



Town of Simsbury

Office of Community Planning and Development Inland Wetlands Permit Application

DATE: 5-20-22 FEE: \$ 240.00 CK #: 2224 APP #: 22-12

PROPERTY ADDRESS: 24 Cobtail Way, Simsbury

NAME OF APPLICANT: Rossetti Development LLC

MAILING ADDRESS: 35 Wedgewood Drive, Wethersfield, CT 06109

EMAIL ADDRESS: robert@rossettidevelopment.com TELEPHONE # 860-614-7740

NAME OF OWNER: Dr. Max Kernizan

MAILING ADDRESS: 382 North Main Street, Suite 202, East Long Meadow, MA 01028

EMAIL ADDRESS: drmax.kernizan@gmail.com TELEPHONE # 203-824-1533

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: Construction of a single family home. Portion of foundation and home within the review area. Retaining walls, grading for yard, lawn Septic Tank, driveway and vegetative filter system all within the URA.

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.

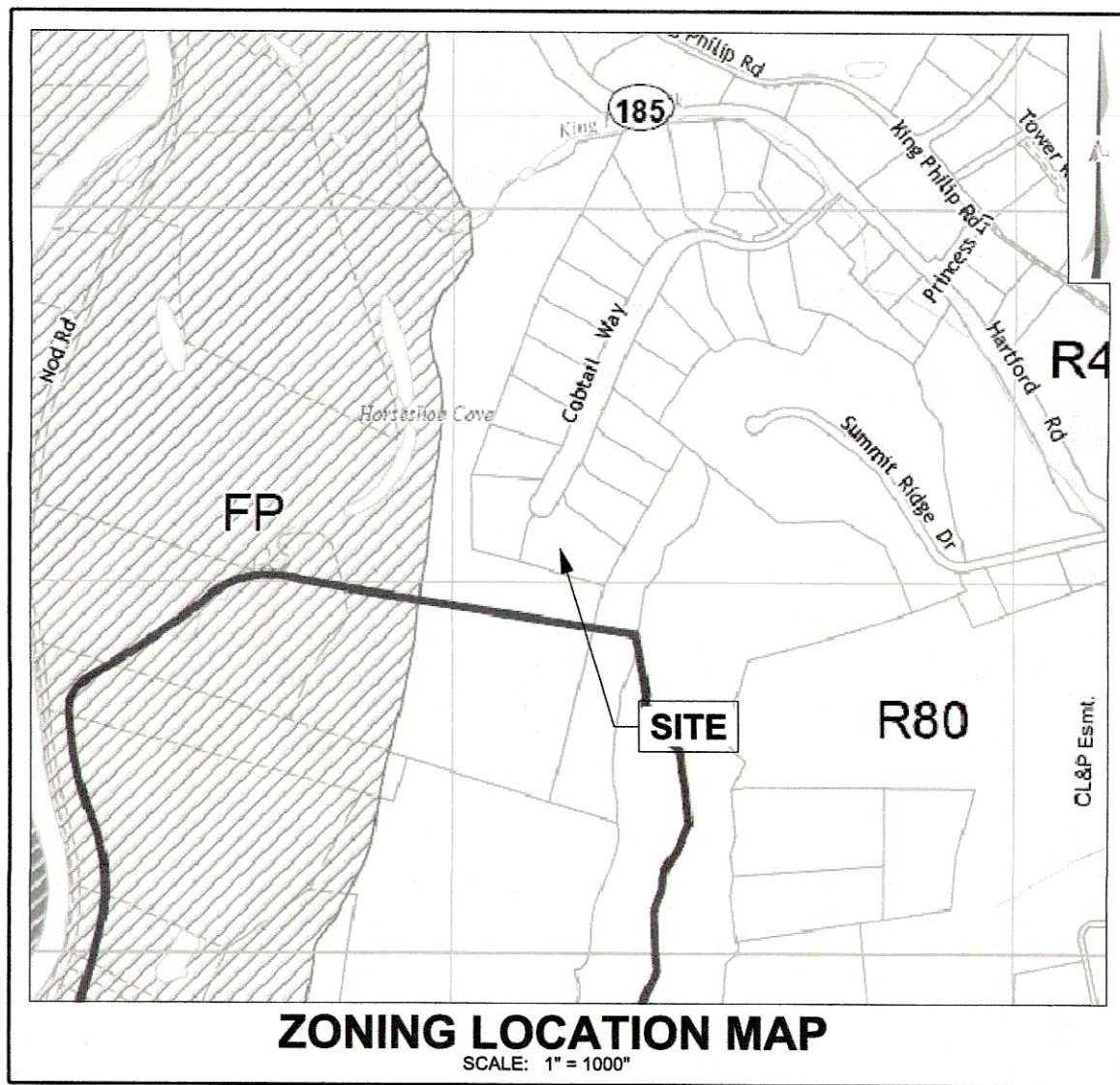
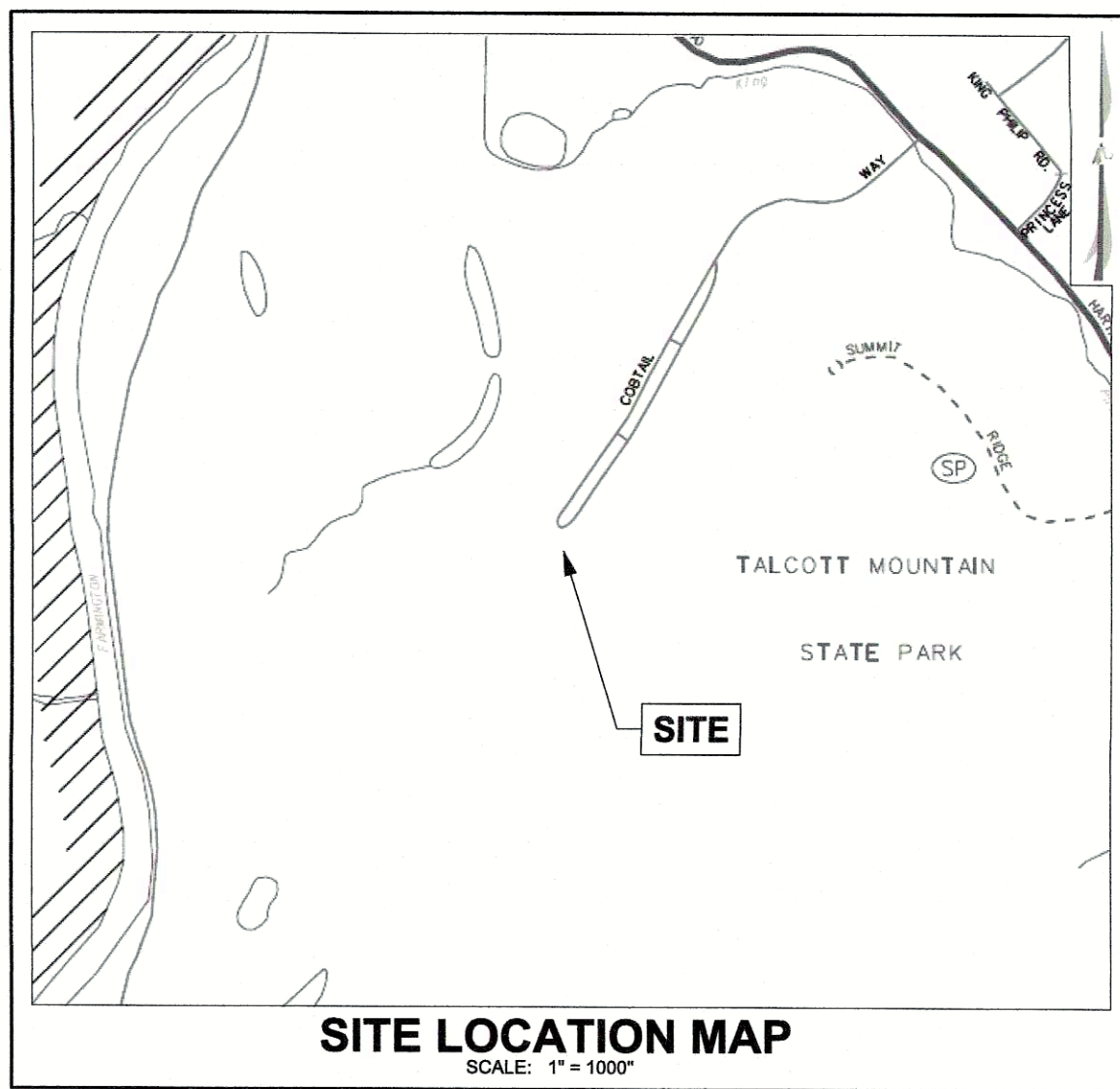
Max Kernizan 5-20-22
Signature of Owner Date

