



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

To: Simsbury Conservation Commission/Inland Wetlands Agency

From: George K. McGregor, AICP

Date: February 7, 2023
March 7, 2023 REVISED

RE: CC 22-29, 446 Hopmeadow St.

Summary of Request

Vessel RE Holdings, LLC, Applicant, has requested an Inland Wetlands permit for the grading and construction of site improvements, including a portion of the parking lot, landscaping, retaining wall, and a guard rail in the upland review area, associated with an 80-unit multi-family development, at 446 Hopmeadow Street. (Assessor's Map G13, Block 142, Lot 003C).

446 Hopmeadow St.



Telephone (860) 658-3245
Facsimile (860) 658-3206

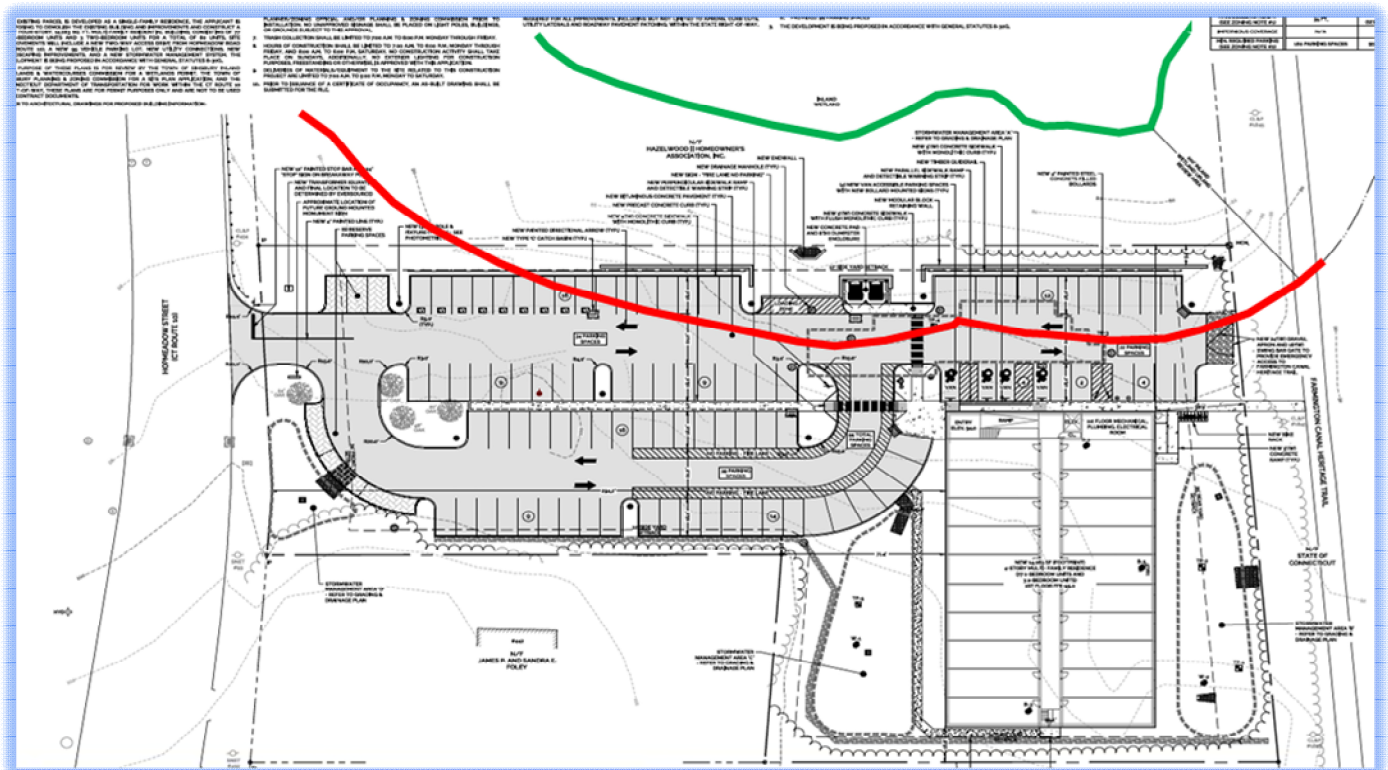
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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

The Applicant has submitted a site plan set and stormwater report prepared by H&H Engineering. An Inland Wetlands Report prepared by James Sipperly, Certified Soil Scientist was also submitted. There are no construction activities in the offsite wetland/watercourse. Proposed on-site construction activities in the upland review area include:

- Clearing of vegetation
- Grading
- Stormwater improvements
- Installation of a portion of the parking lot, guard rail, retaining wall, site lighting, and landscaping

These improvements, at their closest, are 52 feet from the off-site wetlands area. Below, the red line represents the limit of the upland review area; the green line the limit of the wetland.



