



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application



DATE: DEC 3, 2021 FEE: \$ 450 + 60 = 510.00 CK#: _____

PROPERTY ADDRESS: 115 & 136 CASTERBRIDGE CROSSING LOTS D&G

NAME OF APPLICANT: CROWN PROPERTY HOLDINGS, LLC

MAILING ADDRESS: 2001 KILLEBREW DRIVE, SUITE 100, BLOOMINGTON, MN 55425

EMAIL ADDRESS: Richard.Bienapfel@pestry.companies.com TELEPHONE # 952-854-8800

NAME OF OWNER: DORSET CROSSING, LLC

MAILING ADDRESS: 30 DORSET CROSSING #600 SIMSBURY, CT 06070

EMAIL ADDRESS: bnj@thekeystone.companies.com TELEPHONE # 860-217-1700

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:
SEE ATTACHMENT

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.

_____	_____	<u>Richard C. Benoff</u>	<u>12/1/2021</u>
Signature of Owner	Date	Signature and Title of Applicant	Date
		<u>AUTHORIZED REP</u>	

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

www.simsbury-ct.gov

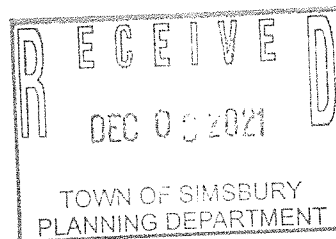
933 Zlopmeadow Street
Simsbury, CT 06070
CHECK 510.00

Property:

Lots D & G Dorset Crossing PAD 115 & 130 Casterbridge Crossing

Owner:

Dorset Crossing, LLC
30 Dorset Crossing #600
Simsbury, CT 06070
Attn: Tony Giorgio
tony@thekeystonecompanies.com
860-217-1700



Applicant:

Crown Property Holdings, LLC
2001 Killebrew Drive, Suite 100
Bloomington, MN 55425
Attn: Richard Bienapfl
RichardBienapfl@tapestrycompanies.com
952-854-8800

Specific Activities For Which Permit is Sought:

This application is for construction activities related to the proposed residential development on Lots D & G within the 100 ft. Upland Review Area associated with the Saxon Brook wetland and watercourse corridor as shown on the Site Plan submittal dated Dec. 3, 2021. The applicant is proposing to construct a 3-story 30 unit apartment building on Lot D and a 3-story 42 unit building on Lot G. Most of the parking is in underneath covered parking for both buildings. There will be 30 outdoor paved parking spaces for Lot D and 28 outdoor parking spaces for Lot G. Within the 100 ft. Upland Review Area, there will be approximately 34,000 s.f. disturbed on Lot D and 80,000 s.f. disturbed on Lot G. There will be a temporary impact to the edge of the wetland near Flag #162 on Lot D to install erosion control fencing to project the downstream wetland corridor. There will be no permanent direct impact to the wetland or watercourse resources on either lot.

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

- a. *General site conditions, including vegetation and general soil conditions.*
The project site includes two approved building lots at the end of Casterbridge Crossing, Lot 13 A-D (#130) 2.48 acres and Lot 13 A-G (#115) 4.54 acres (AKA Lots D & G). These lots are part of the Master Plan approved for the Dorset Crossing PAD. Between these two lots is the approved right-of-way for Casterbridge Crossing, a town road. Most of the developable area on the two lots has been heavily disturbed by previous sand and gravel excavation

operations, trenching and grading related to the installation of a town sanitary sewer main in the 1970's and more recent construction staging and material storage activities related to the other recent development of Dorset Crossing. A portion of the right-of-way has been previously paved for a temporary turn around for town snow plowing and emergency vehicles.

Back in March 2017, the Conservation Commission approved a wetlands permit (see attached) for the permanent extension of Casterbridge Crossing along with the replacement of the existing Saxton Brook culvert and the construction of a new temporary cul-de-sac and its associated storm drainage system. The work would include the replacement of the existing antiquated Saxton Brook culvert under the roadway with a new 5'x4' concrete box culvert and downstream riprap scour hole. Per the land purchase agreement, the contractor for the proposed site development of Lots D & G will complete the approved roadway and drainage work concurrently in accordance with the previous approved plans as part of the site development of the two lots. The site plans for Lots D & G have been integrated into the construction plans for the roadway project.

