



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: _____ FEE: \$ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: 20 Saddle Ridge Dr., West Simsbury

NAME OF APPLICANT: Frank + Catharine Joslyn

MAILING ADDRESS: 20 Saddle Ridge Dr., West Simsbury, CT 06092

EMAIL ADDRESS: c.joslyn@comcast.net TELEPHONE # 860-651-4019 (H)

NAME OF OWNER: Frank + Catharine Joslyn 860-202-8255 (M)

MAILING ADDRESS: see above

EMAIL ADDRESS: see above 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:

We are applying for permission to build a one-story addition onto our home - according to George the wetlands agent, our house is located in an "upland review area" - wetlands are at the rear of our property

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.

5/8/23

Signature of Owner

Date

Signature and Title of Applicant

Date

Catharine F. Joslyn

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

Town of Simsbury, CT



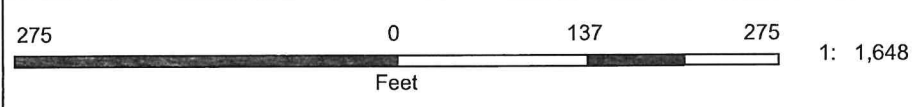
Legend

- Parcels
- Street Labels
- Town Border
- CT_Simsbury.DBO.
ACAD_Wetlands_AmmendedT
- CT_Simsbury.DBO.
ACAD_Wetlands_SCStext_Arc
- CT_Simsbury.DBO.
ACAD_Wetlands_RiversStrear
- CT_Simsbury.DBO.ACAD_We
- CT_Simsbury.DBO.
ACAD_SOIL_Wetlands_Agenc
- CT_Simsbury.DBO.
ACAD_Wetlands_Ponds_Arcs
- CT_Simsbury.DBO.
ACAD_Wetlands_Ponds_Poly
- CT_Simsbury.DBO.
ACAD_SOIL_Wetlands_Agenc
- CT_Simsbury.DBO.ACAD_We
- CT_Simsbury.DBO.
ACAD Wetlands RiversStrear

Location

Notes

r-80



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Frank and Catharine Joslyn: 20 Saddle Ridge Drive, West Simsbury

Abutting property owners:

Justin and Lindsey Baldwin, 18 Saddle Ridge Drive (north of #20)

Town of Simsbury, "The Great Swamp" (east of #20)

Simsbury Land Trust (south of #20)

Property Owners Within 100 Feet of All Property Lines:

Ray and Wenda Lagan, 27 Saddle Ridge Drive

Lorraine Burdick, 25 Saddle Ridge Drive

Brian Hardee, 23 Saddle Ridge Drive

_____, 21 Saddle Ridge Drive

Note shape on south side of house

Town of Simsbury, CT

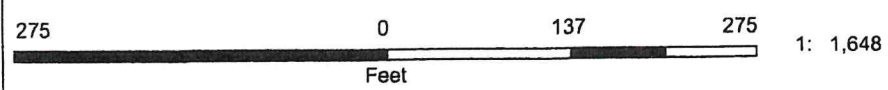
20 Saddle Ridge Dr, W. Simsbury



Legend	
[White Box]	Parcels
[Yellow Line]	Easement Lines
[Black Line]	CT_Simsbury.DBO. ACAD_Wetlands_AmmendedT
[Black Line]	CT_Simsbury.DBO. ACAD_Wetlands_SCStext_Arc
[Blue Line]	CT_Simsbury.DBO. ACAD_Wetlands_RiversStrear
[Yellow Box]	CT_Simsbury.DBO.ACAD_We
[Yellow Box]	CT_Simsbury.DBO. ACAD_SOIL_Wetlands_Agenc
[Green Line]	CT_Simsbury.DBO. ACAD_Wetlands_Ponds_Arcs
[White Box]	CT_Simsbury.DBO. ACAD_Wetlands_Ponds_Poly
[Yellow Box]	CT_Simsbury.DBO. ACAD_SOIL_Wetlands_Agenc
[Yellow Box]	CT_Simsbury.DBO.ACAD_We
[Blue Box]	CT_Simsbury.DBO. ACAD_Wetlands_RiversStrear
Zoning	



Notes



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Frank and Catharine Joslyn – Inland Wetlands Permit 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. See separate sheet.*
2. Describe the site and the regulated area or wetlands/watercourses involved:
 - a. General site conditions, including vegetation and general soil conditions.