Robert J. Rossetti 5-20-22
Signature and Title of Applicant Date

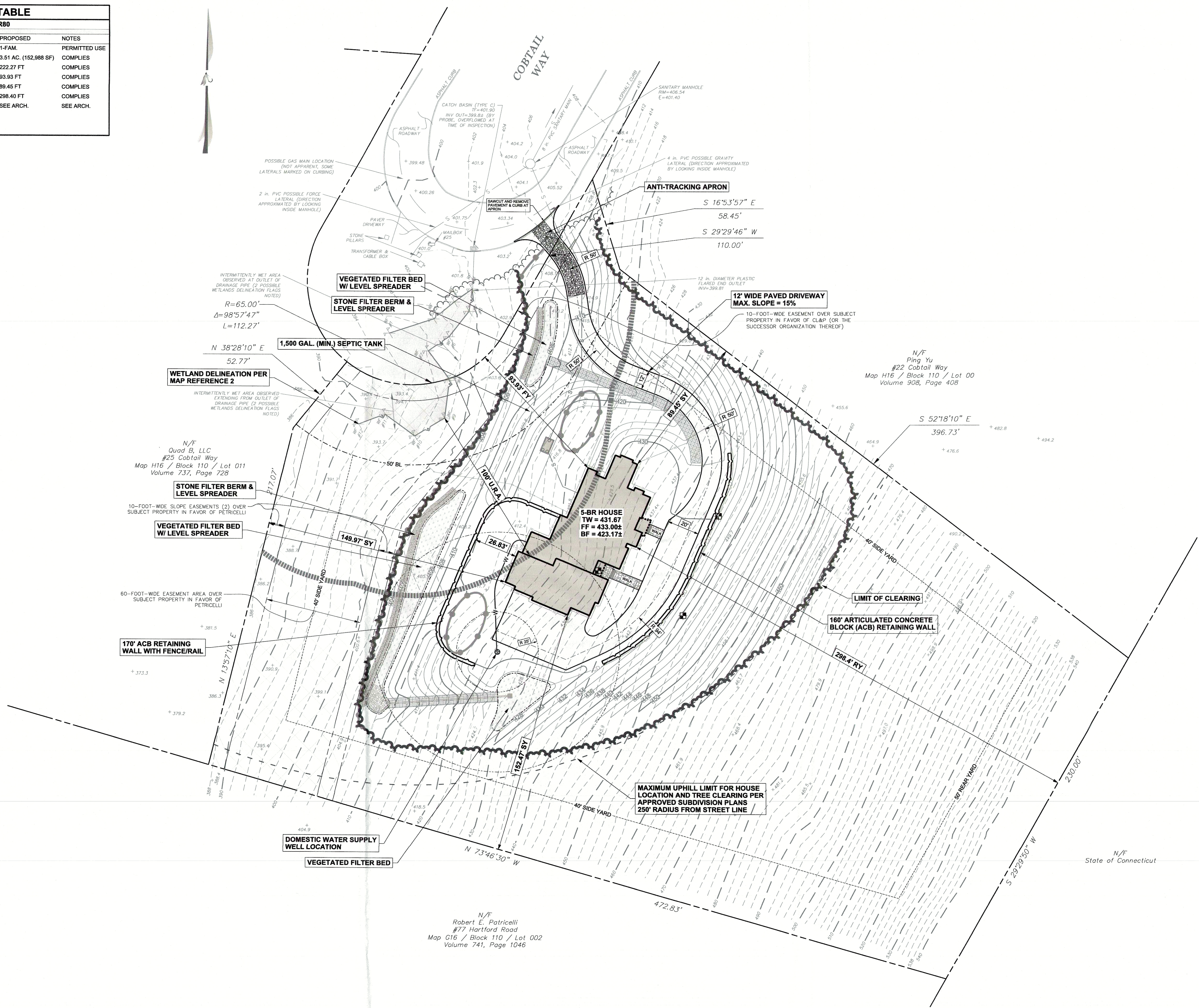
EXHIBIT 1

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070



ZONING TABLE			
ZONE: R80			
	REQUIRED	PROPOSED	NOTES
USE:		1-FAM.	PERMITTED USE
LOT AREA:	2.0 AC (87,120 SF)	3.51 AC. (152,988 SF)	COMPLIES
FRONTAGE:	200 FT	222.27 FT	COMPLIES
FRONT YARD:	50 FT	93.93 FT	COMPLIES
SIDE YARD:	40 FT	89.45 FT	COMPLIES
REAR YARD:	50 FT	298.40 FT	COMPLIES
BLDG HEIGHT:	35 FT	SEE ARCH.	SEE ARCH.



MAP REFERENCES:

- "PROPERTY & TOPOGRAPHIC SURVEY OF THE LAND OF 24 COBTAIL WAY REVOCABLE TRUST AGREEMENT LOCATED AT NO. 24 COBTAIL WAY, SIMSBURY, CONNECTICUT, SHEET NO. 1 OF 1, DATED AUGUST 26, 2021, PREPARED FOR YANTIC RIVER CONSULTANTS, LLC BY FRANKLIN SURVEYS.
- "PROPERTY & TOPOGRAPHIC SURVEY PREPARED FOR EDWARD G. CAPUTO UNIT #10 UPPER FOLLY FARM SUBDIVISION, #24 COBTAIL WAY, SIMSBURY, CONNECTICUT, SHEET 1 OF 2, DATED FEB. 08, 2008 AS REVISED THROUGH JULY 25, 2008, PREPARED BY HALLISEY, PEARSON & CASSIDY.

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
- THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF ALL LOCAL AGENCIES OF THE TOWN OF SIMSBURY AND THE STATE OF CONNECTICUT.

SEQUENCE OF CONSTRUCTION:

- INSTALL EROSION CONTROL MEASURES AT THE LOCATIONS ON THE PLANS OR AS REQUIRED BY FIELD CONDITIONS.
- CLEAR AND GRUB. LICENSED LAND SURVEYOR TO STAKE CLEARING LIMITS.
- ROUGH GRADE SITE & CONSTRUCT DRIVEWAY.
- EXCAVATE, PLACE STRUCTURAL FILL, AND INSTALL FOUNDATION & FOOTING DRAIN.
- INSTALL SUBSURFACE SEWAGE DISPOSAL SYSTEM, WELL & UTILITIES.
- CONSTRUCT HOUSE & GARAGE, INSTALL ROOF LEADERS & DRAINAGE SYSTEM.
- INSTALL RETAINING WALLS.
- INSTALL PAVED DRIVEWAYS & WALKWAYS.
- FINISH GRADE, SPREAD TOPSOIL, SEED, AND COMPLETE PLANTING.
- REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED.

