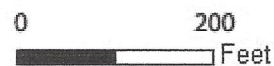
Date Printed: 2/16/2021

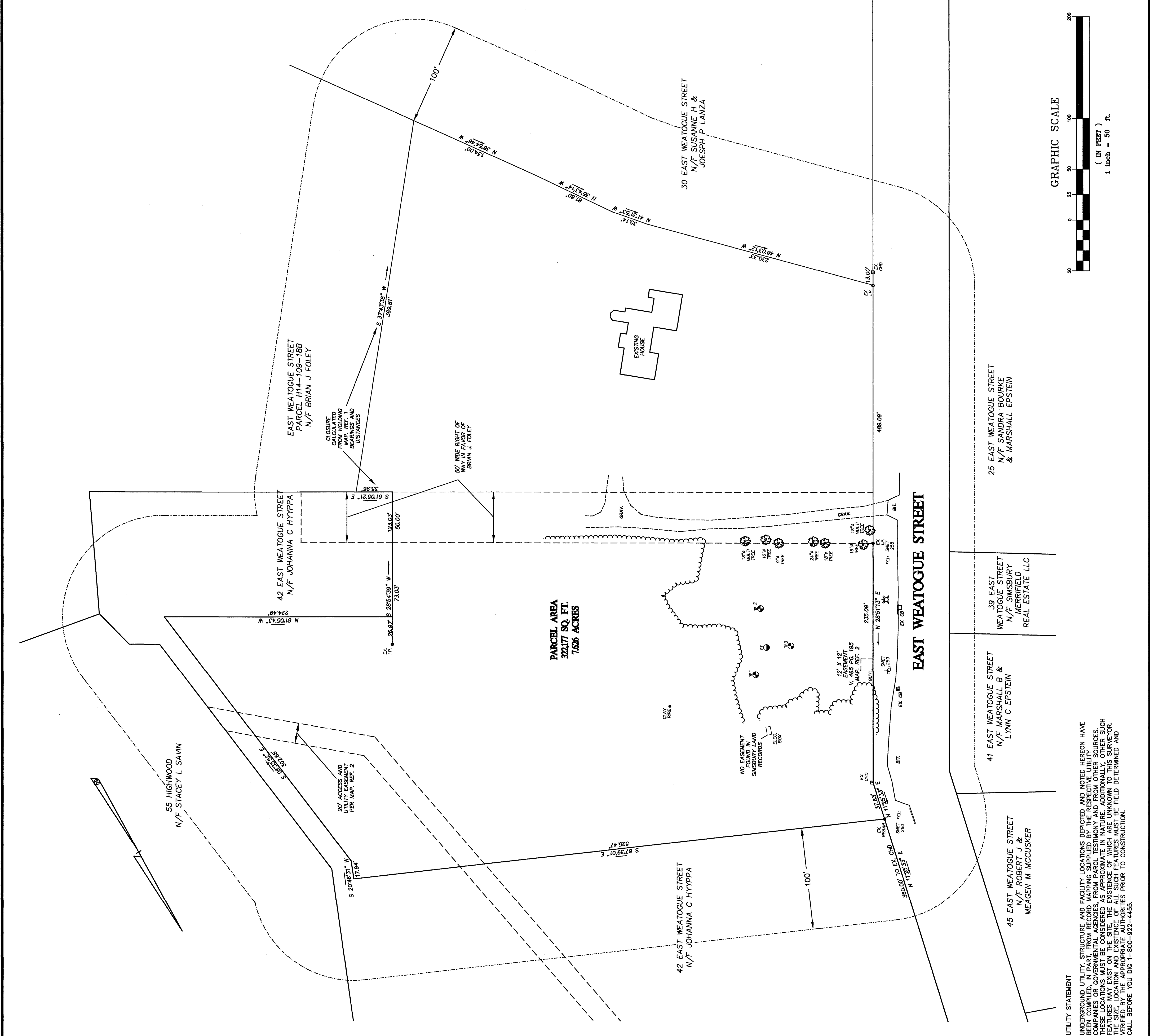


MAP DISCLAIMER - NOTICE OF LIABILITY

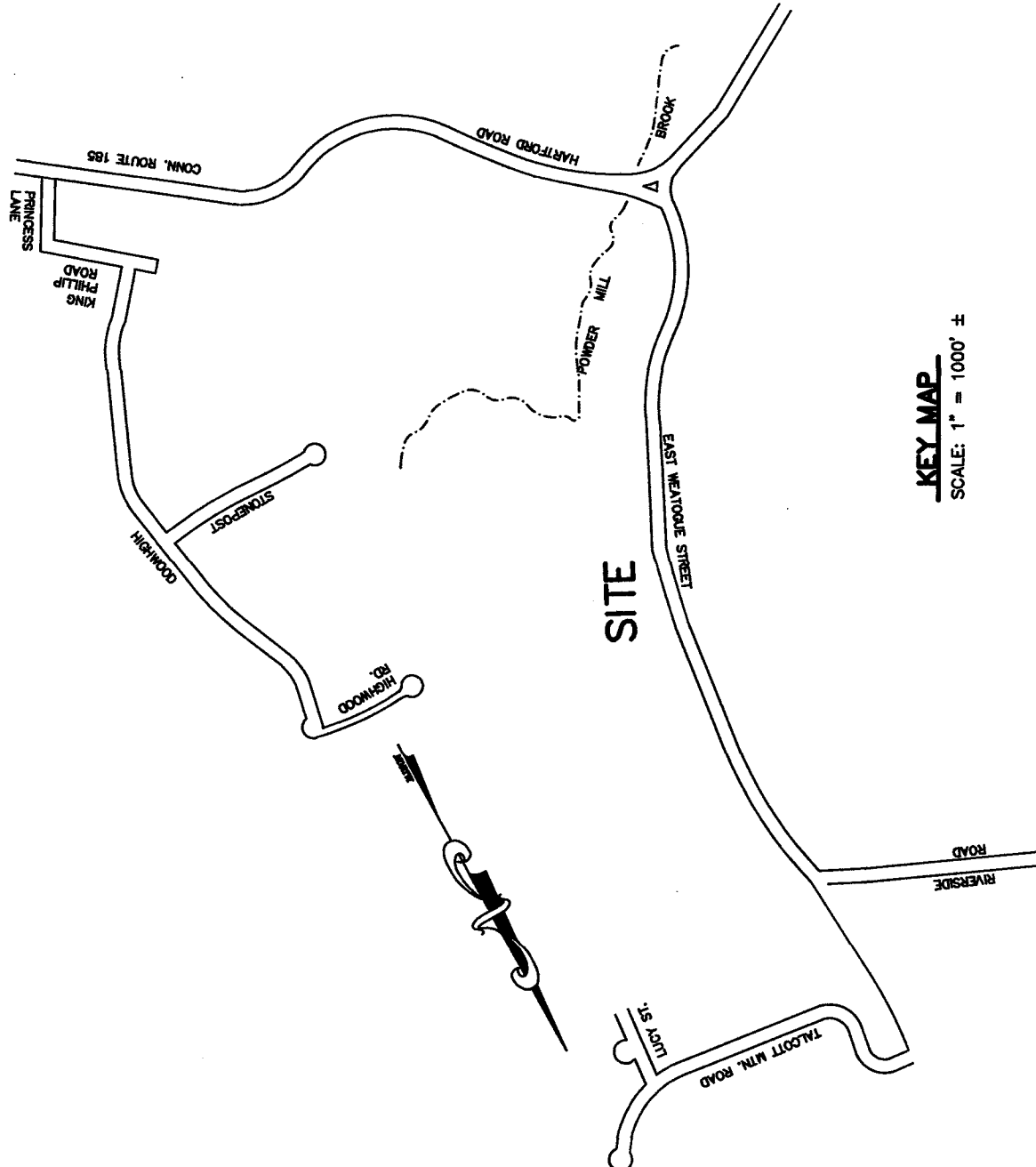
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet





UTILITY STATEMENT
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE AND NOT ALL 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 CALL BEFORE YOU DIG 1-800-922-4425.



LEGEND

—	PROPERTY LINE
—	CHAINLINK FENCE
—	TREE/VEGETATION LINE
—	BITUMINOUS PAVEMENT
—	BITUMINOUS/CONCRETE CURB
—	MANHOLE OR YARD DRAIN
—	CATCH BASIN
—	FIRE HYDRANT
—	WATER GATE
—	UTILITY POLE
—	CONCRETE
—	BITUMINOUS
—	MONUMENT
—	FF
—	FL
—	TF
—	TOP OF FRAME
—	LIGHT

MAP REFERENCES:

- "PLAN TO SHOW PARCELS TO BE CONVEYED PREPARED FOR PATTY HYPPA 42 EAST WEATOGUE SIMSBURY, CONN. SCALE: 1 IN = 40 FT. DATE: MARCH 28, 2011 ALFORD ASSOCIATES, INC. CIVIL ENGINEERS WINDSOR, CT 06095." REVISED THROUGH 5-2-12
- "PROPERTY SURVEY LAND OWNED BY ELNORA H. CASE EAST WEATOGUE STREET SIMSBURY, CONNECTICUT SCALE 1"=40' DATE SEPT., 1989 M-98-71 MASCOMBEN & JAHNE SURVEYORS, P.C. AVON, CONNECTICUT."
- "LAND N/F BRIAN J. FOLEY V 422 P 632 EAST WEATOGUE STREET SIMSBURY, CONNECTICUT SCALE 1"=40' DATE 5/10/94. PROL. NO. 93-38 KOMARSKY SURVEYING RIVERTON, CONNECTICUT." REVISED THROUGH 12/5/94
- "MAP OF LAND OWNED BY EDGAR S. BEAUMONT AND JANE C. BEAUMONT TO BE CONVEYED TO KENNETH F. DOWNES AND BETTY D. DOWNES, EAST WEATOGUE STREET, SIMSBURY, CONN. SCALE 1"=50' APRIL 1986."

PROPERTY SUBJECT TO PASSWAY RIGHTS AS RECITED IN A QUIT CLAIM DEED VOL. 51 PG. 240

SURVEY NOTES:

THIS MAP 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 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1986.

THE TYPE OF SURVEY PERFORMED IS A TOPOGRAPHIC SURVEY, AND IS INTENDED TO DEPICT THE POSITION OF THE BUILDING, VISIBLE UTILITIES, DRIVEWAY AND CONTOURS.

BOUNDARY DETERMINATION CATEGORY-RESURVEY BASED ON A DEPENDENT RESURVEY.

THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2, AND VERTICAL ACCURACY CLASS T-2.

