



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: november 7, 2023 FEE: \$ 190 CK #: _____ APP #: 23-42

PROPERTY ADDRESS: 25 Holcomb street

NAME OF APPLICANT: Keith Willis

MAILING ADDRESS: 5 Kerr Farm Road Simsbury, CT 06070

EMAIL ADDRESS: keith.willis@ortiztool.com TELEPHONE # 508-867-1697

NAME OF OWNER: same

MAILING ADDRESS: _____

EMAIL ADDRESS: _____ TELEPHONE # _____

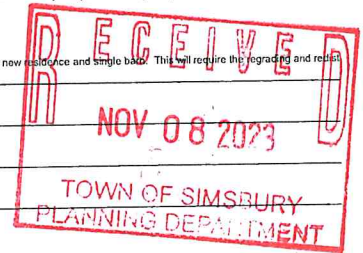
NOTE: ATTACH A WRITTEN LETTER OF AGENCY, DULY ACKNOWLEDGED, TO ACT FOR THE OWNER, INCLUDING THE ABILITY TO CARRY OUT ACTIVITIES SET FORTH HEREIN.

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

Due to the nature of the permit, the applicant must provide a written letter of agency, duly acknowledged, to act for the owner, including the ability to carry out activities set forth herein. Like the 2022 application this proposal is to demolish the existing cottage and 2 barns, and replace them with a new residence and single barn. This will require the grading and reseed.

see narrative



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 of Owner

11/7/2023

Date

Signature and Title of Applicant

11.7.23 Date

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

Kemper Associates Architects, LLC

790 Farmington Avenue • Building #2
Farmington, Connecticut 06032
(860) 409-7155 • Fax (860) 409-7160
www.kemperarch.com

November 10, 2023

Brittany MacGilpin
Assistant Town Planner
Town of Simsbury
Simsbury, CT 06070

Re : Wetlands Permit - 25 Holcomb Street, Simsbury CT

Dear Brittany,

This proposal is to demolish the existing cottage and 2 existing barns at 25 Holcomb Street in Simsbury. The property is 22.41 acres, and zoned R-80. A new residence of 4397 square feet (including the finished basement) will be constructed. The single proposed barn will be 2040 square feet- replacing the 2512 square feet of the 2 existing barns. The property has changed ownership since the commission's previous approval in July of 2022, resulting in this new application. This construction will require approximately 10,100 square feet of soil disturbance in the regulated area. The disturbed area includes the construction of the house, barn and new septic system.

The closest distance to the wetlands line at the proposed house is similar to the 2022 approved plan at 85 feet (72 feet at the above grade deck). The closest point of the new barn to the wetlands line will be 72 feet. This is approximately the location of the existing barn that will be demolished.

Note that a variance was granted in October 2023 to allow the barn's current height, while being newly constructed. The new barn is 20 feet further back from the street- getting rid of a previous non-conformance. Our proposed soil and erosion control measures are called out on the accompanying site plan. A silt fence will protect the stockpile area as well as the construction site. The fence will be installed prior to demolition and kept up until completion of construction.

