



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: May 11, 2022 FEE: \$ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: 72 King Phillips Road (5 Tower Run)

NAME OF APPLICANT: Brendan McLarty

MAILING ADDRESS: 152 Park Drive, Kensington CT 06037

EMAIL ADDRESS: B.McLarty@outlook.com TELEPHONE # 860-543-1006

NAME OF OWNER: Brendan McLarty

MAILING ADDRESS: 152 Park Drive, Kensington CT 06037

EMAIL ADDRESS: B.McLarty@outlook.com TELEPHONE # 860-543-1006

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:
Remove the pool from previously approved permit (IWWA Permit #14-05 approved 11/20/2018)

Install a leach field in its place

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.

Brendan McLarty 4/11/2022 Brendan McLarty, owner 4/11/22
Signature of Owner Date Signature and Title of Applicant Date

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

1. Adjoining abutting property owners within 100' of all property lines
See attached GIS mapping and GIS generated abutters list.
2. Describe the site and the regulated area or wetlands/watercourse involved:
 - a. General site conditions, including vegetation and general soil conditions

The site is general wooded with larger diameter deciduous and coniferous trees. The lot is part of an approved subdivision and presently has a single-family residence house under construction on it. The soil condition for the majority of the site is covered with forest litter, except for the area immediately around the house and site drive are disturbed due to construction activities. Erosion and sediment control measures are in place, so there are no erosion issues.

- b. Size of wetlands within site, or distance of activity from wetlands
15,400 sq ft Distance from wetlands: 50'
 - c. Size of contiguous wetland
 - i. **5 acres +/-**
 - d. Position relative to other wetlands on site
 - i. **No other wetlands on site**
 - e. Type of wetland characterized by vegetation and soil type
 - i. **Wooded uplands area. The soil types are a Wethersfield loam (88B) in for the uplands and a Wilbraham and Menlo soils in the area of the wetlands.**
3. Depth of water table, depth to mottled soil, and seasonal variation of water table.
There was no seasons high ground water or mottling encountered in test pits dug in the area of the proposed leaching system. There was a hardpan layer encountered in this area between 29" to 32" deep, therefore it is possible the seasonal high ground water elevation could be at these depths.
4. Describe the immediate impact on the wetlands
 - a. **Clearing of vegetation , grading and filling for the construction of leaching system.**
5. Describe the related construction activities and their impact on:
 - a. Area and location of wetland: **There ae no direct impact to the wetlands**
 - b. Type and amount of vegetation: **A few deciduous trees and approximately 15,000 sq. ft. of understory growth.**
 - c. Surface and ground water: **None**
 - d. Visual impact: **None**
 - e. Wildlife habitats: **None**
6. Describe the long term or permanent impact
 - a. **The permanent impact would be the use of a portion of the upland review area for a septic leaching system.**
7. Identify sedimentation and erosion control measures used: **Silt Fence**
8. Identify alternatives to the proposed activity that were considered, including alternate sites

There was an area on the original subdivision plan that was identified for a location of the septic leaching field. This area was outside of the upland review area, but when the design engineer preformed some conformity test pits that area, he found the soils to be very silty and west. He had a concern about the longevity a leaching system would last in that area, therefore recommend an alternate location be considered. After he performed several test

pits on this site, he felt that the area shown on the current plan would be the most suitable location for the leaching field. In addition, the previous landowner had this area chosen for his proposed pool, which had been approved by IWWA Permit #14-05, to be placed in the regulated area. After my purchasing the lot, we wish to move the pool out of the regulated area and place the leaching system in the area previously identified.

9. Estimate cost of work and completion time
\$7,000. Less than 1 week
10. Attach drainage calculations and other reports:

N/A

11a Vicinity map: Attached

b. Site Plan: Attached

11. I, Brendan McLarty, as property owner certify that:

Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.

Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.

Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or

Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality

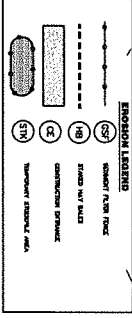
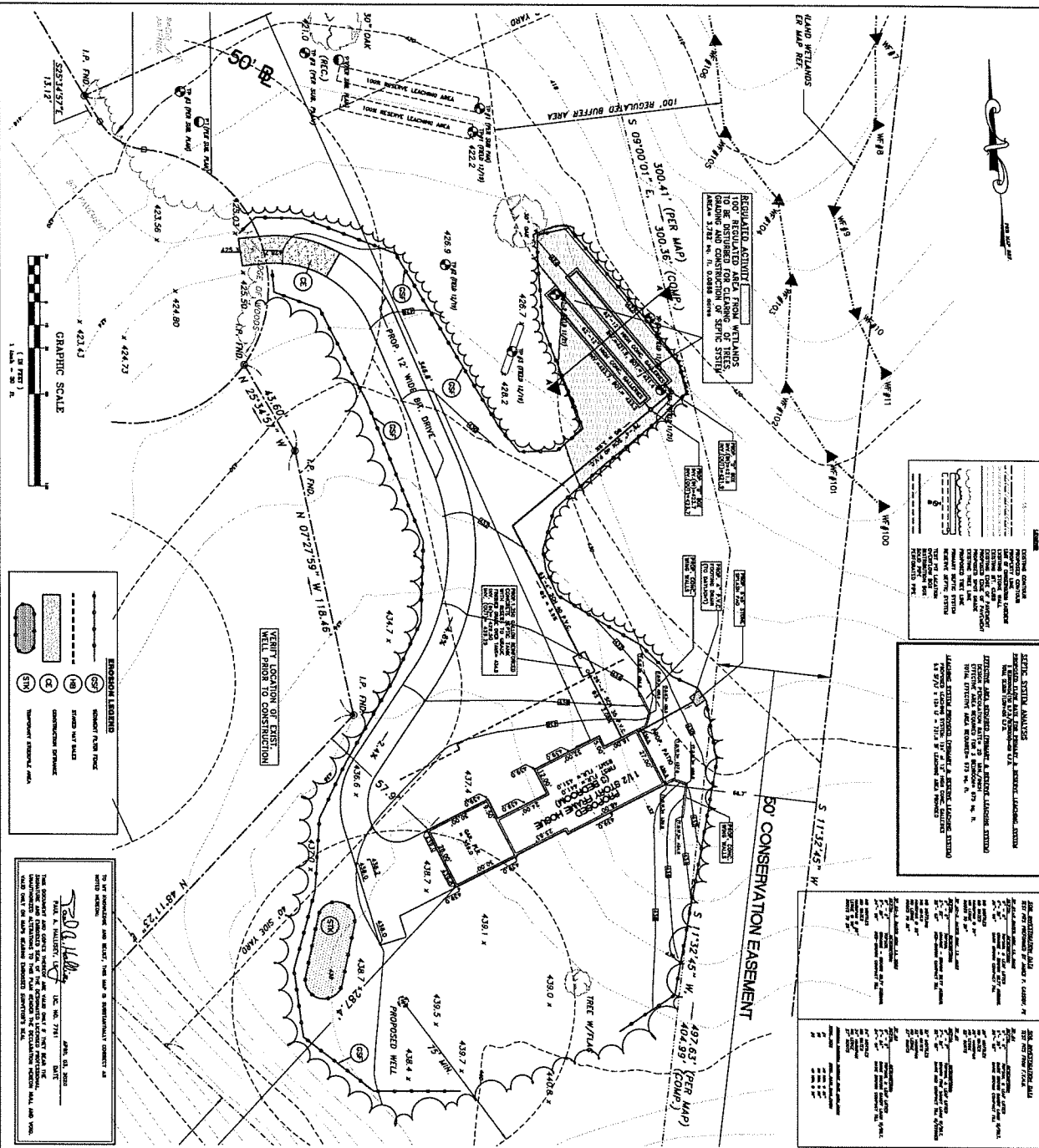
Documentation that notices of the pending application was provided to adjacent municipality (certified mail, return receipt requested) on the same day of filing an inland wetland permit application with the Town of Simsbury

The property is subject to a conservation restriction or preservation restriction, and, if so, what party or parties are holder thereof or intended to be benefited thereby.

