



# Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 1/8/2024 FEE: \$ 190 CK #: \_\_\_\_\_ APP #: 24-01

PROPERTY ADDRESS: 298 Hopmeadow Street, Weatogue, CT 06089

NAME OF APPLICANT: Dan Castle & Jesús Cobo

MAILING ADDRESS: 298 Hopmeadow Street, Weatogue, CT 06089

EMAIL ADDRESS: gdanielcastle@gmail.com TELEPHONE # (860) 978-2142

NAME OF OWNER: Dan Castle & Jesús Cobo

MAILING ADDRESS: 298 Hopmeadow Street, Weatogue, CT 06089

EMAIL ADDRESS: gdanielcastle@gmail.com TELEPHONE # 860-978-2142

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

1/8/2024

Signature of Owner

Date

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

## 298 Hopmeadow Street, Weatogue, CT 06089

1. Abutting Property Addresses & Owners
  - a. North: Daniel Rosow, 308 Hopmeadow Street, Weatogue, CT 06089
  - b. South: Mark & Star Fuller, 292 Hopmeadow Street, Weatogue, CT 06089
  - c. West: Jaclynn and Robert Attenello, 303 Hopmeadow Street, Weatogue, CT 06089
  - d. West: Robert Frey, 291 Hopmeadow Street, Weatogue, CT 06089
2. Describe the site and the regulated area or wetlands/watercourses involved:
  - a. General site conditions:
    - i. Property is flat with sandy soil.
    - ii. Potential construction sight is flat, sand covered with crushed stone. Surrounding area is gravel driveway, mulched gardens followed by mowed grass.
    - iii. Wetlands is a small, shallow, swampy pond overgrown with trees, grass and cattails. This area is surrounded by about 50' of low cut grass followed by a gravel driveway, mulched garden bed then the potential construction site.
  - b. Potential construction sight is about 100 feet from wetland.
  - c. Wetland site is a small swampy pond about 30' in diameter.
  - d. This is the only wetlands on the property.
  - e. Shrub swamp?
- 3.
4. No impact to wetlands or watercourses.
5. Build addition on existing structure. Construction activity will not happen closer than 100' or wetlands.
6. No long-term impact.
7. Silt Fence to be installed to catch any sedimentation or erosion.
8. Other locations were considered and turned down by the town.
9. \$50,000
- 10.
11. Maps:
  - a. Vicinity Map: See attached.
  - b. Site Plan: See attached.
12. Certifications:
  - a. No, regulated activity is not within 500 feet of the boundary of an adjoining municipality.
  - b. No, traffic attributable to the completed project will not enter or exit the site through the adjoining municipality.
  - c. No, sewer or water drainage from project will not flow through and affect the sewage of the adjoining municipality.
  - d. No, water runoff from the improved site will not affect streets or other municipal or private property within the adjoining municipality.
  - e. n/a
  - f. No, the property is no subject to a conservation restriction or preservation restriction.

Map with Stockpile Locations



## Macgilpin Brittany

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**From:** G. Daniel Castle <gdanielcastle@gmail.com>  
**Sent:** Wednesday, January 17, 2024 1:38 PM  
**To:** Macgilpin Brittany  
**Cc:** Jesús Amador Hernández Cobo  
**Subject:** Re: 298 Hopmeadow Wetlands Application Follow Up  
**Attachments:** Wetlands Map 1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Brittany,

Thank you for your help with this.

1. Attached please find a new map with two locations for the stock pile, both with silt fence surround.
2. Thank you for the list of ground covers! We will plan to plant the following native ground covers all around the new structure: Creeping Phlox, Pennsylvania Sedge and Tufted Hair Grass.
3. I talked to our builder and have the following timeline: Complete all ground movement activities by early March. Complete framing/roofing by early May. Interior details by Mid-summer.
  - Feb. 13- Hopefully get our permit approved
  - Feb. 21- Site Prep. & Demo
  - March 4- Excavation
  - March 6- Foundation
  - March 8- Backfill

Please let me know if everything looks good or if you think we need any other information.

