



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

To: Simsbury Zoning Commission

From: Brittany MacGilpin, Assistant Town Planner

Date: October 2, 2023

RE: ZC 23-32, 4 Victoria Lane

Summary of Request

Terri Hahn of LADA, P.C., applicant, on behalf of homeowners Todd and Andrea Burrick, submitted an application for a special exception pursuant to Section 6, Floodplain Zone of the Simsbury Zoning Regulations to build an approximately 321 s.f. addition and an approximately 379 s.f. deck on the property at 4 Victoria Lane, Simsbury, CT 06092 (Assessor's Map C08, Block 212, Lot 013, zone R-40).

The Zoning Regulations require Special Exception approval for the construction of a structure within the floodplain zone. The project will consist of 11 footings with sonotubes. Both the deck and addition floors are proposed to be above the Base-Flood Elevation (BFE) of 298-feet for the FEMA floodplain zone and therefore, the associated piers and staircase for the deck were reviewed for floodplain compliance.



Staff Analysis

The application included a floodplain zone regulation compliance letter from Russo Surveyors and Engineers, which stated that the proposed project meets the Town's Floodplain Regulations. The letter is attached to this report. The Town's Engineering Staff also reviewed the application and did not have any additional comments on the application. Their memo is also attached to this report.



Telephone (860) 658-3245
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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

Special Exception Criteria

Staff finds that the specific considerations for special exceptions, as found in Section 12 of the Town of Simsbury Zoning Regulations, have been substantially met or satisfied. Those considerations include:

Orderly Development- The proposed residential improvements meet the requirements for the residential zone and therefore, constitutes orderly development. A building and administrative zoning compliance permit are required prior to the start of the project.

Property Values- The proposed improvements have no known negative impacts on property values.

Public Safety- The proposed improvements have no known impacts on public safety.

Traffic Considerations- There are no traffic concerns or considerations with this application.

Landscaping and Buffers- No landscaping and/or buffers are required for this application.

Relationship to Utility Systems, Drainage Systems, and Impact on Community Facilities- There is no expected impact on these systems/facilities.

Conservation Commission/Inland Wetland and Watercourse Agency Report

At their meeting on June 20, 2023 the Conservation Commission/Inland Wetland and Watercourses Agency approved the application for the deck and addition in the upland review area at 4 Victoria Lane. The Commission made the following findings:

A. The project will not adversely impact the wetland soils.

And subject to the following conditions:

1. The project shall be developed in substantial conformance with the Site Plan for 4 Victoria Lane, Todd and Andrea Burrick, dated May 31, 2023.
2. Native plantings will be replanted and invasive plant species removed to the greatest extent possible on the property.
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.

Draft Motion

Moved, the Zoning Commission, **APPROVES** Application #23-32 of Terri Hahn of LADA, P.C., applicant, on behalf of homeowners Todd and Andrea Burrick, for a special exception pursuant to Section 6 , Floodplain Zone of the Simsbury Zoning Regulations to build an approximately 321 s.f. addition and an approximately 379 s.f. deck on the property at 4 Victoria Lane, Simsbury, CT 06092 (Assessor's Map C08, Block 212, Lot 013, zone R-40).

The Special Exception Criteria found Section 12 of the Town of Simsbury Zoning Regulations, have been substantially met or satisfied. Those considerations include:

Orderly Development- The proposed residential improvements meet the requirements for the residential zone and therefore, constitutes orderly development. A building and administrative zoning compliance permit are required prior to the start of the project.

Property Values- The proposed improvements have no known negative impacts on property values.

Public Safety-The proposed improvements have no known impacts on public safety.

Traffic Considerations-There are no traffic concerns or considerations with this application.

Landscaping and Buffers- No landscaping and/or buffers are required for this application.

Relationship to Utility Systems, Drainage Systems, and Impact on Community Facilities- There is no expected impact on these systems/facilities.

Or

Moved, (An alternative motion)



August 17, 2023

Terri Hahn
LADA, PC
104 West Street
Simsbury, CT 06070

Re: Building Addition
4 Victoria Lane, West Simsbury

Dear Terri,

Per your request, I have reviewed the Provisions for Flood Hazard Reduction provided in Section 6.6 of the Simsbury Zoning Regulations relative to the plans for a proposed addition and deck at 4 Victoria Lane in West Simsbury. The plans reviewed include the Site Plan (Sheet L-2, date 8/14/23 prepared by LADA, PC) and an Architectural Plan (Sheet A-1, revision date 8-11-23 prepared by Blue Moon Collaborative).