- b. *Size of wetlands within site or distance of the activity from the wetland.*
Within Lots 13 A-D and 13 A-G there is a total of 40,031 s.f. of wetlands.
- c. *Size of total contiguous wetlands.*
The Saxton Brook wetland/watercourse corridor is fairly extensive and continues downstream to the east and upstream west of the project area for a considerable distance.
- d. *Position relative to other wetlands on site.*
There are no other wetlands on Lots 13 A-D or 13 A-G.
- e. *Type of wetland characterized by vegetative and soil type and/or watercourse.*
A wetlands report was previously prepared by CLA Engineer, Inc. in 2017 for the roadway project, a copy of which is attached. The report indicates that the wetlands within the project area are directly associated with the Saxton Brook corridor. The Saxton Brook watercourse itself is relatively shallow and narrow (6'±). South of the crossing the associated wetlands occur as a narrow riparian deciduous wooded swamp, shaded by bankside trees. The channel contains a significant amount of accumulated sand deposits. Wetland soils in this area are classified as alluvial land of more than one drainage class and variable soil textures.

Upstream of the brook crossing the wetlands associated with the brook gradually widen and above the project area there is a large, nearly level, very densely vegetated shallow marsh including rice cut grass, arrowhead, water plantain, sedges, etc. Cattail and phragmites are also present. The marsh

area includes abundant tussock sedge hummocks. The shallow marsh areas are bordered by a narrow deciduous wooded swamp containing red maple, yellow birch, silky dogwood, witch hazel and skunk cabbage. The soils associated with this area are Scarboro loam, a very poorly drained, medium over coarse textured, very friable over loose glacial fluvial outwash soil.

3. *Depth to water table, depth to mottled soil, and seasonal variation of water table.*
Based on many years of sand and gravel mining operations in the area, the water table is about 5 feet below the surface in the vicinity of Saxton Brook and gradually deepens as you move away from the brook.
4. *Describe the immediate impact on the wetlands and watercourses, including but not limited to:*
 - a. *Quantities, by volume and area disturbed, of materials removed, deposited or altered.*
There will be a temporary disturbance of approx. 210 s.f. along the edge of the wetland on Lot D to install erosion control to protect the downstream wetland. There will be no direct impact to wetland or watercourse resources on either lot.
 - b. *Kinds of materials by soil types, vegetative classifications, materials classification to be removed, deposited or altered.*
The soils within the development area of both lots is highly disturbed and has been classified by CLA as 305 Udorthens/pit complex, which is a disturbed soil complex created by previous excavation and grading. All unsuitable materials will be removed from the site and replaced with off-site processed sands and gravels to complete the construction. There will be very little disturbance to the vegetated slopes along the brook corridor. Vegetation along the banks associated with the brook corridor consist of a mix of wetland and non-wetland grasses, shrubs and trees. Any disturbance of the banks of will be seeded with upland grasses. Disturbed areas around the scour hole will be seeded with a wetland mix.
 - c. *Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.*
Zero percent.
5. *Describe the related construction activities and their impact on:*
 - a. *Area and location of wetlands and watercourses.*
Related construction activities within 100 ft. Upland Review Area include clearing, excavation and removal of surplus and/or unsuitable materials , installation of erosion control deveices and then establishment of a pad site for foundation construction and other drainage, utility and site

amenities. This work is not anticipated to have any negative impact on the wetland and watercourse corridor.

b. Types and amounts of vegetation.

The project area is proposed on portions of the property that have been heavily disturbed with little native topsoil covering the exposed sands and gravel surface from previous excavation operations and construction activities. The vegetation is a mixture of aftergrowth grasses, shrubs and small caliber trees and saplings.

c. Surface and groundwater quality, storm water runoff.

Surface runoff from the roof and pavement areas will flow to underground infiltrator systems and an excavated water quality basin on Lot G. There will be no increase in total peak runoff. The design meets the current CTDEEP Water Quality standards. There will be no impact on groundwater quality.

d. Visual Impacts

The project area is currently previous disturbed uplands. The developed sites will be heavily landscaped and buffer plantings will be added along the edge of development abutting the wetland/watercourse corridor.

e. Wildlife habitats.

