



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 5/9/23 FEE: \$ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: 24 BANKS RD

NAME OF APPLICANT: FRANK VANHINTER / TRI-SONS CARPENTRY

MAILING ADDRESS: 90 BELGIAN CIR. BRISTOL CT 06010

EMAIL ADDRESS: FRANK.VANHINTER@YAHOO.COM TELEPHONE # 860-622-9370

NAME OF OWNER: KARIE DEVITA LEVY SEVERANCE

MAILING ADDRESS: 24 BANKS RD SIMSBURY CT 06070

EMAIL ADDRESS: KHDEVITA@YAHOO.COM TELEPHONE # 860-560-3155

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:

CONSTRUCT REAR ADDITION IN SAME PLACE AS CURRENT DECK & PATIO. ADDITION SIZE IS IN DIRECTION OF RIGHT SIDE NEIGHBOR - FURTHER FROM WETLAND - NO ACTIVITY IN WETLAND - > 50' FROM EXISTING STRUCTURE AND WILL MAINTAIN THAT NO INCREASE INTO WETLAND ADJACENT OR INFILTRATION CERTIFICATIONS AND PERMISSIONS: WILL MAINTAIN E.S. BARRIER

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.

		<i>Frank Vanhinter</i>	<u>5/9/23</u>
Signature of Owner	Date	Signature and Title of Applicant	Date

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

24 Banks Rd

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.**
Area is well drained, covered with native vegetation and grass, Shrubs, and small trees.
 - b. **Size of wetland within site or distance of the activity from the wetland.**
Wetland area within the property is approx. 2700 sq ft
 - c. **Size of total contiguous wetland.**
Approx 20,000 sq ft
 - d. **Position relative to other wetlands on site.**
Located left rear corner of property and there are no other wetlands adjacent or nearby.
 - 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.**
Other, Area is well drained and never had standing water.

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

No knowledge of water table nor seasonal.

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.**

Zero impact to the identified wetlands area as the construction is on the opposing side of property. Area is greater than 50' away from its nearest point

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

Regular top soil and various gravelly soil to be excavated for crawl space and redeposited as back fill and grading adjacent to foundation.

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

Zero percent

5. Describe the related construction activities and their impact on:

- a. Area and location of wetlands and watercourses.**

Area of wetlands is in the opposing rear corner of property. Construction is of an approx. 615 sq ft structure in same location of current deck and patio, these are to be removed and replaced by the addition.

- b. Types and amounts of vegetation.**

No impact

- c. Surface and groundwater.**

No impact to surface or ground water

- d. Visual impacts.**

No impact to surface or ground water

- e. Wildlife habitats.**

No impact to surface or ground water

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.**

No impact

- b. Abutting riparian properties and/or wetlands and/or watercourses.**

No impact

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

Standard silt fencing or equivalent in the area designated as wetlands

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

No alternatives as this is the only available space to create the addition on respect to the wetlands and overall function of the existing structure

9. Estimate cost of work and time for completion.

\$90,000, 3 month timeline from start, this is for whole project, actual ground disruption is approx. 7-10 days at the onset of project.

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

Current impervious roof area is approx. 254 sq ft and the new is 615 for a net gain of additional 361 sq ft of roof area to be surface drained to the opposing side of property for natural soil absorption

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.**

N/A

- b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.**

N/A

- c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or**

N/A

- d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality.**

N/A

- 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.**

N/A

- 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.**

N/A

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.

Property owners

MBL : E12-127-025

Owner : DEVITA KAREN H & SEVERANCE LARRY R JR

Abutting property owners,

46 Banks Rd

MBL : E12-127-024

Owner : MEILE CHRISTOPHER M AND ELENA D

26 Banks Rd

MBL : E12-127-026

Owner : DONOHUE JOAN E TRUSTEE

38 Banks Rd

MBL : E12-127-022

Owner : BALLARD DANIEL J AND BETH ANN





May 4, 2023

24 Banks Road
Simsbury, CT 06070

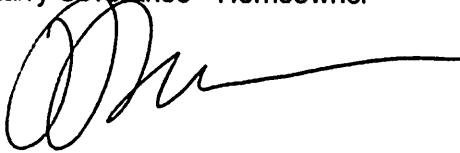
We give permission for Frank Vanlinter and Tri-Sons Carpentry & Excavation to act on our behalf in obtaining the necessary permits for the addition at 24 Banks Road.

