



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

**To:** Simsbury Conservation Commission/Inland Wetlands Agency

**From:** Brittany MacGilpin, Assistant Town Planner

**Date:** April 2, 2024

**Application CC #24-10** of 34 Hopmeadow St. Realty Co, LLC, for a wetland permit to grade and remove material to create a detention basin, install a fence for play area and install storm drainage and underground utilities in the soils and upland review area in association with a daycare center being proposed at 30 Hopmeadow Street AKA 34 Hopmeadow Street (Assessor's Map E19, Block 117, Lot 001-1C) Simsbury, CT 06070, zone PAD.

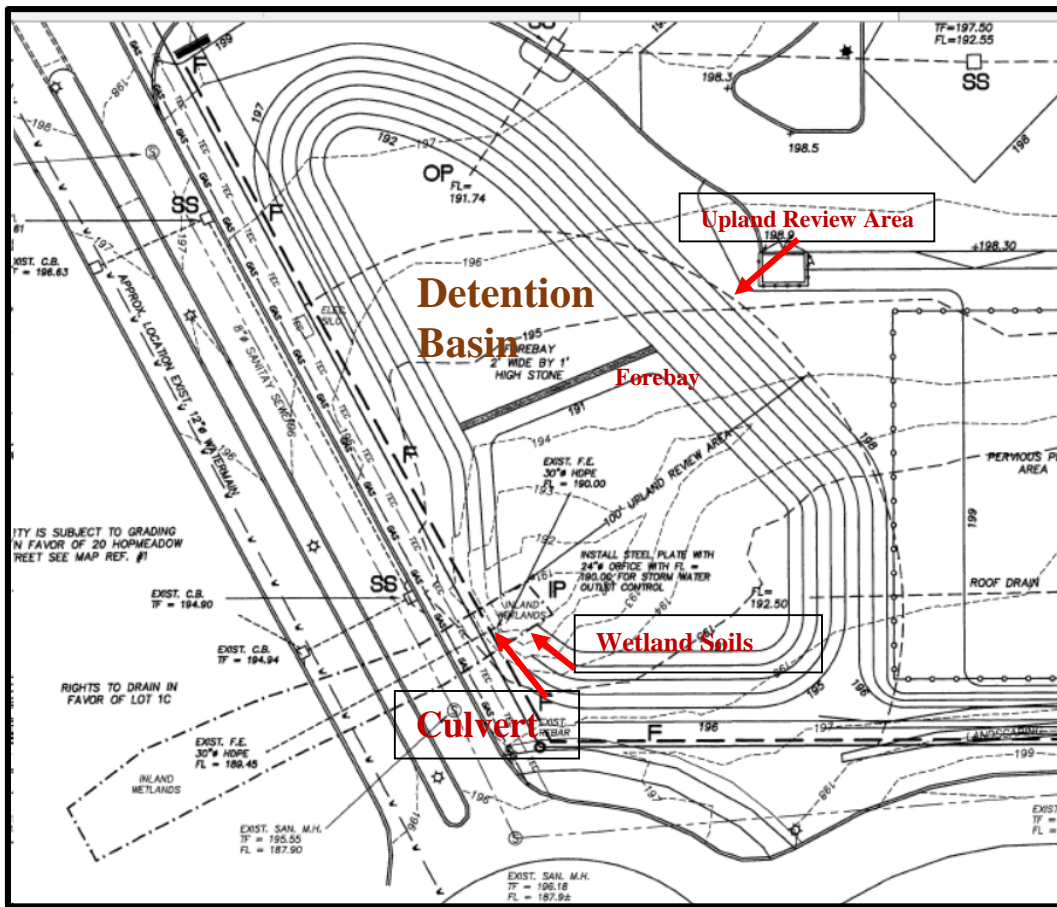
**Summary of Request:** 34 Hopmeadow Street Realty Co., LLC, has submitted an Inland Wetlands permit application for grading and removal of material to create a detention basin, install storm drainage and underground utilities as well as install a fence for a play area in association with a proposed daycare facility being built at 30 Hopmeadow Street (formally 34 Hopmeadow Street). These regulated activities are located partially within flagged wetland soils as well as within the surrounding upland review area. Please see an aerial of the site to the right with the parcel indicated by a red star.

The Regulated Activity application was deemed significant at the regularly scheduled March 19, 2024 Conservation Commission/Inland Wetlands Agency meeting and scheduled for a public hearing on April 2, 2024.

