



Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: _____ FEE: \$ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: 971 Hopmeadow Street, Simsbury

NAME OF APPLICANT: Udolf Enterprises, LLC

MAILING ADDRESS: 8 Ellsworth Rd, Ste 401, West Hartford, CT 06107

EMAIL ADDRESS: robert@udolfproperties.com TELEPHONE # 860-250-5801

NAME OF OWNER: Udolf Enterprises, LLC

MAILING ADDRESS: 8 Ellsworth Rd, Ste 401, West Hartford, CT 06107

EMAIL ADDRESS: robert@udolfproperties.com TELEPHONE # 860-250-5801

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 SPECIFIC ACTIVITY(ies) FOR WHICH A PERMIT IS SOUGHT 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; OR G) OTHERWISE ADVERSELY AFFECT A REGULATED AREA:
C) Construction of five (5) additional parking spaces in the Upland Review Area; see attached.

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.

DocuSigned by:
Robert D. Udolf 7/15/2021
00BFF69A4D45467...
Signature of Owner Date

DocuSigned by:
Robert D. Udolf 7/15/2021
00BEE69A4D45467...
Signature and Title of Applicant Date

Telephone (860) 658-3245
Facsimile (860) 658-3206

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

INSTRUCTIONS FOR APPLICANT

Any person seeking a permit to carry out a regulated activity on property which has been designated an inland wetland or watercourse by the Conservation Commission or within the 100-foot regulated buffer area of a designated inland wetland or watercourse must complete and submit the Inland Wetlands Permit Application to the Planning Department.

Submission shall occur by the day before a regular meeting of the Conservation Commission. (See Section 5 of the Inland Wetlands and Watercourses Regulations of the Town of Simsbury.) Application will be heard at the following meeting, after petition period.

The original application shall be submitted with eleven (11) copies. Maps on sheets larger than 11"x14" shall be submitted in at least three (3) copies. Additional copies of site plans may be required. PDFs of the maps, if available, should be submitted, as well. PDFs can be emailed to lbarkowski@simsbury-ct.gov.

A filing fee shall accompany the application, as required by the Land Use Application Fees schedule. Please consult with the Planning Office for specific fee determination.

The following information shall be provided on white paper (8 ½"x11") and typewritten. Reproduce the following questions along with the answer and attach to the application.

1. *In the case of a public hearing or map amendment*, list on a separate sheet of paper the names and addresses of all abutting property owners and property owners within 100 feet of all property lines. Identify on one of the attached maps.
2. Describe the site and the regulated area or wetlands/watercourses involved:
 - a. General site conditions, including vegetation and general soil conditions.
 - b. Size of wetland within site or distance of the activity from the wetland.
 - c. Size of total contiguous wetland.
 - d. Position relative to other wetlands on site.
 - e. Type of wetland characterized by vegetative and soil type and/or watercourse, such as: 1) open/deep fresh water pond or lake; 2) shallow marsh; 3) seasonally flooded basins and flats; 4) meadow; 5) shrub swamp; 6) wooded swamp; 7) bog; 8) kettle; 9) stream type; 10) other.

3. Depth to water table, depth to mottled soil, and seasonal variation of water table.
4. Describe the immediate impact on the wetlands and watercourses, including, but not limited to:
 - a. Quantities, by volume and area disturbed, of materials to be removed, deposited, or altered.
 - b. Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.
 - c. Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.
5. Describe the related construction activities and their impact on:
 - a. Area and location of wetlands and watercourses.
 - b. Types and amounts of vegetation.
 - c. Surface and groundwater.
 - d. Visual impacts.
 - e. Wildlife habitats.
6. Describe the long term or permanent impact of the activity(ies) on environmental aspects, such as the surface and groundwater quality, storm water runoff, visual impact(s), or wildlife habitats on:
 - a. Wetlands and/or watercourses.
 - b. Abutting riparian properties and/or wetlands and/or watercourses.
7. Identify sedimentation and erosion control measures to be used.
8. Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.
9. Estimate cost of work and time for completion.
10. Attach drainage calculations and other reports as indicated to substantiate the statements made above.
11. **REQUIRED MAPS**
 - a. Attach a vicinity map on an 8 ½"x11" sheet at scale 1"=200' or 1"=800' (depending upon the size of the parcel) showing the general location of the area in which the regulated activity is proposed. The map should be in sufficient detail to allow the identification of the property on the official Inland Wetlands and Watercourses map. A guide to the kinds of information to be shown is available in the Planning Department at the Town Hall.

b. Site Plan(s) showing:

- i. The topography showing contours at intervals of not more than two (2) feet and a minimum of two (2) contour marks per ten (10) acres at a scale of 1"=100' or 1"=40' (whichever is more appropriate).
- ii. Location of existing watercourses and/or ponds.
- iii. Location of regulated activity.
- iv. Proposed grading and/or filling.
- v. Proposed drainage, site utilities, wells, etc.
- vi. Sedimentation and erosion control measures.

