

Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 8.19.23 FEE: \$ \$240- CK #: _____ APP #: 23-34

PROPERTY ADDRESS: 48 Old Mill Court, Simsbury, CT, 06070

NAME OF OWNER: Christopher Lippet

MAILING ADDRESS: 48 Old Mill Court, Simsbury, CT, 06070

EMAIL ADDRESS: ralipp93@gmail.com TELEPHONE # _____

NAME OF AGENT: Welcome Home Improvement

MAILING ADDRESS: 63 Suffield St Windsor Locks CT 06096

EMAIL ADDRESS: welcome.improvement@gmail.com TELEPHONE # (413)316-0751

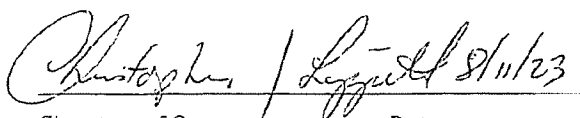
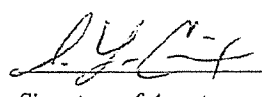
ZONING DISTRICT: _____ LOT AREA: _____ SQ FT/ACRES

Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone _____ to zone _____.
- TEXT AMENDMENT:** Please attach proposed changes, including Sections and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Section _____.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY FINAL SITE PLAN AMENDMENT pursuant to Section 11
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** _____

A check payable to the Town of Simsbury must accompany this original signed and dated application. Five (5) complete sets of folded plans, one (1) completed application and correspondence including a project narrative must be submitted. Please send PDF digitals to jhollis@simsbury-ct.gov.

Signature of Owner _____ Date 8/11/23 Signature of Agent _____ Date 8/11/23

Welcome Home Improvement

63 Suffield St
Windsor Locks, CT 06096
(413) 316-0751
H.I.C. 0649367

Project location 48 Old Mill Court

OVERVIEW

To expand the existing deck to the total of 12 feet from the most prominent exterior wall of the home.

GOALS

1. Add 3 piers to the front of the deck for structural support.

SPECIFICATIONS

It is planned to add 9'3" to the front of the deck. This will match the neighboring existing decks. All materials to be used is Pressure Treated Pine boards.

Site plans to be included with this package.

To the Town of Simsbury and the Conservation Committee,

The purpose of this letter is to answer all questions about the proposed building activity at 48 Old Mill Court in Simsbury. The abutting properties and owners are as follows. Condo Unit # 50 is owned by Mr. John Smith. Unit # 46 is owned by Mr Franklin Dubois. Unit # 44 is owned by Mrs. Caroline Hawkes. We would like the board to be aware that a precedent of approval was granted to unit 44 by this commission in 2005. There are no abutting municipalities within 500 feet. There is no traffic; water or sewage drainage, or restrictions we are aware of that would be affected by this project.

The General site is dry and grassy with sandy soil. It is located approximately 16 feet away from the conservation area. The type of wetland is characterized as a wooded swamp.

The immediate impact is minimal at best. The only soil to be disturbed is 3 holes to be sized exactly 12 inches in diameter and 42 inches (deep) below grade. The holes are to be filled with

concrete to provide structural support. Erosion control blankets can be installed for good measure but it is not necessary at the current slope of the grading.

There are no wetlands or water courses disturbed. There will be no impact on the area or location of wetlands; watercourses; vegetation; surface, or groundwater quality; storm water runoff, or any wildlife habitats.

Visual impacts will be minimal.

There will be no long term or permanent impact on any of the aforementioned environmental aspects. Sedimentation and erosion control measures are not necessary for this particular project. Drainage calculations remain unchanged.

If any additional information is needed please contact me at (413) 316-0751 or welcme.improvement@gmail.com Thank you.

