

# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

May 22, 2023

Maggie Siedel  
2 Pia Lane  
Simsbury, CT 06070

**REFERENCE:** Application CC #23-22 of Maggie Siedel, Owner, and James Karoutas, applicant, for a wetland permit to allow for one additional pier in the upland review area in order to increase an existing deck to a size of approximately 18' x 26' at 2 Pia Lane (Assessor's Map E05, Block 301, Lot 001) Simsbury, CT 06070, zone CZ.

Dear Ms. Siedel:

The Town of Simsbury Inland Wetland Agent has **approved** your above request for a wetland permit.

The regulated activities are subject to jurisdiction in accordance with CT General Statutes, Section 22a-36 through 22a-45, inclusive, as amended, and the Simsbury Inland Wetlands and Watercourses regulations.

This permit is a grant of approval to conduct the following regulated activities:

- Allow for one additional pier for a deck extension in the upland review area.

The Inland Wetlands Agent has reviewed the application materials and attaches the following conditions to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses on this site:

## **STANDARD CONDITIONS**

1. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourse, **as appropriate**.
2. 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.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.

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Facsimile (860) 658-9467

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

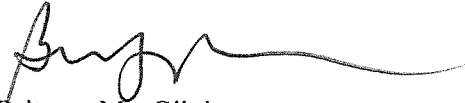
This permit shall be valid for a period of 5 years. Permit extensions may be authorized in accordance with CT General Statute's sections 22a-36 through 22a-45 inclusive. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Inland Wetland Agency or the applicant may be required to petition the Agency for an extension or re-issuance of the permit. The Agency may require the applicant to furnish additional information at that time.

This permit has a 15-day appeal period from the date of publication in a newspaper having general circulation in the area. Any appeal will be heard by the Inland Wetlands Agency at its next regularly scheduled meeting. Until this appeal period has expired you can proceed at your own risk.

The Inland Wetlands Agent renders this Summary Ruling in accordance with the Simsbury Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. Short-term impacts from the proposed development will be controlled by installation and maintenance of erosion and sediment controls and construction run-off controls.
- B. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters on this property.

Thank you,



Brittany MacGilpin  
Assistant Town Planner