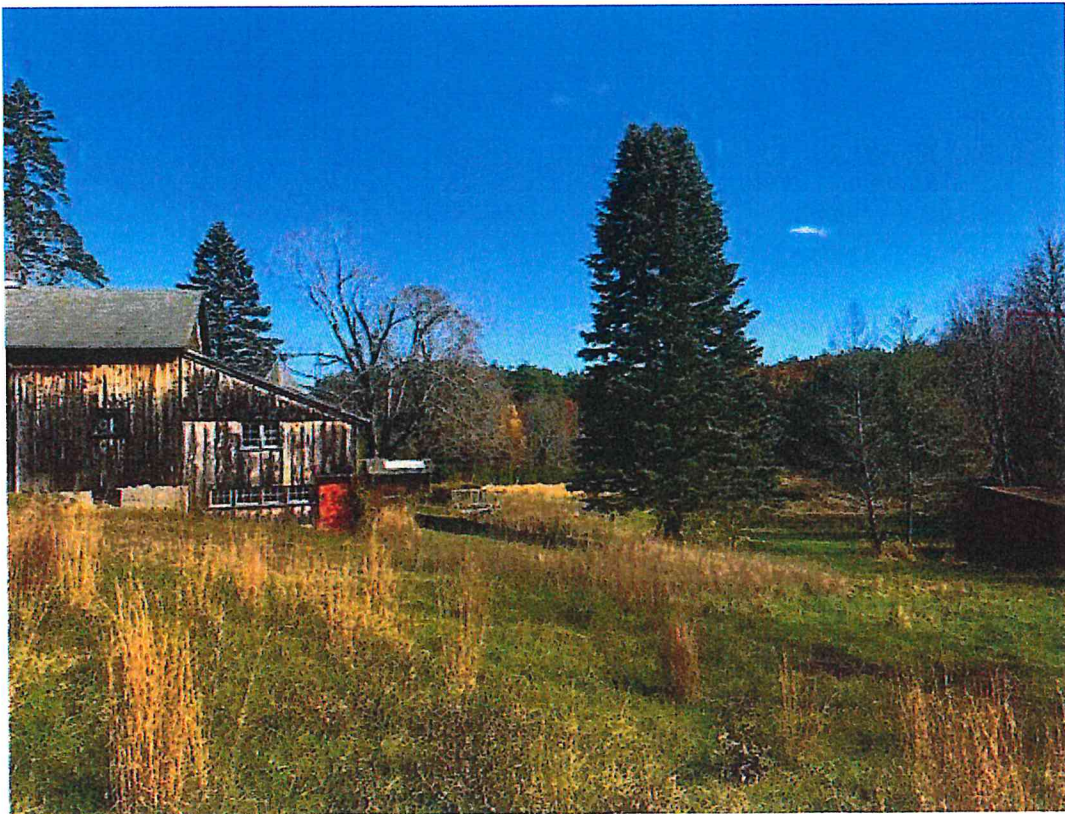
Sincerely,

John W. Kemper, Jr.
Kemper Associates Architects, LLC

Kemper Associates Architects, LLC



Side view of existing house to be razed. See slope to rear



Side view of existing barn. See slope to rear.

RECEIVED
NOV 08 2023
TOWN OF SIMSBURY
PLANNING DEPARTMENT



View from pond looking up to barn



View looking up at front shed to be removed



View from existing house to back wet meadow



View from existing house to pond area

2023
TOWN OF LIMSBUY
PLANNING DEPARTMENT



Pond looking East



From Pond looking East at existing house

NOV 08 2023
TOW...
PLANI...

NOTICE TO APPLICANTS

THIS AFFIDAVIT IS REQUIRED FOR ALL APPLICATIONS REQUIRING A PUBLIC HEARING BY THE ZONING COMMISSION OR THE ZONING BOARD OF APPEALS.

NOTE: PUBLIC HEARING SIGNS MUST BE POSTED ON THE SUBJECT PROPERTY 15 DAYS PRIOR TO THE PUBLIC HEARING DATE.

THIS FORM (SIGNED AND NOTARIZED) MUST BE PRESENTED AT THE PUBLIC HEARING.

AFFIDAVIT

STATE OF CONNECTICUT)

Ss:

COUNTY OF HARTFORD)

I, KEITH WILKINS of SIMSBURY, CT
(Applicant) (City, State)

Being duly sworn, make oath and say that I have maintained sign(s) as required by the Simsbury Zoning Regulations, stating that either a Zoning application or a Zoning Board of Appeals application is pending for the following property:

25 HOLCOMB

(Location of Property)

DATE: NOV 8 _____
(Signature of Applicant)

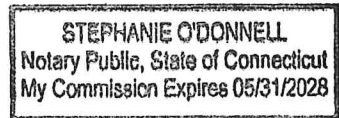
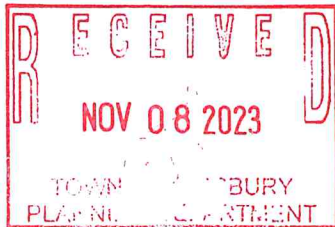
KEITH WILKINS

(Type or Print Name of Applicant)