Site Plan – Provided by the Applicant and enclosed in packet.

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 described in the application are **regulated activities**. The Inland Wetlands Agency found this activity to be significant. **A Public Hearing is required.**

Staff Analysis

- There are no construction activities, filling, or grading in the offsite wetland/watercourse.
- Erosion & Sediment Control measures, depicted on the site plan, include a sediment trap, diversion swales, silt fence, and erosion control blankets.
- The Wetlands Report concludes that there will be no significant impact to wildlife or habitat.
- The Wetlands Report concludes that there will be “no significant adverse impacts” on the wetland areas.
- Native species are included in the landscaping plan.
- Town Engineering Staff provided, under separate cover, comments related to stormwater management design and calculations. The issue related to stormwater management infiltration rates continues to be discussed and has not been resolved.
- Town Engineering finds the Erosion & Sediment Control measures satisfactory.

Review and Decision Criteria

According to Section 10 of the Town Inland Wetlands Regulations, the Agency is encouraged to focus review on all relevant facts and circumstances, including but not limited to:

a. the environmental impact of the proposed regulated activity on wetlands or watercourses which may include:

1. the amount and nature of material to be removed or deposited and the projected effect on the water table, drainage patterns; flood control, water supply and quality, and aquatic or benthic organisms;

2. potential for erosion and/or siltation;

3. likelihood of siltation and leaching, and any resulting adverse effects on water quality and aquatic life;

4. projected changes in velocity, volume, course of water flow or in the water table, and their effects;

5. changes to the physical, chemical, or biological properties of the water or soil, and their impact;

6. change in the suitability of the area for recreational or aesthetic enjoyment;

7. importance of the area to the region with respect to water supply, water purification, flood control, natural habitat, recreation, open space, and size;

8. consistency with the Connecticut Department of Environmental Protection water quality classifications and goals;

9. the effects on the inland wetland's or watercourse's natural capacity to support desirable biological life, prevent flooding, supply water, control sediment, facilitate drainage, and promote public health and safety;

10. topography, including but not limited to slopes in excess of 20%; and

11. negative impacts or degradation of habitats.

b. the applicant's purpose for the proposed activity, and any feasible and prudent alternatives which would cause less or no environmental impact to wetlands or watercourses;

c. the relationship between the short and long term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses, including the potential for preservation and/or management of local ecosystems;

d. irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed regulated activity, including but not limited to the extent to which such activity would foreclose a future ability to protect, enhance or restore such resources, and any mitigation measures which may be considered as a condition of issuing a permit for such activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;

e. the character and degree of injury to, or interference with, safety, health or the reasonable use of property which is caused or threatened by the proposed regulated activity;

f. impacts of the proposed regulated activity on wetlands, watercourses, or habitat for wetland-dependent species outside the area for which the activity is proposed and future activities associated with or reasonably related to the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses; and

g. the suitability or unsuitability of such activity to the area for which it is proposed.

Timeline

State Statute requires that the public hearing must be opened within 65 days of receipt. The March 7th date meets this requirement. After the hearing is opened, the Commission has 35 days to complete the public hearing, then another 65 days to render a decision.

Public Comment

Staff has received written public comment in advance of the public hearing. It will be included in the meeting agenda packet.

Attachments

- 1. Engineering Letter 2-10-23**
- 2. Applicant Response Letter 2-27-23**

Draft Motions

MOVED, the Simsbury Inland Wetlands Agency APPROVES Application CC #22-29 of Vessel RE Holdings, LLC, Applicant, EAY Properties, LLC, Owner, a wetland permit for the grading and construction of site improvements, including parking lot, landscaping, retaining wall, and guard rail in the upland review area, associated with an 80-unit multi-family development, at 446 Hopmeadow Street. (Assessor's Map G13, Block 142, Lot 003C), based on the following findings:

- a. The proposed construction activity will not adversely impact the wetlands and/or watercourses. The proposal is satisfactory, as submitted, revised, and conditioned below, and therefore an analysis of feasible alternatives is unnecessary.
- 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, *Site Development Plans: Vessel Multi-Family Housing*, prepared by H&H Engineering, dated December 16, 2022, revised February 24, 2023.
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 depicted on the above referenced site plan set and/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)




