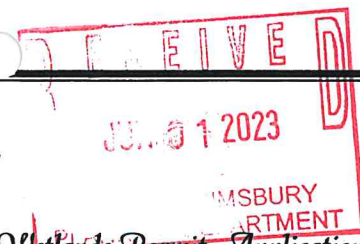




Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application



DATE: May 30, 2023 FEE: \$ 240.00 CK #: _____ APP #: 23-25

PROPERTY ADDRESS: 4 Victoria Lane

NAME OF APPLICANT: ^{agent} LAWA, P.C. Land Planners

MAILING ADDRESS: 104 West Street Simsbury, CT 06070

EMAIL ADDRESS: ladapo@snet.net TELEPHONE # 8606514971

NAME OF OWNER: ^{applicant} Todd and Andrea Burrick

MAILING ADDRESS: 4 Victoria Lane, Simsbury, Ct 06070

EMAIL ADDRESS: burrick6@gmail.com TELEPHONE # 860.690.2963

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:

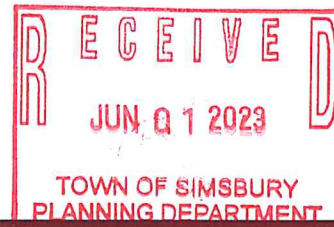
Construction of a 321sf± addition and 379sf± deck - all construction on posts w/ footings - 11 post in ground only. Replace topsoil with stone under addition - total area of disturbance - 800±sf in Upland Review Area.

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.
Andrea Burrick 5/31/23 Todd Burrick 5/30/2023
Signature of Owner Date Signature and Title of Applicant Date

LADA, P.C.



Land Planners Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

May 30, 2023

Ms. Brittany MacGilpin, Assistant Town Planner
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

RE: Inland Wetland Permit Application for 4 Victoria Lane

Dear Ms. MacGilpin

Attached please find the following in support of the attached application for an Inland Wetland Permit Application for disturbance within the Upland Review Area.

1. Wetland Permit Application
2. Location Plan/ Town GIS Map showing wetland limit and flood limit
3. Plan showing properties within 100'
4. Soils Map
5. Survey
6. Site Plan
7. Building Plan

The project is located at 4 Victoria Lane and zoned R-40. The property is 1.417+/- acres in size and abuts lands of the Simsbury Land Trust to the west. The Simsbury Land Trust and the Town of Simsbury own several large parcels totaling over 60 acres which contain a large wetland system which runs north to south from Lenora Drive to Hedgehog Road and eventually to the Hop Brook on the eastern side of Old Farms Road. This site includes approximate 0.75+/- ac of wooded wetlands as per the Town of Simsbury GIS maps.

The site includes an existing house which was built in 1965, a deck which was built in 1990 and an addition which was completed in 2002. The septic system was repaired in 2014 and a new septic tank installed. The house is a split level/raised ranch where there is living space at three levels- the garage level, the upper level and a level for the addition. All the existing construction is located in the 100' Upland Review Area as it is currently defined in the Town's GIS system. The current owner has owned the property since 1997.

In 2017, FEMA and the Town updated both the wetland limits and flood limits. These new lines affect this property and result in the need for both a Wetland Permit and a Special Exception approval for the proposed addition.



The owner proposes to expand their kitchen to a more modern layout. The kitchen is located on the upper level. Construction shall consist of a series of posts and a lattice/slat type system around the posts which will hold up the new addition but be flood proof and open to the air. The proposed addition is 321+/- sf. The existing deck area is the proposed location of the new addition. A new deck is proposed along the rest of the rear face of the building (379+/- sf). Total area of disturbance is 800+/- sf all of which is within the Upland Review Area and all of it is in areas previously disturbed by past construction.

The project will require limited site work- 11 posts with footings in sonotubes, removal of topsoil and placement of a stone cover to minimize weeds. No other construction on the ground is proposed. The kitchen will be expanded on the upper level of the addition. This project will require minimal site work. Excess material will be removed from the site. No changes to the septic system are proposed.

Silt fence is shown just downhill of the proposed construction as well as protection for the on site septic tank and field.