Subscribed and sworn to before me this 8th day of NOVEMBER, 2023

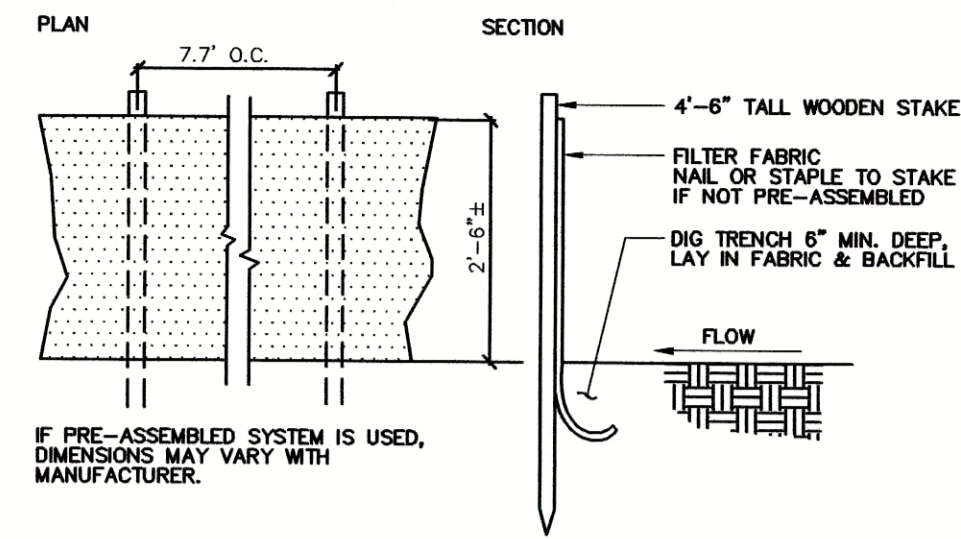
Stephanie O'Donnell
(Notary Public)

My Commission Expires on 5/31/2028



FILTER FABRIC FENCE

NOT TO SCALE



IF PRE-ASSEMBLED SYSTEM IS USED, DIMENSIONS MAY VARY WITH MANUFACTURER.

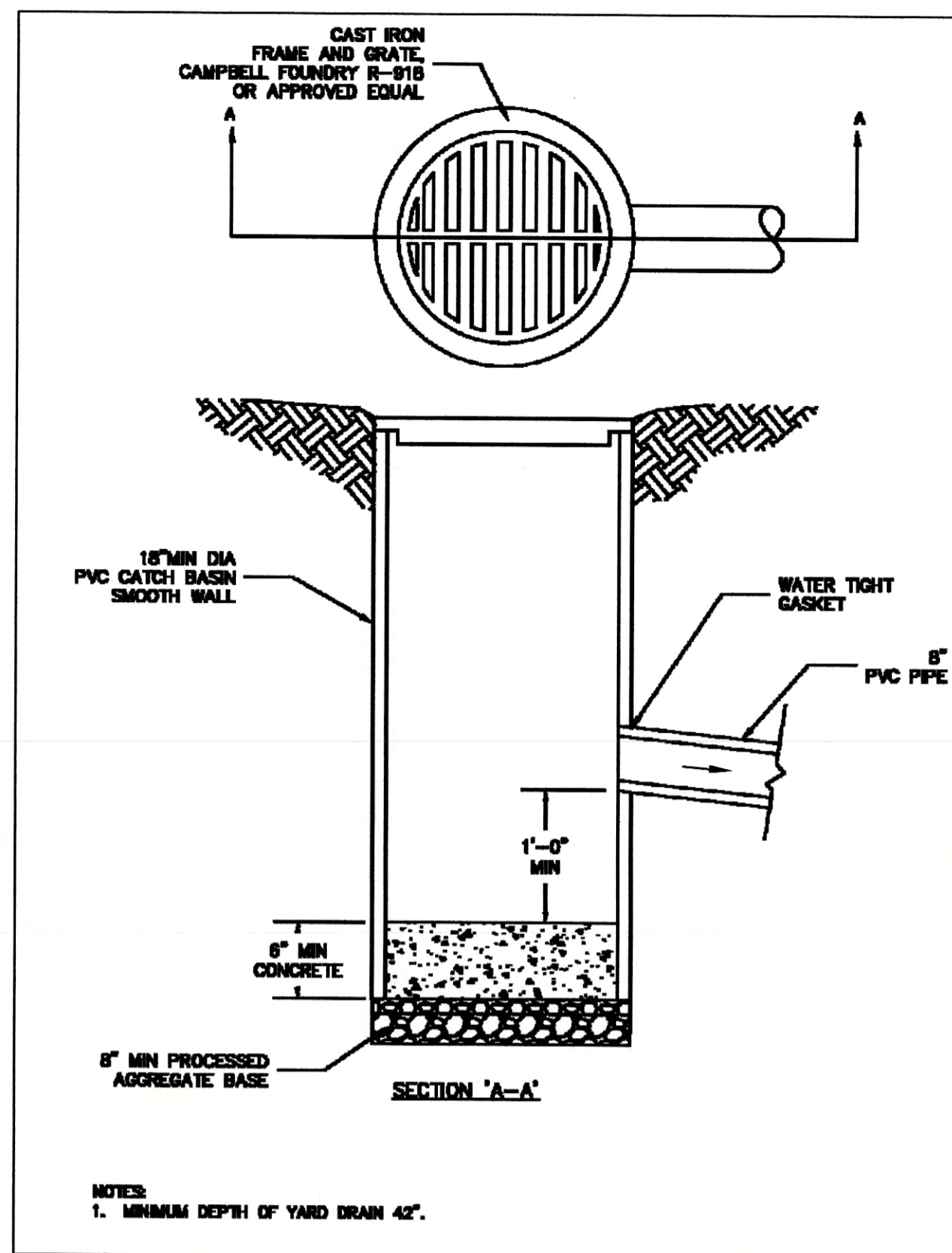
SEPTIC SYSTEM NOTES:

1. SEPTIC SYSTEM INSTALLATION IS RESTRICTED TO THE DRY TIME OF THE YEAR OR WHEN THE MOISTURE CONTENT OF THE SOIL IS VERY LOW. THE HEALTH DEPARTMENT AND/OR THE DESIGN ENGINEER WILL MAKE THIS DECISION.
2. THERE SHALL BE NO CONSTRUCTION EQUIPMENT IN THE AREA OF THE SEPTIC SYSTEM EXCEPT FOR THE MINIMUM REQUIRED FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM.
3. SOIL TESTING BY ALFORD ASSOCIATES, INC.
4. THE DESIGN IS BASED UPON FIELD TESTING BY THOSE LISTED IN NOTE #3, AND IT IS POSSIBLE THAT CONDITIONS MAY BE FOUND DURING CONSTRUCTION THAT WILL INCREASE THE SYSTEM COST TO THE OWNER.
5. NO SUBSURFACE INVESTIGATIONS WERE MADE OTHER THAN THOSE INDICATED. SUBSURFACE PROBLEMS ARE THE RESPONSIBILITY OF THE OWNER. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES ARE UNKNOWN AND ARE THE RESPONSIBILITY OF THE OWNER, SHOULD ANY BE ENCOUNTERED DURING THE INSTALLATION OF THE SANITARY SYSTEM.
6. PERCOLATION TEST HOLE AND DEEP PIT LOCATIONS ARE APPROXIMATE ONLY.
7. IF THE INSTALLER FINDS ANY MOTTLING, WATER OR OTHER CONDITIONS, WORSE THAN SHOWN ON THIS PLAN, HE SHALL IMMEDIATELY STOP WORK AND CONTACT THE HEALTH AGENCY AND THE ENGINEER FOR REVISIONS.
8. THIS DESIGN IS SCHEMATIC; ADJUSTMENTS OF LOCATIONS, DIMENSIONS AND ELEVATIONS OF SEPTIC TANK AND LEACHING SYSTEM MAY BE NECESSARY TO CONFORM TO FIELD CONDITIONS. CHANGES IN THE DESIGN SHALL BE APPROVED BY THE HEALTH DEPARTMENT AND/OR THE ENGINEER.
9. MATERIALS USED FOR THE JOB AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF SIMSBURY AND/OR THE CONNECTICUT STATE DEPARTMENT OF HEALTH.
10. IT IS THE RESPONSIBILITY OF THE INSTALLER, (LIC. SEPTIC INSTALLER) TO CONSTRUCT THE FINAL APPROVED PLAN WITHOUT REVISION, UNLESS PRIOR APPROVAL HAS BEEN OBTAINED.
11. THE DEVELOPER OR OWNER OR BOTH SHALL BE RESPONSIBLE FOR ALL RIGHTS OF WAYS AND RIGHTS TO DRAIN.
12. PROVIDE A SWALE, DITCH OR BUILT-UP EMBANKMENT TO DIVERT SURFACE STORM WATER RUNOFF AWAY FROM THE SANITARY SYSTEM.
13. THE GROUND SURFACE OVER THE ENTIRE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE GRADED AND MAINTAINED TO LEAD SURFACE WATER AWAY FROM THE AREA. ALL LEACHING SYSTEMS SHALL BE PROTECTED FROM SILTATION OR EROSION DURING AND AFTER CONSTRUCTION. LEACHING SYSTEMS SHALL BE COVERED WITH A MINIMUM OF TWELVE(12) INCHES OF SOIL AND FINISHED IN A CONDITION WHICH WILL PREVENT EROSION OVER OR ADJACENT TO THE LEACHING SYSTEM.
14. THE SEPTIC SYSTEM IS FOR SANITARY SEWAGE DISPOSAL ONLY. ALL STORM WATER, COOLING WATER, SUBSOIL DRAINAGE AND OBJECTIONABLE INDUSTRIAL WASTES ARE TO BE EXCLUDED FROM THE SYSTEM.
15. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDS AS SOON AS POSSIBLE AFTER SYSTEM CONSTRUCTION. ALL AREAS TO BE PROTECTED AGAINST EROSION DURING CONSTRUCTION, USING HAY BALES AS REQUIRED.
16. DO NOT STRIP ANY TOPSOIL OFF THE SITE UNLESS ORDERED BY THE ENGINEER OR INDICATED ON THE PLANS.
17. PROVIDE AN EQUAL AREA FOR FUTURE EXPANSION OF SANITARY SYSTEM AS INDICATED ON PLAN.

