



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands



DATE: 6/30/22 FEE: \$ 240.00 CK #: cash \$300.00 APP #: 22-16

PROPERTY ADDRESS: 25 Holcomb St Simsbury CT

NAME OF APPLICANT: Zac Neville

MAILING ADDRESS: 42 Country Lane Canton CT 06019

EMAIL ADDRESS: zac@zncconstructionct.com TELEPHONE # 860 979 9100

NAME OF OWNER: JOHN + LYNN KELLEY (

MAILING ADDRESS: 28.150 N ALMA SCHOOL PKWY STE 103-#282

EMAIL ADDRESS: LYNN.KELLEY@ME.COM TELEPHONE # 602-999-3915

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:

C) Construct on
Remove existing house and one existing barn. Construct new house and barn.
Structures will comply with zoning setbacks but will exceed limit of wetlands setback.

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.

	<u>6-30-2022</u>	<u>OWNER</u>	
Signature of Owner	Date	Signature and Title of Applicant	Date

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

To Whom it may concern

We authorize ZN Contractor,
ZAC Neville, to act as our
agent in regards to the
applications for Zoning + Wetlands
on our behalf

Arda S Kelley

John G Kelley

6/30/2022

ZN Construction and Contracting LLC
42 Country Lane Canton CT
Office: 860.318.6340
HIC: 0649936
NHC: 0016749

To Whom it May Concern:

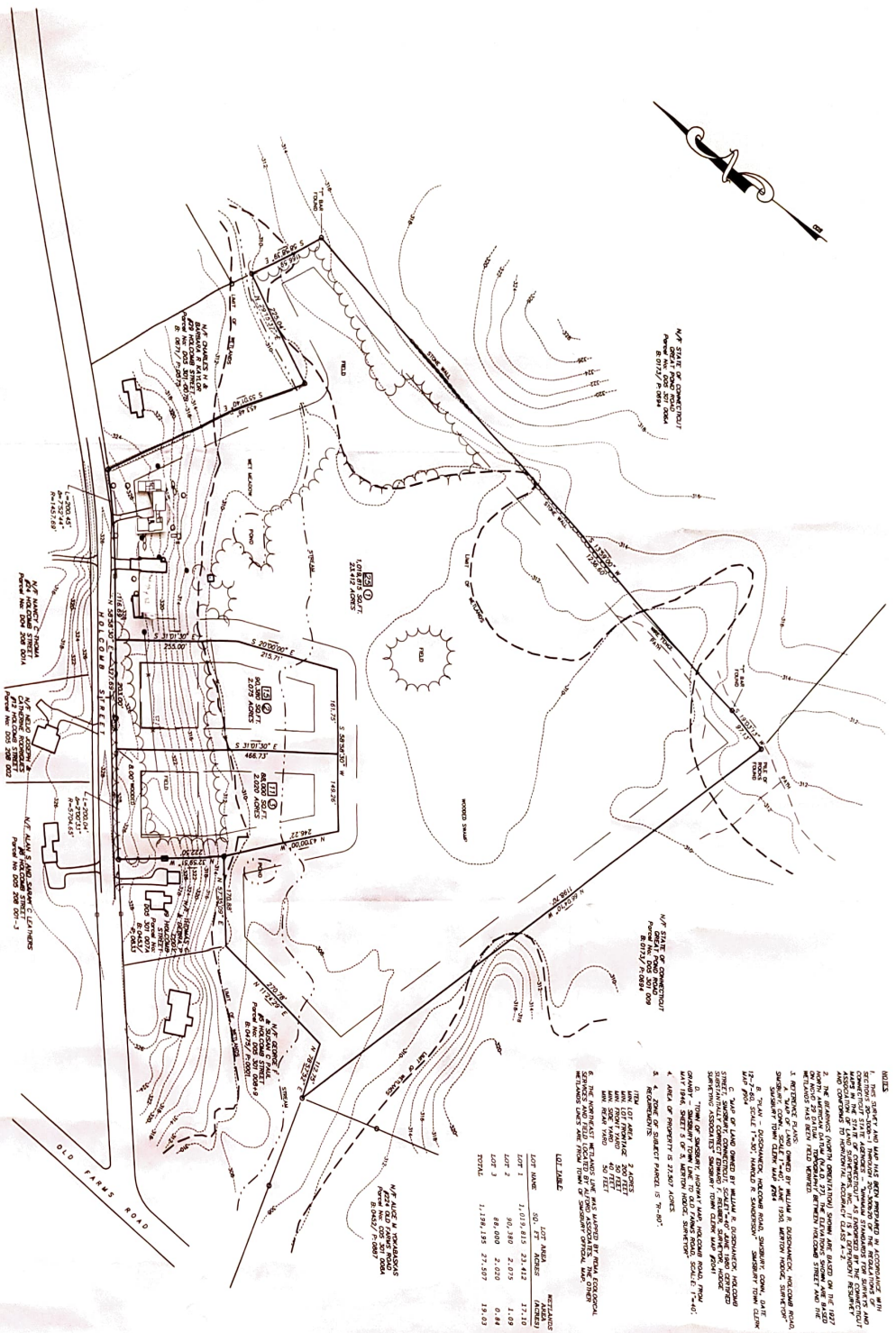
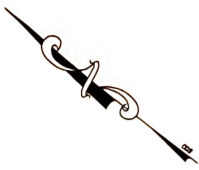
We are working with John and Lynn Kelly to build a new home and barn at 25 Holcomb St. The existing home was built in 1883 and is in need of so much updating that they would like to remove it, and construct a beautiful new home. They would also like to remove one of the existing barns on the property and construct a new barn.