Extensive wildlife studies were completed as part of the original Dorset Crossing review and concluded that the wetlands within the larger Dorset Crossing tract has the capacity to support a diverse and abundant wildlife community, with 72 wildlife species identified (55 avian, 8 amphibian, 3 reptiles and 6 mammals). The proposed work is consistent with the overall project approval and will have only minimal temporary impact on any wildlife within the disturbed area.

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

a. Wetlands and/or watercourses.

The project has been designed to minimize any long term impacts to the wetland and watercourse corridor associated with Saxton Brook. The storm drainage design meets the Town and CTDEEP design standards. The corridor is protected to the west on Town Open Space and to the east on Lot G with the establishment of a permanent Conservation Easement.

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

The riparian corridor along this section of Saxton Brook is relatively narrow. As noted above, the corridor is protected by dedicated Open

Space and a Conservation Easement.

7. *Identify sedimentation and erosion control measures.*

The plans include soil erosion and sedimentation controls consistent with current CTDEEP and Town requirements.

8. *Identify alternatives to the proposed activity that were considered.*

Lots D & G are approved building lots in accordance with the subdivision and Master Plan approvals. Multi-family development is consistent with the overall approved Dorset Crossing PAD plan. The use of covered parking on the basement level in both buildings greatly minimizes coverage and stormwater runoff to the corridor.

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

The estimated site construction cost is \$1.5 million and will start in the spring of 2022 and be completed by the summer of 2023.

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

An updated Master Plan Drainage Study has been submitted for this project. Overall drainage calculations, soils, wetlands and wildlife studies are already part of the Dorset Crossing Master Plan approvals.

11. *Required Maps*

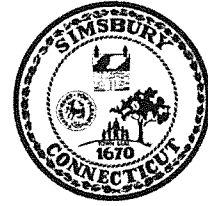
Required Maps are attached dated Dec. 3, 2021.

