



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 21, 2022

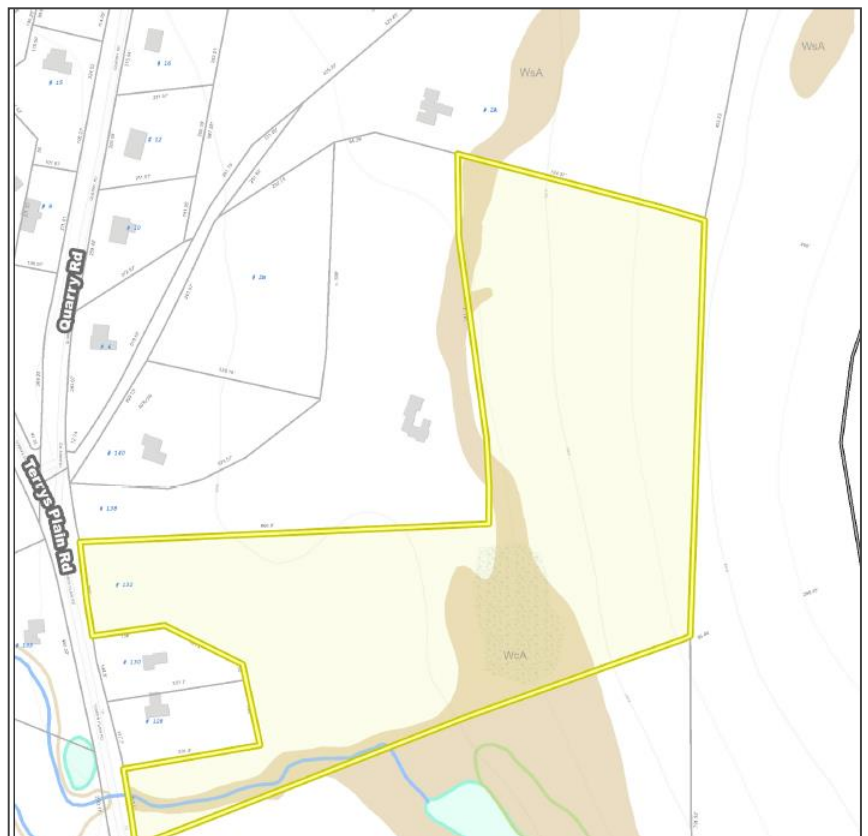
RE: **Application #22-11** of Adam Girard, Applicant, to remediate prior tree, vegetative clearing and other activities in the wetlands and upland review area at 132 Terrys Plain Road (Assessor's Map J08 Block 128 Lot 004B) Simsbury, CT 06070. Zone R-80/R-40.

Summary of Request

Mr. Adam Girard is in the process of constructing a single-family home at 132 Terrys Plain Rd. The Zoning approval included a plot plan with clearing of approximately 2-3 acres around the home site. 15,300 sq.ft. of clearing was approved by Town Staff within the Upland Review Area.

The plot plan showed limits of disturbance with a depicted silt fence. The Applicant relied on this approval and began work. Subsequent to this activity, Staff visited the site and discovered that the area cleared exceeded the amount approved on the plan and extended further into the regulated area.

The Applicant was contacted and immediately agreed to submit a wetland permit application for the Commission's review.



Thus, the request is to fully permit the Applicant's land clearing activities.

