



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: July 6, 2023

RE: Application CC # 23-21 of Rourk and Hannah Marlow, Owner/Applicant, for a map amendment to the Town of Simsbury's Official Wetlands Map and regulated activity for the installation of a \pm 465 sq. ft. inground pool and associated site improvements at the above property. (Assessor's Map D16, Block 419, Lot 034) Simsbury, CT 06070, zone R-40.

Summary of Request

Rourk and Hannah Marlow, Owner/Applicant, has submitted an Inland Wetlands Regulated Activity permit application as well as a map amendment to the Official Inland Wetlands and Watercourses Map for the installation of an approximately 465 sq. ft. in-ground pool and patio at 25 Orchard Lane.

Map Amendment

The current wetlands map for the property is found to the right and encompasses a majority of the property. Proposed map amendment applications require a soil delineation on site by a registered and/or certified soil scientist and an associated map showing the proposed revised boundaries.

The applicant has submitted a *Wetlands/Watercourses and Soil Report* prepared by Certified Soils Scientist, Mr. Scott D. Stevens. The process requires a public hearing with proper notification to the public through the publishing of the item in the Hartford Courant and notice to abutting properties, both of which have been completed.



The report confirms the location of the wetland soils beyond the proposed project area. The new official map would reflect the new boundary and is shown approximately in red on the next page.

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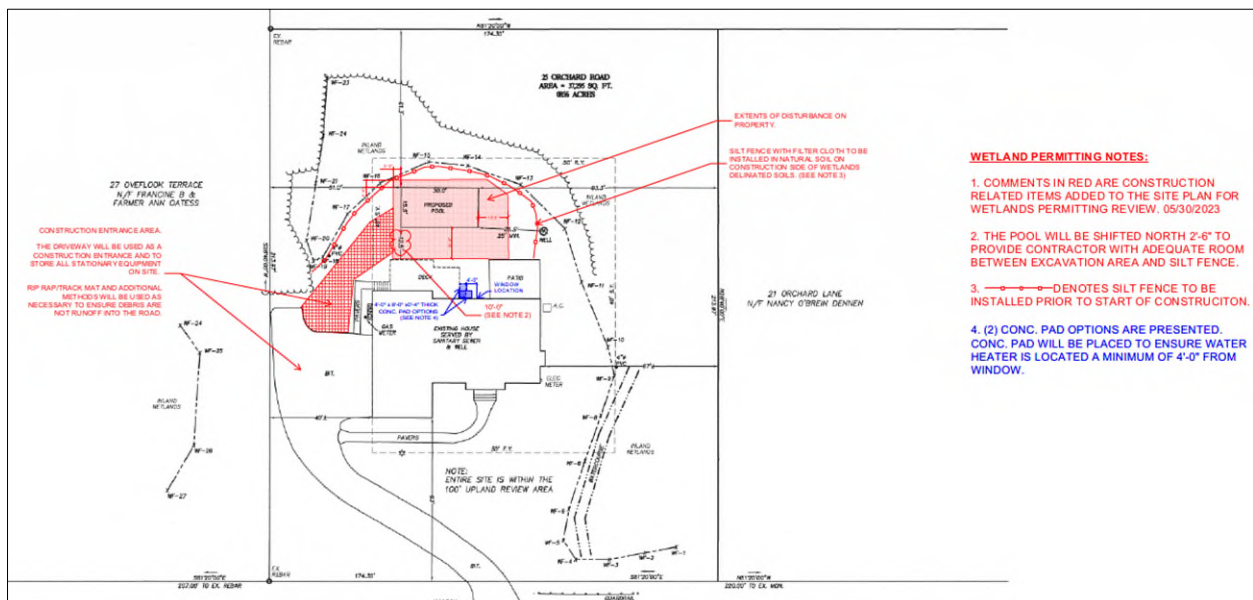
8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday



Wetlands Permit

The proposed pool location is approximately 8-feet from the newly delineated wetland soils, at its closest point. The Applicant has submitted a site plan for the proposed pool and associated site disturbance along with erosion and sediment control details.

The total disturbance in the upland review is approximately 1532 sq.ft. The Applicant has included a significant perimeter silt fence and construction entrance to best protect the wetland area.



Separate Draft Motions

1. Map Amendment

Moved, the Conservation Commission APPROVES **Application CC # 23-21** of Rourke and Hannah Marlow, Owner/Applicant, for a map amendment to the Town of Simsbury's Official Wetlands Map and regulated activity for the installation of a ± 465 sq. ft. inground pool and associated site improvements at the above property. (Assessor's Map

D16, Block 419, Lot 034) Simsbury, CT 06070, zone R-40., based upon the following finding:

- a. The proposed revision to the Official Town Wetland Map has been delineated by a Certified Soil Scientist.

2. Wetlands Permit

Moved, the Conservation Commission **Application CC # 23-21** of Rourk and Hannah Marlow, Owner/Applicant, for a map amendment to the Town of Simsbury's Official Wetlands Map and regulated activity for the installation of a \pm 465 sq. ft. inground pool and associated site improvements at the above property. (Assessor's Map D16, Block 419, Lot 034) 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 titled Proposed Pool, dated 5-09-2023, prepared by Denno Land Surveying and Consulting, LLC.
2. Soils 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.
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)