The proposed site is well-drained, covered with pachysandra and contains a couple large rhododendron bushes. It is adjacent to a wooded area, overlooking the wetlands to the southeast.

- b. Size of wetland within site or distance of the activity from the wetland.

According to the survey map, the distance from the proposed addition to the Town of Simsbury Wetland Limit (GIS) would be +/- 75 feet (40 feet from the corner of the proposed addition to the waterline, plus 35 feet to the designated town wetland limit).

- c. Size of total contiguous wetland.

The Great Swamp is the back boundary of our property – according to the Simsbury Land Trust, the size of the swamp is 29 acres.

- d. Position relative to other wetlands on site.

There are no other wetlands near the proposed addition, only the Great Swamp.

- 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.

This wetland would be defined as a combination of a wooded swamp, shrub swamp, and shallow marsh.

3. Depth to water table, depth to mottled soil, and seasonal variation of water table.

The wetlands water level varies, depending on the time of year. We have been at this address for over 37 years, monitoring the water level of the swamp. The water

level is usually a bit higher in the spring due to snowmelt, and tends to drop throughout the summer and fall. There have been years when the swamp dried out to the point where you could walk out into it without getting your feet wet. Overall, the waterline has remained constant. We don't know the depth to the water table and to mottled soil.

4. Describe the immediate impact on the wetlands and watercourses, including, but not limited to:
 - a. Quantities, by volume and area disturbed, or materials to be removed, deposited, or altered.

Because the proposed site of the addition is in an "upland review area" there would be no impact on the wetlands/watercourses.

- b. Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.

The pachysandra and rhododendron would be transferred to other areas on the property; the soil would be dug up for the full foundation. We don't have soil type info.

- c. Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.

Zero percent of the wetlands/watercourses/swamp would be disturbed.

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.

The site will be cleared of the pachysandra and possibly two of the rhododendron bushes to accommodate a full basement under the one-story addition. Several trees adjacent to the site (south) will be removed for equipment access and safety. Excavation for the basement will follow, and then the framing of the addition. Because of the distance from the swamp, and the height of the construction site,

the surface water and groundwater of the wetlands won't be affected. Impact on wildlife habitat will be negligible. There would be a change in the view of the adjacent wooded area. The area of the wetlands/swamp will remain the same, and the view of the swamp will be enhanced.

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.

Please refer to the answer to the previous question – the answer is the same.

7. Identify sedimentation and erosion control measures to be used.

To be determined by the contractor – possibly use of silt fence, hay bales or other techniques. We will inform you ASAP.

8. Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.

This location was chosen because: a) we couldn't build the addition closer to the road; b) we couldn't build to the north because of the proximity to the neighbor's property; and c) we couldn't build in the back yard, since that is where the septic tank and leach field are located.

9. Estimate cost of work and time for completion.

To be determined – proposal is in process of being developed.

10. Attach drainage calculations and other reports as indicated to substantiate the statements made above.

To be determined. Kindly refer to survey map and architect's plans.

11. REQUIRED MAPS

- a. Attach a vicinity map on an 8.5" x 11" 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

information to be shown is available in the Planning Department at the Town Hall.

Please refer to vicinity map document.

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, well, etc.
- vi. Sedimentation and erosion control measures.

Please refer to the survey map provided.

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.

No part of this property, 20 Saddle Ridge Drive, West Simsbury, is within 500 feet of an adjoining municipality.

3.9 DIMENSIONAL REQUIREMENTS

The table below is a quick look at the dimensional requirements for each Zoning District.

