



# 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, Planning & Community Development Director

**Date:** May 2, 2023

**RE:** Application CC #23-13 of Chris Nelson, Applicant, Simsbury Grist Mill, LLC, Owner, for a wetland permit to replace, rebuild, and expand the pedestrian bridge over Hop Brook at 77 West Street, Millwright's Restaurant (Assessor's Map F11, Block 103, Lot 005-21) Simsbury, CT 06070, zone PAD.

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## Summary of Request

Chris Nelson and Gristmill, LLC request a wetlands permit to rebuild the existing pedestrian bridge over the Hop Brook at 77 West St. The iconic bridge has been used as a seating area for patrons of Millwrights restaurant. The proposal seeks to widen the bridge by 4-6' to accommodate three-season demand.

The project also plans to permanently remove an existing decked area adjacent to the dining room.



The approximately 40-year-old bridge sits 25 feet above the brook, spanning 52 feet across. Vertically, therefore, the project is in the upland review area, with footings in the flood hazard area.

The Applicant has submitted a site and building plans addressing methods of construction to protect the watercourse and detailed erosion and sediment control measures.

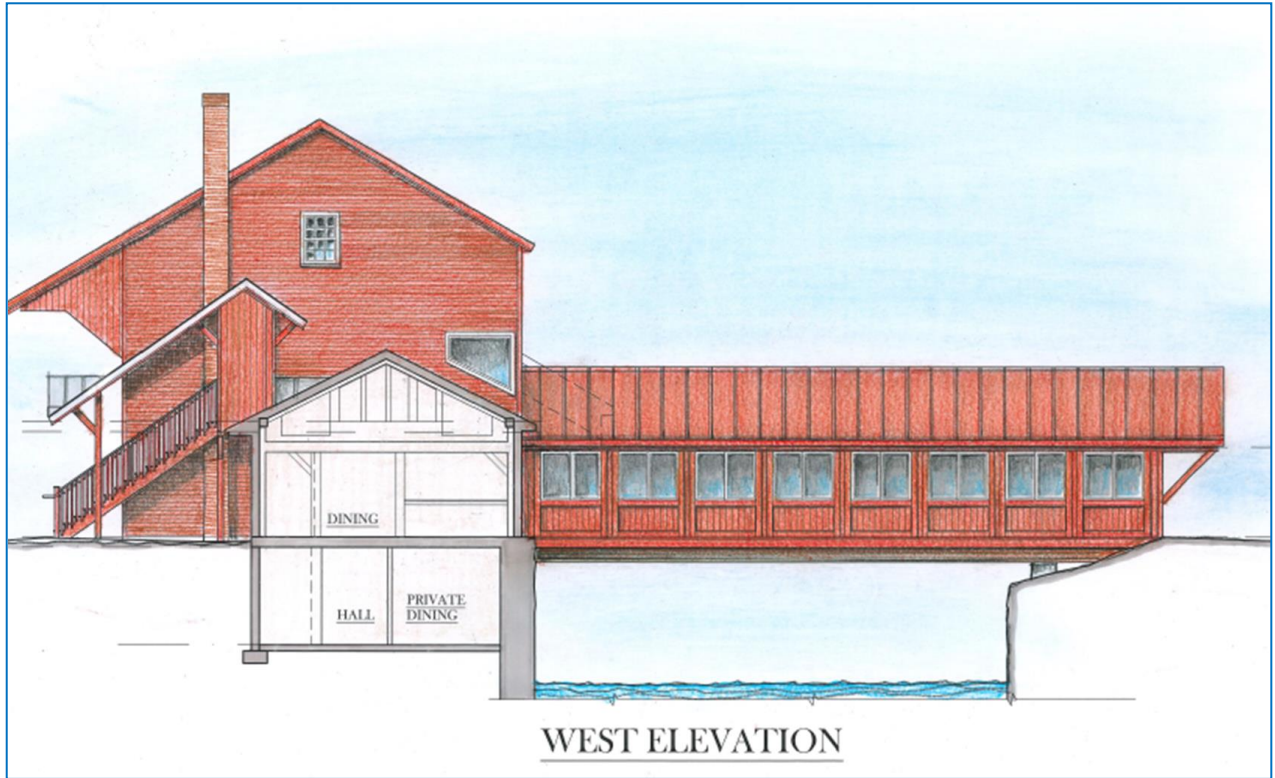
Standard E&S and construction tenting around and below the structure during construction is planned.

