



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: February 6, 2024

RE: CC 24-01, 298 Hopmeadow Street

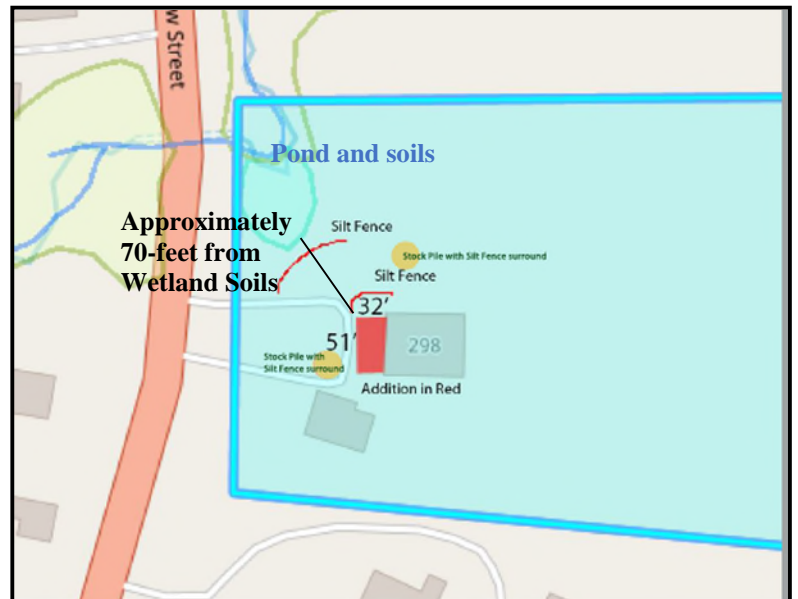
Summary of Request

Dan Castle and Jesús Cobo, property owners and applicants, applied for a wetland permit to construct an approximately 1,632 s.f. addition to the front of the barn on the property at 298 Hopmeadow Street, (Assessor's Map G15, Block 153, Lot 015) Simsbury, CT 06070, zone R-40.

According to the Town of Simsbury wetlands and watercourses map, there is a small pond surrounded by wetland soils located at the edge of the northwest portion of the property, please see the map to the right. The closest distance from the proposed addition to the soil's edge is approximately 70-feet.

Per Section 6 – Regulated Activities to be Licensed, the proposed installation of an addition, as described in the application, within 100-feet of wetlands soils or a watercourse is a **regulated activity**.

The Inland Wetlands Agency found this activity to be non-significant at the January 16, 2024 regularly scheduled meeting. Additional information was requested of the applicant to be discussed at the next meeting on February 6.



Staff Analysis

- Staff requested that the proposed location of debris stockpiles be included on the plan and show that these stockpiles would be enclosed with silt fencing. The applicant has proposed two stockpiles with silt fencing per the map above.
- The use of native species was recommended around the project area and closer to the street. In response, the applicant has said they plan to provide the following ground cover plants around the new structure:

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Facsimile (860) 658-3206

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

- Creeping Phlox
- Pennsylvania Sedge
- Tufted Hair Grass
- More information on the timeline was requested. The timeline for the project is:
 - Complete all ground movement activities by early March 2024
 - Complete framing/roofing by early May 2024
 - Interior details by Mid-summer 2024

Draft Motions

Moved, the Conservation Commission, designated as the Inland Wetlands and Watercourses Commission, **APPROVES Application CC #24-01** of Dan Castle and Jesús Cobo, property owners and applicants, for a wetland permit to construct an approximately 1,632 s.f. addition to the front of the barn on the property at 298 Hopmeadow Street, (Assessor’s Map G15, Block 153, Lot 015) Simsbury, CT 06070, zone R-40, based upon the following findings:

- a. The project will not adversely impact the wetland soils or watercourse.

And subject to the following conditions:

1. The project shall be developed in substantial conformance with the Improvement Location Survey for 298 Hopmeadow Street, dated 05-10-2022.
2. Native plantings will be planted and invasive plant species removed to the greatest extent possible in the project area.
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 application or other measures deemed necessary by the Commission’s agent to prevent erosion and sedimentation impacts to the watercourse.
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)