



# 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:** October 6, 2022

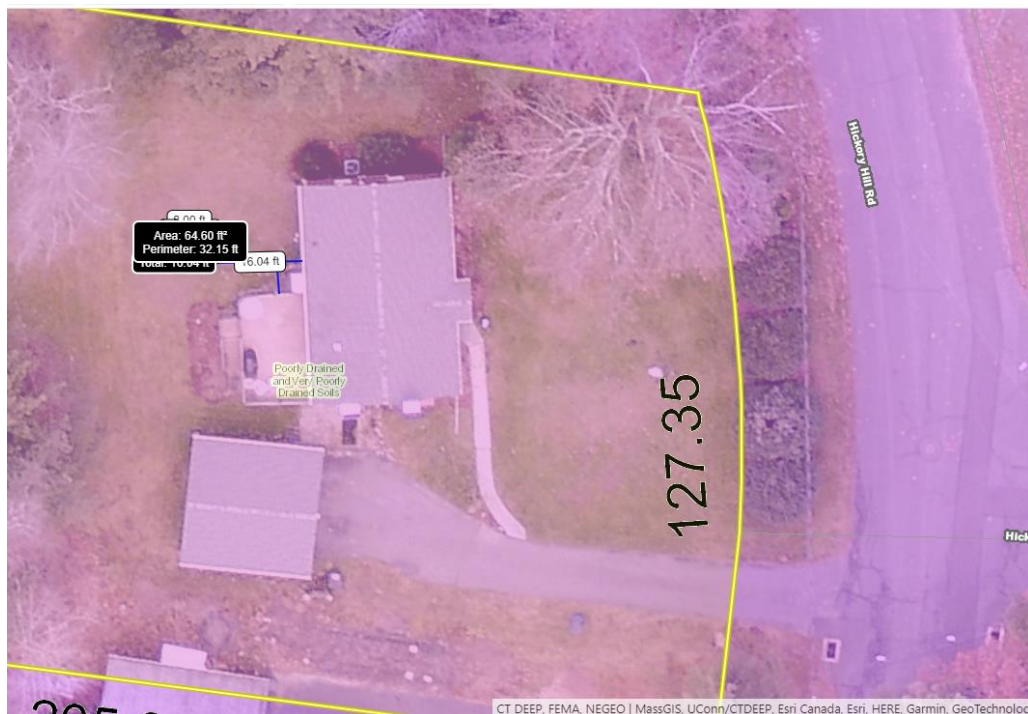
**RE:** Application CC # 22-22 of Randee Roucoulet, Owner/Applicant, for the installation of a  $\pm$  64 sq. ft. hot tub in the wetlands on the property at 53 Hickory Hill Road (Assessor's Map C18 Block 606 Lot 002). Zone R-25.

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## Summary of Request

Randee Roucoulet, owner of 53 Hickory Hill Road, has submitted an Inland Wetlands application for the installation of a 64 sq. ft. hot tub on wetlands soils.

The proposed location is on Wilbraham and Menlo soils, 0 to 8% slopes, extremely stony, a poorly drained soil type. The proposed work and installation will take place entirely on wetland soils.