EROSION & SEDIMENT CONTROL PLAN:

- OWNER & PARTY RESPONSIBLE FOR EROSION & SEDIMENTATION CONTROL: MAX KERNIZAN
- CONSTRUCTION IS ANTICIPATED TO COMMENCE IN THE WINTER OF 2021 AND BE COMPLETED IN FALL OF 2022 WEATHER PERMITTING.
- ALL EROSION AND CONTROL MEASURES SHALL BE INSTALLED AND/OR CONSTRUCTED AT THE PROJECT SITE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE 'CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL', DATED 2002, AS AMENDED AND THE TOWN OF SIMSBURY REGULATIONS.
- ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE TOWN.
- SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE PLAN.
- AN ANTI-TRACKING APRON WILL BE INSTALLED AT THE ENTRANCE TO THE SITE IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENTS OFF THE CONSTRUCTION SITE BY TRUCK AND CONSTRUCTION EQUIPMENT. THE SURROUNDING ROAD SURFACES SHALL BE SWEEPED AS REQUIRED.
- AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND ON-SITE STOCKPILES OF SOIL.
- DUST CONTROL MEASURES SHALL BE APPLIED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- A TEMPORARY DEWATERING AND/OR SILTATION BASIN SHALL BE INSTALLED AS NECESSARY.

SCALE: 1" = 30'

PROJECT NUMBER:
00124 - 001

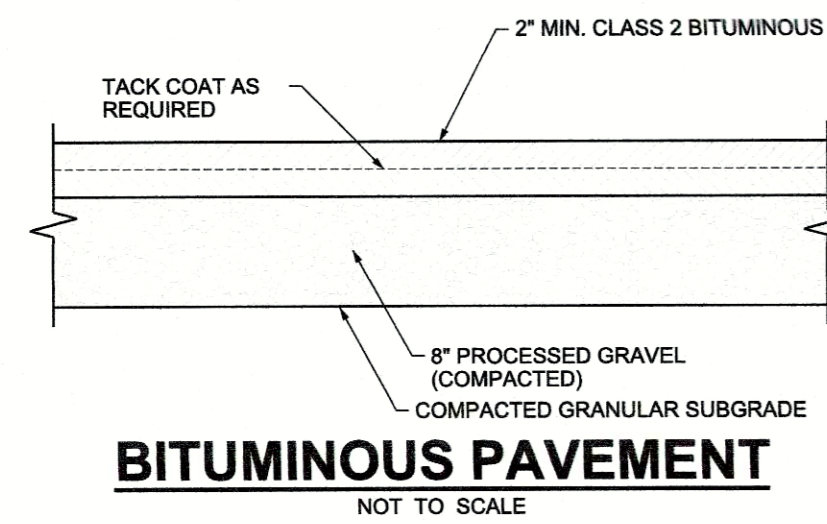


CONTACT INFORMATION
 YANTIC RIVER CONSULTANTS, LLC
 191 NORWICH AVENUE
 LEBANON, CONN 06249
 Phone: (860) 367-7264
 Email: yanticriver@gmail.com
 Web: www.yanticriverconsultants.com

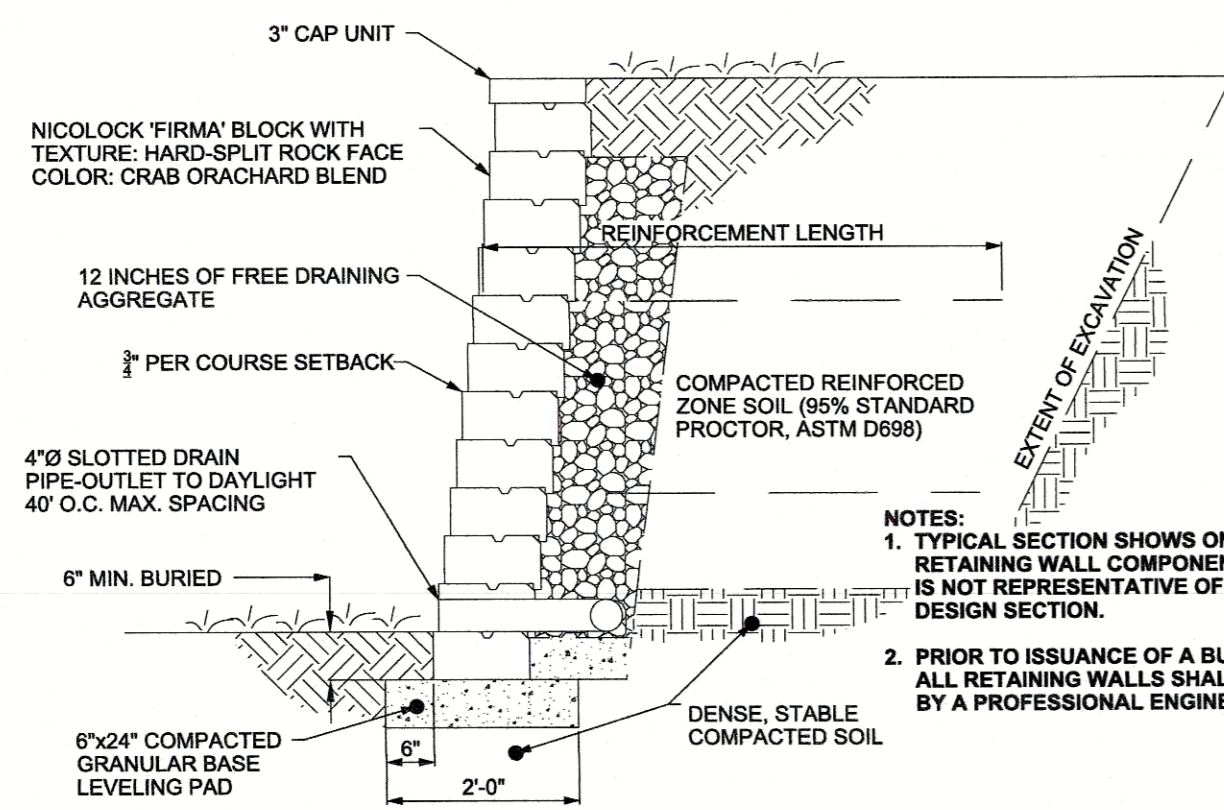
SINGLE-FAMILY LOT DEVELOPMENT
24 COBTAIL WAY
 PREPARED FOR
 MAX KERNIZAN
PLOT PLAN

REVISION SUMMARY	
DATE	DESCRIPTION
10/29/21	REDUCED RETAINING WALLS W/ WALKOUT

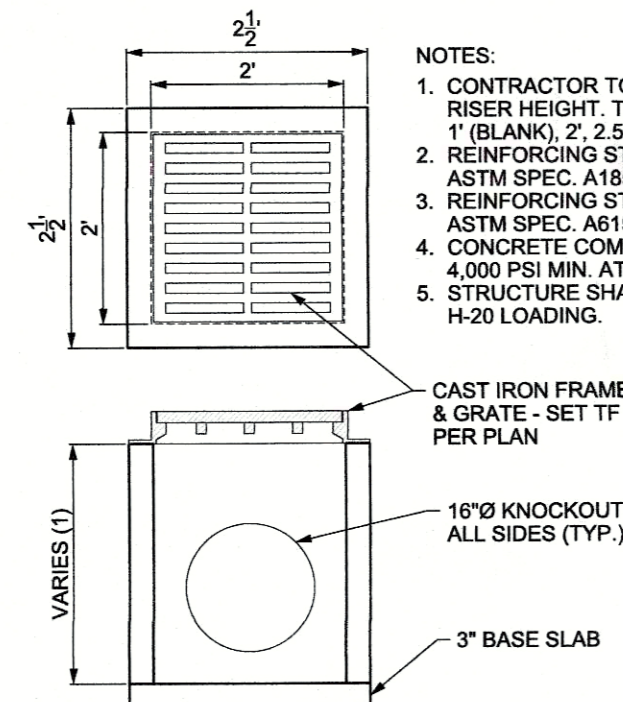
SHEET	
DATE	DESCRIPTION
1 OF 3	
10/7/21	
REVISED	
10/25/21	



