1. CC/IWWA 7/7/2026 Agenda

   Documents:

   7-7-26 AGENDA.PDF

2. CC 26-09 251 Hopmeadow Street

   Documents:

   CC 26-09 251 HOPMEADOW ST - REDACTED APPLICATION PACKET.PDF
   CC 26-09 251 HOPMEADOW STAFF REPORT.PDF

3. CC 26-02 200 Hopmeadow Street

   To view the rest of the materials for this application, please visit the June 9th Meeting agenda:

   HTTPS://WWW.SIMSBURY-CT.GOV/AGENDACENTER/VIEWFILE/AGENDA/_06092026-1347?HTML=TRUE

   Documents:

   CC 26-02 200 HOPMEADOW COMBINED PUBLIC COMMENTS THRU 6-9-26.PDF

Conservation Commission/Inland Wetlands and Watercourses Agency
Regular Meeting
Tuesday, July 7, 2026, at 7:00 PM
FSPL Room, Simsbury Public Library
725 Hopmeadow Street, Simsbury, CT, 06070

AGENDA

I. CALL TO ORDER & ROLL CALL

II. SEATING OF ALTERNATES

III. APPROVAL OF MINUTES

- June 9, 2026
- June 16, 2026

IV. NEW IWWA APPLICATIONS FOR RECEIPT AND DETERMINATION OF SIGNIFICANCE

- None

V. IWWA APPLICATION(S)

- **Application CC #26-09** of the Simsbury Fire District, owner, Matthew Pearce, applicant, for the demolition of the existing fire training building and the construction of a new 70' x 20' building in approximately the same location with associated improvement of existing paved area at 251 Hopmeadow Street (Assessor's Map F16, Block 116, Lot 003C) Simsbury, CT 06070, Zone R-40. ***(Item determined non-significant on June 16, 2026).***

- **Application CC #26-02** of SL Simsbury, LLC applicant and owner, for a wetland permit to construct +/-689 residential units with associated improvements that includes disturbance in the upland review area at 200 Hopmeadow Street (Hartford South) (Assessor's Map F17, Block 154, Lot 009-2) Simsbury, CT 06089, Zone HS-FBC. ***(Public hearing for this item was closed at the June 9, 2026 meeting.)***

VI. CONSERVATION COMMISSION BUSINESS

VII. DESIGNATED AGENT ACTIONS AND OTHER REPORTS

VIII. ADJOURNMENT

To view application materials: https://www.simsbury-ct.gov/conservation-commission-inland-wetlands-agency

Town of Simsbury

Office of Community Planning and Development – Inland Wetlands Permit Application

RECEIVED
MAY 29 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

DATE: _____ FEE: $ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: 251 Hopmeadow St, Weatogue, CT

NAME OF APPLICANT: Simsbury Fire District, Matthew Pearce, Agent

MAILING ADDRESS: 871 Hopmeadow St, Simsbury, CT 06070

EMAIL ADDRESS: [redacted] TELEPHONE # [redacted]

NAME OF OWNER: Simsbury Fire District

MAILING ADDRESS: 871 Hopmeadow St, Simsbury CT 06070

EMAIL ADDRESS: [redacted] TELEPHONE # [redacted]

NOTE: ATTACH A WRITTEN LETTER OF AGENCY, DULY ACKNOWLEDGED, TO ACT FOR THE OWNER, INCLUDING THE ABILITY TO CARRY OUT ACTIVITIES SET FORTH HEREIN.

DESCRIBE THE REGULATED ACTIVITIES REQUIRED FOR THIS APPLICATION AS IT RELATES TO "REGULATED ACTIVITIES" AS DEFINED IN SECTION 6 OF THE SIMSBURY INLAND WETLANDS REGULATIONS, SUCH AS: A) Remove material from; B) Deposit material in or discharge to; C) Construct on; D) Obstruct; E) Alter; F) Pollute; G) Otherwise adversely affect regulated area

SFD is proposing to demolish the existing brick live fire training building, and construct a new building in the same approximate footprint. New building would be approximately 70' x 20'. A wetlands permit was previously approved 12/1/20, to construct a second building to the north, but those plans were abandoned. (Application # 20-17)

CERTIFICATIONS AND PERMISSIONS:

As owner, I hereby give permission to the Town of Simsbury's Conservation Commission Inland Wetlands Watercourses Agency, their Agents, or Town Staff to enter upon my land to make observations and tests as may be necessary to evaluate this application and ongoing work, subject to twenty-four hours notice of such entry/testing.

I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

I certify that I have the authority to sign this application.

_____ Matthew Pearce, Facilities Manager 5/29/26

Signature of Owner *Date* *Signature and Title of Applicant* *Date*

Simsbury Fire District

871 Hopmeadow St. Simsbury CT 06070

860-658-1971

May 28, 2026

Town of Simsbury
Boards and Commissions
933 Hopmeadow St 06070

Our Facilities Director Matt Pearce has been authorized by the Simsbury Fire District to act as its agent for the purpose of acquiring approvals for the construction of a replacement training building at our training grounds located at 251 Hopmeadow St.

Respectively,

Gary N Wilcox, President
Simsbury Fire District

Simsbury Fire District

871 Hopmeadow Street, Simsbury, CT 06070

To Whom it May Concern,

This statement accompanies the permit application by the Simsbury Fire District regarding the proposed replacement of our training facility.

Following a structural assessment required by the National Fire Protection Association (NFPA), it was determined that the existing training building is no longer recommended for operational use. Remediation and repair of the current structure were evaluated but deemed unfeasible due to the age of the facility and prohibitive costs.

Consequently, the Fire District proposes to demolish the existing structure and construct a new, modern training facility in its place. The District is partnering with WHP, a specialized firm with extensive experience in engineering dedicated public safety training structures.

The proposed scope of work has been carefully planned to minimize environmental impact and protect adjacent watercourses through the following measures:

1. Foundation & Subsurface Impact

The new 70' wide by 20' deep structure will be constructed upon a slab-on-grade foundation. By eliminating the current basement foundation, the project significantly reduces the depth of excavation, minimizes subsurface disturbance, and lowers the risk of impacting the local water table during construction.

2. Impervious Surface & Repaving

Upon completion of the structure, the existing asphalt will be removed and repaved. To ensure maximum stability and long-term site control, the paving will largely mirror the current footprint, with a potential 10-foot expansion eastward toward Hopmeadow Street. Any net changes to impervious surface calculations will be fully detailed in the accompanying site plans to ensure proper stormwater compliance.

3. Soil Erosion and Sediment Control (E&S)

To strictly prevent sediment, turbidity, and runoff from entering nearby wetlands or watercourses, silt fencing will be deployed across the site as delineated in the engineering plans. These perimeter controls

will be actively maintained throughout all sequential phases of demolition, earthwork, and final construction.

4. Alternative Site Assessment

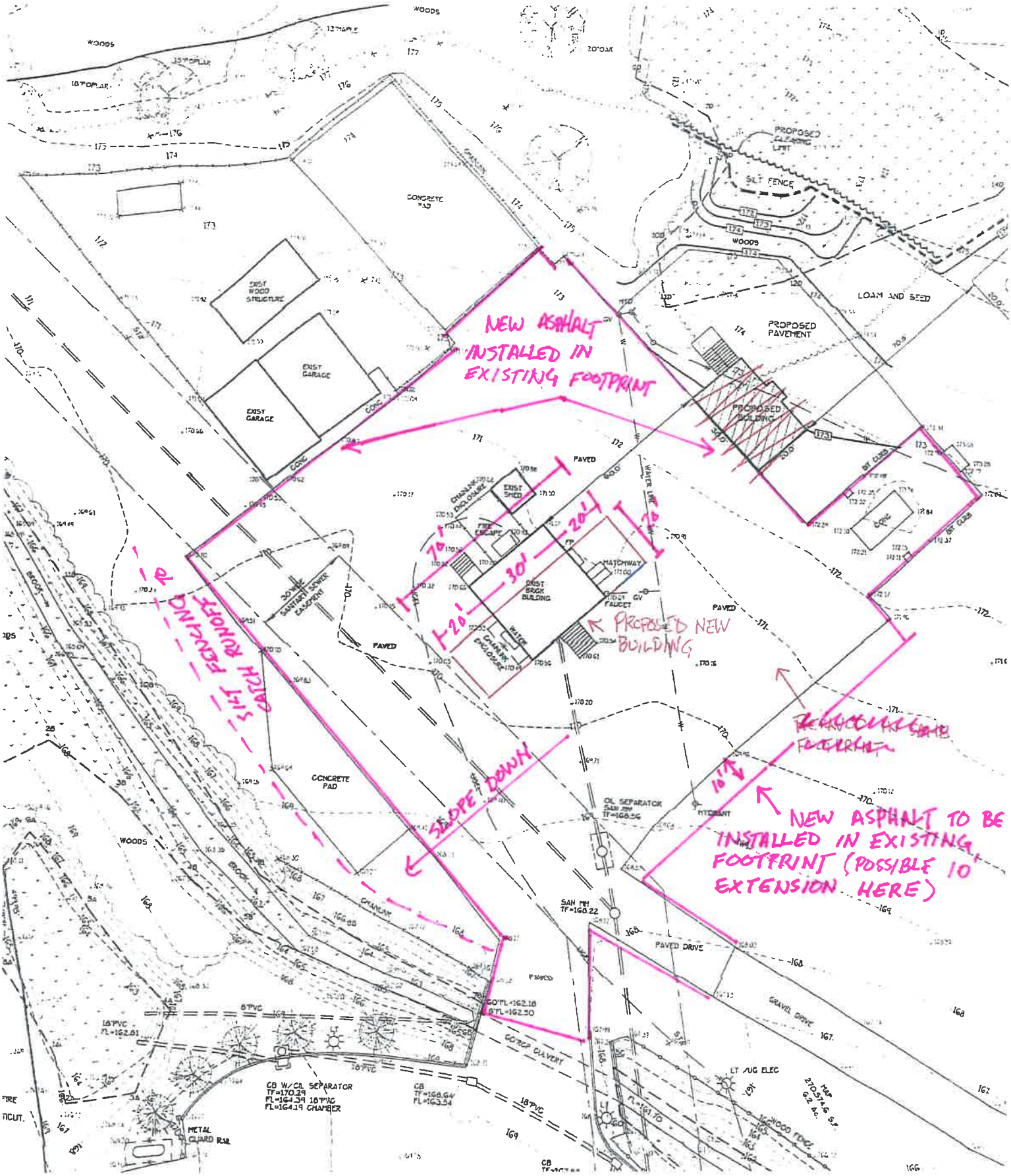
In accordance with local regulations, alternative locations within the town were thoroughly investigated. However, maintaining the facility within the established drill grounds is the only operationally viable option. This site centralizes fire district infrastructure, prevents the disruption of pristine, undeveloped parcels elsewhere in Simsbury, and serves our public safety training mandates in the most tactically effective manner.

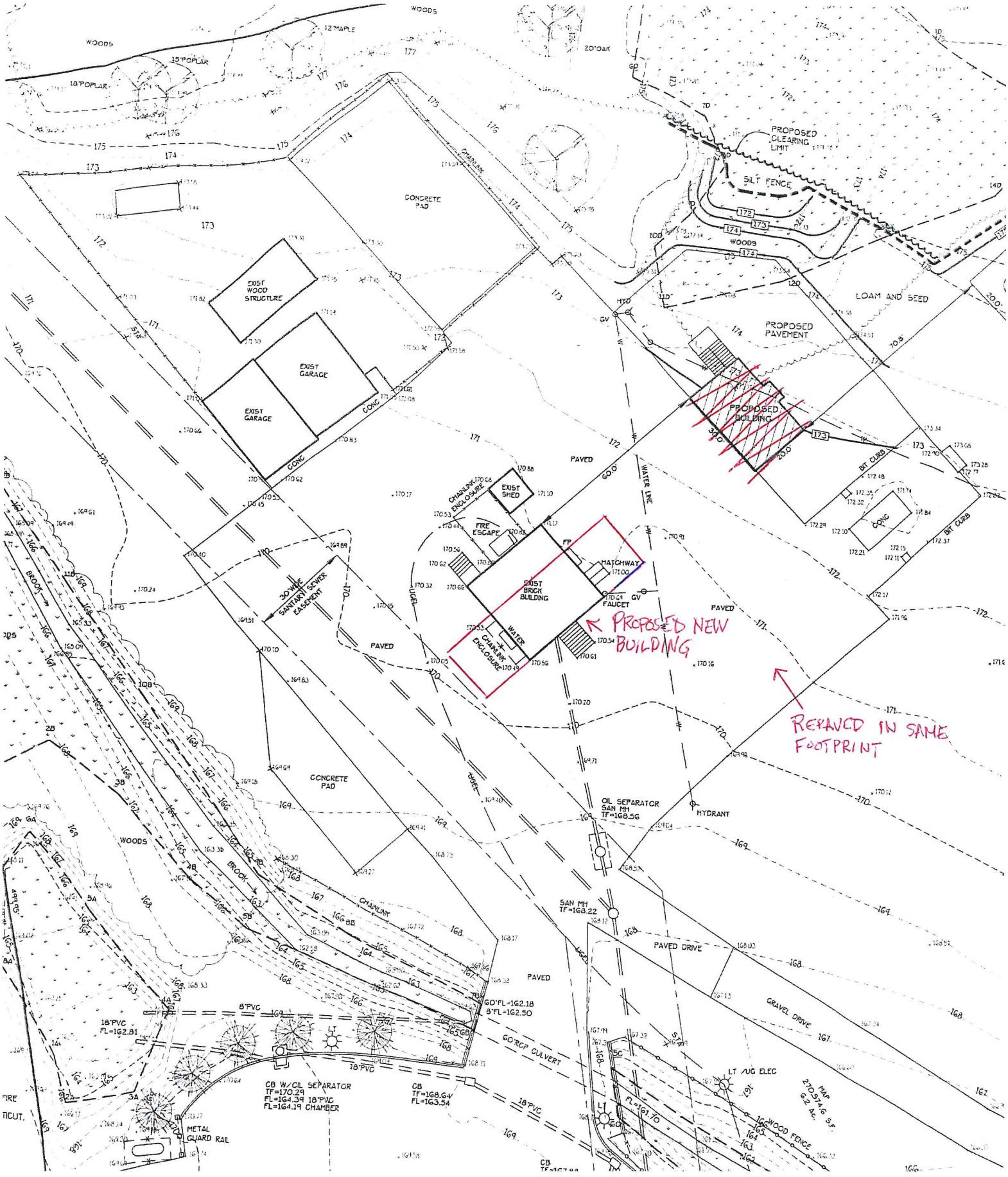
The Simsbury Fire District is committed to executing this necessary infrastructure upgrade in full compliance with local inland wetlands regulations. Thank you for your time and consideration of this application.

Respectfully submitted,

Matthew Pearce

Facilities Manager, Simsbury Fire District


NEW ASPHALT INSTALLED IN EXISTING FOOTPRINT
PROPOSED NEW BUILDING
SILT FENCING CATCH RUNOFF
SLOPE DOWN
NEW ASPHALT TO BE INSTALLED IN EXISTING FOOTPRINT (POSSIBLE 10' EXTENSION HERE)
70'
20'
30'
20'
70'
10'
PROPOSED CLEARING LIMIT
SILT FENCE
LOAM AND SEED
PROPOSED PAVEMENT
PROPOSED BUILDING
EXIST WOOD STRUCTURE
EXIST GARAGE
CONCRETE PAD
EXIST SHED
EXIST BRICK BUILDING
MATCHWAY
FAUCET
WATER LINE
SANITARY SEWER EASEMENT
PAVED
PAVED DRIVE
GRAVEL DRIVE
WOODS
OIL SEPARATOR
SAN MH
CB W/OIL SEPARATOR
METAL GUARD RAIL
LT /UG ELEC
WOOD FENCE


WOODS
12"MAPLE
15"POPLAR
18"POPLAR
20"OAK
PROPOSED CLEARING LIMIT
SILT FENCE
CHAINLINK
CONCRETE PAD
EXIST WOOD STRUCTURE
EXIST GARAGE
EXIST GARAGE
CONC
LOAM AND SEED
PROPOSED PAVEMENT
PROPOSED BUILDING
30.0
20.0
HYD
GV
W
PAVED
60.0
WATER LINE
BIT CURB
CONC
CHAINLINK ENCLOSURE
EXIST SHED
FIRE ESCAPE
FP
MATCHWAY
EXIST BRICK BUILDING
GV
FAUCET
WATER
CHAINLINK ENCLOSURE
PROPOSED NEW BUILDING
REPAVED IN SAME FOOTPRINT
30' WIDE SANITARY SEWER EASEMENT
BROOK
CONCRETE PAD
WOODS
BROOK
CHAINLINK
OIL SEPARATOR SAN MH TF=168.56
HYDRANT
SAN MH TF=168.22
PAVED DRIVE
GRAVEL DRIVE
PAVED
60"FL=162.18
8"FL=162.50
60"RCP CULVERT
8"PVC
18"PVC FL=162.81
18"PVC
CB W/OIL SEPARATOR TF=170.29 FL=164.39 18"PVC FL=164.19 CHAMBER
CB TF=168.64 FL=163.54
METAL GUARD RAIL
LT
LT SUG ELEC
FL=161.70
16' WOOD FENCE
MAP 270514.6 S.F. 6.2 AC.
FIRE
CUT.