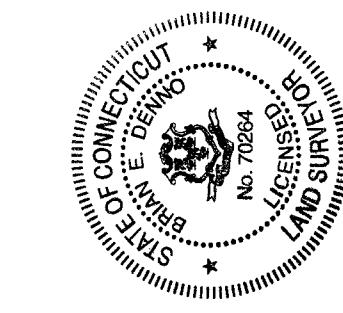
HORIZONTAL DATUM IS BASED ON MAP REFERENCE 1. VERTICAL DATUM IS ASSUMED.

ZONE: R-40

REVISIONS:

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED
DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081



EXISTING CONDITIONS

RESUBDIVISION
PREPARED FOR
JAMES E & NANCY W BROWN
34 EAST WEATOGUE STREET
SIMSBURY, CONNECTICUT

SCALE
1"=50'

DATE
2/16/21

SHEET NO.
1 OF 3

SOILS TESTS:

TEST TUBE MIN. UNIFORM GRAIN SIZE (MIN./NO.)

1	1.3 @ 36"	0-13 TOPSOIL BROWN FINE SANDY LOAM 14-36 ORANGE BROWN FINE SANDY LOAM 37-86 SAND
		NO MOTILES NO WATER NO WAX NO LEADS NO ROOTS
2	1.3 @ 36"	0-15 TOPSOIL 12-35 ORANGE BROWN FINE SANDY LOAM 35-86 SAND
		NO MOTILES NO WAX NO MWD PAN NO LEADS NO ROOTS
3	1.3 @ 36"	0-11 TOPSOIL 11-32 ORANGE BROWN FINE SANDY LOAM 32-86 SAND
		NO MOTILES NO WATER NO WAX NO LEADS NO ROOTS

DESIGN RECOMMENDATIONS
NUMBER OF BEDROOMS: 4
GARBAGE DISPOSAL: N
MIN. UNIFORM PERC. RATE (MIN./IN.): 1.3
DESIGN PERC. RATE (MIN./IN.): LESS THAN 10.1
REQUIRED LEACHING AREA (SF.): 571.5
SEPTIC TANK CAPACITY (GAL.): 1,200
MUSC CALCULATION
NOT REQUIRED

USE 104 FEET OF 12" CONCRETE GALLERIES.
PROPOSED EFFECTIVE LEACHING AREA = 104' L² X 5.9 SF/L² = 613.6 SF.

1. TOPOGRAPHY TAKEN FROM FIELD SURVEY BY DENNO LAND SURVEYING
2. PRIOR TO THE START OF ANY CONSTRUCTION, THE DEVELOPER'S CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE TOWN STAFF.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND UTILITY LOCATIONS.
4. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF SIMSBURY STANDARDS AND CONNECTICUT DOT FORM 816.
5. ALL NEW UTILITIES SHALL BE UNDERGROUND.

6. ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN ENGINEER SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ANY EROSION CONTROL MEASURES IMPLEMENTED DURING THE CONSTRUCTION OF ANY SITE IMPROVEMENTS SHALL BE IMPLEMENTED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE/REPAIR OF ANY EROSION CONTROL MEASURES IMPLEMENTED. ANY EROSION CONTROL MEASURES HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER AND THE CONSERVATION COMMISSION, OR ITS DESIGNATED REPRESENTATIVE.

7. LOAM AND SEED ALL DISTURBED AREAS WHICH ARE NOT PAVED, MULCHED, OR PLANTED PER THE SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.

8. THE DEVELOPER AND HOME BUILDERS SHALL PRACTICE EFFECTIVE DUST CONTROL DURING DRIVE AND HOUSE CONSTRUCTION TO KEEP DUST AND BLOWN DEBRIS FROM AFFECTING ADJACENT PROPERTIES.

9. THE DEVELOPER SHALL CLEAN ANY REMAINING DEBRIS, TRASH, RUBBISH AND DISCARDED MATERIALS FROM THE SITE AND DISPOSE OF SAME IN AN AREA AND BY METHODS APPROVED BY THE TOWN OF SIMSBURY AND THE STATE DEEP.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS AS ORDERED BY THE TOWN OR STATE, OF ANY DEBRIS FROM HIS CONSTRUCTION ACTIVITIES.

11. THE PROPER APPLICATION OF MODERN ARCHITECTURAL PRACTICES WILL PROVIDE FOR MANY POSSIBLE METHODS OF UTILIZING ACTIVE OR PASSIVE SOLAR DESIGN ELEMENTS IN THE PROPOSED HOUSES.

12. THE USE, STORAGE OR DISPOSAL OF ANY MATERIAL NOT IN ACCORDANCE WITH THAT SHOWN ON THE APPROVED PLANS, OR REQUIRED BY ANY REGULATORY AGENCY, MAY RESULT IN THE IMMEDIATE REVOCATION OF ANY PERMIT OR APPROVAL GRANTED BY THE COMMISSION.

13. THERE SHALL BE NO STOCKPILING OR DISPOSAL OF SURPLUS MATERIAL WITHIN OR IMMEDIATELY ADJACENT TO REGULATED AREAS, TEMPORARILY OR PERMANENTLY, BEYOND THE BOUNDARIES OF THE REGULATED AREAS. ANY SUCH STOCKPILING OR DISPOSAL OF MATERIAL SHALL BE DEPOSITED IN AN OFF-SITE NON-REGULATED AREA AND THE APPLICANT SHALL PROVIDE CERTIFICATION OF ITS DEPOSITION AND QUANTITY. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DEPOSITION OF THIS MATERIAL.

14. ANY PERMIT REQUIRED BY CONNECTICUT DEEP UNDER SECTION 22A-109B (STORM WATER MANAGEMENT) SHALL BE OBTAINED BY THE DEVELOPER PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

15. AN UNRESTRICTED RIGHT TO DRAIN IS HEREBY ESTABLISHED ON ALL DOWN GRADIENT LOTS IN FAVOR OF THE UP GRADIENT LOT FOR THE DISCHARGE OF STORM WATER RUNOFF.

16. BOTH LOTS TO BE SERVED BY PUBLIC WATER AND ON SITE SEPTIC SYSTEMS, ALL SEPTIC SYSTEMS TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AS REQUIRED BY THE FHD AND THE STATE OF CONNECTICUT HEALTH CODE.

17. EACH DRIVE WAY TO MEET THE TOWN OF SIMSBURY STANDARDS, NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE DRIVEWAY APRON IS PAVED.

18. HOUSES, DRIVE WAYS, SEPTIC SYSTEMS AND CLEARING LIMITS ARE FOR CONCEPTUAL APPROVAL ONLY. A 20 SCALE SITE PLAN OF EACH LOT SHOWING THE LOCATION AND DESIGN OF THE ACTUAL PROPOSED CONSTRUCTION SHALL BE SUBMITTED AND APPROVED BY BOTH THE FHD AND TOWN BEFORE BEGINNING ACTUAL CONSTRUCTION.

19. SUBDIVISION IS NOT LOCATED WITHIN ANY DESIGNATED DRINKING WATER SUPPLY WATERSHED.

20. PROPOSED SUBDIVISION IS NOT LOCATED WITHIN 500 FEET OF ANY TOWN LINE.

21. PRIOR TO THE FILING OF THE FINAL MAPS THE APPLICANT SHALL EITHER SUBMIT THE FEE IN LIEU OF OPEN SPACE TO THE TOWN OR FILE A DOCUMENT, SUITABLE TO THE COMMISSION THAT REQUIRES THE PAYMENT OF THE FEE IN LIEU OF OPEN SPACE AT SUCH TIME AS THE LOT (PARCEL A) IS SOLD. THE FEE IN LIEU OF OPEN SPACE IS \$3,000.

22. PROPERTY IS LOCATED IN A HISTORIC DISTRICT. A CERTIFICATE OF APPROPRIATENESS MUST BE OBTAINED BEFORE ANY BUILDING PERMIT IS ISSUED.

ZONING TABLE

ZONE: R-40	REQUIRED	PARCEL AREA = 7.625 ACRES
AREA	40,000 S.F.	157,943 S.F.
FRONTAGE	200'	174,235 S.F.
FRONT YARD	50'	287,007'
REAR YARD	50'	187.3
SIDE YARD	50'	220.4
MAX. HEIGHT	35'	35'

DEVELOPMENT PLAN

RESUBDIVISION
PREPARED FOR

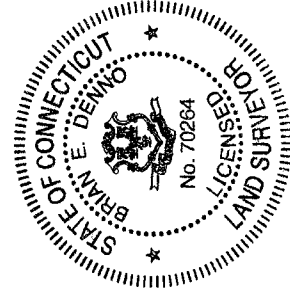
JAMES E & NANCY W BROWN
34 EAST WEATOGUE STREET
SIMSBURY, CONNECTICUT

SCALE 1"=40'
DATE 2/16/21
SHEET NO. 2 OF 3

REVISIONS:

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNNIS RD STE. 214 TARIFFVILLE, CT 06081



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

UTILITY STATEMENT
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EAST WEATOGUE STREET

30 EAST WEATOGUE STREET
N/F SUSANNE H &
JOESPH P LANZA

34 EAST WEATOGUE STREET
PARCEL AREA
15,943 SQ. FT.
3.65 ACRES

EAST WEATOGUE STREET
PARCEL H14-109-185
N/F BRIAN J FOLEY

PARCEL 'A' AREA
174,235 SQ. FT.
4.000 ACRES

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- TOP OF FRAME ELEVATION
- EXISTING CATCH BASIN
- LIMIT OF EXISTING VEGETATION
- LIMIT OF EXISTING VEGETATION TO REMAIN
- OUTLET PROTECTION SCOUR HOLE (PLUNGE POOL)
- SILT FENCE
- HOUSE NUMBER
- EXISTING UTILITY POLE
- TREE PROTECTION
- INLET PROTECTION (RIP RAP)
- TELEPHONE, ELECTRIC & CABLE
- CONSTRUCTION ENTRANCE PAD
- CATCH BASIN SILT SACK
- IRON PIN PROPERTY CORNER TO BE SET BY DEVELOPER
- WIRE FENCE

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 APPLIED TO THE PROJECT AND THE PROJECT DESIGN IS BASED ON THE ASSUMPTIONS OF THE TOWN ENGINEER. THE HARTFORD, CONNECTICUT DRIDGE, 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, RESPAEAD TOPSOIL AND STABILIZE SOIL AT THE BEGINNING AND END OF EACH STEP OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AT THE BEGINNING AND END OF EACH STEP OF THE PROJECT. THE CONTRACTOR SHALL NOT PROCEED WITH THE NEXT STEP UNTIL THE TOWN ENGINEER HAS INSPECTED THE WORK.

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.

SPECIAL PROVISIONS REGARDING WETLANDS AND WATERCOURSES

GENERAL

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:

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 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.

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.

SEDIMENTATION CONTROL

ALL REGULATED AREAS AND WATERCOURSES SHALL BE PROTECTED FROM SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES, INCLUDING EXISTING EXCAVATED OR STOCKPILED MATERIAL, AND TRENCH OR DITCH EXCAVATION.

