



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 8.19.2023 FEE: \$ 190- CK #: _____ APP #: 23-30

PROPERTY ADDRESS: 48 Old Mill Court, Simsbury, CT 06070

NAME OF APPLICANT: Welcome Home Improvement

MAILING ADDRESS: 63 Suffield St, Windsor Locks, CT 06096

EMAIL ADDRESS: welcome.improvement@gmail.com TELEPHONE # (413) 316-0751

NAME OF OWNER: Christopher Lippet

MAILING ADDRESS: 48 Old Mill Court, Simsbury, CT, 06070

EMAIL ADDRESS: palipp93@gmail.com TELEPHONE # _____

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

C.) Construct on. To expand existing deck and add 3 piers. These will measure 12" in diameter and 42" deep.

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.

Christopher Lippet 8/11/23 S.J. Cif Contractor 8/11/23
Signature of Owner Date Signature and Title of Applicant Date

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

Welcome Home Improvement

63 Suffield St
Windsor Locks, CT 06096
(413) 316-0751
H.I.C. 0649367

Project location 48 Old Mill Court

OVERVIEW

To expand the existing deck to the total of 12 feet from the most prominent exterior wall of the home.

GOALS

1. Add 3 piers to the front of the deck for structural support.

SPECIFICATIONS

It is planned to add 9'3" to the front of the deck. This will match the neighboring existing decks. All materials to be used is Pressure Treated Pine boards.

Site plans to be included with this package.

To the Town of Simsbury and the Conservation Committee,

The purpose of this letter is to answer all questions about the proposed building activity at 48 Old Mill Court in Simsbury. The abutting properties and owners are as follows. Condo Unit # 50 is owned by Mr. John Smith. Unit # 46 is owned by Mr Franklin Dubois. Unit # 44 is owned by Mrs. Caroline Hawkes. We would like the board to be aware that a precedent of approval was granted to unit 44 by this commission in 2005. There are no abutting municipalities within 500 feet. There is no traffic; water or sewage drainage, or restrictions we are aware of that would be affected by this project.

The General site is dry and grassy with sandy soil. It is located approximately 16 feet away from the conservation area. The type of wetland is characterized as a wooded swamp.

The immediate impact is minimal at best. The only soil to be disturbed is 3 holes to be sized exactly 12 inches in diameter and 42 inches (deep) below grade. The holes are to be filled with

concrete to provide structural support. Erosion control blankets can be installed for good measure but it is not necessary at the current slope of the grading.

There are no wetlands or water courses disturbed. There will be no impact on the area or location of wetlands; watercourses; vegetation; surface, or groundwater quality; storm water runoff, or any wildlife habitats.

Visual impacts will be minimal.

There will be no long term or permanent impact on any of the aforementioned environmental aspects. Sedimentation and erosion control measures are not necessary for this particular project. Drainage calculations remain unchanged.

If any additional information is needed please contact me at (413) 316-0751 or welcomedimprovement@gmail.com Thank you.

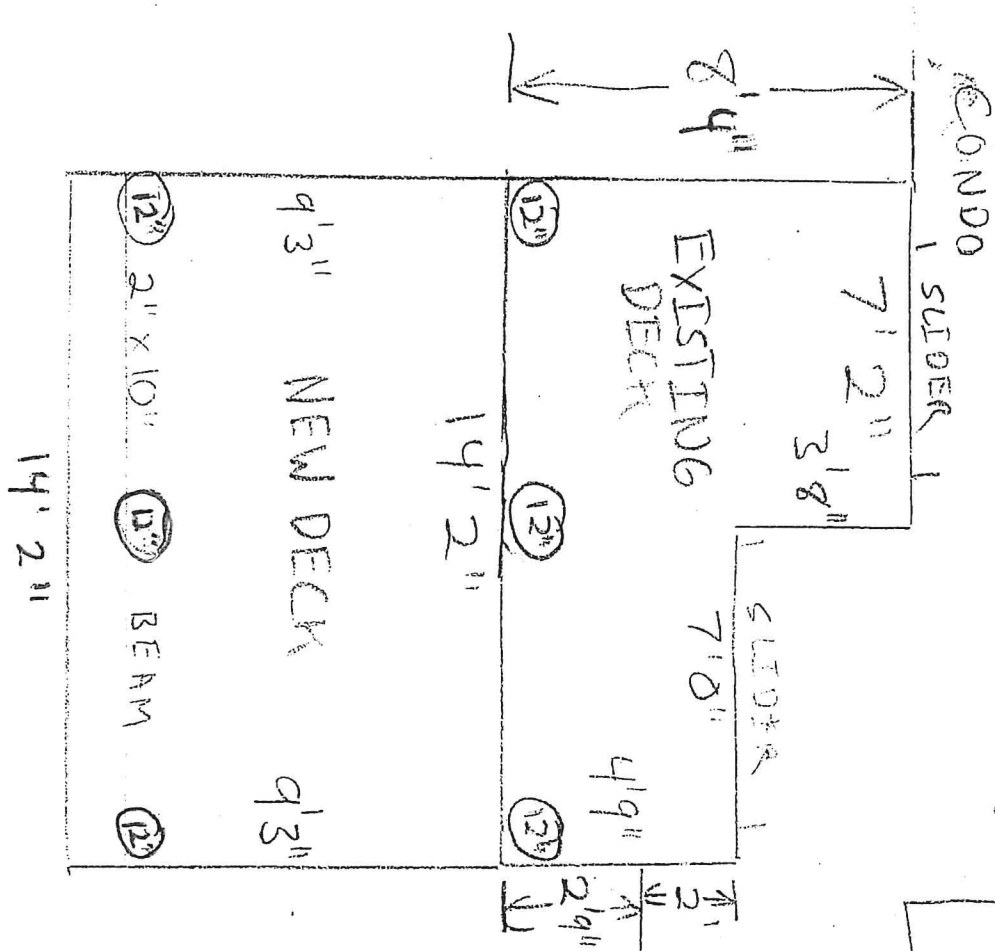
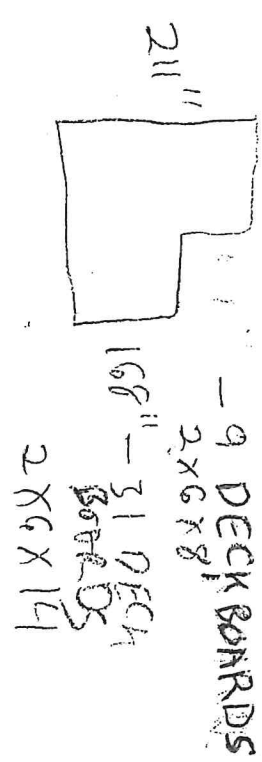
Kind regards,

