



# 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:** December 5, 2023

**RE:** CC #23-42, 25 Holcomb Road

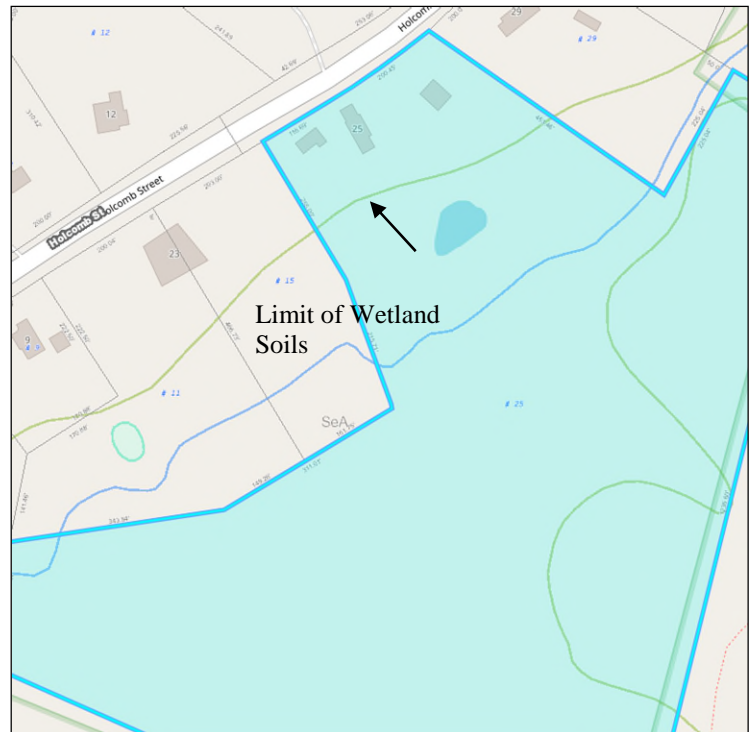
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## Summary of Request:

Keith Willis, property owner and applicant, is requesting a wetland permit to allow for the demolition of an existing home and two existing barns as well as the construction of a new home and one new barn at 25 Holcomb Street. The map to the right shows an aerial view of the parcel with the Town's wetlands map layer turned on.

According to the site plan on the next page, the proposed construction of the house and barn falls within approximately 72-feet of the mapped wetlands at the closest point. The proposed home will be 4,397 s.f. and the proposed barn will be 2,040 s.f. Along with a new septic system, the total amount of disturbance on site is approximately 10,100 s.f.

In 2022, a previous approval for a proposed house and barn was granted for the site by the Wetlands Agency but the project was not completed. The current proposed project is a similar distance from the soils however, a new application is required due to the varying footprint sizes and location of the structures.