YARD DRAIN DETAIL -

NOT TO SCALE

AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL

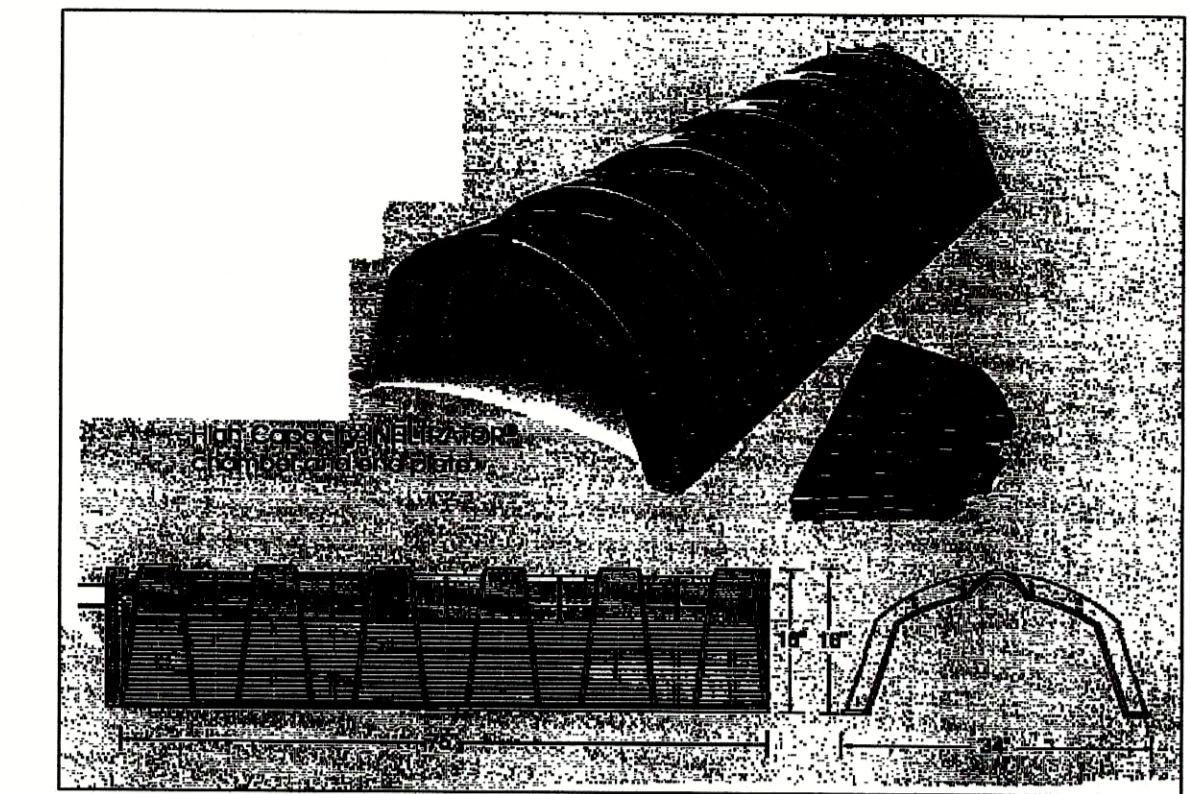


NOTES:
1. MINIMUM DEPTH OF YARD DRAIN 42\"/>