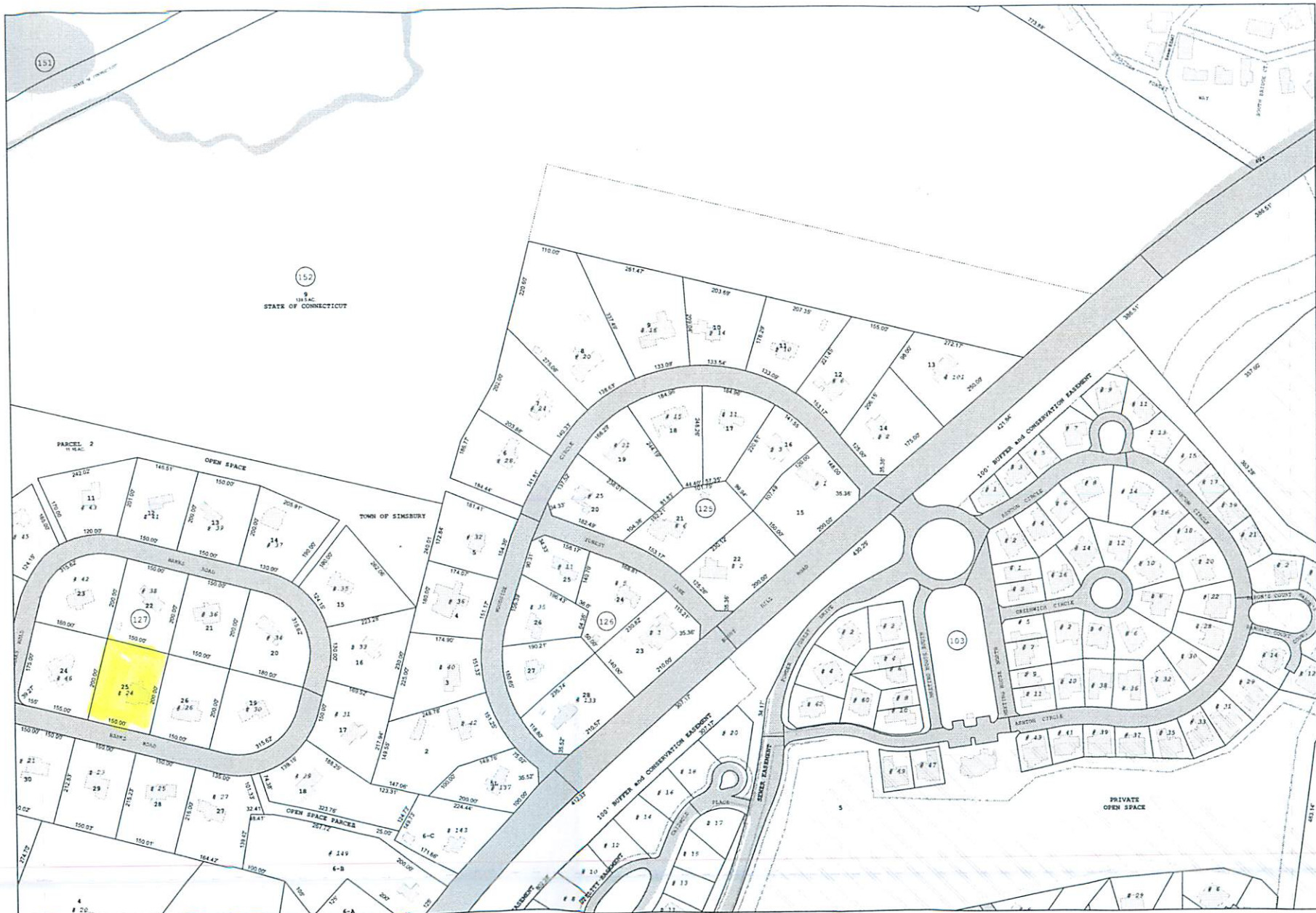
Thank you,

Karie Devita - Homeowner

Handwritten signature of Karie Devita in black ink.

Larry Severance - Homeowner

Handwritten signature of Larry Severance in black ink.



MAP: E12

THESE ASSESSOR MAPS ARE NOT LAND RECORD MAPS AND SHOULD NOT BE USED FOR TITLE PURPOSES. ALL AVENUES, STREETS, ROADS, LANES ARE SHOWN WHETHER ACCEPTED, PROPOSED OR INDICATED BY DEED.