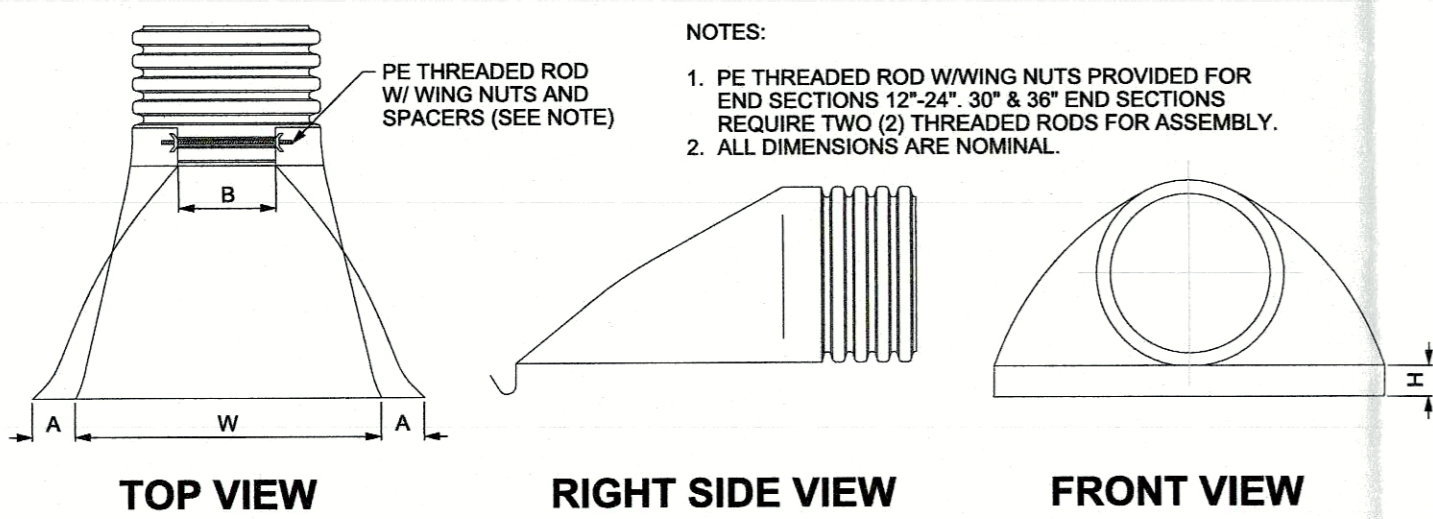
BITUMINOUS PAVEMENT
NOT TO SCALE



TYPICAL RETAINING WALL SECTION
NOT TO SCALE

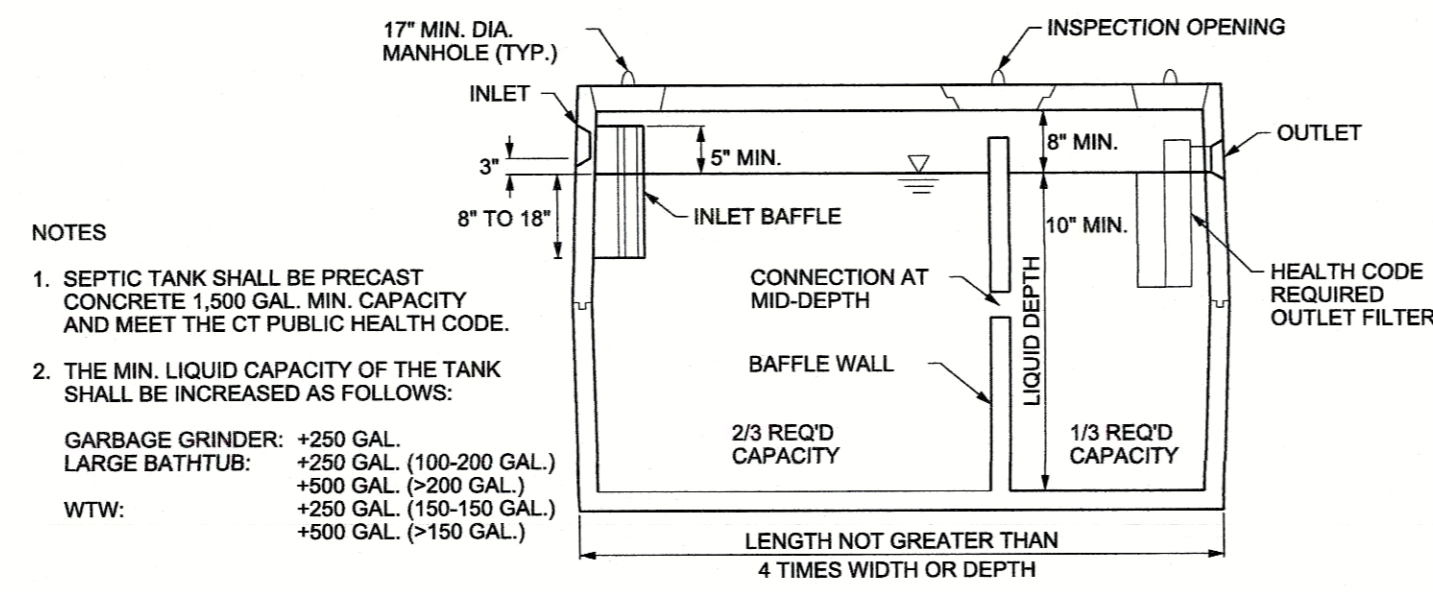


YARD DRAIN
NOT TO SCALE



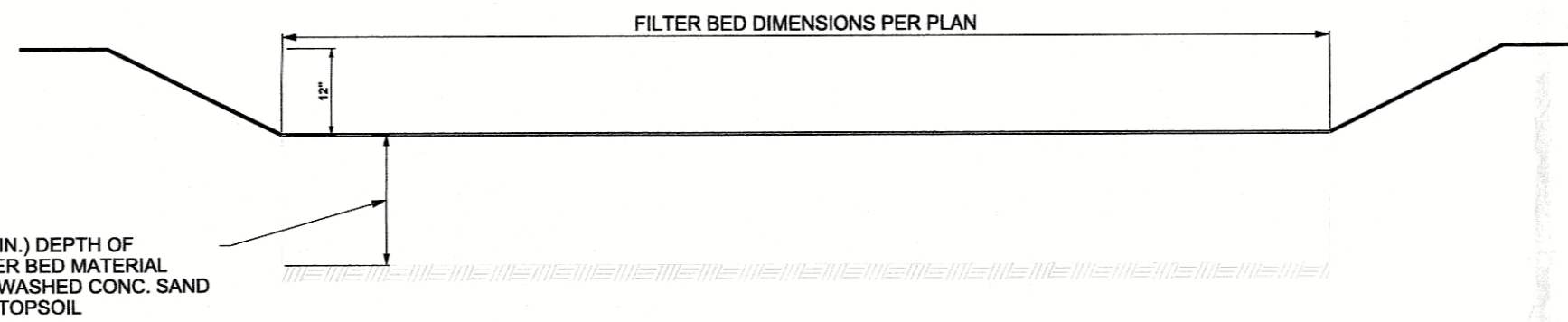
FLARED END DETAIL
NOT TO SCALE

PART #	PIPE SIZE	A	B (MAX.)	H	L	W
1210NP	12" (300 mm)	6.5" (165 mm)	10.00" (254 mm)	6.5" (165 mm)	25.00" (635 mm)	29.00" (737 mm)
1510NP	15" (375 mm)	6.5" (165 mm)	10.00" (254 mm)	6.5" (165 mm)	25.00" (635 mm)	29.00" (737 mm)
1810NP	18" (450 mm)	7.5" (191 mm)	15.00" (381 mm)	6.5" (165 mm)	32.00" (813 mm)	35.00" (889 mm)
2410NP	24" (600 mm)	7.5" (191 mm)	18.00" (450 mm)	6.5" (165 mm)	36.00" (914 mm)	45.00" (1143 mm)
3015NP	30" (750 mm)	7.5" (191 mm)	12.00" (305 mm)	6.5" (165 mm)	58.00" (1473 mm)	63.00" (1600 mm)
3615NP	36" (900 mm)	7.5" (191 mm)	25.00" (635 mm)	6.5" (165 mm)	58.00" (1473 mm)	63.00" (1600 mm)