Town of Simsbury

Geographic Information System (GIS)

Date Printed: 5/7/2026



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 feet

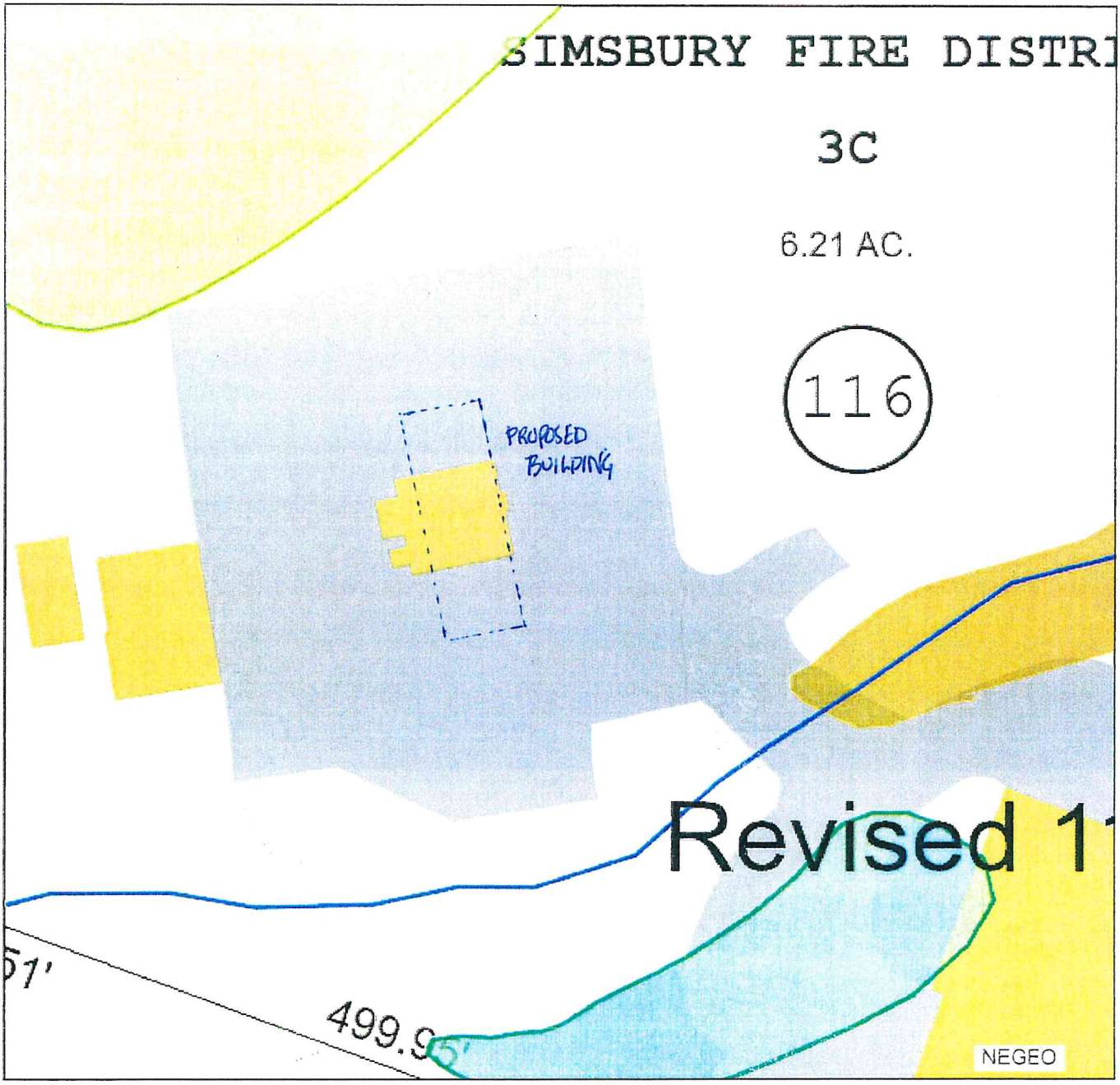
0 50 Feet

N W E S

Town of Simsbury

Geographic Information System (GIS)

Date Printed: 5/29/2026



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Approximate Scale: 1 inch = 50 feet

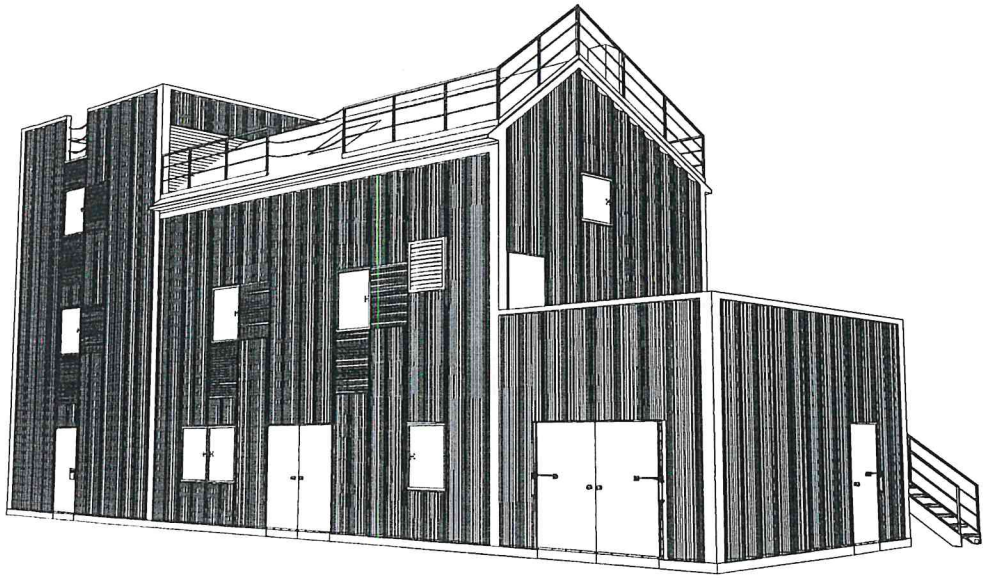
0 50 Feet

N W E S

current







CUSTOM FIFTH ALARM - FOUR STORY
SIMSBURY FIRE DEPARTMENT

GENERAL NOTES

1) THIS INFORMATION CONFORMS TO ALL APPLICABLE STANDARDS FOR FIRE TRAINING SIMULATORS AT THE TIME OF PREPARATION.

2) THE ERECTION CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL MATERIALS. AT THE TIME OF DELIVERY, THIS CONTRACTOR IS ALSO RESPONSIBLE TO ACCOUNT FOR ALL MATERIAL. AT TIME OF DELIVERY IF THERE IS A DISCREPANCY IN THE MATERIAL DELIVERED, CONTACT WHP TRAININGTOWERS IMMEDIATELY IN ORDER TO MAKE PROPER ARRANGEMENTS TO PROVIDE THE NECESSARY MATERIAL.

3) THIS SET OF DRAWINGS IS INTENDED AS A CONCEPTUAL SET, PROVIDED FOR SECONDARY REFERENCE ONLY. REFER TO BEHLEN INDUSTRIES CONSTRUCTION DRAWINGS AND THE MISCELLANEOUS METALS DRAWINGS AS PRIMARY REFERENCE FOR EXACT MATERIAL DIMENSIONS, ERECTION, AND PROCEDURES.

4) THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF WHP TRAININGTOWERS AND NO PART THERE OF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT WRITTEN CONSENT FROM WHP TRAININGTOWERS.

5) WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. INSTALLING CONTRACTORS OR OWNERS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND WHP TRAININGTOWERS SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS OR DISCREPANCIES FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ANY FIELD CHANGES OR MODIFICATIONS TO EITHER THE STRUCTURE OR ADDITIVE COMPONENTS MUST BE REVIEWED AND APPROVED BY WHP TRAININGTOWERS PRIOR TO PERFORMING ANY WORK.

6) MISCELLANEOUS FIELD CUTTING AND FITTING OF BOTH STRUCTURAL AS WELL AS LIGHT GAUGE FRAMING COMPONENTS WILL BE NECESSARY TO BE ABLE TO PERFORM THE INSTALLATION PROCEDURES REQUIRED AND WILL BE CONSIDERED AS A STANDARD CONDITION AND REQUIREMENT FOR ERECTION OF THIS LIVE FIRE TRAINING SIMULATOR AND ITS COMPONENTS.

7) DOORS SHALL BE PAINTED 11 GA STEEL REINFORCED WITH STEEL CHANNEL. EACH EXTERIOR NON-BURN ROOM DOOR SHALL BE PROVIDED WITH (1) HEAVY-DUTY STAINLESS STEEL CONTINUOUS HINGE AND (1) COMMERCIAL GRADE KEYED DOORSET. EACH INTERIOR NON-BURN ROOM DOOR SHALL BE PROVIDED WITH (1) HEAVY-DUTY STAINLESS STEEL CONTINUOUS HINGE AND (1) COMMERCIAL GRADE PASSAGE SET. EACH BURN ROOM DOOR SHALL BE PROVIDED WITH (1) HEAVY-DUTY STAINLESS STEEL CONTINUOUS HINGE, (1) SPRING-TYPE CLOSING DEVICE, (1) DOOR PULL, (1) ROLLER CATCH, AND (1) HASP FOR USE IN SECURING THE BUILDING WHEN NOT IN USE. ANY DOUBLE DOORS SHALL BE PROVIDED WITH (1) METAL ASTRIGAL, (1) INACTIVE LEAF, AND (1) DANE BOLT. DOOR HINGES SHALL BE MOUNTED TO STUDS A MINIMUM OF 4"X 12 GA. ALL FRAMED DOOR OPENINGS THAT DO NOT SIT ON THE CONCRETE SLAB WALL SHALL LATERAL 6" FROM THE BOTTOM OF DOOR SLAB TO PROVIDE A 6"OPENING UNDER THE DOOR. ALL DOORS SHALL HAVE (1) HIGH-TEMP DOOR SWEEP INSTALLED ON THE OUTSWING SIDE OF THE DOOR TO COVER THE 6"OPENING. THE DOOR SWEEP SHALL DRAG AGAINST THE FINISHED FLOOR LEVEL.

8) WINDOW CLOSURES SHALL BE PAINTED 12 GA HOT-DIPPED GALVANIZED SINGLE LEAVES WITH A 2" DEEP PAN FRAME DESIGN. EACH NON-BURN ROOM CLOSURE ACCESSIBLE FROM THE GROUND SHALL BE PROVIDED WITH (2) STAINLESS STEEL CONTINUOUS HINGE, (1) SLAM LATCH, (1) KEYED LEVER ON THE EXTERIOR SIDE OF THE CLOSURE, (1) PASSAGE LEVER ON THE INTERIOR SIDE OF THE CLOSURE, AND (1) HOLD-OPEN DEVICE. EACH NON-BURN ROOM CLOSURE NOT ACCESSIBLE FROM THE GROUND SHALL BE PROVIDED WITH (2) STAINLESS STEEL CONTINUOUS HINGE, (1) SLAM LATCH, (1) PASSAGE LEVER ON THE EXTERIOR SIDE OF THE CLOSURE, (1) PASSAGE LEVER ON THE INTERIOR SIDE OF THE CLOSURE, AND (1) HOLD-OPEN DEVICE. EACH BURN ROOM CLOSURE SHALL BE PROVIDED WITH ONE OF THE ABOVE HARDWARE SETS AND SHALL INCLUDE (3) "PARGENITE" MOUNTING CHANNELS WELDED ON THE INTERIOR SIDE OF THE CLOSURE. ALL CLOSURES SHALL BE INSTALLED WITH EQUAL SPACING BETWEEN THE FRAMED OPENING AND THE CLOSURE PAN. ALL SILL ELEVATIONS SHALL BE 42" ABOVE FINISHED FLOOR ELEVATION.

9) FLOOR DECKS ABOVE GRADE SHALL BE CONCRETE OVER GALVANIZED 1.5" "B" DECK FASTENED DIRECTLY TO LEVEL FLOOR JOISTS PER THE BEHLEN INDUSTRIES CONSTRUCTION DRAWINGS. ALL FLOOR DECKS SHALL REQUIRE FIELD CUTTING AND FITTING AS REQUIRED TO ACCOMMODATE THE BUILDING CONFIGURATION. CONCRETE FILL SHALL BE PROVIDED OVER THE DECKS WITH MINIMUM 4" DEPTH AT THE EXTERIOR WALLS. CONCRETE SHALL BE A SMALL AGGREGATE CONCRETE WITH FIBER MESH REINFORCING. CONCRETE SHALL BE PITCHED TO EXTERIOR WALLS AND/OR DRAINS. FINISH SHALL BE A SLIP RESISTANT FINISH (CONCRETE FILL BY OTHERS).

10) ALL CORRUGATED WALL PANELS ARE TO BE PREFINISHED IN ONE OF 9 STANDARD COLORS. CORPOUND CORRUGATED WALL PANELS ARE 3'-3" WIDE AND 4.4" DEEP. COMPOUND CORRUGATED ROOF PANELS ARE TO BE GALVANIZED 2'-3" WIDE AND 7/8" DEEP. ALL WALL AND ROOF PANELS ARE TO BE BOLTED AT 6" O.C. INCREMENTS UTILIZING 3/8" DIAMETER BOLT FASTENERS PROVIDED IN A COLOR TO MATCH THE WALL OR ROOF PANEL COLOR.

11) ALL INTERIOR WALL PARTITIONS SHALL BE CONSTRUCTED OF 4" X 18 GA GALVANIZED METAL STUDS AT 24" O.C. AND 4-1/8" X 18 GA GALVANIZED METAL TRACK. STUDS AT DOOR JAMB HINGES SHALL BE 4"X 12 GA. ALL SIDES OF INTERIOR PARTITIONS NOT RECEIVING BURN ROOM PANELS SHALL RECEIVE 18 GA GALVANIZED SHEETING FASTENED WITH #8 X 5/8" LOW PROFILE TEK SCREWS AT 12" O.C.

DESIGN LOADS

ROOF LOAD -- 100 PSF
FLOOR LOAD -- 100 PSF
ATTIC LOAD -- 100 PSF
WIND LOAD -- -- MPH
WIND EXPOSURE -- --

WINDOW SHUTTER HARDWARE PACKAGES

MARK #	DESCRIPTION	ROUGH OPENING	SHUTTER LEAF	LOCKING HANDLE KIT	NON-LOCKING HANDLE KIT	HOLD OPEN	THERMAL LINING CHANNELS
W1	LOCKING WINDOW SHUTTER	28"x15"	1	1		1	
W2	LOCKING BURN ROOM SHUTTER	28"x15"	1	1		1	1
W3	LOCKING ATTIC SHUTTER	28"x27"	1	1		1	
W4	NON-LOCKING WINDOW SHUTTER	28"x15"	1		1	1	
W5	NON-LOCKING BURN ROOM SHUTTER	28"x15"	1		1	1	1
W6	NON-LOCKING ATTIC SHUTTER	28"x27"	1		1	1	

DOOR HARDWARE PACKAGES

MARK #	DESCRIPTION	ROUGH OPENING	DOOR LEAF	INACTIVE LEAF	STAINLESS STEEL HINGE	DOOR SWEEP	DOOR SWEEP MOUNT KIT	DOOR AND PLATE	LOCKING KNOB SET	PASSING KNOB SET	BURN DOOR KIT	SLIDE LATCH	BARREL BOLT	DANE BOLT
D1	EXTERIOR SINGLE PLATE DOOR	38"x91"	1		1	1	1		1					
D2	EXTERIOR SINGLE BURN ROOM DOOR	38"x91"	1		1	1	1				1	1		
D3	EXTERIOR DOUBLE PLATE DOOR	79"x91"	1	1	2	2	2	1	1			1	1	1
D4	EXTERIOR DOUBLE BURN ROOM DOOR	79"x91"	1	1	2	2	2				1	1	1	1
D5	INTERIOR SINGLE PLATE DOOR	38"x91"	1		1	1	1	1		1				
D6	INTERIOR SINGLE BURN ROOM DOOR	38"x91"	1		1	1	1				1	1		
D7	INTERIOR DOUBLE PLATE DOOR	79"x91"	1	1	2	2	2	1		1			1	1
D8	INTERIOR DOUBLE BURN ROOM DOOR	79"x91"	1	1	2	2	2				1	1	1	1

WHP
A DIV. OF JARNAT AND SONS CONSTRUCTION, INC.
511 OLD NE GRANDVIEW MO 64030
TEL 913-305-3663 info@trainingtowers.com
TOLL FREE 1-800-251-2622 www.trainingtowers.com

CUSTOM 5TH ALARM - THREE STORY
FIRE TRAINING SIMULATOR

SIMSBURY FIRE DEPARTMENT TRAINING SIMULATOR

THIS DRAWING AND ALL DESIGNS AND INFORMATION CONTAINED HEREIN IS THE PROPERTY OF WHP TRAININGTOWERS AND IS NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF WHP TRAININGTOWERS. ALL DRAWINGS ARE THE EXCLUSIVE PROPERTY OF WHP TRAININGTOWERS AND ARE NOT TO BE LOANED, COPIED OR REPRODUCED IN ANY FORM OR MANNER WHATSOEVER NOR ARE TO BE USED FOR ANY PURPOSE WHATSOEVER OTHER THAN THAT AUTHORIZED BY WHP TRAININGTOWERS.

