



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

**To:** Simsbury Conservation Commission/Inland Wetlands Agency

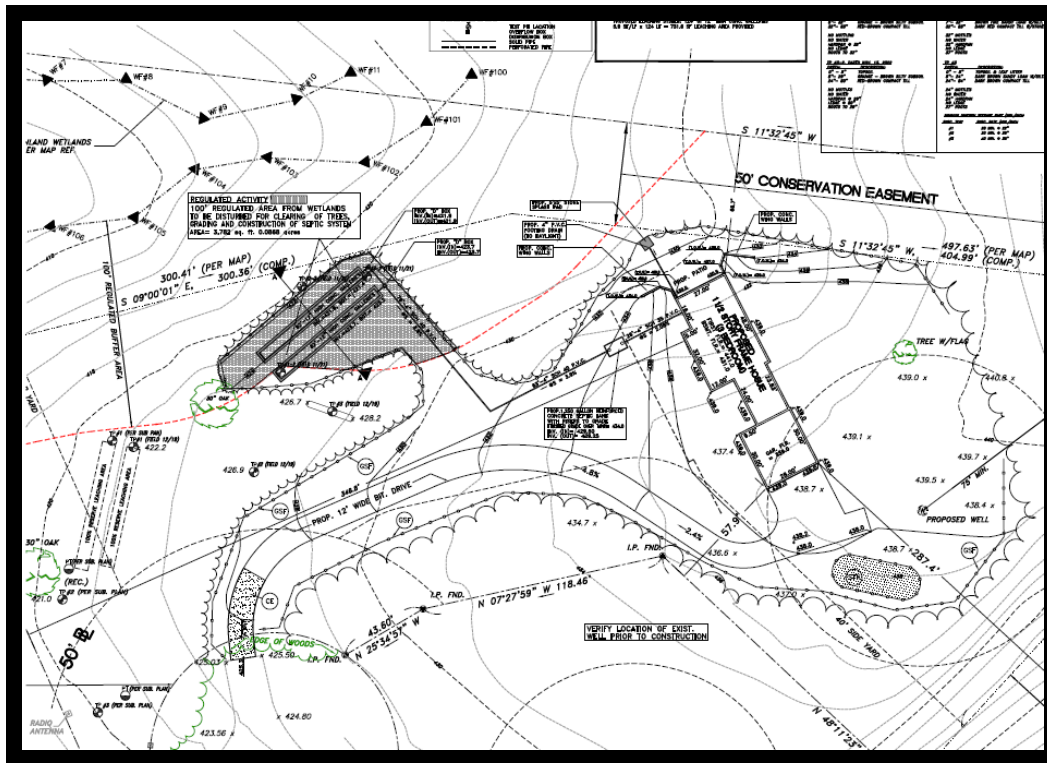
**From:** George K. McGregor, AICP, Planning & Community Development Director

**Date:** June 7, 2022

**RE:** Application #CC 22-07 72 King Philips Rd. (5 Tower Run)- Application to amend CC #14-05 to remove previously approved pool and install leach field in an upland review area (Tax Map I5, Block 109, Parcel 005B3).

## Summary of Request

Mr. Brendan McLarty, owner and applicant, proposes to amend a previous Commission approval by installing a septic leach field system in the Upland Review Area. A pool, yet to be constructed and previously approved in the Upland Review Area (but not the exact location) will be relocated outside the Upland Review Area. The applicant has submitted plans prepared by Hallisey, Pearson & Cassidy:



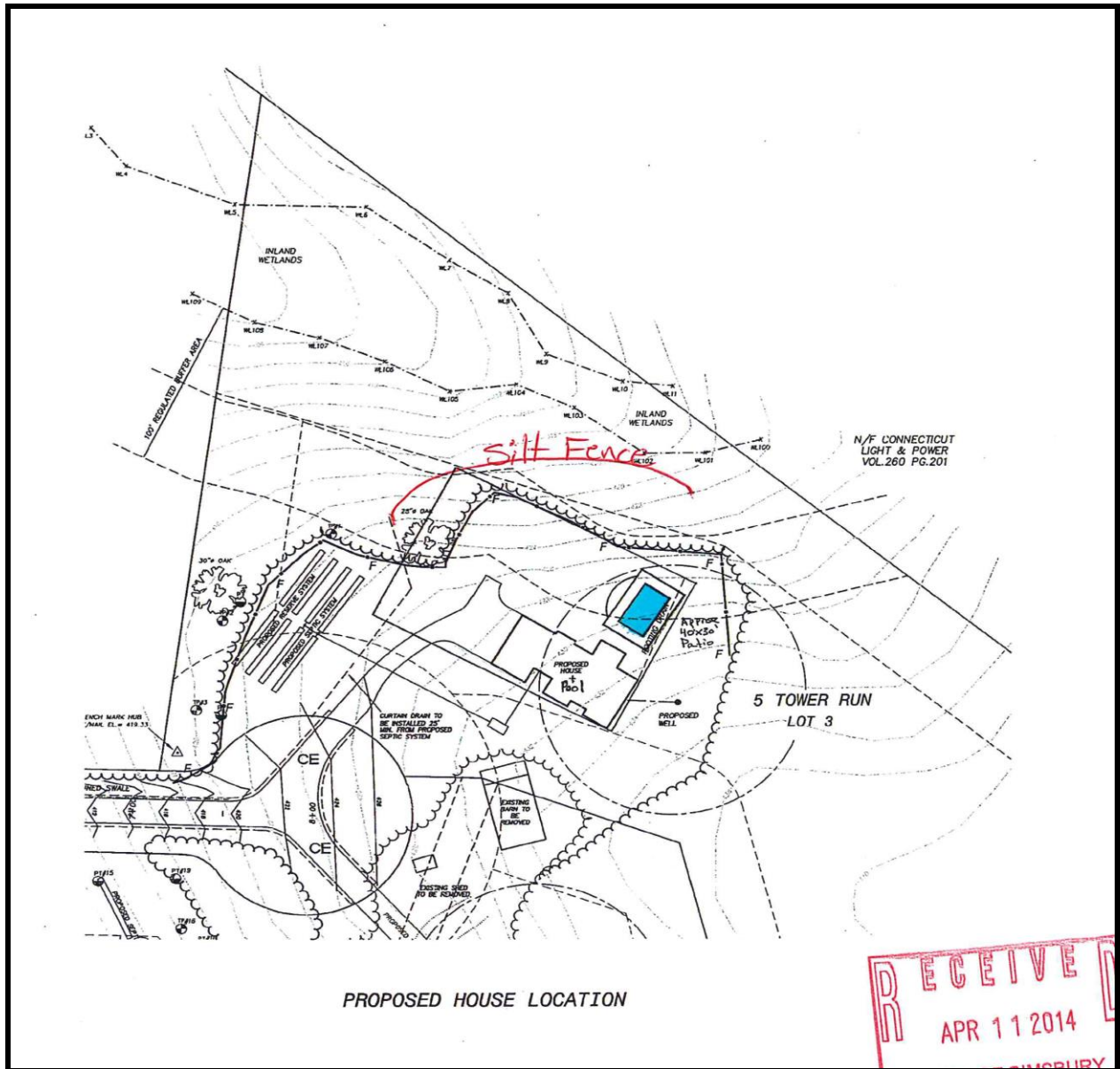
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8:30 - 7:00 Monday  
8:30 - 4:30 Tuesday through Thursday  
8:30 - 1:00 Friday

The flagged wetland area indicated at the top of the site plan was identified during the application review process in 2014. The applicant indicates that the original location for the septic leaching system, as shown conceptually on the original subdivision plat, contains less than desirable soils (silty/wet). Upon further inspection, an alternative location was recommended by the engineer. The proposed location was found to be most suitable. A total of 3,782 sq.ft. within the upland review area will be disturbed.

The 2014 approval shows the house and pool in a slightly different orientation from the current plan:



## **Staff Analysis**

As submitted, the application appears to limit or minimize both short- and long-term impacts.

## **Draft Motions**

Moved, the Conservation Commission approves Application #CC 22-07 of Brendan McLarty, to amend CC 14-05 by installing a septic system leach field in the upland review area and removing a previously approved pool, based upon a finding that the project, as conditioned,

- a. Will not adversely impact the wetlands
- b. Short-term impacts from the proposed development will be controlled by installation and maintenance of erosion and sediment controls and construction run-off controls.

And subject to the following conditions:

1. The project shall be developed in substantial conformance to the plot plan dated April 3, 2020, prepared by Hallisey, Person & Cassidy.
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. All 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.
6. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.

**Or**

**Moved, (An alternative Motion)**