Alternates considered include- full building construction to allow lower level usable building space- this option was rejected as it reduces the flood storage capacity of the area. A second option was to reduce the overall area of the addition but that did not allow for a new efficient kitchen. The proposed addition is limited to the existing kitchen area space only and a smaller width would not be effective.

Please let me know if you have any questions or need additional information.

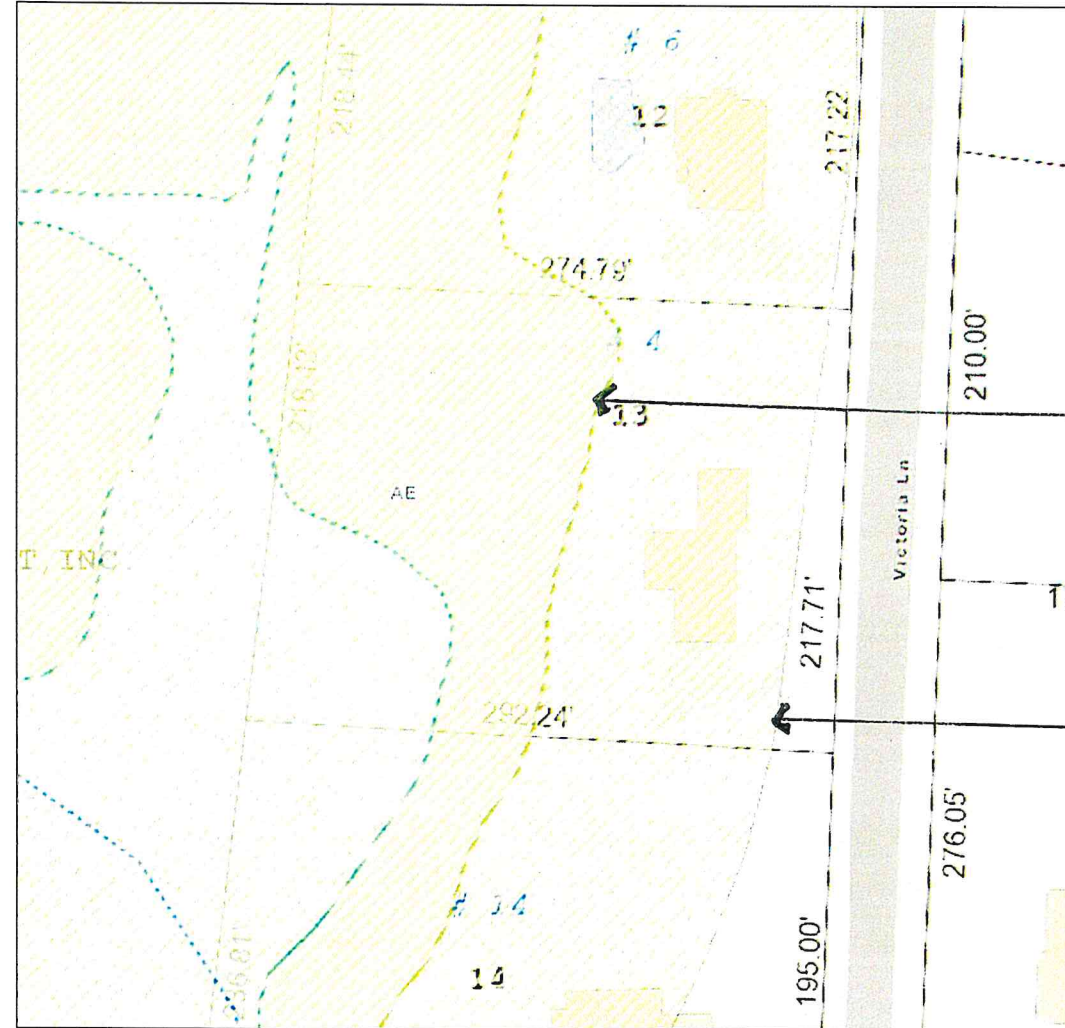
Sincerely,

A handwritten signature in blue ink that reads "Terri Hahn".