Signed: Brendan McLarty

Brendan McLarty

May 11, 2022



TO BE SUBMITTED AND SEAL, THIS PLAN IS SUBSTITUTED CORRECT AND WITHOUT RESERVATION

DATE: APRIL 03, 2020

LEGEND
DEVELOPMENT CONCEPTS
PROPOSED CONSTRUCTION
EXISTING CONSTRUCTION
PROPOSED SETBACKS
EXISTING SETBACKS
PROPOSED 10' SETBACKS
EXISTING 10' SETBACKS
PROPOSED 50' CONSERVATION EASEMENT
EXISTING 50' CONSERVATION EASEMENT
PROPOSED 100' BUFFER
EXISTING 100' BUFFER
PROPOSED 300' BUFFER
EXISTING 300' BUFFER
PROPOSED 500' BUFFER
EXISTING 500' BUFFER
PROPOSED 1000' BUFFER
EXISTING 1000' BUFFER

30' SETBACK
1.0000
1.0000
1.0000
1.0000
1.0000
1.0000
1.0000
1.0000
1.0000
1.0000

50' CONSERVATION EASEMENT
1.0000
1.0000
1.0000
1.0000
1.0000
1.0000
1.0000
1.0000
1.0000

GENERAL NOTES

1. VERIFY NOTES
2. THE OWNER HAS BEEN ADVISED BY THE SURVEYOR OF THE CONSTRUCTION OF THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF CONSTRUCTION. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND THE CONSTRUCTION OF THIS PLAN. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE SURVEY WAS CONDUCTED ON APRIL 03, 2020. THE SURVEYOR'S FIELD BOOKS AND NOTES ARE KEPT AT THE SURVEYOR'S OFFICE. THE SURVEYOR'S CERTIFICATE OF PRACTICE IS FILED WITH THE DEPARTMENT OF CONSTRUCTION.
4. THE SURVEYOR'S FEE IS \$1,500.00. THE SURVEYOR'S FEE DOES NOT INCLUDE THE COST OF REVISIONS OR THE COST OF OBTAINING PERMITS AND APPROVALS.
5. THE SURVEYOR'S FEE IS NON-REFUNDABLE.
6. THE SURVEYOR'S FEE DOES NOT INCLUDE THE COST OF TRANSPORTATION OR THE COST OF TRAVEL.
7. THE SURVEYOR'S FEE DOES NOT INCLUDE THE COST OF LUNCH OR THE COST OF DRINKS.
8. THE SURVEYOR'S FEE DOES NOT INCLUDE THE COST OF TRAVEL TO AND FROM THE SURVEY SITE.
9. THE SURVEYOR'S FEE DOES NOT INCLUDE THE COST OF TRAVEL TO AND FROM THE SURVEYOR'S OFFICE.
10. THE SURVEYOR'S FEE DOES NOT INCLUDE THE COST OF TRAVEL TO AND FROM THE SURVEYOR'S HOME.

30' SETBACKS

1. THE SETBACKS ARE AS SHOWN ON THE PLAN AND ARE TO BE MAINTAINED AT ALL TIMES.
2. THE SETBACKS ARE TO BE MAINTAINED AT ALL TIMES, EVEN IF THE PROPERTY IS REDEVELOPED OR RECONSTRUCTED.
3. THE SETBACKS ARE TO BE MAINTAINED AT ALL TIMES, EVEN IF THE PROPERTY IS TRANSFERRED TO ANOTHER PARTY.
4. THE SETBACKS ARE TO BE MAINTAINED AT ALL TIMES, EVEN IF THE PROPERTY IS USED FOR ANY PURPOSE.
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50' CONSERVATION EASEMENT

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PLOT PLAN + SUBSURFACE SEWAGE DISPOSAL PLAN

PREPARED FOR
BRENDAN MCLARTY
85 TOWER RUN
SMBURRY, CONNECTICUT

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
830 MAIN STREET, UNIT #1A
CHROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6412, FAX: (860)-721-7709

SCALE: 1" = 20'