RESIDENTIAL DISTRICTS

District Symbol	Minimum Required					Maximum	
	Lot Size	Lot Frontage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Building Height	Impervious Coverage
R-160	4 Acres (214,240 sq. ft.)	200 ft.	50 feet	40 feet	50 feet	35 feet	n/a
R-80	2 Acres (87,120 sq. Ft.)	200 ft.	50 feet	40 feet	50 feet	35 feet	n/a
R-40	40,000 sq. ft.	200 ft.	50 feet	40 feet	50 feet	35 feet	n/a
R-30	30,000 sq. ft.	125 ft.	35 feet	25 feet	50 feet	35 feet	n/a
R-25	25,000 sq. ft.	125 ft.	35 feet	15 feet	50 feet	35 feet	n/a
R-15	15,000 sq. ft.	100 ft.	35 feet	12 feet	25 feet	35 feet	n/a
R40OS	30,000 sq. ft.	150 ft.	50 feet	25 feet	50 feet	35 feet	n/a
R80-OS	30,000 sq. ft.	150 ft.	50 feet	40 feet	50 feet	35 feet	n/a
VC	10 Acres	200 ft.	35 feet	30 feet	35 feet	35 feet	25%



FEB 24 2023

RECEIVED

FEE: \$50.00

Farmington Valley Health District

95 River Road, Suite C • Canton, CT 06019 • Phone (860) 352-2333 • Fax (860) 352-2542

CHK# 6320

Avon • Barkhamsted • Canton • Colebrook • East Granby • Farmington • Granby • Hartland • New Hartford • Simsbury

APPLICATION FOR LOCATION APPROVAL/ADDITION

PROPERTY OWNER: Frank and Catharine Joslyn PHONE # (H): 860.651.4019
ADDRESS 20 Saddle Ridge Drive TOWN W. Simsbury PHONE # (Work/Cell) 860.202-8255
*CONTRACTOR: PHONE #:

* Contractors that conduct renovation, remodeling or paint removal activities on residential houses, apartments and child-occupied facilities built before 1978 MUST be EPA certified.

TYPE OF PROPOSAL

[X] Building Addition &/or [] Interior Renovation (describe) 1-story bedroom with full bath, and a possible laundry hook up

Number of bedrooms in existing house 4 Number of bedrooms after addition 5

[] Detached Structure [] Shed [] Barn [] Garage [] Propane [] Generator Pad [] Other(describe)

[] Swimming Pool [] In-ground [] Above ground (filter type) heated y/n Deck provided [] Yes [] No

[] Building Conversion - Change in use (describe)

[] House Teardown, Replacement: Using existing foundation New foundation
Bedrooms in existing house # Bedrooms in proposed house

[] Demolition (see demolition instructions):

PLEASE COMPLETE (applicable sections only)

Will the addition have: Heat [X]yes []no Plumbing [X]yes []no Exterior sewer pipe/pump needed? []yes []no
Interior sewage pump needed? []yes []no

[X] Full foundation [] Frost Wall [] Slab [] Piers [] Other

Footing Drains []yes (show on plan) []no Cuts in grade <50' downhill of septic system? [] yes []no

Distance of proposed addition from: Septic tank 42 ft Leaching system 62 ft Well 48 ft
Any sewage backups, overflows or other problems noted with the existing septic system? Yes [] No [X]

** PROVIDE A SKETCH SHOWING THE LOCATION OF THE ADDITION RELATIVE TO THE WELL & SEPTIC **

see two enclosures

FVHD ASSUMES NO RESPONSIBILITY FOR PRESENT/FUTURE OPERATION OF SEPTIC SYSTEM OR FOR ANY DAMAGE TO THE SEPTIC SYSTEM CAUSED BY THE NEW CONSTRUCTION OR ANY NECESSARY TESTING.

I certify that I'm the owner or owner's contractual representative & that the information above is accurate to the best of my knowledge. I also acknowledge that I'm responsible for securing any required approvals from other town/state agencies (Bldg, Wetlands, Zoning, etc.)

