



# Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 6/19/2023 FEE: \$ 190.00 CK #: 19560 APP #: \_\_\_\_\_

PROPERTY ADDRESS: 22 South Bridge Court, Stratton Forest, Simsbury, CT 06070

NAME OF APPLICANT: D.E. Jacobs Associates Inc.

MAILING ADDRESS: 14 Mall Way, Simsbury, CT 06070

EMAIL ADDRESS: dennis@dejacobsassoc.com TELEPHONE # 860-651-4390

NAME OF OWNER: Deborah Clifford

MAILING ADDRESS: 22 South Bridge Court, Stratton Forest, Simsbury, CT 06070

EMAIL ADDRESS: deb@inspiredpeople.com TELEPHONE # 860-944-5479

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 REGULATED ACTIVITIES REQUIRED FOR THIS APPLICATION 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; G) Otherwise adversely affect regulated area

Deck project including replacement of existing deck and small expansion of the footprint will be within 100 feet of mapped wetland soils

### 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.

[Signature] 6/21/23  
Signature of Owner Date

[Signature] RESIDENT 6/20/23  
Signature and Title of Applicant Date

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

[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

933 Hopmeadow Street  
Simsbury, CT 06070



**Real Estate Property Management**

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June 9, 2023

Deborah Jeanne Clifford  
22 Southbridge Court  
Simsbury, CT 06070

Re: Architectural Change Request – Expansion of Exterior Deck

Dear Ms. Clifford:

Thank you for your request to expand your exterior deck at your unit per your application to the Stratton Forest Community. Please accept this letter as authorization for you to proceed with this work as described in your request upon the following conditions.

1. You assume all responsibility for any damage to the common elements that may result during your construction process.
2. You must obtain and file any necessary building permits with the Town of Simsbury.
3. You must provide us with a notarized hold harmless agreement and documentation from the Town of Simsbury showing it was recorded on the land records.

If you have any questions regarding this information, please reach out.

Best,

*Laura Judge*

Laura Judge  
Managing Agent  
Direct Dial: (860) 291.8777 ext. 103  
E-mail: [lauraj@wkmanage.com](mailto:lauraj@wkmanage.com)

# HOLD HARMLESS AGREEMENT

The Board of Directors of the Stratton Forest Homeowners Association hereby grants permission for your request to perform the following addition(s) and/or alteration(s):

**Exterior Deck Extension**

The Association will consent to the aforementioned provided that <sup>Deborah djc</sup> **Debra Jeanne Clifford** agrees to be responsible for the maintenance and repair of same; and provided <sup>Deborah djc</sup> **Debra Jeanne Clifford** indemnifies and holds the Association harmless from and against any and all loss, liability, claims, injury, damage or expense, including, without limitation, attorney's fees, causes of action, suits, demands or judgments of any nature from the existence of the addition(s) and/or alteration(s). Upon the sale or transfer of Unit **22 Southbridge Court** the buyer or transferee shall automatically be bound by the terms and conditions of this Agreement.

WITNESSES (as to all)

*Shera Jeffers - Ryd*  
*[Signature]*

UNIT OWNER(S)

*[Signature]*  
Deborah J Clifford

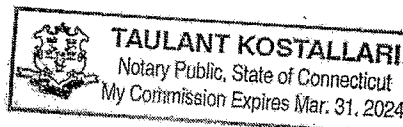
STATE OF CONNECTICUT

ss: *Simsbury*

COUNTY OF Hartford

On this 15<sup>th</sup> day of June, 2023, before me, the undersigned officer, personally appeared Deborah Jeanne Clifford, known to me, or satisfactorily proven to be, the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged that he/she/they executed the same for the purposes herein contained as his/her/their free act and deed. In witness whereof, I have hereunto set my hand/seal.