Kind regards,

Sharlene LaCroix

Welcome Home Improvement



September 15, 2023

Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Attention: Brittany MacGilpin
Assistant Town Planner
bmacgilpin@simsbury-ct.gov

Reference: 48 Old Mill Court
Proposed Deck Extension, Flood Zone Compliance

Dear Ms. MacGilpin:

RACE COASTAL ENGINEERING (“**RACE**”) has been contracted by Welcome Home Improvement, on behalf of the property owners, Christopher & Janice Lippitt, to review the proposed deck extension project at 48 Old Mill Court that is under Town regulatory review. **RACE**’s review and assessment of the proposed project was initiated as a means to address compliance with Section 6.6, Provisions for Flood Hazard Reduction, of the Simsbury Town Code.

The proposed improvements are within a FEMA designated AE Zone with Base Flood Elevation (BFE) of 199 ft (NAVD 88) based on FEMA FIRM Panel 09003C0331F effective 9/26/2008. Based on review of the Town GIS data the grade at the base of the deck is also around 199 ft.

The proposed design consists of the addition of approximately 131 square feet of timber deck (14’-2” x 9’-3”) extension to be supported on three (3) 6x6 timbers posts set in 12” diameter concrete sonotube foundations below grade. The top of deck and railings will be above the BFE such that the only structural components of the deck below the BFE and potentially subject to floodwaters will be the timber posts. **RACE** reviewed the proposed bill of materials and design and find it consistent with the following subsections of Section 6.6:

1. New construction, substantial improvements, and structures that have sustained substantial damage shall be constructed using methods and practices that minimize flood damage.
2. New construction, substantial improvements, and structures that have sustained substantial damage shall be constructed with materials and utility equipment resistant to flood damage.
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.

Subsections 4 through 12 of Section 6.6 are not applicable to the proposed deck project.

Regarding subsections 13 and 14, Compensatory Storage and Equal Conveyance, it is the professional opinion of **RACE**, based on significant experience in hydraulic engineering, floodplain analysis and mapping, that the three (3) 6x6 posts will not adversely impact the hydraulics or storage capacity of the floodplain at this or

adjacent sites since the existing grade is at +199' and the BFE is +199'. It is our further opinion that compensatory storage should not be required for this project.

However, having stated the above, if the Town will require compensatory storage, it should be limited to no more than 1.0 cubic feet of storage capacity based on the following volume calculation:

$$\begin{aligned} 6 \times 6 \text{ post} &= 30.3 \text{ in}^2 \\ \times 3 \text{ posts} &= 90.9 \text{ in}^2 \\ \times 12'' \text{ high above grade into "floodplain"} &= 1090.8 \text{ in}^3 \\ 1090.8 \text{ in}^3 &= 0.63 \text{ ft}^3 \end{aligned}$$

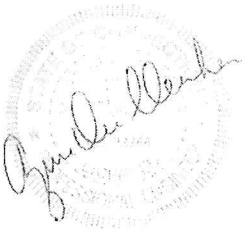
This volume can be accommodated in a small planting bed/flower garden.

Based on above, it is the professional opinion of **RACE** that the proposed deck extension complies with the applicable requirements of Section 6.6, Provisions for Flood Hazard Reduction, of the Town of Simsbury Code.

It is anticipated that this document is acceptable for your records. If you have any questions, please do not hesitate to contact the undersigned at 203-377-0663 or azuredee@racecoastal.com.