DATE: APR. 03, 2020

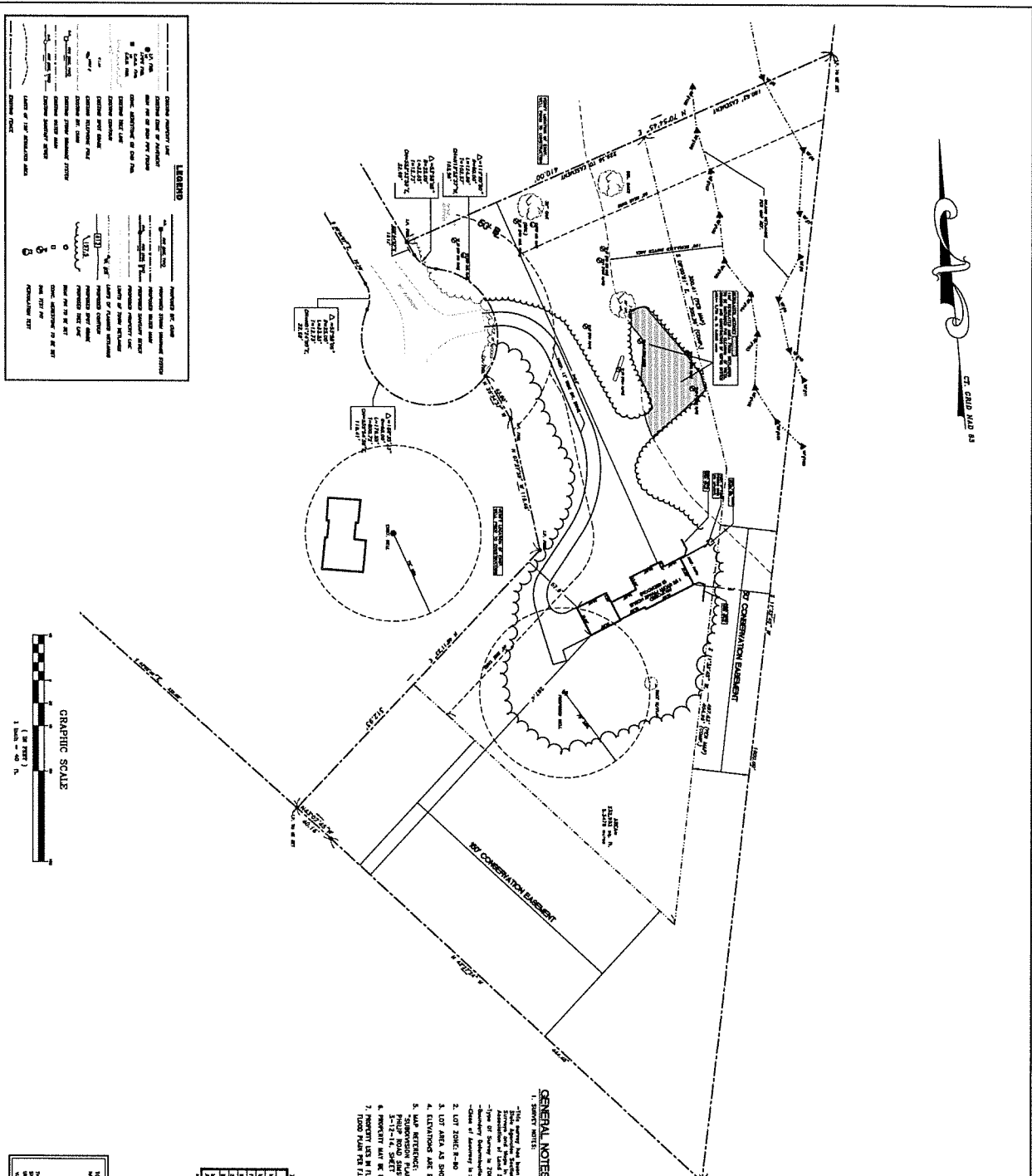
JOB NO.: JAMES H. & ADRIANA PERDUE#1447

CHECKED BY: J.P.C.

DRAWN BY: J.M.P.

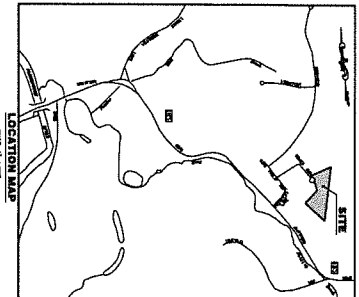
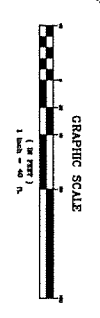
SHEET: 2 OF 3