These property upgrades would comply with all local zoning ordinances (R80)but would not comply with the existing limit of wetlands on the proposed section of property. The limit of wetlands runs along the back side of the current structures, across an area that is a wide open field. There is an existing survey which was completed in 2015 that shows these limits, the current structures, and the property as a whole. Currently the setback from the limit of wetlands line is 100 ft, and these structures would go into this 100 ft setback, but would not go into or past the limit of wetlands line.

We are looking for a modification which would allow the construction of the new house and barn. We would be using all proper containment systems including a silt fence with hay bales around the construction area to limit any contamination or run off into the wetlands area as much as possible.

List of owners in the proximity:

15 Holcomb St: **Owner** : VATH ERIK & COSTA ELYSE ANN
11 Holcomb St: **Owner** : SICA OLIVIA S
29 Holcomb St: **Owner** : KAYLOR CHARLES H AND BARBARA R
31 Holcomb ST: **Owner** : CHARRON ROBERT W JR AND AMY W
40 Holcomb St: **Owner** : OLSON BETH
26 Holcomb St: **Owner** : WHALEY SCOTT AND JENNIFER J
24 Holcomb St: **Owner** : SWEENEY GREGORY S SR AND ROSEANNE H
12 Holcomb St: **Owner** : RODRIGUES NELIO JOSEPH AND CATHERINE
8 Holcomb St: **Owner** : MASTHAY BRIAN E & MELISSA A