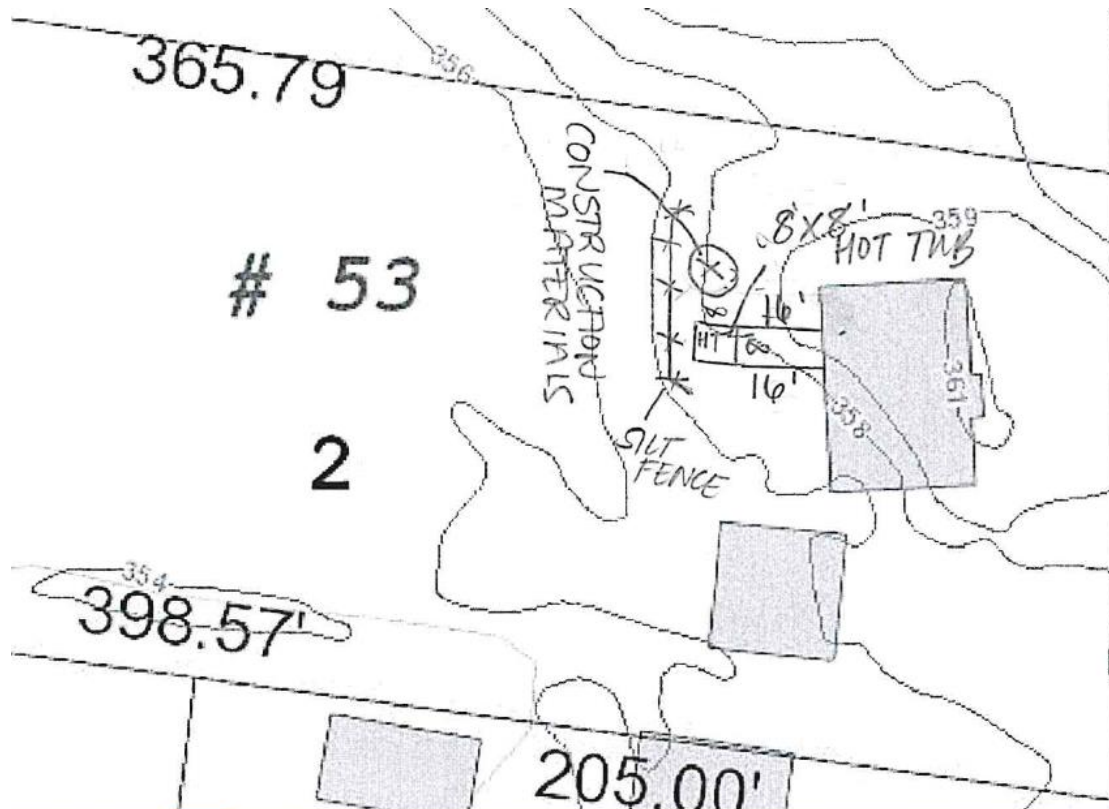


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8:30 – 7:00 Monday  
8:30 – 4:30 Tuesday through Thursday  
8:30 – 1:00 Friday

Site Plan of Proposed Work – *Provided by the Applicant*



Per Section 2 – Definitions, any wetland soils are **regulated areas**.

Per Section 6 – Regulated Activities to be Licensed, the proposed grading and installation of the hot tub are **regulated activities**.

**Staff Analysis**

- The soil classification for the proposed activity is Wilbraham and Menlo soils, 0 to 8% slopes, extremely stony, a poorly drained soil type.
- The Applicant has proposed to install a silt fence downgradient of all proposed work. **Staff concur that this is an appropriate erosion and sedimentation control measure for the nature of the proposed work.**
- The Applicant responded to the Commission's inquiry into the proposed drainage plan for the hot tub with an addendum dated 09/21/2022. The proposed drainage plan is as follows:
  - The hot tub will be drained a maximum of four times per year;
  - Prior to draining, the hot tub will sit with no chlorine added for 48 hours, or longer if necessary, and chlorine and pH levels will be monitored and tested to ensure approved levels prior to draining; and
    - Wastewater will be drained provided that: (1) total residual chlorine shall be <.1 mg/l; and (2) the pH range is between 6.5 and 8.0 standard units.
  - The wastewater will be drained into the storm drain located on the Applicant's property.

- Staff inspected the stormwater system on September 26, 2022. The red 'X' on the plan generated by staff below shows the approximate location of the outfall that connects to the catch basin to the south of the Applicant's driveway. The green arrow depicts the Applicant's proposal to drain the wastewater from the hot tub into the current stormwater system. The light blue arrow depicts the path the wastewater will travel until entering the headwall located on the Applicant's property. Photos of the stormwater system have been included with the application materials.



### Draft Motions

Moved, the Conservation Commission approves Application CC # 22-22 of Randee Roucoulet, Owner/Applicant, for the installation of a 64 sq. ft. hot tub in the wetlands on the property at 53 Hickory Hill Road (Assessor's Map C18 Block 606 Lot 002), Zone R-25, 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 provided and signed by the Applicant dated 09/19/2022.
2. The project shall comply with the drainage plan provided by the Applicant on 09/21/2022.
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**

1/1 – Town of Simsbury GIS Map – 53 Hickory Hill Road. Scale 1" = 50', Submitted 09/19/2022, signed and created by the Applicant.