142 ROOM ROOM HOUSE



LEGEND

Symbol	Description
---	Proposed Street
---	Proposed Sidewalk
---	Proposed Utility
---	Proposed Easement
---	Proposed Boundary
---	Proposed Structure
---	Proposed Foundation
---	Proposed Driveway
---	Proposed Walkway
---	Proposed Deck
---	Proposed Pool
---	Proposed Pond
---	Proposed Well
---	Proposed Septic
---	Proposed Storm
---	Proposed Sewer
---	Proposed Gas
---	Proposed Electric
---	Proposed Water
---	Proposed Telephone
---	Proposed Cable
---	Proposed Fencing
---	Proposed Landmark
---	Proposed Monument
---	Proposed Survey
---	Proposed Easement
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---	Proposed Telephone
---	Proposed Cable
---	Proposed Fencing
---	Proposed Landmark
---	Proposed Monument
---	Proposed Survey



GENERAL NOTES

1. SHOWN AS IS.
2. LOT AREA AS SHOWN.
3. ELEVATIONS ARE BASED ON NAVD 83. CONTIGUOUS INTERVALS 3 FEET.
4. MAP REFERENCES: THIS SURVEY WAS PREPARED FOR AN ADVISORY CONTRACTING, LLC TO CONDUCT A ZONING IMPROVEMENT LOCATION SURVEY FOR THE PROPOSED #5 TOWER RUN, 830 MAIN STREET, UNIT #1A, CROMWELL, CONNECTICUT 06416. THE SURVEY WAS CONDUCTED ON 05/10/2022. THE SURVEY WAS CONDUCTED BY HALLISEY, PEARSON & CASSIDY, CIVIL ENGINEERS & LAND SURVEYORS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF CONNECTICUT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF CONNECTICUT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF CONNECTICUT.
5. PROPERTY LINES ARE SHOWN BY DASHED LINES.
6. PROPERTY LINES ARE SHOWN BY DASHED LINES.
7. PROPERTY LINES ARE SHOWN BY DASHED LINES.

SHOWING BARE GROUND, 3/20/2022

NO.	LOT AREA	ACRES	PERMITS
1	111,111	2.54	
2	111,111	2.54	
3	111,111	2.54	
4	111,111	2.54	
5	111,111	2.54	
6	111,111	2.54	
7	111,111	2.54	
8	111,111	2.54	
9	111,111	2.54	
10	111,111	2.54	

HALLISEY, PEARSON & CASSIDY
 CIVIL ENGINEERS & LAND SURVEYORS
 830 MAIN STREET, UNIT #1A
 CROMWELL, CONNECTICUT 06416
 PHONE: (860) 529-8813, FAX: (860) 721-7709

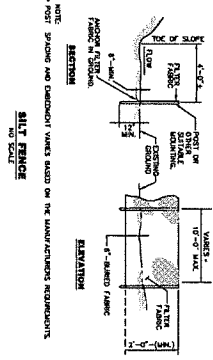
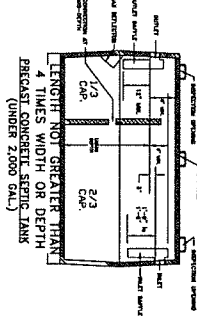
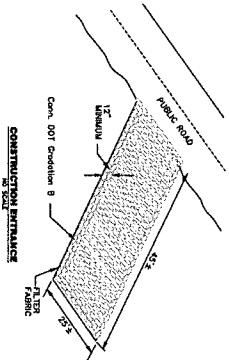
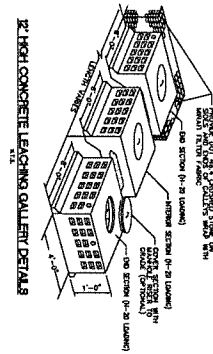
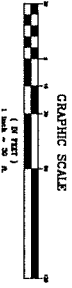
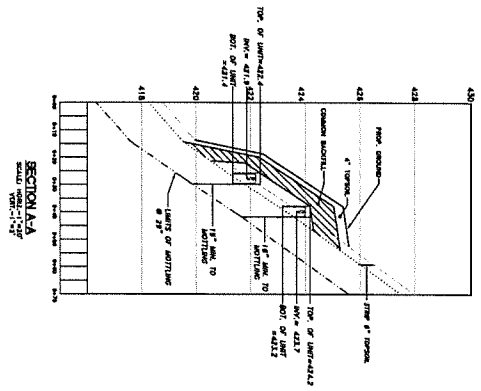


ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED

PREPARED FOR
BRENDAN McLARTY
 #5 TOWER RUN
 SIMSBURY, CONNECTICUT

HALLISEY, PEARSON & CASSIDY
 CIVIL ENGINEERS & LAND SURVEYORS
 830 MAIN STREET, UNIT #1A
 CROMWELL, CONNECTICUT 06416
 PHONE: (860) 529-8813, FAX: (860) 721-7709

SCALE: 1" = 40'
 DATE: APR. 03, 2023
 JOB NO.: 2091
 SHEET: **1** OF **3**
 CHECKED BY: J.P.C.
 DRAWN BY: J.M.P.
 ACAD FILE: 2091-PP



PLOT PLAN + SITE DETAILS
 PREPARED FOR
BRENDAN McLARTY
 #5 TOWER RUN
 SIMSBURY, CONNECTICUT

HALLISEY, PEARSON & CASSIDY
 CIVIL ENGINEERS & LAND SURVEYORS
 630 MAIN STREET, SUITE #11A
 CROWELL, CONNECTICUT 06418
 PHONE: (860)-528-6812, FAX: (860)-721-7708

SCALE: AS SHOWN	CHECKED BY: J.P.C.
DATE: APR. 03, 2020	DRAWN BY: J.M.P.
JOB No.: 2091	ACAD FILE: 2091-ep-1
SHEET: 3 OF 3	
<small>REVISIONS: NONE TO DATE ANY CHANGES SHOULD BE MADE PER OWNER AND NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER</small>	



Town of Simsbury
Inlands Wetlands Commission
933 Hopmeadow Street
Simsbury CT 06070

May 4, 2022

Re: 72 King Philips aka 5 Tower Run
Wetland Application re: Sewer Permit

To Whom it May Concern:

Please accept this letter as notice of my intent to authorize Steven &/or Debra McLarty, officer and member of Coastland Enterprises, LLC, to act on my behalf- Steven McLarty of Coastland Enterprises (contractor) and Brendan McLarty (homeowner) at the above-mentioned address.
Please feel free to contact me directly should the need arise at 860-982-4788

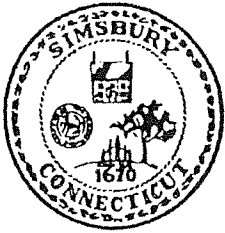
Thank You

A handwritten signature in black ink, appearing to read "S McLarty".

Steve McLarty

A handwritten signature in black ink, appearing to read "Brendan McLarty".
Brendan McLarty

Office: 140 West Street Middlefield CT 06455 Mail To: P.O. Box 174 Middlefield CT 06455



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

February 4, 2019

James Rigdon
8 Wildes Way
Burlington, CT 06013

REFERENCE: IWWA Permit #14-05, of Jarrett Kravitz, for the construction of an inground pool and removal of trees associated with the installation of the pool within the upland review area on property located 5 Tower Run

Dear Mr. Rigdon:

The Town of Simsbury's Conservation Commission, at a regular meeting held on November 20, 2018 unanimously approved an extension request for 5 years as requested.

This permit is granted for a period through May 20, 2024. No additional extension may be granted under Statute.

Very Truly Yours,

Robin Newton, CZFO
Assistant Town Planner

Town of Simsbury, CT - MapXpress Property Information Viewer

[Full Town View](#)

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Search

[Print Map](#)

[Help](#)

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[View Legend](#)

