

# LADA, P.C.

## Land Planners

Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

March 1, 2023

Mr. George McGregor, Director of Planning & Community Development  
Town of Simsbury  
933 Hopmeadow Street  
Simsbury, CT 06070

RE: Inland Wetland Permit Application for 54 Great Pond Road

Dear Mr. McGregor,

Attached please find the following in support of the attached application for an Inland Wetland Permit for disturbance within the Upland Review Area (URA). The project is located at 54 Great Pond Road. This property was part of a R-40 OS subdivision entitled Section V- Simscroft Echo Farms approved in 1980. A copy of that plan is attached. This lot- known as Lot 127- has remained as a field since that time and includes a grass field and well defined wooded area to the rear. This wooded area has a man-made fill pile at the edge of the woods which provides a natural berm between the field and wetlands which are located mostly on the Town of Simsbury Open Space land. The wetlands are located to the north of the property with only 590+/- sf on the property. The wooded wetlands were flagged on February 2, 2023 by Richard Zulik, Soil Scientist with Datum Engineering and Surveying, LLC. of Ashford, CT. These flags were picked up by the project surveyor and are shown on the attached Site Plans. The wetland contains mostly deciduous trees and some shrubs. There are some new white pine growth in the underbrush. The site contains 14,468 +/- sf of Upland Review Area at the rear of the property.

Based on the NRCS Soils maps, the site soils are in Hydrologic Soil Groups A and B, have a deep depth to bedrock and depth to water table.

The owner proposes to construct a single family residence with four bedrooms, two and half baths and a 2 car garage. The overall disturbance for the project is 0.35+/- acres which includes the house, deck, driveway and utility connections. There is water and sewer service in Great Pond Road. The house will be completely out of the Upland Review Area except for 9 +/-sf at the corner of the garage and 119 +/- sf of deck. The proposed Upland Review Area disturbance is 2,742+/- sf which includes a portion of the house, a portion of the deck, 119 +/- sf of driveway and 2,493 +/- sf of grading around the rear of the house and deck. The closest proposed disturbance is 65' due to the removal of the spruce.

The location of the house was chosen to minimize the overall grading for the project. The house will have full basement. Excess material will be removed from the site. Silt fence is shown just uphill of the existing berm in the rear of the property and along the front property line.

At this time, the applicant believes this location serves to minimize grading which reduces the potential for erosion during construction and in the long term. By maintaining the existing berm, the wetlands have a natural buffer protecting them.

Alternates considered include- regrading the back yard using the material from the basement to raise the site slightly, this was rejected due to the fact that it increases the disturbance on the site to within 45' of the wetland. A second option was to move the building closer to the front yard setback, this increases the overall grading on the site and does not reduce the overall disturbance or disturbance within the URA compared to the current application.

Attached please find 11 copies of the following which are submitted for the March 7, 2023 IWWA meeting-

1. Application
2. Location Plan and Soils information
3. Site Plan with details
4. Survey
5. House Plans

Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Terri-An P. Hahn". The signature is written in a cursive style with a large initial 'T'.

Terri Hahn, PLA  
attachments





# Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 2/24/23 FEE: \$ \_\_\_\_\_ CK#: \_\_\_\_\_ APP#: \_\_\_\_\_

PROPERTY ADDRESS: 54 Great Pond Road

NAME OF APPLICANT: BDC Home Improvement Services, LLC

MAILING ADDRESS: 16 Long View Drive, Simsbury, CT 06070

EMAIL ADDRESS: \_\_\_\_\_ TELEPHONE # 860 690 8091

NAME OF OWNER: Same as applicant

MAILING ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ TELEPHONE # \_\_\_\_\_

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

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:

In Upland Review Area - install 9'±sf of new single family house  
119'±sf of deck and 121'±sf of new driveway.  
Approx 15'±cy of cut + fill in URA, install 511'± fence  
Total area of disturbance in Upland Review Area: 2,742'±sf (0.06±ac)

### 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.

Brian D Cull 2/24/23 Same as owner  
Signature of Owner Date Signature and Title of Applicant Date

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

[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

933 Hopmeadow Street  
Simsbury, CT 06070

## **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](mailto: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.**

**54 Great Pond Road  
Simsbury, CT**

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**SITE DATA TABLE  
March 1, 2023**

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SITE DESCRIPTION

Site Zone: R-40 OS  
 Tax Map #: F08-110-127  
 Unique ID number: 31426001  
 Site Size: 30,000+/- sf

ZONING REQUIREMENTS – R-40 OS ZONE

Permitted Uses: Single Family Residences ( Zoning Permit only)

Minimum Lot Size: 30,000 sf (Existing Lot- 30,000+/- sf)  
 Minimum Lot Frontage: 160 ft (Existing Lot - 166.5')  
 Required Setbacks: Front Yard 50'  
 Side Yard 25'  
 Rear 50'

Maximum Impervious Surface Allowed: N/A

Maximum Building Height: 35'

Wetland On-site: 590+/- sf (wooded wetland with small brook - part of larger system to north of property in Town Open Space)

Upland Review Area (100') On -site: 14,468+/- sf

PROPOSED PROJECT

Proposed Use: Single Family Residence ( Permitted Use)  
 Proposed Work to be completed: Install House and Driveway  
 Install Deck  
 Install Front walk and stair  
 Connect to water and sewer in Great Pond Road

Building Setbacks:		<u>Required</u>	<u>Proposed</u>
	Front Yard	50'	70'
	Side Yard	25'	27'/ 33'
	Rear	50'	103' to house/93' to deck

Proposed Impervious Surface: 3594+/- sf (0.08+/- acres/12%)  
 Total Proposed Area of Disturbance: 0.35+/- acres

Proposed Wetland Disturbance: 0 acres

Proposed Upland Review Area Disturbance: 2,742+/- sf (0.6+/- acres)  
Includes: 119 sf - portion of Deck area  
9 sf - portion of House  
121 sf- portion of driveway  
Approximately 15+/- cy of excavation for  
basement in URA and fill for around back of  
house  
Installation of silt fence (temporary)  
Removal of large spruce tree