



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: June 5, 2023 FEE: \$ 510.00 CK #: _____ APP #: _____

PROPERTY ADDRESS: 894 Hopmeadow Street, Simsbury, CT 06070

NAME OF APPLICANT: Charles D. Houlihan, Jr.

MAILING ADDRESS: PO Box 582, Simsbury, CT 06070

EMAIL ADDRESS: charles@houlihan.law TELEPHONE # 860.658.9668

NAME OF OWNER: 894 Hopmeadow Street, LLC

MAILING ADDRESS: 146 Hopmeadow Street, Simsbury, CT 06070

EMAIL ADDRESS: johnr@ritson.com TELEPHONE # 860.651.3200

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 on and slightly alter wet land area for ingress and egress

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.

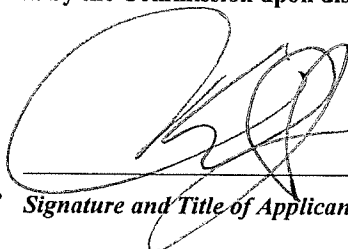
I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

I certify that I have the authority to sign this application.

894 Hopmeadow St, LLC


Signature of Owner Manager

Date 6/7/23


Signature and Title of Applicant

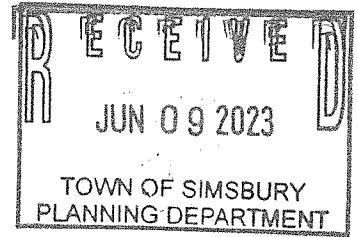
6-7-23

Date

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070



**894 Hopmeadow Street, LLC
146 Hopmeadow Street
Simsbury, CT 06070**

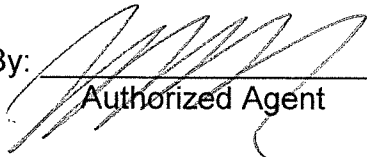
Inland Wetlands/Conservation Commission
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

**Re: Appointment of Agent
Application for Inland Wetlands Permit
894 Hopmeadow Street**

Dear Sir/Madam:

894 Hopmeadow Street, LLC hereby appoints Charles D. Houlihan, Jr. to act on its behalf and as its agent in connection with as the Applicant for an Inland Wetlands Permit with respect to the referenced property.

Sincerely yours,
894 Hopmeadow Street, LLC


By: 
Authorized Agent

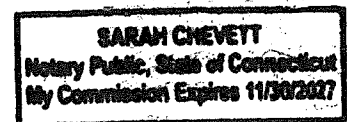
STATE OF CONNECTICUT

ss: Simsbury

COUNTY OF HARTFORD

Personally appeared John Ritson, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of 894 Hopmeadow Street, LLC, before me, on June 7, 2023.


Commissioner of the Superior Court. /
Notary Public



INSTRUCTIONS FOR APPLICANT

Any person seeking a permit to carry out a regulated activity on property which has been designated an inland wetland or watercourse by the Conservation Commission or within the 100-foot regulated buffer area of a designated inland wetland or watercourse must complete and submit the Inland Wetlands Permit Application to the Planning Department.

Submission shall occur by the day before a regular meeting of the Conservation Commission. (See Section 5 of the Inland Wetlands and Watercourses Regulations of the Town of Simsbury.) Application will be heard at the following meeting, after petition period.

The original application shall be submitted with eleven (11) copies. Maps on sheets larger than 11"x14" shall be submitted in at least three (3) copies. Additional copies of site plans may be required. PDFs of the maps, if available, should be submitted, as well. PDFs can be emailed to lbarkowski@simsbury-ct.gov.

A filing fee shall accompany the application, as required by the Land Use Application Fees schedule. Please consult with the Planning Office for specific fee determination.

The following information shall be provided on white paper (8 ½"x11") and typewritten. Reproduce the following questions along with the answer and attach to the application.

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.
 - b. Size of wetland within site or distance of the activity from the wetland.
 - c. Size of total contiguous wetland.
 - d. Position relative to other wetlands on site.
 - 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.

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2. Describe the site and the regulated area or wetlands/watercourses involved:
 - a. General site conditions, including vegetation and general soil conditions.
 - Looks like mowed lawn when not flooded. Turf grass, some wetland herbs such as sedges and rushes.
 - b. Size of wetland within site or distance of the activity from the wetland.
 - .22 acres, 9600 S.F.
 - c. Size of total contiguous wetland. None
 - d. Position relative to other wetlands on site. None
 - 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.

