



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Community Planning and Development*

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**AGENDA**  
**CONSERVATION COMMISSION/INLAND WETLANDS**  
**AND WATERCOURSES AGENCY**  
**REGULAR MEETING – APRIL 20, 2021 – 7:30 p.m.**  
The public hearing will be web-based on Zoom at:  
<https://zoom.us/j/2574297243>  
Meeting ID: 257 429 7243

- I. CALL TO ORDER
- II. ROLL CALL
  1. Appointment of Alternates
- III. NEW BUSINESS
  1. Receipt of New Applications
    - CC21-03 – 69 Fernwood Drive – Application for a shed in the wetlands
- IV. OLD BUSINESS
  - CC 21-01 – 6 Victoria Drive – Application for in ground pool with patio
- V. GENERAL COMMISSION BUSINESS
  1. Approval of Minutes from March 2, 2021 Regular Meeting
- VI. AGENT ACTIONS
  1. CC 21 02 – 11 Rocklyn Drive – an above ground pool in the upland review
  2. CC 21-04 – 11 Hedgehog Lane – A deck in the upland review
  3. CC 21-05 – 9 Tollgate Lane – an above ground pool in the upland review
  4. CC 21-06 – 94
- VII. CORRESPONDENCE
  1. None
- VIII. ADJOURNMENT

**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

**How to view application materials:**

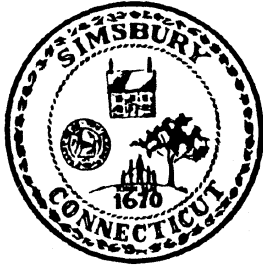
Visit: <https://www.simsbury-ct.gov/conservation-commission-inland-wetlands-agency>

Telephone (860) 658-3245  
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8:30 – 7:00 Monday  
8:30 – 4:30 Tuesday through Thursday  
8:30 – 1:00 Friday





# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Community Planning and Development*

## MINUTES CONSERVATION COMMISSION/INLAND WETLANDS AND WATERCOURSES AGENCY

REGULAR MEETING MARCH 2, 2021 7:30 PM

CALL TO ORDER: 7:32 PM

ROLL CALL: Present – Chairman Winters, Commissioners Levy, Campolieta. Alternate Haldeman was invited to sit. A quorum was established.

PUBLIC HEARINGS: None

NEW BUSINESS:

**Application #21-01** Sandra Wheeler Owner, Nadia Wright Applicant. 6 Victoria Lane, Assessors Map C07, Lot 212, Block 012, Zone R-40. Installation of an in ground pool in the upland review.

The applicant was not available to attend the meeting on behalf of the owner. The Agent asked the commission to receive the application and hold it to the next regularly scheduled meeting for a decision or if the application upon review meets the standards to hold a public hearing. The commission deliberated and decided to receive the application and hold it for the next regularly scheduled meeting for a decision.

**MOTION:** Commissioner Levy, motioned that the application be received and held to the next scheduled meeting to be ruled on. Commissioner Haldeman seconded All Commissioners voted in favor (4-0-0).

GENERAL BUSINESS:

**Minutes:** Minutes from December 1, 2020 Motion to approve was made by Commissioner Levy and seconded by Commissioner Campioleta Approved 4-0-0. Minutes from January 19, 2021 Motion to approve was made by Commissioner Levy and seconded by Commissioner Campioleta Approved 4-0-0.

AGENT ACTIONS:

None

CORRESPONDENCE:

None

CONSERVATION COMMISSION WORK:

A re subdivision of 34 East Weatogue Street was presented to the commission for a referral. Residential lot being split into two lots is 7+ acres in size surrounded by residential homes. There are no wetlands and the lot is primarily flat. The amount of clearing for the new home was minimal. Commissioners put forward a positive referral.

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

ADJOURNMENT: Commissioner Campioleta made a motion to adjourn at 8:00 PM, Commissioner Levy Seconded. All voted in Favor. Vote: 4-0-0.

## 6 VICTORIA LANE

6 Victoria Lane, owner Sandra Wheeler Trustee. Installation of a pool in the upland review. Assessor's Map C07, Block 212, Lot 012, Zone R40.



The above map is the official town map for the property location. As shown in the application materials provided the proposed location of the pool is approximately 21 feet off the rear of the main house and approximately 10 feet off the bump out on the northern part of the house. This is located in a maintained and landscaped yard setting. On a site visit earlier in 2020 the homeowner discussed the pool and its placement. It was noted that the property sloped towards the wetland area (bog, swamp) to the west and the property had a landscaped berm between the maintained lawn and the wetland feature. The wetland soils present are Catden & Freetown soils. The proposed erosion and sediment control measures of a silt fence along with the berm should provide a good barrier to prevent any direct wetland impact. The narrative provided by Julianos pools indicates all excavated materials to be directly put into trucks and hauled away. I would recommend that they be prepared for wet soils that may need dewatering. This can be accomplished with the proper type of truck or an area that has proper erosion and sediment controls to allow materials to dewater before hauling away. The proposed location of the pool is in harmony with all zoning regulations and will only need to seek wetlands approval prior to applying for building permits and zoning compliance.

Questions to consider:

Is this a significant impact?

Is there a prudent alternative?

Is there direct wetlands impacts?

Do we as a commission want to receive this application and delegate it to the Agent for approval or receive the application and hold it until our next regularly scheduled meeting where we can rule on it?



# Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 2/4/21 FEE: \$ 290.00 CK #: 28527 APP #: CC 21-01

PROPERTY ADDRESS: 6 Victoria Lane

NAME OF APPLICANT: Nadia Wright (Juliano's Pools)

MAILING ADDRESS: 321 Talcottville Rd Vernon, CT 06066

EMAIL ADDRESS: NADIA@JULIANOSPOOLS.COM TELEPHONE # 860-995-4243

NAME OF OWNER: Sandra Wheeler

MAILING ADDRESS: 6 Victoria Lane Simsbury, CT 06092

EMAIL ADDRESS: INFO@MORAWSKICLEANING.COM TELEPHONE # 860-626-7268

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:

Construction of a new 18x36 Rectangle inground pool with patio and 4' self closing self latching safety gate.

### 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.

[Signature]  
Signature of Owner

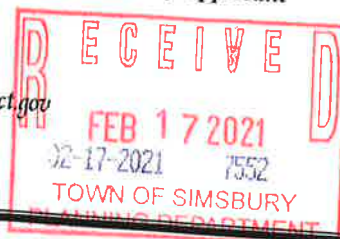
2/4/21  
Date

Ncdn Wght  
Signature and Title of Applicant

2/4/21  
Date

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Facsimile (860) 658-3206

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933 Hopmeadow Street  
Simsbury, CT 06070  
CHECK 290.00

February 4, 2021

Town of Simsbury Conservation Commission

Subject: Swimming Pool Installation at 6 Victoria Lane

To Whom It May Concern,

The information below pertains to the wet-lands application for 6 Victoria Lane. The application has been filed by Juliano's Pools on behalf of the homeowner, Sandra Wheeler. The application is being filed per the request of the Town of Simsbury to ensure wetlands compliance.

At A Glance

**Homeowner:** Sandra Wheeler

**Address:** 6 Victoria Lane Simsbury, CT 06092

**Phone:** 860-626-7268

**Project:** Construction of 18 x 36 rectangle including patio and 4' safety fence with self-closing and self-latching gate

**Location of Pool/Fence:** See attached plot plan. There will be no disturbance within the wetland designation, the area of disturbance will not be greater than 20' around pool edge

**Materials:** All trucked away by Juliano's

Significant Event Q/A

- Will the proposed activity involve the deposit or removal of material in or near a regulated area? Inside the 100' buffer zone.
- Will the proposed activity change the natural channel or inhibit the natural dynamics of a watercourse system? No
- Will the proposed activity cause any decrease in the natural capacity of a wetlands or watercourse to: support desirable fisheries, wildlife, or other biological life; prevent flooding; supply water; assimilate waste; facilitate drainage; or provide recreation or open space? No
- Will the proposed activity cause turbidity, siltation or sedimentation in a wetlands or watercourse? No
- Will the proposed activity diminish the flow of a natural watercourse or the groundwater levels of the regulated area? No
- Will the proposed activity cause or have the potential of causing pollution of groundwater, a wetlands or watercourse? No
- Will the proposed activity create conditions that may adversely affect the health, welfare and safety of any individual or the community? No
- Will the proposed activity destroy a wetlands or watercourse? No
- Will the proposed activity have a major effect or substantial impact on the area for which this application has been filed or on another part of a wetlands or watercourse? No



## Construction Approach

Throughout the construction process at 6 Victoria Lane, Juliano's Pools will use the utmost care to ensure there is zero impact to the nearby wetland area.

The following is an explanation of the various phases of the construction process, the safeguards that will be in place to protect the regulated area, and the type of equipment which will be used for the construction of the Inground swimming pool.

### **Phase 1 – Excavation**

Prior to the start of any excavation, Juliano's Pools will meet all CT Guidelines for Erosion and Sediment Controls. Juliano's Pools will properly erect silt fence and place hay bales as needed to stop any erosion into the wetland area/buffer. The silt fence will be carefully toed in and hay bales will be staked into the ground with wooden plow stakes.

Excavation of the pool will be done by Juliano's Pools. We use no subcontractors for excavation; therefore we are able to better control the project and ensure all workers are aware of the nearby wetland buffers. A Gehl 802 excavator will be used during the excavation phase. Juliano's Pools has an in-house mechanic who meticulously goes through the machine, to ensure there are no oil leaks or leaking hydraulic hoses, on a regular basis. This excavator is also equipped with rubber tracks to help reduce the amount of grass that is torn up and eliminates damage to any paved road.

To reduce risk of erosion, all excess material during excavation will be hauled away, not stock-piled on-site. As the pool is being dug the material is loaded directly into a truck without the material ever hitting the ground. This excess material will be hauled away by a tri axle dump truck.

### **Phase 2 – Wall Erection**

During this phase of construction, no equipment will be used. The only vehicle entering the property will be a concrete truck to pour the footing for the pool.

### **Phase 3 – Electrical Work**

A mini excavator with a 1' wide bucket and rubber tracks will be used to dig the trench for the electrical conduit from the house to the equipment.

### **Phase 4 – Plumbing**

No equipment will be used during this phase

### **Phase 5 – Vermiculite Pool Bottom**

A small paddle mixer will be used to mix the vermiculite.

### **Phase 6 – Liner Installation**

No equipment will be used during this phase



### **Phase 7 – Pool Backfill**

To backfill the pool, we will use a Takeuchi skidsteer. This machine has rubber tracks on it to minimize impact on any areas where it travels. Any sand needed to backfill the pool will be brought in by Tri axle dump truck and spread immediately, no stock piling of material will be done.

### **Phase 8 – Pool Decking / Fence / Landscaping**

After the pool is backfilled the concrete decking will be poured. For this, a concrete truck will once again access the property to pour the concrete. Once the concrete is completed, we will come back to fine grade the yard. To do this grading we will bring in the Takeuchi skidsteer again. During this phase we will also be spreading topsoil. The silt fence and hay bales will stay in place until grass is established.

The fence will be installed once the grading is done so it can be set to the proper height.

### **Phase 9 – Pool Operation/Maintenance**

Ongoing pool operation and maintenance will have no impact to the property or wetlands. We own water trucks and can haul away water in the fall when we pump approximately 6" of water out of the pool for winterization. This water can be repurposed and put into other new swimming pools.

In conclusion, Juliano's Pools will exercise a tremendous amount of care to ensure that there is no negative impact to the regulated area throughout the construction process. The biggest reason we can ensure this is that we unprecedentedly haul away ALL material leaving only a virgin ground hole. We have been installing inground pools for 20 years with many of them being within regulated wetlands area. Juliano's has successfully sought over 100 permits with similar or greater wetland intrusion in Hartford, Tolland, Windham, Middlesex, New Haven, and Litchfield counties in Connecticut. All such jobs were executed professionally and flawlessly.

If you have any questions, please feel free to contact Brian Juliano (Owner/Founder) on his personal cell phone day or night at (860) 729-6869 or me at (860) 870-1085.

