



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

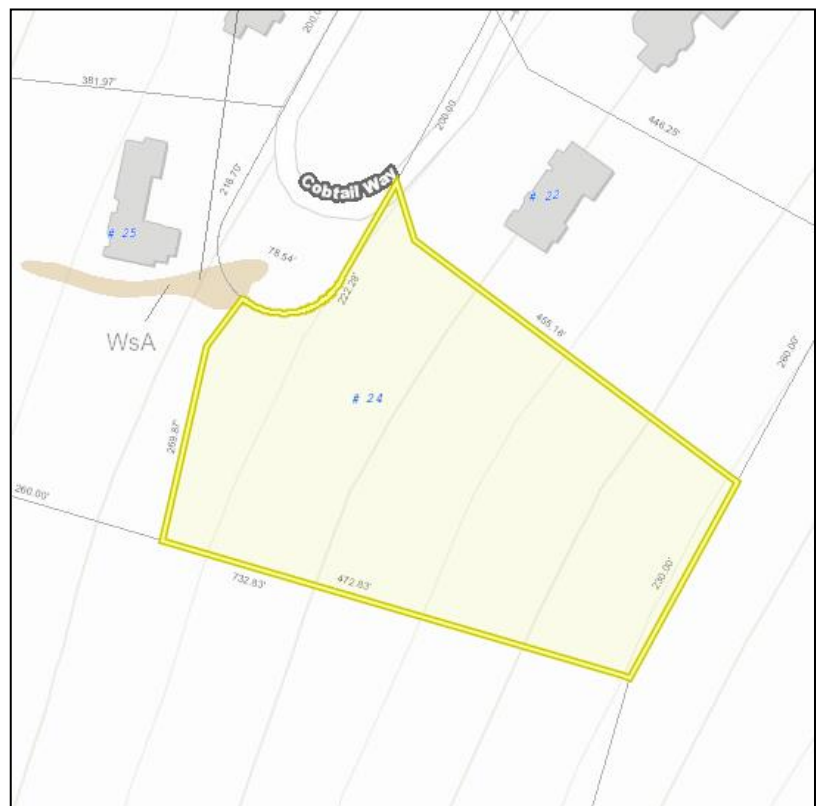
RE: Application #CC 22-12 24 Cobtail Way, of Rossetti Development LLC, to construct a +-5,000 sq.ft. single-family home in the Upland Review Area at 24 Cobtail Way (Map H16, Block 110, Lot 010) in the R-80 Zone.

Summary of Request

Mr. Robert Rossetti of Rossetti & Associates (the "Applicant") has submitted an Inland Wetlands application for the construction of a +-5,000 sq. ft. single-family home in the regulated area for property located at 24 Cobtail Way. Associated with the residential construction is a fair amount of clearing and earth moving due to the topography, septic tank installation, and retaining walls.

Staff notes that the property received unanimous wetlands approval for a comparable single-family home project in June 2008. This wetlands permit has expired.

The Applicant has submitted a site plan (plot plan) for the home site along with erosion and sediment control details on a separate sheet.



