



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 12-29-22 FEE: \$ 215.00 CK#: 4506 APP#: 22-29

PROPERTY ADDRESS: 446 Hopmeadow Street

NAME OF APPLICANT: Vessel RE Holdings, LLC

MAILING ADDRESS: 46 West 55th Street, New York, NY 10019

EMAIL ADDRESS: jlevy@myvessel.com TELEPHONE # 646-531-2126

NAME OF OWNER: EAY Properties, LLC

MAILING ADDRESS: 35 West Mountain Road, West Simsbury, CT 06092

EMAIL ADDRESS: N/A TELEPHONE # N/A

NOTE: ATTACH A WRITTEN LETTER OF AGENCY, DULY ACKNOWLEDGED, TO ACT FOR THE OWNER, INCLUDING THE ABILITY TO CARRY OUT ACTIVITIES SET FORTH HEREIN. See Attached Letter of Authorization

DESCRIBE THE SPECIFIC ACTIVITY(ies) FOR WHICH A PERMIT IS SOUGHT AS IT RELATES TO "REGULATED ACTIVITIES" AS DEFINED IN SECTION 6 OF THE SIMSBURY INLAND WETLANDS REGULATIONS, SUCH AS: A) REMOVE MATERIAL FROM; B) DEPOSIT MATERIAL IN OR DISCHARGE TO; C) CONSTRUCT ON; D) OBSTRUCT; E) ALTER; F) POLLUTE; OR G) OTHERWISE ADVERSELY AFFECT A REGULATED AREA: The Applicant is proposing activities within the 100-foot upland review area associated with a multifamily development including: grading, paving, excavating and construction of site improvements (retaining wall, guard rail, parking lot, lighting, landscaping), a stormwater drainage outlet and subsurface stormwater system. Please see attached plan set and materials submitted with this application for additional information.

CERTIFICATIONS AND PERMISSIONS:

As owner, I hereby give permission to the Town of Simsbury's Conservation Commission Inland Wetlands Watercourses Agency, their Agents, or Town Staff to enter upon my land to make observations and tests as may be necessary to evaluate this application and ongoing work, subject to twenty-four hours notice of such entry/testing.

I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

I certify that I have the authority to sign this application.

[Signature] 12/29/22
Signature of Owner Date
EAY Properties LLC
By: Vessel RE Holdings, LLC, its Authorized Representative
By: Josh Levv, duly authorized

[Signature] 12/28/22
Signature and Title of Applicant Date
Vessel RE Holdings, LLC
By: Josh Levy, Executive Vice President, duly authorized

EXHIBIT 1

www.simsbury-ct.gov

INSTRUCTIONS FOR APPLICANT

Any person seeking a permit to carry out a regulated activity on property which has been designated an inland wetland or watercourse by the Conservation Commission or within the 100-foot regulated buffer area of a designated inland wetland or watercourse must complete and submit the Inland Wetlands Permit Application to the Planning Department.

Submission shall occur by the day before a regular meeting of the Conservation Commission. (See Section 5 of the Inland Wetlands and Watercourses Regulations of the Town of Simsbury.) Application will be heard at the following meeting, after petition period.

The original application shall be submitted with eleven (11) copies. Maps on sheets larger than 11"x14" shall be submitted in at least three (3) copies. Additional copies of site plans may be required. PDFs of the maps, if available, should be submitted, as well. PDFs can be emailed to lbarkowski@simsbury-ct.gov.

A filing fee shall accompany the application, as required by the Land Use Application Fees schedule. Please consult with the Planning Office for specific fee determination.

The following information shall be provided on white paper (8 ½"x11") and typewritten. Reproduce the following questions along with the answer and attach to the application.

1. *In the case of a public hearing or map amendment*, list on a separate sheet of paper the names and addresses of all abutting property owners and property owners within 100 feet of all property lines. Identify on one of the attached maps.
2. Describe the site and the regulated area or wetlands/watercourses involved:
 - a. General site conditions, including vegetation and general soil conditions.
 - b. Size of wetland within site or distance of the activity from the wetland.
 - c. Size of total contiguous wetland.
 - d. Position relative to other wetlands on site.
 - e. Type of wetland characterized by vegetative and soil type and/or watercourse, such as: 1) open/deep fresh water pond or lake; 2) shallow marsh; 3) seasonally flooded basins and flats; 4) meadow; 5) shrub swamp; 6) wooded swamp; 7) bog; 8) kettle; 9) stream type; 10) other.