INFILTRATOR CHAMBER

NOT TO SCALE

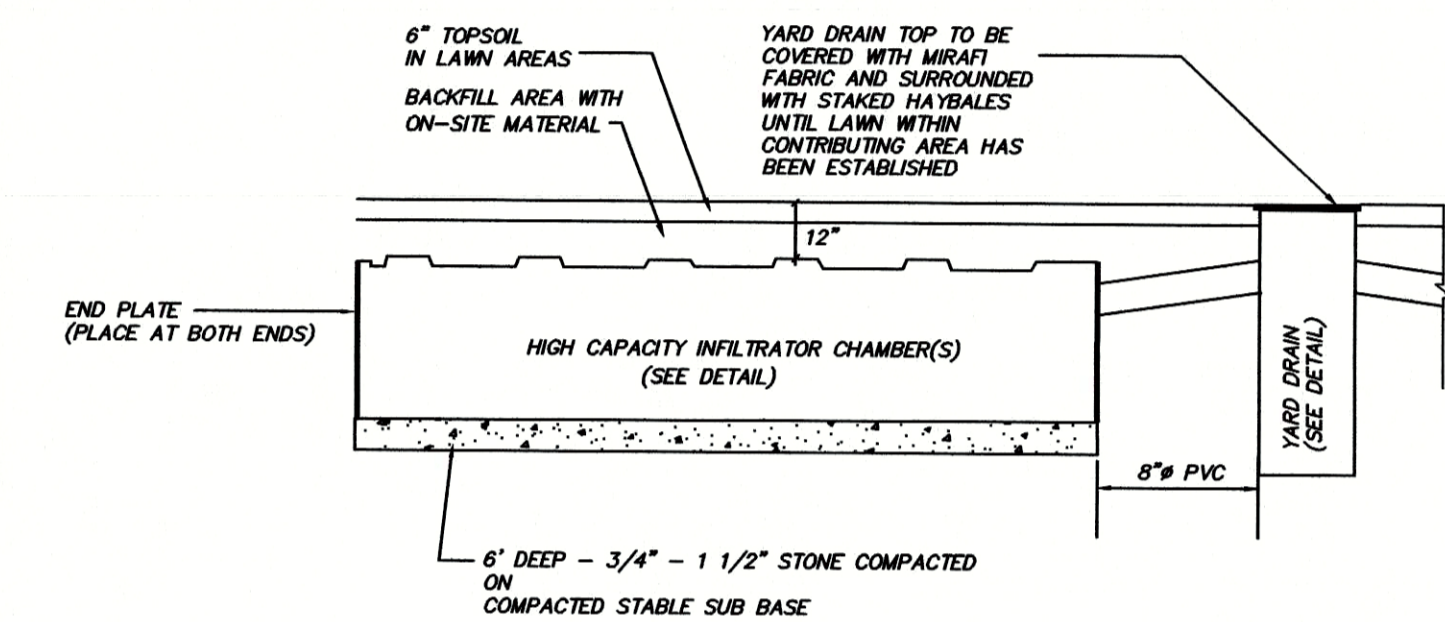
AS MANUFACTURED BY INFILTRATOR SYSTEMS, INC. OR APPROVED EQUAL



DETAIL OF INFILTRATOR AND YARD DRAIN