12. *Applicants Certification*

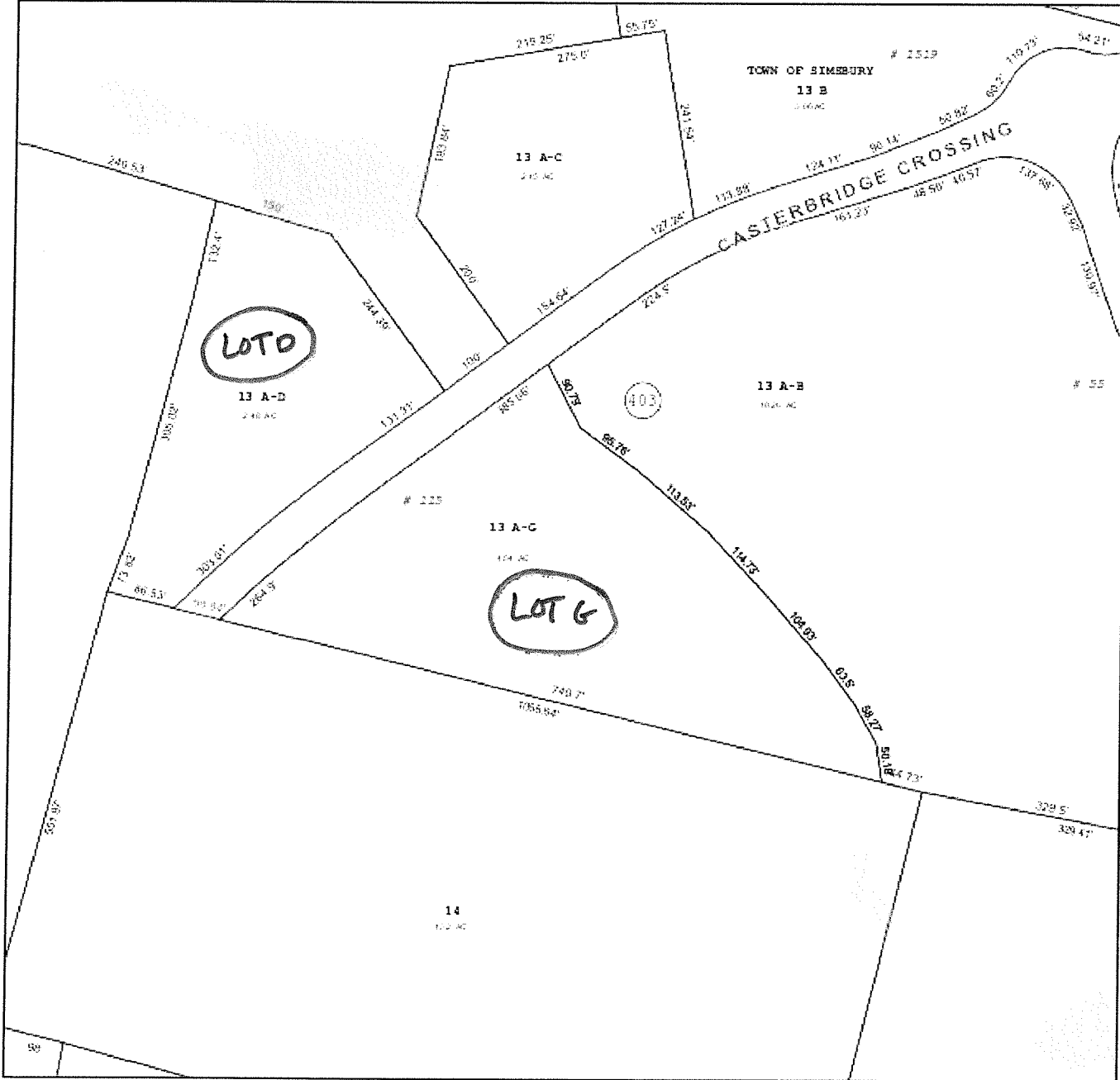
- a. No portion of the property is within 500 feet of an adjoining municipality.
- b. No traffic will use streets within the adjoining municipality to enter or exit the site.
- c. No sewer or water drainage flows through an adjoining municipality.
- d. Water runoff from the improved site will not affect streets or municipal or private property within the adjoining municipality.
- e. No notice was required to the adjoining municipality.
- f. A small portion of the proposed site work is within the Town Open Space abutting Lot D and the proposed Conservation Easement area on Lot G.

Town of Simsbury

Geographic Information System (GIS)



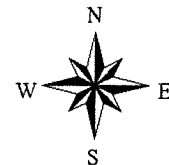
Date Printed: 1/11/2017



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



CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

December 1, 2021

Mr. David Ziaks P.E.
F.A. Hesketh & Associates, Inc.
6 Creamery Brook
East Granby, CT 06026

Re: 105 International Drive
Windsor, CT
CLA -6983

Dear Mr. Ziaks:

At the request of F.A. Hesketh & Associates, Inc, CLA has investigated the referenced site for inland wetlands and watercourses. CLA performed the investigation in September of 2021. During the investigation, CLA re-checked the wetland delineation done by others and confirmed that the boundary shown on the plans is correct.

The plans prepared by F.A. Hesketh and submitted to the Town of Windsor show the wetlands in relation to the proposed development. This report documents the wetland types found and summarizes the functions and values of those wetlands and the potential for impacts. This letter also serves as the soil scientist's report and documents the soils found on the site and their characteristics.

Project Purpose and Need

The subject property is zoned as industrial. The applicant seeks to construct the proposed development without adverse impacts to wetlands and watercourses through use of Best Management Practices (BMPS) and no direct impact to the wetlands.

Existing Conditions

The configuration of the site investigated is shown on the plans provided by Hesketh as part of the application to the IWWC. The site is predominantly vegetated with a mix of woods and fields, with frontage on International Drive. The wetlands in proximity of the proposed development are part of a wooded swamp system that is eventually tributary to the Farmington River

Surface water on the site runs from the higher elevations on the western and northern part of the site flowing eastward and southward to the wooded swamp to the southeast. The site is gently sloping and no erosion problems were noted. As shown on the existing conditions plan, much of the site was previously cleared for agriculture.

