

- 47 • There is a soil erosion sediment control plan, which includes grading on the property,
48 temporary sediment soil and traps, and sediment control fencing.
- 49 • Mr. Campolieta noted the property was zoned for R-15 and inquired how this project
50 could be approved given that zoning.
- 51 • Mr. McGregor noted that the applicant also filed a site plan application and the project is
52 an 8-30g application under the state law which means it is an affordable project and as
53 such does not need to meet local zoning requirements.
- 54 • Mr. Alter requested the Commission provide any concerns over the project in preparation
55 for the public hearing.
- 56 • Mr. Campolieta expressed concern regarding the density of this project and its proximity
57 to an environmentally sensitive area, including the verbiage around snow removal
58 indicating that the property manager should pre-treat, along with the potential impacts of
59 fertilizer run-off into the Farmington River.
- 60

61 **Motion:** Mr. Levy made a motion to find Application CC #22-29 of Vessel RE Holdings, LLC,
62 Applicant, EAY Properties, LLC, Owner, for the grading and construction of site improvements,
63 including parking lot, landscaping, retaining wall, and guard rail in the upland review area,
64 associated with an 80-unit multi-family development, at 446 Hopmeadow Street to be significant
65 and that a Public Hearing be scheduled during the February 07, 2023 Regular Meeting of the
66 Commission. Mr. Haldeman seconded.

67

68 All in favor, no opposed, no abstentions. (7-0-0)

69

70 IV. PUBLIC HEARING AND/OR ACTION ON APPLICATIONS

71 **Application CC #22-27** of the Town of Simsbury, Owner, Thomas Roy, Applicant, for
72 construction of a +/- 3,600 linear foot, 10-foot-wide, bituminous concrete trail with pedestrian
73 boardwalks and associated site improvements along the Farmington River property and right of
74 way located near Tariffville Road from Hopmeadow Street to Curtiss/Pattison Parks.

- 75 • Mr. McGregor noted that this was legally noticed on January 6 and January 16th in the
76 Hartford Courant.
- 77

78 Mr. Levy opened the public hearing.

- 79 • Adam Kessler, Deputy Town Engineer, provided an overview of the project noting that
80 the design was completed in 2020 and construction is tentatively scheduled for 2024.
- 81 • Matthew Sanford of SLR Consulting presented further project details. He noted that the
82 CT DEEP Flood Management certificate, the 401 Water Quality Certificate, the CT
83 DEEP Natural Diversity Database Final Determination sign-off, the CT DEEP Fisheries
84 Consultation sign-off, and the State Historical Preservation Office and Tribal Historic
85 Preservation Office sign-off have been received. The Army Corps of Engineers Pre-
86 Construction Notification is pending.
- 87 • Significant amounts of invasive species were not identified on the site. The strategy is to
88 minimize the ground disturbance, as evidenced by a narrow pathway with very little
89 clearing beyond that. Additionally, at Boardwalk 1 and the informal river access, timber
90 matting will be utilized to gain access, which will sit on top of existing vegetation and
91 will allow vegetation to re-sprout once mats are removed. This will minimize the
92 potential for invasive species to take root.

- 93 • Seed mixes that will be used are native and include plants that are attractive to pollinators
94 to address comments around Pollinator Pathways. Additionally, supplemental trees will
95 be planted at select locations.
- 96 • The trails are anticipated to become submerged as a result of flooding at times, but it has
97 been seen through other similar projects throughout CT, that there is no significant
98 damage to the trails/boardwalks. Most of this boardwalk runs parallel to the flow of the
99 river, which will minimize the impacts of flooding.
- 100 • Kishor Patel, Structural Engineer, presented details around the boardwalk portion of the
101 project. The boardwalk will be made of non-toxic materials due to flooding concerns.
102 Approximately 60 helical piles will be placed which are easy to install utilizing small
103 equipment. Aluminum joists and beams will be utilized (as opposed to pressure treated
104 wood), so there should be no issues with rusting.

105
106 Mr. Levy opened the floor to the public.

- 107 • Richard Waters, of 21 Terrys Plains Road, Simsbury, expressed concerns including 1)
108 reference to the project as Tariffville Connection Multi-Use Trail, as the project that was
109 approved did not include an extension beyond Curtiss Park 2) the construction of
110 Boardwalk 2 which is an extension beyond Curtiss Park, which will not have a view of
111 the Farmington River and may expose the natural resources to unnecessary disturbance
112 and 3) the formalization of the informal river access site will attract new swimmers and
113 more disturbance.
- 114 • Mr. Eaton inquired where the recommendation of the formalization of the river access
115 originated, and Mr. Haldeman inquired what the trade-off is between current erosion vs.
116 increased traffic as a result of access formalization which could cause additional erosion.
- 117 • Mr. Sanford responded that it was identified as an area that the National Park Service and
118 the US Army Corps wanted to improve. Mr. Sanford noted that the area is already
119 established as an access point by the public, and by formalizing the access with the
120 placement of boulders to stabilize the area, erosion will be minimized, while providing
121 useable access.
- 122 • Mr. Kessler provided an update on the status of the Tariffville Connection phase of the
123 plan. It was decided to split the project into 3 sections for consideration: 1) the
124 connection to Curtiss Park; 2) the connection to Tariffville and 3) the connection into
125 Bloomfield and then subsequently into Hartford. The connection from Curtiss Park to
126 Tariffville is a more complex project that deserved its own study, which is currently in
127 process.
- 128 • Mr. Haldeman noted the high levels of debris near the Boardwalk 2, as a result of its
129 proximity to the road. He inquired about the impact on pollution as a result of the
130 boardwalk and increased traffic.
- 131 • Mr. Sanford noted that often they find debris is minimized as a result of the trails, as
132 people who utilize the trails are environmentally friendly and will pick up debris.
- 133 • Dr. Bade and Mr. Haldeman inquired about main benefits of the boardwalk extension
134 past Curtiss Park. Mr. Sanford and Mr. Kessler noted that it is the gateway to the next
135 phase of the plan if that moves forward.
- 136 • After in-depth discussion on the benefits and detriments of constructing Boardwalk 2, the
137 general consensus among the Commission is to approve the project as presented given