12. The Applicant shall certify whether:

- a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.
- b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.
- c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or
- d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality.
- e. Documentation that notice of the pending application was provided to the adjacent municipality (certified mail, return receipt requested) on the same day of filing an inland wetland permit application with the Town of Simsbury.
- f. The property is subject to a conservation restriction or preservation restriction, and, if so, what party or parties are holders thereof or intended to be benefitted thereby.

ALL INFORMATION MUST BE COMPLETED TO THE EXTENT INDICATED BY THE COMMISSION BEFORE ANY ACTION IS TAKEN ON THE PERMIT APPLICATION. INCOMPLETE APPLICATIONS WILL BE DENIED. ADDITIONAL INFORMATION MAY BE REQUIRED BY THE COMMISSION.

THE APPLICANT AND/OR AUTHORIZED AGENT SHOULD ATTEND THE CONSERVATION COMMISSION/INLAND WETLANDS & WATERCOURSES AGENCY MEETING IN ORDER FOR A DECISION TO BE RENDERED. IF APPLICANT OR AGENT DOES NOT ATTEND, AND QUESTIONS ARISE, DECISION ON APPLICATION MAY BE DEFERRED OR DENIED.

DESCRIPTION OF ACTIVITY AT 971 HOPMEADOW STREET

The property is the site of the Meadowview Apartments, which features two-bedroom apartments. There are 38 apartment units on site, all of which are occupied. There are presently a total of 56 parking spaces for the residents and visitors. There is insufficient on-site parking; additional parking at the complex is necessary for the safety of the pedestrians and residents. Presently, in the evenings, residents have no choice but to park their vehicles on the grass in courtyards and on sidewalks. The owner seeks to add a total of ten (10) parking spaces in the existing parking lot; five (5) of the spaces fall within the 100-foot buffer area.

The minimal clearing and grading of land for the additional spaces will take place outside of the wetlands area and will not disturb any wetlands area. The proposed parking spaces are also outside the wetlands area; the addition of five spaces in the existing parking lot will not result in any changes that will adversely affect the wetlands area. The silt fence as shown on the plan will be installed prior to any clearing taking place.

1. ***In the case of a public hearing or map amendment, list on a separate sheet of paper the names and addresses of all abutting property owners and property owners within 100 feet of all property lines. Identify on one of the attached maps.***

Attach.

2. **Describe the site and the regulated area or wetlands/watercourses involved:**

- a. **General site conditions, including vegetation and general soil conditions.**

The area of proposed parking is relatively flat and mostly grassed.

- b. **Size of wetland within site or distance of the activity from the wetland.**

The Town wetland line is approximately 30 feet east and downslope from the proposed parking spaces.

- c. **Size of total contiguous wetland.**

The wetlands runs along the westerly side of Owens Brook.

- d. **Position relative to other wetlands on site.**

N/A

- e. **Type of wetland characterized by vegetative and soil type and/or watercourse, such as: 1) open/deep fresh water pond or lake; 2) shallow marsh; 3) seasonally flooded basins and flats; 4) meadow; 5) shrub swamp; 6) wooded swamp; 7) bog; 8) kettle; 9) stream type; 10) other.**

10-Owens Brook

3. **Depth to water table, depth to mottled soil, and seasonal variation of water table.**

Unknown.

4. **Describe the immediate impact on the wetlands and watercourses, including, but not limited to:**

- a. **Quantities, by volume and area disturbed, of materials to be removed, deposited, or altered.**
- b. **Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.**
- c. **Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.**

No impact to wetlands. Proposed PARKING AREA IS WITHIN THE Upland Review Area.

5. Describe the related construction activities and their impact on:

a. Area and location of wetlands and watercourses.

Proposed parking area is approximately 30 feet west of the wetlands. No proposed construction activities within wetlands or watercourses.

b. Types and amounts of vegetation.

Proposed parking is mostly within grassed area with minimal clearing of brush.

c. Surface and groundwater.

Minimal amount of proposed grading.

d. Visual impacts.

Proposed parking is 30 feet west of and 12 feet above wetlands. Minimal visual impact.

e. Wildlife habitats.

None.

6. Describe the long term or permanent impact of the activity(ies) on environmental aspects, such as the surface and groundwater quality, storm water runoff, visual impact(s), or wildlife habitats on:

a. Wetlands and/or watercourses. No impact

b. Abutting riparian properties and/or wetlands and/or watercourses. No impact.

7. Identify sedimentation and erosion control measures to be used.

Silt fence to be installed at top of slope prior to construction and maintained throughout construction. Erosion and sediment control measures shall be installed in accordance with "Connecticut Guidelines for Soil Erosion and Sediment Control (2002).

8. Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.

There is limited area on the site for additional parking. This proposed area is an extension of existing parking and is in a relatively flat area with minimal grading and impact with the regulated area.