Terri Hahn
attachments



Date Printed: 5/26/2023



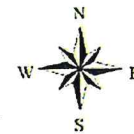
Town
Wetland
Limit

Town
Flood Limit

MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 75 feet

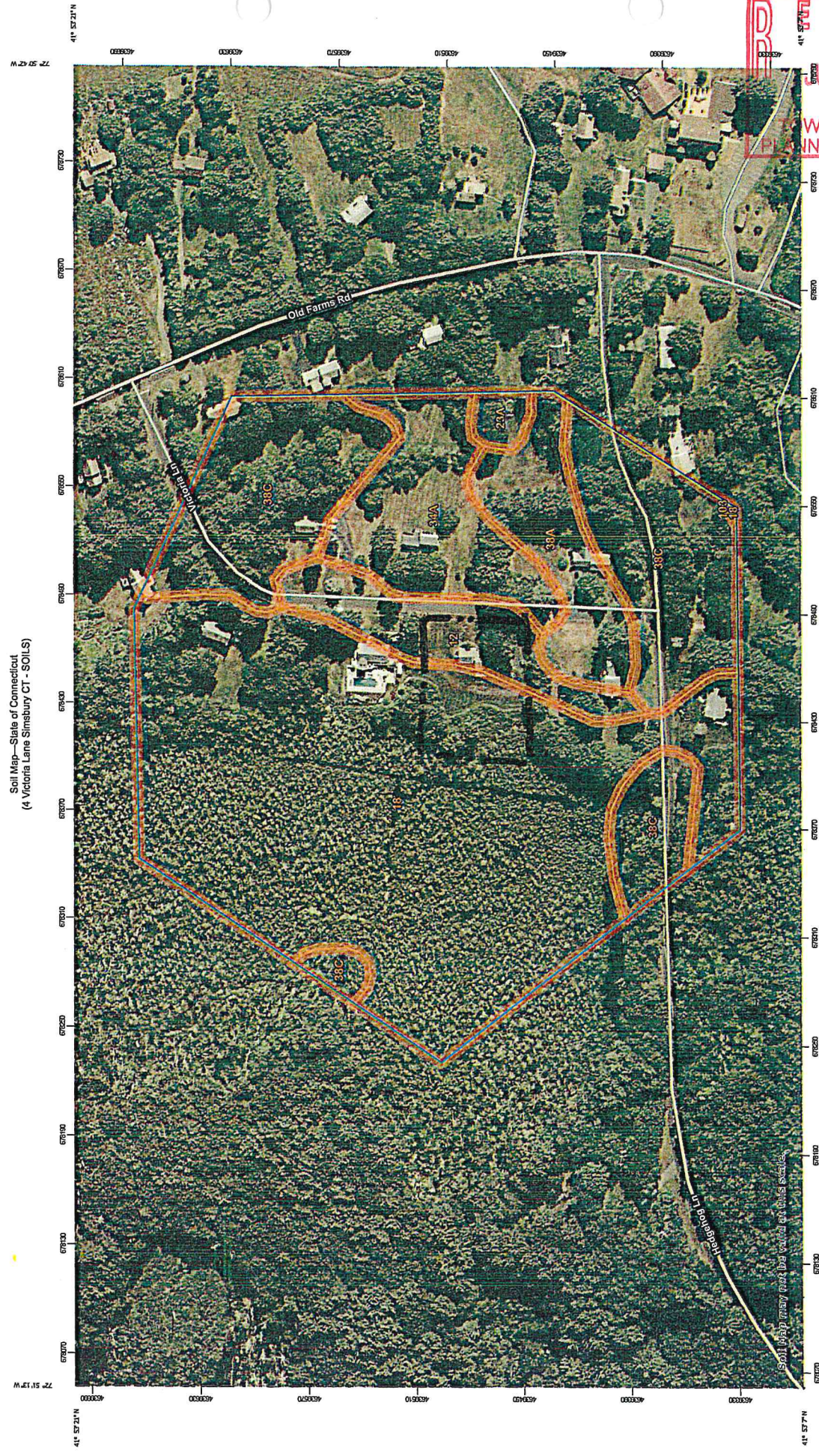


Town Wetland Limit and Flood Limit
4 VICTORIA LANE
West Simsbury, CT

LADA, P.C. Land Planners

5/30/2023

Soil Map—State of Connecticut
(4 Victoria Lane Simsbury CT - SOILS)