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

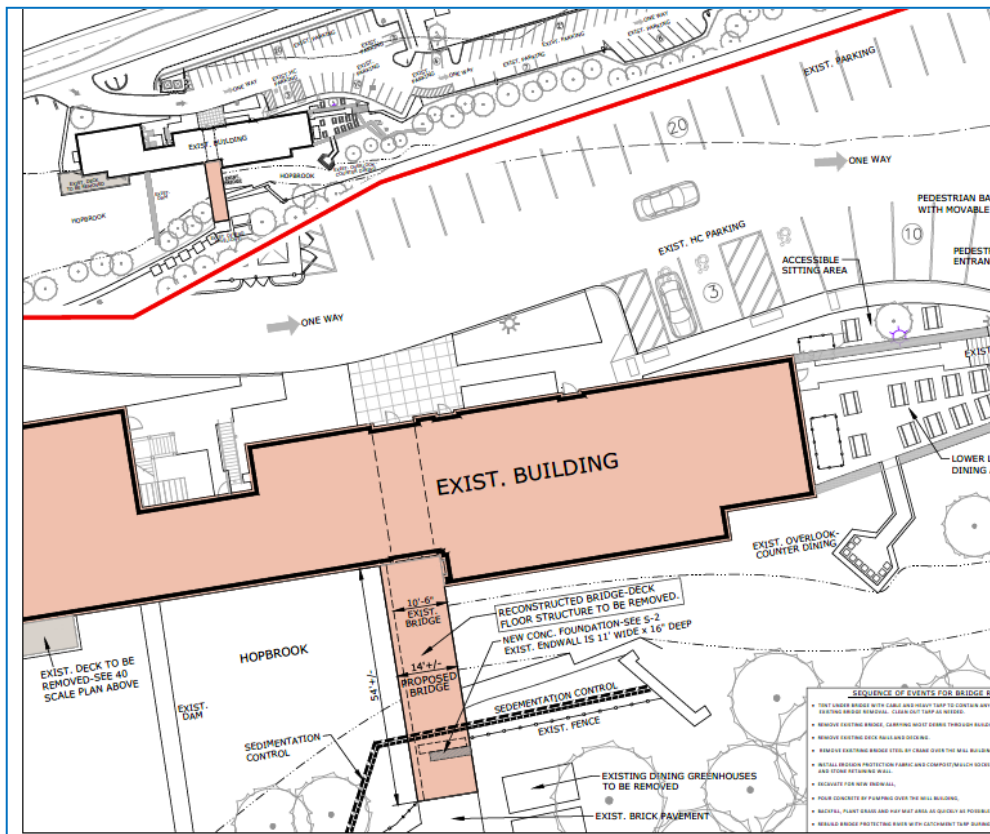
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[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

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

# Bridge Elevation



# Site Plan



## Staff Analysis

As conditioned, Staff recommends approval. Town Engineering and Planning Staff have reviewed the application. The Applicant's approach to watercourse protection during demolition and construction is detailed and effective.

## Draft Motions

Moved, the Conservation Commission **APPROVES Application CC #23-13 of Chris Nelson, Applicant, Simsbury Grist Mill, LLC, Owner, for a wetland permit to replace, rebuild, and expand the pedestrian bridge over Hop Brook at 77 West Street, Millwright's Restaurant (Assessor's Map F11, Block 103, Lot 005-21) Simsbury, CT 06070, zone PAD**, based upon the following findings:

- a. The project will not adversely impact the wetlands
- 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.

And subject to the following conditions:

1. The project shall be developed in substantial conformance to the site plan dated 4-10-23 prepared by Loureiro Engineering Associates.
2. The project shall be developed in substantial conformance with the architectural plans dated 4-5-23, prepared by Cianci Engineering, LLC and Kemper Associates Architects, LLC.
3. Final stabilization of disturbed soil areas shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
4. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures depicted in the site plan (see condition #1) or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
5. 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.
6. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.
7. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.

Or

Moved, (An alternative Motion)