



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

To: Simsbury Conservation Commission/Inland Wetlands Agency

From: Savannah-Nicole Villalba, AICP Candidate, AZT, Assistant Town Planner

SND

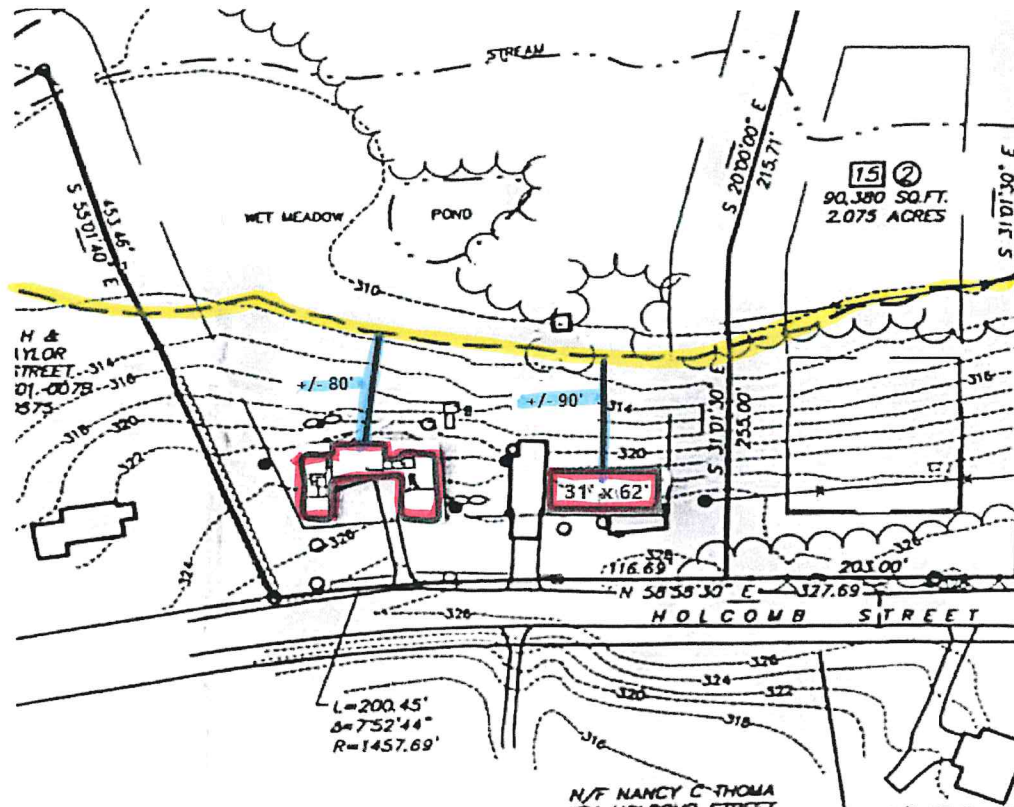
Date: July 19, 2022

RE: Application #CC 22-16: 25 Holcomb Street House and Barn Construction

Summary of Request

Mr. Zac Neville (the "Applicant") has submitted an Inland Wetlands application on behalf of Mr. John and Ms. Lynn Kelley (the "Owner") for the demolition and new construction of a +/- 2,836 sq. ft. house and a +/- 1,922 barn in the upland review area at 25 Holcomb Street (Assessor's Map D05, Block 301, Lot 007).

The proposed construction of the house and barn, as estimated by the red outlines on the plan generated by Staff below, falls within approximately 80 ft. of the mapped wetlands (yellow) at the closest point.



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

Per Section 2 – Definitions, all areas within 100-feet of the boundary of such wetlands or watercourses are **regulated areas**.

Per Section 6 – Regulated Activities to be Licensed, the demolition and construction of a new house and barn is a **regulated activity**.

Staff Analysis

- The soil classification on the location of the proposed development is Hinckley Loamy Sand, 3 to 15% slopes, an excessively drained soil type, and Tisbury Silt Loam, 0 to 3% slopes, a moderately well drained soil type.
- In an email dated Friday, July 8, 2022 at 1:57 PM the Applicant stated that the proposed erosion and sedimentation control measures are to install silt fencing around the whole house site, with a priority on the back [southern] side as that is the side closest to the wetlands.
 - The Applicant is proposing to store materials related to the development in the front of the site, around the setback for Holcomb Street due to the flatter topography.
- Staff recommends that the applicant include hay bales in addition to the silt fencing around the back [southern] side of the property closest to the wetlands as referenced on the statement of use provided by the applicant with the application on June 30, 2022.

Draft Motions

Moved, the Conservation Commission approves Application #CC 22-16 of Zac Neville, applicant, John and Lynn Kelley, owners, for the construction of a +/-2,836 sq. ft. house and a +/-1922 sq. ft barn within the upland review area at 25 Holcomb Street based upon the following findings:

- a. The proposed construction will not adversely impact the wetlands and/or watercourses.
- 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.
- c. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters on this property.

And subject to the following conditions:

1. The project shall be developed in substantial conformance to the plot plan dated October 15, 2022 and revised November 9, 2015 with the Applicant's revisions submitted on June 30, 2022.
2. Areas of disturbed soils 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. This approval is subject to the general provisions found in Section 11.9 of the Town of Simsbury's Inland Wetlands and Watercourses Regulations.
7. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.

Or

Moved, (An alternative Motion)

Reference Plans

1/1 – "Duschaneck Subdivision" prepared for Diane Conwell and Meredith Taylor, 25 Holcomb Street. Prepared by Alford Associates, Inc., Dated October 15, 2015 and revised November 9, 2015 with the Applicant's revisions submitted on June 30, 2022.