Inland Wetlands Permit Application for Simsbury Land Trust Tanager Parking Lot

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 ow
ners within 100 feet
of all property lines. Identify on one of the attached maps.

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

a. General site conditions, including vegetation and general soil conditions.
Site gently slopes away from Lucy Brook on the north end.

b. Size of wetland within site or distance of the activity from the wetland.
Site is located in the upland review area of Lucy Brook, a tributary to the Farmington River. Lucy Brook originates in Lake Louise in Penwood State Park. Adjacent to the site, Lucy Brook is deeply cut into a ravine. Although Lucy Brook is adjacent to the site, site drainage is away from the brook toward a storm drain to the south, which then drains to Lucy Brook.

c. Size of total contiguous wetland. N/A

d. Position relative to other wetlands on site: Adjacent to, but downhill of Lucy Brook

e. Type of wetland characterized by vegetative and soil type and/or watercourse, such as:
Water course.

3. Depth to water table, depth to mottled soil, and seasonal variation of water table.
Depth to water table unknow but site currently experiences surface water runoff during winter months and periods of heavy precipitation due to runoff from the adjacent ridge and soil compaction in existing parking lot area.

4. Describe the immediate impact on the wetlands and watercourses, including, but not limited to:

a. Quantitles, by volume and area disturbed, of materials to be removed, deposited, or altered.
The northern section of the site will be graded and all material will be left on site. Gravel will be brought in for the base of the parking lot. Asphalt paved apron and paved ADA compliant parking spot as required by regulations.

b. Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.
According to the NRCS soil maps, the site soil is Hinkley Loamy Sand 3 – 15% slope. The site was historically a pasture. The grass has been damaged in the area of the existing parking lot and currently a portion of the site is bare compacted soil.

c. Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.
None. Although contiguous to the Brook, the drainage at the site is away from the watercourse.

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

a. Area and location of wetlands and watercourses.
None. Site drainage will be away from Lucy Brook and sediment fencing will prevent encroachment of construction equipment near the upper banks of the Brook. Staked hay bales across the lowest portion of the site, the old entrance to the existing parking lot, will prevent sediment reaching the storm drain (and then Lucy Brook) during construction.

b. Types and amounts of vegetation.

Construction of the parking lot will eliminate two or three existing cedar trees at the new parking lot entrance and an area of grass. A conservation seed mix will be used to reseed the existing lower parking lot area. A hedge of native shrubs will be planted in a small berm across the lower entrance to the existing parking area.

c. Surface and groundwater.

Construction of the upper parking lot will improve surface water runoff from the site. Currently during wet periods muddy surface water is running off the heavily rutted parking lot site, across the road into neighboring yards, and into the existing storm drain. During the colder months this runoff is draining across the road, freezing and causing a traffic hazard. The proposed gravel parking lot will be located uphill from the current site. Water draining off the site will be filtered through the reseeded meadow that will be planted in the existing (lower) parking area. Construction of a small berm (planted in native shrubs) across the current entrance will block the drainage of any remaining drainage from flowing across the road. There will be no impact to ground water. The proposed parking lot area is smaller than the existing parking lot area.

d. Visual impacts.

The site will be improved visually from the muddy mess it is now. Also new shrub plantings are planned for along the border of the parking lot to shield the view of the lot from the road.

e. Wildlife habitats.

There was little to no habitat value in the existing parking area. Establishment of the new meadow and the plantings of the native shrubs along the roadway will improve the habitat value of the site. Decreasing the sediment runoff from the site will benefit Lucy Brook.

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 on:

a. Wetlands and/or watercourses.

Parking lot improvement will reduce surface water drainage and sediment transport from the site and increase infiltration. Paved apron to parking lot will reduce tracking of sediment onto road.

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

Parking lot improvement will reduce surface water drainage and sediment transport from the site and increase surface water infiltration.

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

Erosion control silt fencing will be used near the top of the bank for Lucy Brook. Staked hay bales will be used across the entrance to the existing parking lot where surface water drainage now exits the site.

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

There are no safe alternative parking sites along Weatogue Street that provide access to the Tanager Hill hiking trails. The drainage from the existing lower parking lot is causing runoff problems that will be corrected by moving the parking lot to the proposed site. The newer parking lot will be smaller than the existing parking lot area.

9. Estimate cost of work and time for completion.

$15,000. To be completed Fall 2020.

Existing Tanager Hill Parking Area – Simsbury Land Trust

Runoff from existing parking area entrance – note sediment in road. Water from this parking lot also crosses the road and creates icy conditions in winter. Sediment from the Tanager Hill Visitors have been found to park on the sloped grassy areas not intended to be parking areas, extending the damage to the site and increasing the number of people who park in this area. A small berm will be constructed across this area to prohibit vehicle access and to prevent runoff from reaching the road. The berm will be planted with native shrubs. The existing lower parking area will be reseeded with conservation seed mix. This area will help mitigate any water and sediment runoff from the proposed parking lot.

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

11. Map attached.

Existing Tanager Hill Parking Area – Simsbury Land Trust

Parking lot during spring thaw. During wet periods and periods of heavy visitation, runoff from this area ends up in the road, storm drains, and neighboring yards. Hay bales were placed across the parking lot entrance to prevent sediment transport off site. These bales, however, prevented use of this parking lot for visitors wishing to access the trails.