PROJECT MANAGER:	DCS-1-001	REVISION DATES
DRAWN BY:	KM	1.
CHECKED BY:	KM	2.
APPROVED BY:	KM	3.
PRINT DATE:	06-22-16	4.

COVER PAGE

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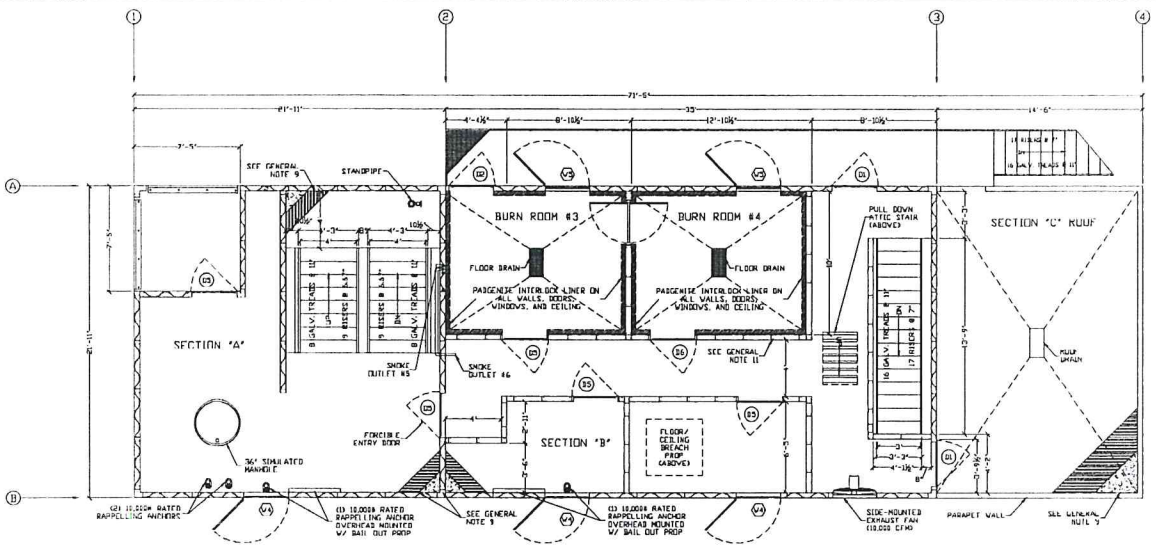
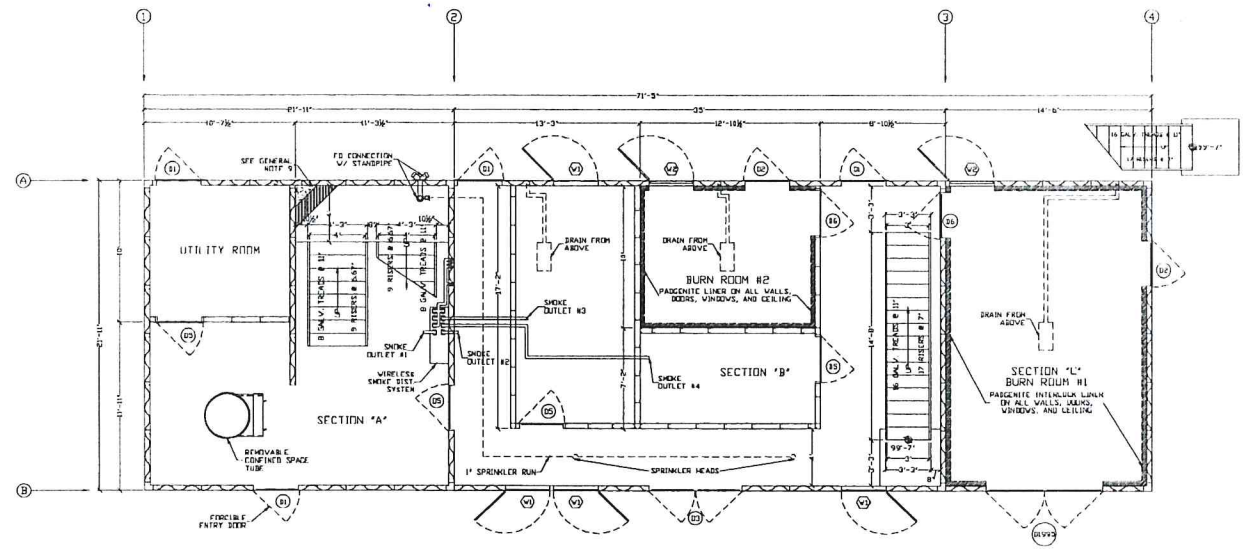


TOWER AND RESIDENTIAL 2ND FLOOR PLAN AND ANNEX ROOF PLAN

SCALE: 1/4" = 1'-0"



TOWER, RESIDENTIAL, AND ANNEX 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

WHP
A DIV OF JAMES ANTONE CONSTRUCTION, INC
215 OLD RT. GRANDVIEW, NC 64026
TEL. 513-380-3662 info@harringtonwp.com
TOLL FREE 1-800-211-2222 www.harringtonwp.com

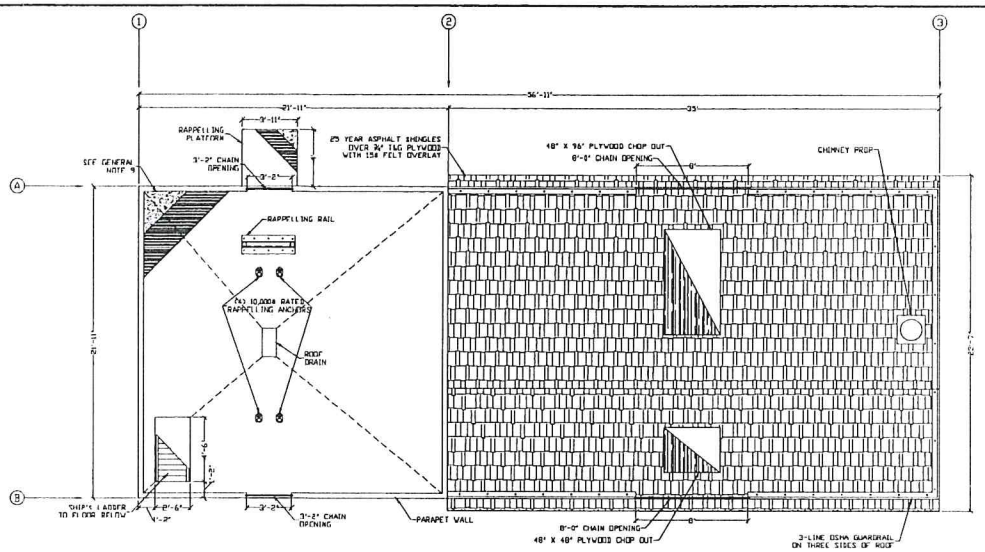
CUSTOM 5TH ALARM - THREE STORY FIRE TRAINING SIMULATOR

SIMSBURY FIRE DEPARTMENT TRAINING SIMULATOR

PROJECT NUMBER:	06-8-1001	REVISIONS:
ARCHITECT:		1
DRAWN BY:	CM	2
REVIEWED BY:	JPK	3
PRINT DATE:	06-27-06	4

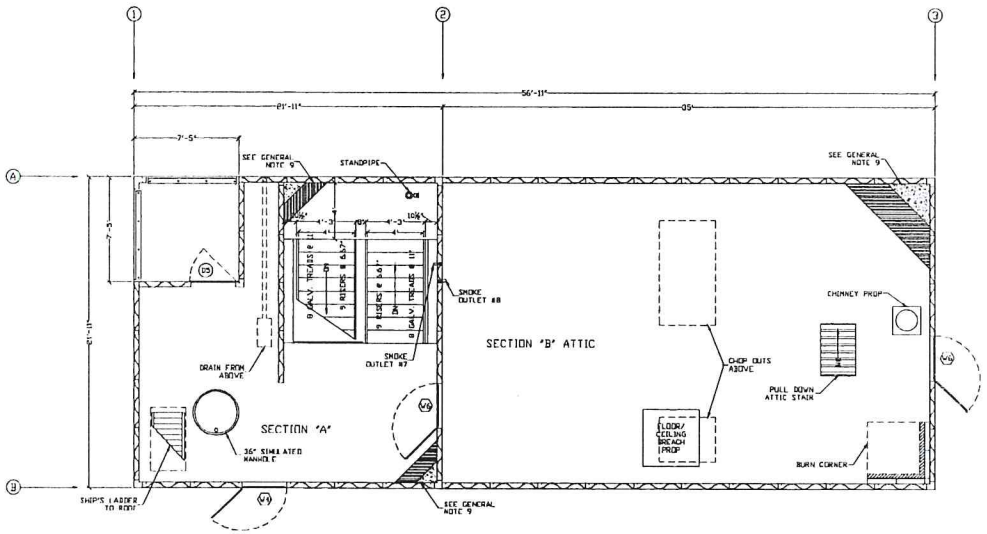
FIRST FLOOR AND SECOND FLOOR PLANS

1



TOWER AND RESIDENTIAL SLOPED ROOF PLAN

SCALE: 1/4" = 1'-0"



TOWER 3RD FLOOR PLAN AND RESIDENTIAL FLAT ROOF/ATTIC PLAN

SCALE: 1/4" = 1'-0"

WHP
A DIV OF JANNI ASSOCIATES CONSTRUCTION, INC
515 ELDER AVE CRANDVIEW WI 54030
TEL 513-385-3663 info@thejanniteam.com
TOLL FREE 1-866-351-2522 www.thejanniteam.com

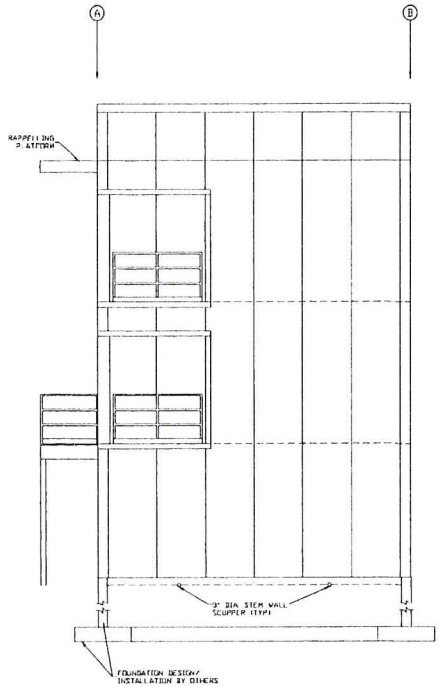
CUSTOM 5TH ALARM - THREE STORY FIRE TRAINING SIMULATOR

SIMSBURY FIRE DEPARTMENT TRAINING SIMULATOR

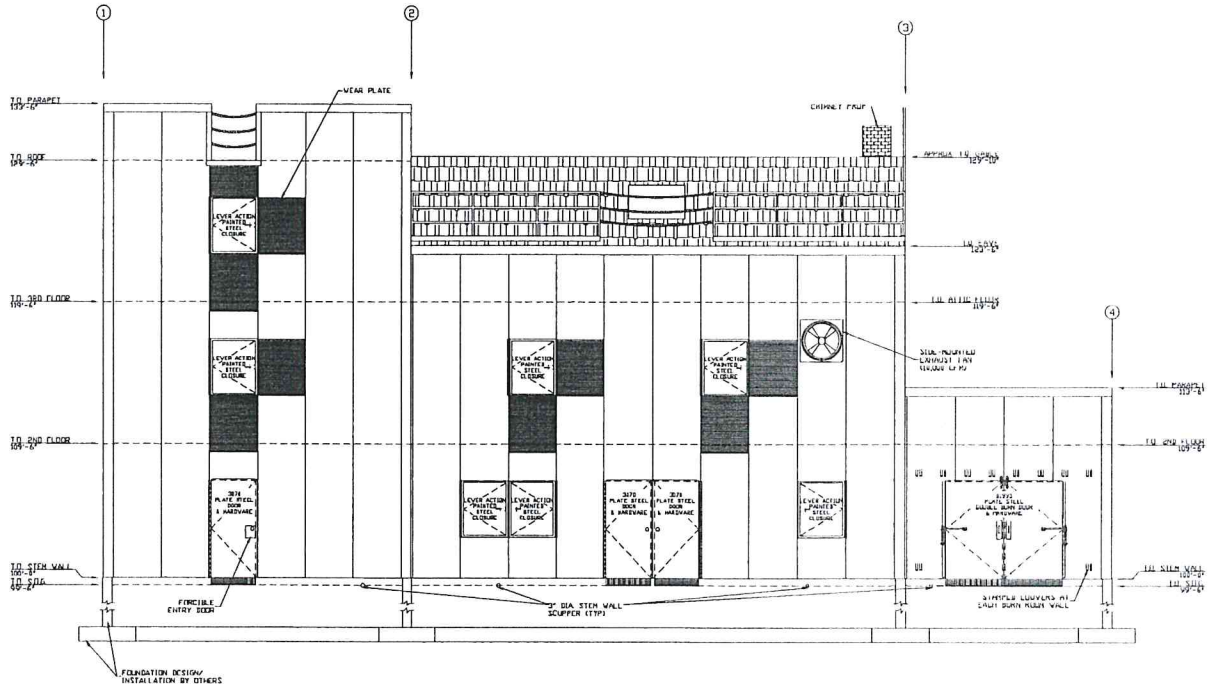
PROJECT NUMBER:	06-1020	REVISION DATES:
PROJECT DIRECTOR:		1
DRAWN BY:	JM	2
CHECKED BY:	JM	3
PRINT DATE:	6-27-25	4

THIRD FLOOR AND TOWER ROOF PLANS

2



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

WHP®
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TOLL FREE 1-800-351-2525 www.trainingtowers.com

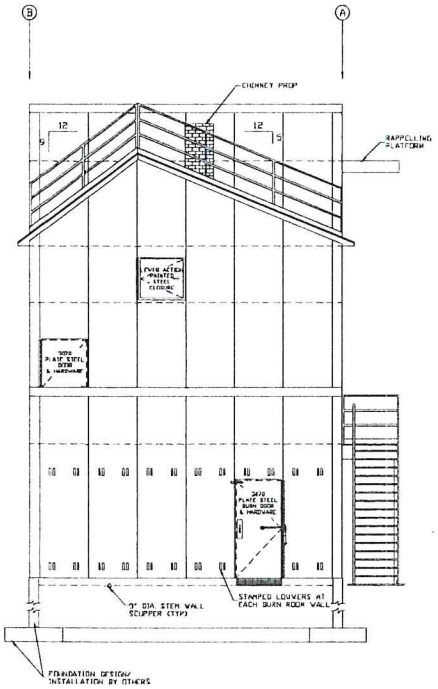
CUSTOM 5TH ALARM - THREE STORY FIRE TRAINING SIMULATOR

SIMSBURY FIRE DEPARTMENT TRAINING SIMULATOR

PROJECT NUMBER:	06-8-000	REVISION DATES
PROJECT DIRECTOR:		1
DRAWN BY:	JDW	2
REVIEWED BY:	SFK	3
PRINT DATE:	06-27-78	4

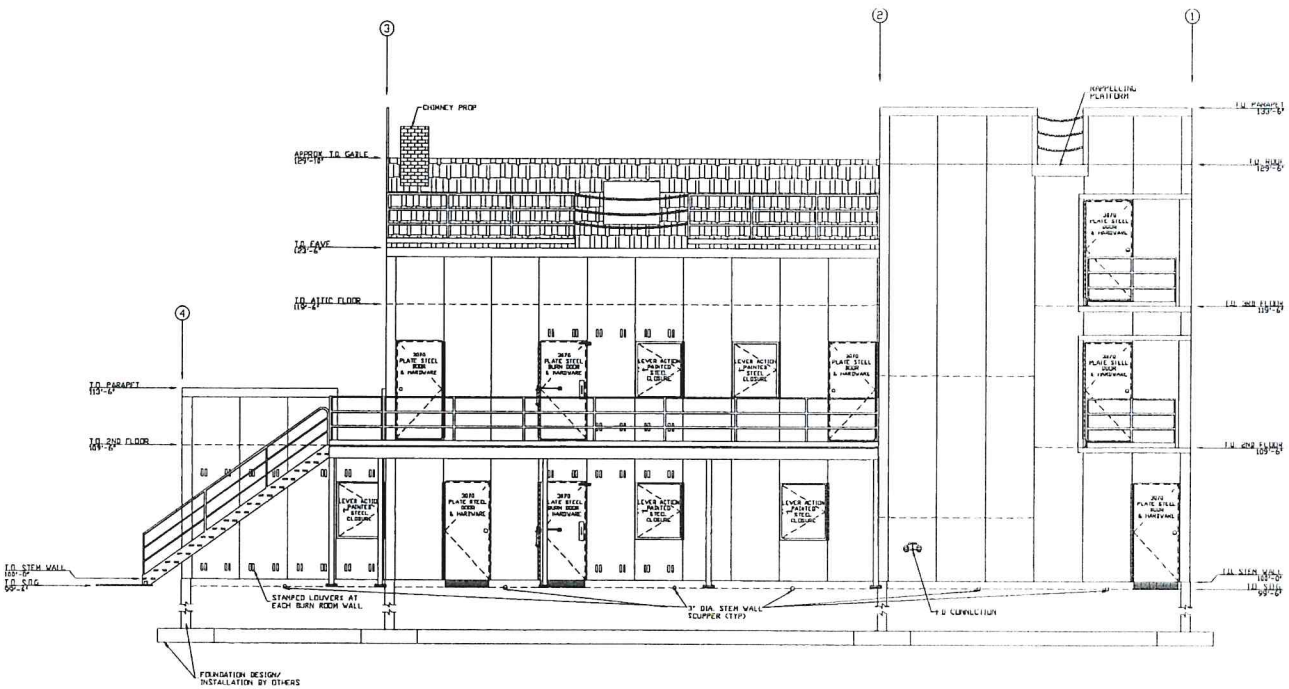
FRONT SIDE AND LEFT SIDE ELEVATIONS

3



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR SIDE ELEVATION

SCALE: 1/4" = 1'-0"