3. Depth to water table, depth to mottled soil, and seasonal variation of water table.
4. Describe the immediate impact on the wetlands and watercourses, including, but not limited to:
 - a. Quantities, by volume and area disturbed, of materials to be removed, deposited, or altered.
 - b. Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.
 - c. Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.
5. Describe the related construction activities and their impact on:
 - a. Area and location of wetlands and watercourses.
 - b. Types and amounts of vegetation.
 - c. Surface and groundwater.
 - d. Visual impacts.
 - e. Wildlife habitats.
6. Describe the long term or permanent impact of the activity(ies) on environmental aspects, such as the surface and groundwater quality, storm water runoff, visual impact(s), or wildlife habitats on:
 - a. Wetlands and/or watercourses.
 - b. Abutting riparian properties and/or wetlands and/or watercourses.
7. Identify sedimentation and erosion control measures to be used.
8. Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.
9. Estimate cost of work and time for completion.
10. Attach drainage calculations and other reports as indicated to substantiate the statements made above.
11. **REQUIRED MAPS**
 - a. Attach a vicinity map on an 8 ½"x11" sheet at scale 1"=200' or 1"=800' (depending upon the size of the parcel) showing the general location of the area in which the regulated activity is proposed. The map should be in sufficient detail to allow the identification of the property on the official Inland Wetlands and Watercourses map. A guide to the kinds of information to be shown is available in the Planning Department at the Town Hall.

b. Site Plan(s) showing:

- i. The topography showing contours at intervals of not more than two (2) feet and a minimum of two (2) contour marks per ten (10) acres at a scale of 1"=100' or 1"=40' (whichever is more appropriate).
- ii. Location of existing watercourses and/or ponds.
- iii. Location of regulated activity.
- iv. Proposed grading and/or filling.
- v. Proposed drainage, site utilities, wells, etc.
- vi. Sedimentation and erosion control measures.

12. The Applicant shall certify whether:

- a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.
- b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.
- c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or
- d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality.
- e. Documentation that notice of the pending application was provided to the adjacent municipality (certified mail, return receipt requested) on the same day of filing an inland wetland permit application with the Town of Simsbury.
- f. The property is subject to a conservation restriction or preservation restriction, and, if so, what party or parties are holders thereof or intended to be benefitted thereby.

ALL INFORMATION MUST BE COMPLETED TO THE EXTENT INDICATED BY THE COMMISSION BEFORE ANY ACTION IS TAKEN ON THE PERMIT APPLICATION. INCOMPLETE APPLICATIONS WILL BE DENIED. ADDITIONAL INFORMATION MAY BE REQUIRED BY THE COMMISSION.

THE APPLICANT AND/OR AUTHORIZED AGENT SHOULD ATTEND THE CONSERVATION COMMISSION/INLAND WETLANDS & WATERCOURSES AGENCY MEETING IN ORDER FOR A DECISION TO BE RENDERED. IF APPLICANT OR AGENT DOES NOT ATTEND, AND QUESTIONS ARISE, DECISION ON APPLICATION MAY BE DEFERRED OR DENIED.

Schedule B

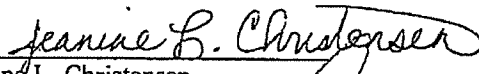
LETTER OF AUTHORIZATION

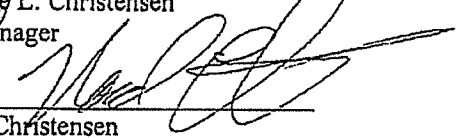
TO: Town of Simsbury

Re: 446 Hopmeadow Street, and the adjacent parcel located at Winslow Place
(Map/Block/Lot: G14 145 003A), Simsbury, Connecticut

Please be advised that VESSEL RE HOLDINGS, LLC, is hereby authorized to act on behalf of the undersigned owner of record in matters related to obtaining all necessary demolition, zoning and building permits for the development and construction of a multi-family dwelling, to be performed at the sole cost and expense of VESSEL RE HOLDINGS, LLC.

EAY Properties LLC

By: 
Jeanine L. Christensen
Its Manager

By: 
Nord Christensen
Its Manager

Responses to Questions – Inland Wetlands Permit Application
446 Hopmeadow Street
Applicant: Vessel RE Holdings, LLC

The Applicant's responses to the Inland Wetlands Permit Application appear in the italicized text.

