



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 18, 2023

RE: Application CC #23-26 of 894 Hopmeadow Street, LLC, Owner, Charles Houlihan, Applicant, for a wetland permit to fill +/-3,229 sq. ft. and other site disturbance within the wetland soils and associated activity in the upland review area for the construction of a +/-53,773 sq. ft. mixed-use residential building at 894 Hopmeadow Street, (Assessor's Map H09, Block 227, Lot 004A) Simsbury, CT 06070, zone SC-1.

Summary of Request

894 Hopmeadow Street, LLC, Property Owner, along with Charles Houlihan, Applicant, have submitted an Inland Wetlands Regulated Activity permit application for a proposed +/- 53,773 mixed-use development with structured parking at 894 Hopmeadow Street. The approximate location of the wetland soils is depicted in red below on the current aerial view of the property. The Regulated Activity application was deemed significant at the regularly scheduled June 20, 2023 Conservation Commission/Inland Wetlands Agency meeting and scheduled for a public hearing on July 18, 2023.



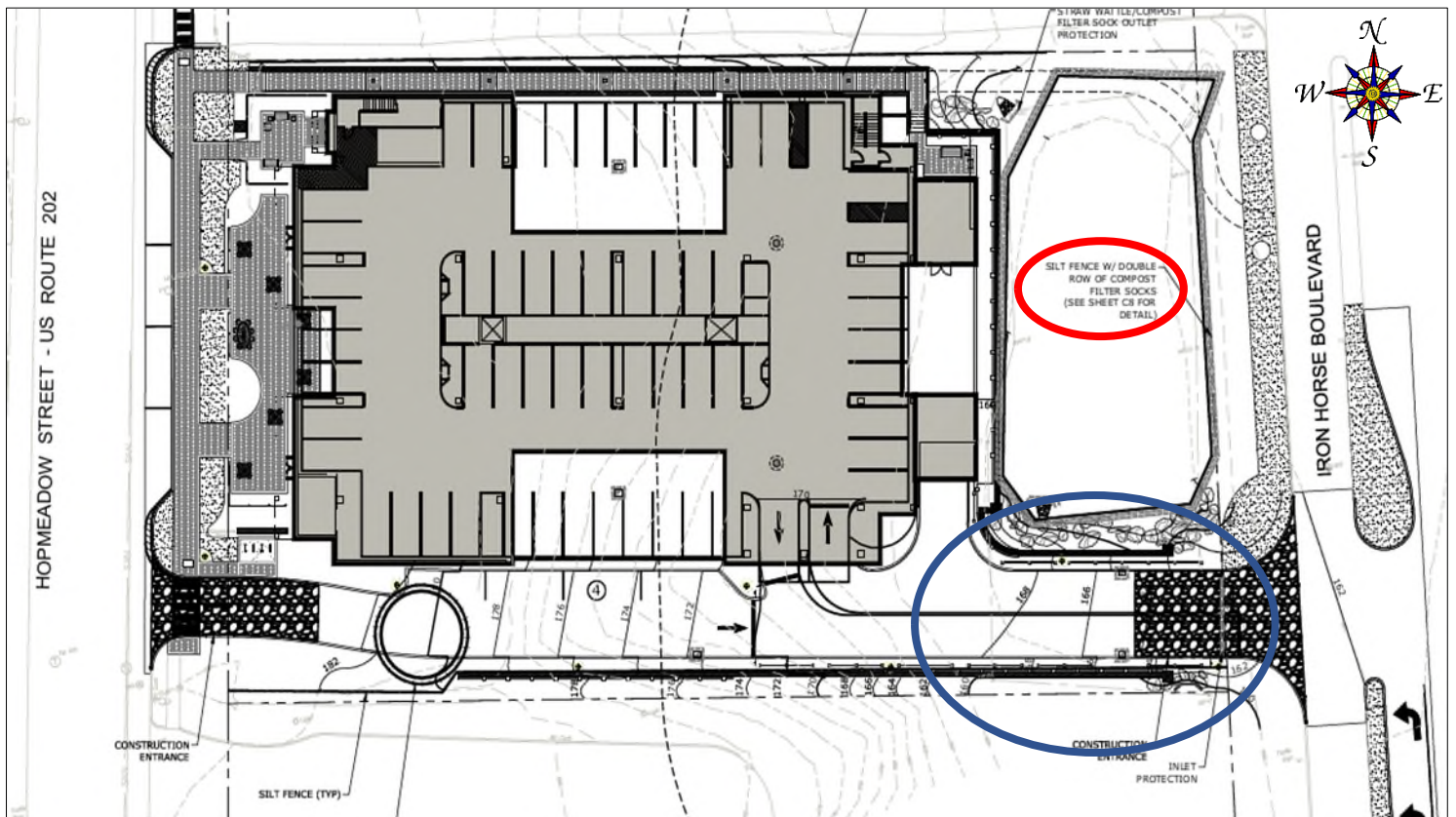
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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