Very truly yours,

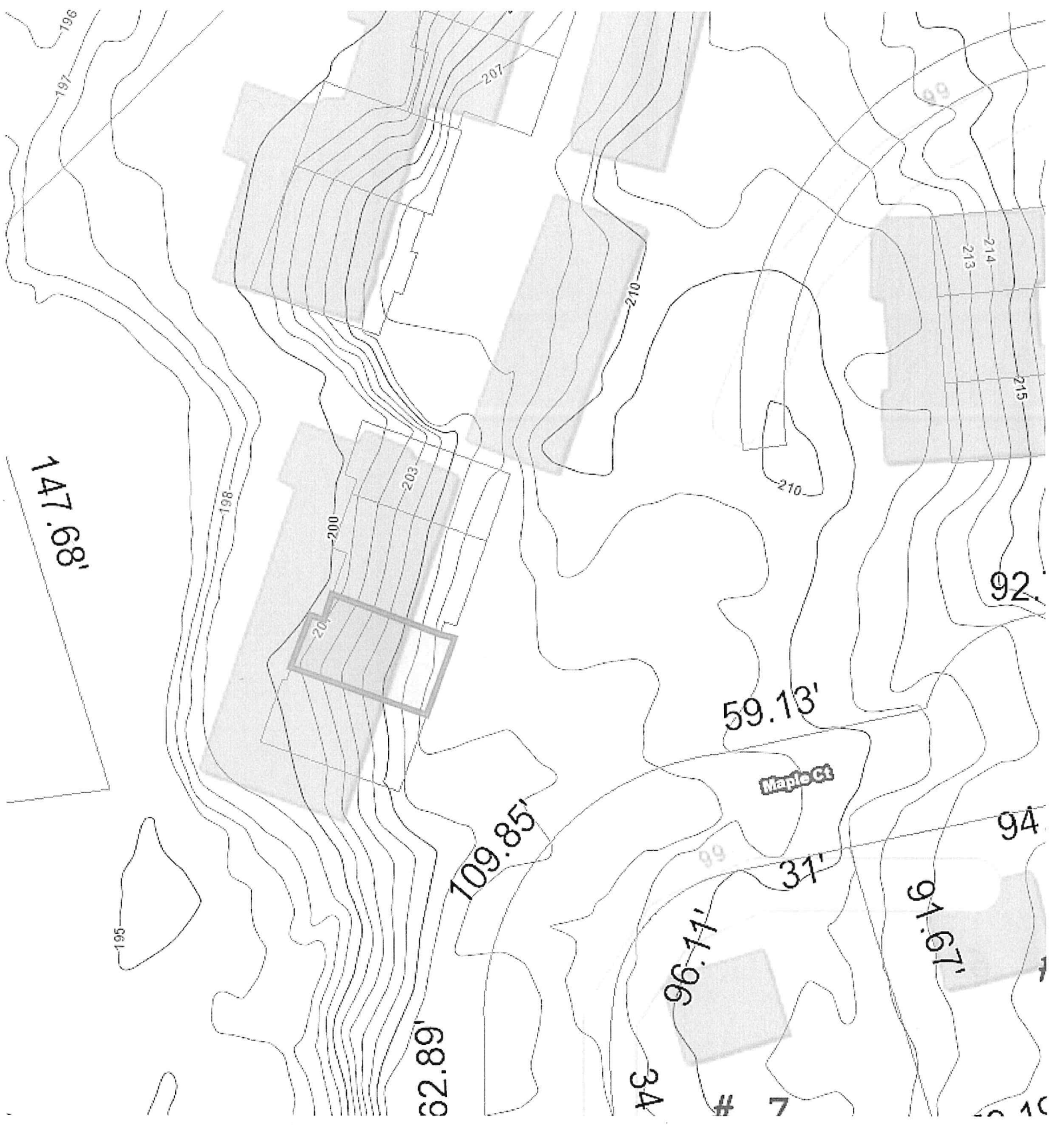
RACE COASTAL ENGINEERING

A circular professional engineer seal for Azure Dee Sleicher, P.E. No. 23744. The seal features a signature in the center and the text "AZURE DEE SLEICHER, P.E." and "PE NO. 23744" around the perimeter.