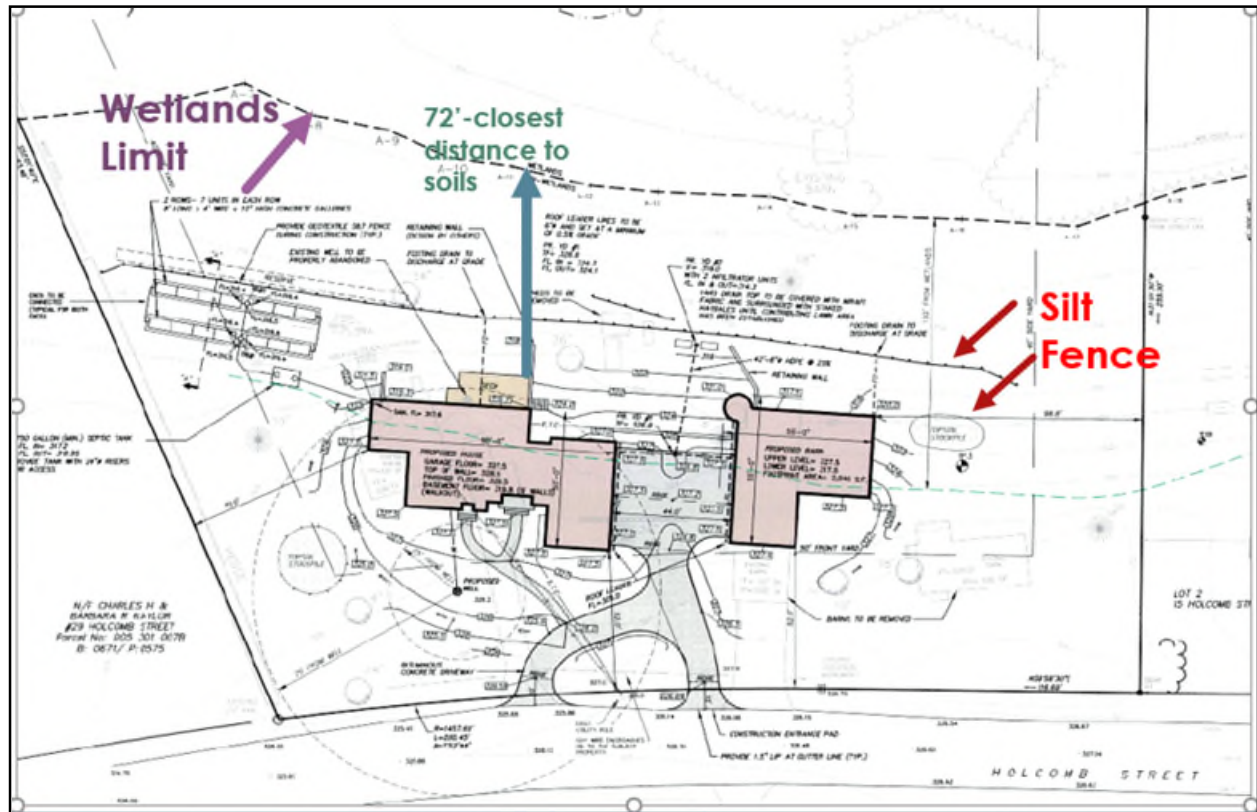
## Staff Analysis

- Based on a previous soil scientist report for the property from 2015 (attached), the soil classification on the location of the proposed development are non-wetland soils: Hinckley Loamy Sand, 3 to 15% slopes, an excessively drained soil type, and Tisbury Silt Loam, 0 to 3% slopes, a moderately well drained soil type.

Telephone (860) 658-3245  
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8:30 - 7:00 Monday  
8:30 - 4:30 Tuesday through Thursday  
8:30 - 1:00 Friday



- Silt fencing is proposed along the rear of the proposed development area and around the stock pile per the site plan to ensure protection of the wetland soils. Silt fencing will be installed prior to demolition of the structures.

### Draft Motions

Moved, the Conservation Commission approves Application CC #23-42 of Keith Willis, Owner, for a wetland permit to allow for the demolition of an existing home and two existing barns and for the construction of a new residence and barn at 25 Holcomb Street based upon the following findings:

- a. The proposed construction will not adversely impact the wetlands and/or watercourses.
- 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.
- c. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters on this property.

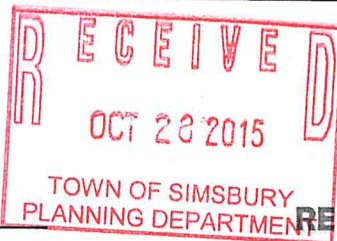
And subject to the following conditions:

1. The project shall be developed in substantial conformance to the plot plan dated October 03, 2023, titled, "Improvement Location Survey" prepared for Kemper Associates Architects, LLC.
2. The landscape plan will include native plantings and the removal of invasive plant species to the greatest extent possible.
3. Areas of disturbed soils shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.

4. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
5. 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.
6. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.
7. This approval is subject to the general provisions found in Section 11.9 of the Town of Simsbury's Inland Wetlands and Watercourses Regulations.
8. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.

Or

Moved, (An alternative Motion)



REPORT DATE: June 26, 2015

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REMA ECOLOGICAL SERVICES, LLC

164 East Center Street, Suite 8  
Manchester, CT 06040

860.649.REMA (7362)

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT

**PROJECT NAME & SITE LOCATION:**

+/- 4.75 acres  
25 Holcomb Street  
Simsbury, CT

REMA Job No.: 15-1832-SIM39

Field Investigation Date(s): 6/24/15

**Field Investigation Method(s):**

- Spade and Auger
- Backhoe Test Pits
- Other: \_\_\_\_\_

**REPORT PREPARED FOR:**

Meredith Taylor & Diane Conwell  
10 White Oak Lane  
Simsbury, CT

**Field Conditions:**

Weather: Mostly sunny, 70s  
Soil Moisture: Low-moderate  
Snow Depth: none  
Frost Depth: none