*[Signature]*  
Commissioner of  
the Superior Court Notary Public



Simsbury  
Trish Munroe Town Clerk  
Town Hall  
933 Hopmeadow Street  
Simsbury, CT 060701822  
Phone Number: (860)658-3243

Official Receipt: 2023-00002302  
Reprinted on 06/20/2023 at 10:03:42 AM  
By: 58 on STH-TCLK-01

DEBORAH JEANNE CLIFFORD  
22 SOUTHBRIDGE COURT  
SIMSBURY CT 06070

Date Recorded: 06/20/2023

Instrument ID	Recorded Time	Amount
Bk 1013 Pg 37	10:01:39 AM	\$60.00

✓ AGREEMENT

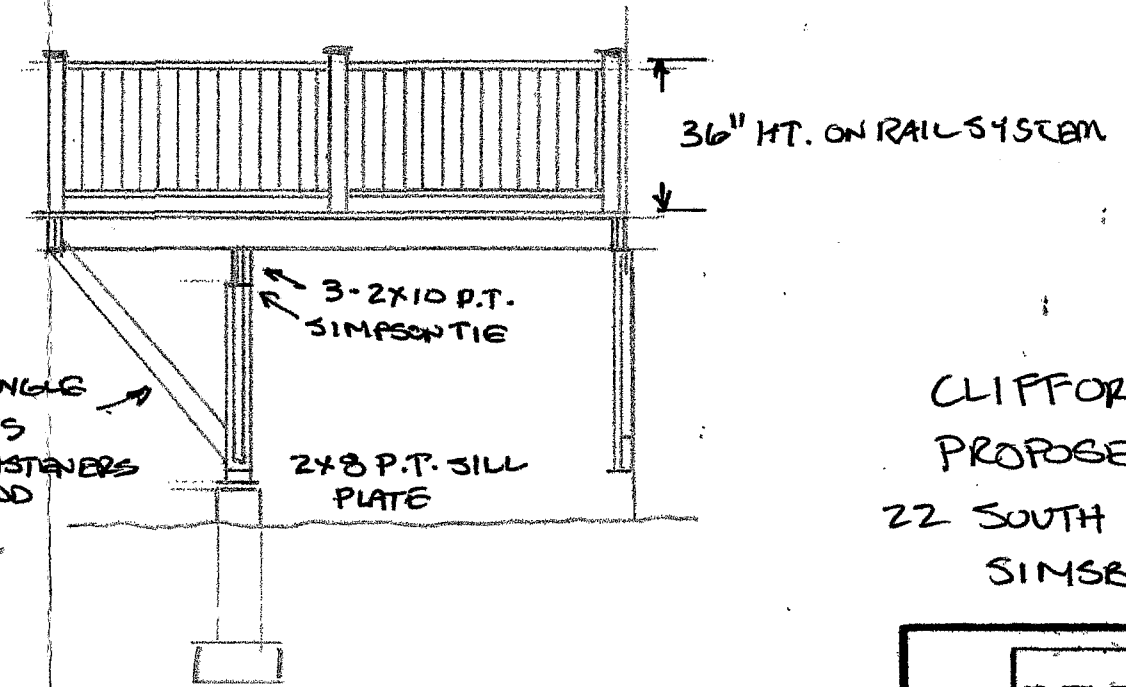
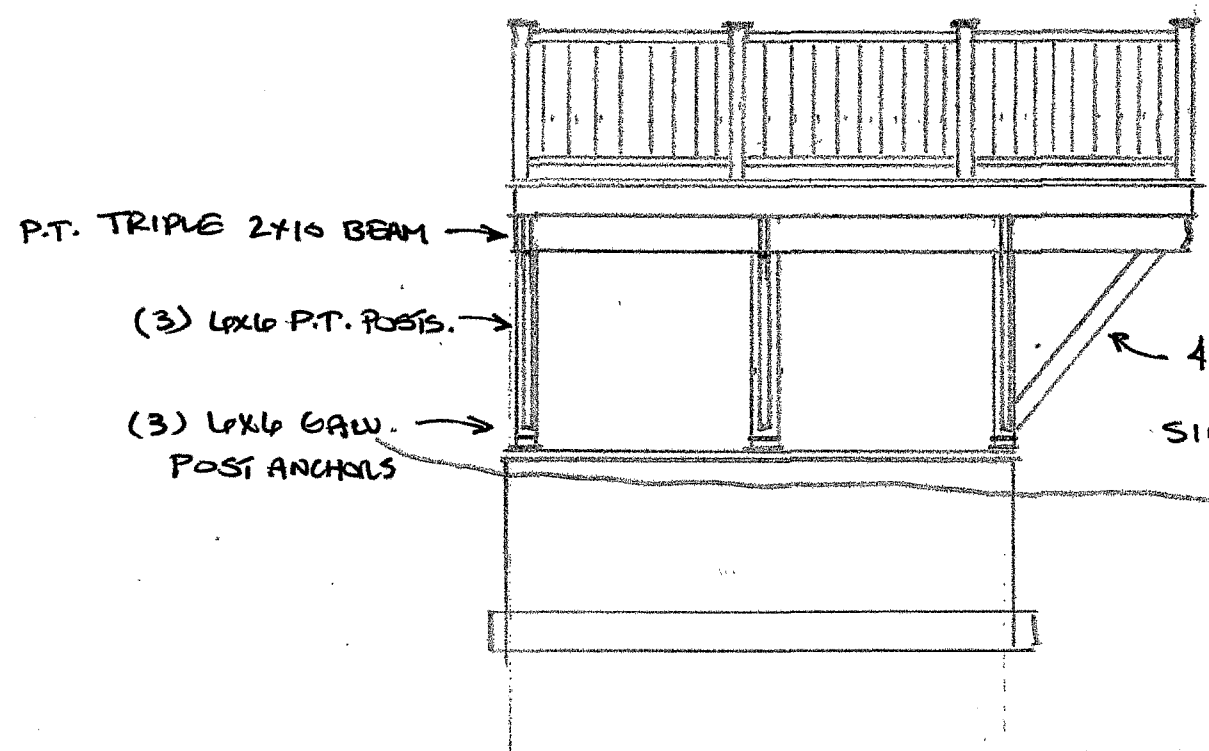
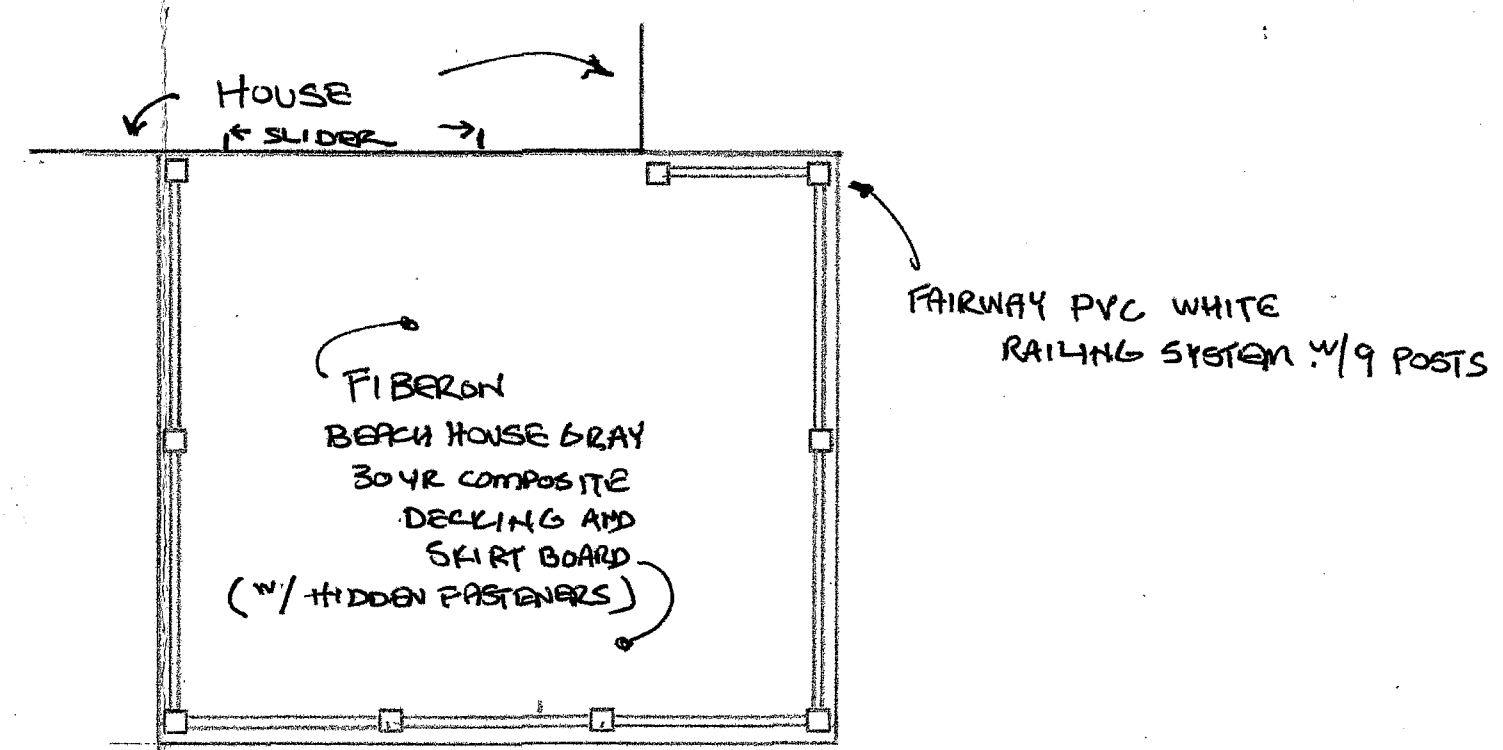
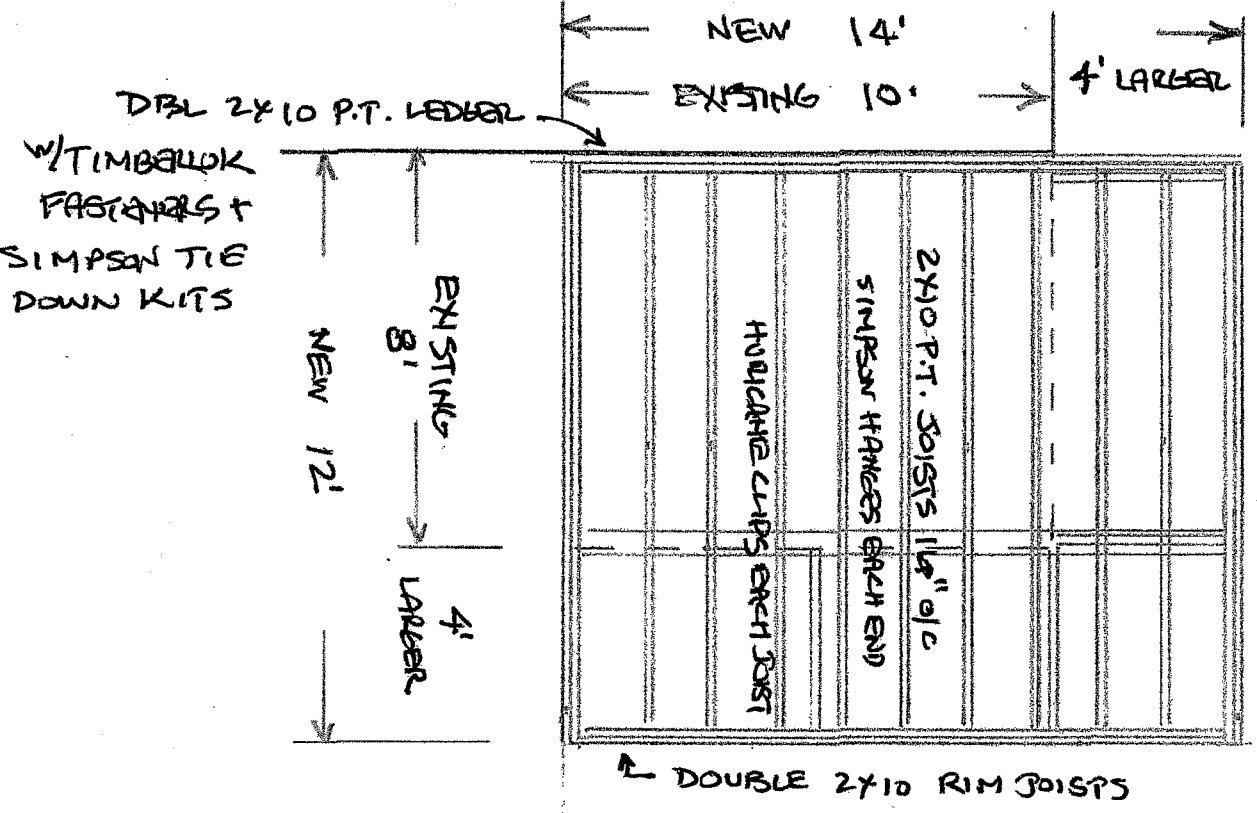
STRATTON FOREST HOMEOWNERS ASSOCIATION  
TO: CLIFFORD, DEBORAH JEANNE