1. In the case of a public hearing or map amendment, list on a separate sheet of paper the names and addresses of all abutting property owners and property owners within 100 feet of all property lines. Identify on one of the attached maps. *The Application does not involve a public hearing or map amendment; therefore, names and addresses of all abutting property owners have not been provided.*

2. Describe the site and the regulated area or wetlands/watercourses involved:

a. General site conditions, including vegetation and general soil conditions. *The Site is 85,591± s.f. (1.96± acres) and bounded by Hopmeadow Street to the west, Hazelwood II Homeowner's Association, Inc. to the north (which property contains Second Brook and its associated wetlands), the Farmington Canal Heritage Trail to the east and single-family residential homes to the south. The Site is currently improved with a single-family home and driveway located in the westerly portion of the lot and the easterly portion of the lot contains a maintained lawn area with some mature landscaping located along the property lines. The NRCS Soil Map is attached as Exhibit A, and shows the soils for the Site as follows:*

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam	0.4	6.7%
38C	Hinckley loamy sand, 3 to 15 percent slopes	4.4	70.1%
103	Rippowam fine sandy loam	0.9	15.0%
306	Udorthents-Urban land complex	0.5	8.1%
Totals for Area of Interest		6.2	100.0%

b. Size of wetland within site or distance of the activity from the wetland. *There are no wetlands located on the Site. Wetlands are located on the property to the north as shown on the Simsbury Wetland Map G-13 (Exhibit B), and the 100-foot upland review area extends onto the Site. The distance of the proposed activity to the wetland is as follows:*

- *The northerly limit of disturbance (grading) for the Site will be 52± feet from the edge of the wetland, and 105± feet from the centerline of Second Brook.*
- *The northerly edge of the retaining wall will be 63± feet from the edge of the wetland, and 115± feet from the centerline of Second Brook.*
- *The northerly limit of the timber guard rail will be 66 ±feet from the edge of the wetland, and 118± feet from the centerline of Second Brook.*

c. Size of total contiguous wetland. *The size of the wetland located on the property to the north is 0.97± acres (as measured from Hopmeadow Street to the west and the Farmington Canal Heritage Trail to the east).*

d. Position relative to other wetlands on site. *N/A as there are no other wetlands located on Site.*

EXHIBIT 3

- e. **Type of wetland characterized by vegetative and soil type and/or watercourse, such as: 1) open/deep fresh water pond or lake; 2) shallow marsh; 3) seasonally flooded basins and flats; 4) meadow; 5) shrub swamp; 6) wooded swamp; 7) bog; 8) kettle; 9) stream type; 10) other.** *Please see section titled "Type of Wetland" in the Inland Wetland Soils and Watercourses Investigation and Report prepared by James Sipperly, Certified Soil Scientist, dated December 15, 2022, submitted with the Application.*
3. **Depth to water table, depth to mottled soil, and seasonal variation of water table.** *The Geotechnical Report prepared by GEI Consultants dated December 7, 2022, is submitted with the Application, and indicates that at the time of the test borings there was no groundwater to depths of 22 feet below the surface. While free groundwater was not observed in the borings or wells, wet samples were noted at depths of approximately 10 to 15 feet below the surface.*
4. **Describe the immediate impact on the wetlands and watercourses, including, but not limited to:**
 - a. **Quantities, by volume and area disturbed, of materials to be removed, deposited, or altered.** *There is no immediate impact on the wetlands and no portions of the off-site wetland and watercourse that will be disturbed by this Application.*
 - b. **Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.** *There is no immediate impact on the wetlands and no portions of the off-site wetland and watercourse will be removed, deposited, or altered by this Application.*
 - c. **Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.** *No wetlands/watercourses (0%) will be disturbed or altered with this Application.*
5. **Describe the related construction activities and their impact on:**
 - a. **Area and location of wetlands and watercourses.** *The area and location of the off-site wetlands will not be directly impacted by the proposed construction activities. Please see section titled "Impacts of Construction Activities" in the Inland Wetland Soils and Watercourses Investigation and Report prepared by James Sipperly, Certified Soil Scientist, dated December 15, 2022, submitted with the Application, which states that "with the implementation of the erosion and sedimentation plan there will be no impact to the off-site wetlands and watercourses."*
 - b. **Types and amounts of vegetation.** *No vegetation in the wetlands will be disturbed by the construction activities. Vegetation within the upland review area will be removed and new native landscaping is proposed to be installed.*
 - c. **Surface and groundwater.** *Please see the Stormwater Management Report prepared by H + H Engineering Associates, LLC, dated December 16, 2022, submitted with the Application, which concludes that "The new stormwater management improvements were designed in accordance with the 2004 CT DEEP SQM and Simsbury regulations. BMPs were incorporated in the site design that attenuate post-development runoff rates, treat in excess of the WQV/WQF and infiltrate in excess of the WQV and GRV from the development. Overall, the stormwater management system provides quantitative and qualitative improvements for the site."*
 - d. **Visual impacts.** *The construction activities within the upland review area involve removal of portions of the existing driveway, two sheds and existing landscaping in*

order to regrade the Site. The Applicant is proposing new native landscaping within the upland review area as shown on the Planting Plan.