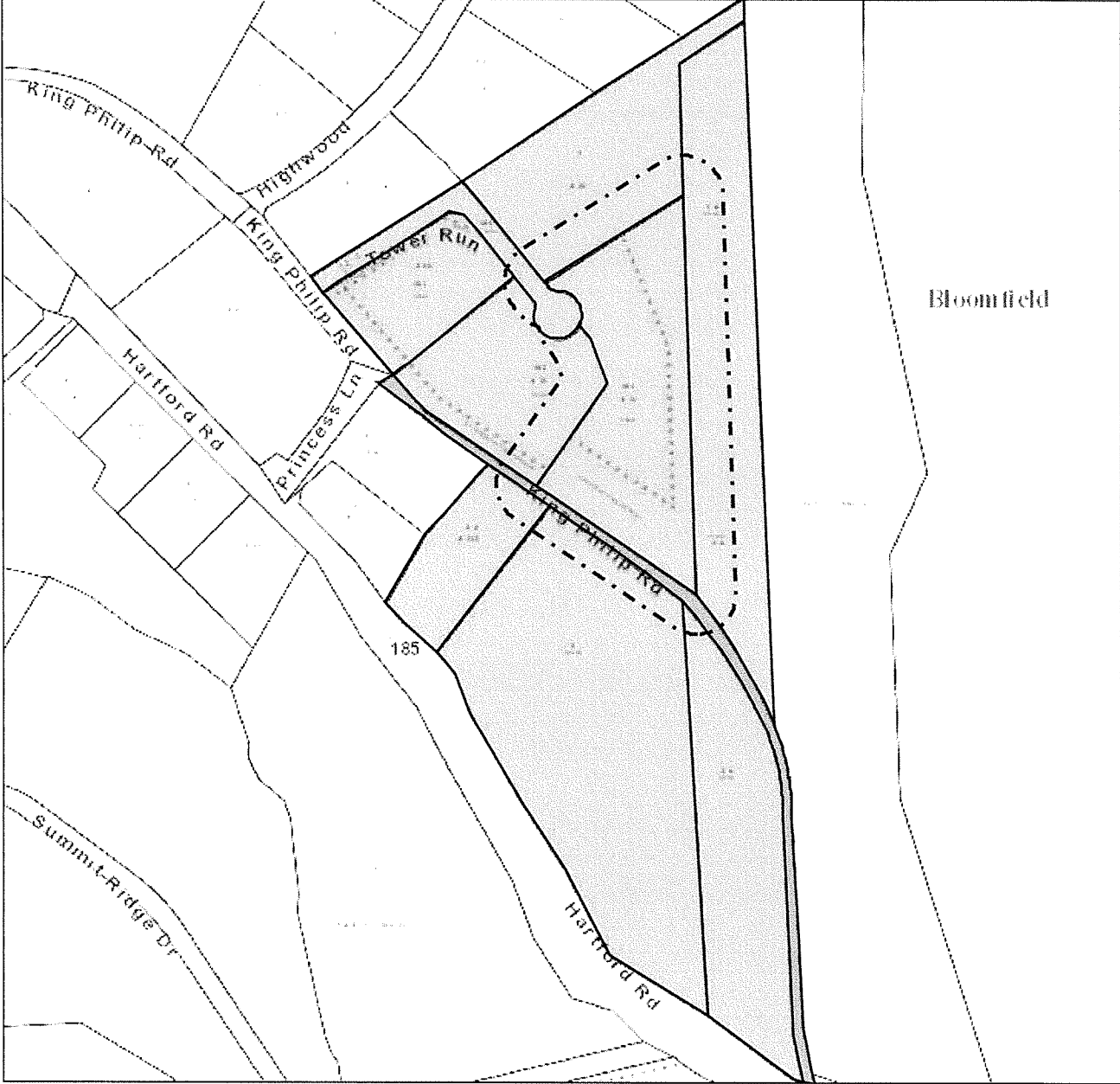


Town of Simsbury

Geographic Information System (GIS)



Date Printed: 5/12/2022



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.



I16 109 001A
CONNECTICUT LIGHT AND POWER
P O BOX 270
HARTFORD CT 0614102

H15 109 005B1
SMITH DAVID & MICHELLE
30 RUNDELANE
BLOOMFIELD CT 06002

I15 109 005BS
TOWER RUN HOMEOWNERS
70 KING PHILIP ROAD
SIMSBURY CT 06070

I16 109 005A
CONNECTICUT LIGHT AND POWER
P O BOX 270
HARTFORD CT 061410

I16 109 005B2
BONARRIGO THOMAS H JR
70 KING PHILIP RD
SIMSBURY CT 06070

I15 109 005
HOLLANDER BRETT M
66 KING PHILIP ROAD
SIMSBURY CT 06070

H16 109 002A
COONS JOHN F AND SUSAN L
138 HARTFORD ROAD
SIMSBURY CT 06070

I15 109 005B3
MCLARTY BRENDAN
72 KING PHILIP ROAD
SIMSBURY CT 06070

I16 109 002
R & R ASSOCIATES
195 WEST MAIN STREET
AVON CT 06001