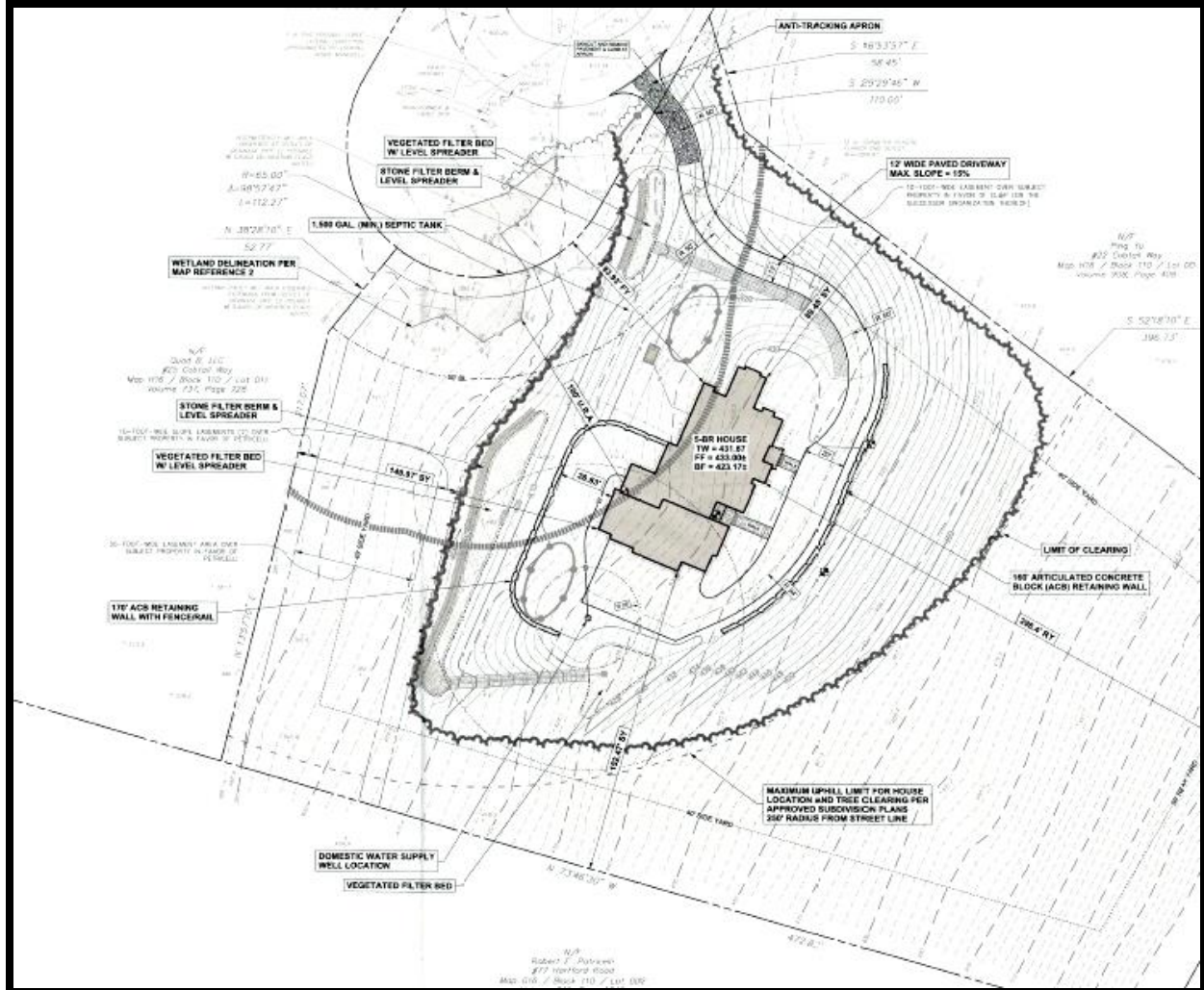
24 Cobtail Way

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

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

Site Plan for 24 Cobtail Way



Staff Analysis

The site is one of the last remaining lots on Cobtail Way. As submitted, the application appears to limit or minimize both short- and long-term impacts through the use of engineered erosion and sediment control measures. Staff recommends including both the plot plan and the E&S detail sheet as a condition of approval. Town Engineering Staff is satisfied with the erosion and sediment control measures designed to protect the wetlands area but has requested a review of the E&S report.

Draft Motions

Moved, the Conservation Commission approves Application #CC 22-12 of Rossetti Development, to construct a +5,000 sq. ft. single-family home in the Upland Review Area,

- 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 October 7, 2021, revised October 25, 2021, prepared by Yantic River Consultants, LLC (Sheets 1 & 3).
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 (see condition #1) 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)