Sharlene LaCroix

Welcome Home Improvement

48 OLD MILL COURT
SIMSBURY, CT

WELCOME HOME IMPROVEMENT
63 SUTFIELD ST
DINDSON LOCKS, CT
HIC 0249307
(413) 310-0751



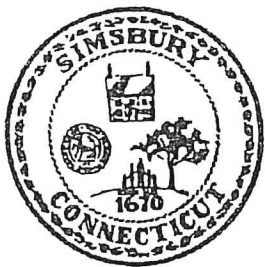
- CHARGE BOG
- 3/8" x 5" ALUM V - 10
- 25# 3" DECK
- SCREWS - TAN - 1
- TORQ
- 12' → 5# " 2 1/2" - 1
- DECKING
- 2" x 6" x 8' - 9
- 2" x 6" x 14' - 3
- 2" x 6" x 20' - 1

- JOISTS
- 2" x 8" x 14' - 5
- 2" x 8" x 20' - 7
- RAILS CONT'D.
- 2" x 4" x 10' - 1
- 2" x 4" x 14' - 1
- 2" x 4" x 8' - 3









Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

April 29, 2011

Mr. Jay Ginewski
50 Old Mill Court
Simsbury, CT 06070



REFERENCE: Inland Wetlands Permit – 50 Old Mill Court

Dear Mr. Ginewski:

The Simsbury Conservation Officer (duly authorized agent of the Town of Simsbury's Conservation Commission/Inland Wetlands & Watercourses Agency) on April 26, 2011 approved your application for an Inland Wetlands Permit for the alteration of an existing deck within the 100-foot upland review area to a wetland on property located at 50 Old Mill Court (Map F-10, Block 148, Lot 039). A copy of the Conservation Officer's administrative report dated April 26, 2011 is attached.

The action is taken per Section 12.2 of the Town of Simsbury's Inland Wetlands and Watercourses Regulations (adopted January 17, 2006), which read as follows:

SECTION 12 – ACTION BY DULY AUTHORIZED AGENT

- 12.2. Any person receiving such approval, approval with conditions, or extension from the duly authorized agent shall, within ten days of the date of such approval, approval with conditions, or extension, PUBLISH, at the applicant's expense, notice of the approval, approval with conditions, or extension in a newspaper having a general circulation in the Town of Simsbury. Any person may appeal such decision of such agent to the Commission within fifteen days after the publication date of the notice and the Commission shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than three business days after receipt by such Commission or its agent of such appeal. Any person may appear and be heard at the meeting held by Commission to consider the subject appeal. The Commission shall, at its discretion, sustain, alter, or reject the decision of its agent or require an application for a permit in accordance with Section 7 of these regulations.

A copy of the above regulation is also enclosed. The Conservation Officer is to be notified three days before construction is to begin. Also, please mail, fax (860-658-3205) or (or email hbeach@simsbury-ct.gov) a copy of your published legal notice to the Town of Simsbury's Conservation Officer so a copy can be put into your file. A sample legal notice is attached. If you have any questions, please contact me at 860-658-3240.