MAP: E12



1 = 150 feet



TOWN OF SIMSBURY, CONNECTICUT
 ASSESSOR MAP 2022
 Printed December 2022

- 13 Parcel Lot # 17
- 2.4 Ac Acres
- ⊙ Block
- ⬠ Historic Parcel
- ▭ Parcels
- ▭ Easements
- ▭ Easement Areas
- ~ Stream
- ~ Water Features
- ▭ Buildings

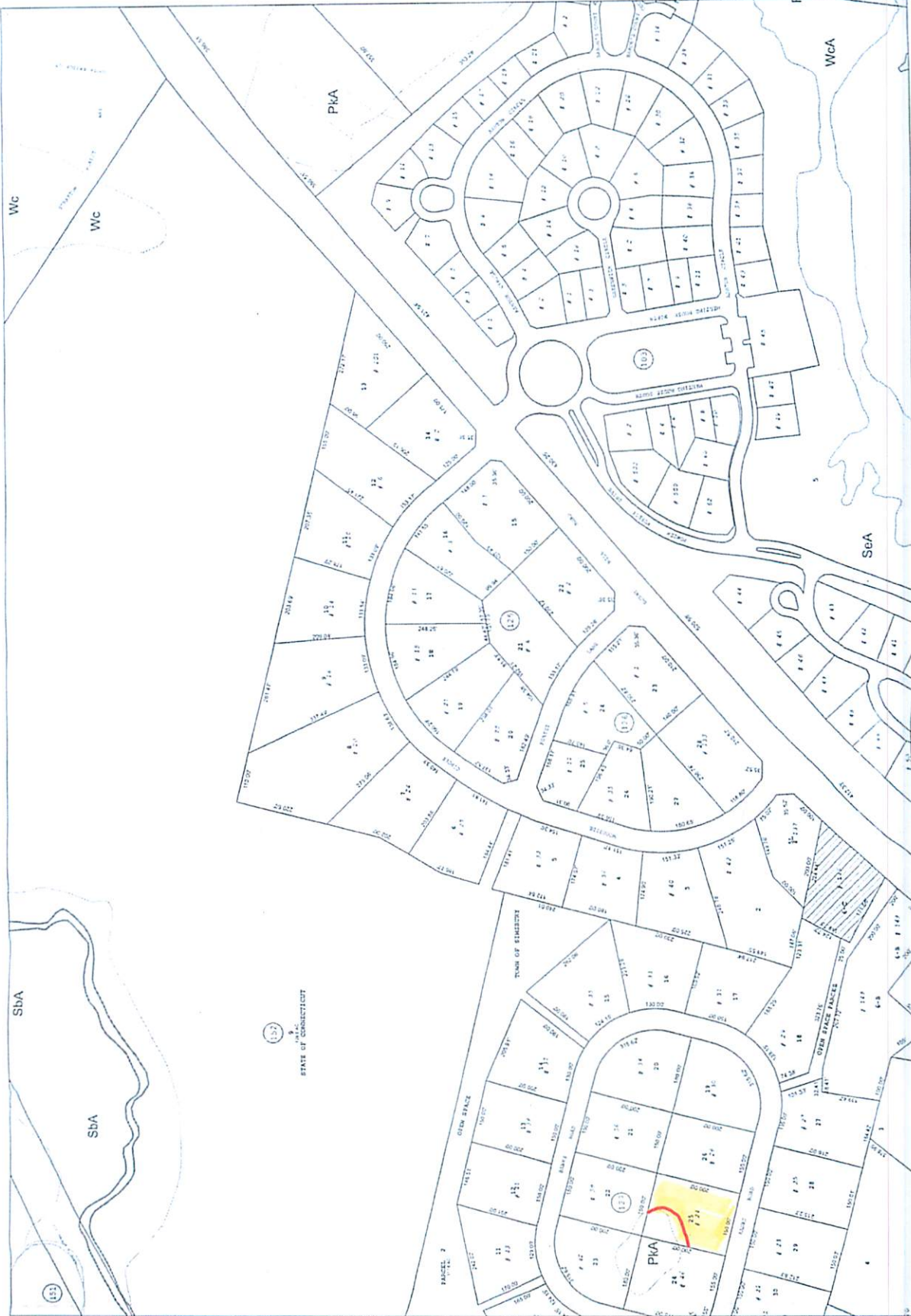


- 13 Parcel No.
- E12 Address
- E12C Area
- Block
- HISTORIC ZONING
- University
- Residential
- Lawrence Arms



D11	E11	F11
D12	E12	F12
D13	E13	F13

MAP: E12



1000 ACAD Wetland Ponds Area
 1000 ACAD Wetland Ponds Area
 1000 ACAD Wetland Ponds Area
 1000 ACAD Wetland Ponds Area

1000 ACAD Wetland Edge
 1000 ACAD Wetland Edge
 1000 ACAD Wetland Edge
 1000 ACAD Wetland Edge

TOWN OF SIMSBURY, CONNECTICUT

TOWN ACAD WETLAND MAP 2014



MAP: E12
 BUREAU OF
 GEOSYSTEMS