WHP®
A DIV. OF JARMAN AND SONS CONSTRUCTION, INC
315 ELM RD. CHANCVEW, WC 64830
TEL. 913-385-3683 info@wheringtonwms.com
TOLL FREE 1-800-321-2525 www.heringtonwms.com

CUSTOM 5TH ALARM - THREE STORY FIRE TRAINING SIMULATOR

SIMSBURY FIRE DEPARTMENT TRAINING SIMULATOR

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PROJECT NUMBER	06-3-300
ISSUED FOR	PERMITS
DRAWN BY	DM
CHECKED BY	JM
PRINT DATE	09.22.25

NO.	REVISION	DATE
1		
2		
3		
4		

REAR SIDE AND RIGHT SIDE ELEVATIONS

4

Town of Simsbury

933 HOPMEADOW STREET P.O. BOX 495 SIMSBURY, CONNECTICUT 06070

December 1, 2020

Simsbury Fire District
Kevin Kowolski, Agent
871 Hopmeadow Street
Simsbury, CT 06070

REFERENCE: Application #20-17 of Simsbury Fire District, Applicant/Owner, Kevin Kowolski Agent; to construct Fire training structure with minor wetlands impact at 251 Hopmeadow Street Simsbury. Zone R-40

Dear Mr. Kowolski:

The Town of Simsbury's Inland Wetlands Commission approved the applicant's request, to construct fire training structure at 251 Hopmeadow Street Simsbury, Zone R-40. 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 a fire training structure with related infrastructure with minimal wetlands impact**

The Inland Wetlands Agent 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:

SPECIAL CONDITIONS

1. Silt fence will be required at the toe of the slope of the depression to the north west of the construction area.

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.

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.

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

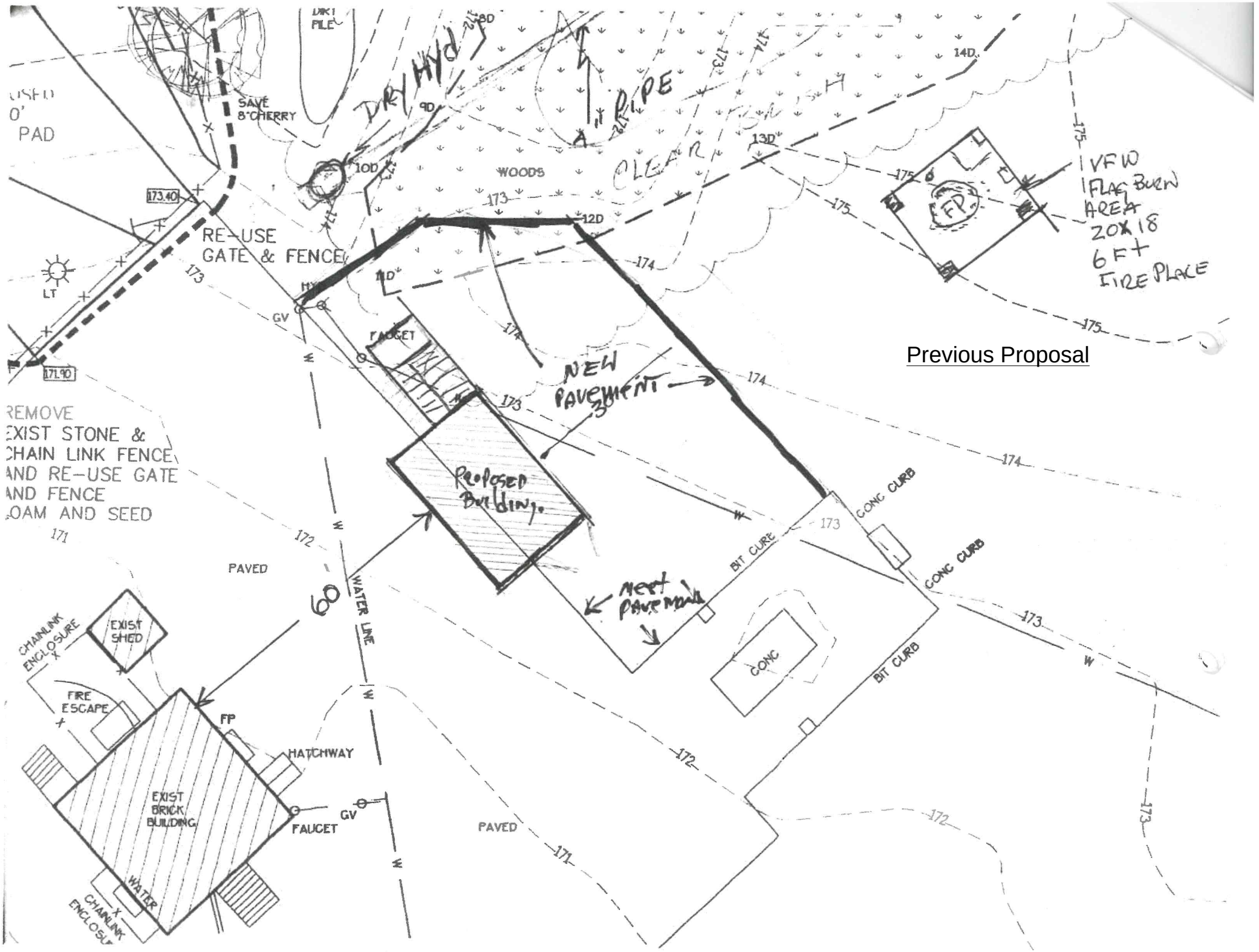
A. Short-term impacts from the proposed development will be controlled by installation and maintenance of erosion and sediment controls and construction run-off controls.

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
Code Compliance Officer


Previous Proposal
SAVE 8" CHERRY
DRY HYD
DRY PILE
4" PIPE
WOODS
CLEAR
RE-USE GATE & FENCE
173.40
171.90
LT
GV
FAUCET
NEW PAVEMENT
Proposed Building
REMOVE EXIST STONE & CHAIN LINK FENCE AND RE-USE GATE AND FENCE LOAM AND SEED
PAVED
WATER LINE
60
CONC CURB
BIT CURB
CONC
VFW FLAG BURN AREA 20X18 6FT FIRE PLACE
FP
EXIST SHED
CHAINLINK ENCLOSURE
FIRE ESCAPE
HATCHWAY
EXIST BRICK BUILDING
WATER

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: 2026 month: June
2. ACTION TAKEN (see instructions - one code only): A
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
   (print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Simsbury
   does this project cross municipal boundaries (check one)? yes ☐ no ☐
   if yes, list the other town(s) in which the activity is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: Avon or number: 36
   subregional drainage basin number: 4300-33
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Simsbury Fire District
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 251 Hopmeadow Street
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ■ description: Demolish and create new 70' x 20' fire training building within the upland review area.
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): E
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 1, 2, 12, _____
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.032 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

Department of Community Planning and Development

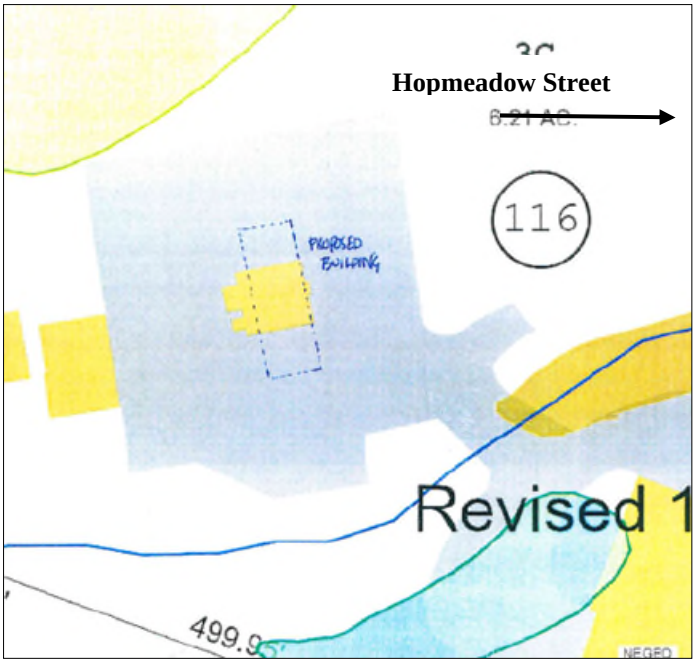
To: **Conservation Commission/Inland Wetlands and Watercourses Commission**

From: Brittany MacGilpin, Assistant Town Planner

Date: July 7, 2026

RE: **CC #26-09, 251 Hopmeadow Street (Simsbury Fire District)**

Summary of Request: Simsbury Fire District, Applicant and owner, has submitted a wetland permit application for the demolition of the existing fire training building and construction of a new building in the same vicinity, approximately 70-feet x 20-feet. Please see the location of the structures on the map to the right, which also shows the Town's mapped inland wetlands and watercourses.



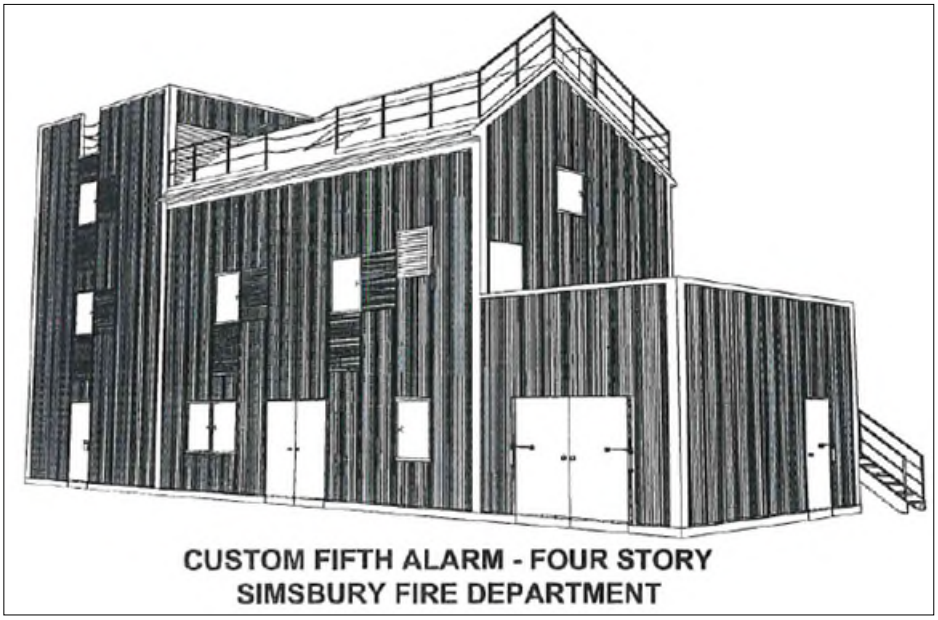
Action by the Agency: The application was received by the Inland Wetlands and Watercourses Agency (IWWA) on June 16, 2026. After hearing the applicant present the project, the IWWA voted that the proposed activities were not likely to impact or affect wetlands or watercourses and is therefore a non-significant activity. Because of this, the application does not require a public hearing but instead is expected to be voted on at the next regularly scheduled meeting, which is July 7, 2026.

Regulated Activities: The Town of Simsbury's Inland Wetland and Watercourses Regulations, Section 6.2, lists specific activities that when occurring within wetland soils or a watercourse or within 100 feet of these areas (AKA upland review area) are considered regulated activities and requires a wetland permit. The regulated activities specific to this application include:

- Excavating
- Depositing or removing material
- Earth moving
- Construction

The structure is proposed in the upland review area. The proposed building is approximately 85 feet from the watercourse. The existing asphalt is also proposed to be repaved in the same footprint.

The new building will be a slab on-grade foundation. The current basement foundation will be eliminated, reducing the depth of excavation and lowering risk of disrupting the local water table during construction.



Once the structure is complete, the existing asphalt will be removed and repaved. The applicant explains that the paving will largely mirror the current footprint.

Existing Conditions: The larger proposed building will replace an existing building on site. See the picture of the current building below.



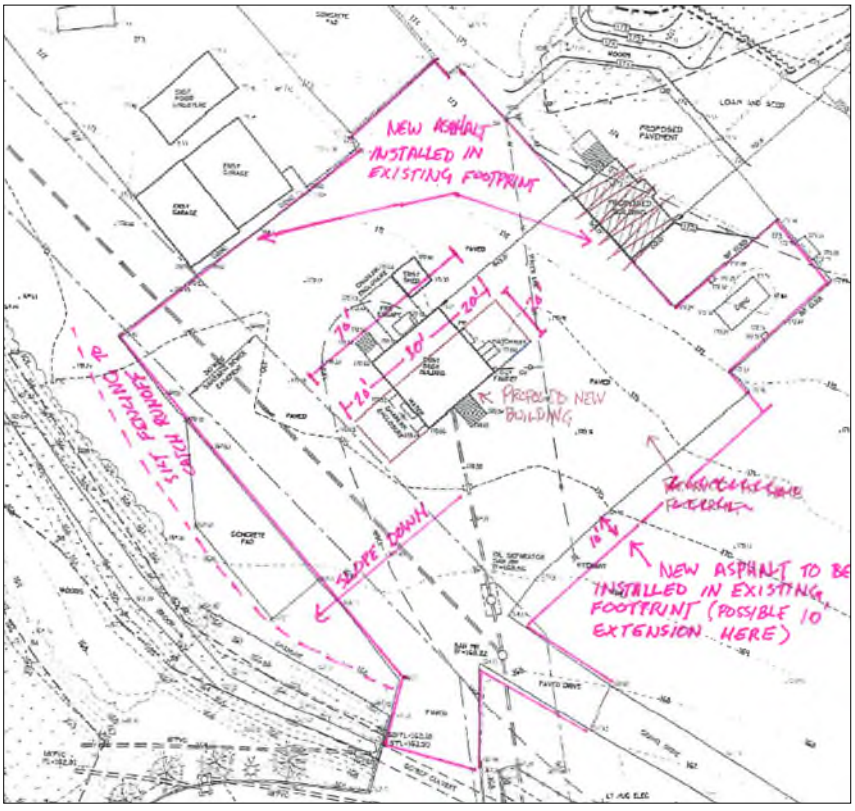
Previous approval for an alternative plan was granted by the IWWA in 2020, which was included in the application material. That application proposed additional buildings with associated pavement closer to the on-site wetlands on the northern side of the property. That 2020 plan was abandoned.





At the June 16 meeting, there were questions about the vegetative buffer for the watercourse on site. The pictures above show the existing conditions of this area.

<u>Soil and Erosion Measures</u>: As part of the application, a description of what erosion and sedimentation control measures will be used to further protect the wetland soils and watercourses during construction was provided. The applicant proposes to use silt fencing around the perimeter of the areas of disturbance. Please see the map on the right to see the location of the silt fencing.



For discussion purposes, staff offer the following findings and standard conditions of approval.

Draft Motion: Moved, the Inland Wetlands and Watercourses Commission **APPROVES Application CC #26-09** of the Simsbury Fire District, owner, Matthew Pearce, applicant, for the demolition of the existing fire training building and the construction of a new 70' x 20' building in approximately the same location with associated improvement of existing paved area at 251 Hopmeadow Street (Assessor's Map F16, Block 116, Lot 003C) Simsbury, CT 06070, Zone R-40., based upon the following findings:

a. The project as proposed will not have a significant impact to the wetland soils or watercourse.

b. Soil and Erosion Control Measures will be installed to reduce the impact to the wetlands or watercourse during construction.

And subject to the following conditions:

1. The project shall be developed in substantial conformance with the application information for 251 Hopmeadow Street, dated 05-29-2026.

2. 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.

3. 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.

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

5. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.

