




# 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:** November 1, 2022

**RE:** Application CC # 22-24 of Jojo Bentum, Owner/Applicant, construction of a  $\pm$  5,200 sq. ft. single family house in the upland review area on the property 1 Cobtail Way (Assessor's Map H16 Block 110 Lot 022). Zone R-40.

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## Summary of Request

Jojo Bentum, Owner/Applicant, has submitted an Inland Wetlands application for the construction of a  $\pm$  5,200 sq. ft. single-family house in the upland review area on the property 1 Cobtail Way.

The proposed single-family house, as approximated in red on the map provided by staff below, is  $\pm$  27 feet from the inland wetlands boundary at its closest point.

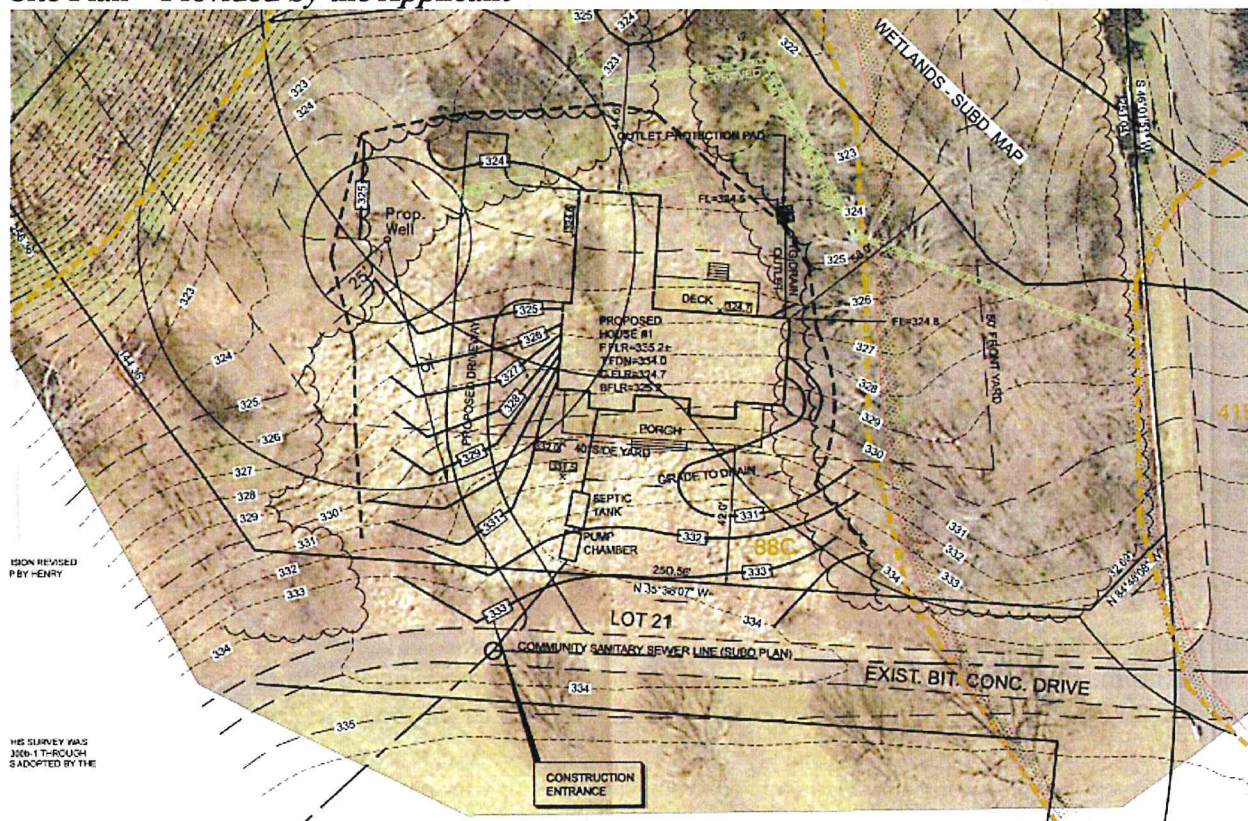


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8:30 - 7:00 Monday  
8:30 - 4:30 Tuesday through Thursday  
8:30 - 1:00 Friday

## Site Plan – Provided by the Applicant



Per Section 2 – Definitions, all areas located within one hundred (100) feet of the boundary of such wetlands or watercourses are **regulated areas**.

Per Section 6 – Regulated Activities to be Licensed, the proposed construction of a  $\pm$  5,200 square foot single-family home with associated improvements are **regulated activities**.

### Staff Analysis

- The proposed activity will take place on Wethersfield loam, 3 to 8 percent slopes, very stony, a well-drained soil type. The proposed activity will take place within 100' from Wilbraham and Menlo soils, 0 to 8% slopes, extremely stony, a poorly drained soil type.
- The Applicant has proposed to install silt fencing along the boundary of the proposed area of disturbance.
- Per the Commission's request on 10/18/2022, staff have requested the following additional information from the applicant:
  - The timeframe for the proposed construction of the home and how long the project is anticipated to take;
  - A proposal to ensure the silt fence is inspected and working properly throughout the construction period;
  - If the Applicant has intentions on clearing beyond the current site conditions; and
  - An updated site plan that includes the locations of soil and/or construction material storage.

The Applicant's representative stated that the requested information would be provided at the 11/1 meeting.

### **Draft Motions**

Moved, the Conservation Commission approves Application CC # 22-24 of Jojo Bentum, Owner/Applicant, construction of a  $\pm$  5,200 sq. ft. single family house in the upland review area on the property 1 Cobtail Way (Assessor's Map H16 Block 110 Lot 022). Zone R-40, based on 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 with the site plan titled, "Plan – B Wetlands Permit Application Zoning Location Survey, 1 Cobtail Way" prepared for Jojo Bentum Brace Boston Investments, LLC by Clark Land Surveying, LLC dated October 17, 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 – "Plan – B Wetlands Permit Application Zoning Location Survey, 1 Cobtail Way" prepared for Jojo Bentum Brace Boston Investments, LLC by Clark Land Surveying, LLC, 126 Tunxis Road, Bristol CT 06010. – Dated October 17, 2022 – Scale 1" = 30'.