Map Scale: 1:1,070 if printed on 8.5x11 inch sheet.
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84
Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Soils Map
4 VICTORIA LANE
West Simsbury, CT
LADA, P.C. Land Planners

5/30/2023

RECEIVED
TOWN OF SIMSBURY
PLANNING DEPARTMENT
JUN 01 2023
5/17/2023
Page 1 of 3

MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
 - Soils
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
 - Special Point Features
- Water Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background
 - Aerial Photography
- Special Line Features
 - Streams and Canals
 - Spill Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

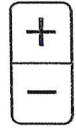
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



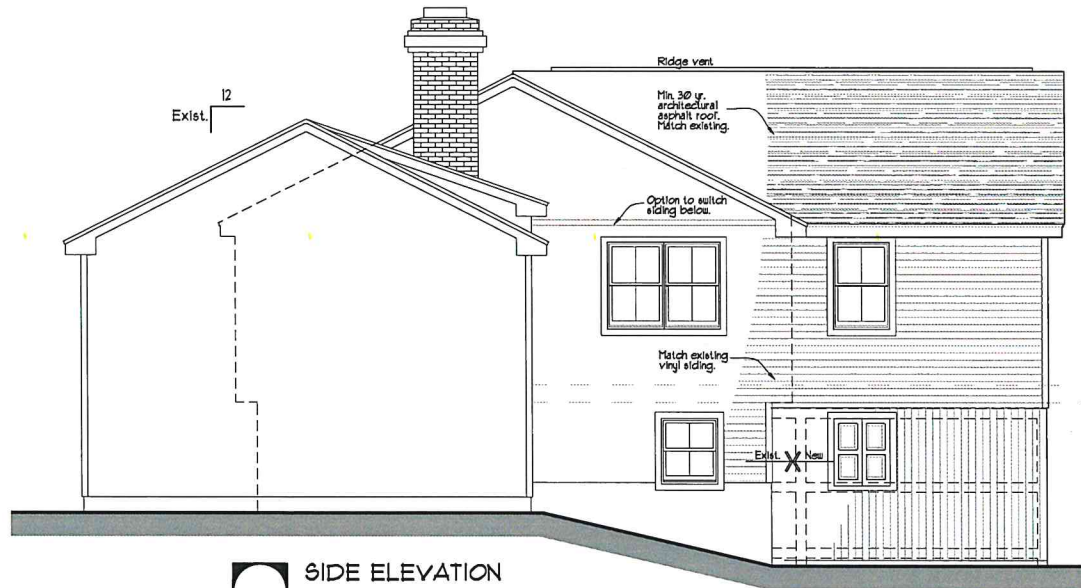


Map Unit Legend

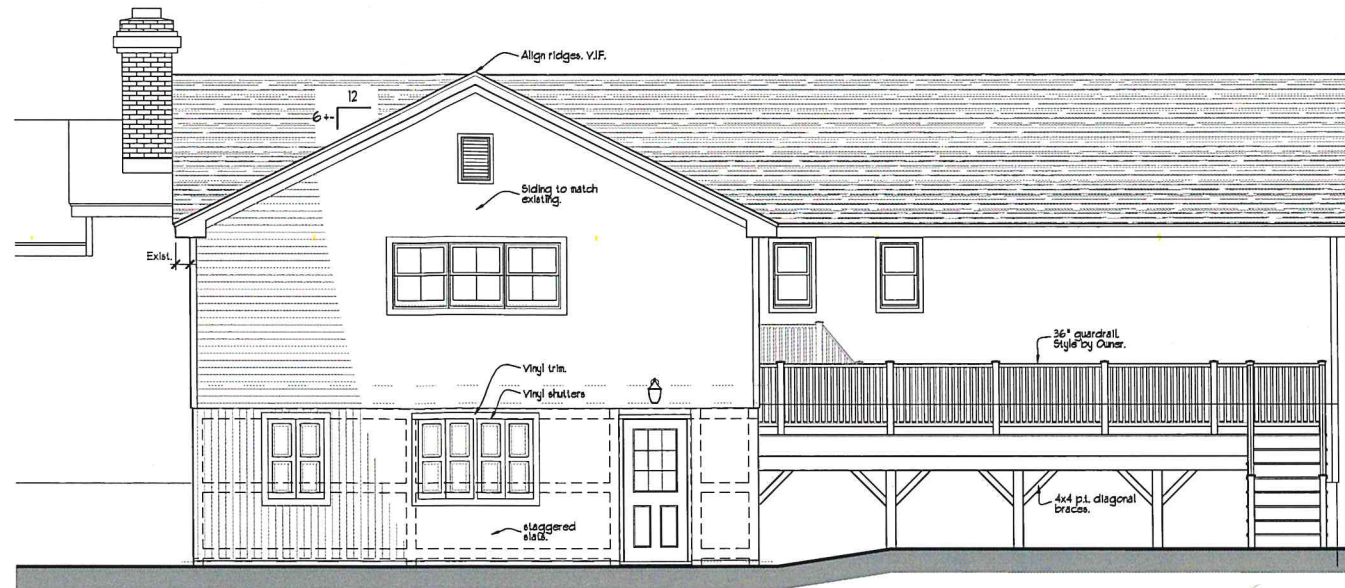
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam	1.5	6.3%
18	Catden and Freetown soils, 0 to 2 percent slopes	12.7	52.5%
23A	Sudbury sandy loam, 0 to 5 percent slopes	0.2	0.9%
34A	Merrimac fine sandy loam, 0 to 3 percent slopes	2.2	9.1%
38A	Hinckley loamy sand, 0 to 3 percent slopes	1.7	6.9%
38C	Hinckley loamy sand, 3 to 15 percent slopes	5.9	24.2%
103	Rippowam fine sandy loam	0.0	0.0%
Totals for Area of Interest		24.2	100.0%



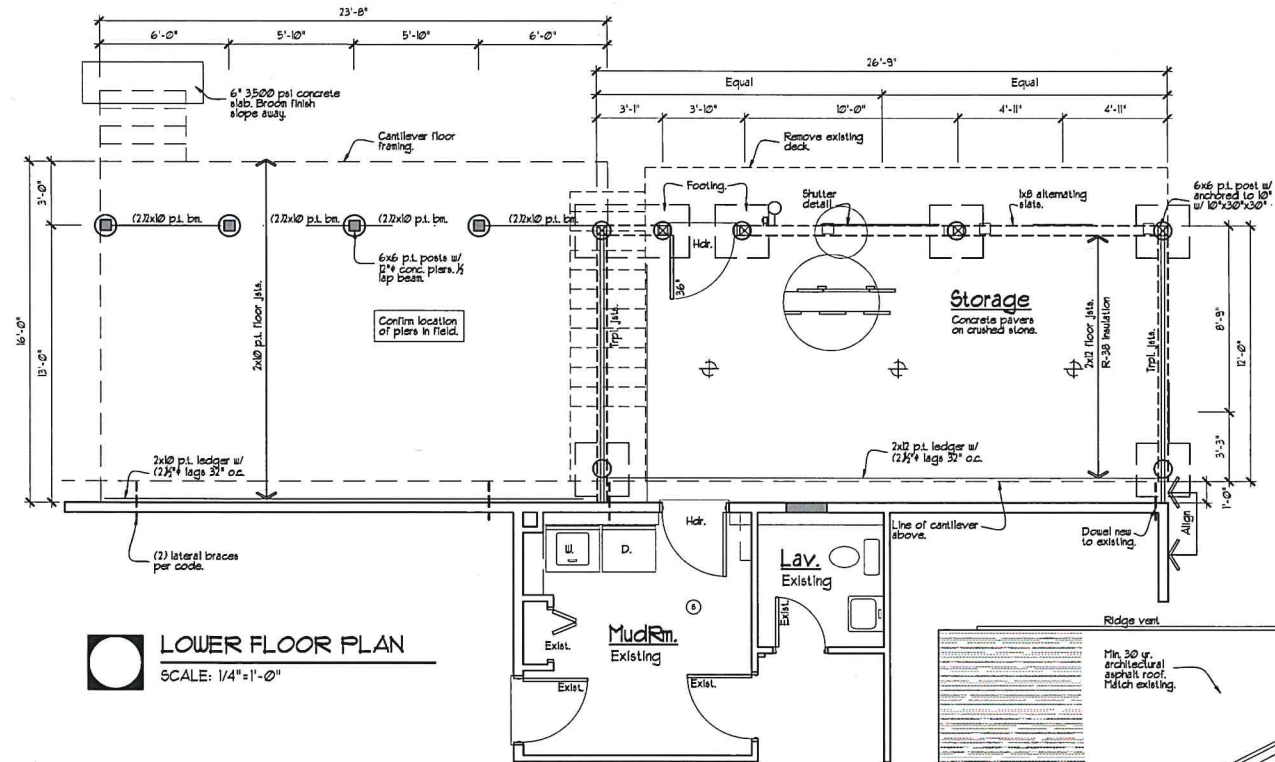
Properties within 100'
4 VICTORIA LANE
West Simsbury, CT