Azure Dee Sleicher, P.E.
Vice President - Coastal Engineering
PE No. 23744







147.68'

109.85'

59.13'

92

Maple Ct

94

62.89'

96.71'

91.67'

34

#

7

10

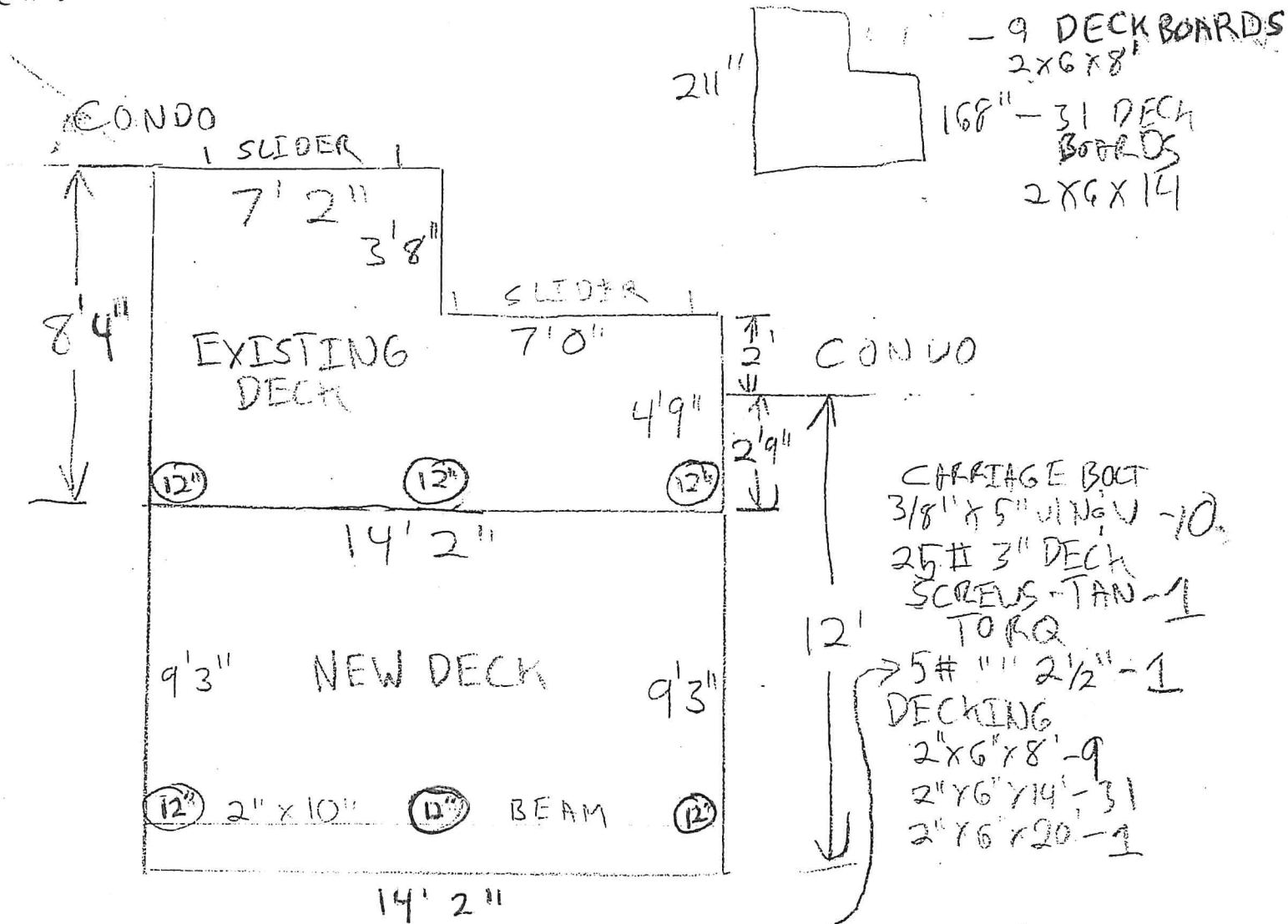






48 OLD MILL COURT
SIMSBURY, CT

WELCOME HOME IMPROVEMENT
63 Suffield St
Windsor Locks, CT
H.I.C. 0649367
(413) 316-0751



JOISTS

2x8x14 - 5
2x8x20 - 7

RAILS CONT'D.

2" x 4" x 10' - 1
2" x 4" x 14' - 1
2" x 4" x 8' - 3