Off-site to the north and east are existing industrial uses. To the west, beyond the town line, are residences. There is undeveloped land to the south and south east.

Soils

The NRCS soil series classifications for the site and surrounding areas are shown in Appendix A. The upland on and around the site have soils that were formed in both glacial outwash and glacial till. Glacial outwash is a water-sorted mix of sand and gravel. Glacial till is unsorted and has a mixture of clay through boulder size particles. The outwash soils are classified as the Ninigret and Raypol series by the Natural Resources Conservation Series (NRCS). The glacial till soil is classified as the Broadbrook series. On-site soil testing (hand auger samples) was consistent with the NRCS descriptions.

The wetland soils are of the Raypol series, and are also formed in glacial outwash. The upper part of Raypol soils has siltier texture which overlies sand and gravel.

Wetland Conditions

Based on field observations and map resources, the on-site wetlands were disturbed by past cutting of wood and use for pasture. The area had a shrub and sapling cover in 1934 (http://magic.lib.uconn.edu/mash_up/1934.html) and apparently has not been cut over since then. These wetlands perform a number of functions that are typically attributed to Connecticut's wetlands. Observations relevant to functions and values of the wetlands include:

1. The wetlands are within an area of commercial and industrial development.
2. No significant erosion was noted in or around the wetlands.
3. The wetlands and watercourse received storm water runoff from the onsite agricultural use.
4. The wetlands receive stormwater runoff from International Dr. via a culvert shown on the project plans
5. The wetlands occur within coarse textured soils and serve as an interface with the local water table and aquifer.
6. The wetlands typically contain native species such as red maple (*Acer rubrum*) and yellow birch (*Betula lutea*) but also have barberry (*Berberis thunbergii*) multiflora rose (*Rosa multiflora*) an are invasive species.
7. The wetlands have both mineral and mucky surface soils. The wetlands have areas with flat topography that allow localized detention and infiltration.

8. The wetlands comprise a single type of wetland, a wooded swamp. Typical vegetation includes red maple, yellow birch willow (*Salix sp.*) trees, with alder (*Alnus sp.*), highbush blueberry (*Vaccinium corymbosum*), and silky dogwood (*Cornus ammomum*) shrubs, with skunk cabbage (*Symplocarups foetidus*), tussock sedge (*Carex stricta*), wool grass (*Scirpus cyperinus*), and sphagnum moss (*Sphagnum spp.*) in the herbaceous layer.
9. There is undeveloped wooded buffer along portions of the wetlands but it is not continuous.
10. The June 2021 CTDEEP Natural Diversity Database (NDDDB) shows Box turtle to be nearby the site.

Based on these observations, the on-site wetlands appear to provide wildlife habitat, serve as a groundwater interface and provide local flood storage value. It also receives nutrients and pollutants from surrounding land uses and the wetland appears to process these inputs.

Regarding Item 10 in the above list, F.A. Hesketh' coordination with the CTDEEP NDDDB revealed that while there are no known records of any protected species on the site, CTDEEP recognizes that the type of habitat present could support the CT State Special Concern *Terrapene carolina carolina* (eastern box turtle). As the site could serve as eastern box turtle habitat, CLA recommends that CTDEEP's BMPS be adhered to.

Potential for Impacts

The proposed project involves no work within the wetlands. The project does include work within the upland review zone which include paving and stormwater management. Appropriate E&S measures to protect this area during construction are shown on the plans.

The proposed project also calls for changing the amount of impervious surface on the site. The CTDEEP 2004 Stormwater Manual prescribes stormwater treatment BMPs for dealing with increase impervious surfaces. F.A. Hesketh has designed the site wide, post construction stormwater management to be consistent with the Manual and meet the Water Quality Volumes as prescribed. This is documented in the Stormwater Management Report provided to the Commission.

CLA believes that if the best management practices shown on the plans are properly implemented and installed, there will be no short term, or long term negative wetland impacts.