**Purpose of Investigation:**

- Wetland Delineation/Flagging in Field
- Wetland Mapping on Sketch Plan or Topographic Plan
- High Intensity Soil Mapping by Soil Scientist
- Medium Intensity Soil Mapping from *The Soil Survey of Connecticut* Maps (USDA-NRCS)
- Other: \_\_\_\_\_

**Base Map Source:** CT Soil Survey web; USDA-NRCS (attached); Figure A: 2009 aerial photograph

**Wetland Boundary Marker Series:** RES-A-1 to RES-A-30 (open line)

**General Site Description/Comments:** The "the study area" or "site" is the roughly 4.75-acre northwestern portion of +/- 25-acre parcel of land. It is comprised of hay fields, a small farm pond, wooded areas, an existing single-family residence at its northern extent, a barn, and several sheds. The soils within the study area are both disturbed and undisturbed in nature. The majority of the disturbed and undisturbed soils are derived from glaciofluvial deposits (i.e. stratified sand and gravel) and sandy fill. The upland soils are the Udorthents (306) soil mapping unit (i.e., disturbed soils), the moderately well drained Ninigret and Tisbury (21) soil series complex, and the well drained Agawam (29) and excessively drained Hinckley (38) soil series. The wetland soils are the Aquents (306w) soil mapping unit (i.e., disturbed soils), mostly associated with past-agricultural activities (i.e. smoothing, plowing, deep harrowing, etc.), and the poorly drained Walpole (13), poorly drained Raypol (12), and very poorly drained Scarboro muck (15) soil series. The regulated areas associated with the study area include a portion of a forested swamp extending to the east and south, a man-made farm pond, and wet meadow and shallow and deep marsh cover types. The marsh cover type is dominated by cattails, while the wet meadow is dominated by sedges, rushes, grasses (including sweet vernal grass), sensitive fern, joe-pye-weeds, and NY ironweed, to name a few. The wooded swamp is dominated by red maple and green ash in the overstory and winterberry, swamp azalea, spicebush, highbush blueberry, tall meadow rue, cinnamon fern, marsh marigold, stout reedgrass, and skunk cabbage, among others, in the dense understory.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: +/- 4.75-acres  
25 Holcomb Street, Simsbury, CT

SOIL MAP UNITSUpland Soils

**Ninigret fine sandy loam (21).** This series consists of very deep moderately well drained soils formed in a coarse-loamy mantle underlain by sandy water deposited glacial outwash materials. They are nearly level to gently sloping soils on glaciofluvial landforms, typically in slight depressions and broad drainage ways. The soils formed in loamy over stratified sandy and gravelly outwash derived from a variety of acid rocks. Typically, these soils have a very dark grayish brown fine sandy loam surface layer 8 inches thick. The subsoil from 8 to 26 inches is yellowish brown fine sandy loam with mottles below 16 inches. The substratum from 26 to 60 inches is mottled, pale brown, loose, stratified loamy sand.

**Tisbury silt loam (21).** This series consists of deep, moderately well drained soils formed in a coarse-silty mantle underlain by sandy water deposited glacial outwash materials. They are level to gently sloping soils in broad drainage swales and low lying positions on outwash plains and terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from an acid crystalline rocks (granite, gneiss and schist). Typically these soils have a very dark grayish brown silt loam surface layer 8 inches thick. The subsoil from 8 to 26 inches is yellowish brown and brownish yellow silt loam, with mottles common below 16 inches. The substratum from 26 to 60 inches is grayish brown, mottled stratified sand and gravel.

**Agawam sandy loam (29).** This series consists of deep, well drained soils formed in a coarse-loamy mantle underlain by sandy water deposited glacial outwash materials. They are level to very steep soils on outwash plains and high stream terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from crystalline rocks. Typically these soils have a dark grayish brown fine sandy loam surface layer 11 inches thick. The subsoil from 11 to 26 inches is dark yellowish brown and light olive brown fine sandy loam. The substratum from 26 to 55 inches is olive and olive brown loamy fine sand. Below 55 inches it is stratified fine sand to gravelly loamy sand.