WORK WITH REGULATED AREAS

IF PORTIONS OF THIS PROJECT ARE TO BE CONSTRUCTED IN WETLANDS, REGULATED AREAS AND WOODED AREAS, THE INTENT OF THIS PROJECT IS TO LIMIT DISTURBANCE OF THESE AREAS TO WHAT IS ABSOLUTELY NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE TOWN ENGINEER. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES, INCLUDING EXISTING EXCAVATED OR STOCKPILED MATERIAL, AND TRENCH OR DITCH EXCAVATION. 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.

STRIPPING AND STOCKPILING

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 FROM ALL OTHER MATERIALS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES, INCLUDING EXISTING EXCAVATED OR STOCKPILED MATERIAL, AND TRENCH OR DITCH EXCAVATION. BEFORE CONSTRUCTION BEGINS, EXCEPT FOR SPECIAL ACCESS WAYS AS NOTED ON THE PLANS.

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.

THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL DRAINAGE OF EXCESS WATER HAS BEEN COMPLETED. THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL DRAINAGE OF EXCESS WATER HAS BEEN COMPLETED. THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL DRAINAGE OF EXCESS WATER HAS BEEN COMPLETED. THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL DRAINAGE OF EXCESS WATER HAS BEEN COMPLETED.

DISPOSAL OF TREES AND BRUSH

ALL SAPPING TREES AND BRUSH CUT ON THE JOB SHALL BE CHIPPED FOR DISPOSAL. WOOD CHIPS SHALL BE 1/8 INCH (10) SQUARE INCH OR 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.

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

TRENCH EXCAVATION AND BACK FILL

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 DISTURBED SHALL BE KEPT AS SMALL AS FEASIBLE TO ACCOMMODATE THE WORK.

TRENCH EXCAVATION BELOW THE FIVE FOOT DEPTH WHICH IS TO BE GRADED AND FLOORED SEPARATELY SHALL BE STOCKPILED AND USED AS THE FILL FOR BACKFILL. 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 POUNDS 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. THE FENCE SHALL BE INSTALLED AT 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 DISTURBED SHALL BE KEPT AS SMALL AS FEASIBLE TO ACCOMMODATE THE WORK.

R. RIP-RAP AS SPECIFIED IS TO BE INSTALLED AT THESE POINTS AS ENERGY DISSIPATION STRUCTURES. THE RIP-RAP SHALL BE INSTALLED AT THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE RIP-RAP SHALL BE INSTALLED AT THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE RIP-RAP SHALL BE INSTALLED AT THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE RIP-RAP SHALL BE INSTALLED AT THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS.

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 ROADWAY. THE DIVERSION IS TO REDUCE RUNOFF AND EROSION IN THE ROADWAY. THE DIVERSION IS TO REDUCE RUNOFF AND EROSION IN THE ROADWAY. THE DIVERSION IS TO REDUCE RUNOFF AND EROSION IN THE ROADWAY.

ESTABLISHING VEGETATION COVER ON DISTURBED AREAS

- SCARIFY SURFACE OF ALL AREAS TO BE TOPSOIL AND PLACE A MINIMUM OF 4" OF TOPSOIL ON ALL AREAS TO BE SEED.
- APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE. (100 LBS. PER ACRE)
- FERTILIZE:
 - FOR SPRING SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 300 LBS. PER ACRE.
 - FOR FALL SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 300 LBS. PER ACRE.
 - FOR WINTER SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 300 LBS. PER ACRE.
 - SMOOTH AND FIRM SEEDS TO THE SURFACE OF THE SOIL.
 - THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
 - MULCH IMMEDIATELY WITH HAY FREE FROM WEAK SEEDS, AT A RATE OF 3 BALES PER 1000 SQ. FT.

- PERMANENT SEEDINGS, WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR, OR WHERE FINAL GRADING IS COMPLETE.

AREA WHERE SEED MIX APPLIES	SEEDING MATURE BY HEIGHT	RATE PER 1000 SQ. FT.	SEEDING DATES
ALL LAWN AREAS	CREeping RED FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	0.45 LB 0.10 LB 1.00 LB	APRIL 15 - JUNE 15 AUGUST 15 - OR SEPT 15
ROAD CUTS & FILLS AND DIVERSION DITCHES	CREeping RED FESCUE SMOOTH FESCUE SMOOTH FESCUE CROWN VETCH	0.45 LB 0.05 LB 0.05 LB 0.05 LB 0.05 LB	APRIL 15 - JUNE 15 AUGUST 15 - OR SEPT 15
VERY STEEP SLOPES	RED CANARYGRASS REDTOP	0.45 LB 0.10 LB 0.05 LB	APRIL 15 - JUNE 15 AUGUST 15 - OR SEPT 15
NO MAINTENANCE AREAS	RED CANARYGRASS REDTOP	0.45 LB 0.10 LB 0.05 LB	APRIL 15 - JUNE 15 AUGUST 15 - OR SEPT 15

IF TREES ARE TO BE RETAINED, THE SEED MIX SHOULD BE ADAPTED FOR SANDY CONDITIONS.

- TEMPORARY SEEDING: TO PROTECT THE SOIL OVER THE WINTER.

SPECIES	RATE/1000 SQ. FT.	OPTIMUM SEEDING DATE	OPTIMUM SEED DEPTH
ANNUAL RYEGRASS	1.0	3/1 - 6/15	0.5
PERENNIAL RYEGRASS	1.0	3/15 - 6/15	0.5
WINTER RYE	3.0	4/15 - 6/15	1.0
OATS	2.0	6/15 - 10/1	1.0
WHEAT	3.0	4/1 - 6/15	1.0
MILLET	0.5	6/1 - 7/1	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

- MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE ADEQUATE.
- SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.
- THE FALL SEEDING DATES MAY BE EXTENDED 15 DAYS IN THE COASTAL TOWNS OF NEW LONDON, MIDDLESEX, NEW HAVEN, AND FAIRFIELD COUNTIES.

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONN.

ORGANIC MULCH MATERIALS AND APPLICATION RATES

MULCHES	RATES PER ACRE	RATES PER 1000 SQ.FT.	NOTES
STRAW OR HAY	1 1/2 - 2 TONS	70 - 90 LBS.	FREE FROM WEEDS AND COARSE MATERIALS. MUST BE APPLIED TO THE SURFACE WITH MULCH BLOWER OR BY HAND.
WOOD FIBER	1000 - 2000 LBS.	25 - 50 LBS.	FIBERS 4MM OR LONGER. DO NOT USE ALONE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND.
CORN STALKS	4 - 6 TONS	185 - 275 LBS.	CUT OR SHREDED IN 4-6 INCH LENGTHS. AIR MUST BE USED TO APPLY IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND.

- SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.

INSTALLATION REQUIREMENTS FOR ORGANIC MULCHES

ORGANIC MULCHES MAY BE USED IN ANY AREA WHERE MULCH IS REQUIRED, SUBJECT TO THE RESTRICTIONS 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.
- PRIOR TO MULCHING:

COMPLETE THE REQUIRED GRADING AND INSTALL NEEDED SEDIMENT CONTROL MEASURES.
- 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 STRAW OR HAY IN EACH SECTION TO INSURE UNIFORM DISTRIBUTION.
- ORGANIC MULCH ANCHORING:

STRAW OR HAY MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT WIND EROSION. THE FOLLOWING METHODS OF ANCHORING STRAW OR HAY MAY BE USED.
- A. MULCH ANCHORING TOOL:

THIS IS A TRACTOR-DRAWN IMPLEMENT DESIGNED TO PUNCH MULCH INTO THE SOIL. 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.
- B. TRACKING:

APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAR MARKS ARE PARALLEL TO CONTOUR.
- C. MULCH NETTINGS:

INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL OR BREACHES OCCUR. REINSTALL NETTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. INSPECTIONS SHOULD BE PLACED ON A SCHEDULE. GRASSES ARE CHECKED WEEKLY. MULCH SHOULD NOT BE REPLACED UNTIL IT IS DETERMINED THAT THE MULCH IS NOT PROVIDING PROTECTION. SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS, WHERE MULCH IS USED IN CONJUNCTION WITH ANIMAL MANURE PLANTING. SELECT PROPER MULCH THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS PROVIDING PROTECTION. SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS, WHERE MULCH IS USED IN CONJUNCTION WITH ANIMAL MANURE PLANTING. SELECT PROPER MULCH THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS PROVIDING PROTECTION.

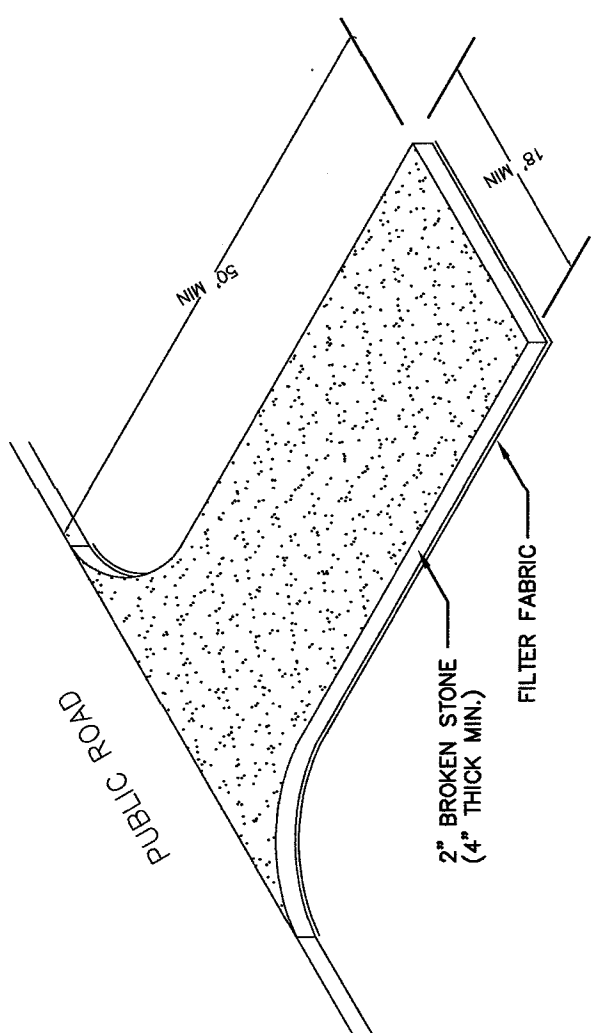
NOTE:
STUMPS SHALL BE REMOVED FROM THE SITE OR GROUND ON SITE TO BE USED AS MULCH. STUMPS SHALL NOT BE BURIED ON SITE.
REGISTRATION WITH THE DEP IS REQUIRED FOR THE OVER ALL SITE DISTURBANCE OF MORE THAN 5 ACRES BUT LESS THAN 10 ACRES.