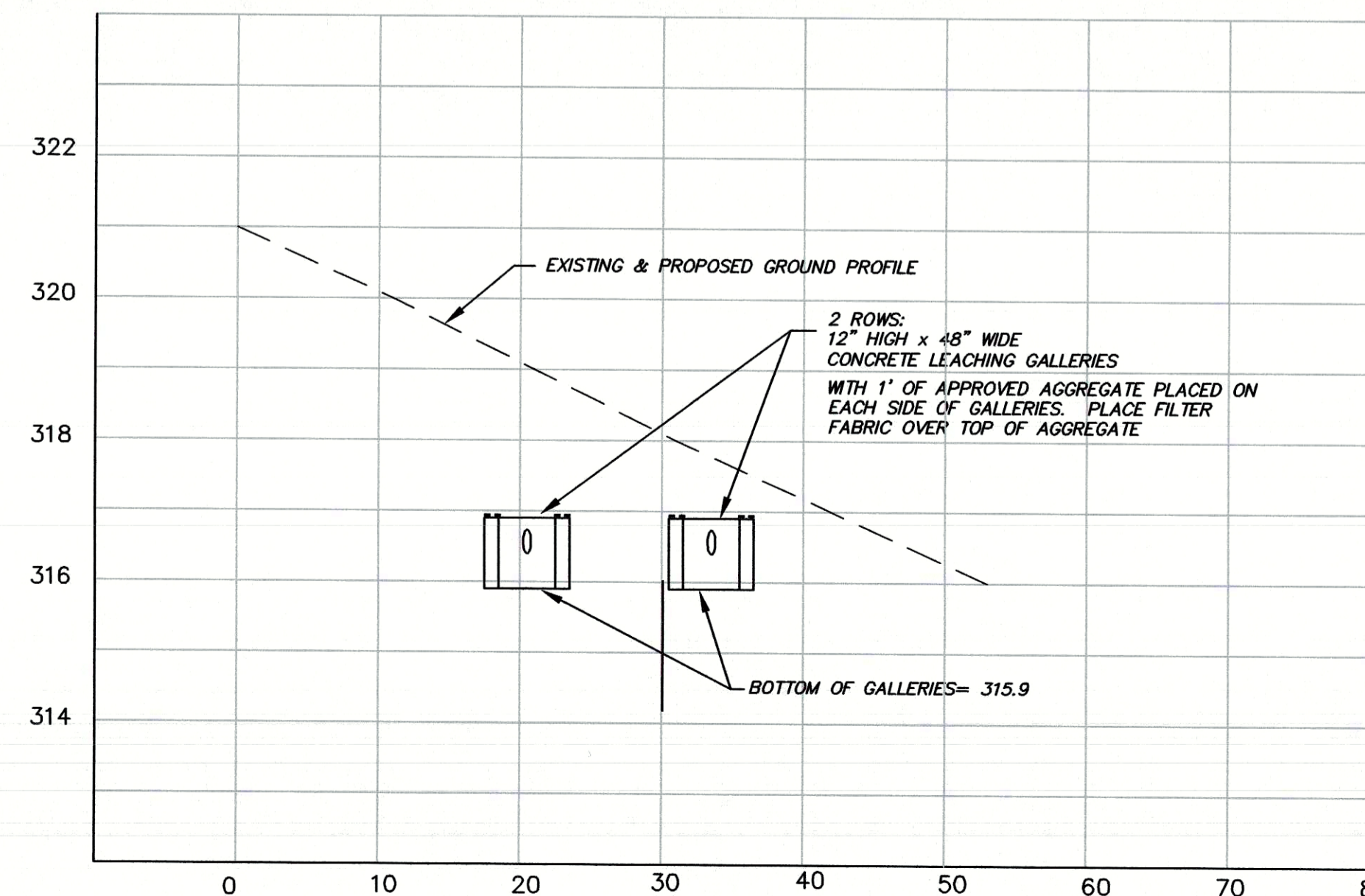
NOT TO SCALE

NOTE- INFILTRATOR/YARD DRAIN SYSTEMS TO BE INSTALLED AT TIME OF SITE GRADING



SECTION "A-A"

SCALE: 1"=10' HORIZ. 1"=2' VERT.