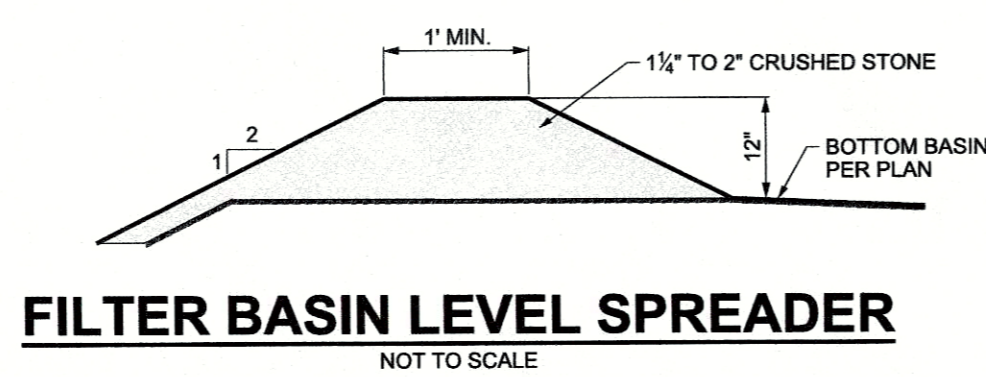


SEPTIC TANK CROSS SECTION
NOT TO SCALE

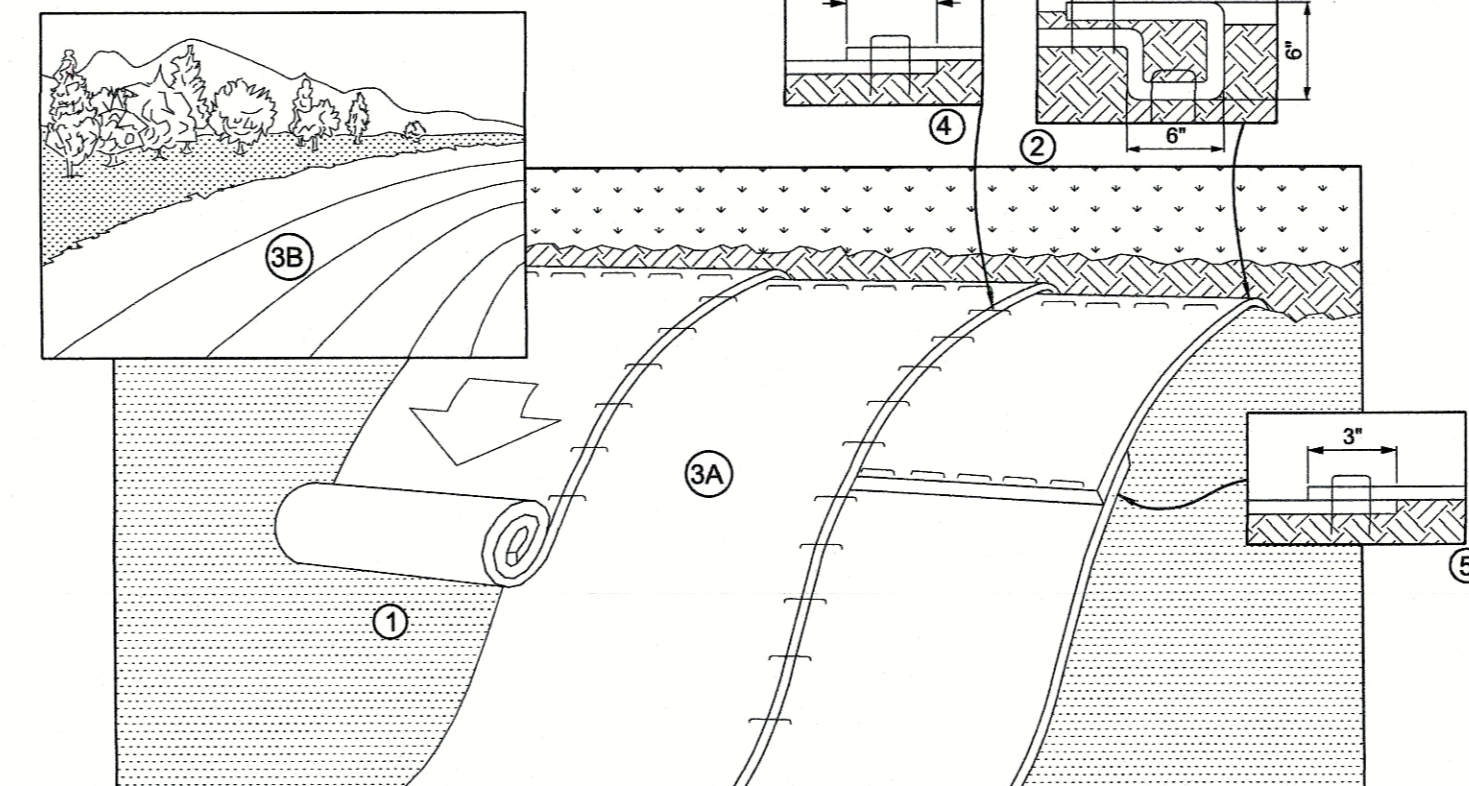
- NOTES:
- SEPTIC TANK SHALL BE PRECAST CONCRETE 1,500 GAL. MIN. CAPACITY AND MEET THE CT PUBLIC HEALTH CODE.
 - THE MIN. LIQUID CAPACITY OF THE TANK SHALL BE INCREASED AS FOLLOWS:
GARBAGE GRINDER: +250 GAL. (100-200 GAL.)
LARGE BATHTUB: +500 GAL. (>200 GAL.)
+250 GAL. (150-150 GAL.)
+500 GAL. (>150 GAL.)
- WTW: _____
- LENGTH NOT GREATER THAN 4 TIMES WIDTH OR DEPTH