Best,  
Dan

On Wed, Jan 17, 2024 at 11:53 AM Macgilpin Brittany <[bmacgilpin@simsbury-ct.gov](mailto:bmacgilpin@simsbury-ct.gov)> wrote:

Hi Dan- As mentioned last night, the application was determined non-significant, which means instead of a public hearing being scheduled, the application will be finalized and voted on at the February 6 meeting.

For the next meeting if you can provide information on the following, that'd be helpful in responding to the comments by the agency:





Hopmeadow Street

Nod Road

Farmington River

Nod Road

US 202  
CT 10

308

307

51

Silt Fence

Silt Fence

32

Addition in Red

295

Garden House

292

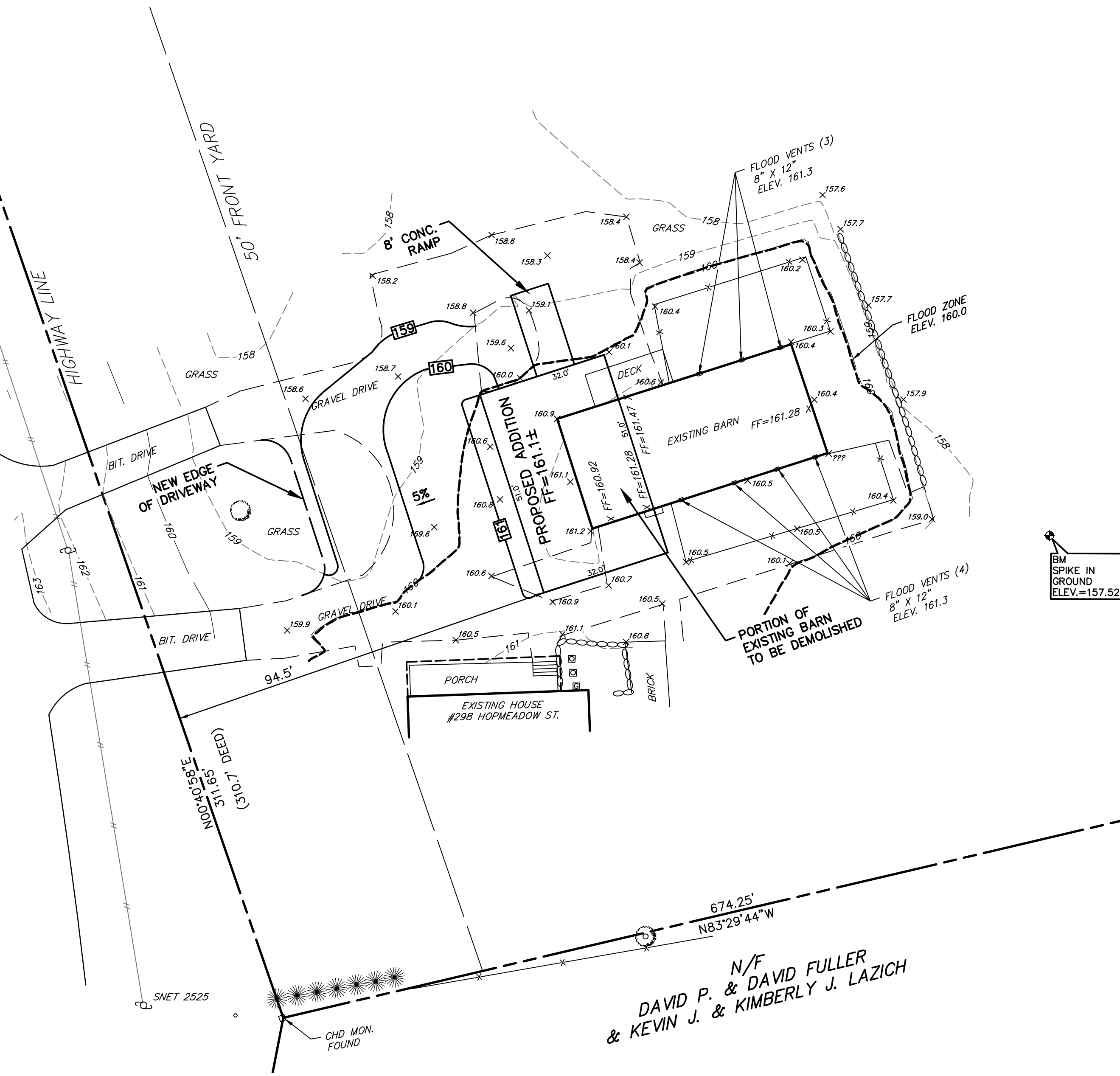
288

287

283

281

HOPMEADOW STREET  
(RT. #202)



