



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

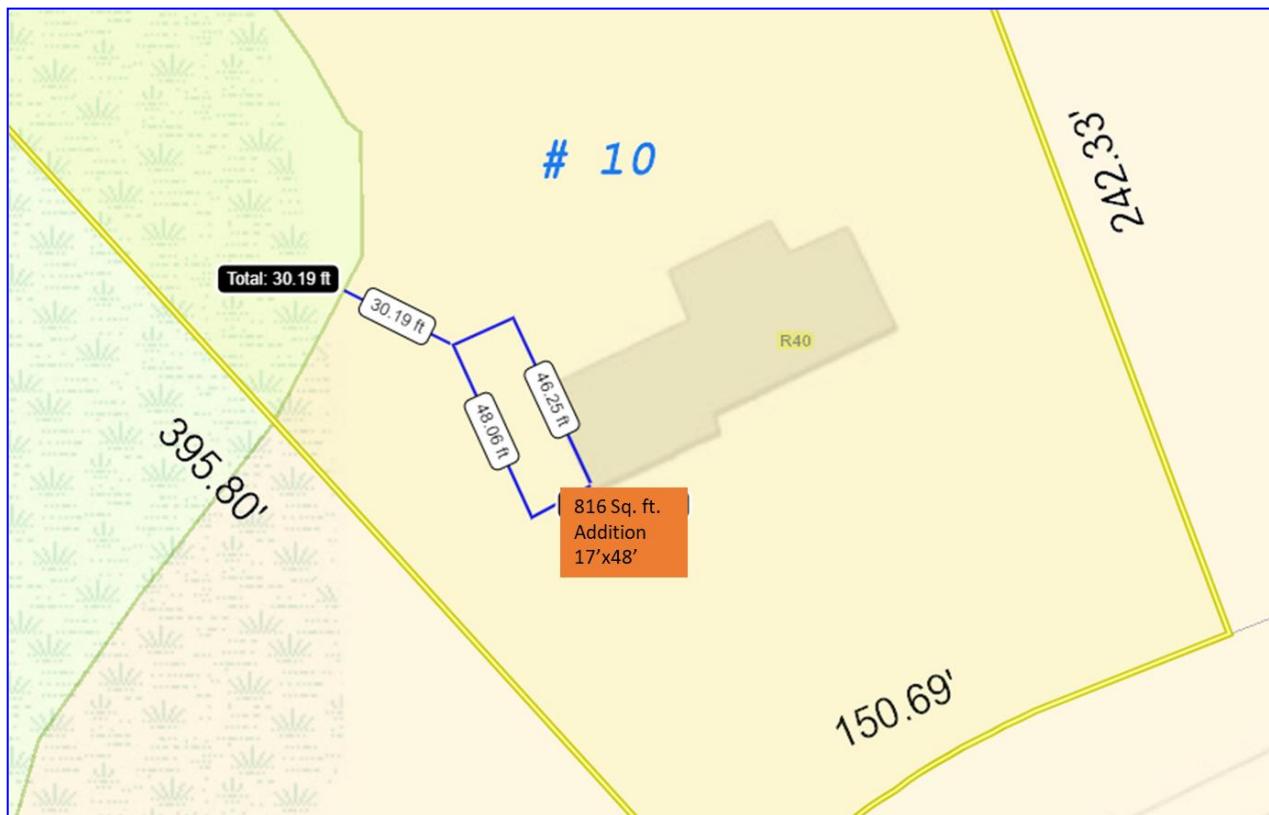
Office of Planning and Community Development

To: Simsbury Conservation Commission/Inland Wetlands Agency
From: George K. McGregor, AICP, Planning & Community Development Director
Date: July 5, 2022
RE: Application #CC 22-15 10 Victoria Lane Addition

Summary of Request

John & Elizabeth Marion, Owners/Applicants, request a wetland permit by Commission for the construction of an +816 sq.ft. addition in the upland review area at 10 Victoria Lane (Assessor Map C07 Block 128, Lot 004B).

The addition of a master suite and library (17' x 48'), as estimated in the blue rectangle on the plan generated by Staff below, falls within approximately 30 ft. of the mapped wetlands.



Telephone (860) 658-3245
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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

The property addition also appears to be located partially within the designated flood zone:



A special exception application and review/approval from the Zoning Commission is required after the Wetlands review is concluded.

Staff Analysis

Staff has requested the applicant provide additional erosion and sediment control details at this time. Staff will report on progress at the meeting.

Draft Motions

Moved, the Conservation Commission approves Application #CC 22-15 of John and Elizabeth Marion to construct an +-816 sq.ft. addition in the upland review area based upon the following:

- 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 June 2, 2022, prepared by J.T. Willerup.
2. 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)