Or moved, (An alternative motion)

Macgilpin Brittany

From: noreply@civicplus.com
Sent: Wednesday, May 13, 2026 6:25 AM
To: Planning & Community Development
Subject: Online Form Submittal: Planning Department Contact Form

External sender <noreply@civicplus.com>
Make sure you trust this sender before taking any actions.

Planning Department Contact Form

Name	Amy Zemel
Email Address	amy.e.fernald@gmail.com
City	Simsbury
Phone Number	*Field not completed.*
Question/Comment/Concern	Please oppose The Silverman Group of NJ building 600+ units on wetlands. Simsbury has grown exponentially and I am in support of affordable housing, but this is the wrong approach. PLEASE oppose this.

Email not displaying correctly? View it in your browser.

Macgilpin Brittany

From: Ellen Gilbert <esgbsrn@gmail.com>
Sent: Monday, April 6, 2026 4:07 PM
To: Macgilpin Brittany
Subject: Conservation Commission/ Inland Wetland Watercourses Agency

Dear Brittany and the Conservation Commission/ Wetland Watercourses Agency,

I am relieved to hear the Public Hearing for Application CC#26-02 is postponed until May 5th. My letter is concerning this application and though I will be away April 8-22, I will do my due diligence to keep up to date. SL Simsbury LLC- as applicant and owner (Silverman developer) has now applied for permission to build 669 residential rental units on 124.6 acres, using 8-30g to limit town interference. The newest site plan was described as less intrusive to the wetlands area and the result of water quality would improve with less impervious ground cover modified to become lawns.

This letter is in preparation for the CC/IWWA Public Hearing and to encourage the board to consider these issues I raise. My concerns about infrastructure will wait for the Zoning Board. As a resident and homeowner in Talcott Acres Condo Association at 126 Hopmeadow Street, my conservation issues have to do with our property line shared with the property in question. The Hartford Insurance Company was a quiet, invisible neighbor. They limited their traffic by staggering work hours. Talcott Acres and Kings Ridge Apartments are existing residential properties that will be affected by this 669 rental development. During previous proposed plans, Silverman representatives described removing the modest berm we have and taking out the woodlands. There are beautiful old trees- not even disturbed by The Hartford. This part of the property was not addressed during the current proposal presentation. The boundary line shows no recognizable markers except a piece of barbed wire deeply embedded in one old tree near building #3. Talcott Acres needs to have a landscape barrier to provide privacy and preserve the rural character. Building #3 has woodlands out behind the building. Buildings #4 through #9 have wooded space with underbrush. Owners of the Building #1 and #2 have sliders and decks facing the property line in jeopardy. Without the woods the owners will have dense dwelling back yards to view.

I am told the Riverwalk Condominium complex met with the Silverman Group and developed an agreement concerning their property line. There

are high berms, some trees were maintained and bushes planted. I will be receiving a Site Plan from Brittany MacGilpin to review the results of their agreement.

Though the duplex homes are part of Phase 5, the agreement should be made during the approval process. Conservation of this strip of land is imperative. I ask that the CC/IWWA place conditions on this proposal to meet our concerns and maintain the value of our homes and ultimately our investment in our owned homes.

Thank you for your commitment to Simsbury and your time dealing with this proposal.

Ellen S Gilbert
esgbsrn@gmail.com

PILA

PROFESSIONAL INVESTORS
LIFE & ANNUITY, LLC

April 27, 2026

Brittany MacGilpin

Re: Application CC #26-02 of SL Simsbury, LLC applicant & owner

Dear Brittany,

We live at 126 Hopmeadow Street, Unit 2B in Simsbury, CT 06089. Our names are Edward & Anna Mazur. Attached please find our comments for the May 5, 2026 public hearing.

We will be directly impacted by the proposed disturbance in the upland review area at 200 Hopmeadow Street as our back porch looks out to the area in question. My understanding is that the developer of the proposed 669 residential rental units is using 8-30 g to limit Town interference.

As a resident and owners at 126 Hopmeadow Street, Unit 2B, our concerns have to do with the property line being shared with the new property being proposed.

We are both seniors. I still work and every morning I take a left onto Hopmeadow Street. Most mornings it is a 5 minute wait to access the Hopmeadow. Add 669 vehicles owned by the new residence of the proposed rental properties, and I can imagine the mess traffic will be in our lovely town. You might even foresee traffic lights to get in and out of Dunkin Donuts in the morning, as it is very popular.

Add to that, we have wonderful evenings enjoying the woods and wildlife that frequent that area of the property line. Every year we see bear cubs following Mama Bear as they frequent the property line and have paths that we have seen them use over the last years! That will be gone.

It seems to me that we have a New Jersey developer looking to change the heart and soul of our town of Simsbury, Connecticut.

We are firmly opposed to the proposal of unwanted new neighbors at our backyard.

Thank you,

Edward & Anna Mazur
126 Hopmeadow Street, Unit 2B
Simsbury, CT 06089

Town of Simsbury

Notice of Public Hearing

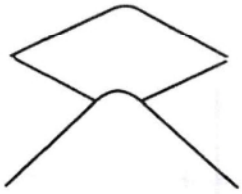
Your property abuts 200 Hopmeadow Street. You are invited to attend the following meeting and offer public comment. If you have any questions or to view the application materials, please contact Brittany MacGilpin at bmacgilpin@simsbury-ct.gov or at 860-658-3240.

The Conservation Commission/Inland Wetlands and Watercourses Agency of the Town of Simsbury will hold a Public Hearing at a Regular Meeting on May 5, 2026, at 7:00 p.m. in the FSPL Program Room at the Simsbury Public Library on the following application:	Application CC #26-02 of SL Simsbury, LLC applicant and owner, for a wetland permit to construct ±689 residential units with associated improvements that includes disturbance in the upland review area at 200 Hopmeadow Street (Hartford South) (Assessor's Map F17, Block 154, Lot 009-2) Simsbury, CT 06089, Zone HS-FBC.

What you can do to provide your comments:



Speak at the Public Hearing



Submit Written Comment via Email or Regular Mail

Mailing Address: Simsbury Planning Department, 933 Hopmeadow Street, Simsbury, CT 06070

Macgilpin Brittany

From: McGregor George
Sent: Wednesday, May 13, 2026 9:33 AM
To: Macgilpin Brittany
Subject: FW: Concerns on Silverman proposal for 200 Hopmeadow

George K. McGregor, AICP
Planning & Community Development Director
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3252
gmcgregor@simsbury-ct.gov

The Planning and Community Development Department has been made aware of fraudulent emails containing false invoices for land use applications. If you receive a suspicious email, we urge you to contact us at 860-658-3252.

From: Jackie Presutti <jackie.presutti@gmail.com>
Sent: Tuesday, May 12, 2026 8:21 PM
To: Mackstutis Wendy <wmackstutis@simsbury-ct.gov>; Antonio Steven <santonio@simsbury-ct.gov>; Looney Curtis <clooney@simsbury-ct.gov>; Yeisley Diana <dyeisley@simsbury-ct.gov>; Paine Mike <mpaine@simsbury-ct.gov>; Beal Kevin <kbeal@simsbury-ct.gov>; McGregor George <gmcgregor@simsbury-ct.gov>; Nelson Marc <marcnelson@simsbury-ct.gov>
Subject: Concerns on Silverman proposal for 200 Hopmeadow

Warning: Unusual sender <jackie.presutti@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Simsbury Board of Selectmen, Town Planner, Zoning Commission, and Conservation Commission,

I'm writing to state my concerns on the proposed 669 residential rental units by the Silverman Group at 200 Hopmeadow Street. I was unable to attend the public hearing last week for environmental concerns due to a sick child (and also these public hearings always happen right at bedtime making it extremely difficult for families raising the next generation of Simsbury's best to attend and voice support or concern), but want to ensure the Zoning Commission sees my comments before the next session.

As a Simsbury resident for 6 years, an active member of the Simsbury Land Trust during that time, an active parent to small kids in this community, a Sierra Club member, a wildlife conservationist, a member of the Simsbury Pollinator

Pathway, and a proponent of fair, affordable and equitable housing, I have several concerns and urge you to reject this proposal.

1. Why would the town knowingly award any building contract to a contractor who does not know our town or our people? What alternative proposals from local builders, specifically female or black owned business have been solicited for alternative uses or plans for this space? As tax payers, we should be supporting local business and local jobs with any new proposal, despite what new
2. This land has been vacant for many years, and due to its importance along the Farmington River and adjacent location to Nod Brook wildlife management area, many species have now rehomed to this acreage that would be displaced, harmed or killed with such a massive development. The original use of this land was limited to office park without constant human presence, and the noise and light and garage pollution that comes with it. What wildlife studies have done specifically in native species that have repopulated this area since the closure of the commercial building years ago? What surveys have been done the negative impact on the native plants and pollinators species that now call this area home? Further, putting nearly 700 units directly on our waterway can have catastrophic impacts for our ecosystem. We should be protecting our scenic waterways in a time of climate crisis. Any new development plans in our town must consider first how we support the existing population- we are directly supported by fragile ecosystems that require deliberate stewardship. The current design appears thoughtless in this regard.
3. This council rejected a similar proposal for fewer units by this same group recently. Why would it entertain another larger proposal by the same group that could cause such harm?
4. Lastly, my concern is on the true fair affordability of these units. These rental units do not address the need to help low and middle income families build wealth and do not provide economic opportunity for advancement as homeownership. Nor do they serve our seniors in a time of uncertainty. They serve primarily to generate profit for the builder and property manager. If we are interested in truly providing affordable housing, full ownership or co-op style communities would be significantly more impactful.

I must ask that the town planner George McGregor pass my comments onto the Zoning Commission for consideration.

Thank you,
Jackie Presutti

Macgilpin Brittany

From: Beth B <bethsballentine@gmail.com>
Sent: Tuesday, May 19, 2026 11:26 AM
To: Macgilpin Brittany; mwinters@simsbury-ct.gov
Subject: COMMENT FOR TONIGHT'S MEETING: Proposed development by the Silverman Group

Warning: Unusual sender <bethsballentine@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

This is Beth Ballentine of 31 Metacom Drive. I won't be in town this evening to attend the Wetlands meeting, but I do want to voice my biggest concern.

At the last meeting, someone asked about runoff of salt and chemicals used on roads in winter. The developer's representative said they will come up with a salt management plan the Conservation Commission can review. My personal concern: they can say what they like in order to get Conservation Commission approval, but are they going to inform potential renters that they may be walking and driving on icy roads and sidewalks so they can stay within stated treatment limits? Or, as is more likely, are they just going to treat as needed, and chalk up future fines as business expenses? When I spoke with Brittany MacGilpin in the town planner's office, she said the only thing that could be done in that situation would be requesting DEEP to issue a fine. In other words, the developer could permanently damage the wetlands with little repercussion.

Instead of the developer submitting a salt management plan, which they may or may not end up adhereing to in the future, I think that a much more accurate way to determine potential effects of salt and chemicals on the wetlands is to assume that the development will use the average amount of products used in the past by the town and current residents on their properties.

Please pass my comment along to all the Wetland and Conservation committee members.

Thank you,
Beth Ballentine
860-930-3529

Macgilpin Brittany

From: Sara Viggiano Gildea <sara.gildea@gmail.com>
Sent: Tuesday, May 19, 2026 11:51 AM
To: Macgilpin Brittany
Subject: Concerns re proposed apartment complex

Warning: Unusual sender <sara.gildea@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hi Ms. MacGilpin,

I hope you can pass on my concerns below to the Wetlands/Conservation committee members. Thank you!

Dear Wetlands/Conservation Committee,

As a resident of Simsbury (4 Kilbourn Farms), I am writing to express my concern about the proposed apartment complex for the parcel of land formerly owned by The Hartford. I am very concerned about the impact on the nearby wetlands and the disturbance of natural habitats. I am hoping that you will not allow this proposal to proceed as the potential negative impacts greatly outweigh the positives.

Best,
Sara Gildea
201-788-7069

Macgilpin Brittany

From: Lori Hartz <lhartz1003@aol.com>
Sent: Tuesday, May 19, 2026 12:32 PM
To: Macgilpin Brittany
Subject: Silverman project

Warning: Unusual sender <lhartz1003@aol.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Attention: Assistant Town Planner BrittanyMacGilpiny:
Tyler Meeks really did the work. 669 units is ridiculous- too many cars which will impact not only Simsbury, but Avon too. Are they going to build another school for the children in this development? The sewers needed, the impact on the wetlands, on our roads, our Fire Department, Police Department, volunteer Ambulance service, … How could this company come back to our town with a development with over 200 more units than the one rejected 2 years prior?!!! Simsbury needs to fight this

development! We should not allow more than 50 residential units for any project in our town (and we don't need that either)!
Thank you for your hard work in our town, please do the right thing.
Sincerely,
Lori Hartz
31 Beldenwood Road

Please pass this on to the Wetlands/Conservation committee members as well.
Thank you.

Macgilpin Brittany

From: Tamara Queen <queenoftheforest11@gmail.com>
Sent: Tuesday, May 19, 2026 12:26 PM
To: Macgilpin Brittany
Cc: Jerry Queen
Subject: Opposition to Proposed 670 unit Apartment Development on Hopmeadow Impacting Wetlands and the Environment

Warning: Unusual sender <queenoftheforest11@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

May 19, 2026

Simsbury Inland Wetlands and Watercourses Commission
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Subject: Opposition to Proposed 670 Unit Apartment Development on Hopmeadow St. Impacting Wetlands and the Environment

Dear Members of the Simsbury Inland Wetlands and Watercourses Commission, we are writing to express our strong opposition to the proposed apartment complex development at the old Hartford site that would significantly impact and destroy wetlands within our community.

The wetlands in Simsbury are not vacant or expendable land. They are critical natural resources that provide flood control, groundwater filtration, wildlife habitat, erosion prevention, and environmental balance for our town. Once these wetlands are disturbed or eliminated, the damage is permanent and cannot ever truly be restored.

Over the past decade, Simsbury has already experienced substantial development pressure. This proposal represents at least the fourth large apartment complex built in roughly ten years, and each project has contributed to the gradual loss of open space and sensitive environmental areas. At some point, our town must decide whether continued large-scale development is worth the irreversible environmental costs.

The cumulative impact of repeatedly removing wetlands cannot be ignored. Increased stormwater runoff, flooding risks, traffic congestion, strain on infrastructure, and loss of wildlife habitat all directly affect the quality of life for current residents. Wetlands

serve as natural protection systems for the entire community, especially during increasingly severe weather events. Destroying a large portion of these wetlands for yet another dense development project places short-term construction interests ahead of the long-term environmental health and safety of Simsbury.

We respectfully urge the Commission to carefully consider not only this individual proposal, but also the cumulative environmental consequences of continued overdevelopment in our town. The Inland Wetlands and Watercourses Commission exists to protect these irreplaceable natural resources, particularly when they are under significant threat.

Simsbury's character, environmental integrity, and resilience depend on preserving the natural systems that make our town unique. Once wetlands are gone, they are gone forever.

For these reasons, we respectfully ask the Commission to deny this application or require substantial revisions that fully protect the wetlands and surrounding ecosystem.

Thank you for your time, consideration, and service to the Town of Simsbury.
Sincerely,

Jerry and Tamara Queen
30 Blue Ridge Dr
Weatogue, CT 06089
Jerry.p.queen@gmail.com

Macgilpin Brittany

From: Janet Hawkins <hawkinsmtn@sbcglobal.net>
Sent: Tuesday, May 19, 2026 1:10 PM
To: Macgilpin Brittany
Subject: Against proposed 670 unit development on Hopmeadow

Warning: Unusual sender <hawkinsmtn@sbcglobal.net>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Brittney,

Please state for the record we are vehemently opposed to the latest proposed development on Hopmeadow Street. Not only does it infringe on significant wetlands, but such a sizeable development would be just another burden on our town's systems.

Stuart & Janet Hawkins
3 Roswell Rd.
W. Simsbury

Macgilpin Brittany

From: Steve Wright <thewrightsrule@gmail.com>
Sent: Tuesday, May 19, 2026 1:41 PM
To: Macgilpin Brittany
Subject: New apartment complex on Hopmeadow

Warning: Unusual sender <thewrightsrule@gmail.com>

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Hello Brittany,

As someone who has grown up and been in Simsbury for 40 + years I strongly oppose the proposal for the 670 unit apartment complex going in on Hopmeadow Street.

This town has grown so much. In some ways good, some ways bad, but the loss of land makes me very sad. We have had so many apartment complexes go up so quickly I fear the school systems are going to be very overwhelmed as well as the streets. Please keep our town small, quaint & charming like I remember.

Thank you,
Heather Wright
78 Seminary Road

Sent from my iPhone

Macgilpin Brittany

From: Jenifer Smolnik <smolnikj@gmail.com>
Sent: Tuesday, May 19, 2026 1:48 PM
To: Macgilpin Brittany
Subject: further development of 669 residential units in Weatogue/Simsbury
Attachments: 05-14-26_Coorespondence_to_Simsbury_defending_open_ spaces.docx

Warning: Unusual sender <smolnikj@gmail.com>

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Make sure you trust this sender before taking any actions.