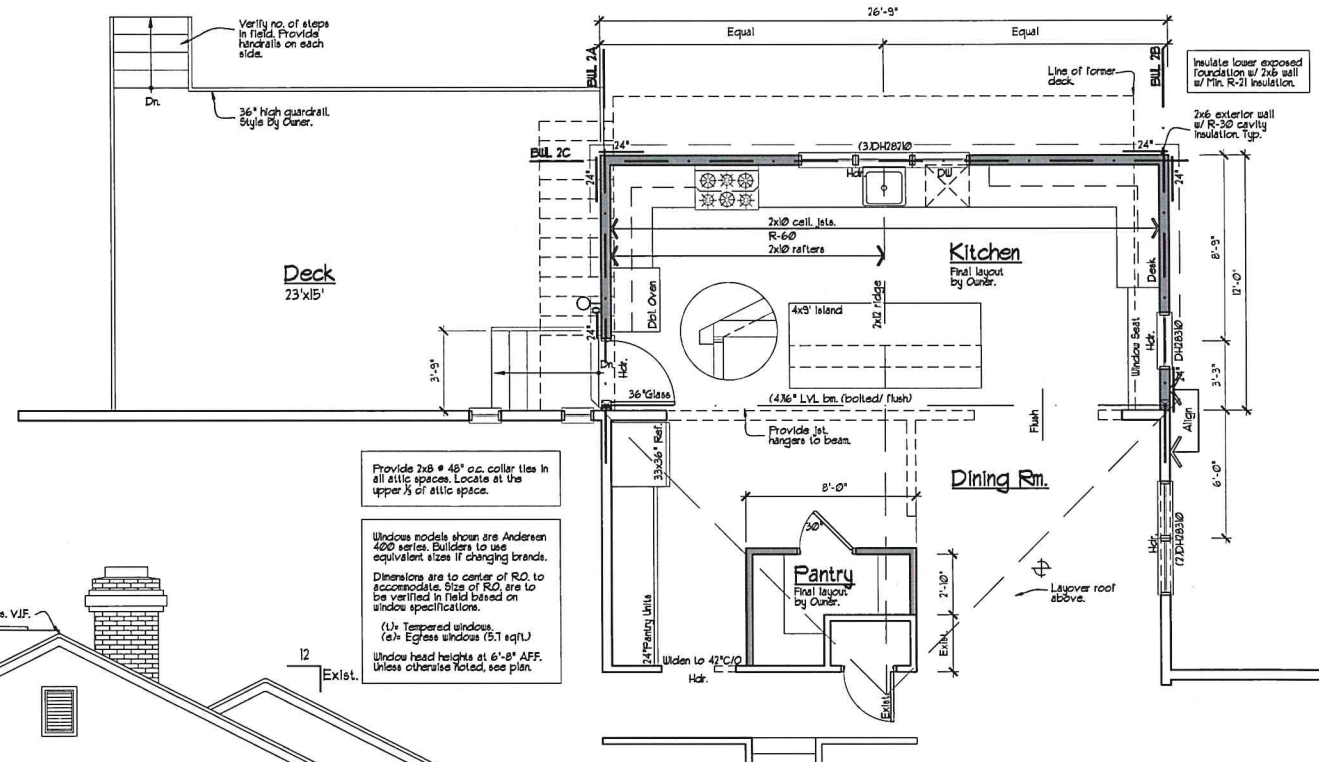
SIDE ELEVATION
SCALE: 1/4"=1'-0"



