



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 23-34, 48 Old Mill Court

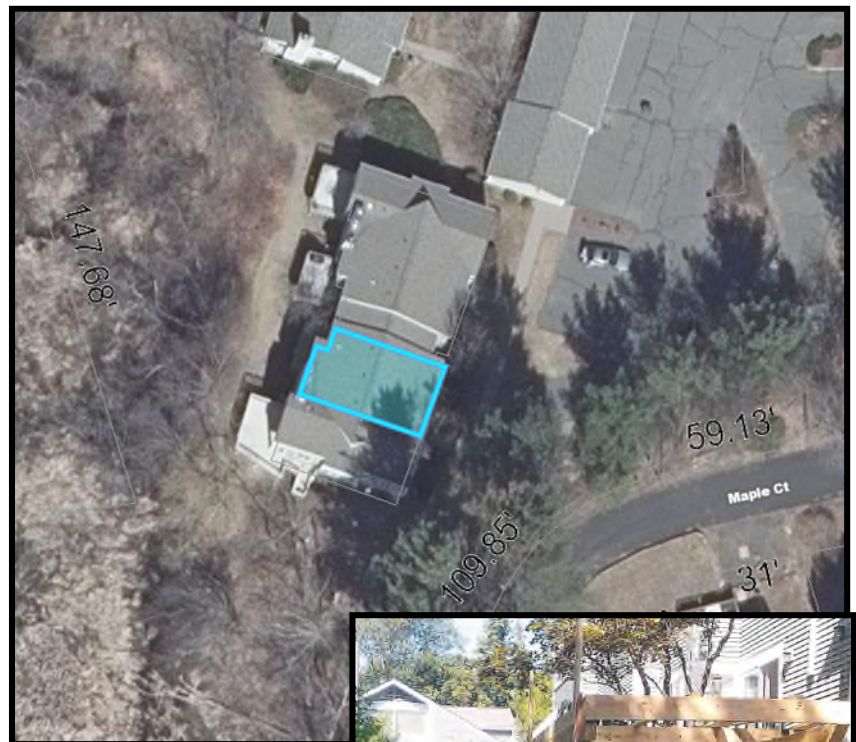
Summary of Request

Welcome Home Improvement, Applicant, on behalf of homeowner Christopher and Janis Lippet, submitted an application for a special exception pursuant to Section 6 of the Simsbury Zoning Regulations for the installation of three, 12-inch piers in a floodplain zone in order to construct an approximately 9-foot deck extension on the property at 48 Old Mill Court, Simsbury, CT 06070 (Assessor's Map G10, Block 148, Lot 039, zone RD) .

The Zoning Regulations require Special Exception approval for the construction of a structure within the floodplain zone. The deck itself will be constructed above the Base-Flood Elevation (BFE) of 199-feet for the FEMA floodplain zone. The piers were reviewed for compliance with the floodplain regulations.

Staff Analysis

The application included a flood zone compliance letter from Race Coastal Engineering and is attached to this staff report. The engineering firm determined that the proposed project met the Town's floodplain regulations and that compensatory storage requirements can be met by removing the associated volume from an existing, small planting bed/flower garden. Town engineering staff also reviewed the application and they concurred with the engineering firm's analysis of compensatory storage, see their comments attached as well.



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

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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 improvement meets 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 improvement has no known negative impacts on property values.

Public Safety- The proposed improvement has 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/Request to Continue Public Hearing

At their meeting on September 19, 2023 the Conservation Commission/Inland Wetland and Watercourses Agency determined the application for a deck in the wetland soils at 48 Old Mill Court to be non-significant and it is scheduled for approval at the October 3, 2023 meeting.

State Statute requires an official vote and report on an application by the Wetland Agency prior to a special exception approval. Because of this, staff recommends continuing the public hearing until the next regularly scheduled meeting on October 16, 2023.

Draft Motion

I move that the Zoning Commission **continue the public hearing** for Application CC #23-33, 48 Old Mill Court, to the next regularly scheduled Zoning Commission meeting on October 16, 2023.

Or

Moved, (An alternative motion)



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:

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

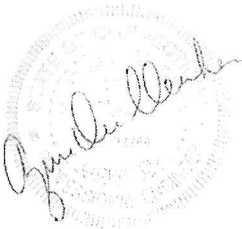
This volume can be accommodated in a small planting bed/flower garden.

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. NO. 23744" around the perimeter.

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





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 – #48 Old Mill Court

Date: September 21, 2023

The Engineering Department has reviewed an application for a deck expansion at 48 Old Mill Court dated August 19, 2023 received by this department on September 18, 2023:

The applicant has submitted plans to expand an existing deck at 48 Old Mill Court. The following comments are based on the submitted plan:

1. The Town recommends compensatory storage is provided consistent with the calculations provided by RACE Costal Engineering.