- e. **Wildlife habitats.** Please see the State-Listed Species Surveys and Habitat Evaluations prepared by Davison Environmental, LLC dated November 24, 2022, submitted with the Application, which indicates that “Development of this property will not impact these adjacent habitats, but the properties proximity makes consideration of secondary effects of development necessary. Proper management of stormwater and a native landscaping plan that prevents the likelihood of establishment or dispersal of invasive plant species is critical.” Both the Applicant’s stormwater management plan and native landscaping plan align with the recommendations of Davison Environmental, LLC.
6. **Describe the long term or permanent impact of the activity(ies) on environmental aspects, such as the surface and groundwater quality, storm water runoff, visual impact(s), or wildlife habitats on:** As to (a) and (b) below, please see section titled “Long Term Impacts of Proposed Activities” in the Inland Wetland Soils and Watercourses Investigation and Report prepared by James Sipperly, Certified Soil Scientist, dated December 15, 2022, submitted with the Application, together with the “Conclusion” section which states that “it is my professional opinion that the proposal represents the best feasible and prudent alternative in regards to direct and indirect, short-term and long-term impacts to the wetlands and watercourses. There will be no significant adverse impacts to the wetlands and watercourses, whether on-site or offsite, resulting from the proposed construction.”
 - a. **Wetlands and/or watercourses.**
 - b. **Abutting riparian properties and/or wetlands and/or watercourses.**
7. **Identify sedimentation and erosion control measures to be used.** The Applicant is proposing the following measures: temporary construction entrance, a temporary sediment trap, temporary diversion swales, temporary silt fence, temporary stockpile areas and erosion control blankets. Please see Sheets SE-1 and SEN-1 of the plan set submitted with this application for additional information.
8. **Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.** No alternatives were considered as there are no wetlands on Site, no wetlands will be disturbed, and all proposed work is in the outer portion of the 100-foot upland review area. Furthermore, as stated in Item 6, the proposed improvements represent the most feasible and prudent alternative.
9. **Estimate cost of work and time for completion.**
10. **Attach drainage calculations and other reports as indicated to substantiate the statements made above.** Please see the Stormwater Management Report prepared by H + H Engineering Associates, LLC, dated December 16, 2022, submitted with the Application.
11. **REQUIRED MAPS**
 - a. **Attach a vicinity map on an 8 ½”x11” sheet at scale 1”=200’ or 1”=800’ (depending upon the size of the parcel) showing the general location of the area in which the regulated activity is proposed. The map should be in sufficient detail to allow the identification of the property on the official Inland Wetlands and Watercourses map. A guide to the kinds of information to be shown is available in the Planning Department at the Town Hall. Please see the Stormwater Management Report prepared by H + H Engineering Associates, LLC, dated December 16, 2022, dated December 15, 2022, submitted with the Application.**

b. Site Plan(s) showing: *For all items below, please see the Site Plan Set submitted with this Application.*

- i. The topography showing contours at intervals of not more than two (2) feet and a minimum of two (2) contour marks per ten (10) acres at a scale of 1"=100' or 1"=40' (whichever is more appropriate).**
- ii. Location of existing watercourses and/or ponds.**
- iii. Location of regulated activity.**
- iv. Proposed grading and/or filling.**
- v. Proposed drainage, site utilities, wells, etc.**
- vi. Sedimentation and erosion control measures.**

12. The Applicant shall certify whether:

- a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality. *No.***
- b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site. *No.***
- c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or, *No***
- d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality. *No.***
- e. Documentation that notice of the pending application was provided to the adjacent municipality (certified mail, return receipt requested) on the same day of filing an inland wetland permit application with the Town of Simsbury. *N/A as the answers to #12(a)-(e) are "No."***
- f. The property is subject to a conservation restriction or preservation restriction, and, if so, what party or parties are holders thereof or intended to be benefitted thereby. *N/A.***