



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

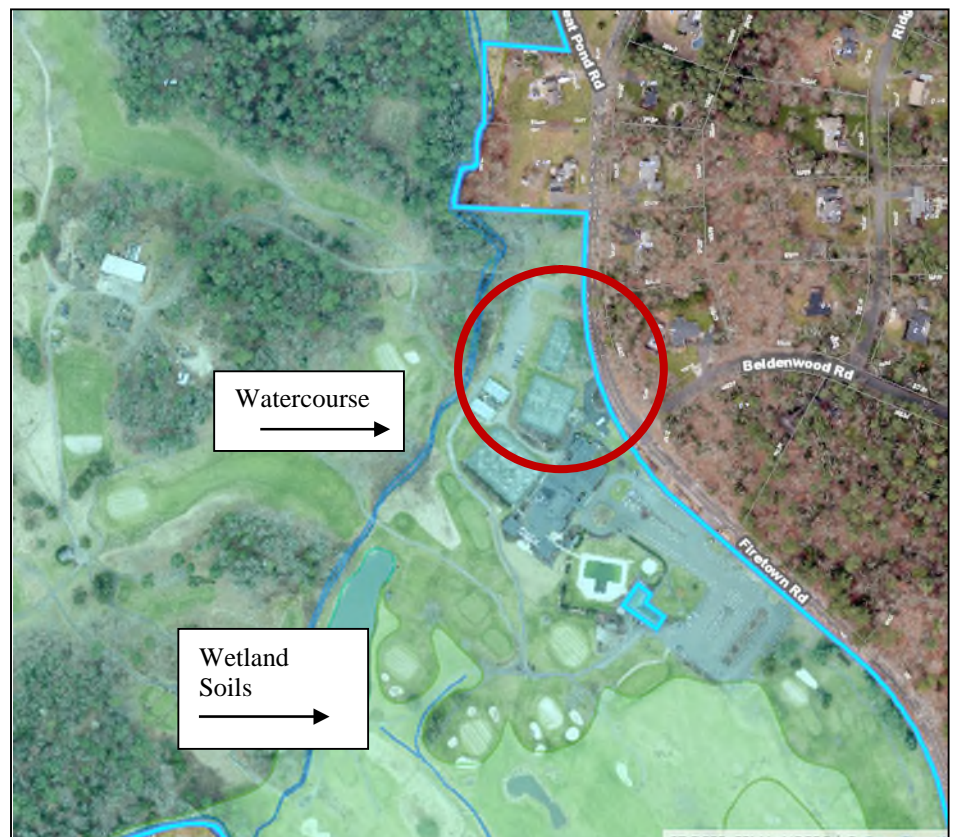
Date: February 6, 2024

RE: CC 24-03, 85 Firetown Road

Summary of Request

Hopmeadow Country Club (HCC) applied for a wetland permit to replace the existing paddleball courts with associated improvements at **85 Firetown Road** (Assessor's Map E08, Block 148, Lot 001) Simsbury, CT 06070, zone R-40.

According to the Town of Simsbury wetlands and watercourses map to the right, Grimes Brook is located to the west of the paddle courts and traverses the property from the northeast corner and travels south through the golf course. The wetland soils were flagged by a soil scientist from a previous application and the boundary is included on the site plan.



According to the application, the following activities are proposed 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

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

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

Actual disturbance is approximately .27 acres and there will be no additional disturbance in the wetland regulated area than what has been previously disturbed. New topsoil and grass will be installed where the cart path is being removed.

Per Section 6 – Regulated Activities to be Licensed, the proposed replacement court activities, 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. A summary of the discussion is below.

- The commission discussed planting at the stream bank, which is currently mowed grass, and whether additional native plantings can be used to further protect the health of the stream. The applicant stated they would look into this further.
- Lighting was also discussed. The courts will be lighted until 10pm and the lights are on a timer so will automatically shut off when not in use. There was discussion on what the kelvin measurement was and also ensuring lights were Dark Sky compliant.

Draft Motions

Moved, the Conservation Commission, designated as the Inland Wetlands and Watercourses Commission, **APPROVES Application CC #24-03** of Rodrigo Clement (Hopmeadow Country Club), owner and applicant, for a wetland permit for the replacement of paddle tennis courts and associated improvements at **85 Firetown Road** (Assessor's Map E08, Block 148, Lot 001) 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 map entitled, "Paddle Ball Courts at Hop Meadow Country Club" drawn by LADA, dated 1-12-2024.
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)