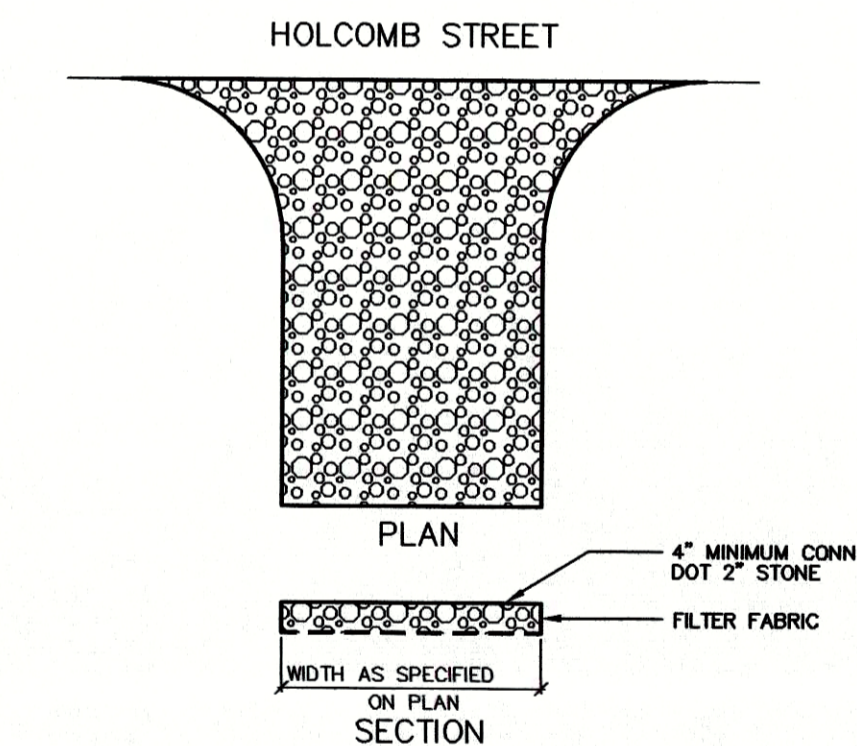
DESIGN DATA

NUMBER OF BEDROOMS = 5
 SEPTIC TANK SIZE REQUIRED = 1,750 GALLON
 SEPTIC TANK SIZE PROVIDED = 1,750 (MINIMUM) GALLON
 PERCOLATION TEST RATE = LESS THAN 10.1 MIN./INCH
 S.F. OF EFFECTIVE LEACHING AREA REQUIRED = 680 S.F.
 USING 12" HIGH X 48" WIDE CONCRETE GALLERIES = 5.9 SF/LF
 680 S.F. / 5.9 S.F./LF. = 111.9 LINEAR FT. REQUIRED
 PROPOSED: 14 UNITS X 8' LONG = 112 FEET
 112 x 5.9 = 660.8 SQ.FT. OF ELA PROVIDED
 EFFECTIVE LEACHING AREA @ 12' CENTER TO CENTER SPACING

MINIMUM LEACHING SYSTEM SPREAD:
 NEED NOT BE CONSIDERED
 DEPTH TO RESTRICTIVE LAYER > 60"

CONSTRUCTION ENTRANCE PAD -

NOT TO SCALE



NOTES:

1. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT.
2. BEFORE CONSTRUCTION ENTRANCE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER UNDESIRABLE MATERIAL.
3. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING PAVEMENT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.		L.S. NO. 9344	
11-6-23 MISC. REVISIONS		Alford ASSOCIATES, INC.	
DATE		REVISION	
SCALE: 1 IN. = 20 FT.		DATE: OCTOBER 3, 2023	
IMPROVEMENT LOCATION SURVEY			
PREPARED FOR KEMPER ASSOCIATES ARCHITECTS LLC			
LOT 1 #25 HOLCOMB STREET SIMSBURY, CONNECTICUT			