

# LADA, P.C.

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January 29, 2024

Ms. Margery C. B. Winters, Chair  
Town of Simsbury Conservation Commission and Inland Wetland and Watercourses Agency  
933 Hopmeadow Street  
Simsbury, CT 06070

RE: Hopmeadow Country Club- Paddleball Courts  
Simsbury, CT

Dear Ms. Winters,

At the January 16, 2024 meeting of the Conservation Commission and Inland Wetland and Watercourses Agency (IWWA), the applicant, Hopmeadow Country Club (HCC), was requested to consider two items-

1. Review the existing LED lights and consider replacing them with a lower kelvin rating LED lights (2500K)
2. Provide some planting along the stream edge to supplement the existing mowed lawn

After review, discussion and follow up- the Hopmeadow Country Club offers the following responses-

1. The existing lighting is 4000-5000k throughout the property especially on the playing courts to provide a "white light" which is best for games requiring tracking of a ball and eye/hand coordination. The white light is recommended by Paddleball, Tennis and Pickleball operators/associations. As the change to a "yellow" light would be inconsistent with these recommendations, HCC does not propose to modify its lights.
2. After discussion, HCC proposes to begin a long term program to vegetate the existing stream banks. The first part of this program is a pilot program to install 60' of stream bank protection in the form of straw wattles or coco- logs staked into the edge of the stream (preferably where there is exposed soil). The 12" diameter rolled fiber logs will be staked into the soil using wood stakes initially. These logs will be allowed to get wet and silty to ensure they will stay in place. The next phase is to install live plant plugs into the cocologs. The final phase is season dependent so depending on the when this occurs, that phase could happen as early as March 2024 or will be done next March- the installation of live dormant plant stakes set into the soil of the bank itself uphill of the cocologs as well as

through the cocolog itself. The cocolog will NOT be removed but will act to collect sediment to provide growing medium for the plant material. Photos will be provided to the Planning Department of each phase. As this is a pilot program, the intent is to teach the HCC staff how to install this system so it may be used throughout the Golf Course. This will make the proposed work affordable and able to be installed and maintained properly by the HCC as various rain events affect stream levels. A proposed plan and details for construction are attached as sheet IWWA-1. If the pilot program proves successful over the next three to four years, HCC will submit a larger scale program for review and approval. Please note, the intent is to locate these improvements at the stream edge and out of the wetlands.

With this recommendation, the scope of the project has changed to include the attached plan. Therefore, the proposed project includes the following activities within the Upland Review Area:

1. Staging Area during construction on existing paved parking area
2. Remove and Replace existing Court 1(north) in current location
3. Extend deck and expand warming hut to allow ADA access including addition of a ramp
4. Move Court 2 (south) 8' south to accommodate ADA access- this actually moves the court back from wetland by 2+/- feet at closest point.
5. All storage and utilities to be below decking
6. Extend water and sewer to hut for interior bathroom
7. Replace gas service in this area
8. Reduce cart path and eliminate 964+/- sf of impervious surface within the Upland Review Area
9. **60Lf of cocologs/straw wattles with plugs and live dormant plant stakes for stream bank edge planting.**

We look forward to your review and hope to have the application approved on February 6, 2024.

Please let me know if you have questions.

Sincerely,



Terri Hahn, PLA  
Principal

c. HCC  
attachment