INSTALLATION REQUIREMENTS

THE LENGTH, WIDTH AND DEPTH SHOWN ON THIS DETAIL ARE THE MINIMUM REQUIREMENTS FOR A RY, SANDY SITE. EACH SITE IS DIFFERENT AND SOME SITES WILL REQUIRE THE INSTALLATION TO A LARGER CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE TO THE CONSTRUCTION TO A LARGER CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE TO THE CONSTRUCTION TO A LARGER CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE TO THE CONSTRUCTION TO A LARGER CONSTRUCTION.

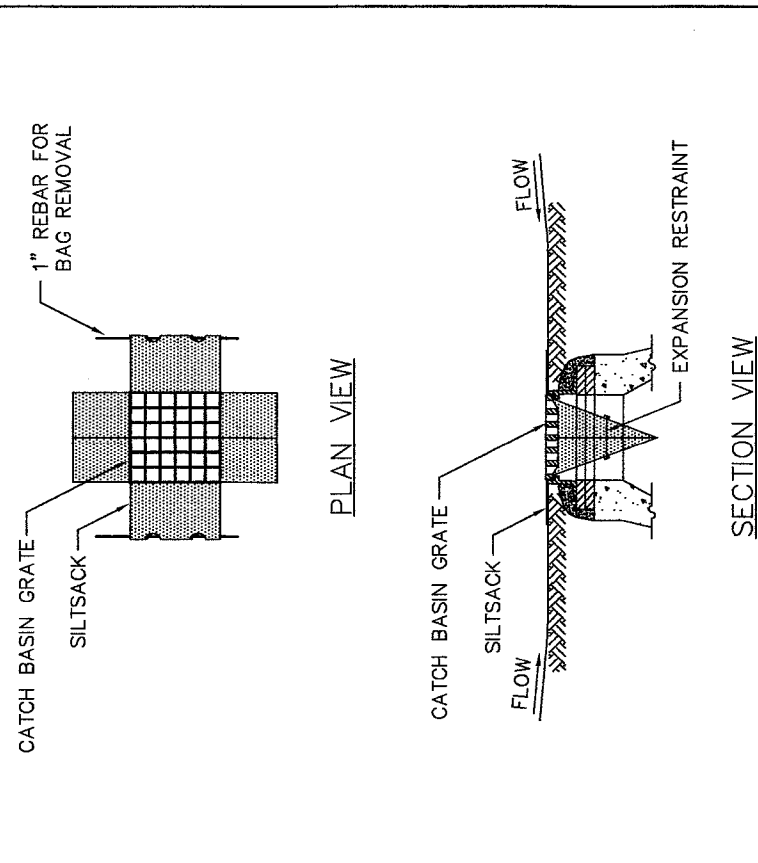
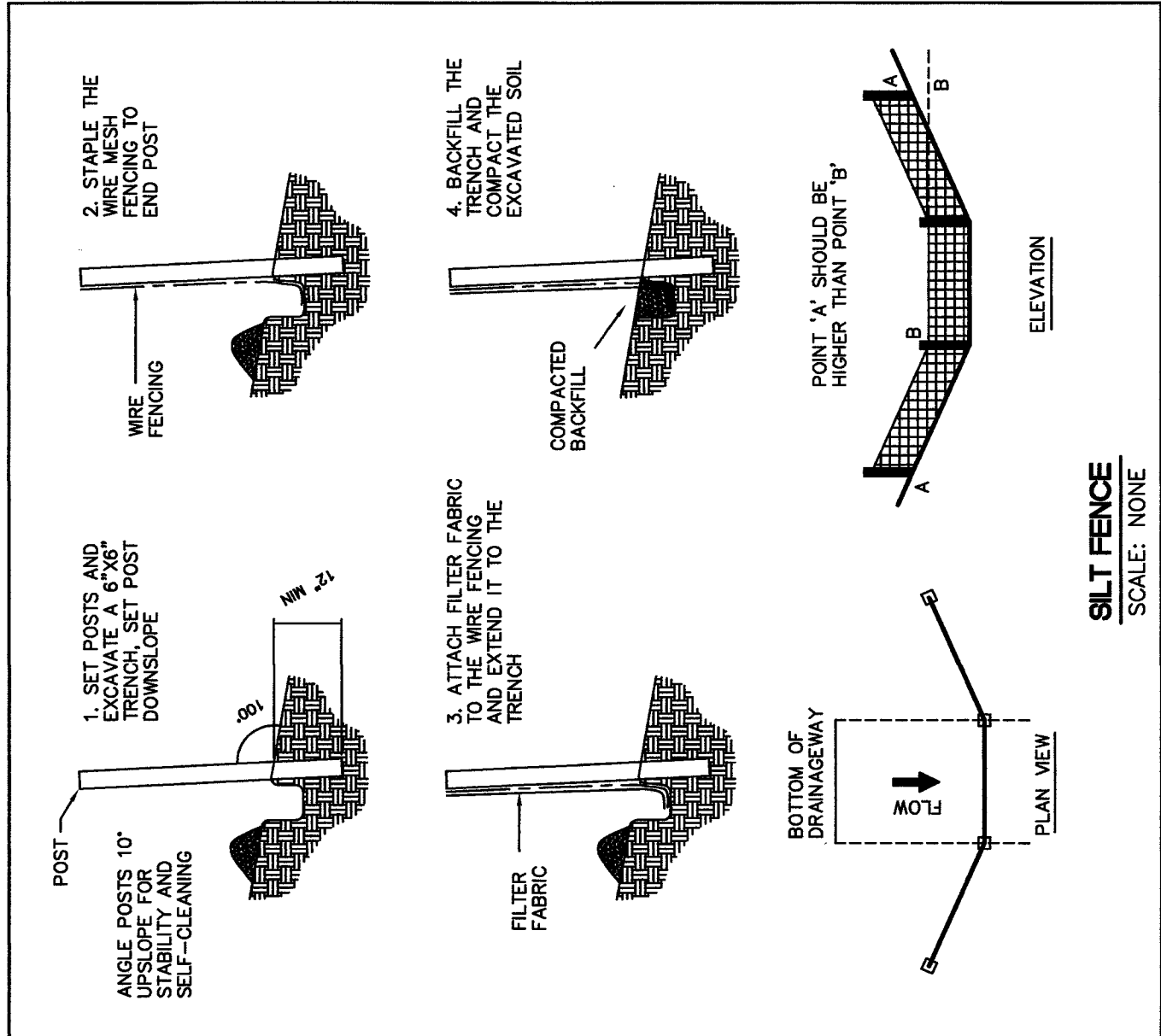
MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACING OF THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACING OF THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACING OF THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACING OF THE ENTRANCE.



CONSTRUCTION ENTRANCE PAD

SCALE: NONE



- NOTES:
- INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BARRIER COURSE IS PLACED AND THAT SAILS HAVE BEEN REMOVED.
 - GRAVE TO BE PLACED OVER SILTSACK.
 - SILTSACK SHALL BE INSPECTED WEEKLY AND AFTER ALL STORM EVENTS. REPAIRS SHALL BE MADE IMMEDIATELY. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILTSACK SEDIMENT TRAP

EROSION AND SEDIMENTATION CONTROL CHECKLIST

PROJECT: RESUBDIVISION, JAMES AND NANCY BROWN
LOCATION: 34 EAST WEATOGUE STREET
PROJECT DESCRIPTION: 2 LOT RESIDENTIAL DEVELOPMENT
PARCEL AREA: 7.926

RESPONSIBLE PERSONNEL:
JAMES BROWN (860) 378-3999
34 EAST WEATOGUE STREET
SIMSBURY, CT 06070

EROSION AND SEDIMENT CONTROL PLAN PREPARER:

DENNO LAND SURVEYING & CONSULTING, LLC (860) 408-9167
TARFVILLE, CONNECTICUT 06081

CHECKLIST:

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	INITIALS
EAST WEATOGUE STREET	CONSTRUCTION ENTRANCE PAD		
TOE OF SLOPES	SILT FENCE		
STOCKPILES	SILT FENCE		
ALL DISTURBED AREAS	TOPSOIL, MULCH & SEED		

PROJECT DATES:

DESCRIPTION	DATE	INITIALS
DATE OF GROUNDBREAKING FOR PROJECT		
DATE OF FINAL STABILIZATION		

CONSTRUCTION SCHEDULE:

EROSION AND SEDIMENT CONTROL NARRATIVE:
THE PROPOSED PROJECT IS A 2 LOT RESIDENTIAL SUBDIVISION ON A 7.926 ACRE PARCEL WITH AN EXISTING HOUSE TO REMAIN ON A 3.4 ACRE LOT AND A NEW HOME ON A 4.5 ACRE LOT.
THE NEW HOME IS TO BE SERVED BY A NEW DRIVEWAY WITH PUBLIC WATER AND AN ON-SITE SEPTIC SYSTEM.
SILT FENCE KEYED INTO THE SOIL IS TO BE USED TO PROTECT THE WETLANDS.
AREA OF DISTURBANCE = 1.13 ACRES

THE CONSTRUCTION OF THE PROJECT WILL BE COMPLETED IN ONE PHASE.

PREPARE A SITE PLAN FOR THE HOUSE, GET APPROVAL FROM THE TOWN AND HEALTH DEPARTMENT, CONSTRUCT HOME.

INSTALL CONSTRUCTION ENTRANCE PAD.

DEVELOPER'S SURVEYOR TO IDENTIFY AND MARK TREES TO BE PROTECTED AND STAKE AND CLEARLY MARK THE EDGE OF VEGETATION TO REMAIN UNDISTURBED.

ERECT BRIGHT NYLON BARRIER TAPE ALONG EDGE OF CLEARING

REMOVE TREES, BRUSH AND STUMPS IN AREAS TO BE CLEARED.

INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES.

STRIP TOPSOIL IN AREAS TO BE CUT OR FILLED. STOCKPILE TOPSOIL, SEED AND MULCH OR COVER WITH NETTING.

REMOVE UNACCEPTABLE SOIL AND BOLLERS LARGER THAN ONE CUBIC FOOT FROM CONSTRUCTION AREA.

ROUGH GRADE HOUSE SITE AND DRIVEWAY.

CONSTRUCT HOUSE, INSTALL SEPTIC SYSTEM & UTILITIES.

INSTALL DRIVEWAY BASE AND PAVE

GRADE LOAM AND SEED ALL DISTURBED AREAS

SEDIMENTATION & EROSION CONTROL DETAILS

RESUBDIVISION
PREPARED FOR

JAMES E & NANCY W BROWN
34 EAST WEATOGUE STREET
SIMSBURY, CONNECTICUT

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

DENNO LAND SURVEYING & CONSULTING, LLC
2 TUNKS RD STE. 210 TARIFFVILLE, CT 06081

SHEET NO.
3 OF 3

SCALE
N.T.S.