According to the current FEMA Flood map (see attached), the entire property at 4 Victoria Lane falls within the 100-year flood zone. The base flood elevation (BFE) at this location is listed as 298 feet above mean sea level. The finish floor of the enclosed portion of the addition is proposed to be at elevation 303.0. The finish floor of the adjacent deck is proposed to be at elevation 301.5. The bottom of the finish deck walking surface is proposed at elevation 300'-8", which is more than 2' above the BFE. The only structural features that will extend below the BFE include the supporting posts and stairs from the deck down to the existing grade.

The purpose of my review is to verify compliance of the proposed plan with the standards detailed in Section 6.6 of the regulations. A summary of my findings for each of the standards are provided below:

In all Special Flood Hazard Areas (SFHAs) the following provisions are required:

1. **New construction, substantial improvements, and structures that have sustained substantial damage shall be constructed using methods and practices that minimize flood damage.** See architect's letter.
2. **New construction, substantial improvements, and structures that have sustained substantial damage shall be constructed with materials and utility equipment resistant to flood damage.** See architect's letter.
3. **New construction, substantial improvements, and repairs to structures that have sustained substantial damage shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.** See architect's letter.
4. **New construction, substantial improvements and repair to structures that have sustained substantial damage cannot be constructed or located entirely or partially**

over water unless they are a functionally dependent use or facility. The structure is not proposed over water.

5. **The bottom of all electrical, heating, ventilation, plumbing, air conditioning equipment, HVAC ductwork, and other service facilities, or any machinery or utility equipment or connections servicing a structure shall be elevated at or above two (2) feet above the base flood elevation (BFE) to prevent water from entering or accumulating within the components during conditions of flooding. This includes, but is not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation ductwork, washer and dryer hook-ups, electrical junction boxes, and circuit breaker boxes. Based on the plans, no new equipment, as specified above, is proposed within two (2) feet of the base flood elevation.**
6. **New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Not applicable.**
7. **New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters. Not applicable.**
8. **On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding. Not applicable.**
9. **Above-ground storage tanks (oil, propane, etc.) which are located outside or inside of the structure must either be elevated at or above the base flood elevation (BFE) on a concrete pad, or be securely anchored with tie-down straps to prevent flotation or lateral movement, have the top of the fill pipe extended above the BFE, and have a screw fill cap that does not allow for the infiltration of flood water. Not applicable.**
10. **In any portion of a watercourse that is altered or relocated, the flood carrying capacity must be maintained. Notify adjacent communities and the Connecticut Department of Energy and Environmental Protection (CTDEEP), Land and Water Resources Division (IWRD) prior to any alteration or relocation of a watercourse. Not applicable.**
11. **If any portion of a structure lies within the Special Flood Hazard Area (SFHA), the entire structure is considered to be in the SFHA. The entire structure must meet the construction requirements of the flood zone. The structure includes any attached additions, garages, decks, sunrooms, or any other structure attached to the main structure. Decks or porches that extend into a more restrictive flood zone will require the entire structure to meet the standards of the more restrictive zone. See architect's letter.**

12. **If a structure lies within two or more flood zones, the construction standards of the most restrictive zone apply to the entire structure (i.e., structure must be built to the highest BFE). The structure includes any attached additions, garages, decks, sunrooms, or any other structure attached to the main structure. (Decks or porches that extend into a more restrictive zone will require the entire structure to meet the requirements of the more restrictive zone.)** Based on the FEMA Flood Map, it appears that the entirety of the proposed structure falls within a single flood zone with a BFE of 298.0.

13. **Compensatory Storage. The water holding capacity of the floodplain, except those areas which are tidally influenced, shall not be reduced. Any reduction caused by filling, new construction or substantial improvements involving an increase in footprint to the structure, shall be compensated for by deepening and/or widening of the floodplain. Storage shall be provided on-site, unless easements have been gained from adjacent property owners; it shall be provided within the same hydraulic reach and a volume not previously used for flood storage; it shall be hydraulically comparable and incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Compensatory storage can be provided off-site if approved by the municipality.** Based on a review of the plans, the existing grades in the vicinity of the addition will be maintained. Thus, the loss of flood storage will be limited to the volume of the posts and stairs between the existing grade (294.3) and the BFE (298.0). The total loss of flood storage is calculated as:

6"x6" Posts: 11 x 0.5' x 0.5' x (298.0-294.30)	= 10.18 cubic feet
Stairs treads: 5 x (3/4"/12") x (9"/12") x 3'	= 0.70 cubic feet
Stair risers: 6 x (3/4"/12) x (7.72"/12") x 3'	= 0.72 cubic feet
Stair stringers & Railing (assume solid triangle):	
= 2 x 0.5 x (1.5"/12") x (298-294.3) x 6'	= <u>2.78 cubic feet</u>
Total	= 14.38 cubic feet

