



# 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 15, 2022

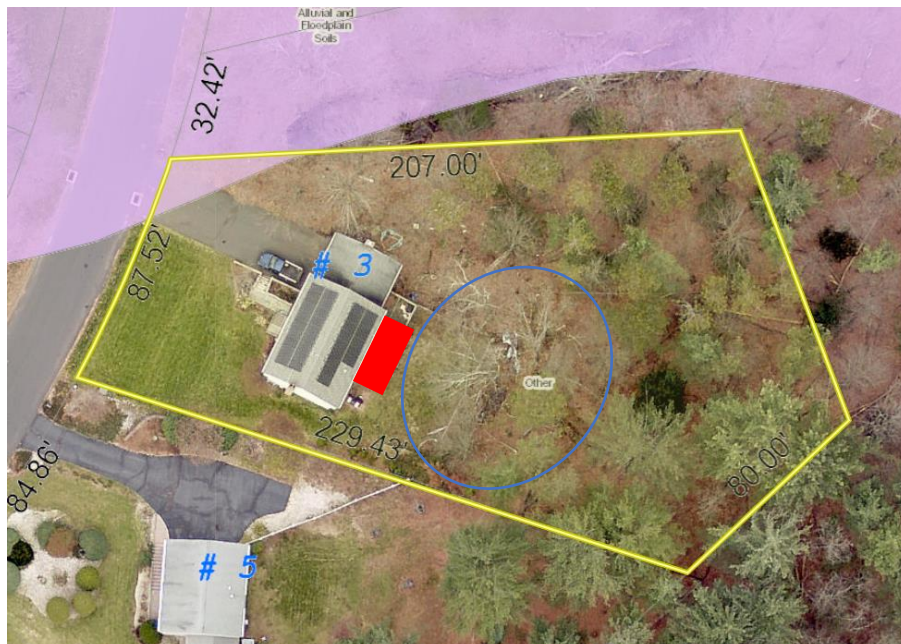
**RE:** Application CC # 22-25 of Vicky Carrasco, Owner/Applicant, construction of a  $\pm$  324 sq. ft. deck as well as grading in the upland review area on the property 3 Old Barge Road (Assessor's Map H05 Block 103 Lot 004). Zone R-25.

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## Summary of Request

Vicky Carrasco, Owner/Applicant, has submitted an Inland Wetlands permit application for the construction of a  $\pm$  324 sq. ft. deck and proposed grading work in the upland review area on the property at 3 Old Barge Road.

The proposed construction of the deck, as approximated in red on the map provided by staff below, is  $\pm$  50 feet from Bissell Brook at its closest point. The proposed grading, as approximated in blue on the map provided by staff below, is  $\pm$  45 feet from Bissell Brook at its closest point.

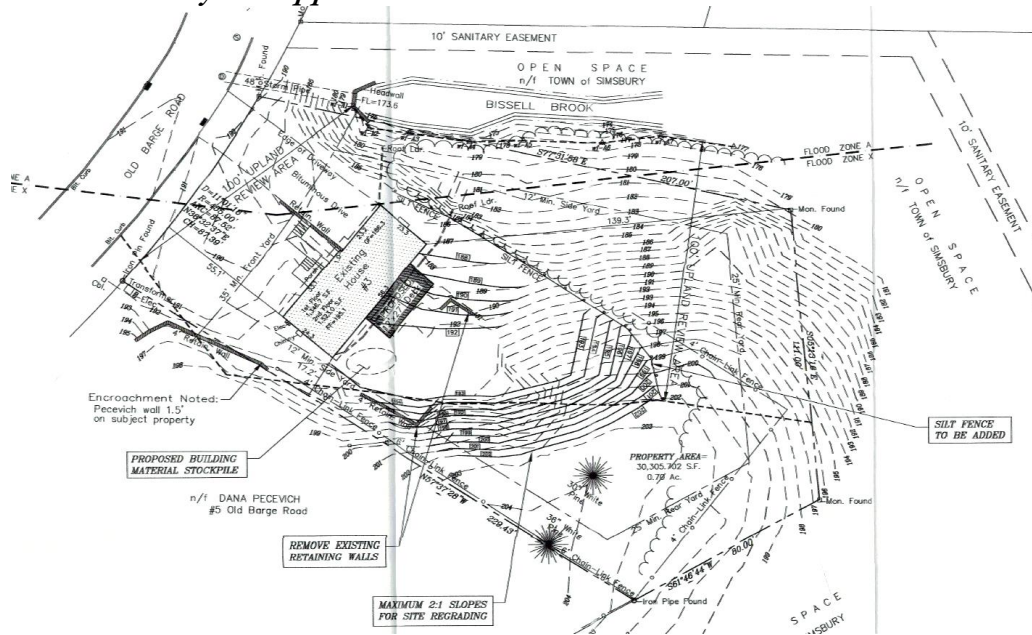


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8:30 - 7:00 Monday  
8:30 - 4:30 Tuesday through Thursday  
8:30 - 1:00 Friday

## 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 ± 324 sq. ft. deck and proposed grading work in the upland review area are **regulated activities**.

### Staff Analysis

- The proposed activity will take place on Hinckley loamy sand, 15 to 45% slopes, an excessively drained soil type.
- The Applicant has proposed to install silt fencing on the downslope limits of the disturbed area as shown on the Site Plan. The silt fence will be inspected and maintained until the disturbed areas have been stabilized.
- Per the Commission’s request on 11/01/2022, staff have requested the following additional information from the applicant:
  - The timeframe for constructing the deck and grading work;
    - **The Applicant is proposing to do the grading work as soon as possible (if approved, November 2022). The Applicant is proposing to construct the deck in March/April of 2023.**
  - The proposed seed type in the gently sloping areas; and
    - **The Applicant is proposing to use tri rye seeds and straw.**
  - How the Applicant intends to temporary stabilize the disturbed area if work is to be conducted during the Fall / Winter.
    - **The Applicant is proposing to add straw for stabilization.**

**Draft Motions**

Moved, the Conservation Commission approves Application CC # 22-25 of Vicky Carrasco, Owner/Applicant, construction of a ± 324 sq. ft. deck as well as grading in the upland review area on the property 3 Old Barge Road (Assessor’s Map H05 Block 103 Lot 004). Zone R-25, 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, “Boundary Survey Showing Proposed Improvements, Property of Luis M. Nunez and Vicky Carrasco, #3 Old Barge Road, Simsbury, CT,” prepared by Flynn and Cyr Land Surveying, Dated October 18, 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)**