



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

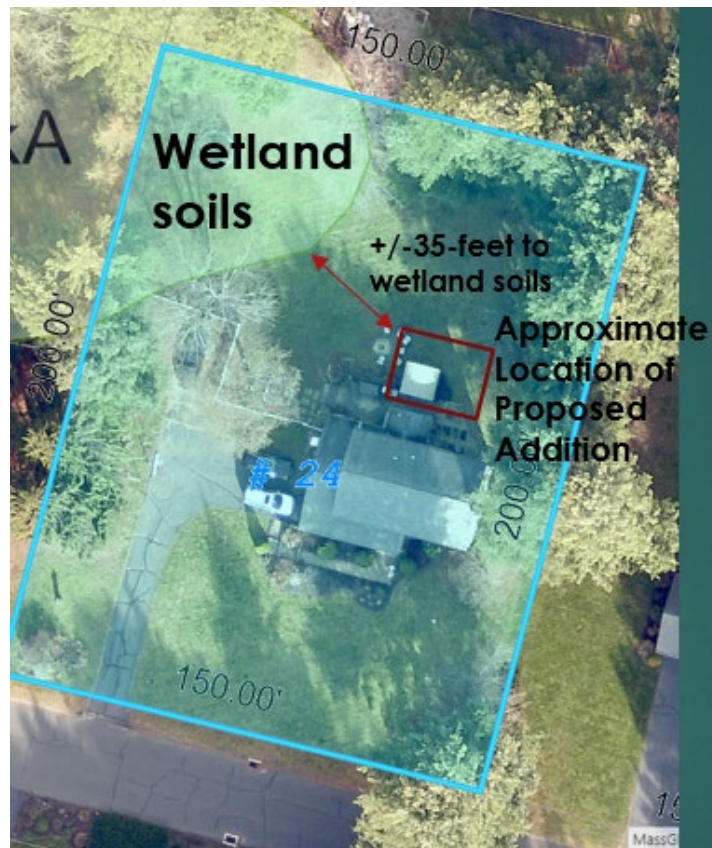
To: Simsbury Conservation Commission/Inland Wetlands Agency
From: Brittany MacGilpin, Assistant Town Planner
Date: June 6, 2023
RE: CC 23-20, 24 Banks Road

Summary of Request

Frank VanLinter, applicant, on behalf of homeowners Karen Devita and Larry Severance, submitted an application for a wetland permit to install an approximately 615 s.f. addition to the rear of the existing home at 24 Banks Road (Assessor's Map E12, Block 127, Lot 025, zone R-40 OS).

According to the Town of Simsbury wetlands and watercourses map, there are wetland soils towards the northwestern corner of the property, please see the map to the right. The closest distance from the proposed addition to the wetland soils is approximately 35-feet.

According to the map submitted by the applicant, soil and erosion control measures will include the installation of silt fencing to protect the wetland soils as well as on the west side of the proposed stockpile location. Please see the site plan on the following page for the proposed silt fencing locations (in red).



Per Section 6 - Regulated

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Activities to be Licensed, the proposed installation of an addition, as described in the application, within 100-feet of wetlands soils is a **regulated activity**. The Inland Wetlands Agency found this activity to be non-significant at the May 16th, 2023 regularly scheduled meeting.

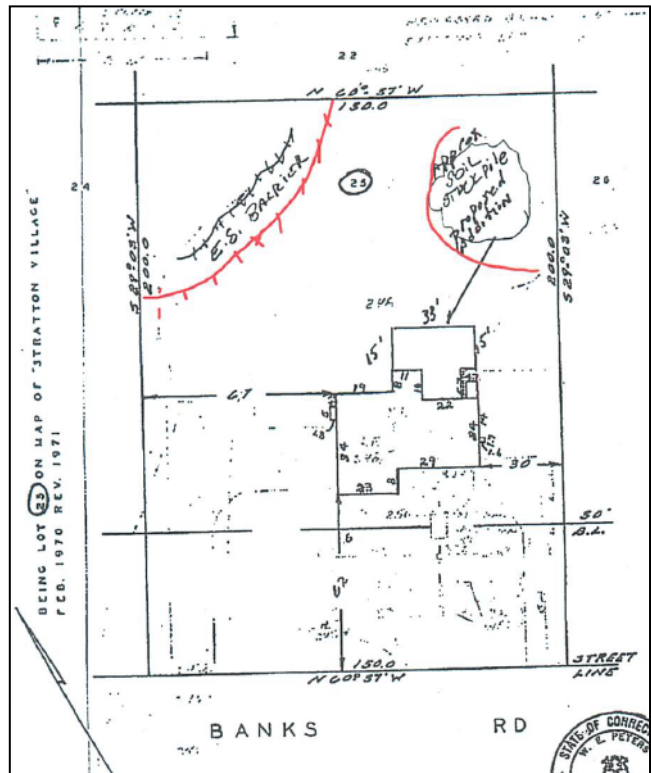
Staff Analysis

- The proposed disturbance as described by the applicant will not be within the wetland soils according to the official Town of Simsbury wetlands and watercourses map.
- The applicant will protect the wetland soils from debris and other runoff by installing silt fencing.

Draft Motions

Moved, the Conservation Commission, designated as the Inland Wetlands and Watercourses Commission,

APPROVES Application CC #23-20 of Karen Devita & Larry Severance, Owners, Frank VanLinter, Applicant, for a wetland permit to construct a ± 615 sq. ft. addition, a portion of which will replace an existing deck and patio in the upland review area at 24 Banks Road, (Assessor's Map E12, Block 127, Lot 025) Simsbury, CT 06070, zone R-40OS, based upon the following findings:



- a. The project will not adversely impact the wetland soils.

And subject to the following conditions:

1. The project shall be developed in substantial conformance with the survey titled, "Exhibit A," submitted for 24 Banks Road, prepared by W.E. Peters, dated August 22, 1973.
2. Native plantings will be replanted and invasive plant species removed to the greatest extent possible on the property.
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 application or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to the watercourse.

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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.
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)