9. Estimate cost of work and time for completion. \$5,000, 30 days.

10. Attach drainage calculations and other reports as indicated to substantiate the statements made above. N/A

12. The Applicant hereby certifies that:

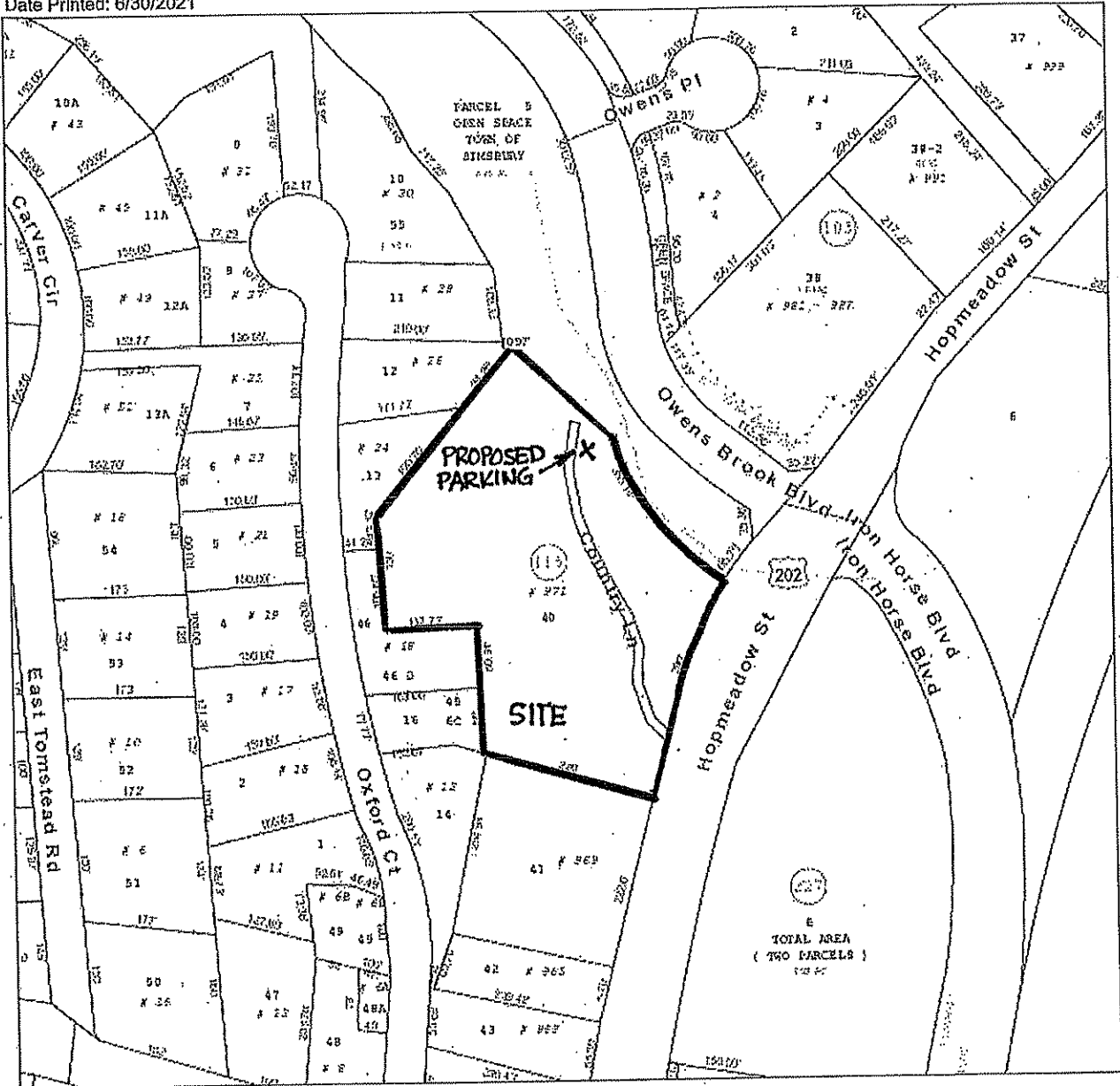
- a. No portion of 971 Hopmeadow Street is located within 500 feet of the boundary of an adjoining municipality.
- b. Traffic attributable to the completed project on the site will not use streets within any adjoining municipality to enter or exit the site.
- c. There will be no sewer or water drainage from the project site that will flow through and affect any sewage or drainage system within any adjoining municipality.
- d. There will be no water runoff from the improved site that will affect streets or other municipal or private property within any adjoining municipality.
- e. No adjoining municipality is within 500 feet of the property's boundary; no notice of the pending application is required.
- f. The property is not subject to a conservation restriction or preservation restriction.

Town of Simsbury

Geographic Information System (GIS)



Date Printed: 6/30/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 Inch = 200 feet