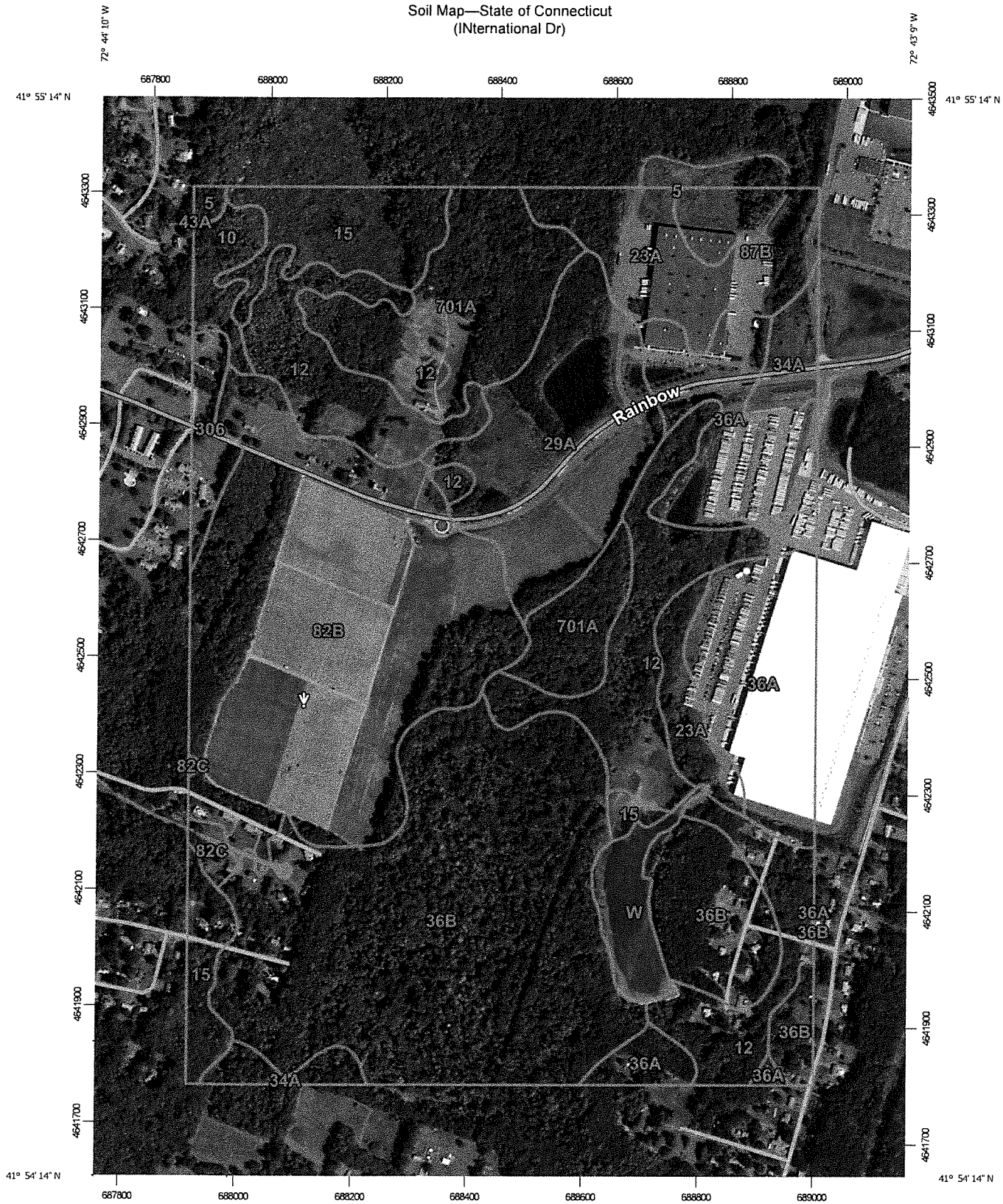
Please contact me if you have any questions.

Sincerely,

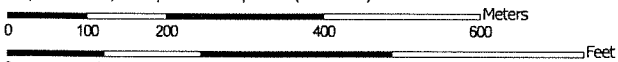
Robert C. Russo
C.S.S.