The applicant has submitted a site plan set and stormwater report prepared by Loureiro Engineering Associates, Inc. An Inland Wetlands Report, prepared by Professional Soil Scientist, Michael S. Klein, was also submitted. According to the Inland Wetlands Report, there is an approximately 9,583.2 s.f. (.22 acres) pocket of wetland soils located on the east side of the property and largely consists of vegetated turf grasses and some wetland herbs such as sedges and rushes. The report states, “due to its small size, isolation from other wetlands, intensity of surrounding development, and the altered hydrology and vegetation, wetland functions and values provided are minimal.”

The plan requires the filling of approximately 3,223 s.f. of the southern portion of the wetland soil area to provide access to the site from Iron Horse Boulevard, which is shown approximately within the blue circle on the map below. Due to this activity, approximately 33% of the wetland soils will be permanently altered.



Soil and Erosion Control Measures are proposed to protect the remaining wetland soils area as depicted in the plan. An associated planting plan was also submitted with the application and proposes to restore disturbed wetlands with native wetland plantings and restore the remaining lawn area and remove invasive species. It was requested by the commission at the June 20th meeting that native plant species be used to the greatest extent possible. An alternative list of recommended native plantings were provided to the applicant and a response as to whether they will be incorporated in the final planting plan was requested.

Per Section 2 – Definitions, Regulated Area: Any wetland as defined in these regulations and as shown on the “Official Inland Wetlands Map for the Town of Simsbury, CT.” It should be noted that some wetland boundaries may vary from the official map or may not have been depicted. In such cases, the actual character of the soils determines whether the area is subject to the regulations.

Per Section 6 – Regulated Activities to be Licensed: the proposed construction described in the application are **regulated activities**.

Staff Analysis

- The submitted planting plan proposes to restore disturbed wetlands with native wetland plantings. If the planting plan is modified to incorporate native plantings specified by the commission, a condition can be added to the draft motion.
- The disturbed lawn area will be repaired with invasive species removed.
- Erosion & Sediment Control measures, depicted on the site plan, include a silt fence with double row of compost filter socks, construction entrances at both the Iron Horse Boulevard and Hopmeadow Street entrances, inlet protection and a temporary sediment stockpile with silt fence around it.
- According to the application, prudent and feasible alternatives were considered.
- The Wetlands Report concludes that there will be no significant impact to wildlife or habitat.
- The Wetlands Report concludes that there will be no significant adverse impacts on the wetland areas. While the soils will be altered, the Soil Scientist’s report states that due to its small size, there is little current value to the wetland area.
- Town Engineering Staff provided, under separate cover, comments related to stormwater management design and calculations.

Draft Motion

Moved, the Conservation Commission APPROVES Application CC #23-26 of 894 Hopmeadow Street, LLC, Owner, Charles Houlihan, Applicant, for a wetland permit to fill +/-3,229 sq. ft. and other site disturbance within the wetland soils and associated activity in the upland review area for the construction of a +/-53,773 sq. ft. mixed-use residential building at 894 Hopmeadow Street, (Assessor’s Map H09, Block 227, Lot 004A) Simsbury, CT 06070, zone SC-1 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, “894 Hopmeadow Redevelopment, Wetlands Submission,” dated June 10, 2022, prepared by Loureiro Engineering Associates, Inc.
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)**