Accounts	Amount
RECORDING FEES	\$10.00
H D P A REC CT IIB	\$8.00
H D P A REC SI T C	\$2.00
C I A REC CT	\$36.00
C I A REC L O C I P	\$3.00
C I A REC SI G F	\$1.00

Total Due:	\$60.00
Paid By CREDIT CARD:	\$60.00
Change Tendered:	\$0.00

VISIT US AT SIMSBURY-CT.GOV





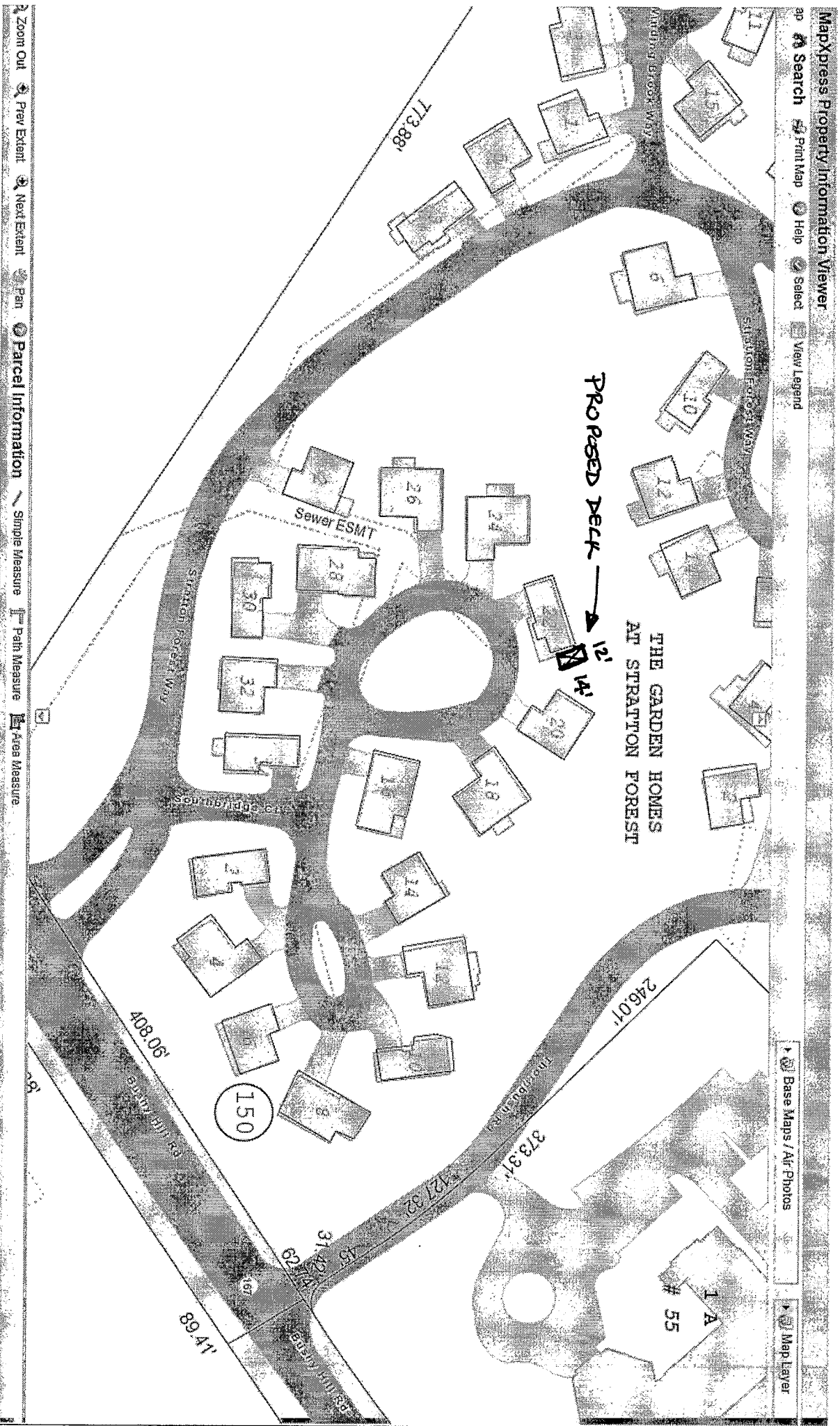
CLIFFORD  
 PROPOSED DECK  
 22 SOUTH BRIDGE COURT  
 SIMSBURY, CT