Good afternoon Ms. MacGilpin - I am writing because I would like to relay to you my deep concerns about further development in Simsbury, especially of this size and scope. Please let me know if you have any further questions.
Sincerely, Jenifer Smolnik, Resident of Weatogue

Macgilpin Brittany

From: ERIC BLEIMEISTER <ebleimeister@comcast.net>
Sent: Tuesday, May 19, 2026 3:41 PM
To: Macgilpin Brittany
Subject: Hopmeadow Apartment/housing complex at Old Hartford Insurance grounds

Warning: Unusual sender <ebleimeister@comcast.net>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hello Brittany
I have serious concerns about the size of this complex and the future constraints and potential negative effect on the town's infrastructure concerning utilities, public services and schooling. Also the amount of run off this size of the community (the largest single development in CT?) can generate is a concern to wetlands.

The previous submission from the Silverman group was struck down for good reason and now they come back with a larger development --that's nonsensical. I do not trust that an out of state developer has the best interest of this community in mind.

Please list my concerns for tonight's meeting. Thank you.
Sincerely,

Eric Bleimeister
11 Pheasant lane
Weatogue
cell: 860-466-0181

ebleimeister@comcast.net

Jami Lewchik

4 Flintlock Ridge

Simsbury, CT 06070

jlewchik@gmail.com

May 19, 2026

Att: Brittany MacGilpin, Assistant Town Planner

Town of Simsbury

933 Hopmeadow Street

Simsbury, CT 06070

bmacgilpin@simsbury-ct.gov

RE: Written Public Comment — Application CC #26-02, SL Simsbury LLC, 200 Hopmeadow Street ("Hartford South") — Continued Public Hearing, May 19, 2026

Dear Chair Winters and Members of the Conservation Commission / Inland Wetlands and Watercourses Agency:

I am a resident of Simsbury submitting these written comments for the record on Application CC #26-02. I offer these comments not in any official capacity, only as an individual with a strong interest in the long-term protection of Simsbury's wetlands, watercourses, and natural resources. I have reviewed the application materials posted to the Town's agenda center, including the May 4, 2026 Third-Party Review prepared by CHA and EcoMaps, LLC, the Staff Report dated May 5, 2026, the applicant's site plans, the Stormwater Management Report, the Biological Assessment, the Wetland Delineation and Impact Reports, the Invasive Species Management Plan, the alternative site plans, and the applicant's May 15, 2026 VHB response comments.

My comments are organized around the areas the Commission has both the authority and the obligation to evaluate under CGS §§ 22a-36 through 22a-45, the Town of Simsbury Inland Wetlands and Watercourses Regulations, and the elevated standard of CGS §22a-41(b)(1) — which applies here because the Commission unanimously classified this application as a "significant activity" triggering a mandatory public hearing. Under that standard, a permit shall not be issued unless the Commission finds on the record that no feasible and prudent

alternative exists. The burden of making that showing rests with the applicant. Based on my review of the record, I respectfully submit that that burden has not yet been met.

I. THE ALTERNATIVES ANALYSIS IS LEGALLY INSUFFICIENT

The Third-Party Reviewers (CHA/EcoMaps, Comment No. 33) found that the applicant's alternatives analysis — while improved from its original single "no-build" scenario — still fails to satisfy the statutory requirement. The three alternatives evaluated are: (1) no-build/abandonment; (2) maintaining the existing impervious footprint without any URA disturbance; and (3) the CP-2 configuration, which would actually increase URA impacts. Critically, the analysis does not evaluate:

- Alternative roadway alignments or configurations for the two sections of road proposed within the URA adjacent to Wetland 1 (the Minister Brook corridor) and Wetland 6 — the primary direct disturbance areas;
- Alternative stormwater outlet configurations that could eliminate the need for the proposed new outlet pipe within the URA to Wetland 1; or
- Reductions in building footprint, unit count, or parking layout that could contract the limit of disturbance near regulated resource areas, particularly proximal to the vernal pool complex.

The Town's own Third-Party Reviewers concluded: "The Applicant should provide a more complete alternatives analysis demonstrating that no feasible and prudent alternative exists for each proposed activity within the upland review area, consistent with the requirements of CGS §22a-42a." I urge the Commission to adopt this finding and require a complete, element-by-element alternatives analysis before closing the hearing or rendering any decision.

II. STORMWATER MANAGEMENT: MULTIPLE UNRESOLVED DEFICIENCIES

The Third-Party Review identified no fewer than seventeen mandatory corrections ("must revise," "must provide," "must review and revise") to the stormwater design. These are not minor comments. They include:

1. Impervious area classification (Comment No. 2): The Stormwater Report claims the site qualifies as "redevelopment" under the CT Stormwater Quality Manual because it exceeds 40% impervious area, which reduces the required water quality retention volume from 100% to 50%. CHA found that the existing impervious area may be below 40%, which would double the required retention volume. The applicant must provide documentation to support this threshold

classification. Until it does, the stormwater calculations may be based on an incorrect, less protective standard.

2. Missing water quality units (Comment No. 4): Infiltration systems 2G and 6C are missing the water quality treatment units that the report itself says are required for all stormwater entering a closed drainage system. A considerable portion of the access road network also lacks pre-discharge water quality treatment.

3. Outlet control structure details missing (Comment No. 5): Site plans lack details and complete inverts for the outlet control structures that will meter stormwater from the infiltration basins. CHA stated this information is required to allow a "complete review" of the stormwater calculations — meaning the stormwater system as submitted cannot be fully evaluated.

4. Mismatched elevations throughout the plan set (Comments Nos. 6, 10, 15): Outlet invert elevations for infiltration basins 1C, 2A, 2F, 2G, 2J, 6C, and 7B on the site plan do not match the drainage calculations. Bottom-of-stone elevations for basins 1C, 2D, 2F, 2G, 3A, 5C, 6C, and 7B are likewise inconsistent. These internal inconsistencies make independent verification of the stormwater calculations impossible.

5. Freeboard deficiency (Comment No. 7): Above-ground infiltration basin 4P has only 0.2 feet of freeboard during the 100-year storm. The CT Stormwater Quality Manual requires 0.5 feet. As designed, this basin would be overtopped in a 100-year event, discharging uncontrolled stormwater toward wetlands.

6. Missing soil test pits (Comment No. 16): Required soil test pits have not been provided for infiltration basins 3A, 4A, and 6C. Without confirmed soil infiltration capacity at these specific locations, there is no basis for concluding the infiltration systems will perform as designed.

7. Wetland hydrology impact unaddressed (Comment No. 24): This is the most consequential finding in the Third-Party Review. CHA found that the Stormwater Report does not evaluate: (a) how the proposed reduction in discharge at Design Points DP2-5 and DP2-7 — which currently discharge directly to on-site wetlands — will affect the hydrology of those receiving wetlands; (b) how the shift from surface runoff to subsurface infiltration will affect groundwater recharge and hydroperiod in depressional wetlands currently sustained, at least in part, by stormwater; or (c) what proportion of existing hydrologic inputs to each wetland system is attributable to stormwater versus natural sources. CHA's conclusion: "the conclusion that no adverse impacts to wetland hydrology are anticipated is not substantiated."

This last finding goes to the heart of the Commission's mandate. Wetlands 2, 4, 5, 6, and 7 are depressional systems that the applicant's own delineation report identifies as shaped largely by existing stormwater discharge. The Commission cannot make a finding of no adverse wetland impact if the applicant has not demonstrated what will happen to those wetlands' water supply when the current stormwater regime is fundamentally altered. I urge the Commission to require a complete hydrologic analysis of each individual wetland system before this hearing closes.

III. VERNAL POOL HABITAT: INADEQUATE BIOLOGICAL ASSESSMENT AND PROTECTION MEASURES

The site contains confirmed vernal pool habitats in Wetlands 2, 4, 5, and 6, associated with wetland-obligate amphibians. The Third-Party Review (Comment No. 25) found that:

- The application materials do not provide a quantitative assessment of proposed disturbance relative to the Critical Terrestrial Habitat (CTH — 750-foot buffer) and the Vernal Pool Envelope (VPE — 100-foot buffer);

- VHB's response to the Town Planner's specific March 10 request for information on reduced construction within the 750-foot buffer was non-responsive, stating only that "vernal pool protection measures were agreed upon with NDDB" — which the Third-Party Reviewer correctly noted does not substitute for the Commission's independent evaluation under the Simsbury Inland Wetlands and Watercourses Regulations;

- The biological assessment recommends further surveys during optimal conditions (March through June) to rule out the presence of certain vernal pool species — those surveys have not been completed, meaning the Commission is being asked to decide on an application whose biological baseline is acknowledged to be incomplete; and

- Construction-phase impacts — including direct mortality of amphibians during seasonal migration, fragmentation of movement corridors, and sedimentation of egg masses — are not addressed by specific, enforceable construction-phase protection measures.

I ask the Commission to require completion of optimal-season vernal pool surveys before the hearing closes, and to require the eight specific protective measures identified by CHA/EcoMaps in Comment No. 25 as mandatory permit conditions.

IV. CONSTRUCTION PHASING: CUMULATIVE IMPACT UNCONFIRMED

The Third-Party Review (Comment No. 36) identifies a critical gap: the submitted materials do not provide sufficient information to confirm that cumulative disturbance within the URA, CTH, and VPE has been fully accounted for across all six construction phases combined. The Review requests confirmation that the 3.76-acre URA disturbance figure cited in the Wetland Impact Assessment represents the total for all phases, not just Phase 1. Multi-phase construction in sensitive habitat areas poses particular risks to vernal pool species during each successive phase, including during periods of inactivity between phases when sediment and erosion controls may be inadequately maintained.

V. POST-CONSTRUCTION MONITORING: NO ENFORCEABLE MECHANISM

The application proposes extensive native plantings within the URA, VPE, and CTH as the primary mitigation measure. Yet no post-construction monitoring plan and no planting success criteria have been submitted (Third-Party Review, Comment No. 35). Without defined performance thresholds and a structured monitoring program, there is no legal mechanism by which the Commission can evaluate whether the proposed habitat enhancements are actually achieved, or compel corrective action if plantings fail. Any permit should require a monitoring plan with: percent survival and cover thresholds at years 1, 3, and 5; semi-annual inspections by a qualified wetland scientist for at least three years; corrective action protocols; invasive species monitoring; and a final compliance certification prior to release of any performance bond.

VI. ADDITIONAL CONCERNS

Dewatering: No information has been provided regarding the management of dewatering discharge during utility installation or excavation, particularly in areas proximal to wetlands (Third-Party Review, Comment No. 34).

Artificial Lighting: The photometric plan does not clearly demonstrate that light spill at wetland boundaries, particularly adjacent to the vernal pool complex (Wetlands 2, 4, 5, 6), approaches 0.0–0.1 footcandles. Artificial lighting is a documented disruptor of amphibian migration and breeding behavior (Third-Party Review, Comment No. 31).

Synthetic Erosion Control Materials: The use of welded plastic or "photodegradable" erosion control matting within the URA and CTH poses documented wildlife entrapment risks. Only natural biodegradable materials (jute, coir, cotton) should be permitted proximal to wetlands (Third-Party Review, Comment No. 26).

Invasive Species Management Plan: The submitted ISMP lacks defined limits of management, treatment schedule, measurable success criteria, and an adaptive management component (Third-Party Review, Comment No. 30). An inadequately monitored ISMP within the VPE and CTH can cause repeated disturbance that undermines the habitat the application claims to protect.

VII. REQUEST FOR RELIEF

Based on the foregoing, I respectfully request that the Commission:

1. Not close the public hearing until the applicant has provided complete responses to all mandatory items identified in the Third-Party Review, and the Third-Party Reviewer has confirmed in writing that those responses are satisfactory;

2. Require the completion of optimal-season vernal pool surveys (spring, March–June) and submission of results before the hearing is closed;

3. Require a complete, element-by-element feasible and prudent alternatives analysis as specified in Third-Party Review Comment No. 33 and CGS §22a-42a, specifically addressing roadway alignment alternatives, stormwater outlet alternatives, and reduced-footprint design options for each area of proposed URA disturbance; and

4. Make express findings under CGS §22a-42a regarding the absence of feasible and prudent alternatives for each specific regulated activity proposed within the upland review area, prior to rendering any decision.

Thank you for your consideration of these comments and for your continued dedication to protecting Simsbury's wetlands and natural resources.

Respectfully submitted,

Jami Lewchik

4 Flintlock Ridge

Simsbury, CT 06070

jlewchik@gmail.com

617-872-9219

Macgilpin Brittany

From: Diane G. Nash <dianegnash@gmail.com>
Sent: Tuesday, May 19, 2026 3:37 PM
To: Macgilpin Brittany
Subject: Public hearing statement

Warning: Unusual sender <dianegnash@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Diane Nash
5 Merrywood
Simsbury, CT 06070

When 8-30G was enacted with the lofty purpose of creating more opportunity for housing to the less affluent, it was not meant to be used as a weapon to provide wealth to developers, while destroying resources that are needed and beneficial to all.

This application is a blatant example of just that.

While FEMA is expanding the 100 year flood plain and adding more information to update risks due to climate science research, and just now, homeowners flood insurance premiums have increased due to that increased risk, many now are suddenly aware of how fragile is our environment and our need for it's protection.
That in itself would be substantial reason for this application to be denied.

Floodplain and wetlands, …with storm sewers and catch basins to mitigate harm , should not be tested, considered or negotiated.

First
Do no harm

Reject this application

Macgilpin Brittany

From: vmarecki@comcast.net
Sent: Tuesday, May 19, 2026 1:53 PM
To: Macgilpin Brittany
Cc: Gina Marecki
Subject: Proposed 670 Unit Complex

Warning: Unusual sender <vmarecki@comcast.net>
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Good afternoon Brittany,

I apologize, but I am unable to make the meeting about the proposed complex on the old Hartford property. I am a 62-year resident of Simsbury (my family has been here for over 100 years), owned several commercial properties and own a recruiting business in Simsbury. We raised three children and put them all through the Simsbury school system. My eldest daughter Alexandra is a Special Needs Teacher at Squadron Line School. Needless to say, we love this town and all that it provides. Our family's sentiment is that we all love the town because of its quaintness, the landscaping, the school system, the services, the lack of chain stores and drive thru' s and the ability to walk and drive around town without the bustle of the big town. Look at Glastonbury's rapid growth. They now have major traffic problems and roundabouts everywhere. We do not want that in Simsbury! I question the impact on traffic. It is already nearly impossible to get onto Hopmeadow Street because there is so much more traffic.

I was on the Zoning Commission for many years and oversaw many mixed-use proposals. The one thing I stressed at these meetings is that these developments are great for the residential portion, but non-compliant or fall short on the commercial and retail components. I do not think flooding the town with condominiums is in our best interest. We really have a lot as it stands and through all this development, not much retail development for the residents to utilize, at least at the other multi use sites. From a homeownership standpoint, society keeps telling our kids that the new generation will never be homeowners. If we keep letting developers construct massive condo rentals, especially of this magnitude, this will probably be true. (My daughter, on a teacher's salary, pays over $2000/mo., not building any equity!) Aside from that, I worry about the strain on our public school system. Whatever the developers' experts say about the number increase of school age children, it's typically a lie. They ALWAYS underestimate the impact on our school infrastructure. My daughter who is a teacher, sees the strain, especially, because people move here to get access to our special needs programs as they bare best in state. If this is approved and does put a strain on our school system, what will redistricting look like? Will kids spend more time on buses than they should? Get up even earlier to catch buses?

Brittany, thank you for your time and consideration. I think you know how I feel about any further condo growth in our town. I ask this question: "Why do we need 670 more condo units?" What is the benefit? Who benefits? How will this help homeownership for our young residents? What will the impact be on our infrastructure and especially our school system? And who is going to pay the price? Us, the taxpayer and we can't keep putting the burden on the taxpayer over and over again.

Best,

Vaughan

Vaughan A. Marecki
26 Lucy Way | Simsbury, CT 06070
c: 860.280.4195

Macgilpin Brittany

From: ALDONA <aldonat@comcast.net>
Sent: Tuesday, May 19, 2026 1:57 PM
To: Macgilpin Brittany
Subject: Opposition to proposed 670 unit apartment complex on Hopmeadow St.

Warning: Unusual sender <aldonat@comcast.net>
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From:
Aldona Tarlowski
38 Ichabod Rd.
Simsbury, CT 06070
AldonaT@comcast.net
860-559-4843

To:
Brittany MacGilpin
Office of the Town Planner
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Re: Formal Objection to Proposed Development Affecting Wetlands

Dear Ms. MacGilpin,

Since I am not able to attend tonight's meeting, I am writing to express my strong concern and formal objection to the proposed development project planned for the area adjacent to our local wetlands. As a resident of Simsbury who values responsible growth, environmental stewardship, and the long-term health of our community, I believe this project poses significant risks that must be carefully reconsidered.

Wetlands are among the most sensitive and ecologically valuable resources in our town. They provide essential flood mitigation, groundwater recharge, wildlife habitat, and natural filtration that protects water quality. Any large-scale development in or near these areas threatens to disrupt these functions—often irreversibly.

My concerns include, but are not limited to:

- **Hydrological Impact:** Increased impervious surfaces will alter natural drainage patterns, potentially increasing flooding downstream and degrading water quality.