**Hinckley gravelly sandy loam (38).** This series consists of very deep, excessively drained soils formed in a shallow, loamy sand mantle underlain by gravelly sand, water deposited glacial outwash materials. They are level to very steep soils on outwash plains, terraces, deltas, kames and eskers. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from crystalline rocks. Typically these soils have a very dark grayish brown loamy sand surface layer 7 inches thick. The subsoil layers from 7 to 15 inches are strong brown and yellowish brown gravelly loamy sand. From 15 to 18 inches the subsoil is yellowish brown gravelly sand. The substratum from 18 to 60 inches is light olive brown stratified sand, gravel and cobblestones.

**Udorthents (306).** This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. Udorthents or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Wetland Soils

**Raypol silt loam (12).** This series consists of deep, poorly drained soils formed in a coarse-loamy mantle underlain by sandy water deposited glacial outwash materials. They are nearly level and gently sloping soils on outwash plains and high stream terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from acid rocks. Typically these soils have very dark brown, silt loam Ap horizons, grayish brown and dark yellowish brown, mottled, silt loam and very fine sandy loam B2 horizons over light olive brown, mottled gravelly sand 11C horizons at a depth of 29 inches.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: +/- 4.75-acres  
25 Holcomb Street, Simsbury, CT

SOIL MAP UNITS

Walpole sandy loam (13). This series consists of deep, poorly drained soils formed in sandy water deposited glacial outwash materials. They are nearly level to gently sloping soils on glaciofluvial landforms, typically in shallow drainage ways and low-lying positions on stream terraces and outwash plains. The soils formed in loamy over stratified sandy and gravelly outwash derived from a variety of acid rocks. Typically, these soils have a very dark brown sandy loam surface layer 6 inches thick. The subsoil from 6 to 23 inches is mottled, grayish brown sandy loam. The substratum from 23 to 60 inches is mottled, light brownish gray, gravelly loamy sand and gravelly sand.

Aquents (306w). This soil map unit consists of poorly drained and very poorly drained, disturbed land areas. They are most often found on landscapes which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The Aquents are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. Aquents are recently formed soils which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

Scarboro muck (15). This series consists of very deep, very poorly drained soils formed in sandy water deposited glacial outwash materials. They are nearly level soils on glaciofluvial landforms, typically in low depressions and drainage ways of outwash plains and terraces. The soils formed in a loamy sand lying over stratified sandy and gravelly outwash derived from a variety of acid rocks. Typically these soils have a 9 inch black mucky peat or very dark brown mucky sandy loamy surface layer. However, thicker mucky peat horizons can be encountered. The subsurface layer from 9 to 16 inches is gray loamy sand. The substratum from 16 to 60 inches is olive gray, grayish brown and light yellowish brown loamy sand, loamy fine sand and coarse sand. The substratum may be stratified.

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC



George T. Logan, MS, PWS, CSE  
Registered Soil Scientist  
Field Investigator/Senior Reviewer

FIGURE A: Wetland Delineations Sketch Map, 25 Holcomb Street, Simsbury, CT; as seen on 2009 perspective aerial (www.bing.com) (westerly view).



Soil Map—State of Connecticut  
52 Holcomb Street, Simsbury, CT



Map Scale: 1:2,390 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



## MAP LEGEND

- Area of Interest (AOI)
  - Area of Interest (AOI)
  - Soil Map Unit Polygons
  - Soil Map Unit Lines
  - Soil Map Unit Points
- Special Point 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
- Water Features
  - Streams and Canals
- Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background
  - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

## 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: <http://websoilsurvey.nrcs.usda.gov>  
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 13, Oct 28, 2014

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

Date(s) aerial images were photographed: Mar 28, 2011—Apr 18, 2011

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

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam	2.5	9.8%
15	Scarboro muck, 0 to 3 percent slopes	2.7	10.5%
21A	Ninigret and Tisbury soils, 0 to 5 percent slopes	4.4	16.8%
23A	Sudbury sandy loam, 0 to 5 percent slopes	2.1	8.0%
36A	Windsor loamy sand, 0 to 3 percent slopes	0.1	0.4%
38A	Hinckley gravelly sandy loam, 0 to 3 percent slopes	1.3	5.2%
38C	Hinckley gravelly sandy loam, 3 to 15 percent slopes	12.8	49.4%
<b>Totals for Area of Interest</b>		<b>26.0</b>	<b>100.0%</b>