



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

December 22, 2021

David Ziaks
F.A.Hesketh
3 creamery Brook
East Granby, CT 06026

EXHIBIT 2

REFERENCE: Application #21-23 of Crown Property Holdings Llc, Applicant, Dorset Crossing, Llc, Owner - to construct two residential buildings in the upland review s at the property located at 115-130 Casterbridge Crossing (Assessor's Map H044, Block 031, Lot 3A-G) & (Assessor's Map H044, Block 031, Lot 3A-D). Zone PAD.

Dear Mr. Ziaks:

The Town of Simsbury's Conservation and Inland Wetlands Commission approved the request, to construct two residential buildings with related infrastructure in the upland review s at the property located at 115-130 Casterbridge Crossing (Assessor's Map H044, Block, 031, Lot 3A-G) & (Assessor's Map H044, Block 031, Lot 3A-D). Zone PAD. The regulated activities are subject to jurisdiction in accordance with CT General Statutes, Section 22a-36 through 22a-45, inclusive, as amended, and the Simsbury Inland Wetlands and Watercourses regulations.

This permit is a grant of approval to conduct the following regulated activities:

1. Construction of 2 residential buildings with related infrastructure within the upland review area

The Conservation and Inland Wetlands Commission has reviewed the application materials and attaches the following conditions to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses on this site:

STANDARD CONDITIONS

1. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
2. Final stabilization of disturbed soil areas shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
4. 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.

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8:30 - 1:00 Friday

5. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Simsbury Conservation Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland resources.

In evaluating this application, the Agent has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

This permit shall be valid for a period of 5 years. Permit extensions may be authorized in accordance with CT General Statute's sections 22a-36 through 22a-45 inclusive. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Conservation Commission or the applicant may be required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time.

This permit has a 15day appeal period from the date of publication in a newspaper having general circulation in the area. Any appeal will be heard by the Conservation Commission at its next regularly scheduled meeting. Until this appeal period has expired you can proceed at your own risk.

The Inland Wetlands Agent renders this Summary Ruling in accordance with the Simsbury Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. Short-term impacts from the proposed development will be controlled by installation and maintenance of erosion and sediment controls and construction run-off controls.
- B. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters on this property.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or, if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Assistant Town Planner to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Very Truly Yours,



Thomas Hazel, CZEO
Assistant Town Planner
Town of Simsbury