Sincerely,



Bryan Cormier Project Manager



2" Radius  
18' x 36'

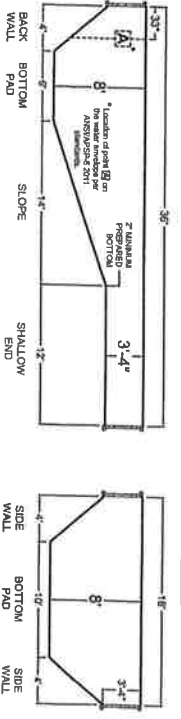
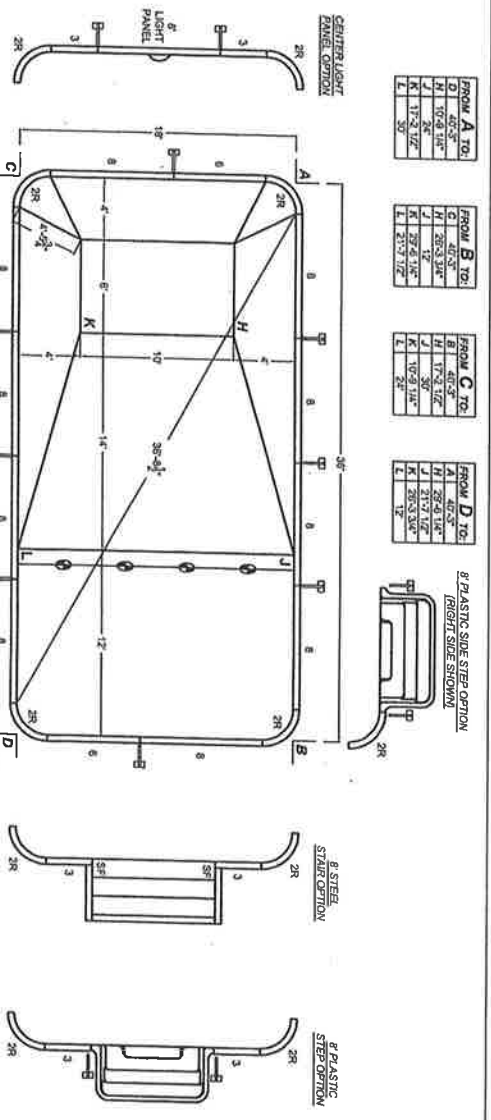
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edition

PART DESCRIPTION	PART #	NO STAIRS	6" STEEL STAIR	6" STEEL STAIR (3 CORNER LEFT)	6" STEEL STAIR (3 CORNER RIGHT)	6" PLASTIC STEP	6" PLASTIC SIDE STEP (LEFT & RIGHT)
E PLAIN PANEL	04101	2	1	1	1	1	1
E SQUINNER PANEL	04102	1	1	1	1	1	1
E RETURN PANEL	04103	2	1	1	1	2	2
F PLAIN PANEL	04105	2	1	1	1	1	2
G PLAIN PANEL	04113	2	1	1	1	2	2
H PLAIN PANEL	04114	1	1	1	1	1	1
I RADIUS CORNER PANEL	04116	4	4	3	3	4	4
J RECT. STAIR FILLER - LEFT	04206	1	1	1	1	1	1
K RECT. STAIR FILLER - RIGHT	04207	1	1	1	1	1	1
L SIDE STAIR PANEL	04120	8	7	9	9	8	8
M ADJUSTABLE A-FRAME	04223	8	7	9	9	8	8
N STEEL STAIR	04188B	1	1	1	1	1	1
O STEEL S-INDECT	074185NR	1	1	1	1	1	1
P NUT & BOLT PKG. - 75 PCS	PAK-75	1	1	1	1	1	1
Q NUT & BOLT PKG. - 100 PCS	PAK-100	2	2	2	2	2	2
R LIGHT PANEL	04104	2	2	2	2	2	2

**DIVING PERMITTED ONLY FROM DESIGNATED DIVING AREA**

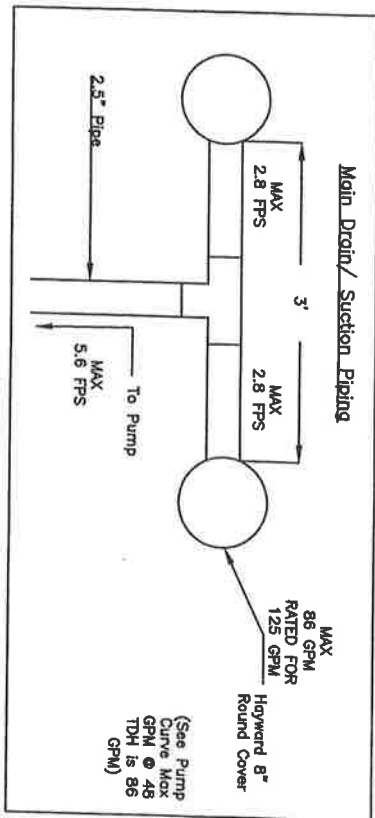
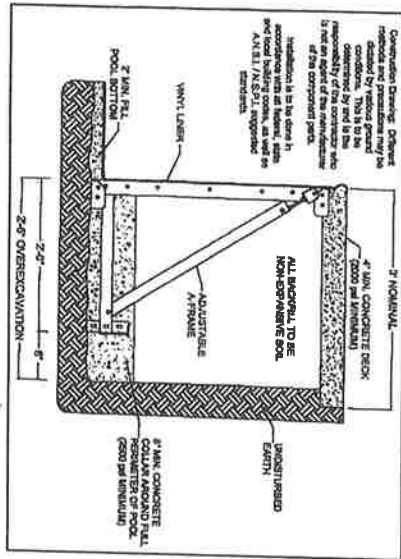
1. Pour 2500 P.S.I. concrete footing around entire perimeter, minimum 8" clear.
2. Backfill with clean earth, free of rocks and debris.
3. Lay 4" concrete deck to be poured at least 3" thickness and a slope of 1/4" per foot.
4. All finished dimensions are to be finished dimensions.
5. Finished bottom to be 2" minimum of suitable material or undisturbed earth, free with slope, to be minimum 17" to the shallow side of the pool of first above change.
6. A. A suitable 1/2" x 1/2" x 1/2" mesh is to be installed by and finished by concrete contractor. This is to be determined by and in accordance with the manufacturer's instructions for the material used.
7. Construction Drawing. Different methods and procedures may be used by the contractor, provided they are approved by the manufacturer of the component parts.
8. Installation is to be done in accordance with all federal, state and local building codes, as well as ANSI/APSP suggested standards.

The bottom support/retainer beam conforms with ANSI/APSP suggested standards. The bottom support/retainer beam conforms with ANSI/APSP suggested standards. The bottom support/retainer beam conforms with ANSI/APSP suggested standards.



**ALL DIMENSIONS ARE FINISH DIMENSIONS**

Volume: 21400 gal / 81000 L / Perimeter: 104' - 7" / 31.87 m / Surface Area: 644.57 ft<sup>2</sup> / 59.87 m<sup>2</sup> / Liner Sq. Ft.: 648.0000



STATE OF OREGON  
 PROFESSIONAL ENGINEER  
 No. 12345

*[Handwritten Signature]*

HAROLD R. SANDERSON, C. E. & L. S. BLOOMFIELD, CON

BY J.A.E. DATE 3-30-63 SUBJECT SURVEY LOT # 12

SCALE 1" = 40'

FDN CHKD. BY ERB DATE 6-19-68 VICTORIA LANE  
SIMSBURY, CONN.

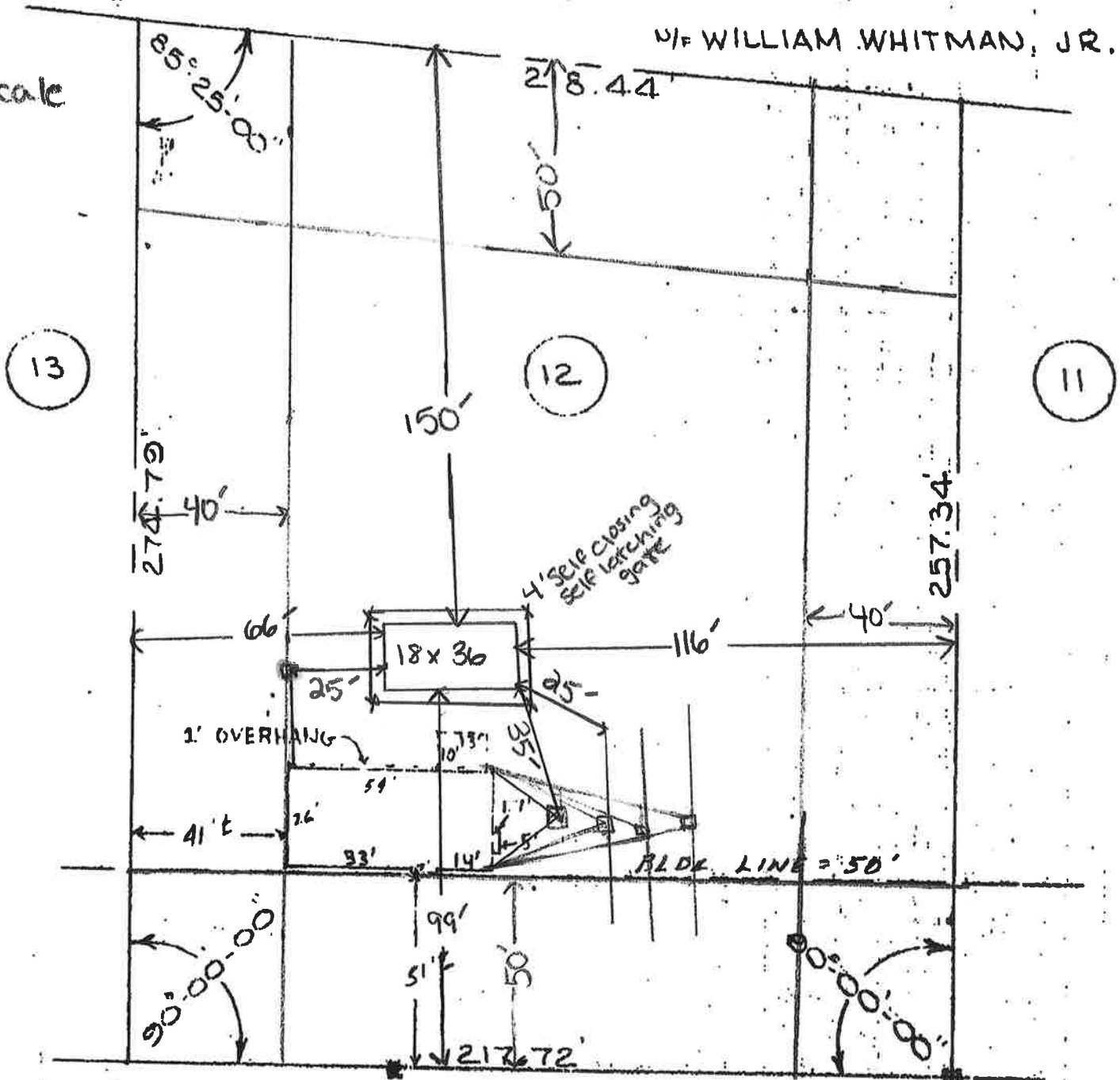
JOB MAJORE ACRES

Entire property within wetlands

W/F WILLIAM WHITMAN, JR.

Revisit 5218  
C.O. 3045

1/40 Scale



VICTORIA LANE

THIS SURVEY IS CERTIFIED TO BE SUBSTANTIALLY CORRECT. NO ZONING REGULATIONS ARE VIOLATED.

*Handwritten signature*



## Letter Of Authorization

I, as owner of subject property, hereby authorize any Juliano's Pools Inc. personnel, to act on my behalf to pull an in-ground swimming pool building permit (and including any/all matters relevant to work authorized by this building permit), using as necessary his/her/their home improvement contractor license, plumbing and piping limited contractor license, electrical contractor license and swimming pool builder in-ground license.

Customer Name: Sandra Wheeler

Customer Phone: 860-626-9268

Address: 6 Victoria Ln  
W. Simsbury, CT. 06092  
\_\_\_\_\_

Thank you for your consideration in this matter.

Sincerely,

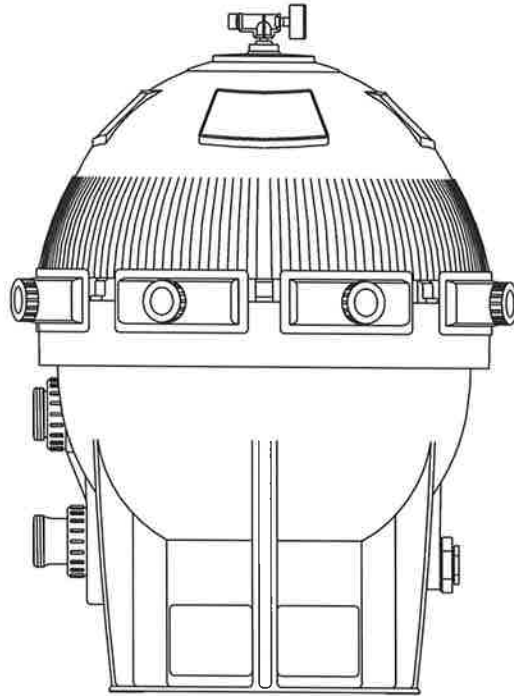
(signature)



# STA-RITE®

## MODULAR DE FILTERS

O W N E R ' S M A N U A L



### INSTALLATION, OPERATION & PARTS



### MODELS

S7MD60

S7MD72

This manual should be furnished to the end user of this filter; its use will reduce service calls and chance of injury and will lengthen filter life.

#### **Pentair Water Pool and Spa, Inc.**

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1620 Hawkins Ave., Sanford, NC 27330 • (919) 566-8000

10951 West Los Angeles Ave., Moorpark, CA 93021 • (805) 553-5000

#### **Customer Support: (800) 831-7133**

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# MODULAR DE FILTERS

To avoid unneeded service calls, prevent possible injuries, and get the most out of your filter, READ THIS MANUAL CAREFULLY!

The Sta-Rite System 3 Modular DE Filter:

- Is designed to filter water for swimming pools.
- Is an excellent performer; durable, reliable.

## Table of Contents

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## READ AND FOLLOW SAFETY INSTRUCTIONS!

**⚠** This is the safety alert symbol. When you see this symbol on your filter or in this manual, look for one of the following signal words and be alert to the potential for personal injury.

**⚠ DANGER** warns about hazards that will cause death, serious personal injury, or major property damage if ignored.

**⚠ WARNING** warns about hazards that can cause death, serious personal injury, or major property damage if ignored.

**⚠ CAUTION** warns about hazards that will or can cause minor personal injury or property damage if ignored.

NOTICE indicates special instructions not related to hazards.

Carefully read and follow all safety instructions in this manual and on equipment. Keep safety labels in good condition; replace if missing or damaged.



**⚠ WARNING** Hazardous pressure. Incorrectly installed or tested equipment may fail, causing severe injury or property damage. Read and follow instructions in owner's manual when installing and operating equipment. Have a trained pool professional perform all pressure tests.

1. Do not connect system to a high pressure or city water system.
2. Use equipment only in a pool or spa installation.
3. Trapped air in system can cause explosion. BE SURE all air is out of system before operating or testing equipment.
4. DO NOT pressure test with compressed air!

Before pressure testing, make the following safety checks:

- Check all clamps, bolts, lids, and system accessories before testing.
- Release all air in system before testing.
- Tighten Sta-Rite trap lids to 30 ft. lbs. (4.1 kg-cm) torque for testing.
- Water pressure for test must be less than 25 PSI (172 kPa).
- Water Temperature for test must be less than 100° F. (38° C).
- Limit test to 24 hours. After test, visually check system to be sure it is ready for operation. Remove trap lid and retighten hand tight only.