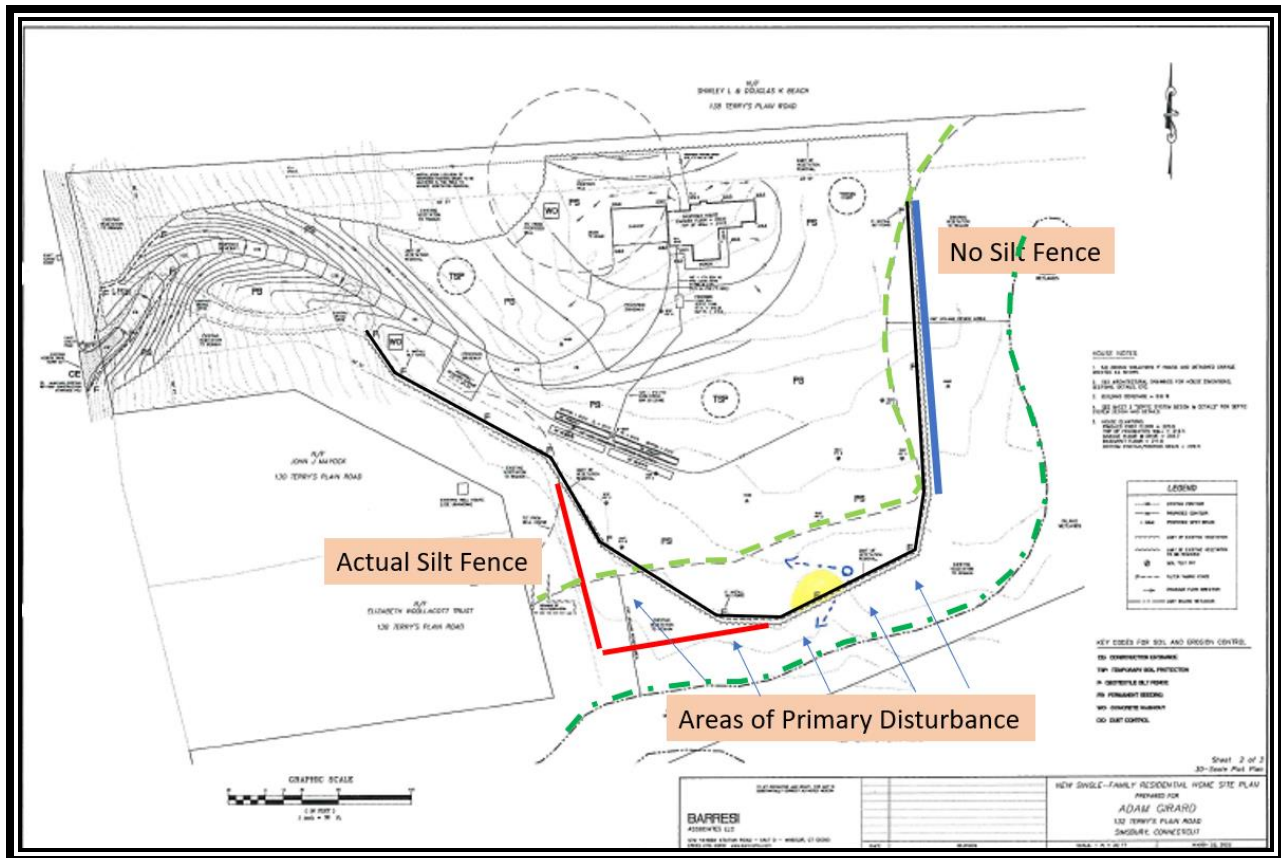
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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday



Staff Analysis



The above representation attempts to paint a picture of the activity and site conditions:

- **Black line:** approved silt fence and limits of disturbance
- **Red line:** actual location of silt fence upon field inspection
- **Blue line:** area where no silt fence exists
- Dark dashed **Green line:** Wetlands
- Light dashed **Green line:** Upland Review/Regulated Area

Primary issue:

1. The Applicant has extended land clearing activities beyond areas shown on the approved plot plan. Note the triangle formed by the red lines and the area south of the silt fence in the center of the picture.

The Applicant has indicated that the removal of vegetation was to take advantage of the southerly sky in advance of a future, proposed solar project.

It does not appear that the clearing in and of itself will have any noteworthy impacts on the wetlands. All clearing has taken place in the Upland Review Area.

Draft Motions

Moved, the Conservation Commission approves Application #CC 22-11 of Adam Girard, for land clearing in the upland review area at 132 Terrys Plain Rd., upon a finding that the project:

- a. Will not adversely impact the wetlands
- b. The 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. Prior to the issuance of an occupancy for the single-family home, the Applicant shall submit a revised plot plan acceptable to Town Staff, depicting the accurate location of the silt fence and limits of disturbance.
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 depicted in the plot plan 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. The Applicant shall fully install the silt fence as shown on the revised plot plan.
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)