Appendix A: Soils Data

Soil Map—State of Connecticut
(International Dr)



Map Scale: 1:9,040 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84














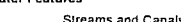




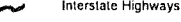

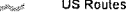

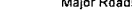

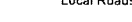













Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/29/2021
Page 1 of 3

Soil Map—State of Connecticut
(International Dr)

MAP LEGEND

Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
Special Point Features	Water Features
 Blowout	 Streams and Canals
 Borrow Pit	Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 21, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 24, 2019—Oct 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Wilbraham silt loam, 0 to 3 percent slopes	0.8	0.2%
10	Raynham silt loam	5.2	1.2%
12	Raypol silt loam	51.6	12.4%
15	Scarboro muck, 0 to 3 percent slopes	19.6	4.7%
23A	Sudbury sandy loam, 0 to 5 percent slopes	19.9	4.8%
29A	Agawam fine sandy loam, 0 to 3 percent slopes	32.4	7.8%
34A	Merrimac fine sandy loam, 0 to 3 percent slopes	8.5	2.0%
36A	Windsor loamy sand, 0 to 3 percent slopes	43.1	10.4%
36B	Windsor loamy sand, 3 to 8 percent slopes	101.0	24.3%
43A	Rainbow silt loam, 0 to 3 percent slopes	0.0	0.0%
82B	Broadbrook silt loam, 3 to 8 percent slopes	78.5	18.9%
82C	Broadbrook silt loam, 8 to 15 percent slopes	1.6	0.4%
87B	Wethersfield loam, 3 to 8 percent slopes	9.6	2.3%
306	Udorthents-Urban land complex	4.9	1.2%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	31.6	7.6%
W	Water	6.8	1.6%
Totals for Area of Interest		415.1	100.0%

AGAWAM SERIES

The Agawam series consists of very deep, well drained soils formed in sandy, water deposited materials. They are level to steep soils on outwash plains and high stream terraces. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity is moderately high or high in the upper solum and high or very high in the lower solum and substratum. Mean annual temperature is about 48 degrees F. and mean annual precipitation is about 47 inches.

TAXONOMIC CLASS: Coarse-loamy over sandy or sandy-skeletal, mixed, active, mesic Typic Dystrudepts

TYPICAL PEDON: Agawam fine sandy loam in a nearly level cultivated field at an elevation of about 124 feet. (Colors are for moist soil unless otherwise stated.)

Ap--0 to 11 inches; dark grayish brown (10YR 4/2) fine sandy loam; light brownish gray (10YR 6/2) dry; weak medium and coarse subangular blocky structure; very friable; common fine and medium roots; strongly acid; abrupt smooth boundary. (5 to 14 inches thick)

Bw1--11 to 16 inches; dark yellowish brown (10YR 4/4) fine sandy loam; weak medium and coarse subangular blocky structure; very friable; common fine and medium roots; strongly acid; abrupt smooth boundary.

Bw2--16 to 26 inches; light olive brown (2.5Y 5/4) fine sandy loam; weak medium subangular blocky structure; very friable; common fine and medium roots; strongly acid; clear smooth boundary. (Combined thickness of the Bw horizons is 10 to 30 inches)

2C1--26 to 45 inches; olive(5Y 5/3) loamy fine sand; massive; very friable; few fine roots; strongly acid; clear smooth boundary.

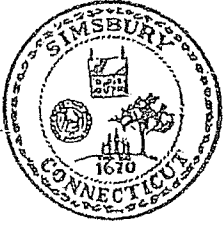
2C2--45 to 55 inches; olive brown (2.5Y 4/4) loamy fine sand; massive; very friable; strongly acid; abrupt smooth boundary.

2C3--55 to 65 inches; olive (5Y 5/3) loamy sand; single grain; loose; strongly acid.

TYPE LOCATION: Hampshire County, Massachusetts; Town of Hatfield; 700 feet north of Elm Street at a point 1,600 feet west of its intersection with Prospect Street. USGS Mt. Holyoke quadrangle; Lat. 42 degrees 22 minutes 00 seconds N. and 72 degrees 36 minutes 42 seconds W., NAD 27.