Signature Catharine Joslyn DATE 2/23/23

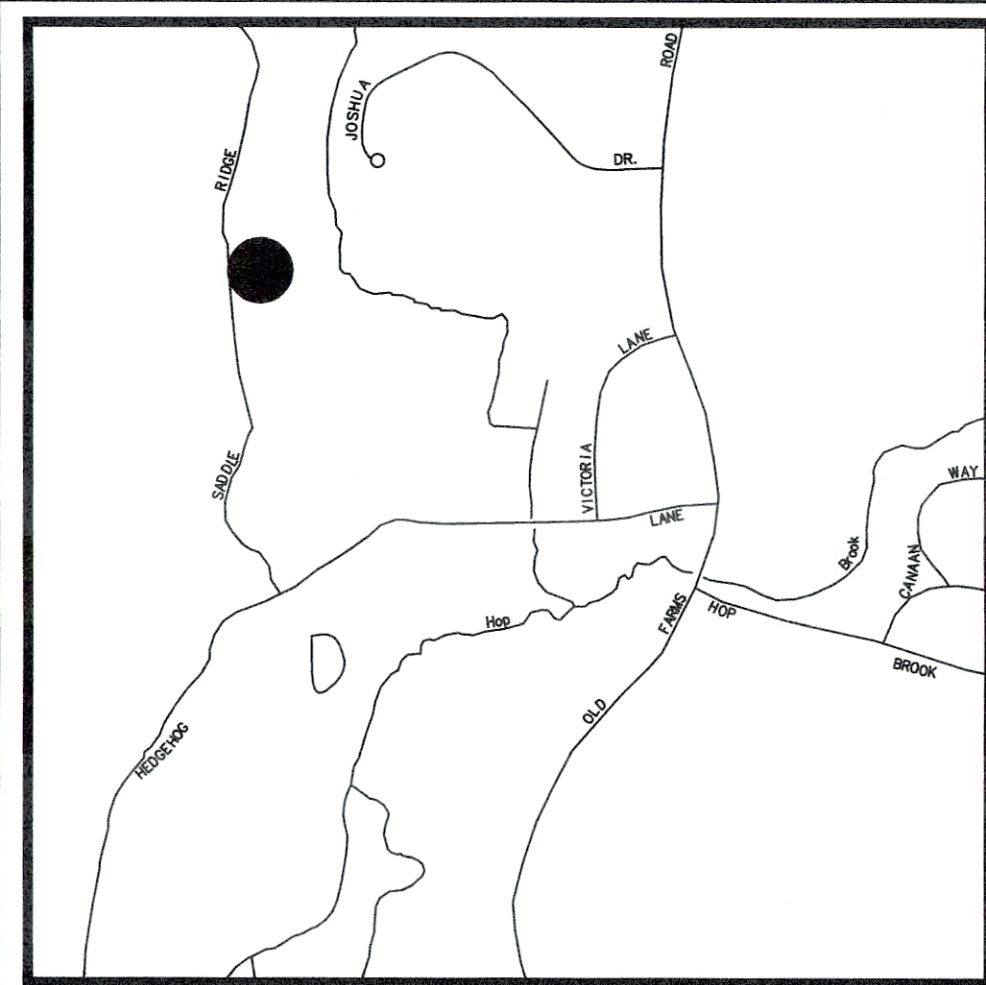
THE APPROVAL WILL BE FAXED TO TOWN BLDG DEPT. FVHD WILL CALL ONLY IF QUESTIONS ARISE.

(OFFICE USE ONLY)

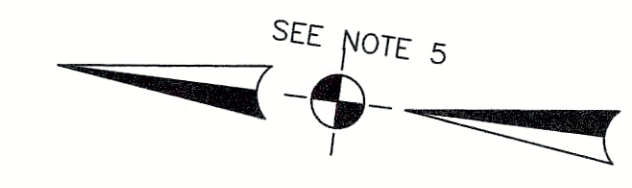
FVHD APPROVED DENIED Date: 2/24/23

COMMENTS:

If an exterior sewer pipe needed a permit is required



SITE LOCATION
NOT TO SCALE



- SURVEYORS NOTES**
- 1.) This survey and map has been prepared in accordance with the regulations of Connecticut State Agencies, Sections 20-300b-1 thru 20-300b-20 and "The Minimum Standards for Surveys and Maps in the State of Connecticut" endorsed by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
 - 2.) The type of survey performed and the mapped features depicted hereon are in accordance with the requirements of a Zoning Location Survey. The Boundary Determination Category is Resurvey and the Intent of this survey is to depict the existing conditions of 20 Saddle Ridge Drive as well as the Proposed House Addition with respect to Zoning Setback Lines. Limited Topography has been depicted in the area of the Proposed Addition only.
 - 3.) This survey conforms to Horizontal Accuracy Class 'A-2', Topographic Accuracy 'T-2', Vertical Accuracy 'V-2' and underground utilities to Class 'D'.
 - 4.) Property Lines as depicted are based upon the maps referenced in note 6.
 - 5.) The bearings depicted on the plan are based upon the bearings represented in Map 6A. The elevations depicted are based on an assumed system.
 - 6.) Reference is made to the following maps:
 - A.) "Final Subdivision Plan Woodfield II Property of Carl V. Johnson Jr. & Sherwood E. Parmelee Hedgehog Lane Simsbury, Connecticut. Scale 1"=100' September 24, 1968. R-80 Zone. Sheet 2 of 2." Map on file in Town of Simsbury Land Records as #1361.
 - B.) "Property of Mary Knapp Hedgehog Lane Simsbury, Connecticut. Scale 1"=100' December, 1969. revised October, 1978." Map on file in Town of Simsbury Land Records as #1941.
 - 7.) No underground utilities were depicted as part of this survey.
 - 8.) All contractors will contact Call-Before-You-Dig at 1-800-922-4455 for location and markout of utilities prior to any excavation.
 - 9.) The property lies within the R-80 Zone and contains 92,004 Square Feet or 2.112 acres.
 - 10.) Location and dimensions of proposed addition is as supplied by the home owner.
 - 11.) Wetland limit as depicted compiled from Town of Simsbury GIS. THIS INFORMATION IS COMPILED FROM GIS AND MUST NOT BE CONSIDERED AS A RESULT OF ANY WETLAND DELINEATION OR SURVEY LOCATION BY YELLOW DOG SURVEYS LLC. YELLOW DOG SURVEYS LLC HAS NOT VALIDATED OR HOLDS ANY OPINION AS TO THE ACCURACY OF THIS INFORMATION.