FILTER BED SECTION
NOT TO SCALE

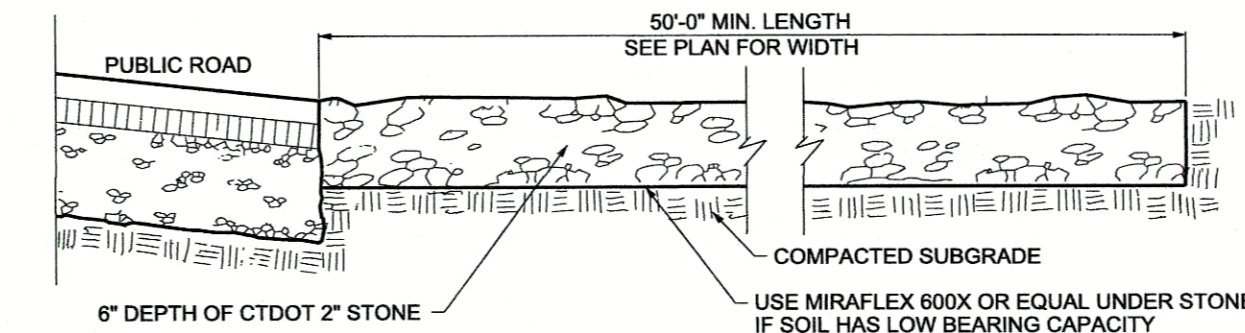


FILTER BASIN LEVEL SPREADER
NOT TO SCALE

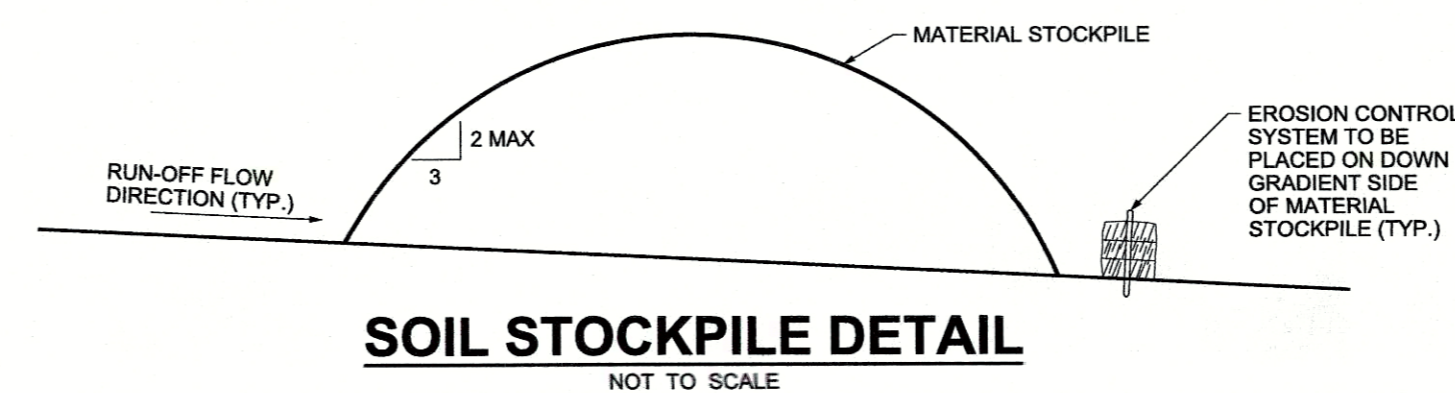


- NOTES:
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING AND NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
 - ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 - THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON RECP'S TYPE.
 - CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROX. 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.

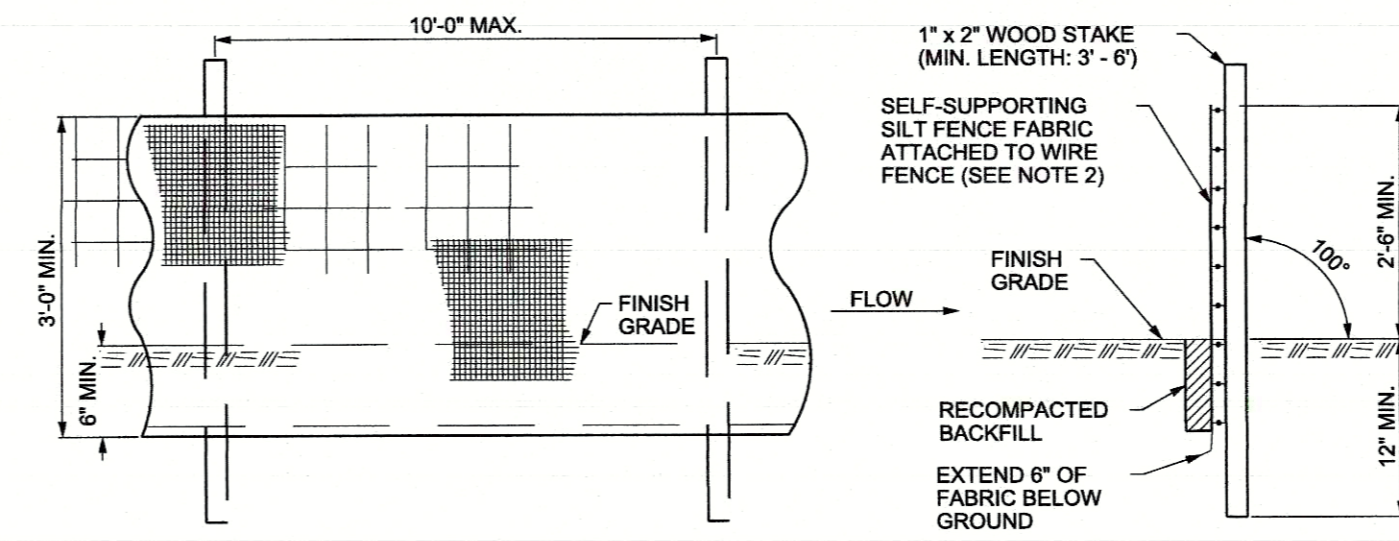
EROSION CONTROL BLANKET SLOPE INSTALLATION
NOT TO SCALE