Town of Simsbury


933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

Department of Public Works - Engineering Division

DESIGN REVIEW MEMORANDUM

July 6, 2023

To: George K. McGregor, AICP, Director of Community Planning and Development

From: Adam D. Kessler, P.E., Deputy Town Engineer 

Subject: **Engineering Comments – Proposed Redevelopment
#894 Hopmeadow Street**

The Engineering Department has reviewed the documents submitted as part of a Wetlands Application for redevelopment of 894 Hopmeadow Street received by this department on June 14, 2023:

1. Site Development Plans set titled “894 Hopmeadow Redevelopment”, prepared by Loureiro Engineering Associates, Inc. dated June 10, 2023.
2. Stormwater Management Report prepared by Loureiro Engineering Associates, Inc., dated June 10, 2023.
3. Wetlands Report prepared by Max Welti, P.E., of Welti Geotechnical, P.C., dated November 13, 2017.

The applicant has submitted plans to redevelop 894 Hopmeadow Street to construct a mixed-use residential building with first floor commercial store front and subsurface parking. This redevelopment will include associated stormwater management, grading, landscaping, and appurtenances.

The following comments are based on a review of the submitted materials and respectfully request that the applicant responds to all comments in writing with revised documents. The applicant is advised that subsequent revisions may require additional review comments and additional review shall occur during the P&Z application process.

General

1. **Revise the plan set for readability. For example, the building shade conflicts with notes and linework.**
2. The applicant shall provide all future correspondence with the State of Connecticut Office of State Traffic Administration (OSTA).
3. The applicant shall provide all future correspondence with the State of Connecticut Department Transportation regarding encroachment permits to the Town of Simsbury Engineering Department.
4. **Provide proposed contours at a 1-foot interval as it is unclear of the grading along the northern and western sidewalks and customer/patron/resident areas.**

5. The proposed lighting shall conform to Section 6.5 Site Lighting of the Simsbury Center Code regulations. All proposed lighting should be of similar colors and be color corrected type if high pressure sodium luminaire is specified. Provide photometric plans showing light levels and to confirm no spillage of light off-site. Include proposed building mounted lighting in photometric plan and indicate on the building mounted light detail and lamp post detail to comply with light color, as applicable. Identify location(s) of building mounted lights on the plans.
6. A spot grade identifying fill of over a foot is shown only a few feet from the northernmost (20") Honeylocust along the frontage of Hopmeadow Street; this significant grading falls well within the "Tree Protection Fence". The landscape architect shall review the grading and drainage plans and confirm all proposed work is not in conflict with the protection of existing trees and landscape.
7. The retaining wall is 10-feet tall at its tallest identified point. Please note that a retaining wall of this size requires design by a licensed professional engineer and a building permit.

Site Layout and Traffic

1. The (4) parking spaces on Hopmeadow Street will not have snow removed by CTDOT during winter storm events. It is likely that the property owner/operator will be required to manage all snow and ice removal/treatment at parking spaces along its frontage in addition to the sidewalks.
2. Provide traffic analysis supporting the proposed improvements to Iron Horse Blvd. In particular the analysis should provide evidence that reducing the left turn lane does not adversely impact existing and future traffic, and the proposed left turn lane is sufficiently sized for this development.
3. Provide intersection grading plan for the improvements to Iron Horse Blvd. Additional catch basins and gutter flow analysis may be required.
4. Provide signage and line markings plan for the proposed improvements to Iron Horse Blvd. For example, a Keep Right (R4-7) sign at the proposed northern median in Iron Horse Boulevard is required as part of the proposed improvements.
5. Note on the plans that all pavement markings shall be of the color white with the exception of the ADA symbol detail, which should remain as proposed.
6. Note on the plans that all line striping shall be epoxy resin or a slip-resistant material to avoid potential slip hazards at crosswalks and/or crossings.
7. Provide additional spot grades and/or contours within the parking areas for clarity. Spot grades should also be included at the accessible parking spaces for compliance.
8. Identify the accessible route from the parking garage to the building.
9. A Vehicle Turning Plan shall be provided for movements of the Simsbury Fire Truck around the site. The Vehicle Data for the Turning Template should incorporate the Simsbury Fire Truck with the following dimensions:

Overall Length:	48.170 feet
Overall Width:	8.330 feet
Overall Body Height:	10.489 feet
Min Body Ground Clearance:	0.920 feet
Track Width:	8.330 feet

Lock-to-lock time: 6.00 seconds
Max Wheel Angle: 45.00 degrees

10. Identify the location(s) of discharge for the underdrain of the proposed retaining wall.
11. Identify the location(s) of the dumpster enclosure(s) on-site.
12. Revise the Zoning Table to include Directly Connected Impervious Area (DCIA).
13. Several trees exist along the western shoulder of Iron Horse Boulevard which may result in impacts to sight lines. Confirm sight lines in all directions from each point of egress from the site.
14. Line striping for parallel parking spaces shall be compliant with MUTCD standards. Figure 3B-21 of MUTCD outlines three examples of markings for parallel parking spaces.
15. Truncated domes are not required for the sidewalk along Hopmeadow Street at driveway crossings.
16. The sidewalk connection to the south of the site should be 5-feet wide and match the existing sidewalk.
17. The applicant shall be advised that as of January 2023 the specified bricks for the brick paver sidewalk had a 20-month lead time.
18. The applicant shall construct the driveway apron along Iron Horse Boulevard in compliance with the Town of Simsbury Driveway Detail. The detail is attached to this memo to be included on the plan. An AutoCAD file of the detail is available, if needed.

Stormwater Design and Analysis

19. Wetlands have been delineated to the rear (east) of the proposed building, and should be analyzed as Hydrologic Soil Group D. Revise the stormwater report and design accordingly.
20. An infiltration rate of 5.0 in/hour was assumed for all stormwater detention facilities. The permeability tests at Boring B-1 and Boring B-4 identified permeability at 33-52.5 ft/day (16.5-26.25 in/hour), but are not located in relative proximity to the proposed detention facilities. Although NRCS identifies the site as Hydrologic Soil Group A, the infiltration rate used in a design should be a factor of safety of 2 from a field test at the location of each proposed stormwater infiltration facility. Revise the stormwater report and design accordingly.
21. The 8" HDPE connecting ADA CLCB-5 to the drywell has two labels for it: "30 LF 8" HDPE, S=0.08" and "36 LF 8" HDPE, S=0.094". These calculate to either an invert of 162.35' or 161.36' at the drywell, whereas the proposed final grade at the drywell is approximately 160'. Label the pipe correctly and provide more information for this drywell such as: 8" invert in, bottom elevation, top elevation, and a detail of this drywell.
22. Add a detention area table to the report with pertinent information for each storm event analyzed such as, top of pond, bottom of pond, maximum water elevation, etc.
23. Add a detailed cross-section of each detention facility. Include inlet elevations, outlet structure elevations, and all maximum water elevations for each storm analyzed.

24. Given that the wetland area operates as a detention area on the subject parcel, it should be included as a pond in the analysis to demonstrate freeboard is adequate during the 100-year storm event and no adverse impact to adjacent parcel as a result of the proposed improvements.
25. Sheet C3 identifies the Retain-Is Retention System as the 5' units, although the detail on Sheet C7 provides details for the 3' and 4' units. Revise the plan and detail accordingly.
26. The cover over the 5-chamber Retain-It system appears to be less than 1-foot at the eastern point. Confirm the minimum/maximum cover required for the retain-it system.
27. The driveway at Iron Horse Boulevard appears to be super-elevated to pitch runoff to the south. Confirm that drainage will be captured by the proposed Trench Drain and that the grate capacity is sufficient for the runoff through this 5% graded driveway.
28. Revise plan to locate the trench drain on the subject parcel and not within the Town ROW. Revise grading accordingly.

Site Utilities

29. Further review will be completed during the P&Z application process.

Simsbury Water Pollution Control

30. Please note that it is likely the existing sanitary sewer laterals are 4" and not 6" as noted on the plan. Further review by WPCA will be completed during the P&Z application process.