



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

STAFF REPORT

Application 21-19 _ 22 Iron Horse Boulevard, Simsbury Performing Arts Center. Applicant – Town of Simsbury. Assessor’s Map H09 Block 226, Lot 003A. Zone SC. Expansion of an existing parking area with pavement and stormwater improvements, as well as ADA upgrades in the seating area.



The proposed project is to expand the existing parking and pave the new and existing parking areas. New infiltration and bioswales will be incorporated for stormwater management and water quality. The ADA access improvements will be paving the existing gravel paths around the seating area in order to bring the access up to code for people with disabilities. There is no proposed direct wetland impacts all work will be with in or outside the 100-foot upland review area. The application required a NDDDB report from DEEP. The findings of the report noted the freshwater mussels in the Farmington River. The proposed activities are almost 400 feet from any bodies of water associated with the Farmington River and are almost 2,500 feet from the river itself. The report also referenced Northern Leopard Frogs. The recommended practice of a barrier will be implemented through the use of silt fencing around the project area.

In reviewing the proposal staff finds the project to be designed in a way to minimize any impact to wetlands in the area. Staff has also noted the inclusion of stormwater management improvements. In its current condition the parking area just sheet flows with no treatment. For

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

the ADA improvements the towns proposal will address concerns and complaints about the lack of compliant ADA access to the venue. Staff finds this proposed in a way to minimize any impacts and brings the town owned venue into compliance with State law. In review of the NDDDB report staff finds the precautions being taken are sufficient to meet the requirements of DEEP.

At the October 19, 2021 meeting this application is to be received.

Possible motions:

I make the motion to receive application 21-19 _ 22 Iron Horse Boulevard, Simsbury Performing Arts Center. Applicant – Town of Simsbury. Assessor’s Map H09 Block 226, Lot 003A. Zone SC. Expansion of an existing parking area with pavement and stormwater improvements, as well as ADA upgrades in the seating area, and hold the application for a ruling at the next regularly scheduled meeting on November 16, 2021.

Finding that this activity represents a significant impact to the surrounding wetlands and/or watercourses, I make a motion to receive application 21-19 _ 22 Iron Horse Boulevard, Simsbury Performing Arts Center. Applicant – Town of Simsbury. Assessor’s Map H09 Block 226, Lot 003A. Zone SC. Expansion of an existing parking area with pavement and stormwater improvements, as well as ADA upgrades in the seating area, and hold it for a public hearing at the next regularly scheduled meeting on November 16, 2021.

SIGNIFICANT IMPACT:

1. *Any activity involving deposition or removal of material which will or may have a substantial effect on the wetland or watercourse or on wetlands or watercourses outside the area for which the activity is proposed.*
2. *Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system;*
3. *Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to: support aquatic, plant or animal life and habitats; prevent flooding; supply water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other functions.*
4. *Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse.*
5. *Any activity which causes a substantial diminution of flow of a natural watercourse or groundwater levels of the wetland or watercourse.*
6. *Any activity which has caused or is likely to cause, or has the potential to cause pollution of a wetland or watercourse.*
7. *Any activity which damages or destroys unique wetland or watercourse areas or such areas having demonstrable scientific or educational value.*

At this time there has been no petition from the public and there has been no inquires from the public on the application.