NOTICE: These parameters apply to Sta-Rite equipment only. For non-Sta-Rite equipment, consult equipment manufacturer.


	<p><b>⚠ WARNING</b></p> <p>If filter clamps are adjusted or removed under pressure, tank may explode, causing severe injury or major property damage.</p>	<p><b>BEFORE WORKING ON FILTER:</b></p> <ol style="list-style-type: none"> <li>1. Stop pump.</li> <li>2. Open air release valve.</li> <li>3. Release all pressure from system.</li> </ol>
	<p><b>⚠ WARNING</b></p> <p>Filter pumps require hazardous voltage which can shock, burn, or cause death.</p>	<p><b>BEFORE WORKING ON PUMP OR MOTOR</b></p> <p>Disconnect power to motor at main circuit breaker. Discharge motor capacitor to ground.</p>


## GENERAL INFORMATION

- Clean a new pool as well as possible before filling pool and operating filter. Excess dirt and large particles of foreign matter in the system can cause serious damage to the filter and pump.
- With a diatomaceous earth (DE) filter system in place and operating correctly, clean water is returned to the pool faster than pool water is being contaminated. A typical pool installation will require approximately one week to obtain and maintain the sparkle that your filter is capable of giving you.
- DO NOT use more than the recommended amount of DE in your filter. To do so can cause a buildup of DE and "bridging" between the elements which will plug the filter.

<b> WARNING</b>
<b>Hazardous pressure. Can cause severe injury or major property damage from tank blow up.</b>
Release all pressure and read instructions before working on filter.


 If filter is improperly disassembled or assembled, it can explode under pressure! To avoid danger of severe injury or major property damage, always follow service instructions in this manual when working on filter!

 NEVER operate this filter system at more than 50 pounds per square inch (50 PSI/345kPa) pressure! Be sure filter pressure gauge operates when system is operating. If pressure gauge is damaged or does not work, replace it.

 Purge all air from system before operating system. NEVER operate filter with air trapped inside.

- On a new pool installation, we recommend:

1. Disassemble the filter after the initial cleanup.

 To prevent severe injury or major property damage, exactly follow "Filter Disassembly/Assembly Procedure" on Page 8.

2. Remove and hose down the module to remove contaminants.

- It is a good idea to remove the module once a year and soak it in a filter cleaning solution to remove accumulated body oils, etc.; see Page 11, "Special Cleaning Instructions".
- Cleaning interval is based on pressure differential, not on length of time filter is operated. Different water conditions will have different normal cleaning intervals. If backwashing filter is not possible, use "Module Cleaning Procedure", Page 10, at regular intervals to clean filter.
- Check local codes for restrictions on backwash to waste piping, separation tank requirements and spent D.E. disposal requirements.

# INSTALLATION

Installation of filter should only be done by qualified, licensed personnel.

## Filter mount must:

- Provide weather and freezing protection.
- Provide space and lighting for easy access for routine maintenance. (See Figure 1 and Table II, Page 6, for space requirements.)
- Be on a reasonably level surface and provide adequate drainage.
- Be as close to pool as possible to reduce line loss from pipe friction.

## Piping:

- Piping must conform to local/state plumbing and sanitary codes.
- Use thread seal tape or equivilant on all male connections of plastic pipe and fittings. DO NOT use pipe compounds on plastic pipe; it will cause the pipe to crack. Do not use sealant on unions—assemble them dry and hand tight.
- Support pipe independently to prevent strains on filter or valve.
- Use 2" (51mm) pipe to reduce pressure losses as much as possible.  
NOTICE: Filter may be located away from pool, but for adequate flow larger pipe may be needed. Check local codes for remote installation.
- Fittings restrict flow; for best efficiency use fewest possible fittings.
- Keep piping tight and free of leaks: pump suction line leaks may cause trapped air in filter tank or loss of prime at pump; pump discharge line leaks may show up as dampness or jets of water.
- NOTICE: Overtightening can crack filter ports.

## Valves:

- A check valve installed ahead of filter inlet will prevent contaminants from draining back into pool.
- A check valve installed between filter and heater will prevent hot water from backing up into filter and deforming internal components.
- For installation allowing backwashing, install Sta-Rite Two Position Slide Valve or Multiport Selector Valve with filter. See Table I. If you intend to clean your filter according to "Module Cleaning Procedure", Page 10, no slide or multi-port valve is required. See Figures 1 and 2, Page 6, for correct water flow when connecting pipe.
- Filter ports and valve ports are furnished with union connections. DO NOT use pipe sealants on union collar (nut).
- Use care before assembly not to damage union sealing surfaces or O-Ring.
- To allow recirculation during precoat (if precoat pot is used), install a recirculation line with shut-off between pad return line and pump suction.

## Electrical

- All wiring, grounding and bonding of associated equipment must meet local and/or National Electrical Code standards.

TABLE I - Sta-Rite valves for use with Model S7MD60 and S7MD72 filters

Port Size	Part Number
2"	Multi-port 18201-0300
2"	Plastic Slide 263053

NOTICE: Use of valves other than those listed above could cause reversed water flow through filters and damage to internal filter components.

# SPECIFICATIONS

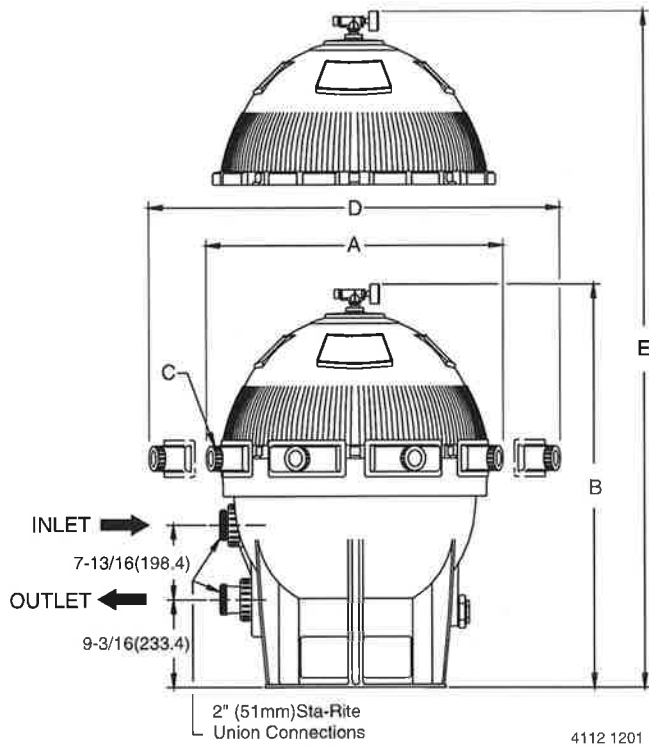


FIGURE 1 – Dimensions in inches (mm)

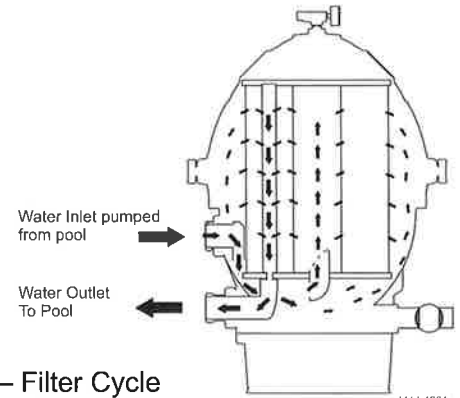


Figure 2 – Filter Cycle

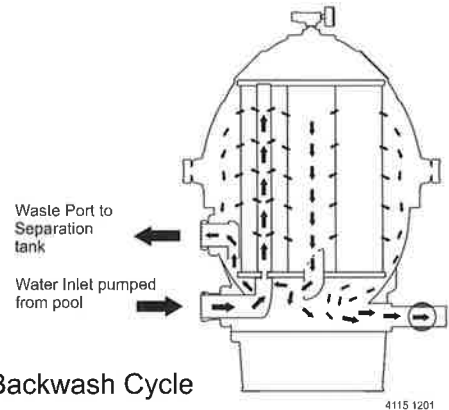
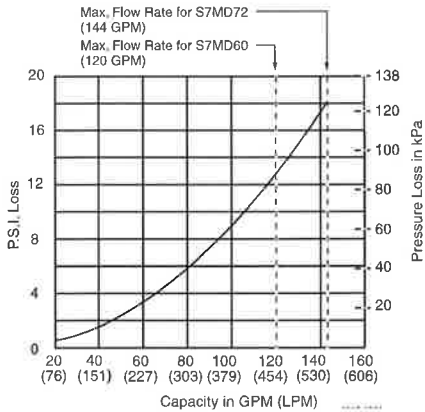


Figure 3 – Backwash Cycle



Pressure Drop Curve

TABLE II - SPACE REQUIREMENTS IN INCHES (MM)

A	B	C*	D	E
28½(724)	42(1067)	7	36(914)	53½(1359)

\* Number of clamps.

TABLE III - APPROVED DE CLEANERS

Consult your pool service professionals for pool industry recommended filter cleaners.

TABLE IV - FILTER SPECIFICATIONS & OPERATING INFORMATION

Filter Model:	S7MD60	S7MD72
Filter Area in Sq. Ft. (M <sup>2</sup> )	60 Sq. Ft. (5.57)	72 Sq. Ft. (6.69)
Lbs. (Kg) of D.E. Used	9.0 (4.1)	11.0 (5.0)
Max. Flow Rate in GPM (LPM)	120 (454)	144 (545)
NSF Public Pool Flow Rate in GPM (LPM)	120 (454)	144 (545)
Max. Operating Pressure in PSI (kPa)	50 (345)	50 (345)

NOTICE: 1/2 pound of DE will fill a one-pound coffee can.

## **⚠ WARNING**



**Hazardous pressure.  
Can cause severe  
injury or major  
property damage  
from tank blow up.**

Release all pressure  
and read instructions  
before working on filter.

## **INITIAL START-UP**

**⚠** Be sure pump is OFF before starting procedure.

**⚠** Do not operate these filters at more than 50 PSI (345 kPa) under any circumstances!

**⚠ CAUTION** To prevent serious damage to the module fabric, NEVER run your DE filter without a diatomaceous earth precoat!

**⚠ CAUTION** To avoid damage to internal filter components, never change handle position on control valve while pump is running.

1. Make sure all clamps are in place and knobs are securely hand-tight.
2. Set valve to 'filter' position.
3. Fill trap on pump with water.
4. Open air release valve on top of filter assembly (Key No. 3, Page 14).
5. Start pump to purge air from system.
6. When steady stream of water comes from air release valve, close the valve.
7. To prepare precoat slurry, mix diatomaceous earth (DE) and water. See Table IV or instruction decal on filter shell for amount of DE to use.
8. Empty slurry slowly into skimmer to precoat filter element with an even filtering cake.

**⚠** Close valve before air is drawn into system.

**NOTICE:** To avoid clogging the filter, do not use more DE than is specified in Table IV.

After filter is operating, record filter pressure gauge reading in owner's manual for future reference on when to clean filter.

**NOTICE:** When installed on a new pool, after approximately 48 hours of operation disassemble filter and clean out accumulated debris (see "Module Cleaning Procedure", Page 10).

**⚠** To avoid severe injury or major property damage, exactly follow instructions under "Filter Disassembly/Assembly" (Page 8)!

## FILTER DISASSEMBLY/ ASSEMBLY PROCEDURE

**CAUTION** To avoid equipment damage and personal injury, never change handle position on control valve while pump is running.

### BEFORE DISASSEMBLING FILTER:

- 1. STOP PUMP.**
- 2. OPEN air release valve and drain fitting.
- 3. WAIT until all pressure is released and water drained from filter tank and system before loosening clamp knobs.

### Disassembly:

1. Backwash filter according to instructions under "Filter Backwash Procedure", Page 9.
2. Stop pump.
3. Open air release valve (Key No. 3, Page 14) on top of filter tank to release all air pressure from inside of tank and system.
4. Remove filter drain plug and drain all water from tank.
5. To equalize flange stresses, loosen clamp knobs alternately (that is, on opposite sides of tank) around tank. Remove clamps.
6. Being careful not to damage tank O-Ring (Key No. 8, Page 14), lift upper tank shell (Key No. 7, Page 14) off lower tank shell (Key No. 21, Page 14).

### Assembly:

1. Remove O-Ring slowly to avoid stretching or tearing it.
2. Inspect tank O-Ring (Key No. 8, Page 14) for cuts, nicks, etc. If O-Ring is damaged, deformed, or has lost its resiliency, replace with a new one.
3. Clean O-Ring area of tank shell (both halves) and O-Ring.
4. Carefully install O-Ring and upper tank shell (Key No. 7, Page 14) on tank bottom (Key No. 21, Page 14).

**NOTICE:** Do not lubricate O-Ring. Lubricants attract dirt and grit and may (especially when petroleum based) damage O-Ring and void warranty.

**NOTICE:** Be sure upper tank shell contacts O-Ring surface evenly and seal area is clean and free from dirt.

5. Install clamp bolts and clamps. Do not tighten clamps yet.
6. See Figure 4 for clamp tightening sequence. Tighten all clamp knobs securely hand tight.

**NOTICE:** To equalize stresses on tank, be sure to tighten clamps in sequence shown. DO NOT work your way around the filter tightening adjacent clamps.

7. Install air relief valve and gauge assembly on tank.





## CLEANING THE FILTER

### When to Clean:

NOTICE: If installation does not allow backwashing, use module cleaning procedure regularly (see Page 10).

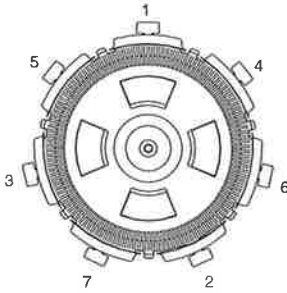


FIGURE 4 - 21" Filter clamp tightening sequence.