RANGE IN CHARACTERISTICS: Solum thickness ranges from 15 to 35 inches. Coarse fragments range from 0 to 10 percent by volume in the surface, 0 to 30 percent in

FOR REFERENCE



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

April 6, 2017

Dorset Crossing LLC
30 Dorset Crossing
Simsbury, Connecticut 06070

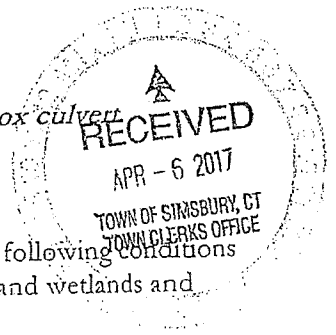
REFERENCE: Application #17-02 of Dorset Crossing LLC, Owner, to demolish existing culvert and install a new 5'x4' box culvert as a result of the re-subdivision of 115 Casterbridge Crossing (Assessor's Map H04, Block 403, Lot 13A-G) and 130 Casterbridge Crossing (Assessor's Map H04, Block 403, Lot 13A-D). Zone PAD.

Dear Mr. Giorgio:

The Town of Simsbury's Conservation Commission, at a regular meeting held on Tuesday, April 3, 2017, unanimously approved the applicant's request to conduct regulated activities associated with the demolition of existing culvert and install a new 5'x4' box culvert as a result of the re-subdivision of 115 Casterbridge Crossing (Assessor's Map H04, Block 403, Lot 13A-G) and 130 Casterbridge Crossing (Assessor's Map H04, Block 403, Lot 13A-D). The regulated activities are subject to jurisdiction in accordance with CT General Statutes, Section 22a-36 through 22a-45, inclusive, as amended, and the Simsbury Inland Wetlands and Watercourses regulations.

This permit is a grant of approval to conduct the following regulated activities:

1. *Filling and Grading in limited area associated with installation of new box culvert*
2. *Installation of rock weir down stream of proposed culvert*
3. *Erosion and Sedimentation measures associated soil disturbance.*



The Conservation Commission has reviewed the application materials and attaches the following conditions to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses on this site:

SPECIAL CONDITIONS:

- 1) A pre-construction meeting onsite with the commission's agent is required before the commencement of site improvements. Applicant shall provide 48 hour notice to Commission's agent for scheduling of meeting.
- 2) Limits of clearing and disturbance are to be marked in the field before commencement of site work.
- 3) Applicant shall notify Commission's agent 48 hours before demolition of existing crossing and installation of new box culvert.
- 4) Culvert replacement is to occur in low flow conditions

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8:30 - 1:00 Friday

- 5) An erosion and sedimentation bond shall be required for the box culvert installation. A cash bond or letter of credit will be required for the erosion and sedimentation measures associated with the crossing/culvert installation. Applicant shall provide the Commission's agent with a written estimate for said measures in order to determine Bond costs. Bond shall be filed and/or executed before site work can commence..
- 6) Erosion and Sediment control measures illustrated on approved plans are to be installed prior to start of site grading. Applicant shall notify commission's agent when said features are installed and ready for inspection. Commission's agent to review and approve measure's installation.
- 7) Construction sequence for box culvert installation is approved as presented by the applicant on Sheet SD-4.
- 8) Storage of materials associated with work is to be located outside area of upland review and flood plain.
- 9) Final As-builts are required for crossing installation and outlet improvements. Said drawings are to be provided to town prior to development of rear lots.
- 10) Violations of scope of permit shall be considered a violation of this approval and subject to immediate enforcement action.
- 11) Changes to the crossing or outlet structure shall require re-submission to the Conservation Commission for review and approval.

STANDARD CONDITIONS:

1. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
2. Final stabilization of disturbed soil areas shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
4. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
5. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Simsbury Conservation Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

This permit shall be valid for a period of 5 years. Permit extensions may be authorized in accordance with CT General Statutes sections 22a-36 through 22a-45 inclusive. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Conservation Commission or the applicant may be required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time.

The Conservation Commission renders this Summary Ruling in accordance with the Simsbury Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. Short-term impacts from the proposed development will be controlled by installation and maintenance of erosion and sediment controls and construction run-off controls.
- B. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters on this property.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or, if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Assistant Town Planner to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Very Truly Yours,



Michael Glidden CFM CZEO
Assistant Town Planner

cc: Jeff Shea, Town Engineer
Town Clerk
File Planning Department
File Building Department
File Assessor Department