3. Depth to water table, depth to mottled soil, and season variation of water table. N/A?

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?
 - Plan requires filling of approximately .074 acres at the southern point of the wetlands or 3229 S.F.
 - b. Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.
 - See site planting plan.
 - c. Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.
 - 33.63%

5. Describe the related construction activities and their impact on:
 - Construction activity involves filling a portion of wetlands as sown for ingress/egress to the proposed mixed use structure.
 - a. Area and location of wetlands and watercourses.
 - Should marginally improve wetland area and with planting there is no watercourse, only temporary pooling until it dries out
 - b. Types and amounts of vegetation.
 -
 - c. Surface and groundwater.
 - Minimal
 - d. Visual impacts.
 - Much increased positive impact with planting's plan
 - e. Wildlife habitats.
 - Should be benefitted with planting's and more water flowing to area

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.
 - Minimum impact, area will still dry out much of year. Visual impact will be enhanced with planting's
 - b. Abutting riparian properties and/or wetlands and/or watercourses. N/A
7. Identify sedimentation and erosion control measures to be used.
 - See site planting plan and construction demo plans and notes
8. Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.
 - This area was chosen on the south part of the wetlands because the DOT and Town would not allow the curb cut, for safety reasons to be on the north side next to Simsbury Town Shops curb cut
9. Estimate cost of work and time for completion.
 - Unknown at this time
10. Attach drainage calculations and other reports as indicated to substantiate the statements made above.
 - See LourRiro Storm Water report and set of plans attached dated 6/10/2022

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. - No

- b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site. - Yes
- c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or - Yes
- d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality. - No
- 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

Wetlands Questionnaire

Note: 894 Hopmeadow Street LLC has previously submitted an environmental impact statement from Davison Environmental, a stormwater management report and site grading plan from Loureiro Engineering Associates, Inc., and schematic designs by Crosskey Architects, LLC. A Pre-application review has already been conducted.

1. In 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.

To be obtained from Assessor. Necessity for a public hearing to be determined.

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0.22 acres, 9600 S.F.
 - c. Size of total contiguous wetland.
None
 - d. Position relative to other wetlands on site.
None
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3. Depth to water table, depth to mottled soil, and season variation of water table.
Not applicable

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Plan requires filling of approximately .074 acres at the southern point of the wetlands or 3,229 S.F.

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- b. Abutting riparian properties and/or wetlands and/or watercourses. N/A

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

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- 9. Estimate cost of work and time for completion.

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6/10/2022

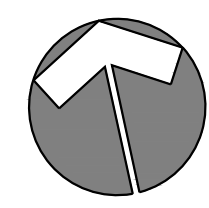
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 - ii. Location of existing watercourses and/or ponds.
 - iii. Location of regulated activity.
 - iv. Proposed grading and/or filling.
 - v. Proposed drainage, site utilities, wells, etc.
 - vi. Sedimentation and erosion control measures.

Maps and Site Plan have been provided.