1. With a new filter:
  - A. Record filter operating pressure at startup. When pressure reaches 10 PSI (69kPa) above startup operation pressure, stop pump for 30-60 seconds to allow filtering cake to release.
  - B. Restart pump to form new cake. Pressure should now be less than 10 PSI (69kPa) above startup operating pressure.
  - C. If pressure is still more than 10 PSI (69kPa) above startup operating pressure, backwash filter (see below).
2. Thoroughly clean air bleed assembly (Key No. 9B, Page 14) on top of filter module EVERY time filter is opened. Be sure to remove all debris from screen. Replace screen if damaged.
3. At least twice a year, manually clean filter module according to instructions, Page 10. At least once a year, follow instructions under "Special Cleaning Instructions", Page 11, as well.

### Filter Backwash Procedure:

**CAUTION** To prevent equipment damage and possible injury turn pump OFF before changing valve position.

NOTICE: Before backwashing with a separation tank, review separation tank owner's manual for instructions.

1. Stop pump.
2. Change valve position.
  - A. If using Multi-port Valve, set it to backwash position.
  - B. If backwashing with a Two Position Slide Valve, push handle to full down position.
3. Start pump and run it for 3 minutes.
4. Stop pump and open tank bottom side drain.  
NOTICE: A 1-1/2" drain valve is recommended.
5. Start pump and run 1 minute, backwashing through filter valve and tank drain.
6. STOP PUMP, return filter valve to filter position and close tank drain.  
NOTICE: Do not vacuum pool while backwashing filter.
7. Compare pressure reading on gauge with reading recorded after initial startup. The two readings should be very close; if not, do "Module Cleaning Procedure", Page 10.

## **WARNING**

**Hazardous pressure.  
Can cause severe  
injury or major  
property damage  
from tank blow up.**

Release all pressure  
and read instructions  
before working on filter.


### When to Clean the Filter

The filter module should normally be cleaned when the pressure gauge reading increases 10 PSI over the start-up pressure (record the start-up pressure in a convenient place).

In some pools, accessories such as fountains or pool cleaners may be noticeably affected by the normal decrease in flow as the filter becomes dirty. If so, clean the filter more frequently (that is, at a pressure increase of less than 10 PSI) in order to maintain the required flow.

**Specialty Filter Cleaners**  
Consult your pool service  
professionals for pool  
industry recommended  
filter cleaners.

## MODULE CLEANING PROCEDURE

 **WARNING** Risk of chemical burns. Do not attempt to acid clean the filter or module. If the filter requires acid cleaning, have a trained pool professional do the job.

Follow all steps in the “Disassembly” section of this manual.

The filter module should be removed and cleaned when pressure rises more than 10 psi (69 kPa) above startup pressure. See also “When to Clean the Filter,” at left.

**NOTICE:** Do not expose the filter module to sunlight for any extended period of time.

**NOTICE:** When sanitizing your pool using PHMB (polyhexamethylene biguanide based) cleaners, use only PHMB cleaners to clean the module. When using PHMB sanitizers, the filter module **MUST** be cleaned more thoroughly and frequently than for a pool using chlorine. Follow manufacturer’s instructions carefully. Use of any other type of cleansers with PHMB pool sanitizers will void the filter’s warranty.

**NOTICE:** Avoid washing filter debris into the outlet port. Remove drain plug and flush dirt from inside of tank before removing filter module.

1. With a hose equipped with a soft flow nozzle, wash as much dirt as possible off of the filter module while it is still inside the tank. Allow tank to drain completely.
2. Make sure that the inside of the tank is clean. Lift out the module and hose it down thoroughly. Spray the entire module surface. Allow module to drain.
3. Inspect the module. If necessary, repeat the washing operation. If the module is damaged, replace it.

**NOTICE:** If this cleaning method does not remove all deposits, see “Special Cleaning Instructions” section in this manual.

4. Inspect and clean air bleed filter at top of module.
5. Follow all steps in the “Assembly” and “Initial Startup” sections of this manual.



### Special Cleaning Instructions:

Use this procedure to clean scale or oils which are not removed by hosing down module. Be sure to dispose of spent chemicals according to all applicable codes and waste disposal ordinances. Use a soft stream nozzle to minimize flying water and spray.

Risk of fire or explosion. Isolate filter from system before chemical cleaning; rinse filter and elements completely before returning to service. If filter cannot be isolated, remove media and clean at another location. Follow **⚠ DANGER** chemical manufacturer's instructions for use. Do not mix chemicals except as directed by manufacturer. Do not allow cleaning chemicals to mix with or to come in contact with chlorine, bromines, other chemicals, or chemical feed devices.

1. Sponge or spray the module according to chemical manufacturer's directions.
2. If soaking is required, remove the module from the filter tank and submerge it in a separate tank. Follow cleaner manufacturer's instructions carefully.
3. After completing chemical manufacturer's instructions, drain and rinse the module completely. Dispose of cleaners in accordance with local codes and disposal ordinances.
4. Rinse the inside of the filter tank. Drain it completely.
5. Follow instructions in the "Assembly" and "Initial Startup" sections of this manual.

## SYSTEM INSPECTION

### General:

Wash the outside of the filter with a mild detergent and water. Rinse off with a hose.

NOTICE: DO NOT use solvents to clean the filter; solvents may damage plastic components in the system.

NOTICE: Open the filter air release valve and release all air from the filter each time the pump is stopped and restarted.

### Weekly Inspection:

1. Remove debris from the pool skimmer basket.
2. Stop the pump; open the air release valve to release all pressure.
3. Remove the trap cover and basket; remove debris.
4. Check the pump for leaks. If found, see the pump owner's manual.
5. Replace the trap basket and the cover. Tighten the cover securely hand tight. DO NOT use a lid wrench to tighten it.
6. Start the pump. When the filter air release valve runs a solid stream of water, close the valve.
7. When the system has returned to normal operation, check the filter pressure. If the filter pressure is 10 PSI (69kPa) or more higher than the initial startup pressure, the filter needs cleaning. See "Cleaning the Filter", Page 9.

## WINTERIZING

**⚠ WARNING** Explosion hazard. Purging the system with compressed air can cause components to explode, with risk of severe injury or death to anyone nearby. Use only a low pressure (below 5 PSI), high volume blower when air purging the pump, filter, or piping.

**NOTICE:** Protect the filter from freezing. Allowing the filter to freeze will damage it and will void the warranty.

### NOTICE

The filter outlet piping will not empty through the filter drain. Make sure that the outlet piping has a separate drain for winterizing.

1. Clean the filter according to instructions (Page 10) before winterizing. Do not winterize with DE precoat on cartridge or with residual in tank.
2. Stop the pump.
3. Open the air release valve; open all the system valves.
4. Remove the drain plugs from the trap, pump, and filter.
5. Drain the system piping.
  - A. Gravity drain system as far as possible.
  - B. Protect areas which retain water with non-toxic propylene glycol antifreeze ("RV antifreeze").
6. Loosen the union nuts (if used) to drain all water from the filter interior. Leave these nuts loose until the system is restarted.
7. Disassemble the filter (follow instructions under "Filter Disassembly", Page 8). Remove the filter module and store it in a warm, dry area. Be sure to store the cartridge where it will not be in sunlight.
8. Be sure to allow any water trapped in the tank to drain out.
9. Cover the filter with plastic or tarpaulin to prevent water entrance and freezing.

# TROUBLESHOOTING GUIDE

## 1. Short Cycle Time:

NOTICE: Cycle Time will vary with each installation and between different areas of the country. The following causes and remedies are for cycle times shorter than normal for your area.

- A. Chlorine residual too low; maintain proper residual (consult pool professional for recommendation).
- B. Flow rate too high; restrict flow to rated capacity of filter (see instruction plate on filter or specifications on Page 6).
- C. Filter is too small; install an additional filter.
- D. Improper/insufficient precoat; see precoat instructions under "Initial Setup" (Page 7).
- E. Filter module is dirty or plugged; thoroughly clean the filter (see No. 4, "Plugged Module Cloth" (below), and "Module Cleaning Procedure", Page 10).
- F. Too much DE; check for clogged filter module.
- G. Water is chemically out of balance; consult pool professional.
- H. Algae in the pool. Apply heavy dose of chlorine or algicide as recommended by the pool manufacturer.

## 2. Low Flow/High Pressure:

- A. Filter Module plugged; clean module thoroughly (see Pages 10 and 11).
- B. Pipe blocked downstream from filter; remove obstruction.
- C. Piping too small; use larger pipe (consult dealer for sizing).
- D. Filter area too small; install an auxiliary filter (consult dealer for recommendation).
- E. Outlet port check valve obstructed (if applicable); remove obstruction to allow valve to open.

## 3. Low Flow/Low Pressure:

- A. Pump too small; consult dealer for recommendations.
- B. Plugged pump or plugged hair and lint trap; clean thoroughly.

## 4. Plugged Module Cloth:

NOTICE: The pleated filter material may look matted after use. However, as long as the DE adheres to the pleated cloth, the filter is operating properly.

- A. Insufficient precoat; see precoat instructions (Page 7).
- B. Insufficient cleaning; follow cleaning instructions

closely and clean thoroughly (see Pages 10 and 11).

- C. Water is chemically out of balance; consult pool professional.
- D. Excessive air in filter; non-precoated areas may plug. Vent air from tank and check for pump suction pipe leaks. Clean air bleed filter in grid assembly with a hose and soft flow nozzle.
- E. Filter is too small. Install an additional filter.
- F. Pool water contains iron. See "Special Cleaning Instructions", Page 11.
- G. Algae in pool. Apply heavy dose of chlorine or algicide as recommended by the pool manufacturer.
- H. Use of incorrect chemicals with PHMB sanitizers. Replace filter module.
- I. Not enough D.E. precoat. See Table IV, Page 6.

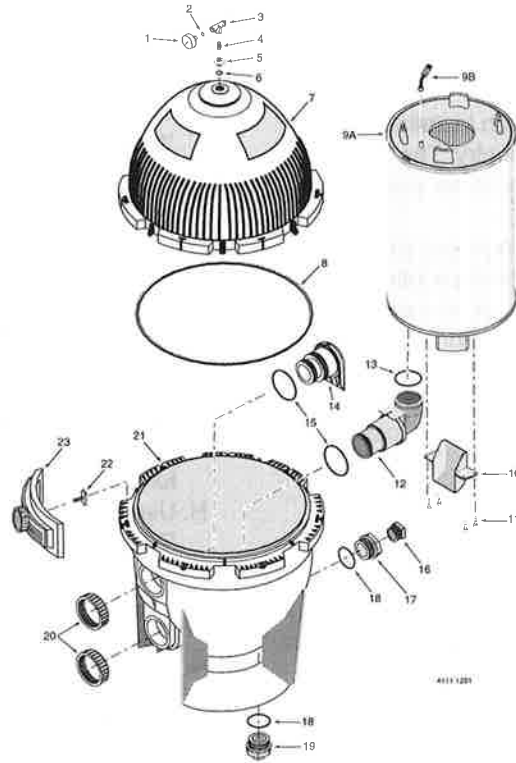
## 5. Pool Water Not Clean:

- A. Chlorine residual too low; maintain adequate chlorine residual (consult pool service technician for recommendation).
- B. Broken filter module passing DE into pool; replace defective module.
- C. Insufficient or improper precoat; follow precoating instructions and use recommended amount of DE (see Pages 6 and 7).
- D. Inadequate turnover rate; consult dealer to verify that equipment is properly sized for your pool.
- E. Pump is too large and is overpumping. Reduce the flow rate.
- F. The filter inlet and outlet are plumbed backwards. Re-plumb them correctly.
- G. Pool water contains iron. See "Special Cleaning Instructions", Page 11.
- H. Heavy or improper application of powdered chlorine tablets using a binder. See "Special Cleaning Instructions", Page 11.
- I. Algae in the pool. Apply heavy dose of chlorine or algicide as recommended by the pool manufacturer.

## 6. Pool Accessories Stop Working:

- A. Clean filter and observe performance of accessories.
- B. If accessories perform better after filter has been cleaned, use a shorter cleaning cycle for the filter (that is, clean the filter after a pressure rise of less than 10 PSI).

MODELS  
S7MD60  
S7MD72



### REPAIR PARTS LIST

Key No.	Part Description	Model No.	
		S7MD60	S7MD72
1	2 Inch Gauge	33600-0023T	33600-0023T
2	Screen Filter	WC8-72D	WC8-72D
3	Air Release Valve	WC212-120P	WC212-120P
4	Close Nipple 1/4 in.	35202-0959	35202-0959
5	Adapter Bushing	24900-0504	24900-0504
6	O-Ring	35505-1423	35505-1423
7	Upper Tank Shell Kit*	24851-9000	24851-9000
8	Tank O-Ring	24850-0008	24850-0008
9A	Replacement Module	25023-0160S	25023-0172S
9B	Air Bleed Assembly**	24800-0120	24800-0120
10	Baffle Kit (with Screws)**	23910-0013S	23910-0013S
11	Baffle Screws**	37027-7028 (4)	37027-7028 (4)
12	Elbow and Bulkhead Assembly***	23910-0100S	23910-0100S
13	O-Ring	35505-7438	35505-7438
14	Deflector and Bulkhead Assembly	23910-0101S	23910-0101S
15	O-Ring	35505-1425 (2)	35505-1425 (2)
16	1-1/2" Plug with O-Ring	27001-002S	27001-002S
17	Adapter Fitting	24900-0509	24900-0509
18	O-Ring	35505-1424 (2)	35505-1424 (2)
19	Drain Plug	24900-0503	24900-0503
20	Bulkhead Retaining Nut	24752-0050 (2)	24752-0050 (2)
21	Lower Tank Shell	24850-0102S	24850-0102S
22	Clamp Bolt	24850-0010 (7)	24850-0010 (7)
23	Clamp Assembly	24850-0200 (7)	24850-0200 (7)
•	Warning Decal	32165-4004	32165-4005
•	Decal - Nameplate	32155-4147	32155-4148
•	Decal - Instruction Label	1000001338	1000001338
•	2" Slip 1/2 Union Kit	PKG 188	PKG 188

• Not illustrated

\* Includes all decals and labels.