**D.E. Jacobs  
 Associates, Inc.**

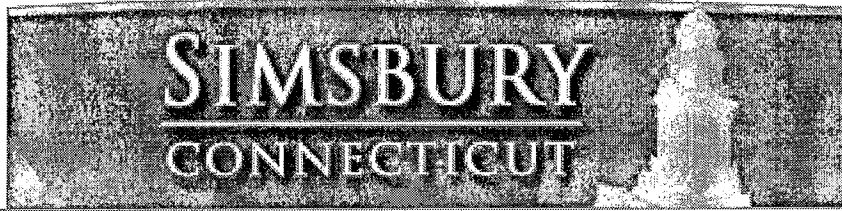
• KITCHENS • BATHS •  
 DESIGN-BUILD-CONTRACTORS

SIMSBURY CT 06070 INFO@DEJACOBSASSOC.COM  
 (860) 651-4390 LIC. #554680

# CLIFORD RESIDENCE



The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2022.



Information on the Property Records for the Municipality of Simsbury was last updated on 5/15/2023.



### Parcel Information

Location:	22 SOUTHBRIDGE COURT	Property Use:	Residential	Primary Use:	PUD
Unique ID:	31463400	Map Block Lot:	F11 150 001B	Acres:	0.0000
490 Acres:	0.00	Zone:	RD	Volume / Page:	0747/0074
Developers Map / Lot:		Census:	4661010		

### Value Information

	Appraised Value	Assessed Value
Land	0	0
Buildings	354,200	247,940

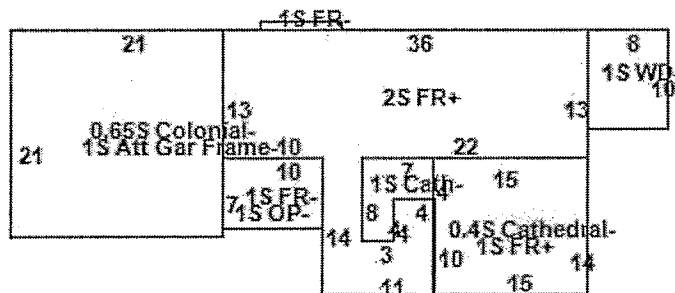
	Appraised Value	Assessed Value
Detached Outbuildings	0	0
Total	354,200	247,940

### Owner's Information

#### Owner's Data

CLIFFORD DEBORAH  
 22 SOUTHBRIDGE COURT  
 SIMSBURY, CT 06070

### Building 1



Complex:	Stratton Forest	Style:	Colonial	Use:	Condominium
Total Living Area:	1,767	Stories:	2.00	Year Built:	1987
Condition:	Average	Bedrooms:	2	Full Baths:	2
Half Baths:	1	Fireplaces:	0	Heating:	Forced Hot Air
Fuel:	Gas	Cooling Percent:	100%	Basement Area:	826
Basement Finished Area:	0	Basement Garages:	0		

### Special Features

Central Vacuum	1
Extra Bath Sink	1
Extra Plumbing Fixtures	1
Fireplace	1

### Attached Components

Type:	Year Built:	Area:
Cathedral	1987	43
Cathedral	1987	84
Wood Deck	1987	80
Dormer	1987	8
Att FR Garage	1987	441
Open Porch	1987	70
Site Index PUD Site	1987	1

## Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
CLIFFORD DEBORAH	0747	0074	11/07/2007	Warranty Deed	\$298,000
CLIFFORD DEBORAH	0747	0074	11/07/2007		\$298,000
BERBERICH PATRICIA L	0450	0307	12/12/1995		\$0

Information Published With Permission From The Assessor



