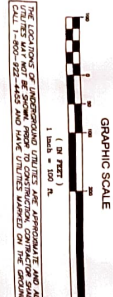


MAP STATE OF CONNECTICUT
 PUBLIC LANDS OFFICE
 REGISTRY OF DEEDS
 REG. 6712 / P. 0384

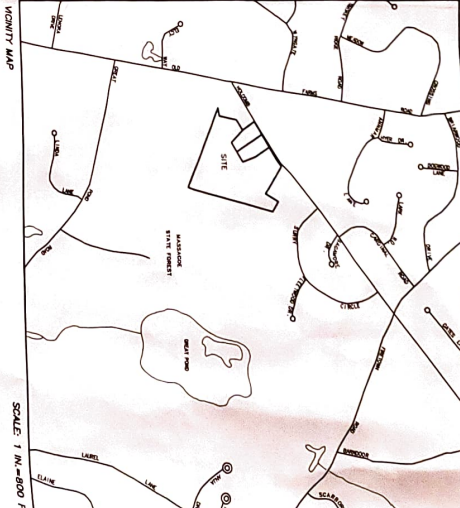
MAP STATE OF CONNECTICUT
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- NOTES:
1. THIS SUBDIVISION AND LOTS HAVE BEEN APPROVED IN ACCORDANCE WITH THE SUBDIVISION ACT OF THE STATE OF CONNECTICUT AS AMENDED BY PUBLIC ACT 95-330 (C.S. 36-30) AND THE REGISTRY OF DEEDS ACT OF 1979 (C.S. 36-103) AND THE REGISTRY OF DEEDS ACT OF 1987 (C.S. 36-103).
 2. THE GRADING (SURFACE ELEVATIONS) SHOWN ARE BASED ON THE 1987 DATUM OF MEANS SEA LEVEL (D.M.S.L.) WHICH IS THE MEAN SEA LEVEL OF THE ATLANTIC OCEAN, DETERMINED BY THE NATIONAL TIDE DATUM SURVEY OF 1987.
 3. THE LOTS OWNED BY ALLIUM & ASSOCIATES, INC. CONFORM WITH THE SUBDIVISION ACT OF THE STATE OF CONNECTICUT AND THE REGISTRY OF DEEDS ACT OF 1979 AND 1987.
 4. THE LOTS OWNED BY ALLIUM & ASSOCIATES, INC. CONFORM WITH THE SUBDIVISION ACT OF THE STATE OF CONNECTICUT AND THE REGISTRY OF DEEDS ACT OF 1979 AND 1987.
 5. THE LOTS OWNED BY ALLIUM & ASSOCIATES, INC. CONFORM WITH THE SUBDIVISION ACT OF THE STATE OF CONNECTICUT AND THE REGISTRY OF DEEDS ACT OF 1979 AND 1987.
 6. THE SUBDIVISION REGULATIONS HAVE BEEN APPROVED BY THE LOCAL GOVERNMENT AND THE STATE OF CONNECTICUT.
 7. THE LOTS OWNED BY ALLIUM & ASSOCIATES, INC. CONFORM WITH THE SUBDIVISION ACT OF THE STATE OF CONNECTICUT AND THE REGISTRY OF DEEDS ACT OF 1979 AND 1987.
 8. THE LOTS OWNED BY ALLIUM & ASSOCIATES, INC. CONFORM WITH THE SUBDIVISION ACT OF THE STATE OF CONNECTICUT AND THE REGISTRY OF DEEDS ACT OF 1979 AND 1987.
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 10. THE LOTS OWNED BY ALLIUM & ASSOCIATES, INC. CONFORM WITH THE SUBDIVISION ACT OF THE STATE OF CONNECTICUT AND THE REGISTRY OF DEEDS ACT OF 1979 AND 1987.

LOT NAME	SQ. FT. AREA	ACRES	PERCENTAGE
LOT 1	1,013,813	23.412	17.10
LOT 2	90,380	2.075	1.49
LOT 3	68,808	2.030	0.44
TOTAL	11,791,158	27,587	19.03



THE LOCATIONS OF PROPOSED UTILITIES ARE APPROXIMATE AND ALL UTILITIES SHOULD BE LOCATED AND DEPTHS DETERMINED BY THE OWNER.



LEGEND:
 ① LOT NUMBER
 ② HOME NUMBER

REGULATIONS REQUIRED BY THE SUBDIVISION REGULATIONS SHALL NOT CONTAIN:
 1. RETAINMENT BASINS
 2. SLOPE AREA OF 20% OR GREATER OVER A DISTANCE OF 50 FEET
 ALL LOTS HAVE A CORNERING RECORDED AREA

RECEIVED
 OCT 13 2013

REGISTRY OF DEEDS

DATE: _____

REVISION: _____

SCALE: 1" = 100 FT.

DATE: OCTOBER 13, 2013

Alford
 CIVIL ENGINEERING
 25 HOCKESSY STREET
 DANVILLE, CT 06239
 TEL: 860-344-0000
 FAX: 860-344-0000

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS ACCURATE AND COMPLETE AS SUBMITTED.

DUSCHANCK SUBDIVISION

SUBDIVISION PLAN
 PREPARED FOR
 DAVID CONNELL & MERRIDITH TAYLOR
 DANVILLE, CT 06239

DATE: OCTOBER 13, 2013

SCALE: 1" = 100 FT.

DATE: OCTOBER 13, 2013