Quantity one unless otherwise indicated ( ).

\*\* Included with Key No. 9A Replacement Module.

\*\*\* Includes O-Ring (Key No. 13).

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HAROLD R. SANDERSON, C. E. & L. S. BLOOMFIELD, CONN.

BY J.A.E. DATE 3-30-43 SUBJECT SURVEY LOT # 12

SCALE 1" = 40'

FOR CHRD. BY ERB DATE 6-18-48 VICTORIA LANE  
SIMSBURY, CONN.

JOB MAUREE  
ACRES

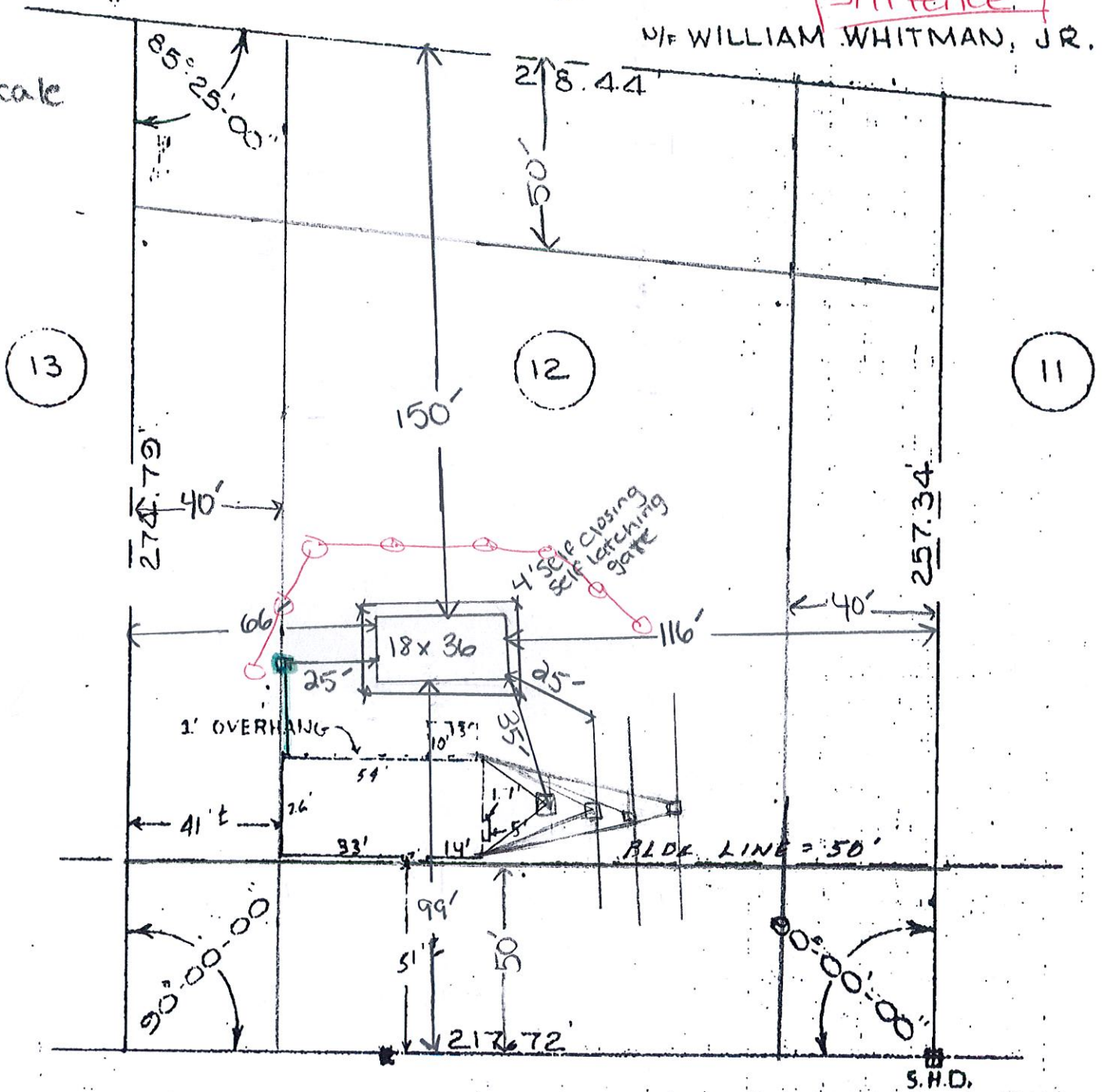
Permit # 5218  
C.O. 3045

Entire property within wetlands

0-0-0  
Silt fence

N/E WILLIAM WHITMAN, JR.

1/40 Scale



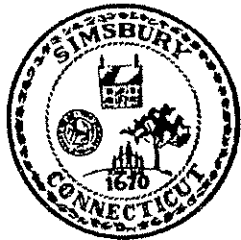
VICTORIA LANE

THIS SURVEY IS CERTIFIED TO BE SUBSTANTIALLY CORRECT. NO ZONING REGULATIONS ARE VIOLATED.

*Charles P. Anderson*







# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

March 31, 2021

Ricky Mears  
11 Rocklyn Drive  
Simsbury, CT 06070

**REFERENCE:** Application #21-02 of Ricky Mears Owner Applicant; to construct an above ground pool on the property within the upland review, located at 11 Rocklyn Drive. (Assessor's Map A14, Block 410, Lot 049). Zone R-40OS

Dear Mr. Mears:

The Town of Simsbury's Inland Wetlands Agent approved the applicant's request, to construct a deck within the upland review at a home located at 11 Rocklyn Drive. (Assessor's Map A14, Block 410, Lot 049). Zone R-40OS. 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. construction of an above ground pool within the upland review area**

The Inland Wetlands Agent 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:

**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.

Telephone (860) 658-3200  
Facsimile (860) 658-9467

An Equal Opportunity Employer  
[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

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

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 Agent 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 Statute's 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 Inland Wetlands Agent 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,



Thomas Hazel  
Assistant Town Planner



# Town of Simsbury

R4008 wetlands upland

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 3/10/2021 FEE: \$ 190 CK #: 222 APP #: 21-02

PROPERTY ADDRESS: 11 Rocklyn Drive, West Simsbury, CT 06092

NAME OF APPLICANT: Ricky Mears

MAILING ADDRESS: 11 Rocklyn Drive, West Simsbury, CT 06092

EMAIL ADDRESS: rdmears08@gmail.com TELEPHONE # 860-938-2996

NAME OF OWNER: Same as applicant

MAILING ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ TELEPHONE # \_\_\_\_\_

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:  
Pool installation within regulated upland buffer. Outer perimeter of pool is within last 10-15 feet of buffer. Zero impacts to wetlands.

### 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.

 3/10/21

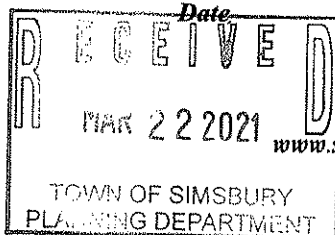
 3/10/21

Signature of Owner

Signature and Title of Applicant

Date

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



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1 of 4

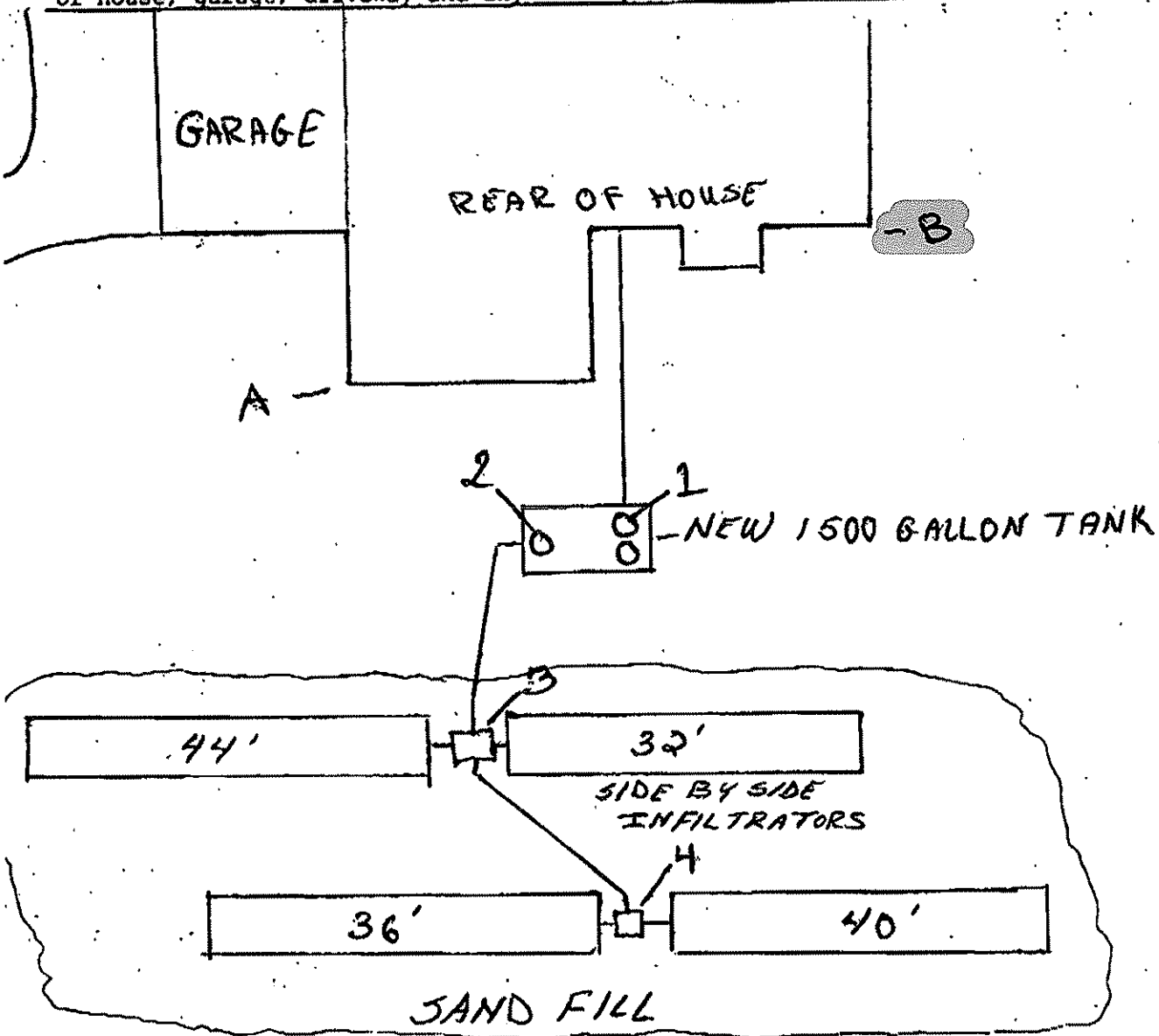
~~03-22-2021 7652~~  
03-22-2021 7652

933 Hopmeadow Street  
Simsbury, CT 06070  
WETLAND 190.00

# New Septic Tank Information

Location 11 Rocklyn Dr. Town Simsbury Ct.

LOCATE ALL PARTS OF SEWAGE DISPOSAL SYSTEM, CURTAIN DRAIN OR PILL. Indicate front or back of house, garage, driveway and any other prominent landmark.

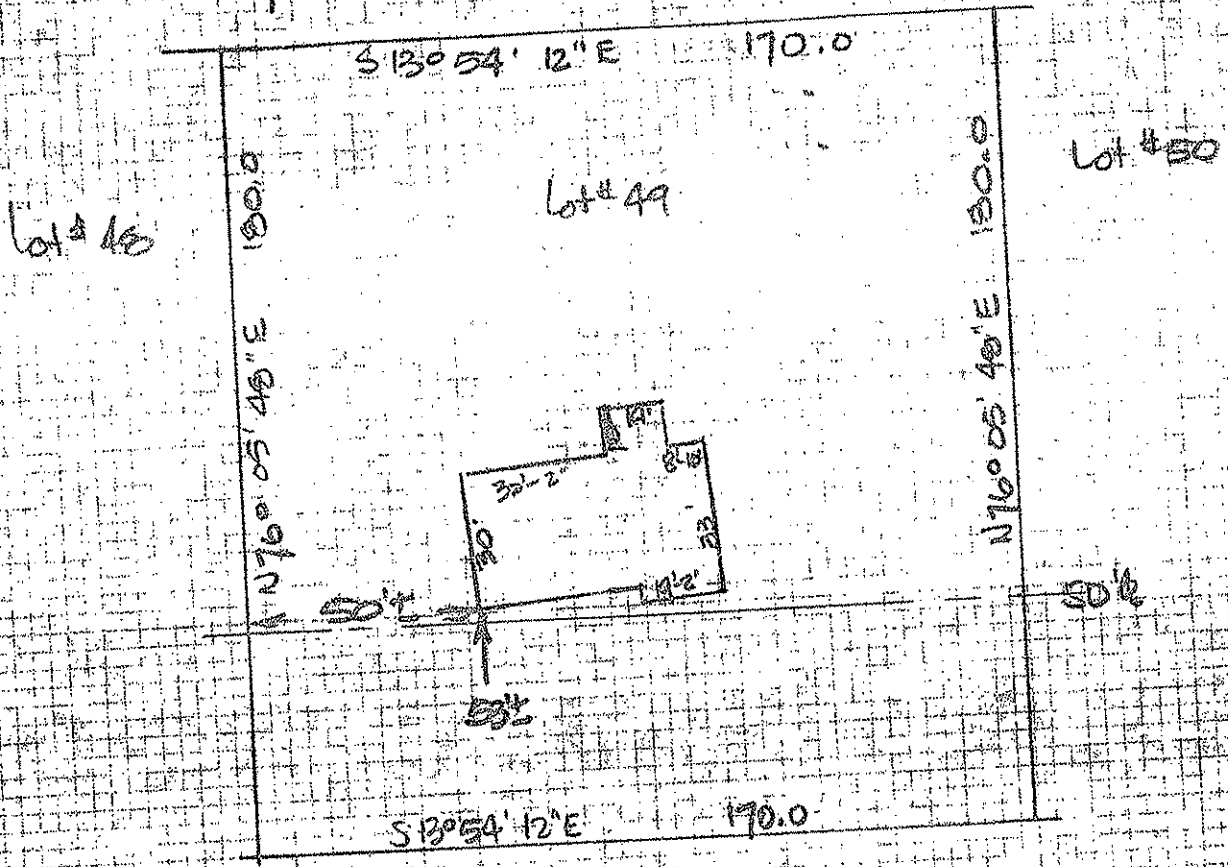
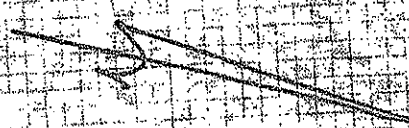


POINT	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Distance from corner A	31.5'	28'	48'	62'						
Distance from corner B	41'	47.5'	74'	78.5'						
Distance from corner C										
Distance from corner D										



Permit 646.5  
3400  
C.O.