BM SPIKE IN GROUND ELEV.=157.92

N/F  
DAVID P. & DAVID FULLER  
& KEVIN J. & KIMBERLY J. LAZICH

LEGEND

	PROPERTY LINE
	FLOOD ZONE (ELEV. 160.0)
	FENCE
	EXISTING SPOT ELEVATION
	FINISHED FLOOR ELEVATION
	EXISTING ELEVATION CONTOUR
	PROPOSED ELEVATION CONTOUR
	OVERHEAD WIRES
	UTILITY POLE
	TREES
	BITUMINOUS

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

REFERENCE MAPS:

- "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF SIMSBURY, AVON-SIMSBURY ROAD, FROM THE RAILROAD OVERPASS SOUTHERLY ABOUT 2,700.0 FEET, ROUTE NO. 116", SCALE 1"=40', DATE NOV. 30, 1929, REVISED FEB. 1958, NUMBER 238, SHEET NO. 2 OF 2.
- "MAP SHOWING PROPERTY OF AARON G. COHEN, SIMSBURY, CONN.", SCALE 1"=40', DATE NOV. 15, 47, REVISED 8-21-48, BY HENRY N. LOOMIS, CIVIL ENGINEER.
- "FEMA FLOOD INSURANCE RATE MAP NO. 09003C0331F, EFFECTIVE DATE 09-26-2008"

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS REVISED.  
TYPE OF SURVEY: TOPOGRAPHIC SURVEY  
CLASS OF HORIZONTAL ACCURACY: A-2  
CLASS OF TOPOGRAPHIC ACCURACY: T-2
- ELEVATIONS ARE BASED ON NAVD88.
- ELEVATION OF FEMA FLOOD ZONE 160.0
- EXISTING STRUCTURE (BARN) WAS REMOVED FROM THE SPECIAL FLOOD HAZARD AREA PER LETTER OF MAP AMENDMENT BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED AUGUST 22, 2023, CASE NO. 23-01-0681A.
- PROPERTY IS ZONED R-40/FP
- THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DATE \_\_\_\_\_ 14649  
SURVEYOR'S SIGNATURE \_\_\_\_\_ LICENSE NUMBER

<p>THE BONGIOVANNI GROUP, INC. LAND SURVEYORS 170 Pure Road Newington, Conn. 06111 TEL: (860) 666-0344 FAX: (860) 666-8830</p>	
Date: 05-10-22	Checked: AB
Drawn: NRM/DDD	Date:
Revision:	Date:
ADDITION	09-12-23
<p>PROPOSED BARN ADDITION PREPARED FOR <b>DANIEL CASTLE</b> 298 HOPMEADOW ST. SIMSBURY, CONNECTICUT</p>	
<p>IMPROVEMENT LOCATION SURVEY</p>	
1	1
<p>21125-TOPO-050622.DWG 21125</p>	



# 298 Hopmeadow Street, Weatogue, CT 06089

Proposed construction site illustrated in **Red** in the following images:





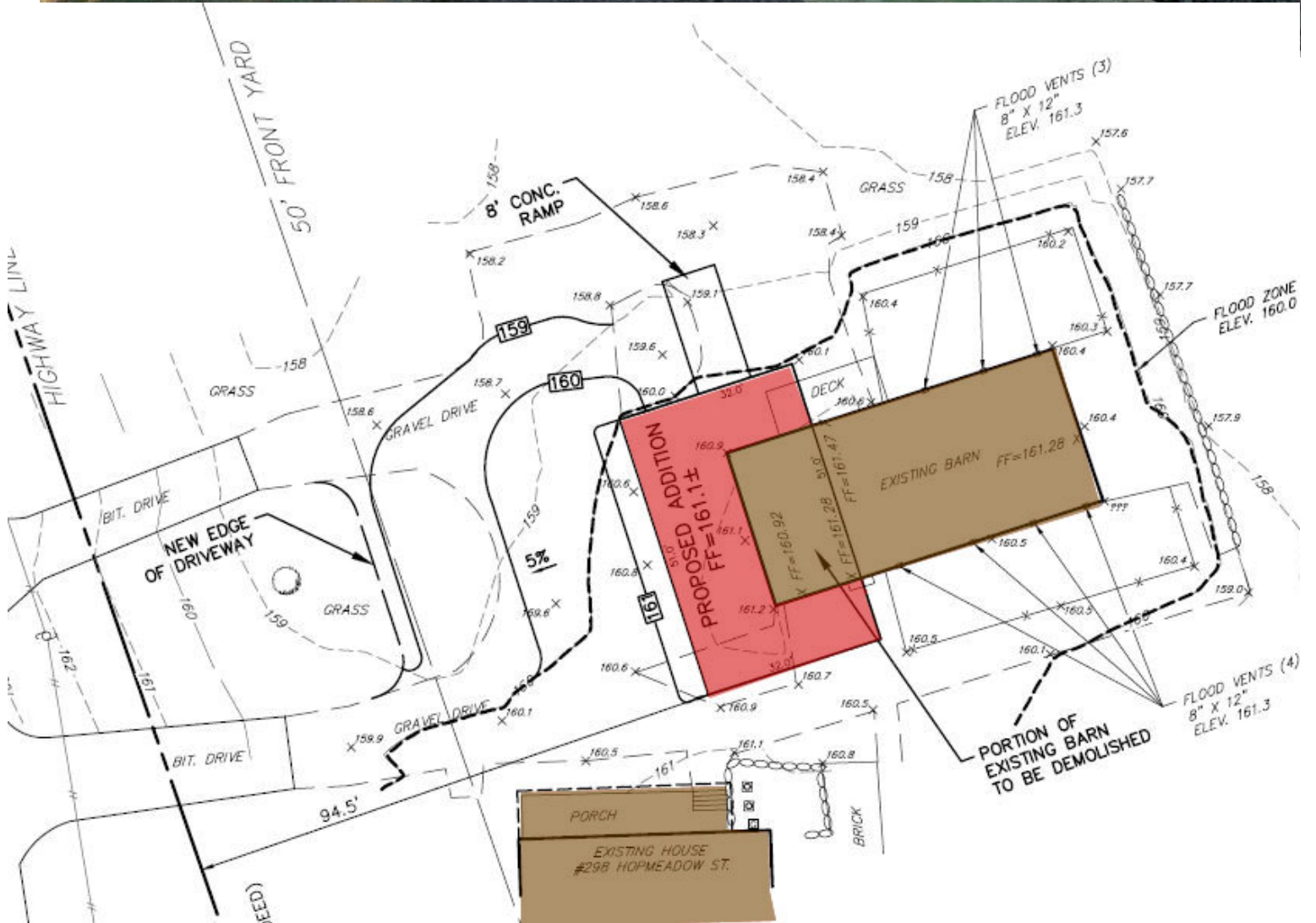
298 Hopmeadow Street, Weatogue, CT 06089





# 298 Hopmeadow Street, Weatogue, CT 06089

Proposed construction site illustrated in **Red** in the following images:

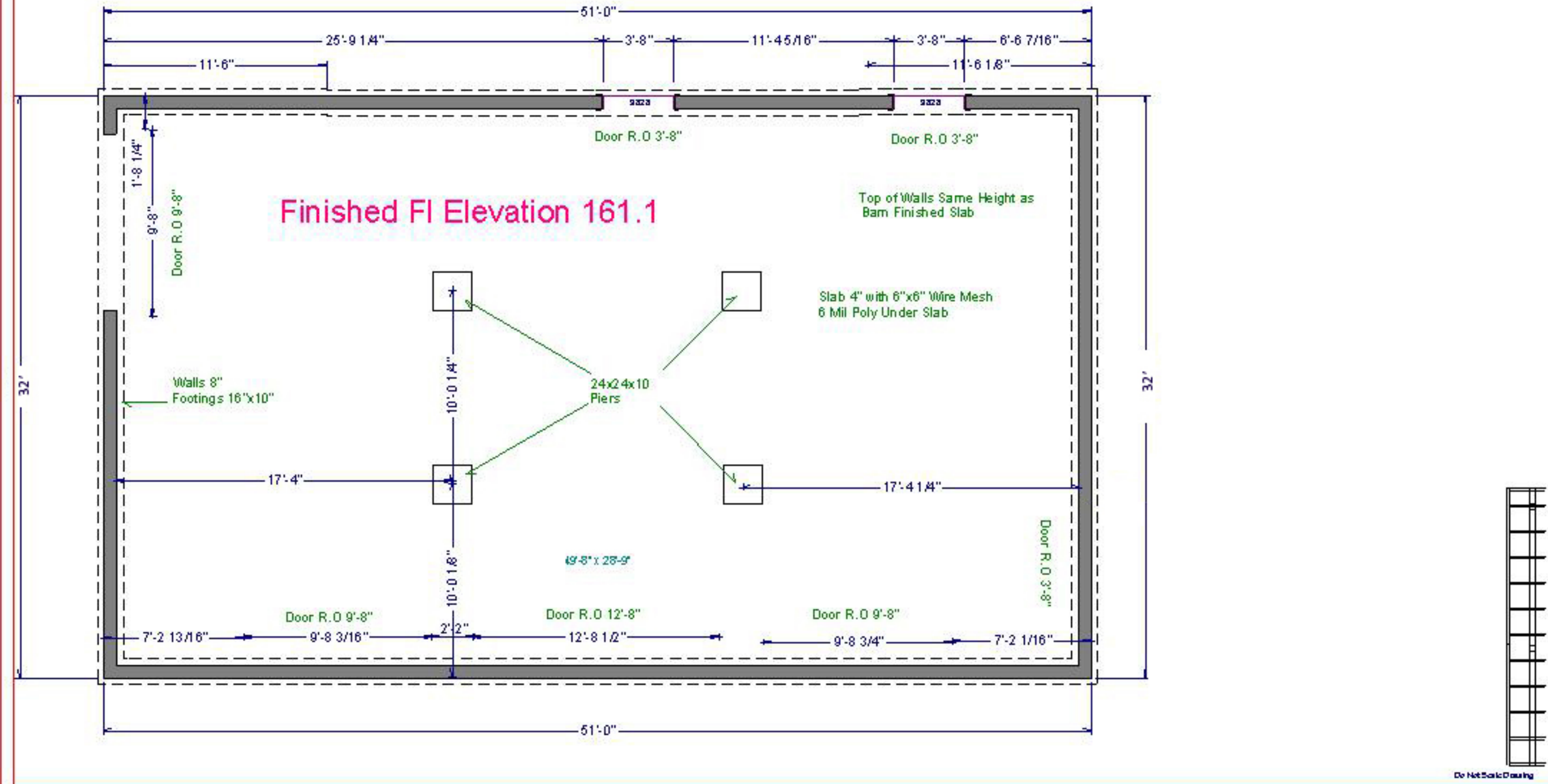




298 Hopmeadow Street, Weatogue, CT 06089







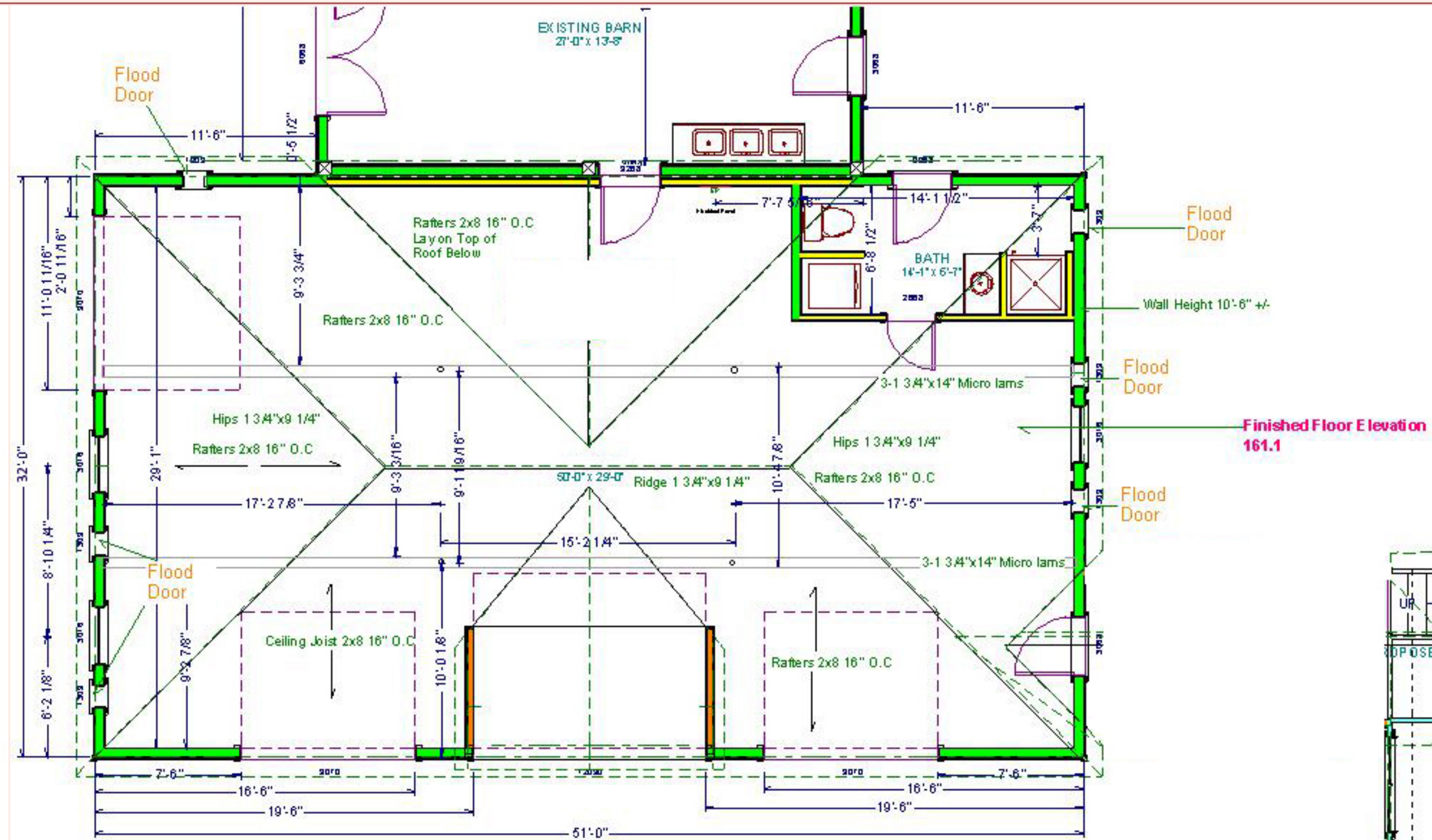
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**David Litchfield  
Building & Remodeling**  
(866)-292-1110 HIC # 0059131



Revisions	Customer	364
	Dan Castle & Jesus Cobo	
	Address	288 Highway 51 West, Sembury CT, 06870
	Drawing	Foundation Plan
	Scale	3/16"=1'-0"
	Date	1/25/2022
		<b>2</b>





Do Not Scale Drawing

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**David Litchfield  
Building & Remodeling**

(866)-292-1110 HIC # 0059131



Revisions	Client: Dan Castle & Jesus Cobo	Job: 364
	Address: 288 Highway 51 West, Searcy, CT, 06070	
	Drawing: Floor Plan	
	Scale: 3/16"=1'-0"	1
	Date: 1/25/2022	