Town of Simsbury

933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

Department of Public Works - Engineering Division

MEMORANDUM

To: George K. McGregor, AICP, Director of Community Planning and Development

From: Thomas J. Roy, P.E., Director of Public Works / Town Engineer 

Cc: Adam D. Kessler, P.E., Deputy Town Engineer
Daniel F. Gannon, Project Engineer
Laura Barkowski, Code Compliance Officer
Joseph Hollis, Land Use Specialist

Subject: **Engineering Comments – Vessel Multi-Family Housing**

Date: February 10, 2023

The Engineering Department has reviewed the documents submitted as part of a Site Plan Application for development of 446 Hopmeadow Street received by this department on January 11, 2023:

1. Site Development Plans set titled “Vessel Multi-Family Housing” prepared by HH Engineering Associates, dated December 16, 2022.
2. Stormwater Management Report prepared by HH Engineering Associates, dated December 16, 2022.
3. Geotechnical Report prepared by GEI Consultants, Inc. dated December 7, 2022.
4. Traffic Impact Study prepared by Fuss&O’Neill, dated December 2022.

The applicant has submitted plans to construct an 80-unit multi-family housing development with at-grade and subsurface stormwater management systems, retaining walls, guard rails, paved parking lot, and associated appurtenances at 446 Hopmeadow Street.

The following comments were issued on 1/27/2023 ahead of the IWWC Public Hearing:

1. Please provide the basis for providing 94 parking spaces to support the proposed 80-unit multi-family development. **Applicant responded 2/6/2023 with the basis of the parking calculation.**
2. Two (2) 8-foot wide van accessible spaces are provided, whereas for a total of 76-100 total parking spaces, 4 total (3 standard + 1 van) accessible parking spaces should be provided. Provide two additional accessible parking spaces for this project to comply with this requirement. **Applicant responded 2/6/2023 and will add accessible parking. However, one less space will be provided.**
3. An encroachment permit shall be filed with the State of Connecticut Department of Transportation for any work within the CT Route 10 Right-of-Way. Please provide a copy of all future communications with DOT regarding the development. **Applicant responded 2/6/2023 and concurs.**

4. The stormwater report identifies infiltration rates in monitoring wells MW-1 and MW-2 as 40 in/hr and 4 in/hr, respectively. The analysis halves these rates to serve as exfiltration design rates, which is consistent with the Connecticut DEEP Stormwater Quality Manual (CTSWQM). However, Engineering respectfully disagrees with the use of an exfiltration rate (20 in/hr) given that Table 8-3 of CTSWQM states the maximum soil infiltration capacity for an infiltration basin is 5.0 in/hr. In regard to the recommended number of tests and resultant design assumptions, the CTSWQM states;

A minimum of three field tests and test pits or soil borings should be performed at each infiltration basin. The design of the basin should be based on the slowest rate obtained from the field tests performed at the site.

Please revise the analysis to comply with the recommendations of the CTSWQM by utilizing the slowest rate obtained from field tests on this site. **Applicant responded 2/6/2023 with the intention to perform additional field tests. No additional action has occurred and comment remains unres**

5. CB-5 has 2-feet of cover whereas Section 5.2.1.g of the Town of Simsbury Highway Construction and Design Standards states "A minimum cover of 2.5 feet shall be provided for all drain pipes unless special designs, as approved by the Town Engineer, are utilized." Please revise accordingly. **Applicant responded 2/6/2023 and will revise with Class IV RCP.**
6. Provide a detail for the modular block retaining walls. **Applicant responded 2/6/2023 and will add typical details to plan.**

The following comments include review of the Traffic Report and further review of the plans and reports:

7. Sanitary sewer main and water main in Hopmeadow Street are not depicted on the plans. Provide location of each and include the invert elevation for the sanitary sewer connection as it is pertinent to the design and feasibility of sewer service.
8. Stormwater Management Area 'D' includes an emergency spillway that extends into the State right-of-way. We recommend reaching out to District 4 early to determine if this configuration is allowable.
9. Please confirm that a minimum 1 foot of freeboard is provided in all basins during the 100-year event.
10. Please provide information regarding the capture of floatables as it pertains to parking lot runoff and stormwater quality.
11. Is there potential for the the calculated southbound queue in Hopmeadow Street to conflict with vehicles exiting the proposed driveway?
12. Please confirm that there will be safe sight distance for vehicles exiting the proposed driveway against vehicles turning left out of Powder Forest Drive and traveling northbound. Please note that the beginning of this movement from Powder Forest Drive will often be obstructed by vehicles queued at the light.