ANTI-TRACKING PAD DETAIL
NOT TO SCALE

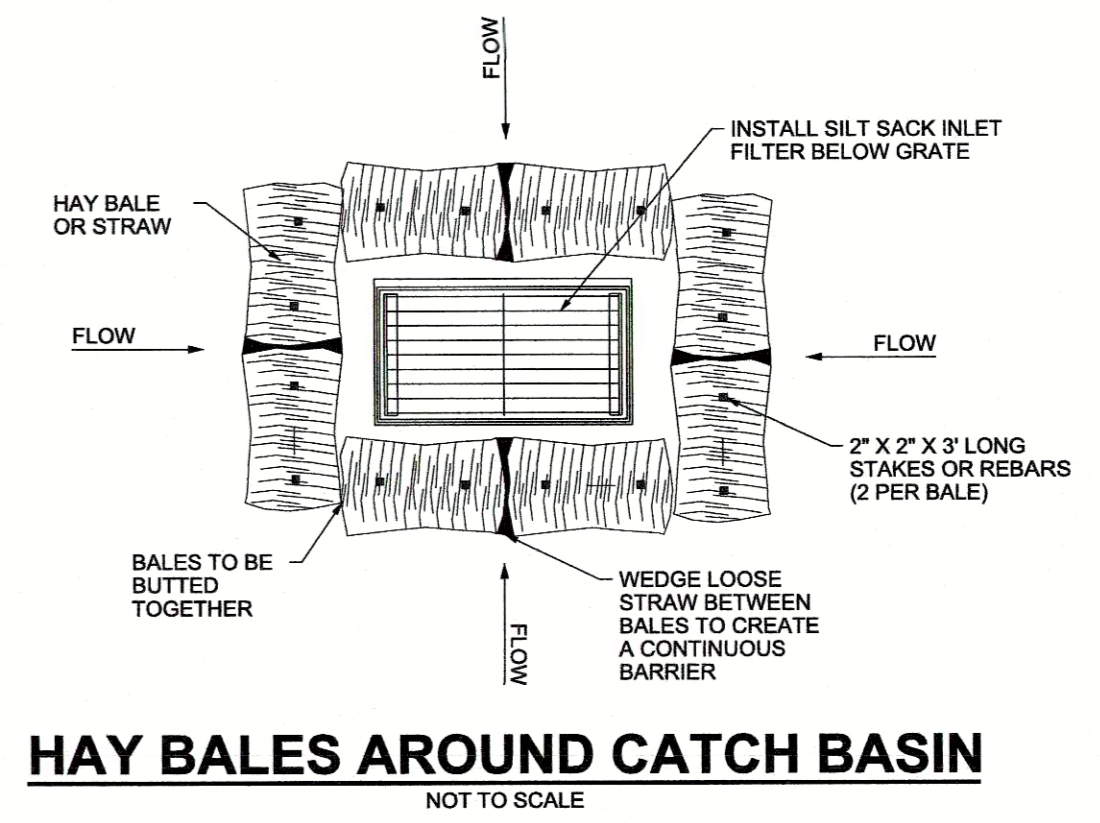


SOIL STOCKPILE DETAIL
NOT TO SCALE

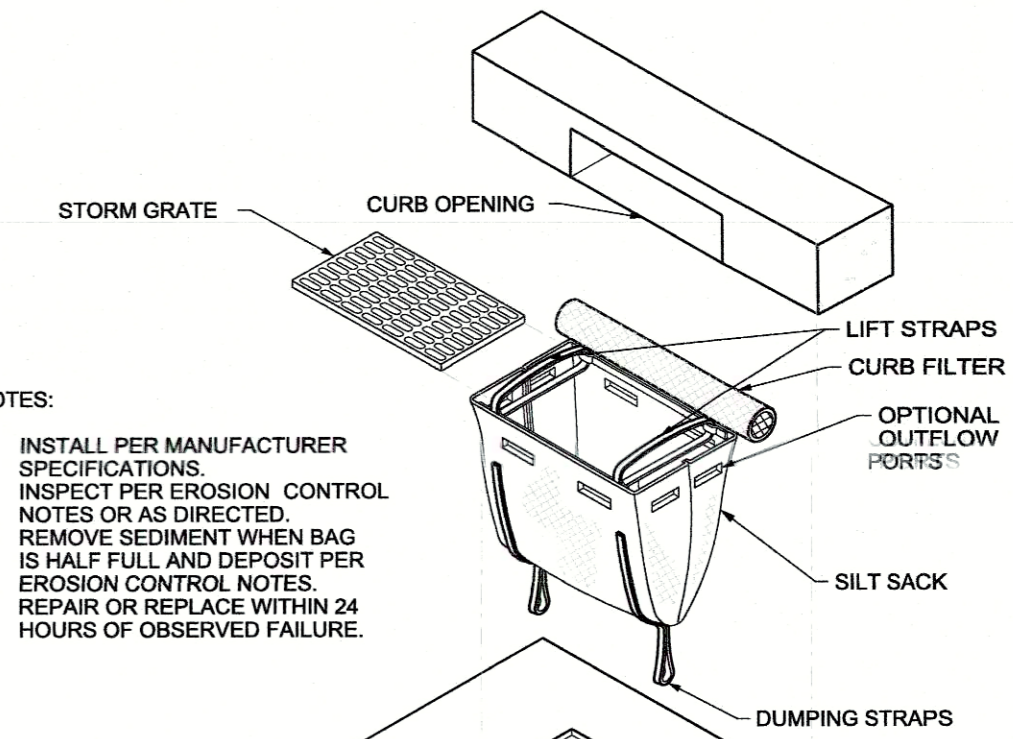


- NOTES:
- INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.
 - SILT FENCE SUBJECT TO HEAVY LOADS SHALL BE REINFORCED WITH FARM FENCING & STEEL POSTS (0.5 # STEEL F.). THE MINIMUM POST LENGTH SHALL BE 5'-0".
 - SILT FENCE FABRIC SHALL BE A PERVIOUS SHEET OF WOVEN PROPYLENE, NYLON, POLYESTER OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.

SILT FENCE
NOT TO SCALE

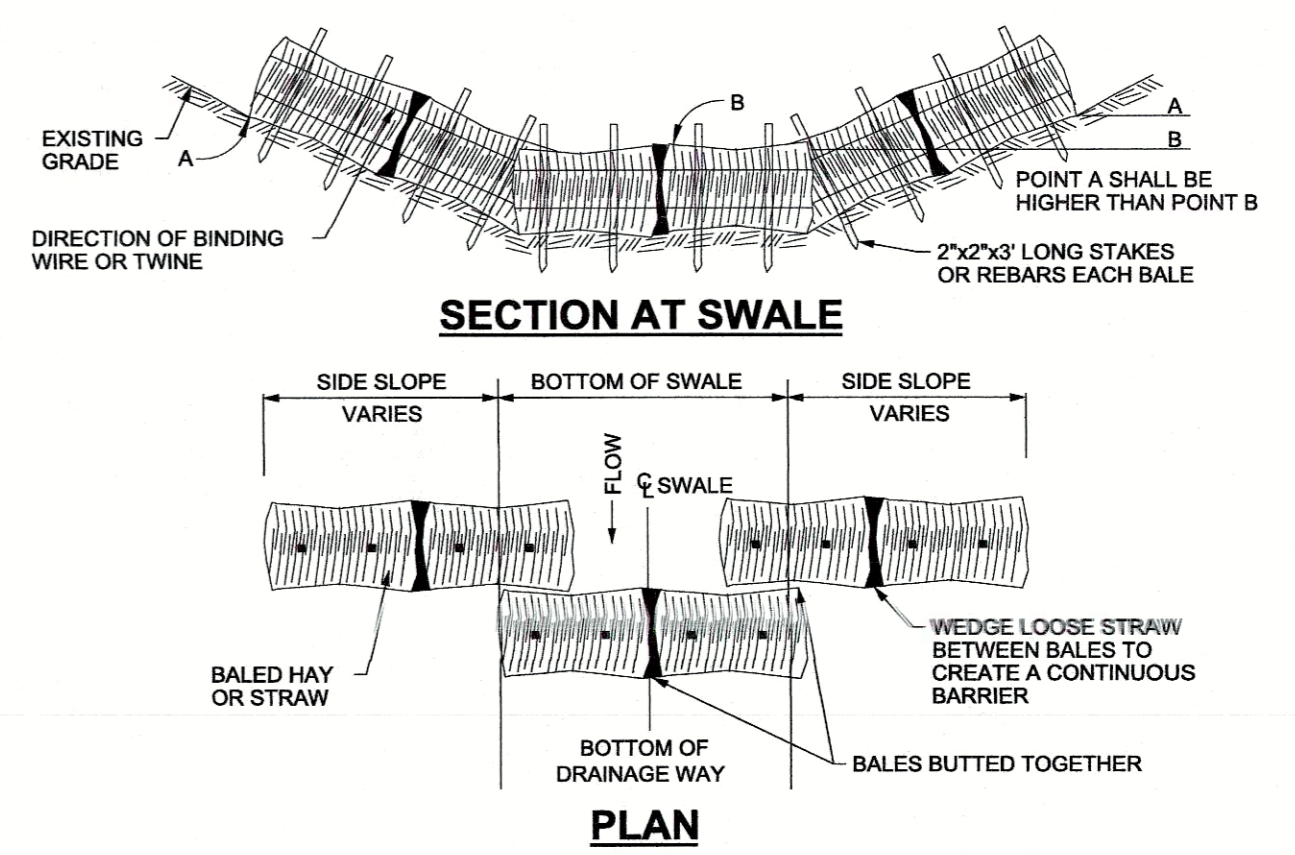


HAY BALES AROUND CATCH BASIN
NOT TO SCALE



- NOTES:
- INSTALL PER MANUFACTURER SPECIFICATIONS.
 - INSPECT PER EROSION CONTROL NOTES OR AS DIRECTED.
 - REMOVE SEDIMENT WHEN BAG IS HALF FULL AND DEPOSIT PER EROSION CONTROL NOTES.
 - REPAIR OR REPLACE WITHIN 24 HOURS OF OBSERVED FAILURE.

