



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 #23-15 of Stephen Moore, Owner, for a wetland permit for grading and clearing of approximately 5,780 sq. ft. in the upland review area at 11 School House Lane (Assessor's Map E07, Block 004, Lot 29) Simsbury, CT 06070, zone R-40.



Summary of Request

Stephen Moore, Owner and Applicant, requests a wetlands permit for grading and tree removal in the upland review area at property located at 11 School House Lane.

The Applicant has submitted a rough site plan to make more level an approximately 20-foot wide area in the back yard. Five trees are proposed to be removed. Grading will be within $\pm 55'$ feet from the wetland boundary.

Fill will be approximately 4 feet, with a plan to keep/continue the existing slope angle with a shift of about 22' feet.

The following page includes a site plan

and back yard photos illustrating the conditions.

The Applicant is willing to plant native plantings, grass, or other appropriate landscaping on the slope to maintain stabilization.

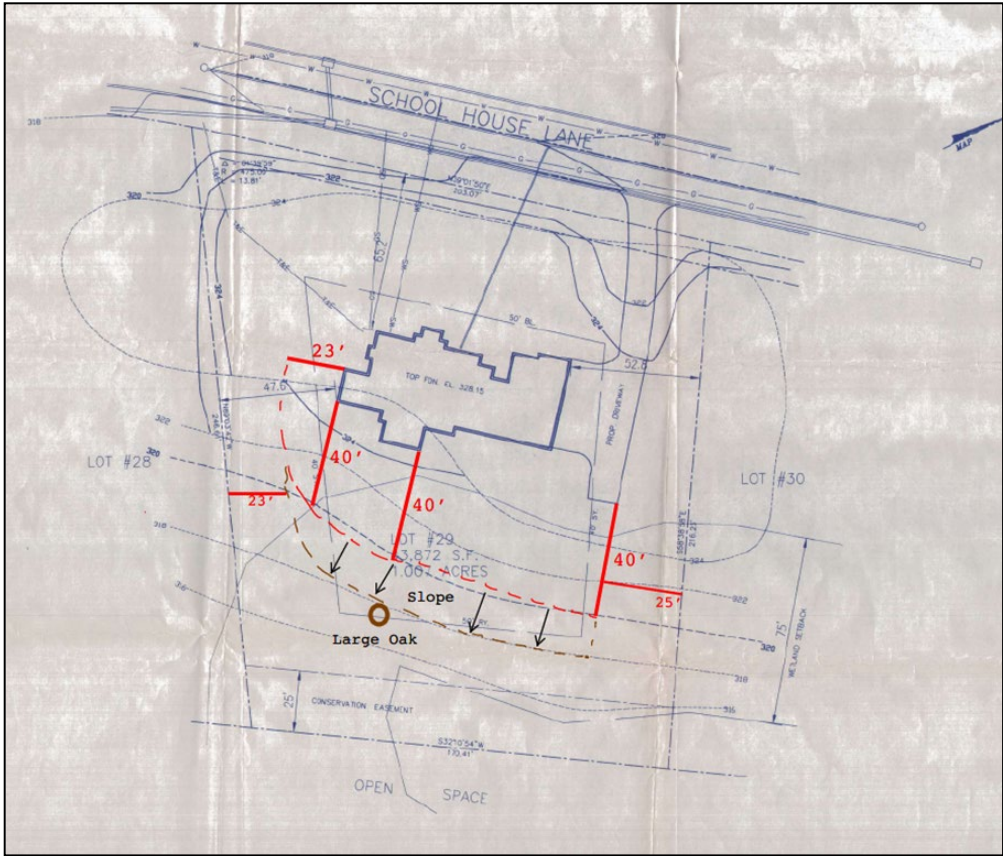
Silt fencing and hay bales will be placed at the foot of the slope during installation and work.

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

11 School House Grading Plan



Site Conditions





Note: Application contains full size pictures

Staff Analysis

Planning Staff and Town Engineering have reviewed the application. There are no outstanding issues. The Town Engineer's office recommended that the applicant consider a more mowable, easily maintained slope. The applicant proposes a 2H: 1V slope; Staff recommends a minimum slope at 3H:1V or even 4H:1V, if possible. The Applicant has indicated that they will

alter the plan to achieve a 3H:V1 slope.

As conditioned, Staff recommends approval.

Draft Motions

Moved, the Conservation Commission **APPROVES** Application CC #23-15 of Stephen Moore, Owner, for a wetland permit for grading and clearing of approximately 5,780 sq. ft. in the upland review area at 11 School House Lane (Assessor's Map E07, Block 004, Lot 29) Simsbury, CT 06070, zone R-40, 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 (Exhibit 1) received and stamped by the Planning Department, April 18, 2023, showing slope, limits of disturbance and distances and including the narrative explanation received on same date.
2. Final stabilization of disturbed soil areas 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 in the plot plan (see condition #1) such as fabric filter fence 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. The Applicant shall install silt fencing and haybales consistent with the plan proposed in condition #1.
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. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.

Or

Moved, (An alternative Motion)