N/E TOWN OF SIMSBURY



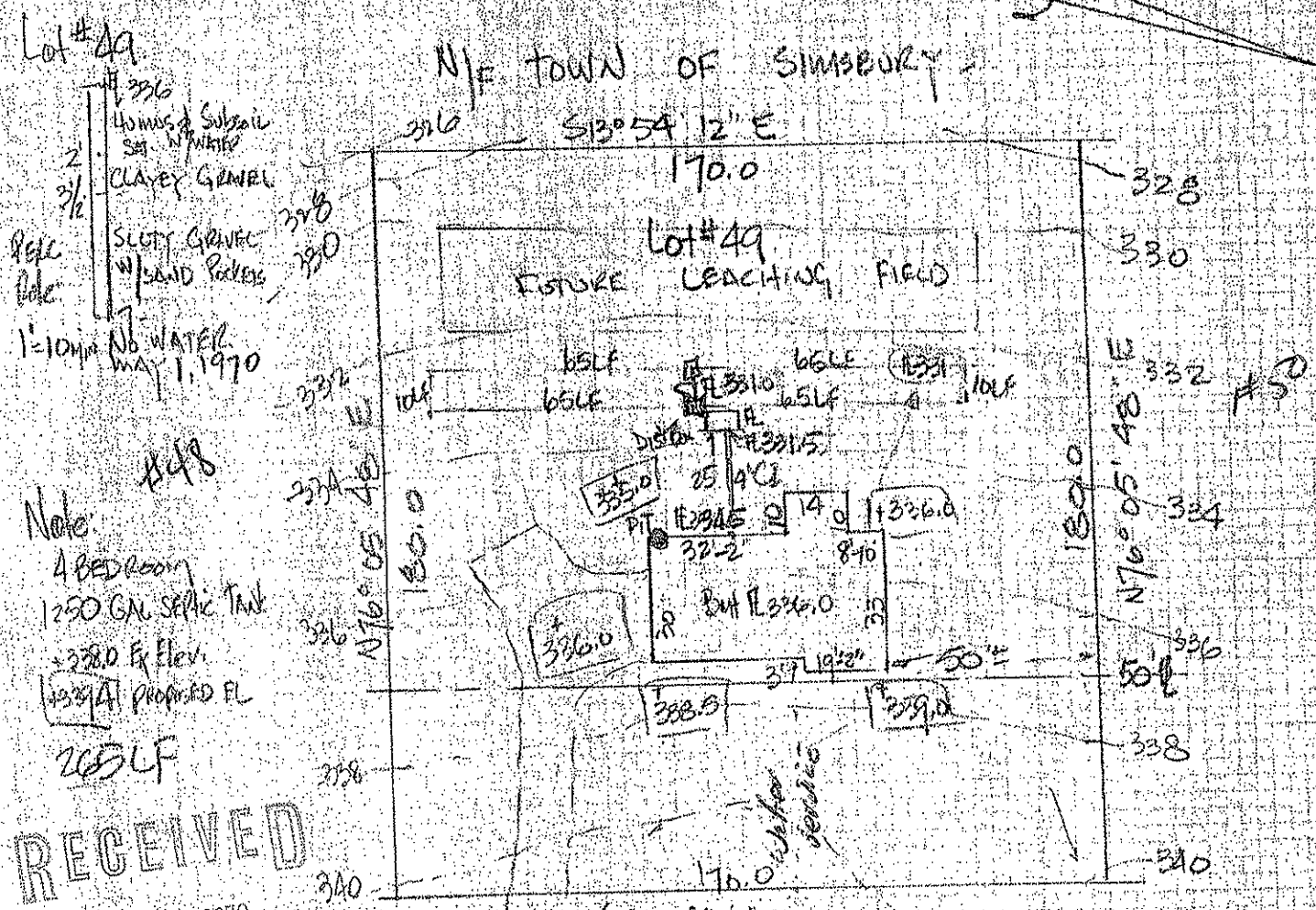
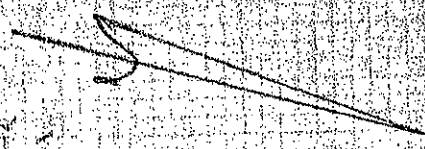
Rocklyn Drive

PROPERTY OF  
MOUNTAIN FARMS OF SIMSBURY INC  
Lot 49 Rocklyn Drive  
SIMSBURY, CONN.  
SCALE 1" = 40' DATE 04/5/970

I hereby certify that this plan is substantially correct, the foundation is located as shown and no zoning regulations are violated.

Michael G. ...

# Superseded Septic Tank Information



Note:

4 BED ROOM

1250 GAL SEPTIC TANK

+ 328.0 ELEV.

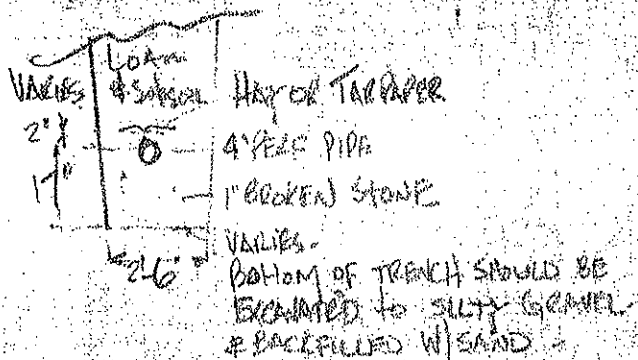
332.0 A PROPOSED FL

205LF

RECEIVED

JUL 18 1970

SIMSBURY BUILDING DEPT.



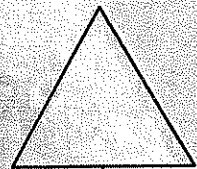
PROPERTY OF MOUNTAIN FARMS OF SIMSBURY IN Lot #49, ROCKLYN DRIVE SIMSBURY, CONN. SCALE 1"=40' DATE JUNE 30, 1970



No ZONING VIOLATIONS CERTIFIED SUBSTANTIALLY CORRECT - Michael Spetrini Jr.



For Dimensions from Point 1, Point B, and Point 3, refer to "New Septic Tank Information" attached.

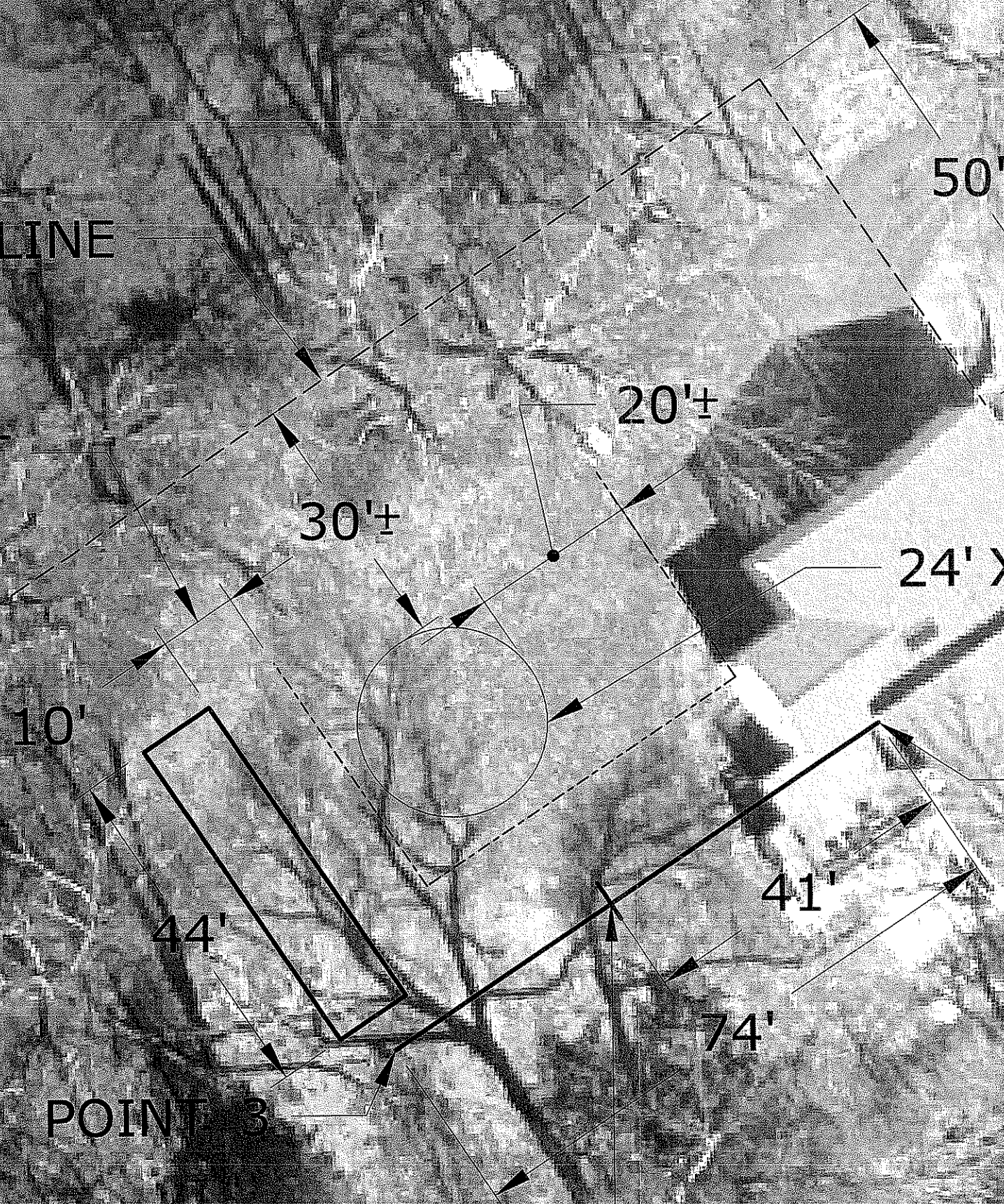


NORTH

LOT LINE

FVHD OFFSET

Wetlands beyond lot line



24' X 52" H POOL

POINT B

POINT 3

POINT 1

SCALE: 1" = 40'



**69 Fernwood Drive**

**Shed in the wetlands**



**69 Fernwood Drive – R-25 – Map B19, Block 506, Lot 037. 0.66 acres zoned residential. Catden Freetown Soils, very poorly drained. Installation of a shed on maintained turf. Shed to be put on blocks/precast piers.**

This application is for a shed in the wetlands. The proposed location is in harmony with Health District requirements for distance from septic and leech fields as well as zoning regulations.. This location due to the way the property was filled and graded. Very shortly past the rear of the home there is a rapid drop. The above photo has contour data included. The agent's opinion is that the disturbance is to the wetlands soils as the install is proposed is none. There appears that there is no significant impact to the wetlands soils as this is already a maintained turf lawn area that at the time of development appears to be fill. When being considered by the commission, this application can be received and acted on at the next regularly scheduled meeting **OR** if there is found to be significant impacts or public interest it can be held for a public hearing and a ruling.



# Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 03/25/2021 FEE: \$ 190.00 CK #: 110 APP #: 21-03

PROPERTY ADDRESS: 69 Fernwood Drive Simsbury, CT 06070

NAME OF APPLICANT: Dominick & Barbara Visciotti

MAILING ADDRESS: 69 Fernwood Drive Simsbury, CT 06070

EMAIL ADDRESS: d.visciotti@gmail.com TELEPHONE # 860-597-4606

NAME OF OWNER: Dominick & Barbara Visciotti

MAILING ADDRESS: Same as above

EMAIL ADDRESS: same as above TELEPHONE # same as above

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:

To build a 12 x 12 Storage shed on precast piers (concrete block) on land portion that is a maintained area

### CERTIFICATIONS AND PERMISSIONS:

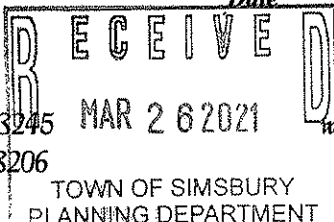
As owner, I hereby give permission to the Town of Simsbury's Conservation Commission Inland Wetlands Watercourses Agency, their Agents, or Town Staff to enter upon my land to make observations and tests as may be necessary to evaluate this application and ongoing work, subject to twenty-four hours notice 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.

[Signature] 3/25/21  
Signature of Owner Date

[Signature] owner 3/25/21  
Signature and Title of Applicant Date



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

[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

## INSTRUCTIONS FOR APPLICANT

Any person seeking a permit to carry out a regulated activity on property which has been designated an inland wetland or watercourse by the Conservation Commission or within the 100-foot regulated buffer area of a designated inland wetland or watercourse must complete and submit the Inland Wetlands Permit Application to the Planning Department.