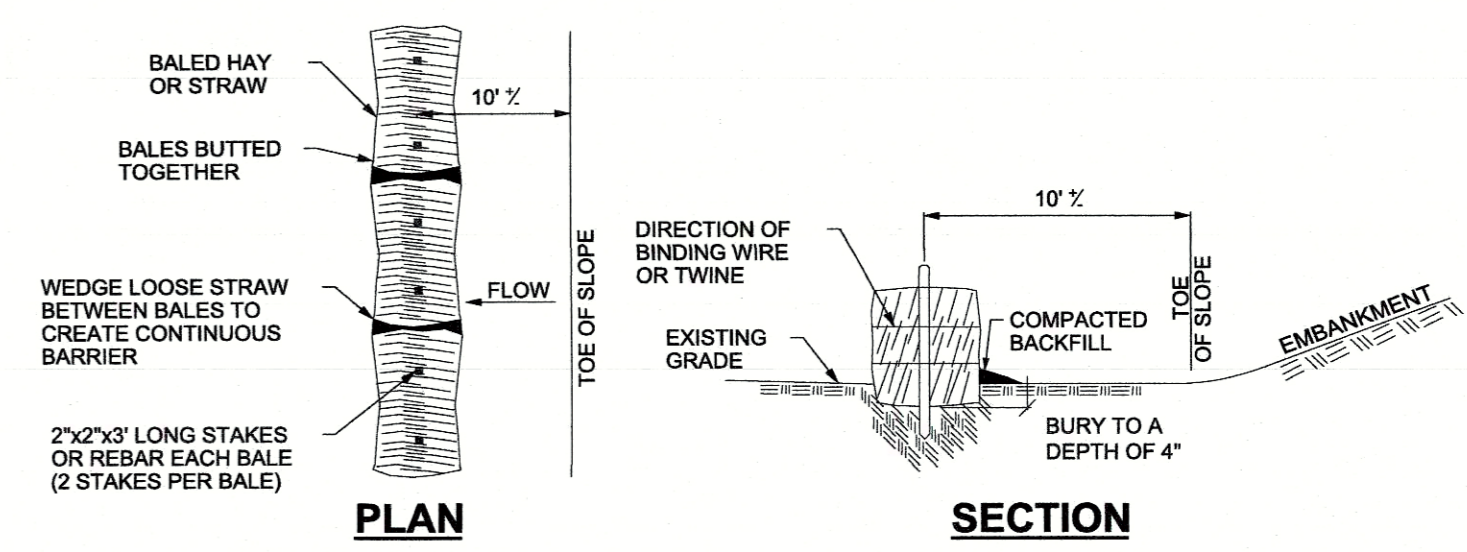
INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE



SECTION AT SWALE
NOT TO SCALE

PLAN
NOT TO SCALE

HAY BALES AT SWALE
NOT TO SCALE



PLAN
NOT TO SCALE

SECTION
NOT TO SCALE

HAY BALES AT TOE OF SLOPE
NOT TO SCALE

SCALE: 1" = 30'

PROJECT NUMBER:
00124 - 001



CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249

Phone: (860) 367-7264
Email: yriver@yrc.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

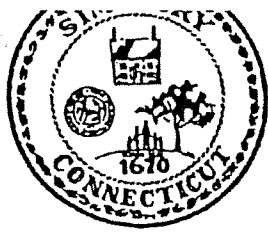
SINGLE-FAMILY LOT DEVELOPMENT
24 COBTAIL WAY

PREPARED FOR
MAX KERNIZAN

DETAILS

24 COBTAIL WAY
SIMSBURY, CT

REVISION SUMMARY		SHEET 3 OF 3
DATE	DESCRIPTION	
10/25/21	REDUCED RETAINING WALLS W/ WALKOUT	DATE 10/7/21
		REVISED 10/25/21



Town of Simsbury

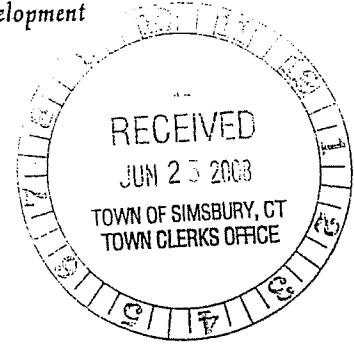
933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

June 24, 2008



Mr. Edward Caputo
22 Cobtail Way
Simsbury, CT 06070

REFERENCE: Inland Wetlands Permit – 24 Cobtail Way

Dear Mr. Caputo:

The Town of Simsbury's Conservation Commission/Inland Wetlands & Watercourses agency, at its regular meeting of June 17, 2008, unanimously approved with conditions your application for an Inland Wetlands Permit to allow the clearing of existing vegetation, grading and filling for a driveway and utilities for construction of a new home within the regulated area to a wetland on property located at 24 Cobtail Way. This permit is granted with the provision that the applicant shall install a "silk sock" in the catch basin, install hay mats on the fill area below the house site, install and maintain silt fence backed up by hay bales along the bottom of slope on the project, maintain an anti-tracking pad at the vehicle access point to the property, and also includes the town staff recommendations (copy of staff memo dated June 12, 2008 attached).

The Conservation Officer is to be notified three days prior to soil disturbance to view proper installation of soil erosion controls.

If you should have any questions, please do not hesitate to contact this office at (860) 658-3252.

Respectfully,

Howard Beach
Conservation/Inland Wetlands Officer

HB/ll

cc: Town Clerk
File-Planning Department
File Building Department
Assessor Department
David Stoner & Company, 790 Farmington Avenue, Farmington, CT 06032

CERTIFIED MAIL NO.: 7006 0100 0007 1860 9269

Telephone (860) 658-3245

Facsimile (860) 658-3205

www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Friday

EXHIBIT 4



APPROVAL OF TREATMENT SYSTEM MODIFICATIONS

Upper Folly Farm Conservancy, Inc.
c/o Jeff Louis Associates, LLC
54 Wildwood Street
New Britain, CT 06051

Re: Permit No.: UI0000091
Upper Folly Farm
24 Cobtail Way
Simsbury, CT 06070
Farmington River Watershed

This office has received and reviewed your plans and specifications dated October 7, 2021, and submitted on your behalf by Yantic River Consultants, LLC on May 31, 2022, requesting authorization to install a building sewer, a 1,500 gallon septic tank and a collection pipe connecting the proposed residence to the existing community sewerage system ("system") serving the Upper Folly Farm community.

After review of your submittal and all associated documents, the Commissioner of Energy and Environmental Protection ("Commissioner") has determined that the proposed changes will protect the waters of the state from pollution. Your request to modify the system is hereby approved.

This approval is granted subject to the following conditions:

- (1) The applicant shall notify this Department and the Farmington Valley Health District at least ten (10) days prior to the start of the construction of the system.
- (2) The applicant shall retain a Professional Engineer licensed to practice in the State of Connecticut to perform the following actions:
 - (A) offset and grade stake the treatment system prior to the start of construction;
 - (B) exercise construction administration over the system installation to ensure conformance with the approved plans and specifications; and
 - (C) prepare record drawings of the installed system showing all component locations and elevations. Such drawings shall be submitted to the Assistant Director, Bureau of Materials Management and Compliance Assurance, Water Permitting and Enforcement Division and the Farmington Valley Health District Director of Health as the required verification of proper installation.
- (3) The sewage collection and treatment system shall be installed by a subsurface sewage disposal system installer licensed under the provisions of Chapter 393a, section 20-341(f) of the Connecticut General Statutes.

Note: If the design engineer is not going to perform construction administration and inspection, this office must be notified so that a pre-construction meeting can be arranged.

Section 22a-430-3(i)(3) of the Regulations of Connecticut State Agencies ("RCSA") requires that a permittee receive prior written approval of the Commissioner for any expansion or significant alteration of a wastewater collection or treatment system or its method of operation.

This notification is issued pursuant to section 22a-430-3(i)(3) of the RCSA.

This approval does not relieve you of the obligation to obtain any other authorizations as may be required by Federal, State or local laws or regulations.

Should you have any questions or comments, please contact Antoanela Daha of my staff at 860-424-3876 or via email at antoanela.daha@ct.gov.

June 13, 2022

Date



Oswald Inglese, Jr.

Director

Bureau of Materials Management
and Compliance Assurance

Water Permitting and Enforcement Division

cc: Farmington Valley Health District
Simsbury Building Official
Yantic River Consultants, LLC
Summary of Actions