



Town of Simsbury

933 HOPMEADOW STREET
06070

P.O. BOX 495

SIMSBURY, CONNECTICUT

August 9, 2021

Chris Nelson
Nelson Construction
75 West Street
Simsbury, CT 06070

REFERENCE: Application #21-17 of Girard Brothers Corporation, Owner; Chris Nelson, Applicant; for a special exception for alternative compliance plan for the development of a unit multi-family housing development per plans provided to be located at 32 & 36 Iron Horse Boulevard(Assessor MapH09 Block 226 Lot 006 and Assessor Map H09 Lot 226 Map 008+8A)Zone SC-5.

Dear Mr. Nelson:

The Town of Simsbury's Zoning Commission, at a regular meeting held on Monday, July 19, 2021, approved, with conditions, your application for a special exception for alternative compliance plan for the development of a unit multi-family housing development per plans provided to be located at 32 & 36 Iron Horse Boulevard (Assessor MapH09 Block 226 Lot 006 and Assessor Map H09 Lot 226 Map 008+8A) Zone SC-5.

Special Exception approval is subject to the following conditions:

Prior to filing of the plans the applicant is address the following items outlined by the Town Engineer:

1. Pond Report as part of Drainage report for the water quality swale needs to be provided
2. Information on whether mottling was observed during test pits
3. Provide follow calculations concerning CN-Value for rooftops and underground storage features

Final plans shall incorporate the following modifications:

1. Show existing crosswalk across Iron Horse Boulevard
2. Suitable sidewalk ramps and areas of refuge need to be provide at the main entrance
3. Plans need indicate stopping sight distance both required and confirmation that minimums have been met
4. Show limits of timber rail that will be removed in order to accommodate northern driveway construction.
5. Add "stop ahead" signs at the northern and southern limits of the property along the bike/pedestrian trail
6. Anchoring details for proposed gazebo
7. Foot bridge sample needs to be included as detail

For issuance of administrative zoning permit/building permit

1. Written approval for sewer layout, pump house design, and back-up generator from WPCA
2. Copy of any registration with CTDEEP concerning storm water management plan

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

3. Post erosion and sediment control bond of \$5,000.00 cash for project
4. Provide 2 set of mylars for signature by the Chairman. One is to be filed on the land records and one is to be filed with the Engineering Department.

General Conditions of Approval

1. An administrative zoning permit is required for the project.
2. Conditions of Conservation Commission approval are also conditions of approval for the zoning approval.
3. Pre-Construction meeting is required. Applicant is to schedule meeting with applicable town staff before site work starts.
4. Erosion and Sediment control measures are to be reviewed and approved by Code Compliance Officer prior to start of work. Applicant is to provide staff 24 hour notice for scheduling erosion and sediment control inspection.
5. The Commission authorizes staff to act on their behalf concerning minor modifications/changes to the approved site plan as it relates to landscaping, grading, lighting, and utility layouts. Requests for modifications are to be made in writing and approved by staff prior to implementation in the field.

You must record this original letter in the Simsbury Land Records, as required by the Connecticut General Statutes. There is a recording fee that must be paid to the Town Clerk with cash or by check.

I have enclosed an administrative Zoning Compliance Review form, for your convenience.

If you have any questions, you can reach me at 860-658-3252 or mglidden@simsbury-ct.gov.

Very Truly Yours,



Michael Glidden CFM CZEO
Director of Planning & Community Development

cc: Mike Girard, Girard Brothers Corporation
Tom Daly PE, SLR
Planning Department File
Building Department File
Town Clerk
Assessor's Office