138 that the area is already disturbed with the existing soccer fields, lights, utilization of
139 fertilizers, and existing roadway.

140
141 **Motion:** Mr. Campolieta made a motion to close the public hearing. Dr. Bade seconded.

142
143 All in favor, no opposed, no abstentions. (7-0-0)

144
145 **Motion:** Dr. Bade made a motion to approve Application CC #22-27 of the Town of Simsbury,
146 Owner, Thomas Roy, Applicant, for construction of a +/- 3,600 linear foot, 10-foot-wide,
147 bituminous concrete multi-purpose trail with pedestrian boardwalks and associated site
148 improvements along the Farmington River property and right of way located near Tariffville
149 Road from Hopmeadow Street to Curtiss/Pattison Parks based on the following findings:

- 150 a. The proposed construction will not adversely impact the wetlands and/or
151 watercourses.
- 152 b. Short-term impacts from the proposed development will be controlled by
153 installation and maintenance of erosion and sediment controls and
154 construction run-off controls.
- 155 c. Strict adherence to the terms and conditions imposed with this permit will
156 protect the quality of wetlands and surface waters on this property.
- 157 d. Alternatives have been reviewed and no feasible and prudent alternatives
158 exist.

159 And subject to the following conditions:

- 160 1. The project shall be developed in substantial conformance with the site plan
161 titled, Tariffville Connection Multi-Use Trail, prepared by SLR, dated May
162 2022.
- 163 2. Areas of disturbed soils shall be stabilized with the application of loam, seed,
164 required plantings and appropriate erosion control measures.
- 165 3. At all times during site work and until soil areas are stabilized, the applicant
166 shall install and maintain erosion and sediment control measures such as
167 fabric filter fence, staked hay bales or other measures deemed necessary by
168 the Commission's agent to prevent erosion and sedimentation impacts to
169 wetlands and watercourses.
- 170 4. All erosion control and soil stabilization measures shall comply with the
171 approved plans and the guidelines as established in the Connecticut
172 Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
- 173 5. Upon direction of the Commission's agent, erosion and sediment control
174 measures shall be removed by the applicant following stabilization of the site.
- 175 6. This approval is subject to the general provisions found in Section 11.9 of the
176 Town of Simsbury's Inland Wetlands and Watercourses Regulations.
- 177 7. The Inland Wetlands Agent shall be notified at least 48 hours prior to
178 commencement of activities.

179
180 Mr. Campolieta seconded.

181
182 All in favor, no opposed, no abstentions. (7-0-0)

183

184 **V. GENERAL COMMISSION BUSINESS**

185 Minutes: December 06, 2022

186

187 **Motion:** Without objection, Mr. Levy motioned to approve the December 06, 2022 minutes for
188 the Regular Committee meeting.

189

190 All in favor, no opposed, no abstentions. (7-0-0)

191

192 **VI. AGENT ACTIONS**

193 Application 23-01 of Melanie Nordquist, Agent/Applicant, to install 3 new above ground LP
194 Tanks and Lines within the upland review area 11 Buttonwood Drive (Assessor's Map G06
195 Block 306 Lot -017), Zone R-40 OS.

196

197 **VII. CONSERVATION BUSINESS**

198

199 **VIII. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT UPDATES**

200

- 201 • Mr. Kessler provided an update on the CT DEEP Dam Safety Permit for the Simsbury
202 Farms Golf Course. He anticipates receipt of the permit by the end of the month or early
203 February. It is currently out for public comment, and a contractor has been chosen to
204 complete the work once permit received.
- 205 • Mr. McGregor noted that the POCD discussion will be included on the agenda for the
206 next Regular Meeting of the Commission.
- 207 • Mr. McGregor invited the Commission members to the POCD Community Meeting
208 Monday, January 30th at 7:00 pm at Henry James Middle School.

209

210 **IX. ADJOURNMENT**

211

212 **Motion:** Mr. Campolieta made a motion to adjourn. Mr. Haldeman seconded.

213

214 All in favor, no opposed, no abstentions. (7-0-0)

215

216 The meeting adjourned at 9:36 P.M.

217

218 Respectfully Submitted,

219

220 Cara Blackaby

221 Commission Clerk

222

223