- **Habitat Loss:** The wetlands and surrounding buffer zones support diverse plant and animal species. Disturbance or encroachment could fragment or eliminate critical habitat.

- **Stormwater Management Risks:** Even with engineered systems, stormwater controls frequently fail or underperform over time, especially during extreme weather events that are becoming more common.

- **Long-Term Community Costs:** Once wetlands are compromised, the town often bears the financial burden of remediation, infrastructure strain, and flood-related damage.

- **Inconsistency with Conservation Goals:** Simsbury has a long history of valuing open space and environmental protection. Approving a project of this scale in such a sensitive area would run counter to those commitments.

I have been alarmed by the number of multi-complex developments in our town being built along the Farmington River. I'm even more concerned by the number of accompanied self-storage facilities that are being erected, usually as sad eyesores in close proximity to these new developments. My hope is that the town of Simsbury remains a picturesque suburb town known for protected wetlands, green spaces and a peaceful way of life. This development and the repercussions that would follow it are NOT the way for the town of Simsbury and NOT in the best interest of its residents.

I respectfully request that the Town Planning Office require a comprehensive environmental impact assessment, including an independent wetlands delineation and hydrological study. I also urge the Planning Commission to consider alternative locations or scaled-down designs that do not jeopardize protected natural resources.

Our wetlands are not replaceable. Once they are filled, drained, or degraded, the damage cannot be undone. I ask that the town uphold its responsibility to safeguard these critical ecosystems for current residents and future generations.

Thank you for your attention to this matter. I would appreciate being kept informed of all hearings, meetings, and opportunities for public comment related to this project.

Sincerely,
Aldona Tarlowski

Macgilpin Brittany

From: Elizabeth Angus <eangus48@icloud.com>
Sent: Tuesday, May 19, 2026 3:06 PM
To: Macgilpin Brittany
Subject: Proposed 670 unit complex on Hopmeadow St

Warning: Unusual sender <eangus48@icloud.com>

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Ms. MacGilpin,

As a resident of Simsbury (20 Red Stone Drive), I am writing to express my strong opposition to the proposed development on Hopmeadow. This project is oversized and seems to benefit only the construction company proposing it. The proposed site contains wetlands and its preserving vital to support protected species that reside there. I implore you and your committee to reject this proposal and to work with theSimsbury community to develop more appropriate options for this site. Thank you,

Elizabeth Angus
Sent from my iPad

Macgilpin Brittany

From: Victor <vsuski@gmail.com>
Sent: Tuesday, May 19, 2026 3:03 PM
To: Macgilpin Brittany
Subject: Public Comment for the Record, Application CC #26-02, May 19, 2026 Hearing

Warning: Unusual sender <vsuski@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Assistant Town Planner MacGilpin,

Please enter this comment into the record of Application CC #26-02 and forward it to the Commission in advance of tonight's hearing.

I write to flag two points within §22a-41 jurisdiction that may not have been squarely addressed in the application or independent review.

1. NDDB screening for listed species and critical habitat. DEEP's Natural Diversity Data Base map places the parcel within a hatched State and Federal Listed Species area, with Critical Habitat designations on both Minister Brook and the adjacent Farmington River corridor. The map's own instructions direct projects within hatched areas to submit a Request for Natural Diversity Data Base State Listed Species Review via DEEP ezFile. **The record should reflect whether such a Review was submitted, what DEEP determined, and how that determination informs the §22a-41(a)(6) analysis of impacts on watercourses outside the immediate site.**

The pollutant and hydraulic loading profile of 669 residential units differs materially from the prior office use, regardless of footprint overlap.

2. Stormwater design against historical precipitation data. The applicant's stormwater design is presumably calibrated to the DEEP Stormwater Manual and NOAA Atlas 14 precipitation data. DEEP and the Northeast Regional Climate Center have both acknowledged that Atlas 14 reflects historical precipitation (the most recent update uses 2012 data) and does not account for documented increases in heavy-storm frequency and intensity. **Section 22a-41(a)(3) requires the Commission to evaluate long-term wetland productivity, not short-term design-manual compliance.** The record should reflect how the proposed stormwater system performs under forward-looking precipitation projections over the project's 40-year affordability-restriction horizon.

Respectfully,

Victor Suski
18 Birch Rd, West Simsbury, CT

Macgilpin Brittany

From: Mona Lou Kelly <monaloukelly@gmail.com>
Sent: Tuesday, May 19, 2026 3:27 PM
To: Macgilpin Brittany
Subject: Proposed 670 unit apartment complex proposal

Warning: Unusual sender <monaloukelly@gmail.com>

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Make sure you trust this sender before taking any actions.

Hello-I am writing with regards to the above mentioned proposal to the attention of the Wetlands/Conservation committee members. Thank you to Beth Bally for the post.

I do not have a problem with the concept of adding housing, just not such a huge add by investors from out of state looking for a money grab. I understand this is an initial hearing to determine the risk to the neighboring area.

It is obvious to anyone who actually lives here that Simsbury's wetlands are a key component to this town's identity. It affects our wildlife, already a challenge to live with side by side, our overall quality of life, how we manage the town and how we raise our children.

If we believe that the people who live here, not investors from outside, are the best champions for making our town the best it can be, then the Wetlands commission has the opportunity to stop this right now. I assume that committee members joined the committee to serve the town they love and were appointed because of a belief they would protect the town. I am fairly sure that the number of residents in favor of this type of development, if any, are minuscule compared to the numbers who are appalled by the concept.

I have lived in Simsbury for 30 years. I am in my second home and would like to downsize and remain in Simsbury. I am not interested in an apartment. I feel there is an opportunity for the Wetlands committee to influence the exploration of what type of housing development best serves the town by saying no to such a large proposal that doesn't add to the town's needs but rather lines the pockets of outsiders who will grab the money and leave us to manage the schools, roads, bears, ambulance response time, traffic, garbage, crime, etc etc.

Please reject this proposal.

Mona Kelly
3 Drumlin Rd
West Simsbury, CT 06092

To the Simsbury Inland Wetlands and Conservation Commission,

I am writing to express my opposition to the proposed 669-unit development at the former Hartford site due to the significant and potentially irreversible impact it may have on nearby wetlands, water quality, wildlife habitat, and the surrounding upland review area.

As acknowledged in the application materials, this proposal would disturb approximately 3.1 acres within the upland review area adjacent to protected wetlands. The scale and intensity of this development raise serious concerns regarding whether the surrounding wetland systems can realistically be protected long term.

While developers may propose mitigation plans on paper, the Commission must evaluate not only theoretical compliance, but the practical realities of maintaining environmental protections over decades of operation. A project of this magnitude inevitably introduces substantial long-term pressures on sensitive wetland ecosystems, including:

• Increased stormwater runoff from roads, rooftops, parking areas, and other impervious surfaces
• Greater risk of sedimentation and erosion during construction and after occupancy
• Salt, de-icing chemicals, fertilizers, fuel residues, and other pollutants entering nearby wetlands and groundwater
• Disturbance and fragmentation of wildlife habitat and natural ecological buffers
• Increased invasive species pressure and disruption of native vegetation
• Long-term maintenance and enforcement concerns once construction is complete

Particularly concerning the issue of winter road and sidewalk treatment. Although the developer has referenced a future “salt management plan,” such plans are only effective if strictly followed and enforced indefinitely. Given the size of this proposed residential complex and the understandable expectations of tenants for safe driving and walking conditions during Connecticut winters, there is legitimate concern that salt and chemical usage could eventually exceed proposed limits, causing cumulative damage to nearby wetlands over time.

Once wetlands are degraded through chloride contamination, runoff, or hydrologic disruption, restoration is often difficult or impossible. Future enforcement actions or fines after environmental damage occurs cannot fully reverse permanent ecological impacts.

I respectfully ask the Commission to carefully consider whether the environmental risks associated with this proposal can truly be mitigated given the extraordinary scale and density of the development directly adjacent to protected wetland areas.

The Inland Wetlands and Watercourses Act exists specifically to protect Connecticut’s fragile wetland resources from precisely this type of cumulative environmental pressure. I urge the Commission to prioritize long-term environmental stewardship and deny the application unless

it can be conclusively demonstrated that the wetlands and upland review areas will not be adversely affected.

Thank you for your time and consideration.

Sincerely,

Maureen Woronecki
Simsbury Resident

Macgilpin Brittany

From: eskaret@snet.net
Sent: Tuesday, May 19, 2026 6:49 PM
To: Macgilpin Brittany
Subject: Regarding the proposed 670 unit apartment complex on Hopmeadow Street

Warning: Unusual sender <eskaret@snet.net>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hello Brittany:

I am unable to attend tonight and just got your email, so wanted to let you know of my concerns with the huge expansion of apartments in our beloved “small” town of Simsbury. I have lived in Simsbury all of my life and love the natural beauty and stunning historical buildings. If we keep adding apartments that are built by uncaring developers trying to make a quick buck, we lose the uniqueness of our town – which will decrease the value of property and impact the quality of life. Please help by putting an end to these types of “additions”. Money isn’t the end all.

Thank you,

Ellen McGrath Skaret
Ellen

Macgilpin Brittany

From: Julia Perrotta <juliacperrotta@gmail.com>
Sent: Tuesday, May 19, 2026 7:04 PM
To: Macgilpin Brittany
Subject: Concern over proposed 670 unit complex

Warning: Unusual sender <juliacperrotta@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good evening,

I am a Simsbury resident. I was born here, moved back, and started my own family here. One of the things that makes our town special is the nature. It is our responsibility to be good stewards of the land. We have seen many developments go up in Simsbury. This one is far larger and more consequential to our wetlands, the water supply, and wildlife. I do not understand how the developer believes a larger complex is a better proposal than the previous one that was rejected. This new proposal should be rejected at all costs to protect our wetlands, our wildlife, our water, and the character of our town. I am writing to voice my deep concern and opposition to building such a complex in our town.

Thank you,
Julia Perrotta
860-392-8014

Jami Lewchik

4 Flintlock Ridge

Simsbury, CT 06070

jlewchik@gmail.com

May 19, 2026

Att: Brittany MacGilpin, Assistant Town Planner

Town of Simsbury

933 Hopmeadow Street

Simsbury, CT 06070

bmacgilpin@simsbury-ct.gov

RE: Written Public Comment — Application CC #26-02, SL Simsbury LLC, 200 Hopmeadow Street ("Hartford South") — Continued Public Hearing, May 19, 2026

Dear Chair Winters and Members of the Conservation Commission / Inland Wetlands and Watercourses Agency:

I am a resident of Simsbury submitting these written comments for the record on Application CC #26-02. I offer these comments not in any official capacity, only as an individual with a strong interest in the long-term protection of Simsbury's wetlands, watercourses, and natural resources. I have reviewed the application materials posted to the Town's agenda center, including the May 4, 2026 Third-Party Review prepared by CHA and EcoMaps, LLC, the Staff Report dated May 5, 2026, the applicant's site plans, the Stormwater Management Report, the Biological Assessment, the Wetland Delineation and Impact Reports, the Invasive Species Management Plan, the alternative site plans, and the applicant's May 15, 2026 VHB response comments.

My comments are organized around the areas the Commission has both the authority and the obligation to evaluate under CGS §§ 22a-36 through 22a-45, the Town of Simsbury Inland Wetlands and Watercourses Regulations, and the elevated standard of CGS §22a-41(b)(1) — which applies here because the Commission unanimously classified this application as a "significant activity" triggering a mandatory public hearing. Under that standard, a permit shall not be issued unless the Commission finds on the record that no feasible and prudent

alternative exists. The burden of making that showing rests with the applicant. Based on my review of the record, I respectfully submit that that burden has not yet been met.

I. THE ALTERNATIVES ANALYSIS IS LEGALLY INSUFFICIENT

The Third-Party Reviewers (CHA/EcoMaps, Comment No. 33) found that the applicant's alternatives analysis — while improved from its original single "no-build" scenario — still fails to satisfy the statutory requirement. The three alternatives evaluated are: (1) no-build/abandonment; (2) maintaining the existing impervious footprint without any URA disturbance; and (3) the CP-2 configuration, which would actually increase URA impacts. Critically, the analysis does not evaluate:

- Alternative roadway alignments or configurations for the two sections of road proposed within the URA adjacent to Wetland 1 (the Minister Brook corridor) and Wetland 6 — the primary direct disturbance areas;
- Alternative stormwater outlet configurations that could eliminate the need for the proposed new outlet pipe within the URA to Wetland 1; or
- Reductions in building footprint, unit count, or parking layout that could contract the limit of disturbance near regulated resource areas, particularly proximal to the vernal pool complex.

The Town's own Third-Party Reviewers concluded: "The Applicant should provide a more complete alternatives analysis demonstrating that no feasible and prudent alternative exists for each proposed activity within the upland review area, consistent with the requirements of CGS §22a-42a." I urge the Commission to adopt this finding and require a complete, element-by-element alternatives analysis before closing the hearing or rendering any decision.

II. STORMWATER MANAGEMENT: MULTIPLE UNRESOLVED DEFICIENCIES

The Third-Party Review identified no fewer than seventeen mandatory corrections ("must revise," "must provide," "must review and revise") to the stormwater design. These are not minor comments. They include:

1. Impervious area classification (Comment No. 2): The Stormwater Report claims the site qualifies as "redevelopment" under the CT Stormwater Quality Manual because it exceeds 40% impervious area, which reduces the required water quality retention volume from 100% to 50%. CHA found that the existing impervious area may be below 40%, which would double the required retention volume. The applicant must provide documentation to support this threshold

classification. Until it does, the stormwater calculations may be based on an incorrect, less protective standard.

2. Missing water quality units (Comment No. 4): Infiltration systems 2G and 6C are missing the water quality treatment units that the report itself says are required for all stormwater entering a closed drainage system. A considerable portion of the access road network also lacks pre-discharge water quality treatment.

3. Outlet control structure details missing (Comment No. 5): Site plans lack details and complete inverts for the outlet control structures that will meter stormwater from the infiltration basins. CHA stated this information is required to allow a "complete review" of the stormwater calculations — meaning the stormwater system as submitted cannot be fully evaluated.

4. Mismatched elevations throughout the plan set (Comments Nos. 6, 10, 15): Outlet invert elevations for infiltration basins 1C, 2A, 2F, 2G, 2J, 6C, and 7B on the site plan do not match the drainage calculations. Bottom-of-stone elevations for basins 1C, 2D, 2F, 2G, 3A, 5C, 6C, and 7B are likewise inconsistent. These internal inconsistencies make independent verification of the stormwater calculations impossible.

5. Freeboard deficiency (Comment No. 7): Above-ground infiltration basin 4P has only 0.2 feet of freeboard during the 100-year storm. The CT Stormwater Quality Manual requires 0.5 feet. As designed, this basin would be overtopped in a 100-year event, discharging uncontrolled stormwater toward wetlands.

6. Missing soil test pits (Comment No. 16): Required soil test pits have not been provided for infiltration basins 3A, 4A, and 6C. Without confirmed soil infiltration capacity at these specific locations, there is no basis for concluding the infiltration systems will perform as designed.

7. Wetland hydrology impact unaddressed (Comment No. 24): This is the most consequential finding in the Third-Party Review. CHA found that the Stormwater Report does not evaluate: (a) how the proposed reduction in discharge at Design Points DP2-5 and DP2-7 — which currently discharge directly to on-site wetlands — will affect the hydrology of those receiving wetlands; (b) how the shift from surface runoff to subsurface infiltration will affect groundwater recharge and hydroperiod in depressional wetlands currently sustained, at least in part, by stormwater; or (c) what proportion of existing hydrologic inputs to each wetland system is attributable to stormwater versus natural sources. CHA's conclusion: "the conclusion that no adverse impacts to wetland hydrology are anticipated is not substantiated."

This last finding goes to the heart of the Commission's mandate. Wetlands 2, 4, 5, 6, and 7 are depressional systems that the applicant's own delineation report identifies as shaped largely by existing stormwater discharge. The Commission cannot make a finding of no adverse wetland impact if the applicant has not demonstrated what will happen to those wetlands' water supply when the current stormwater regime is fundamentally altered. I urge the Commission to require a complete hydrologic analysis of each individual wetland system before this hearing closes.

III. VERNAL POOL HABITAT: INADEQUATE BIOLOGICAL ASSESSMENT AND PROTECTION MEASURES

The site contains confirmed vernal pool habitats in Wetlands 2, 4, 5, and 6, associated with wetland-obligate amphibians. The Third-Party Review (Comment No. 25) found that:

- The application materials do not provide a quantitative assessment of proposed disturbance relative to the Critical Terrestrial Habitat (CTH — 750-foot buffer) and the Vernal Pool Envelope (VPE — 100-foot buffer);

- VHB's response to the Town Planner's specific March 10 request for information on reduced construction within the 750-foot buffer was non-responsive, stating only that "vernal pool protection measures were agreed upon with NDDB" — which the Third-Party Reviewer correctly noted does not substitute for the Commission's independent evaluation under the Simsbury Inland Wetlands and Watercourses Regulations;

- The biological assessment recommends further surveys during optimal conditions (March through June) to rule out the presence of certain vernal pool species — those surveys have not been completed, meaning the Commission is being asked to decide on an application whose biological baseline is acknowledged to be incomplete; and

- Construction-phase impacts — including direct mortality of amphibians during seasonal migration, fragmentation of movement corridors, and sedimentation of egg masses — are not addressed by specific, enforceable construction-phase protection measures.