DATE
2/16/21

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED

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

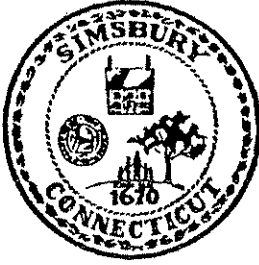
Your property abuts **34 East Weatogue Street** and you are entitled to notification of the following: The Simsbury Planning Commission is holding a **Public Hearing** at a regular meeting regarding a request for a 2-lot re-subdivision of the above property.

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

Meeting Information

Time: **7:00 p.m.**
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.



Town of Simsbury

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 BOTH Wednesday, February 24, 2021, and Wednesday, March 3, 2021 ZONE ONLY FOR THE FARMINGTON VALLEY EDITION.

INVOICE: SIMSBURY PLANNING COMMISSION acct #CU00254287



Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail. This form may be used for domestic and international mail.

From: TEO + Nancy Brown
34 E. WEATOGUE ST
Simsbury, CT. 06070

To: JAMES E. AND Nancy H Brown
34 E. WEATOGUE ST
Simsbury, CT. 06070

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

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FEB 24, 21
AMOUNT
\$1.55
R2304N118290-04



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From: TEO BROWN
34 E. WEATOGUE ST
Simsbury, CT. 06070

To: STACEY L SAVIN
55 HIGHWOOD
Simsbury, CT. 06070

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

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From: TEO BROWN
34 E. WEATOGUE ST
Simsbury, CT 06070

To: SIMSBURY MERRIFIELD PERLES
314 MAIN ST
FARMINGTON, CT 06032

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

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From: TED BROWN
34 E. WEATOGUE ST
SIMSBURY, CT. 06070

To: JOHANNA C HYYPPIA TRUSTEE
668 W HALLEY RD
CHARLOTTE, VT 06445

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



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From: TED BROWN
34 E. WEATOGUE ST
SIMSBURY, CT 06070

To: SANDRA BOURKE AND MARSHALL EPSTE
25 EAST WEATOGUE ST
SIMSBURY, CT. 06070

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



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From: TED BROWN
34 E. WEATOGUE ST
SIMSBURY, CT 06070

To: MARSHALL B AND LYNN C EPSTEIN
41 EAST WEATOGUE ST
SIMSBURY, CT. 06070

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From: TED BROWN
34 E. WEATOGUE ST
SIMSBURY, CT. 06070

To: ROBERT J AND MEAGHAN MCUSKE
45 EAST WEATOGUE ST
SIMSBURY, CT. 06070

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

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This form may be used for domestic and international mail.

From: TED BROWN
34 E. WEATOGUE ST
SIMSBURY, CT 06070

To: SUSANNE H AND JOSEPH P LAZ
PO Box 64
SIMSBURY, CT. 06076

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

U.S. POSTAGE PAID
GRANBY, CT
06035
FEB 24 21
AMOUNT
\$1.55
R2304N118290-04



Certificate Of Mailing

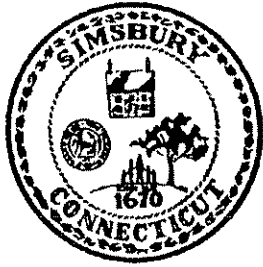
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: TED BROWN
34 E. WEATOGUE ST
SIMSBURY, CT. 06070

To: BRIAN J. FOLEY
76 HARTFORD RD
SIMSBURY, CT. 06076

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

U.S. POSTAGE PAID
GRANBY, CT
06035
FEB 24 21
AMOUNT
\$1.55
R2304N118290-04



Town of Simsbury

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.

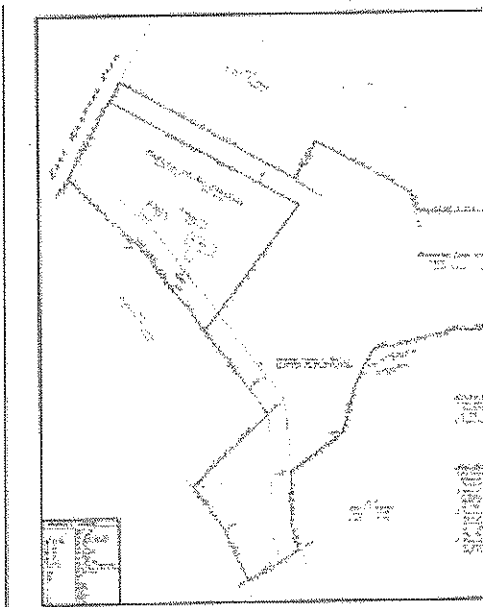
Thomas Hazel
Assistant Town Planner
Simsbury, CT

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.





Town of Simsbury

305 HOPMEADOW STREET PO BOX 495 SIMSBURY CONNECTICUT 06070

March 9, 1994

To Whom It May Concern:

The map entitled "Land n/f Brian J. Foley showing parcel to be conveyed East Westogue Rd. Simsbury, 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:LEHNT

Grantor: Brian J. Foley

Grantees: James E. Brown and Nancy W. Brown

Property Location: Easterly side of East Westogue Street, identified as Parcel to be Conveyed on a map entitled "Land n/f Brian J. Foley" Showing Parcel to be Conveyed East Westogue Road Simsbury, Conn. dated February 21, 1994.



This Land Record instrument will be attached to the said map in the Town Clerk's Office after recording.

5' 1/2" 67° 44' 43" E 279.66'

rt J. Foley
332

Tol. (200) 661-0751

AN EQUAL OPPORTUNITY EMPLOYER

8:30-4:30 Mon. thru Fri.

5' 05' 08" 11" W 103.51' 279.66' 50° 18' 06" W 300.36' 78° 33' 56" W 345.02'

5' 16' 54" 111° 18' 09" W 323.78' 50° 18' 06" W 300.36' 78° 33' 56" W 345.02'

Albert J. Foley
V265 P123
V301 P792



ected hereon are subject to the
the Historic District Ordinance
Simsbury 4.337 P 747.
used upon Map Reference #1.

FIXED LINE PHOTOGRAPHIC
(AERIAL) ATLAS
CONNECTICUT PLANT SERVICE
CHESHIRE, CT

ES:
y prepared for Constantine
East Westogue Road Simsbury
1960' by R.H. Hesketh Assoc. Inc.
ained by Edgar S. Beaumont & Sons
be Conveyed to Kenneth R. Downes &
East Westogue St. Simsbury, Conn
April 1986 Map # 749 S.L.R.
the Highway Dept. Right of Way Map
y East Westogue Street from
bin Rd. Northeasterly to Riverside Rd.
Oct. 16, 1989 Revised Sept 25, 1989
Sh. 1 of 2.
ro H. Case - #38 and #42 East Westogue
Conn. St. 1-100' dated July 22, 1992.
S.L.R.

Land n/f Brian J. Foley Showing Parcel to be Conveyed East Westogue Road Simsbury, Connecticut		Scale 1"=60' Date 8/21/94 Drawn TK Checked J.S.V. Proj. No. 98-36 Doc. No. 94-1003 Sheet 1 of 1
DESCRIPTION DATE 7/21/94 REGISTR. NO. 12055	I HEREBY CERTIFY TO AND ONLY TO BERNARD J. FOLEY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-S SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 14, 1984 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.	
	NOT VALID UNLESS EMBOSSED SEAL AFFIXED HEREON	
	Komarnsky Surveying 285 Celebrook River Road P.O. Box 28 Riverton, Connecticut 06065 phone: 378-0870	
Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.		

3129 3129

J. PAUL LANZA and SUSANNE H. LANZA

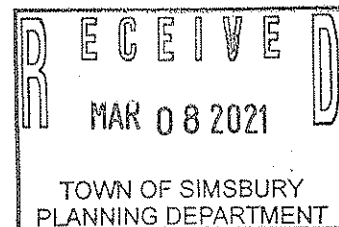
(30 East Weatogue Street)

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, lbarkowski@simsbury-ct.gov
Ted Brown, ted@peterlbrown.com
Brian Denno, brian.denno@gmail.com



ORIGINAL
TOWN

Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 3-15-2021 FEE: \$ 640 CK #: 111134 APP #: 21-04

PROPERTY ADDRESS: 332 HOPMEADOW STREET

NAME OF OWNER: EAT PROPERTIES LLC

MAILING ADDRESS: 540 HOPMEADOW STREET # 6 SIMSBURY

EMAIL ADDRESS: _____ TELEPHONE # _____

NAME OF AGENT: PHILIP DOYLE

MAILING ADDRESS: 104 WEST STREET SIMSBURY

EMAIL ADDRESS: LADAPC@GNET.NET TELEPHONE # 860 651 4971

ZONING DISTRICT: R-40 & FP LOT AREA: 7.85 SQ FT/ACRES

Does this site have wetlands? ☒ YES ☐ NO Have you applied for a wetlands permit? ☐ YES ☒ NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

☒ **ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone R-40 to zone B-1.

☐ **TEXT AMENDMENT:** Please attach proposed changes, including Articles and Sections, and purposes.

☐ **SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article _____, Section _____.

☐ **SITE PLAN APPROVAL:** The applicant hereby requests

☐ PRELIMINARY

☐ FINAL

☐ SITE PLAN AMENDMENT pursuant to Article 5, Section J

☐ **SIGN PERMIT**

☐ **OTHER (PLEASE EXPLAIN):** _____

NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

A check payable to the Town of Simsbury must accompany this original signed and dated application. Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to lbarkowski@simsbury-ct.gov, as well.

[Signature] 2-25-21
Signature of Owner Date
Manager

[Signature] 2-25-21
Signature of Agent Date
PHILIP E. DOYLE

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

EXHIBIT 1

LADA, P.C.

Land Planners

Land Development Consulting, Site Planning, Landscape Architecture
Environmental Impact Statements, Erosion Control Specialists

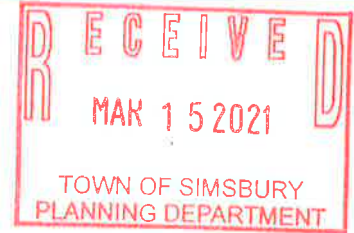
EXHIBIT 2

March 12, 2021

Mr. Michael Glidden
Director of Planning and Community Development
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT. 06070

Re: Rezoning Application for 322 Hopmeadow Street

Mr. Glidden:



Accompanying this letter is an application for zone change from R-40 to B-1 for a 7.85+/- parcel of land fronting on both Hopmeadow Street (Route 10) and Route 185. The property surrounds the north and west sides of the B-1 zoned land upon which the Abigail's restaurant is constructed. The general surroundings of the site is within what is considered the Weatogue area of the town.

