



# 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

**RE:** CC 22-29, 446 Hopmeadow St.

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## Summary of Request

Vessel RE Holdings, LLC, Applicant, has requested an Inland Wetland 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



- Native species are included in the landscaping plan.
- Town Engineering Staff provided, under separate cover, comments related to stormwater management design and calculations. Town Engineering finds the Erosion & Sediment Control measures satisfactory.

### **Draft Motions**

**MOVED, the Simsbury Inland Wetland 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 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.
- d. The proposal represents an acceptable feasible and prudent alternative.

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.
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

Engineering Department

## MEMORANDUM

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**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

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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.

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.

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.

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.