Submission shall occur by the day before a regular meeting of the Conservation Commission. (See Section 5 of the Inland Wetlands and Watercourses Regulations of the Town of Simsbury.) Application will be heard at the following meeting, after petition period.

The original application shall be submitted with eleven (11) copies. Maps on sheets larger than 11"x14" shall be submitted in at least three (3) copies. Additional copies of site plans may be required. PDFs of the maps, if available, should be submitted, as well. PDFs can be emailed to [lbarkowski@simsbury-ct.gov](mailto:lbarkowski@simsbury-ct.gov).

A filing fee shall accompany the application, as required by the Land Use Application Fees schedule. Please consult with the Planning Office for specific fee determination.

The following information shall be provided on white paper (8 ½"x11") and typewritten. Reproduce the following questions along with the answer and attach to the application.

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. Not Applicable
2. Describe the site and the regulated area or wetlands/watercourses involved: See Agent
  - a. General site conditions, including vegetation and general soil conditions.
  - b. Size of wetland within site or distance of the activity from the wetland.
  - c. Size of total contiguous wetland.
  - d. Position relative to other wetlands on site.
  - e. Type of wetland characterized by vegetative and soil type and/or watercourse, such as: 1) open/deep fresh water 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.

3. Depth to water table, depth to mottled soil, and seasonal variation of water table. Not Applicable
4. Describe the immediate impact on the wetlands and watercourses, including, but not limited to: None
  - a. Quantities, by volume and area disturbed, of materials to be removed, deposited, or altered.
  - b. Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.
  - c. Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.
5. Describe the related construction activities and their impact on: See Description above
  - a. Area and location of wetlands and watercourses.
  - b. Types and amounts of vegetation.
  - c. Surface and groundwater.
  - d. Visual impacts.
  - e. Wildlife habitats.
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: NONE
  - a. Wetlands and/or watercourses.
  - b. Abutting riparian properties and/or wetlands and/or watercourses.
7. Identify sedimentation and erosion control measures to be used. Not Applicable
8. Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen. Area was chosen for ground stability
9. Estimate cost of work and time for completion. Cost w/ permit \$2,700.00 2-Weeks Time
10. Attach drainage calculations and other reports as indicated to substantiate the statements made above. Not Applicable
11. **REQUIRED MAPS** Supplied to Agent please see staff report
  - a. Attach a vicinity map on an 8 ½"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.

**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.

**12. The Applicant shall certify whether: No Affect**

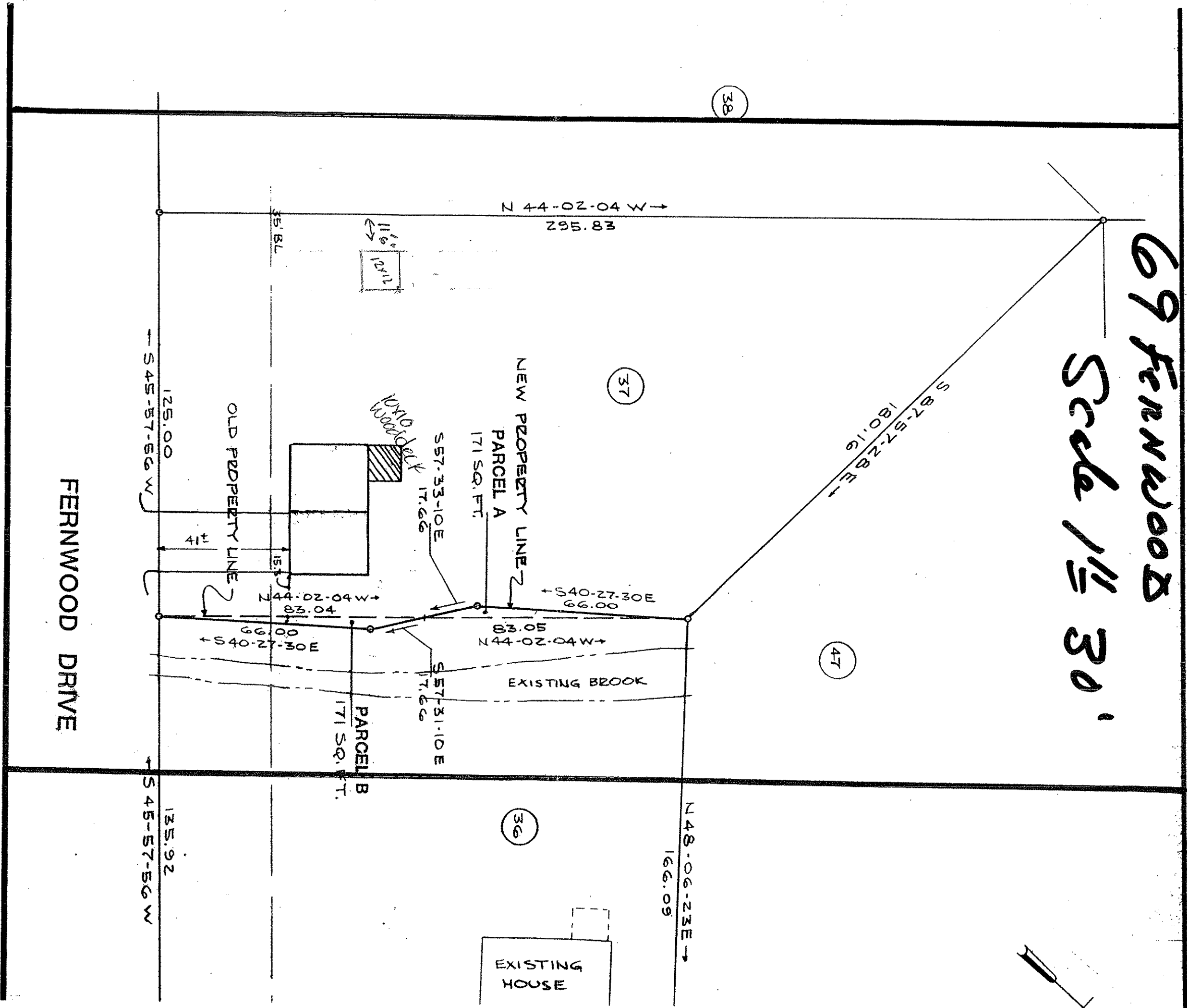
- a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.
- b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.
- c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or
- d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality.
- 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.
- 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.

**ALL INFORMATION MUST BE COMPLETED TO THE EXTENT INDICATED BY THE COMMISSION BEFORE ANY ACTION IS TAKEN ON THE PERMIT APPLICATION. INCOMPLETE APPLICATIONS WILL BE DENIED. ADDITIONAL INFORMATION MAY BE REQUIRED BY THE COMMISSION.**

**THE APPLICANT AND/OR AUTHORIZED AGENT SHOULD ATTEND THE CONSERVATION COMMISSION/INLAND WETLANDS & WATERCOURSES AGENCY MEETING IN ORDER FOR A DECISION TO BE RENDERED. IF APPLICANT OR AGENT DOES NOT ATTEND, AND QUESTIONS ARISE, DECISION ON APPLICATION MAY BE DEFERRED OR DENIED.**



# 69 Fernwoods Scale 1/4" = 30'

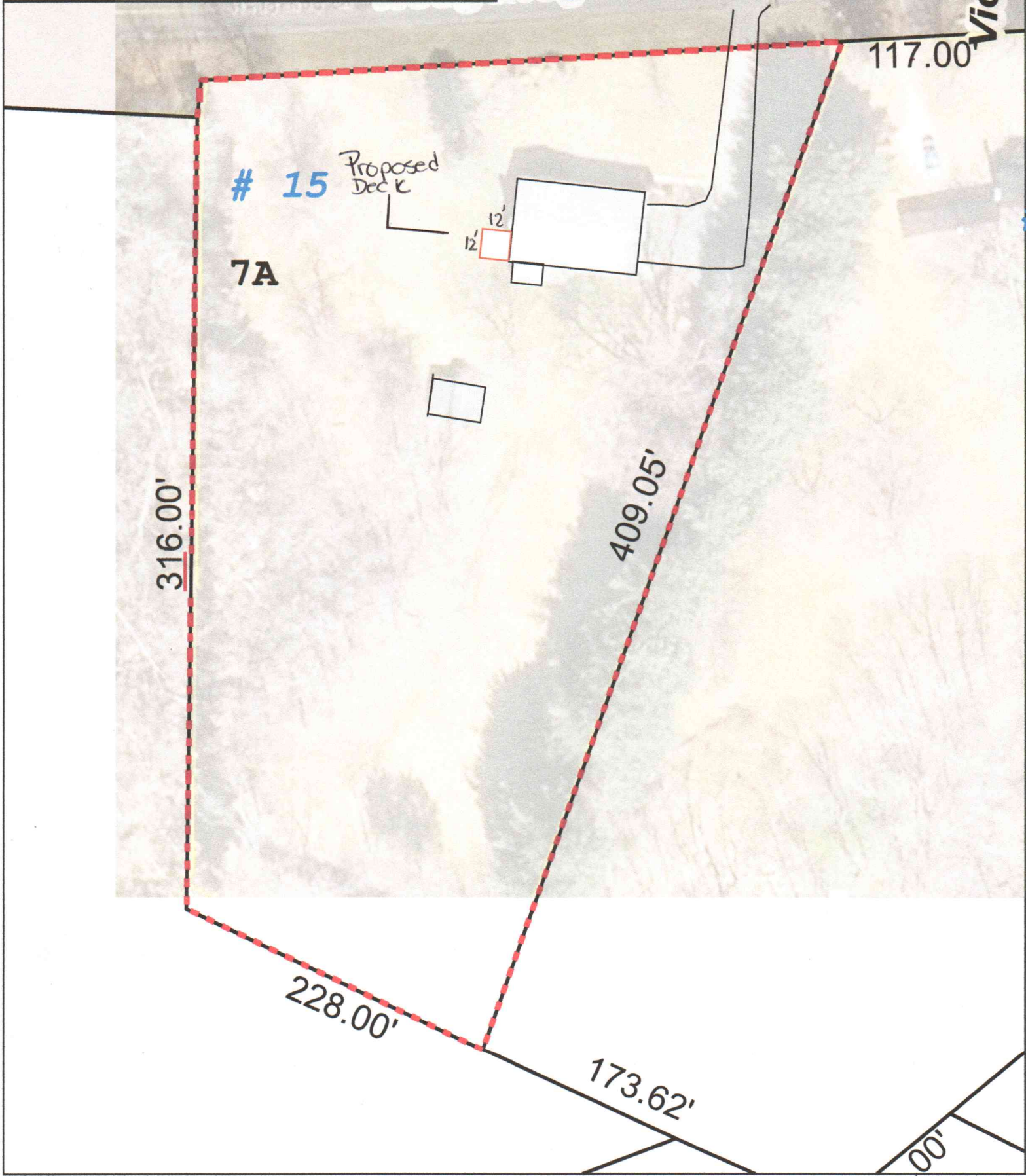




**Town of Simsbury Parcel Map**  
 Parcel: C08 418 007A  
 Address 15 HEDGEHOG LANE

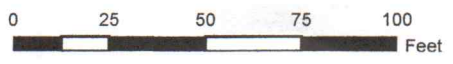
**ehog Ln**

**Victori**



Disclaimer: This map is for informational purposes only 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.

**1 inch = 50 feet**



Map Produced: February 2021



# Town of Simsbury

Flood Plain OK  
Zoning OK  
Wetlands

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 3/25/2020 FEE: \$ 190.00 CK #: 8467 APP #: 21-04

PROPERTY ADDRESS: 15 Hedgehog Ln

NAME OF APPLICANT: Bluestone Landscapes LLC

MAILING ADDRESS: PO Box 7301 Bloomfield, CT 06002

EMAIL ADDRESS: info@bluestonect.org TELEPHONE # (860)242-8119

NAME OF OWNER: Peter Van Duyn

MAILING ADDRESS: PO Box 7301 Bloomfield CT 06002

EMAIL ADDRESS: info@bluestonect.org TELEPHONE # (860)242-8119

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:  
Construct porch (12x12) and landing with steps. Disrupted area would be the piers that support the structure as indicated in drawings.

### 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.

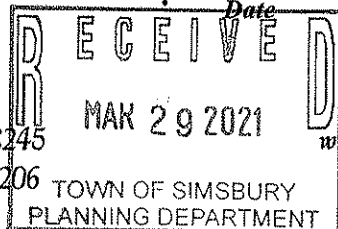
I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

I certify that I have the authority to sign this application.

[Signature] 3/25/2020  
Signature of Owner Date

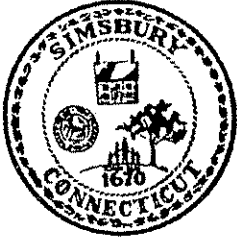
[Signature] Owner 3/25/2020  
Signature and Title of Applicant Date

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



www.simsbury-ct.gov

933 Hopmeadow Street  
Simsbury, CT 06070



# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

March 31, 2021

Bluestone Landscapes LLC C/O Scott Barall  
15 Hedgehog Lane  
Simsbury, CT 06070

**REFERENCE:** Application #21-04 of Peter Van Duyn, Agent; to construct a deck on the property within the upland review, located at 15 Hedgehog Lane. (Assessor's Map C08, Block 418, Lot 007A). Zone R-40

Dear Mr. Van Dyun:

The Town of Simsbury's Inland Wetlands Agent approved the applicant's request, to construct a deck within the upland review at a home located at 15 Hedgehog Lane. (Assessor's Map C08, Block 418, Lot 007A). Zone R-40. 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. construction of a deck within the upland review area**

The Inland Wetlands Agent 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:

**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.

Telephone (860) 658-3200  
Facsimile (860) 658-9467

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[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

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

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 Agent 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 Statute's 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.

