



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

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

PROPERTY ADDRESS: 22 Iron Horse Boulevard, Map H09, Block 226, Lots 002/003A/004

NAME OF APPLICANT: Town of Simsbury

MAILING ADDRESS: 933 Hopmeadow Street, Simsbury, CT 06070

EMAIL ADDRESS: jshea@simsbury-ct.gov TELEPHONE # 860-658-3260

NAME OF OWNER: Town of Simsbury

MAILING ADDRESS: 933 Hopmeadow Street, Simsbury CT 06070

EMAIL ADDRESS: jshea@simsbury-ct.gov TELEPHONE # 860-658-3260

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:

The project involves the conversion of existing gravel and lawn parking areas to bituminous concrete accessible parking and access improvements, and the installation of the stormwater quality management areas. The existing gravel walkways near the stage will be converted to bituminous concrete walkways and seating areas to meet ADA standards. Approximately 87,890 square feet of upland review area will be altered by the by the proposed construction and no direct wetland filling is proposed.

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.

Maria E. Capriola 10/14/21
Signature of Owner Date

Maria E. Capriola, Town Manager 10/14/21
Signature and Title of Applicant Date

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

**Simsbury Inland Wetland Permit Application Supplemental Information
For
Performing Arts Center ADA and Parking Improvements**

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.

To be determined.

2. Describe the site and the regulated area or wetlands/watercourses involved:

The proposed project site is located within the Simsbury Meadows Performing Arts Center complex, east of Iron Horse Boulevard. The subject site sits within an approximately 315-acre collection of Town-owned parcels, consisting largely of open water and floodplain wetlands between Iron Horse Boulevard to the west and the Farmington River to the east. The project limit line within these parcels includes an area of approximately 201,700 square feet. The property is accessed to the east from Iron Horse Boulevard and is bounded to the west by commercial properties along Iron Horse Boulevard, to the south by town property, to the north by private property, and to the east by undeveloped floodplain wetlands abutting the Farmington River. The project area consists of two gravel/lawn parking areas, a storage shed, gravel driveways, and maintained lawn areas. An approximately 1-acre gravel parking lot is located immediately south of the Performing Arts Center building, and an approximately 0.9-acre maintained lawn parking area exists to the south of the gravel parking lot. The site is accessed via a paved access drive extending southeast from Iron Horse Boulevard, located west of the project area. Broad floodplain wetland systems are found bordering the eastern and western extents of the project area. These floodplain wetland systems consist of palustrine emergent, scrub shrub and forested wetlands. The project area is located partially within a Federal Emergency Management Agency (FEMA) designated 100-year floodplain to the Farmington River, which is located approximately 0.5-mile east of the project area.

- a. General site conditions, including vegetation and general soil conditions.

The topography is generally flat, sloping gradually towards to the on-site wetlands and ultimately towards the Farmington River and associated floodplain wetlands. See SLR wetlands report for more information.

- b. Size of wetland within site or distance of the activity from the wetland.

The wetland area adjacent to the project limit line is a part of the large Farmington River floodplain. There are no proposed direct wetland impacts. The closest activity is the construction of a vegetated bio swale approximately 2 ft from the wetland edge at its closest point.

- c. Size of total contiguous wetland.

Farmington River floodplain and watershed.

- d. Position relative to other wetlands on site.

The overall site is located along the wetland edge of the Farmington River floodplain.

- e. Type of wetland characterized by vegetative and soil type and/or watercourse, such as: 1) open/deep freshwater pond or lake; 2) shallow marsh; 3) seasonally flooded basins and flats; 4) meadow; 5) shrub swamp; 6) wooded swamp; 7) bog; 8) kettle; 9) stream type; 10) other.

The wetlands adjacent to the project area consist of palustrine emergent, scrub shrub, and forested floodplain wetlands supported by a combination of alluvial, poorly drained, and very poorly drained soils. See SLR wetland report for more information.

- 3. Depth to water table, depth to mottled soil, and seasonal variation of water table.

See SLR wetland report for more information. Within the parking lots, the depth to ground water is approximately 5 feet.

- 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.

There are no direct impacts to the wetland areas proposed. There will be approximately 87,890 square feet of disturbance within the 100-foot wetland URA,

- b. Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.

There are no direct impacts proposed.

- c. Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.

There are no direct impacts proposed.

- 5. Describe the related construction activities and their impact on:

- a. Area and location of wetlands and watercourses.

This project has been designed to avoid direct and indirect impacts to wetlands and watercourses from short- and long-term perspectives. No direct wetland impacts are proposed. Work within the upland review area has been designed to avoid indirect wetland impacts.

- b. Types and amounts of vegetation.

Stormwater features adjacent to the wetlands will be seeded with native wetland and conservation seed mixes.

- c. Surface and groundwater.

Stormwater from the parking area will be collected and piped to the vegetated bioswales. The first flush from all paved surfaces will be directed to the vegetative bioswales located adjacent to the wetlands. The project is not expected to have any impact on ground or surface water.

- d. Visual impacts.

Since this project is not proposing a change in use or construction of any new structures, rather only parking lot, ADA, and stormwater collection improvements, no visual impacts are anticipated.

- e. Wildlife habitats.

No direct wetland impacts and minimal clearing is proposed so no habitat impact is expected. Stormwater improvements will benefit adjacent wetlands.

- 6. Describe the long term or permanent impact of the activity(ies) on environmental aspects, such as the surface and groundwater quality, storm water runoff, visual impact(s), or wildlife habitats on:

- a. Wetlands and/or watercourses.

No direct wetland impacts are proposed.

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

The proposed project has been designed to avoid adverse impacts to wetland systems and their capacity to perform wetland functions. No direct wetland impacts are proposed. Potential indirect wetland impacts resulting from the redevelopment have been considered from a short- and long-term perspective. In the short term, sedimentation and erosion controls will mitigate indirect impacts, while stormwater management is proposed to minimize long-term impacts.

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

Sediment filter fence and staked hay bales and straw wattles will be installed around work areas adjacent to natural resources to prevent disturbed sediments from leaving the project site. See site plans for sediment and erosion control measures.

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

N/A – No direct impacts.

9. Estimate cost of work and time for completion.

Total project cost has yet to be finalized. Project is scheduled for construction in Spring 2022 and continuing for approximately 3 months.

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

Wetlands Report attached.

11. REQUIRED MAPS

a. Attach a vicinity map on an 8 1/2"x11" sheet at scale 1"=200' or 1"=800' (depending upon the size of the parcel) showing the general location of the area in which the regulated activity is proposed. The map should be in sufficient detail to allow the identification of the property on the official Inland Wetlands and Watercourses map. A guide to the kinds of information to be shown is available in the Planning Department at the Town Hall.

See attached map.

b. Site Plan(s) showing:

- i. The topography showing contours at intervals of not more than two (2) feet and a minimum of two (2) contour marks per ten (10) acres at a scale of 1"=100' or 1"=40' (whichever is more appropriate).
- ii. Location of existing watercourses and/or ponds.
- iii. Location of regulated activity.
- iv. Proposed grading and/or filling.
- v. Proposed drainage, site utilities, wells, etc.
- vi. Sedimentation and erosion control measures.

See site plans prepared by SLR.

12. The Applicant shall certify whether:

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

Project is not located within 500 feet of adjoining municipality.

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

Project does not require the use of streets within the adjoining municipality.

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

Project does not impact sewer or water drainage within an adjoining municipality.

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

Project does not impact water runoff within an adjoining municipality or private properties.

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

Not applicable

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

Not applicable