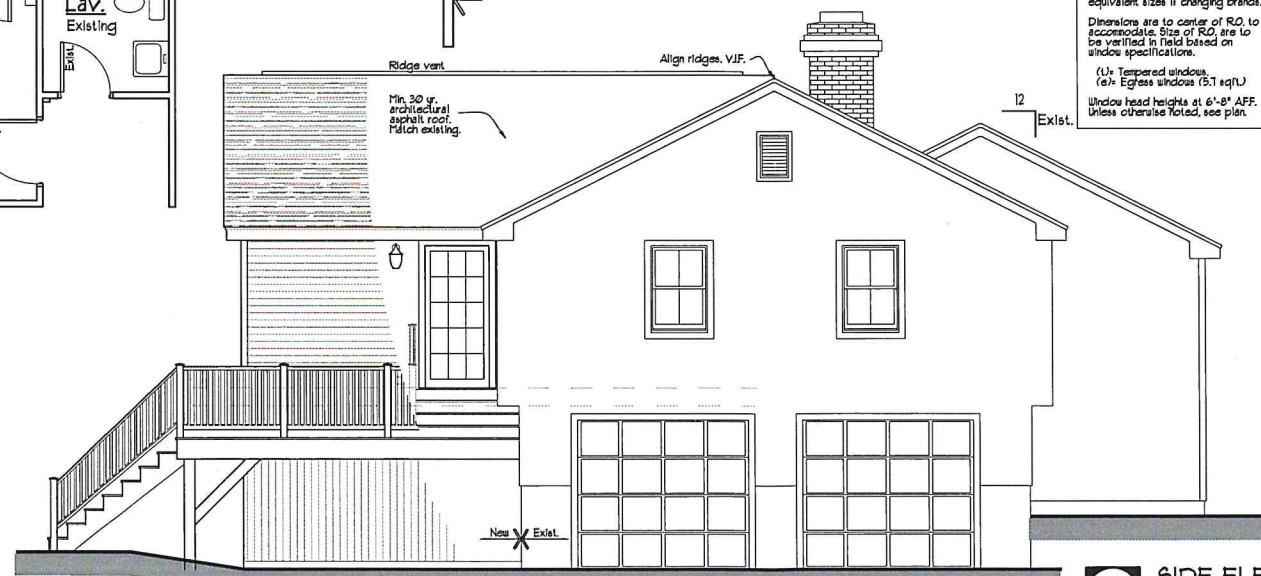
REAR ELEVATION
SCALE: 1/4"=1'-0"



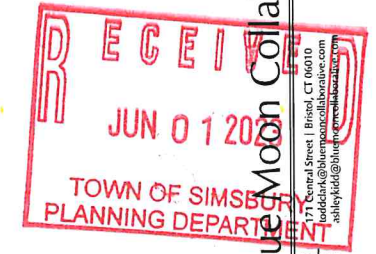
LOWER FLOOR PLAN
SCALE: 1/4"=1'-0"



MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"



SIDE ELEVATION
SCALE: 1/4"=1'-0"



Blue Moon Collaborative
177 Central Street | Bristol, CT 06030
info@bluemooncollaborative.com

Project
Burrick Addition
4 Victoria Ln.
West Simsbury, CT

Sheet Description
Lower Floor Plan
Upper Floor Plan
Elevations

Date: 3-13-2023
Revisions:
5-22-2023
5-24-2023

Drawn By: TC,AK



A-1



Kitchen at upper level

Garage

Septic System

Existing Conditions – June 2023

Proposed Changes



- Replace Deck with addition in same dimensions
- Extend new deck to end of house (toward garage)

New Addition
Area (Replaces
deck)



New Deck Area

Below kept
open so water
can flow
through