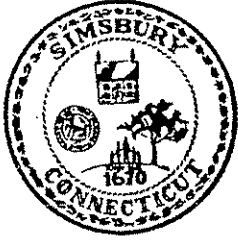
The Inland Wetlands Agent renders this Summary Ruling in accordance with the Simsbury Inland Wetlands and Watercourses Regulations based on the following considerations:

- 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,

Thomas Hazel  
Assistant Town Planner



# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

April 5, 2021

Michael Choiniere  
9 Tollgate Lane  
Simsbury, CT 06070

**REFERENCE:** Application #21-05 of Michael Choiniere, Owner/Applicant; to construct an above ground pool on the property within the upland review, located at 9 Tollgate Lane. (Assessor's Map C03, Block 203, Lot 011). Zone R-40

Dear Mr. Choiniere:

The Town of Simsbury's Inland Wetlands Agent approved the applicant's request, to construct an above ground pool within the upland review at a home located at 9 Tollgate Lane. (Assessor's Map C03, Block 203, Lot 011). Zone R-40. 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. construction of an above ground pool within the upland review area**

The Inland Wetlands Agent 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:

**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.

Telephone (860) 658-3200  
Facsimile (860) 658-9467

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

return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an appropriate postage and deposit the mailpiece. Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage and deposit the mailpiece. Postmarking: If you don't need a postmark on this mail item at a Post Office for

21-05



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 Agent 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 Statute's 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 Inland Wetlands Agent 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,



Thomas Hazel  
Assistant Town Planner



# Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: March 30, 2021 FEE: \$ 190 CK #: \_\_\_\_\_ APP #: \_\_\_\_\_

PROPERTY ADDRESS: 9 Tollgate Lane, Simsbury 06070

NAME OF APPLICANT: Michael Choiniere

MAILING ADDRESS: 9 Tollgate Lane, Simsbury 06070

EMAIL ADDRESS: mchoin568@yahoo.com TELEPHONE # 860 305 7880

NAME OF OWNER: Michael Choiniere

MAILING ADDRESS: 9 Tollgate Lane, Simsbury 06070

EMAIL ADDRESS: mchoin568@yahoo.com TELEPHONE # 860 305 7880

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:

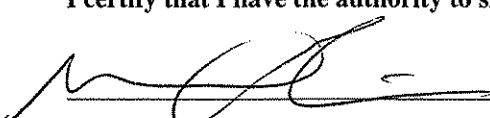
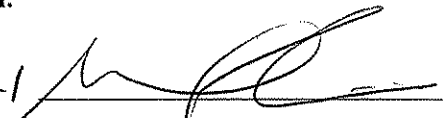
Permit is requested for the installation of a 27 ft round above ground pool. Minimal activity is required for installation. Expected digging less than 6 inches to ensure a level ground. Do not expect any interruptions to current conditions.

### 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>3/30/21</u>		<u>3/30/21</u>
Signature of Owner	Date	Signature and Title of Applicant	Date

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

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04-05-2021

7698

933 Hopmeadow Street  
Simsbury, CT 06070

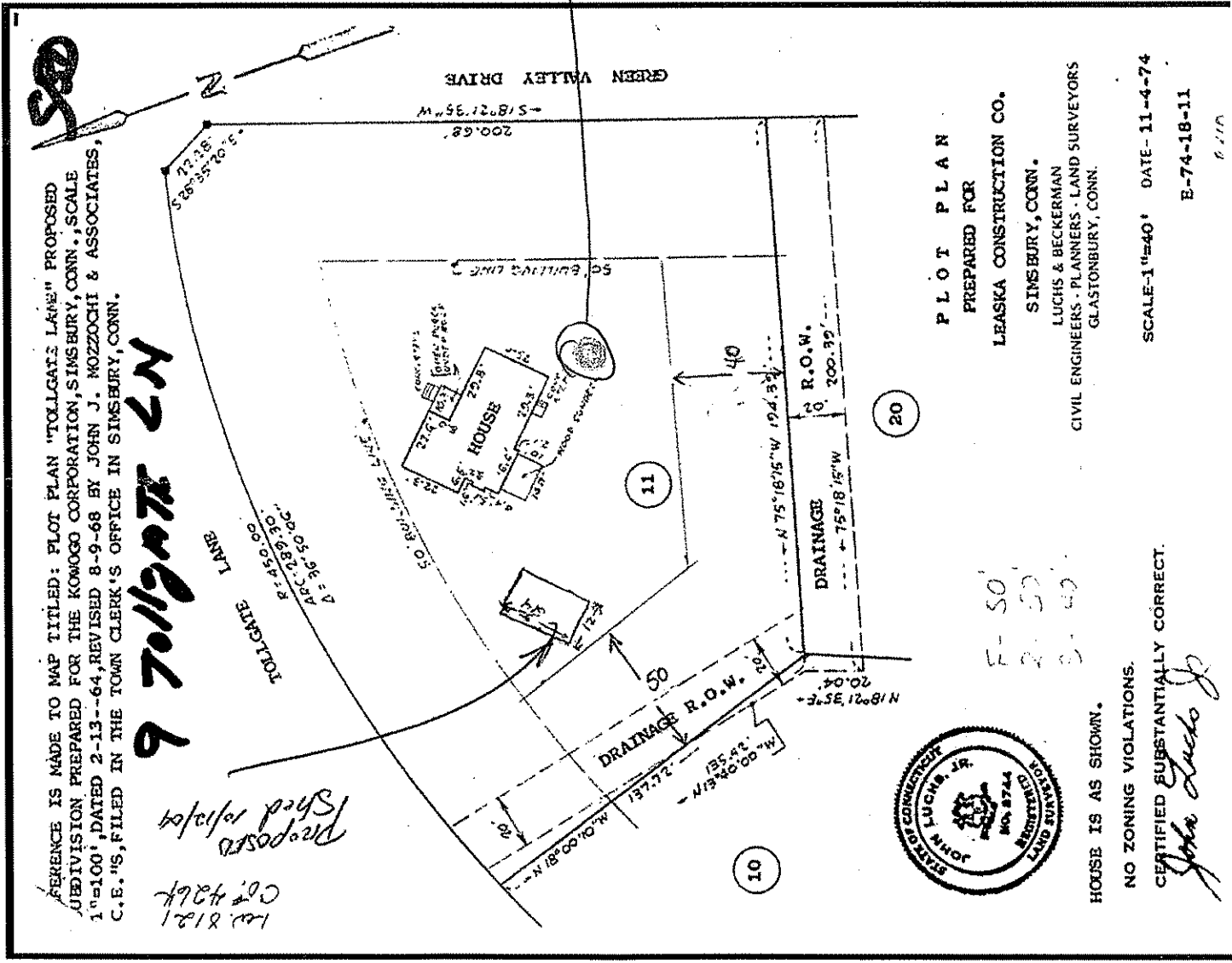


REFERENCE IS MADE TO MAP TITLED: PLOT PLAN "TOLLGATE LANE" PROPOSED SUBDIVISION PREPARED FOR THE KOMOGO CORPORATION, SIMSBURY, CONN., SCALE 1"=100', DATED 2-13--64, REVISED 8-9-68 BY JOHN J. LUZZOCHI & ASSOCIATES, C.E.'S, FILED IN THE TOWN CLERK'S OFFICE IN SIMSBURY, CONN.

**9 Tollgate Ln**

Proposed  
Shed 10/1/64  
Lot 8121  
Co # 4264

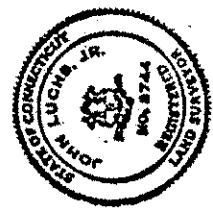
intended location



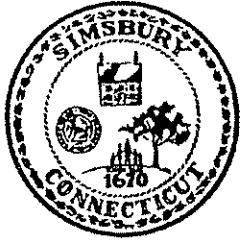
PLOT PLAN  
PREPARED FOR  
LEASKA CONSTRUCTION CO.  
SIMSBURY, CONN.  
LUCHS & BECKERMAN  
CIVIL ENGINEERS - PLANNERS - LAND SURVEYORS  
GLASTONBURY, CONN.

SCALE-1"=40' DATE-11-4-74  
E-74-18-11

HOUSE IS AS SHOWN.  
NO ZONING VIOLATIONS.  
CERTIFIED SUBSTANTIALLY CORRECT.



*John Luchs*



# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

April 14, 2021

Ben & Paula Kille  
94 Great Pond Road  
Simsbury, CT 06070

**REFERENCE:** Application #21-06 of Ben & Paula Kille, Owner/Applicant; to construct a deck on the property within the upland review, located at 94 Great Pond Road. (Assessor's Map E07, Block 109, Lot 011). Zone R-40

Dear Mr. & Mrs. Kille:

The Town of Simsbury's Inland Wetlands Agent approved the applicant's request, to construct a deck within the upland review at a home located at 94 Great Pond Road. (Assessor's Map E07, Block 109, Lot 011). Zone R-40. 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. construction of a deck within the upland review area**

The Inland Wetlands Agent 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:

**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.

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Facsimile (860) 658-9467

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

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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 Agent 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 Statute's 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 Inland Wetlands Agent 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,

Thomas Hazel  
Assistant Town Planner



# Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 4/5/21 FEE: \$ 190.00 CK#: 9927 APP#: 21-06

PROPERTY ADDRESS: 94 GREAT POND ROAD, SIMSBURY

NAME OF APPLICANT: BEN + PAULA KILLE

MAILING ADDRESS: 94 GREAT POND ROAD, SIMSBURY, CT 06070

EMAIL ADDRESS: paulakille@gmail.com TELEPHONE # (860) 729-5005

NAME OF OWNER: BEN + PAULA KILLE

MAILING ADDRESS: 94 GREAT POND ROAD

EMAIL ADDRESS: paulakille@gmail.com TELEPHONE # 860 729 5005

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:

construct balcony deck

### 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>Paula Kille</u>	<u>4/5/21</u>	<u>Paula Kille - Owner</u>	<u>4/5/21</u>
Signature of Owner	Date	Signature and Title of Applicant	Date

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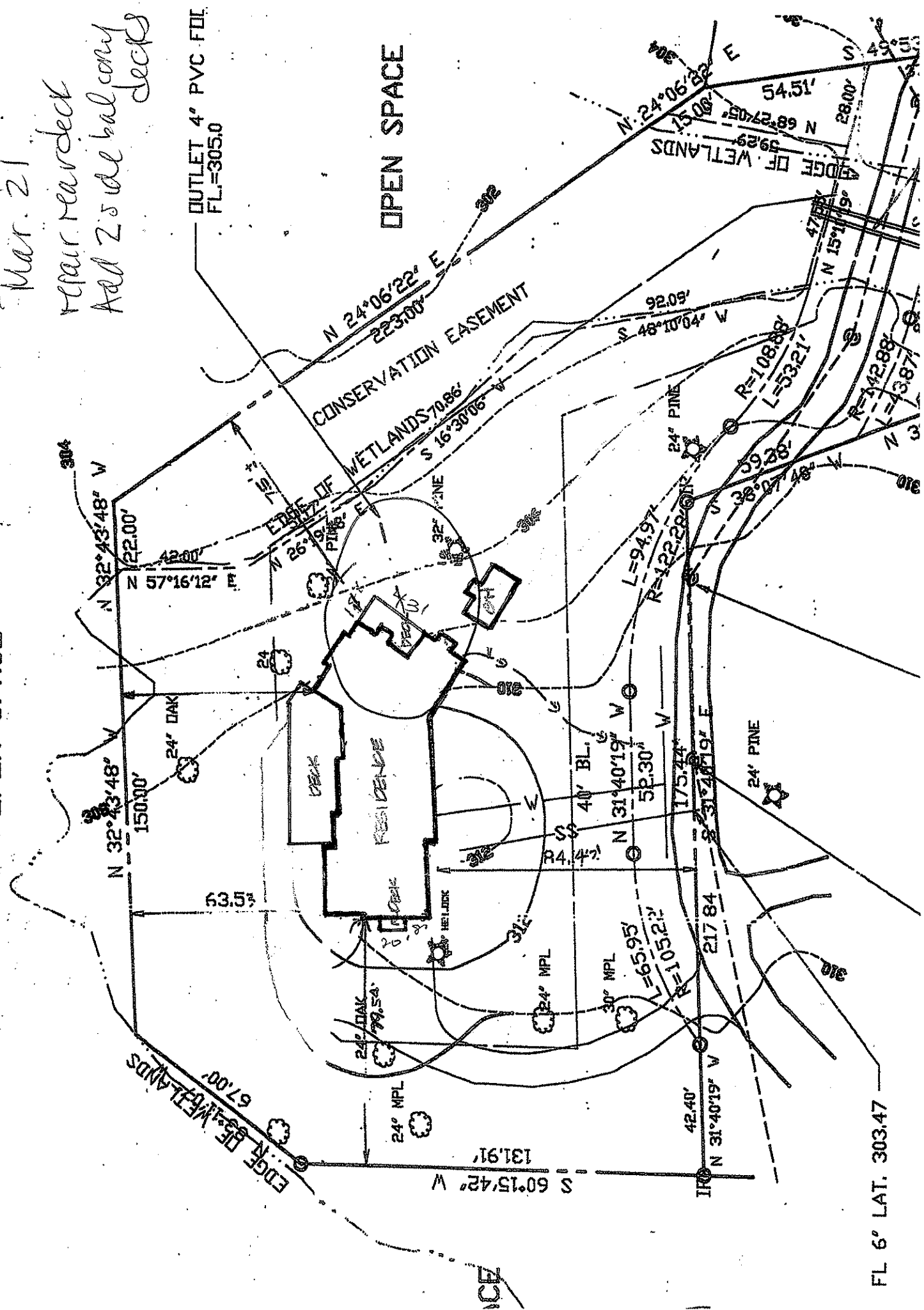
933 Hopmeadow Street  
Simsbury, CT 06070

946 Grantland  
Mar. 21

Repair Rear deck  
Add 2 side balcony  
decks

OPEN SPACE

OPEN SPACE



FL 6° LAT. 303.47