12. The Applicant shall certify whether:

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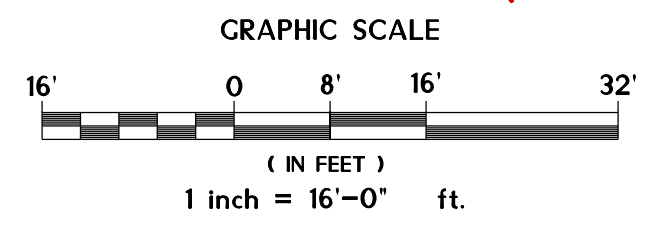
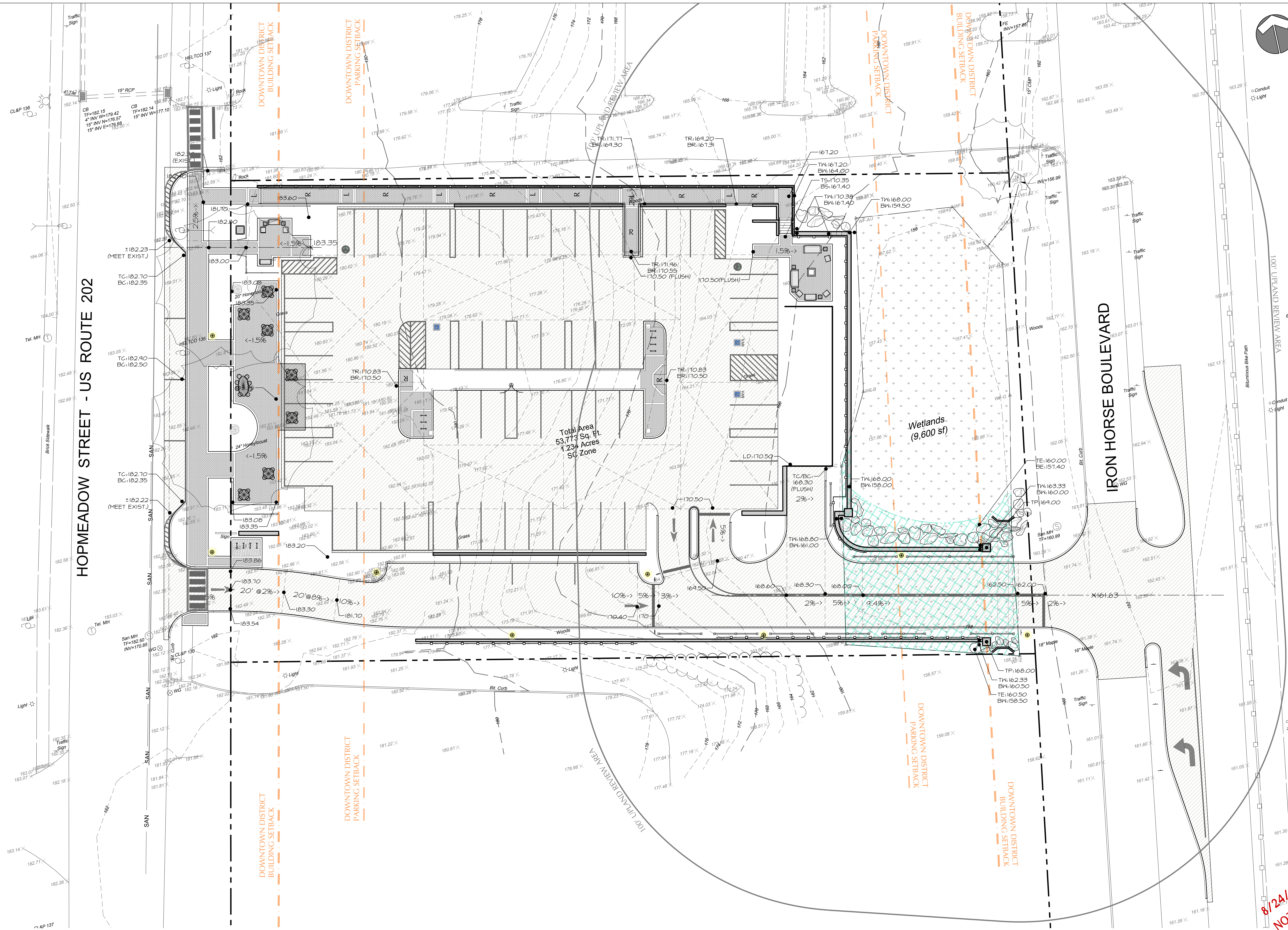


HOPMEADOW STREET - US ROUTE 202

IRON HORSE BOULEVARD

Total Area
53,773 Sq. ft.
123+ Acres
SC Zone

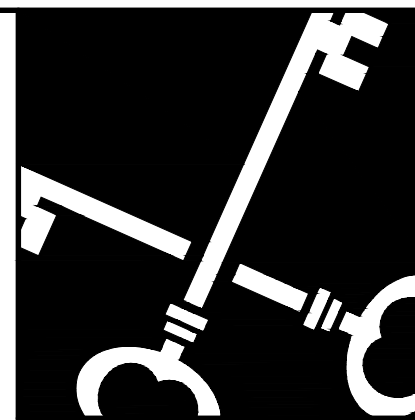
Wetlands
(9,600 sf)



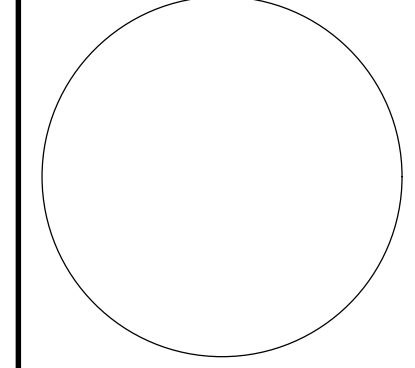
STAMP			SCALE	1" = 16'-0"
DATE	6.22.2020		DRAWN BY	CVR
DATE		APPROVED BY		
DESCRIPTION OF REVISION		DATE		
REV.		DATE		

894 Hopmeadow Street
SITE GRADING
Property Redevelopment
 894 Hopmeadow St., Simsbury, CT
John Ritson

8/24/2020 - BLDC REVISION
NOT FOR CONSTRUCTION



Crosskey
Architects
LLC
Architecture Preservation Interiors
750 Main Street, Hartford, CT 06103
T: (860)724-3000 F: (860)724-3013



894 Hopmeadow
Simsbury, CT

**NOT FOR
CONSTRUCTION**

Drawn: WC, DG, SM
Date: 10/19/2020
Revisions:

Hopmeadow
Street
Perspectives

A-5