Town of Simsbury

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Engineering Department

MEMORANDUM

To: George K. McGregor, AICP, Director of Community Planning and Development

From: Thomas J. Roy, P.E., Director of Public Works / Town Engineer *TJR*

Cc: Adam D. Kessler, P.E., Deputy Town Engineer
Daniel F. Gannon, Project Engineer
Laura Barkowski, Code Compliance Officer
Joseph Hollis, Land Use Specialist

Subject: **Engineering Comments – Vessel Multi-Family Housing**

Date: January 27, 2023

The Engineering Department has reviewed the documents submitted as part of a Site Plan Application for development of 446 Hopmeadow Street received by this department on January 11, 2023:

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2. Stormwater Management Report prepared by HH Engineering Associates, dated December 16, 2022.
3. Geotechnical Report prepared by GEI Consultants, Inc. dated December 7, 2022.

The applicant has submitted plans to construct an 80-unit multi-family housing development with at-grade and subsurface stormwater management systems, retaining walls, guard rails, paved parking lot, and associated appurtenances at 446 Hopmeadow Street.

The following comments are based on a review the submitted materials:

1. Please provide the basis for providing 94 parking spaces to support the proposed 80-unit multi-family development.
2. Two (2) 8-foot wide van accessible spaces are provided, whereas for a total of 76-100 total parking spaces, 4 total (3 standard + 1 van) accessible parking spaces should be provided. Provide two additional accessible parking spaces for this project to comply with this requirement.
3. An encroachment permit shall be filed with the State of Connecticut Department of Transportation for any work within the CT Route 10 Right-of-Way. Please provide a copy of all future communications with DOT regarding the development.

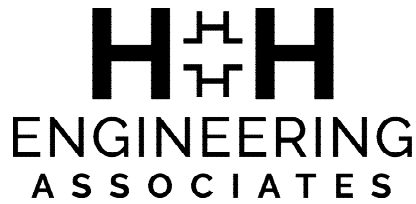
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A minimum of three field tests and test pits or soil borings should be performed at each infiltration basin. The design of the basin should be based on the slowest rate obtained from the field tests performed at the site.

Please revise the analysis to comply with the recommendations of the CTSWQM by utilizing the slowest rate obtained from field tests on this site.

5. CB-5 has 2-feet of cover whereas Section 5.2.1.g of the Town of Simsbury Highway Construction and Design Standards states “A minimum cover of 2.5 feet shall be provided for all drain pipes unless special designs, as approved by the Town Engineer, are utilized.” Please revise accordingly.
6. Provide a detail for the modular block retaining walls.

This favorable recommendation is subject to resolution of these outstanding comments to the satisfaction of the Engineering Department prior to final sign-off of the project.



H+H Engineering Associates, LLC
232 Greenmanville Avenue, Suite 201
Mystic, Connecticut 06355
860-980-8008 (Office)
www.hh-engineers.com

Via E-mail

February 27, 2023

Town of Simsbury
Planning and Land Use Department
933 Hopmeadow Street
Simsbury, CT 06070

Attn: George K. McGregor, AICP
Director of Community Planning and Development

RE: Vessel Multi-family Housing
Conservation Commission Application #22-29
446 Hopmeadow Street
Simsbury, CT 06070

Dear Mr. McGregor:

H+H Engineering Associates, LLC (H+H) is in receipt of the Town of Simsbury Engineering Department review comments dated February 13, 2023 regarding the Vessel Multi-family Housing development located at 446 Hopmeadow Street in Simsbury, CT 06070.

Those comments pertaining to the Conservation Commission Application #22-29 are noted below, followed by our response in italics:

1. Please provide the basis for providing 94 parking spaces to support the proposed 80-unit multi-family development. **Applicant responded 2/6/2023 with the basis of the parking calculation.**

Response:

Comment previously addressed. No further action required.

2. Two (2) 8-foot wide van accessible spaces are provided, whereas for a total of 76-100 total parking spaces, 4 total (3 standard+ 1 van) accessible parking spaces should be provided. Provide two additional accessible parking spaces for this project to comply with this requirement. **Applicant responded 2/6/2023 and will add accessible parking. However, one less space will be provided.**

Response:

A total of four accessible parking spaces are proposed. A total of 95 parking spaces are proposed.