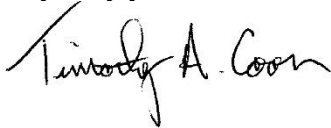
According to the Site Plan, the loss in flood storage capacity will be offset by the excavation in the lawn area to the north of the existing house. This area will be excavated between the existing 294 and 296 contours to provide a minimum of 14.48 cubic feet of compensatory storage to offset the loss in flood storage at these similar elevations due to the addition. The net result will be no loss in flood storage.

14. **Equal Conveyance. Within the floodplain, except those areas which are tidally influenced, as designated on the Flood Insurance Rate Map (FIRM) for the community, encroachments resulting from filling, new construction or substantial improvements involving an increase in footprint of the structure, are prohibited unless the applicant provides certification by a registered professional engineer**

demonstrating, with supporting hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that such encroachments shall not result in any (0.00 feet) increase in flood levels (base flood elevation). Work within the floodplain and the land adjacent to the floodplain, including work to provide compensatory storage shall not be constructed in such a way so as to cause an increase in flood stage or flood velocity. The maximum width of structure (stairs and posts) being placed perpendicular to the flow direction is approximately four (4) feet and the cross sectional area in the flood zone is approximately 14.8 square feet. Based on the FEMA flood map and the 2016 State Contour data available on the Town of Simsbury GIS, the width of the flood zone in the vicinity of the structure is approximately 1,800 feet and the estimated cross section area is 10,800 square feet. Thus, the estimate reduction of flow area resulting from the addition is 0.14% of the available area for flood water flow. This decrease will have a negligible impact on the overall flood flow capacity and will not result in a noticeable increase in the flood levels.

If there are any questions, or you require further information, please call me at (860) 623-0569.

Very truly yours,

A handwritten signature in black ink that reads "Timothy A. Coon". The signature is written in a cursive style with a large initial 'T' and 'C'.

Timothy A. Coon, P.E.
J.R. Russo & Associates, LLC

Attachments



August 24,2023

Terri Hahn
LADA, PC
104 West Street
Simsbury, CT 06070

Re: Burrick Residence
4 Victoria Lane
West Simsbury

Dear Terri,

Per your request, I have reviewed Russo's letter of August 17,2023, and offer the following regarding items 1, 2, 3 concerns.

In all Special Flood Hazard Areas (SFHAs) the following provisions are required:

1. **New construction, substantial improvements, and structures that have sustained substantial damage shall be constructed using methods and practices that minimize flood damage.** By keeping the addition above flood elevations and only having (11) vertical posts in the flood plane, the construction is much less affected by damage from flooding.
2. **New construction, substantial improvements, and structures that have sustained substantial damage shall be constructed using materials and utility equipment resistant to flood damage.** By keeping the addition above flood elevations and only having vertical p.t. posts, galvanized anchors and connectors with concrete piers, the materials are resistant to flood damage. The utilities are all above the flood levels and located in the addition.
3. **New construction, substantial improvements, and structures that have sustained substantial damage shall be anchored to prevent flotation, collapse or lateral movement of the structure from hydrodynamic and hydrostatic loads, including the effects of buoyancy.** By keeping the addition above flood elevations and only having vertical (11) posts in the flood plane, the construction is much less affected by moving water. The posts are anchored to the concrete piers by galvanized anchors that resist lift and lateral loads. There are also diagonal braces that will resist the lateral loads. With the posts being the only structure in the flood area, there are little buoyancy loads.

If there are any questions, or you require further information, please call me at (860) 543-0707.

Best Regards,



Todd Clark

Member





Town of Simsbury

933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

Department of Public Works - Engineering Division

MEMORANDUM

To: Brittany MacGilpin, Assistant Town Planner

From: Daniel F. Gannon, Project Engineer *DFG*

Subject: Engineering Comments – #4 Victoria Lane

Date: September 18, 2023

The Engineering Department has reviewed the Site Plan – For Wetlands Permit prepared by LADA, P.C. Land Planners dated August 14, 2023 for development at 4 Victoria Lane received by this department on September 11, 2023:

The applicant has submitted plans to construct a proposed addition and proposed deck at 4 Victoria Lane. The following comments are based on the submitted plan:

1. The Town recommends the plan is reviewed by the Farmington Valley Health District (FVHD) for meeting all health code requirements.