Very truly yours,

Howard Beach
Conservation /Inland Wetlands Officer

HB/ll

cc: Planning Department – Application File
Town Clerk's Office
Building Department – House File
Assessor's Department

CERTIFIED NO: 7008 1140 0000 4037 8249

Telephone (860) 658-3245
Facsimile (860) 658-3205

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SIMSBURY, CONNECTICUT 06070

Howard Beach

Conservation / Inland Wetlands

Zoning Compliance Officer

To : Simsbury Conservation Commission/ Inland Wetlands & Watercourses Agency

From: Howard Beach, Conservation Officer

Date : April 26, 2011

Re : Administrative issuance of an Inland Wetlands Permit for a deck addition within the 100-foot upland review area to a wetland on property located at 50 Old Mill Court.

After discussing this application with the Chairman of the Conservation Commission it was decided that the Conservation Officer could administratively issue a permit for the above proposed activity. The proposed deck addition will be located in an area roughly 45-feet from a well defined wetland adjacent to Nod Brook, just north of West Street. The proposed deck expansion will be supported by 3 concrete piers that will be dug by hand, in the existing lawn area. The total amount of material disturbed will be well under 1 cubic yard. The fact that the amount of materials removed is minimal, and the fact that the area is currently well established lawn, should eliminate any chance of erosion to the adjacent wetlands.

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**Legal Notice of Action
Town of Simsbury
Conservation Commission / Inland Wetlands & Watercourses Agency**

Per Article 12.2 of the Simsbury Inland Wetlands and Watercourses Regulations, the Simsbury Conservation Officer (duly authorized agent of the Town of Simsbury's Conservation Commission / Inland Wetlands & Watercourses Agency) on April 26, 2011, approved the application of Jay Ginewski, Owner, for an Inland Wetlands Permit for alteration of an existing deck within the 100-foot upland review area to a wetland on property located at 50 Old Mill Court.

Howard Beach
Town of Simsbury – Conservation / Inland Wetlands Officer

Email to the Hartford Courant Legal Notice Department – publicnotices@courant.com or call 860-241-3858 to request any information on your cost and how to submit a public legal notice (Farmington Valley addition only – not state wide).

conditions, or extend the time to complete such an activity as authorized under this section.

12.1.1 Prior to the action of the Commission's duly authorized agent pursuant to this section, the agent shall inform the Commission chairman as to the nature of the application, and the agents' reasons for approval, approval with conditions, or extension as authorized in section 12.1. At such time, the Commission chairman may allow the duly authorized agent to proceed as set forth in section 12.1 or may require Commission review of the application pursuant to these regulations.

12.2 Any person receiving such approval, approval with conditions, or extension from the duly authorized agent shall, within ten days of the date of such approval, approval with conditions, or extension, publish, at the applicant's expense, notice of the approval, approval with conditions, or extension in a newspaper having a general circulation in the Town of Simsbury. Any person may appeal such decision of such agent to the Commission within fifteen days after the publication date of the notice and the Commission shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than three business days after receipt by such Commission or its agent of such appeal. Any person may appear and be heard at the meeting held by the Commission to consider the subject appeal. The Commission shall, at its discretion, sustain, alter, or reject the decision of its agent or require an application for a permit in accordance with Section 7 of these regulations.

SECTION 13 – BOND AND INSURANCE

13.1 Upon approval of the application and prior to issuance of a permit, the applicant may, at the discretion of the Commission, be required to file a maintenance or performance bond covering any and all damage that might result from the proposed operation or use of the wetlands and watercourses, or that might occur within two (2) years of completion of such operations, in an amount to be determined by the Commission commensurate with the regulated activity.

13.2 The bond or surety shall be conditioned on compliance with all provisions of these regulations and the terms, conditions and limitations established in the permit.

SECTION 14 - ENFORCEMENT

14.1 The Commission may appoint an agent or agents to act in its behalf with the authority to inspect property, except a private residence, and issue notices of violation or cease and desist orders and carry out other actions or investigations necessary for the enforcement of these regulations. In carrying out the purposes of this section, the Commission or its duly authorized agent shall take into consideration the criteria for decision under section 10.2 of these regulations.

14.2 The Commission or its designated agent may make regular inspections, at reasonable hours, of all regulated activities for which permits have been issued under these regulations.



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

May 31, 2005

Mr. John C. Hawlicheck
44 Old Mill Court
Simsbury, CT 06070

REFERENCE: **Inland Wetlands Permit – 44 Old Mill Court**

Dear Mr. Hawlicheck:

The Simsbury Conservation Commission Inland Wetlands and Watercourses Agency, at a Regular Meeting held on May 17, 2005, approved your application for an Inland Wetlands Permit to extend an existing deck within the regulated area on property located at 44 Old Mill Court. The permit for the proposed activity with the condition that the applicant avoids any erosion of excavated material of the soil. The Conservation Officer is to be notified three days before any soil disturbance.

If you have any questions, please call at your convenience.

Very Truly Yours,

M. Howard Beach
Conservation/Inland Wetlands Officer

cc: Building Official
Town Clerk
File – Department of Community Planning & Development

Certified Mail:



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