February 27, 2023
2022-0013

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4. The stormwater report identifies infiltration rates in monitoring wells MW-1 and MW-2 as 40 in/hr. and 4 in/hr., respectively. The analysis halves these rates to serve as exfiltration design rates, which is consistent with the Connecticut DEEP Stormwater Quality Manual (CTSWQM). However, Engineering respectfully disagrees with the use of an exfiltration rate (20 in/hr.) given that Table 8-3 of CTSWQM states the maximum soil infiltration capacity for an infiltration basin is 5.0 in/hr. In regard to the recommended number of tests and resultant design assumptions, the CTSWQM states;

A minimum of three field tests and test pits or soil borings should be performed at each infiltration basin. The design of the basin should be based on the slowest rate obtained from the field tests performed at the site.

Please revise the analysis to comply with the recommendations of the CTSWQM by utilizing the slowest rate obtained from field tests on this site. Applicant responded 2/6/2023 with the intentions to perform additional field tests. **No additional action has occurred and comment remains unresolved.**

Response:

Additional test borings, test pits and permeability tests were conducted by the project Geotechnical Engineer on February 14, 2023. Based on a conversation with the Geotechnical Engineer, and the comments received from the Town Engineer, the Stormwater Management System has been revised accordingly. The design utilizes a maximum infiltration rate of 5.0 inches/hour for the practices that allow for subsurface infiltration (Stormwater Management Areas A, C, & D), and a maximum infiltration rate of 2.0 inches/hour for the bioretention basin. Additionally, a copy of the revised Geotechnical Report was submitted on February 24, 2023.

5. CB-5 has 2-feet of cover whereas Section 5 .2.1.g of the Town of Simsbury Highway Construction and Design Standards states "A minimum cover of 2.5 feet shall be provided for all drain pipes unless special designs, as approved by the Town Engineer, are utilized." Please revise accordingly. **Applicant responded 2/6/2023 and will revise with Class IV RCP.**

Response:

Comment previously addressed. No further action required.

6. Provide a detail for the modular block retaining walls. **Applicant responded 2/6/2023 and will add typical details to plan.**

Response:

The typical modular block retaining wall detail has been added to sheet 10 of 13.

9. Please confirm that a minimum 1 foot of free board is provided in all basins during the 100-year event.

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Response:

The basins have been revised to provide a minimum of 1-foot of freeboard between the top of the berm and 100-year water surface elevation. Enclosed herewith please find Figure 6 from the stormwater management report which has been updated accordingly.

10. Please provide information regarding the capture of floatables as it pertains to parking lot runoff and stormwater quality.

Response:

Each catch basin will have a minimum of a 2' sump, and the last catch basin in each catchment system will have a 4' sump and a trap hood installed. Sumps and outlet hoods provide a means of pre-treatment by preventing oil and debris from discharging into the subsurface infiltration system.

Per the 2004 Stormwater Quality Manual:

“Sumps provide storage volume for coarse sediments, provided that accumulated sediment is removed on a regular basis. Hooded outlets, which are covers over the catch basin outlets that extend below the standing water, can also be used to trap litter and other floatable materials. A recent study conducted in New York City demonstrated that catch basins equipped with hoods increase the capture of floatables by 70 to 80 percent over catch basins without hoods and greatly extend the cleaning interval without degraded capture performance (Pitt, 1999 in NRDC, 1999).”

The Drainage Structure Table on the Grading & Drainage plan has been updated to indicate the proposed sump depths of each structure, and the proposed trap hoods.

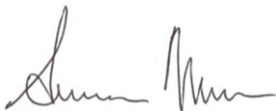
Additionally, H+H received review comments from the Office of Community Planning and Development, Water Pollution Control, and the Simsbury Fire District pertaining to the Planning and Zoning Commission site plan application. A summary of the site plan changes within the 100-foot upland review area are listed below:

1. The Concrete Dumpster Pad and Dumpster has been relocated.
2. A crushed stone apron was added to the east of the parking lot for emergency vehicle access to the Farmington Canal Heritage Trail.

If you have any questions, please feel free to contact me at 860-980-8008 (office) or 413-579-4488 (mobile).

Sincerely,

H+H Engineering Associates, LLC



Seamus Moran, P.E.
Principal

2/27/2023

Date

H+H Engineering Associates, LLC
232 Greenmanville Avenue, Suite 201
Mystic, Connecticut 06355
860-980-8008 (Office)
www.hh-engineers.com