The property is known as 322 Hopmeadow Street, owned now by EAY Properties, LLC and is under contract of sale to Paddle Creek Beer. The subject property is identified as G15 145 002 on the Town tax maps and contains a multiple tenant home, an outbuilding, a barn, farm fields, a pond and frontage upon the Farmington River. Large portions of the land are overlaid with The Floodplain Zone associated with the river. Immediately to the north of the site are lands of the Riverview banquet facility and two single family homes with mixed B-1 and R-40 zoning.

My client, Adam Westhaver, owns Paddle Creek Beer and has secured the purchase contract with EAY Properties, LLC. Adam desires to retain and utilize the existing barn on the site as a brewery and tasting room. Such a use is not permitted under R-40 zoning standards but would be allowed within a B-1 zone. Within a B-1 zone, the brewing and sale operations would fall into the retail use classification. The serving of food would be a restaurant use. The barn is positioned immediately adjacent to Abigail's restaurant. Extending the B-1 zone from the Abigail's property would allow complimentary land uses to exist without undue disturbance of the neighborhood and retain the farm setting.

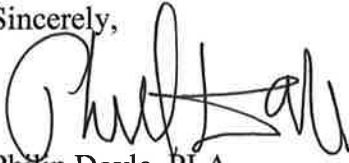
No plans exist to alter the existing home on the property or the frontage along Hopmeadow Street. Given the extent of Floodplain overlay zone on the property any extensive future building development of the 7.5 acre site is unlikely. The use of properties on the east side of Hopmeadow Street have migrated toward commercial, while those west of the street tend to be residential. Hopmeadow Street, to a degree, acts as a division between land uses. This site slopes away from Hopmeadow Street toward the river.

The site is situated along the Farmington River and is adjacent to the Abigail's Restaurant, which is identified as a point of interest in the Character Places map in the current Plan of Conservation and Development (POCD). The site is almost across the street from the Civil War Monument and the White Memorial Fountain, shown on the Historic Points and Places map in the POCD. The site looks east toward the river, Talcott Mountain and farm fields and floodplain forests. The site reflects the character of the eastern portion of the town often discussed in the POCD. The specific use of a small local brewery on the property would maintain the character of the site. Residents of the town and visitors could stop and enjoy the beauty of the site and the Farmington Valley. The site is accessible from the nearby bike path and a kayak and canoe launch on the river.

Offices in Simsbury, CT • Brewster, NY
104 West Street, Simsbury, CT 06070
(860) 651-4971 • (845) 278-7424 • Fax (860) 651-6153
E-mail: ladapc@snet.net

The applicant is appreciative of the recent opportunity for an informal review of the proposal with the Zoning Commission and looks forward to discussing the formal application with the Commission at a soon to be scheduled public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Doyle". The signature is stylized with a large initial "P" and a long horizontal stroke.

Philip Doyle, PLA
Agent for Paddle Creek Beer

Town of Simsbury

Geographic Information System (GIS)



Date Printed: 2/25/2021



LOCATION PLAN

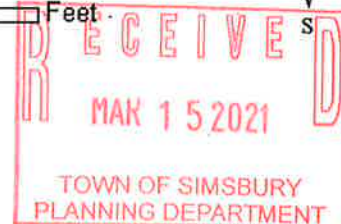
MAP DISCLAIMER - NOTICE OF LIABILITY

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 = 400 feet



EXHIBIT 3





Date Printed: 2/25/2021

Date Printed: 2/25/2021

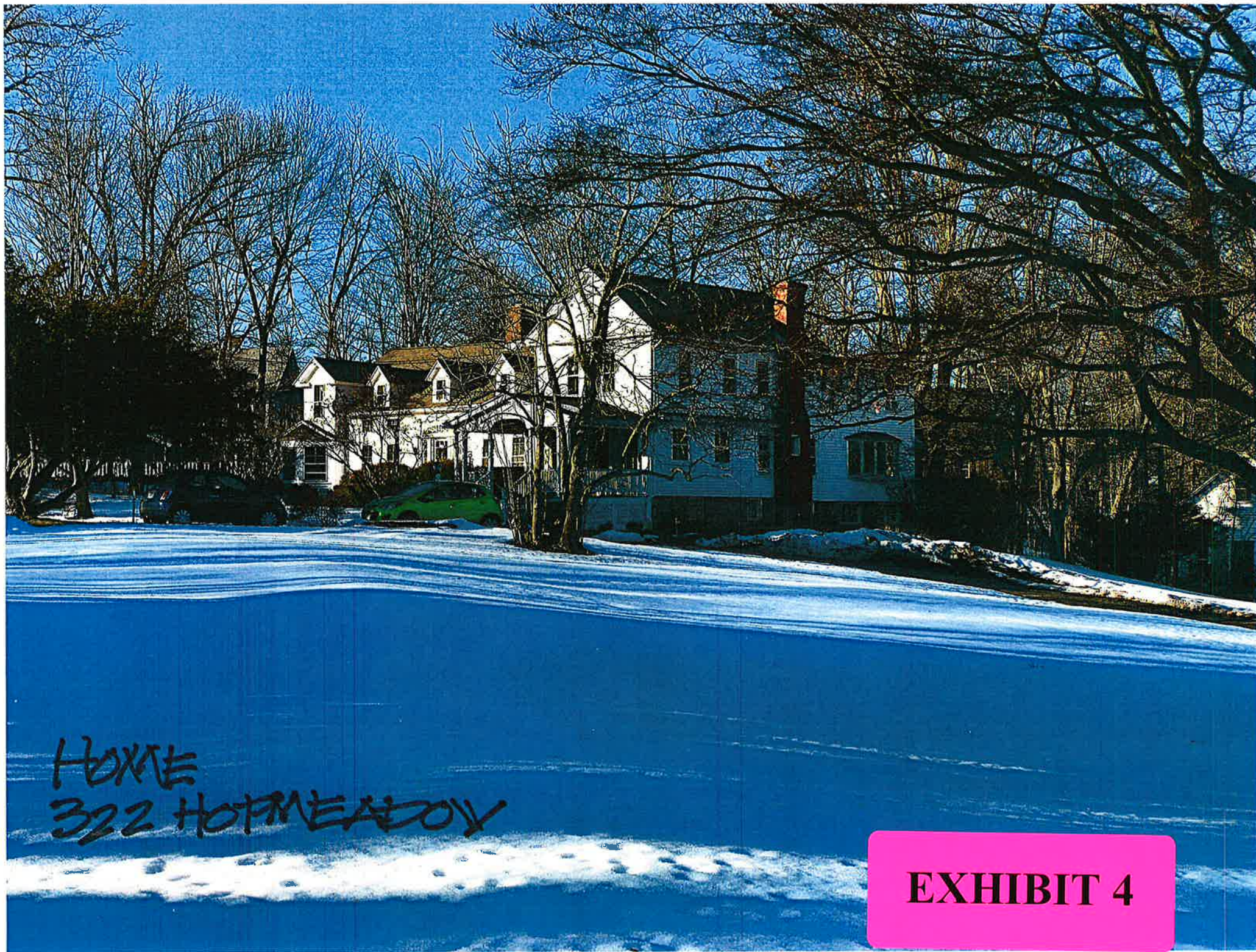


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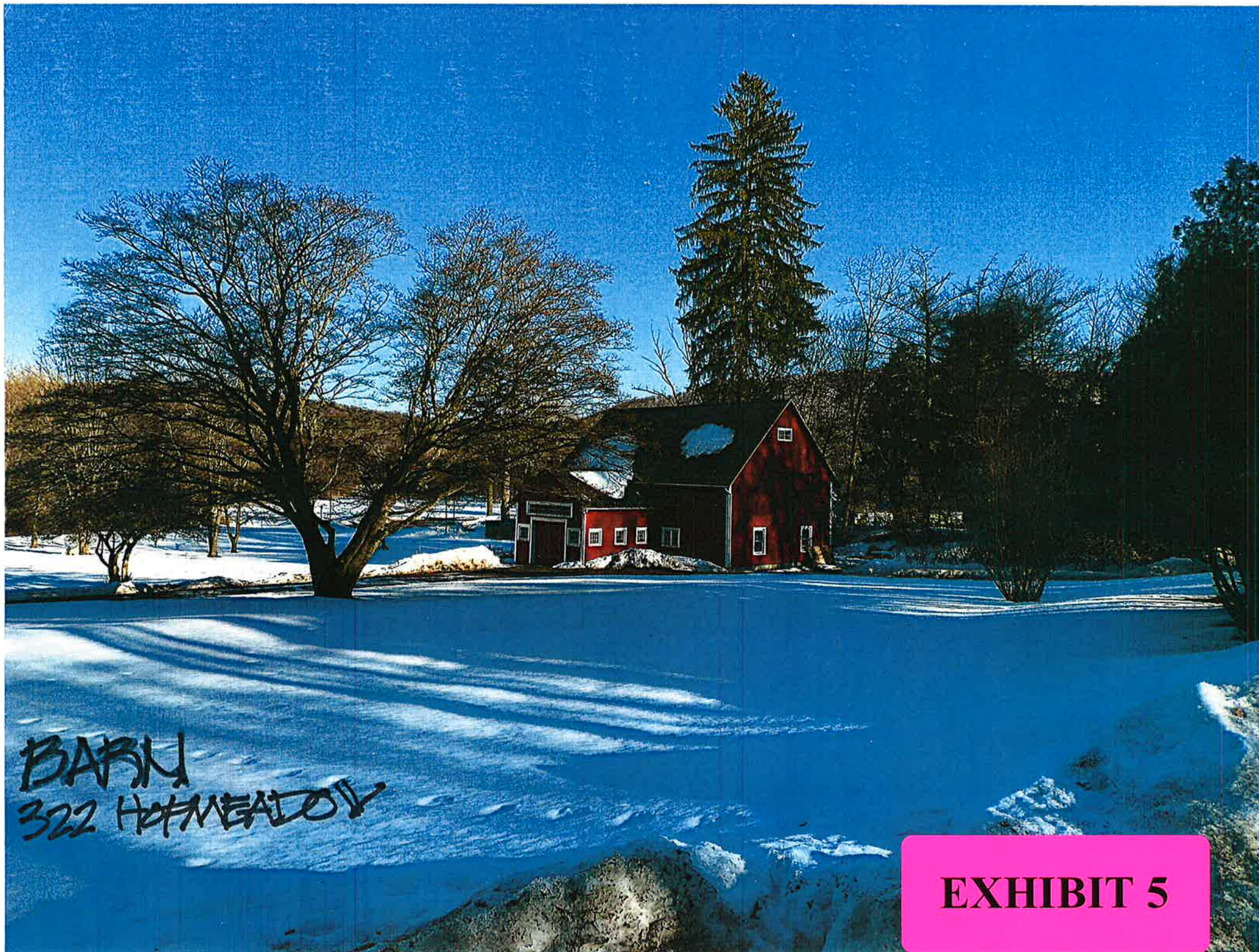
Approximate Scale: 1 inch = 100 feet