N/F
Justin D. Baldwin
Vol. 945 / Pg. 642
18 Saddle Ridge Drive

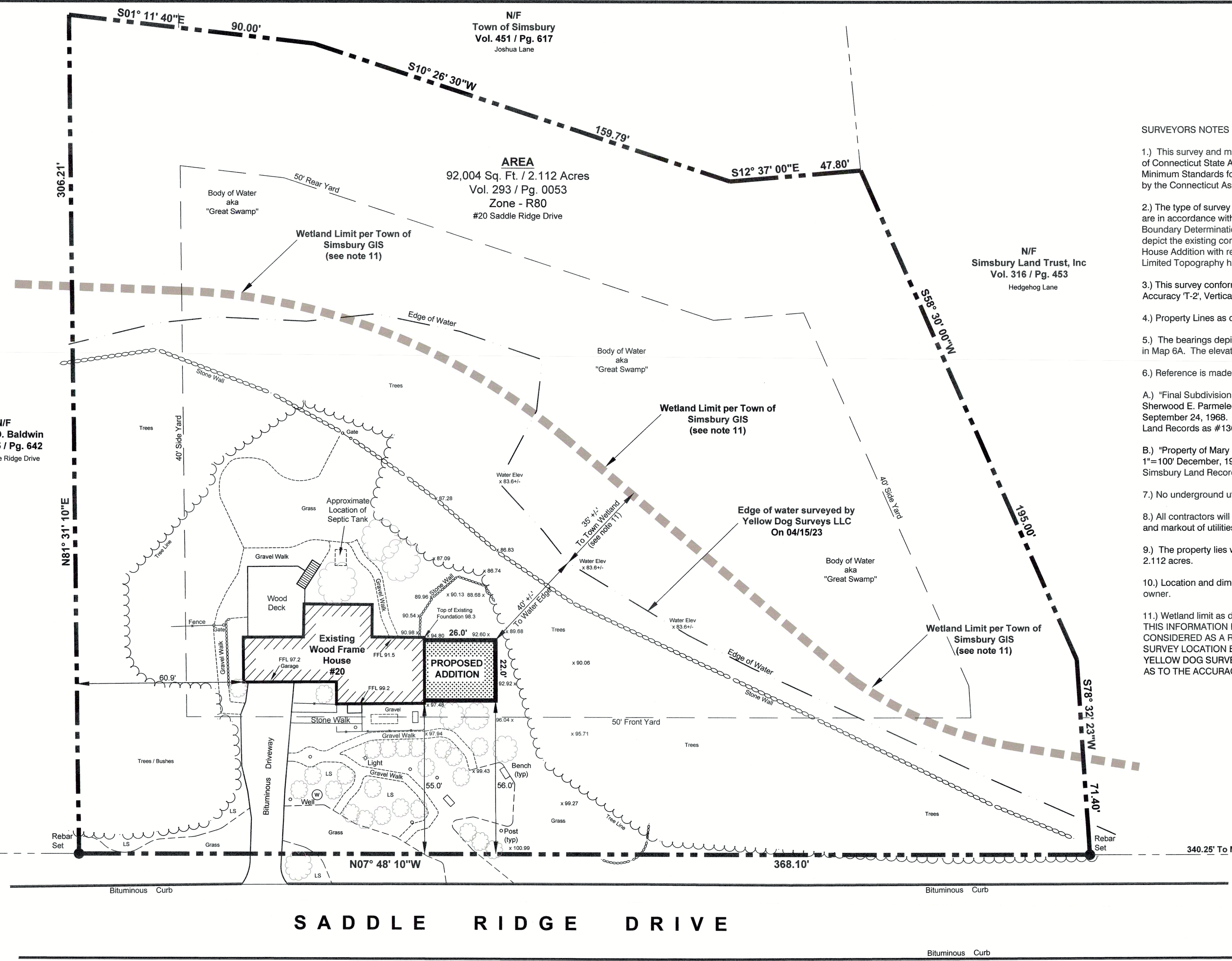
N/F
Simsbury Land Trust, Inc
Vol. 316 / Pg. 453
Hedgehog Lane

N/F
Town of Simsbury
Vol. 451 / Pg. 617
Joshua Lane

AREA
92,004 Sq. Ft. / 2.112 Acres
Vol. 293 / Pg. 0053
Zone - R80
#20 Saddle Ridge Drive

Zoning Table - R80 Zone

Minimum Lot Area	87,120 Sq. Ft.
Minimum Lot Width	200 Feet
Minimum Front Yard (Building Line)	50 Feet
Minimum Side Yard	40 Feet
Minimum Rear Yard	50 Feet
Maximum Building Height	35 Feet



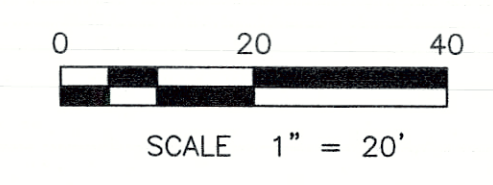
LEGEND

- Property Line
- Stone Wall
- Fence
- Treeline
- LS Edge of Landscaping
- Shrub/ Bush
- x 89.34 Spot Elevation

Yellow Dog Surveys LLC
LAND SURVEYORS
Unionville Office Tel: 860-929-6436
Meriden Office Tel: 860-303-1625

To my knowledge and belief this map is substantially correct as noted hereon.

Jonathan Kula 5/5/2023
Jonathan Kula CT. L.S. No. 70257
(Not Valid without live Signature and Embossed Seal)



**ZONING LOCATION SURVEY
DEPICTING PROPOSED ADDITION
LAND OF
FRANK B. & CATHERINE F.
JOSLYN**

#20 Saddle Ridge Drive West Simsbury, Connecticut.
Survey Date April 15, 2023