



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, AZT, Assistant Town Planner 

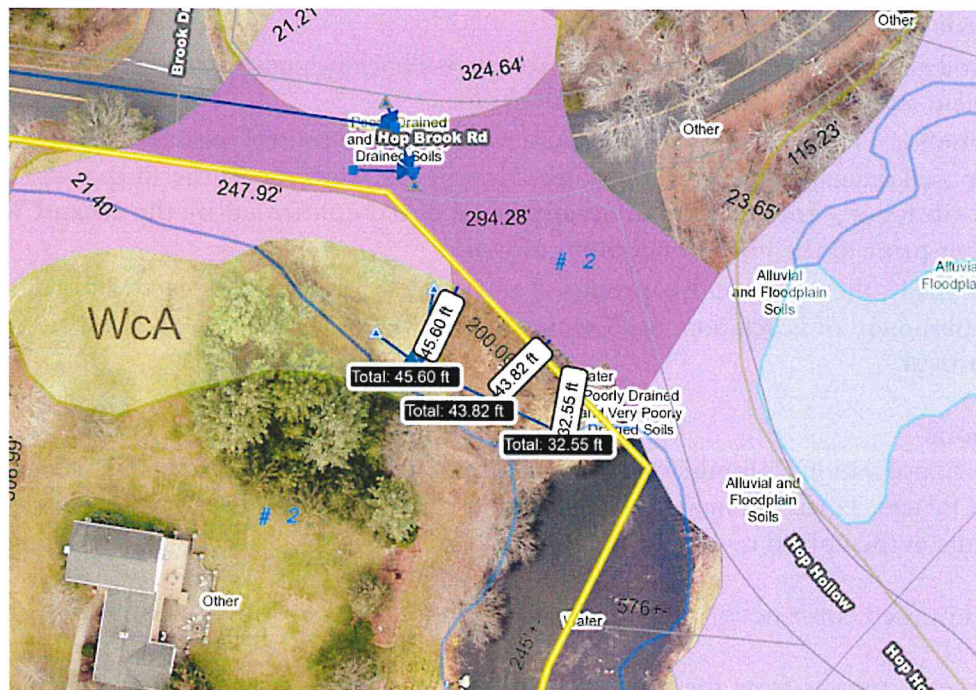
Date: September 6, 2022

RE: Application CC #22-18: of Daniel Elmer & Patricia Mastriano, Owners, Town of Simsbury, Applicant, for the repair of a drainage pipe and associated improvements in the upland review area at 2 Apple Lane (Assessor's Map D08 Block 147 Lot 001). Zone R-40.

Summary of Request

The Town of Simsbury has submitted an Inland Wetlands application on behalf of Daniel Elmer and Patricia Mastriano for the repair of a damaged drainage pipe in the upland review area and removal of ± 60 cubic yards of sediment in the lower pond associated with the dislodgement of the drainage pipe.

The proposed repair of the drainage pipe is ± 33 ft. away from the delineated wetlands at the closest point on the Town of Simsbury's GIS. The proposed repair and associated improvements will take place entirely within the 100' Upland Review Area.

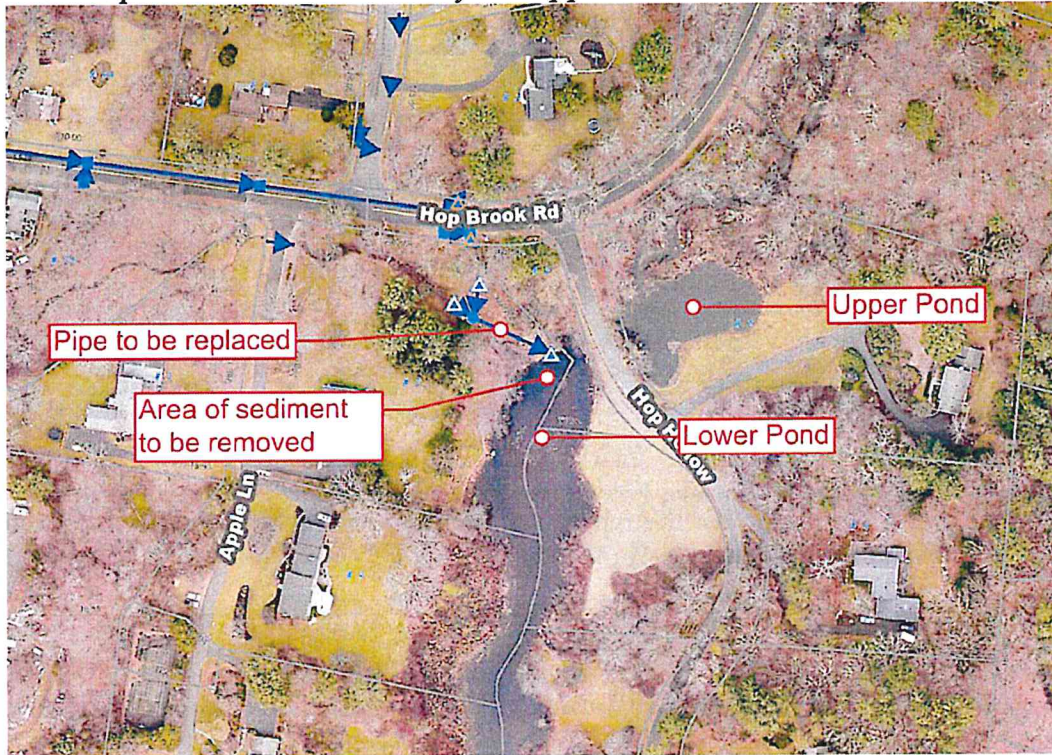


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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

Site Plan of Proposed Work – Provided by the Applicant



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 clearing to access the damaged pipe, removal of material, and removal of sediment from the lower pond are **regulated activities**.

Staff Analysis

- The soil classification for the proposed activity is Hinckley gravelly sandy loam, 15 to 45 percent slopes, an excessively drained soil type.
- The applicant has agreed to use an erosion and sediment control measure downgradient of all proposed drainage pipe work to protect Hop Brook. **Staff recommend that the applicant use silt fence, straw wattle, or an approved equal confirmed by the Inland Wetlands Agent prior to the commencement of work.**
- Additionally, the Applicant has proposed erosion control matting as needed to facilitate the establishment of vegetation. **Staff recommend this be included as a condition of approval.**

Draft Motions

Moved, the Conservation Commission approves Application #CC 22-18 of Daniel Elmer & Patricia Mastriano, Owners, Town of Simsbury, Applicant, for the repair of a drainage pipe and associated improvements in the upland review area at 2 Apple Lane 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 site plan titled 'Attachment D – Drainage System' provided by the Applicant on August 3, 2022.
2. The Applicant will use erosion control matting as needed to facilitate the establishment of vegetation.
3. Areas of disturbed soils shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
4. 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.
5. 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.
6. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.
7. This approval is subject to the general provisions found in Section 11.9 of the Town of Simsbury's Inland Wetlands and Watercourses Regulations.
8. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.

Or

Moved, (An alternative Motion)

Reference Plans

- 1/3 – "Attachment C – Wetlands Map," 2 Apple Lane, Simsbury, CT, 06070. Scale 1" = 200', Submitted 08/03/2022, created by the Applicant.
- 2/3 – "Attachment D – Drainage System," 2 Apple Lane, Simsbury, CT, 06070. Scale 1" = 200', Submitted 08/03/2022, created by the Applicant.
- 3/3 – "Attachment E – Parcel & Topography Map," 2 Apple Lane, Simsbury, CT, 06070. Scale 1" = 40', Submitted 08/03/2022, created by the Applicant.