HOME
322 HOMESTEAD

EXHIBIT 4



BARN
322 HOFMEADOW

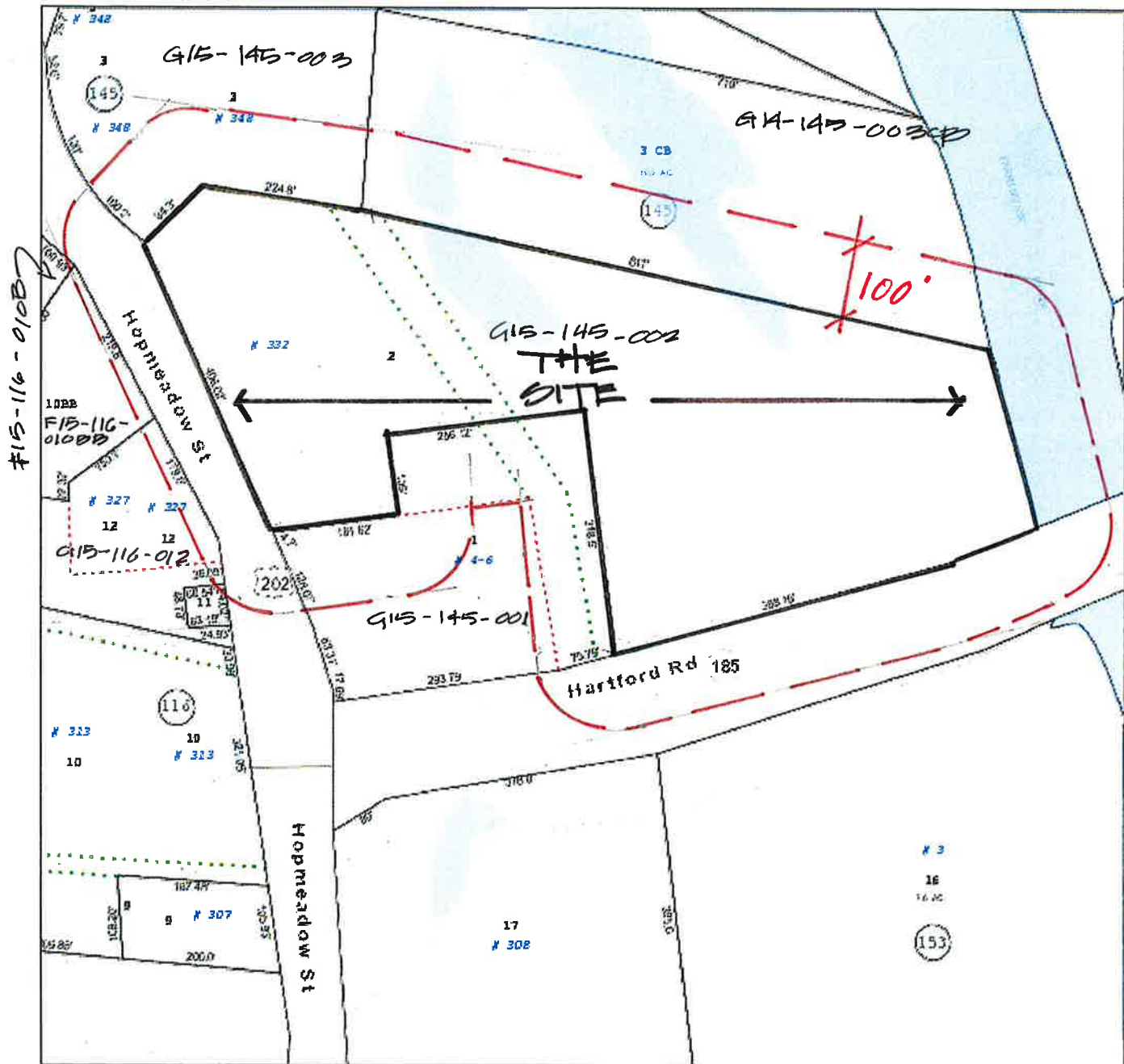
EXHIBIT 5

Town of Simsbury

Geographic Information System (GIS)



Date Printed: 2/25/2021



CONTEXT: PROPERTY OWNERS WITHIN 100'

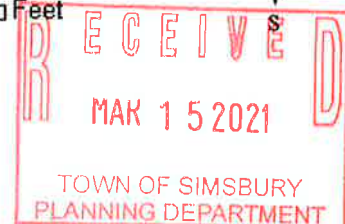
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Approximate Scale: 1 inch = 200 feet



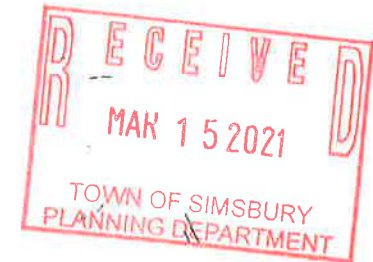
EXHIBIT 6



PROPERTY OWNERS WITHIN 100'

TOWN OF SIMSBURY, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
G15 116 011	HOPMEADOW STREET	WHITE MEMORIAL FOUNTAIN		NA	NA	0
G15 145 002	332 HOPMEADOW STREET	EAY PROPERTIES LLC	540 HOPMEADOW STREET #6	SIMSBURY	CT	06070- 0000
F15 116 010B	343 HOPMEADOW STREET	IERACI ANTHONY J AND ROXANN E	343 HOPMEADOW STREET	WEATOGUE	CT	06089- 0000
F15 116 010BB	HOPMEADOW STREET	MCCARTY JENNIFER AND CHRISTOPHER	327 HOPMEADOW STREET	WEATOGUE	CT	06089- 0000
G15 116 012	327 HOPMEADOW STREET	MACKAY DUNCAN R AND JULIE GREY	327 HOPMEADOW STREET	WEATOGUE	CT	06089- 0000
G15 145 003	348 HOPMEADOW STREET	YAKEMORE MICHAEL L	PO BOX 27	WEATOGUE	CT	06089 - 0000
G14 145 003CB	10 WINSLOW PLACE	10 WINSLOW PLACE SIMSBURY LLC	506 CANDLEWOOD LAKE ROAD	BROOKFIELD	CT	06804- 0000

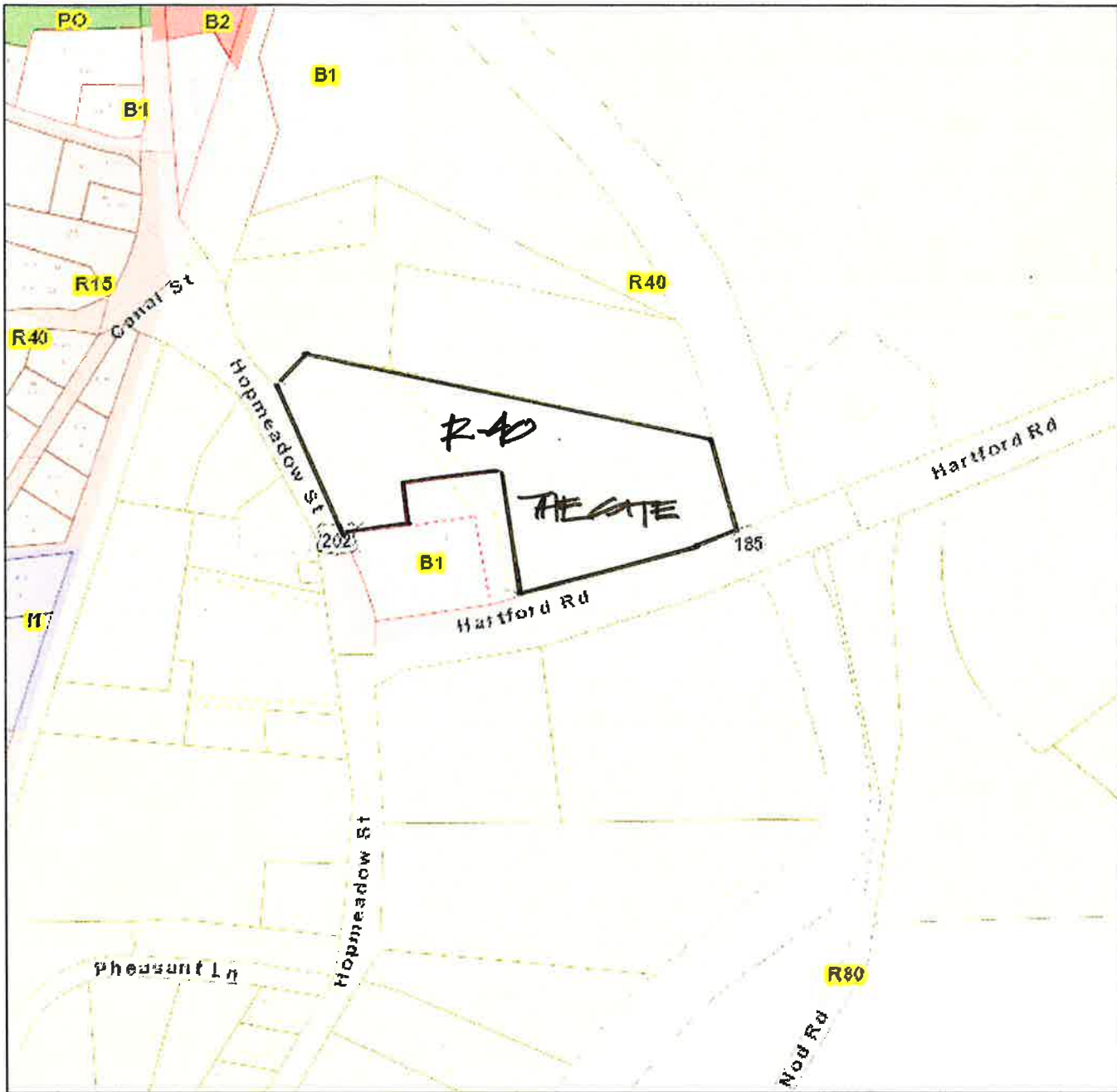


Town of Simsbury

Geographic Information System (GIS)



Date Printed: 2/25/2021



EXISTING ZONING

MAP DISCLAIMER - NOTICE OF LIABILITY

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Approximate Scale: 1 inch = 400 feet