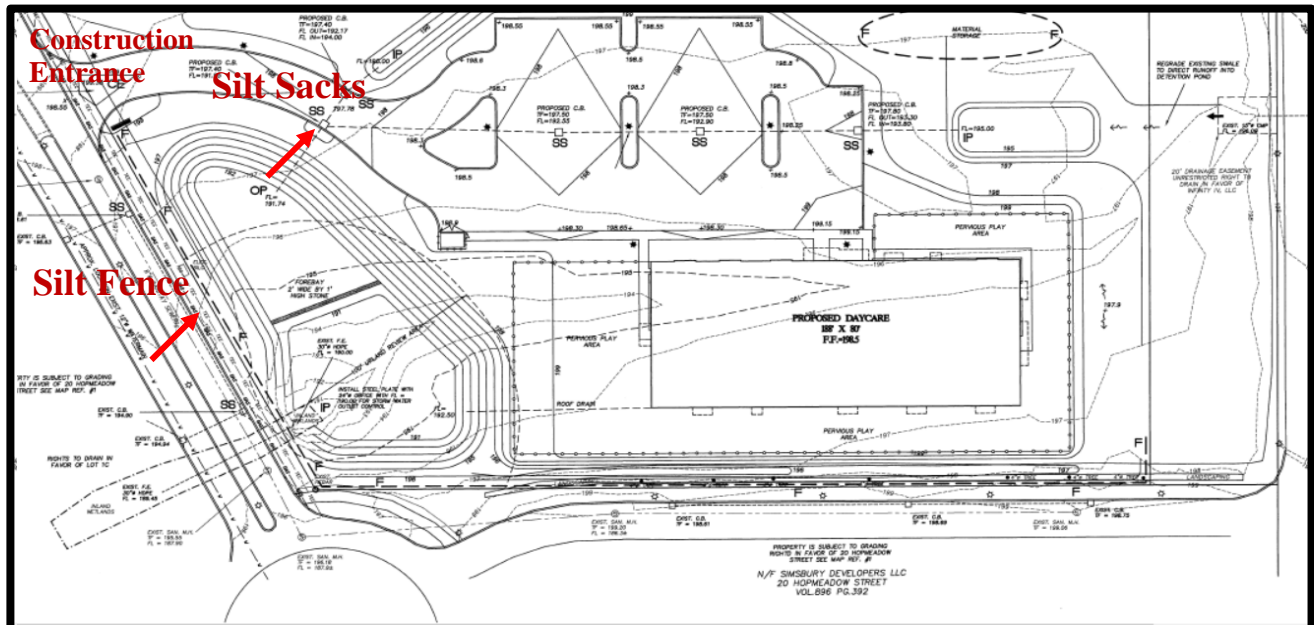


The proposed stormwater management system is necessary for the proper drainage of water on the site. Existing surface water coming onto the site from Hopmeadow Street and the culvert to the north will be directed to the newly constructed detention basin before entering the new drainage system. The amount of wetland soils to be disturbed with this application is approximately 268 s.f., which amounts to disturbance of all of the wetland soils on the property. The soils will be impacted by the inlet protection added immediately upstream of the existing culvert. The applicant explained that the construction of the detention basin will increase the area of the wetlands function as it will help filter and drain storm runoff as water moves through the basin into the culvert. A forebay will also be added to

the detention pond to collect the floatables in the existing and proposed storm runoff. Please see the submitted site plan for the drainage system below.



Soil and erosion control measures are being proposed with this application and can be found on the diagram below. In summary, silt fencing will be surrounding the soils as well as the soil stockpiles that will be on site during construction. Construction entrance protection, tree protection, and silt sacks for the catch basins are also used. The applicant is reminded to contact town staff once the measures are installed so that they can be inspected prior to any soil disturbance. Below is a map of the site with proposed soil and control measures.



During the March 19 meeting, the Agency and staff requested a more detailed landscape plan that is being proposed for the detention basin and surrounding the soils. These plantings should be native species. Invasive plant species are not to be utilized. Landscaping plans are expected to be submitted by the applicant prior to the meeting.

**Criteria For Decision, Section 10.2 in Wetland Regulations:** While making its decision, the Agency must provide findings for approval (or denial) of the application. A complete list of findings can be found in Section 10.2 of the Wetland Regulations. Relevant criteria for the commission to consider when making findings for this application are included in the list below. Information on how the applicant has addressed these findings are included in italics.

- a. The environmental impact of the proposed regulated activity on wetlands or watercourses including the amount and nature of material to be removed or deposited and the projected effect on the water table, drainage patterns; flood control, water supply and quality, and aquatic or benthic organisms. *The applicant explained that the construction of the detention basin will increase the area of the wetlands function as it will help filter and drain storm runoff as water moves through the basin into the culvert. Also, the applicant explained that native plantings will be utilized for landscaping in the vicinity of the culvert, which will also ensure a natural buffer for silt from the detention basin.*
- b. The applicant's purpose for the proposed activity, and any feasible and prudent alternatives which would cause less or no environmental impact to wetlands or watercourses. *The applicant explained that the proposed building for the site has been located to the north so as to be as far from the wetland soils as possible. The location of the detention pond is necessary as to be most efficient in providing proper drainage for the new building and parking lot. The elevation of the area of work is at an elevation necessary to receive water from pipes coming onto the site from the north and west, taken into the detention basin, treated and then discharged to the south.*
- c. The relationship between the short- and long-term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses, including the potential for preservation and/or management of local ecosystems. *The applicant explained that silt fence, a construction entrance, silt sacks, tree protection as well as other measures outlined on their plan will be utilized as necessary to control erosion going into the culvert.*

### **Draft Motion**

Moved, the Inland Wetland and Watercourses Agency APPROVES **Application CC #24-10** of 34 Hopmeadow St. Realty Co, LLC, for a wetland permit to grade and remove material to create a detention basin, install a fence for play area and install storm drainage and underground utilities in the soils and upland review area in association with a daycare center being proposed at 34 Hopmeadow Street AKA 30 Hopmeadow Street (Assessor's Map E19, Block 117, Lot 001-1C) Simsbury, CT 06070, zone PAD based upon the following findings:

- a. The construction of the detention basin will increase the area of the wetlands function as it will help filter and drain storm runoff as water moves through the basin into the culvert.
- b. Prudent and feasible alternatives do not exist as the elevation needed for the detention pond occurs in the area where the wetland soils and upland review are located.
- c. Short-term impacts to the regulated area will be minimized with the use of soil and control measures.

And subject to the following conditions:

1. The project shall be developed in substantial conformance to the site plan titled, "Childcare Facility, Parcel ID: E18 117 001-1C Hopmeadow Street-Simsbury, CT" dated, 3/8/24, prepared by Denno Land Surveying and Consulting, LLC.
2. Native plantings in the project area will be utilized per the submitted landscape plans.
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 plot plan (see condition #1) such as fabric filter fence or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
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)**