EXHIBIT 7

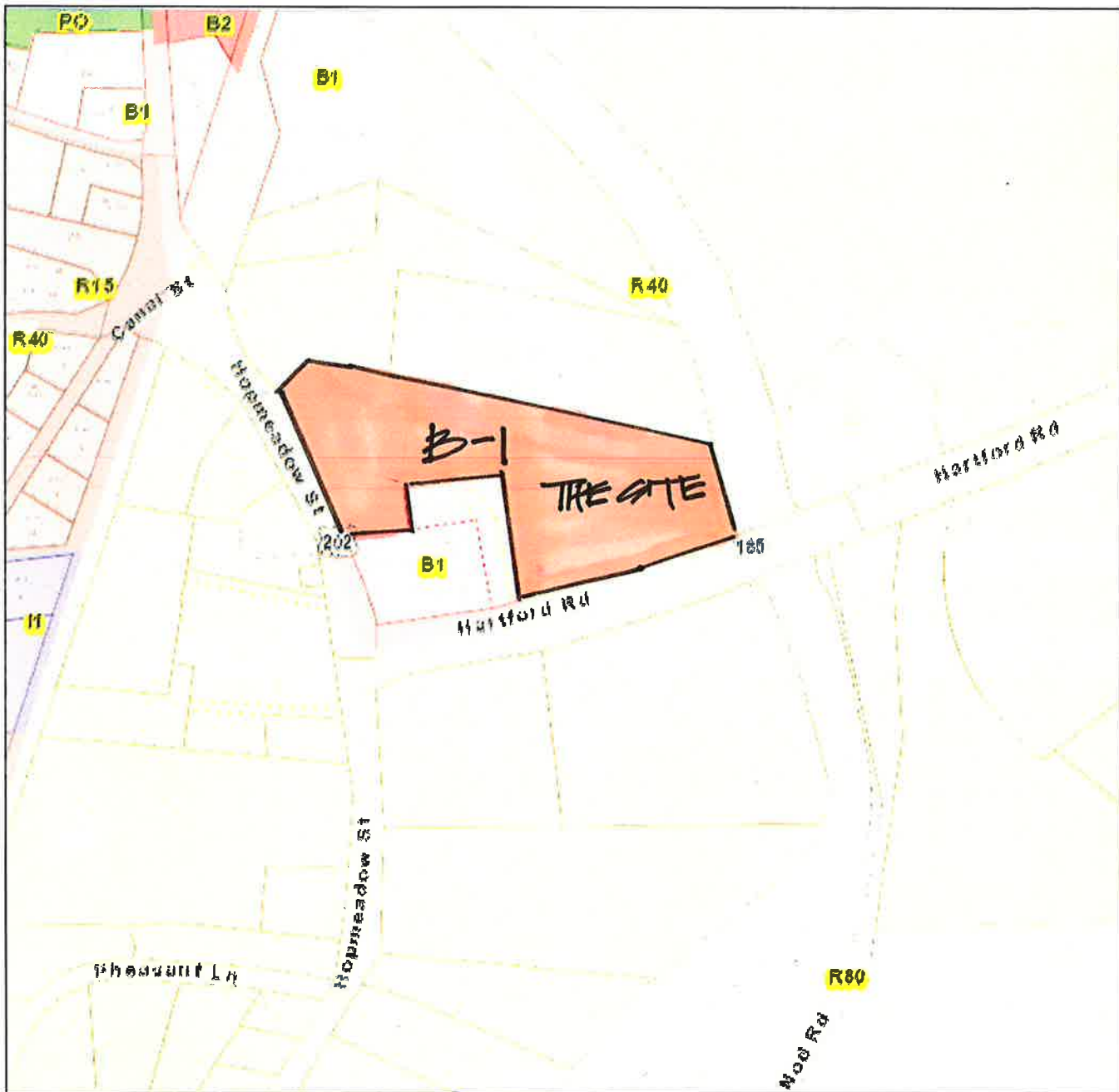


Town of Simsbury

Geographic Information System (GIS)



Date Printed: 2/25/2021



~~PROPOSED~~ ZONING

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Approximate Scale: 1 inch = 400 feet

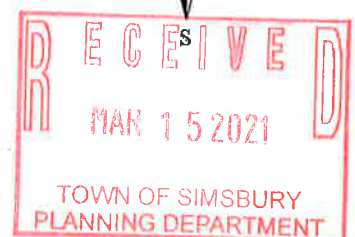


EXHIBIT 8

MAP NOTES & REFERENCES:

EXISTING PARCEL INFORMATION REFERENCED FROM CONNECTICUT DEPARTMENT OF TRANSPORTATION GIS DATABASE. EXISTING ZONING DISTRICTS AND PROPERTY OWNERS REFERENCED FROM TOWN OF SIMSBURY GIS.

LEGEND:

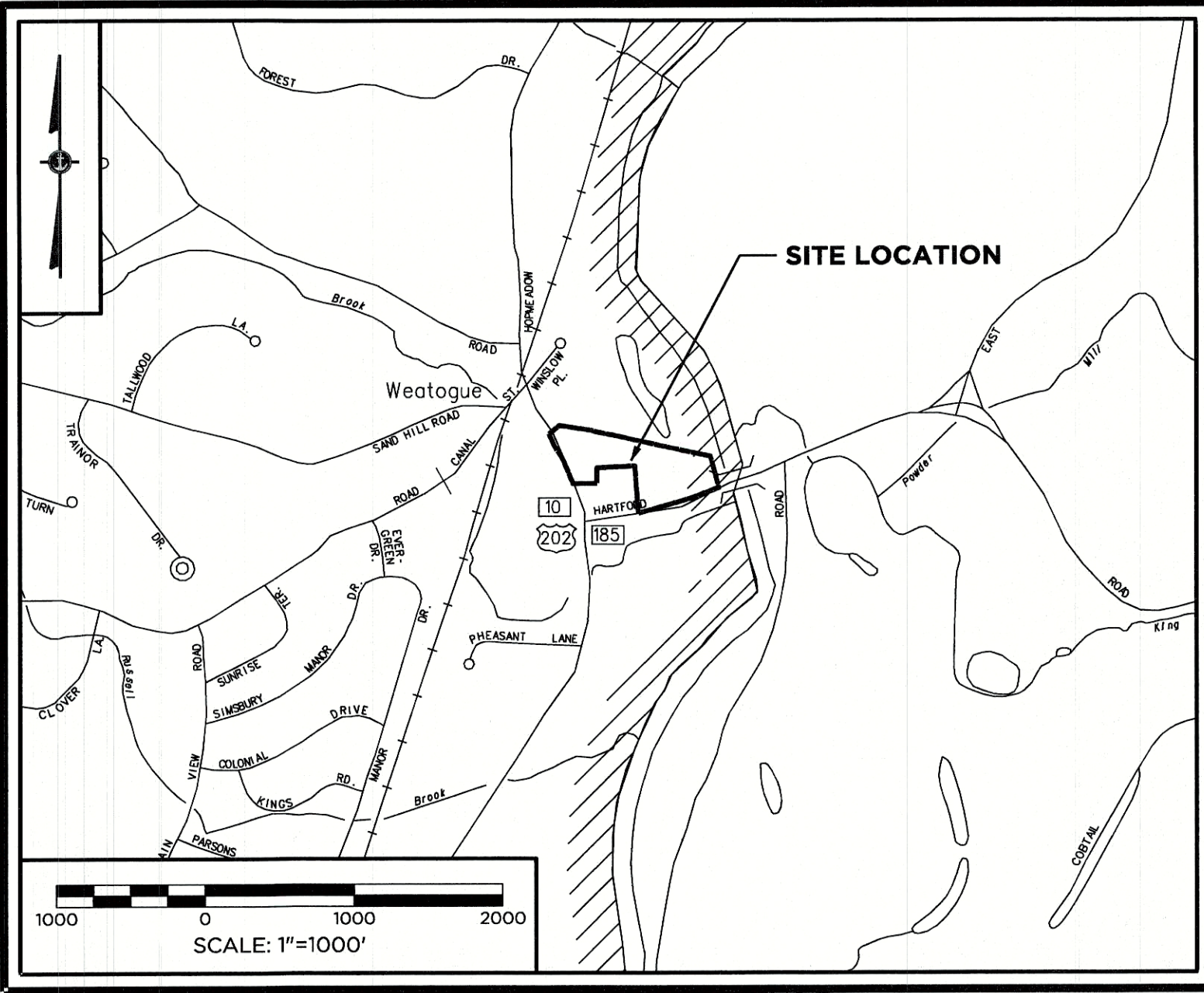
LIMIT OF 500' RADIUS

REQUESTED ZONE CHANGE

ZONING DISTRICTS

R-15 HIGH DENSITY RESIDENTIAL
R-40 LOW DENSITY RESIDENTIAL
B-1 RESTRICTED BUSINESS
FP FLOOD PLAIN OVERLAY

ZONING DESIGNATIONS IN PARENTHESIS (R-40)



LOCATION MAP

SCALE: 1" = 1000'

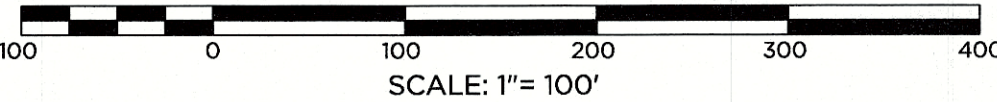
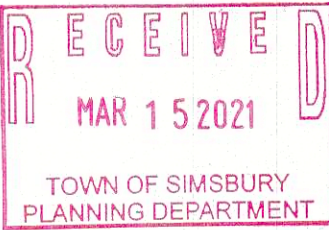
RECORD LANDOWNER:

EAY PROPERTIES, LLC
540 HOPMEADOW STREET
SIMSBURY, CT 06070

APPLICANT:

WLM GROUP, LLC
10 NORTHWOOD DRIVE
BLOOMFIELD, CT 06002

EXHIBIT 9



ANCHOR
a Barton & Loguidice company

41 Sequin Drive
Glastonbury, CT 06033
Phone: (860) 633-9770
Fax: (860) 633-9971
www.anchorct.com

PROJ. ENGINEER		MJP		Civil Engineering		Environmental Consulting	Land Surveying	Construction Management	
PROJ. MANAGER		MLK		ZONING MAP AMENDMENT PLAN					
OFFICE REVIEW		MLK							
REVISIONS				PREPARED FOR: WLM GROUP, LLC					
2/25/21									
				332 HOPMEADOW STREET					
				SIMSBURY					
SCALE:		1" = 100'		PROJECT		DATE		SHEET NO. 1 OF 1	
				4496-001		2/24/21			

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT AGENCIES "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS-D.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MAREK L. KEMENT, CT. P.E., L.S. #21694

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION APPEARS ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.



APPROVED
SIMSBURY ZONING COMMISSION
SIMSBURY, CONNECTICUT

DATE: _____

SIGNED: _____