I ask the Commission to require completion of optimal-season vernal pool surveys before the hearing closes, and to require the eight specific protective measures identified by CHA/EcoMaps in Comment No. 25 as mandatory permit conditions.

IV. CONSTRUCTION PHASING: CUMULATIVE IMPACT UNCONFIRMED

The Third-Party Review (Comment No. 36) identifies a critical gap: the submitted materials do not provide sufficient information to confirm that cumulative disturbance within the URA, CTH, and VPE has been fully accounted for across all six construction phases combined. The Review requests confirmation that the 3.76-acre URA disturbance figure cited in the Wetland Impact Assessment represents the total for all phases, not just Phase 1. Multi-phase construction in sensitive habitat areas poses particular risks to vernal pool species during each successive phase, including during periods of inactivity between phases when sediment and erosion controls may be inadequately maintained.

V. POST-CONSTRUCTION MONITORING: NO ENFORCEABLE MECHANISM

The application proposes extensive native plantings within the URA, VPE, and CTH as the primary mitigation measure. Yet no post-construction monitoring plan and no planting success criteria have been submitted (Third-Party Review, Comment No. 35). Without defined performance thresholds and a structured monitoring program, there is no legal mechanism by which the Commission can evaluate whether the proposed habitat enhancements are actually achieved, or compel corrective action if plantings fail. Any permit should require a monitoring plan with: percent survival and cover thresholds at years 1, 3, and 5; semi-annual inspections by a qualified wetland scientist for at least three years; corrective action protocols; invasive species monitoring; and a final compliance certification prior to release of any performance bond.

VI. ADDITIONAL CONCERNS

Dewatering: No information has been provided regarding the management of dewatering discharge during utility installation or excavation, particularly in areas proximal to wetlands (Third-Party Review, Comment No. 34).

Artificial Lighting: The photometric plan does not clearly demonstrate that light spill at wetland boundaries, particularly adjacent to the vernal pool complex (Wetlands 2, 4, 5, 6), approaches 0.0–0.1 footcandles. Artificial lighting is a documented disruptor of amphibian migration and breeding behavior (Third-Party Review, Comment No. 31).

Synthetic Erosion Control Materials: The use of welded plastic or "photodegradable" erosion control matting within the URA and CTH poses documented wildlife entrapment risks. Only natural biodegradable materials (jute, coir, cotton) should be permitted proximal to wetlands (Third-Party Review, Comment No. 26).

Invasive Species Management Plan: The submitted ISMP lacks defined limits of management, treatment schedule, measurable success criteria, and an adaptive management component (Third-Party Review, Comment No. 30). An inadequately monitored ISMP within the VPE and CTH can cause repeated disturbance that undermines the habitat the application claims to protect.

VII. REQUEST FOR RELIEF

Based on the foregoing, I respectfully request that the Commission:

1. Not close the public hearing until the applicant has provided complete responses to all mandatory items identified in the Third-Party Review, and the Third-Party Reviewer has confirmed in writing that those responses are satisfactory;

2. Require the completion of optimal-season vernal pool surveys (spring, March–June) and submission of results before the hearing is closed;

3. Require a complete, element-by-element feasible and prudent alternatives analysis as specified in Third-Party Review Comment No. 33 and CGS §22a-42a, specifically addressing roadway alignment alternatives, stormwater outlet alternatives, and reduced-footprint design options for each area of proposed URA disturbance; and

4. Make express findings under CGS §22a-42a regarding the absence of feasible and prudent alternatives for each specific regulated activity proposed within the upland review area, prior to rendering any decision.

Thank you for your consideration of these comments and for your continued dedication to protecting Simsbury's wetlands and natural resources.

Respectfully submitted,

Jami Lewchik

4 Flintlock Ridge

Simsbury, CT 06070

jlewchik@gmail.com

617-872-9219

Macgilpin Brittany

From: Diane G. Nash <dianegnash@gmail.com>
Sent: Tuesday, May 19, 2026 3:37 PM
To: Macgilpin Brittany
Subject: Public hearing statement

Warning: Unusual sender <dianegnash@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Diane Nash
5 Merrywood
Simsbury, CT 06070

When 8-30G was enacted with the lofty purpose of creating more opportunity for housing to the less affluent, it was not meant to be used as a weapon to provide wealth to developers, while destroying resources that are needed and beneficial to all.

This application is a blatant example of just that.

While FEMA is expanding the 100 year flood plain and adding more information to update risks due to climate science research, and just now, homeowners flood insurance premiums have increased due to that increased risk, many now are suddenly aware of how fragile is our environment and our need for it's protection.
That in itself would be substantial reason for this application to be denied.

Floodplain and wetlands, …with storm sewers and catch basins to mitigate harm , should not be tested, considered or negotiated.

First
Do no harm

Reject this application

Macgilpin Brittany

From: ERIC BLEIMEISTER <ebleimeister@comcast.net>
Sent: Tuesday, May 19, 2026 3:41 PM
To: Macgilpin Brittany
Subject: Hopmeadow Apartment/housing complex at Old Hartford Insurance grounds

Warning: Unusual sender <ebleimeister@comcast.net>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hello Brittany
I have serious concerns about the size of this complex and the future constraints and potential negative effect on the town's infrastructure concerning utilities, public services and schooling. Also the amount of run off this size of the community (the largest single development in CT?) can generate is a concern to wetlands.

The previous submission from the Silverman group was struck down for good reason and now they come back with a larger development --that's nonsensical. I do not trust that an out of state developer has the best interest of this community in mind.

Please list my concerns for tonight's meeting. Thank you.
Sincerely,

Eric Bleimeister
11 Pheasant lane
Weatogue
cell: 860-466-0181

ebleimeister@comcast.net

Macgilpin Brittany

From: Emily Stanley <emilywnichols@gmail.com>
Sent: Tuesday, May 19, 2026 5:02 PM
To: Macgilpin Brittany
Subject: Message for the wetlands/conservation committee

Warning: Unusual sender <emilywnichols@gmail.com>
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Hello,

As a resident of Simsbury, I am writing to the Wetlands/Conservation committee members to voice my strong concern and opposition to the proposed development by the Silverman Group.

Thank you,

Emily Stanley

Macgilpin Brittany

From: Kristin Ciaramella <kciaramella@astarinc.com>
Sent: Tuesday, May 19, 2026 6:11 PM
To: Macgilpin Brittany
Subject: Wetlands Hearing 5/19

Warning: Unusual sender <kciaramella@astarinc.com>

You don't usually receive emails from this address.
Make sure you trust this sender before taking any actions.

Good Evening,

In the event that I do not make it back into town tonight on time to get to the Wetlands hearing - per direction, I wanted to send over my concerns in hopes that they (along with others) get passed along to the committee members.

I, like many other Simsbury residents (my husband and I own the home at 23 Banbury Dr, West Simsbury) of Simsbury have serious concerns about the large development potentially being approved and going in at The (former) Hartford site.

I realize that the committee will have nothing to do with what potentially comes after and in regards to the zoning and IF it becomes an 8-30g project - that's why I am hoping that the committee take the concerns of current residents seriously.

Concerns being adequate storm systems, management of the area - they may present the committee with "a plan" for everything but what happens when it doesn't actually happen, after they've begun building and inevitably don't follow through or maintain follow through when it comes to adhering to an agreed upon policy with the conservation committee? What real recourse is there? A fine? For permanent damage to the wetlands - they aren't concerned about evasive pest management, about disturbing natural habitats of the wetlands. They are concerned about getting their large development and raking in $ for it - as it will NOT end up falling under "affordable housing". They do not care about Simsbury.

They were denied once and came back to sue and present a LARGER plan.

Please, please - do not approve this to move on to the next phase.
They will have their team draw up a slew of plans, promises, contingencies and answers - what is there to promise any of it will be adhered to? It's not worth the risk to the wetlands.

Kristin Ciaramella
Operations Coordinator (Northeast)
860-735-6045

Macgilpin Brittany

From: The Toccos <thehomeplace138@gmail.com>
Sent: Thursday, June 4, 2026 4:42 PM
To: Macgilpin Brittany
Subject: Fwd: Written comment re: Application CC #26-02

Warning: Unusual sender <thehomeplace138@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Requesting this to be read at hearing and/or added to administrative record.
If there is a better contact I can't email this to please advise. Thanks so much!
Lauren Tocco

---------- Forwarded message ----------
From: **The Toccos** <thehomeplace138@gmail.com>
Date: Thursday, June 4, 2026
Subject: Written comment re: Application CC #26-02
To: "bmacgilpin@simsbury-ct.gov" <bmacgilpin@simsbury-ct.gov>

Dear Conservation Commission/Inland Wetlands and Watercourses Agency and Town Leadership,

I am writing as a deeply concerned resident and supporter of Simsbury to express my strong opposition to the proposed 689-unit development that threatens some of our community's most valuable and irreplaceable wetlands. Simsbury is not just a collection of houses and roads—it is a community defined by its natural beauty, environmental stewardship, and thoughtful balance between growth and conservation. Our wetlands are an essential part of that identity. They provide critical wildlife habitat, help prevent flooding, filter pollutants from our waterways, recharge groundwater supplies, and contribute to the scenic character that makes Simsbury such a special place to live.

Once these wetlands are disturbed or destroyed, they cannot truly be replaced. No amount of mitigation can recreate the complex ecosystems that have developed over generations. The loss of these natural resources would have lasting consequences not only for the environment but also for neighboring properties, public infrastructure, and future generations of Simsbury residents.

The scale of this proposed 689-unit development raises serious concerns about increased stormwater runoff, traffic congestion, strain on municipal services, and the cumulative impact on our town's infrastructure and quality of life. Growth should be carefully planned and aligned with the values and long-term vision of the community—not pursued at the expense of the natural resources that make Simsbury unique.

Residents have consistently demonstrated that they value open space, environmental preservation, and responsible development. We ask that these voices be heard. Protecting our wetlands is not simply an environmental issue; it is an investment in the future health, safety, and character of our town.

I respectfully urge you to deny approval of this proposal in its current form and to prioritize alternatives that protect Simsbury's wetlands and preserve the qualities that residents cherish. We have a responsibility to leave future generations a town that is as beautiful, resilient, and environmentally rich as the one we enjoy today.

Please help preserve our beloved town and the irreplaceable natural resources that define it.

Sincerely,
Lauren Tocco
Simsbury, Connecticut

Macgilpin Brittany

From: Peter Church <ptchurch33@gmail.com>
Sent: Saturday, June 6, 2026 4:17 PM
To: Macgilpin Brittany
Subject: Just One Voice | Opposition to App No: CC 26-02

Warning: Unusual sender <ptchurch33@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Ms. MacGilpin and Members of the Simsbury Conservation Commission, Inland Wetlands Agency, and Town Leadership:

I've been here a bit. I have lived in Simsbury for 54 years.

I played hockey "back in the day: at Simsbury Farms when an open air rink and chain-link fence stood where plexiglass stands today. I was in the last 3rd grade class at Belden School before it was converted to Town Offices. I remember when the single lane bridges across the Farmington River were converted to what they are today.

I have supported growth with the build of the International Skating Center at the north end of town. I supported preserving the Tulmeadow property. I supported the solar project at the north end of town. I supported thoughtful economic development when I believed it strengthened Simsbury's future through the "future development" conversations were coordinated years ago under then First Selectman, Mary Glassman. I also worked at Hartford Life, years ago … I know the property.

None of this gives me any privilege. I recognize it all doesn't afford me anything materially different. A vote is a vote and … one voice is a voice. However, all of this gives me some perspective that I believe matters.

Please accept my opposition to Application No: CC 26-02, the proposed 669-unit development at 200 Hopmeadow Street and request this be added to the official record of opposition. Please also know that this is not opposition to change. It is opposition to uncertainty at a scale that cannot be undone.

You and other technical experts will debate wetlands, groundwater, stormwater, wildlife habitat, traffic, schools, and infrastructure. Those discussions matter. They matter a lot. And, the fact that so many questions remain unresolved matters even more. Because this project is different. I do not see this development proposal as simply another application before a commission. It is the kind of decision that becomes a dividing line in a town's history. There will be a Simsbury before it, and a Simsbury after it.

The question before you is not whether it can be built. The broader question is whether, decades from now, we will be grateful that was decided. Are we prepared for what this will do the environment, the resources and overall impact - in every way in which impact can be assessed? After 54 years in this town, I am not convinced we will. More discussion is needed and a thoughtful conversation - a collaborative discussion - with the property owner and developer and the Town about what is mutually beneficial would be ideal and, arguably, necessary.

For that reason, I respectfully urge you to reject this proposal in its current form.

Some decisions can be revisited. This is not one of them.

Respectfully,

Peter T. Church
Simsbury Resident

Macgilpin Brittany

From: ABE HARTZ <ahartz0906@aol.com>
Sent: Saturday, June 6, 2026 1:56 PM
To: Macgilpin Brittany; Ziemnicki Ryan
Subject: Hopmeadow Silverman project

Warning: Unusual sender <ahartz0906@aol.com>

You don't usually receive emails from this address.
Make sure you trust this sender before taking any actions.

My wife and I have attended the meetings and have been very concerned about this proposed development. I am writing to express our deep concern and opposition to the approval of this application.

Its sheer size, complexity and impact to the environment and the nature of our community will be impacted negatively. No matter the best efforts, its magnitude cannot have anything but a downside. And the temerity to increase the scope of a previously denied application shows, at least to us, a lack of honesty. How can they succeed when a lesser project could not?

While affordable housing is and should be a mindful concern, it needs to thoughtful and never at the expense of our natural habitat and wildlife.

Simsbury has already approved the Vessel development and Iron Horse development. Too soon, too many, too impactful.

We urge you to deny the application.

Thank you.

Sincerely,
Abe and Lori Hartz

>

Sent from my iPhone

June 5, 2026

Simsbury Conservation Commission
Inland Wetlands and Watercourse Agency
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Subject: Opposition to Wetlands Permit Application – The Ridge At Talcott Mountian South 200 Hopmeadow Street (Application CC#26-02)

Dear Commission Members,

As a long-time resident of Simsbury, I am writing in firm opposition to the wetlands permit application submitted by SL Simsbury, LLC for the proposed 689 unit residential development at 200 Hopmeadow Street, known as The Ridge At Talcott Mountain South. Having reviewed the application materials, the CHA third -party review and the town Engineering Department's memorandum filed with this Commission on May 5, 2026, I urge you as a Simsbury resident to deny this permit.

This site is uniquely and critically sensitive. The 124.6 acre parcel is bounded by the Farmington River (a federally designated Wild and Scenic River), Hopmeadow Street, and Minister Brook. The applicant's own Wetland Delineation Report acknowledges that wetlands comprise nearly 48 acres (or 38%) of the site, including riparian corridors of both Minister Brook and the Farmington River, which confluence on the property. Vernal pools supporting state-listed wood frogs, as well as floodplain forest critical habitat, are present throughout the site. Development of this scale – 689 units, 17 apartment buildings, 27 duplexes and 19 single-family homes and parking for over 1200 vehicles – poses a direct and serious long-term threat to these resources.

After reviewing the application materials and the independent findings now before the Commission, I have identified several significant deficiencies that I respectfully ask you to examine closely:

1. The application has material unresolved deficiencies confirmed by the town's own reviewers. The CHA third party review letter (May 4, 2026) and the town engineering memorandum (May 5, 2026) both identify outstanding problems the applicant has not resolved. The town engineer confirmed CHA's stormwater and erosion control concerns without exception, and independently found that: the erosion and sediment control phasing plan is "not sufficient"; some sediment trap drainage

areas exceed five acres, requiring engineered sediment ponds that were not provided; additional protective measures are needed specifically upslope of the vernal pools; vernal pool locations are not identified on all plan sheets; and utility connections to Hopmeadow are inadequately depicted. Therefore the application before this Commission remains materially incomplete.

2. The alternative analysis is wholly inadequate. The applicant's Wetland Impact Assessment offers only a single alternative: leaving the site abandoned. Connecticut's Inland Wetlands and Watercourses Act requires a genuine analysis of alternatives that would reduce wetlands impacts. A reduced density development, a different site layout, clustering of structures further from the river and Minister brook are not considered anywhere. This was flagged by the commission directly in its March 17th meeting minutes – the application still does not answer that question.

3. The CT DEEP NDDB determination reveals significant unresolved federal risks. The February 20, 2026 NDDB letter (determination 202503798) identifies an extraordinary concentration of state and federally listed species on or adjacent to this site, including the Federally and State endangered Dwarf Wedgemussel in the Farmington River, the State Endangered Atlantic coast leopard frog, six state-listed plant species included the State Endangered Purple giant hyssop, and multiple state Special Concern turtle, bat and mussel species, DEEP's sign-off explicitly permits reductions to the 300 – foot Farmington River riparian buffer where the development footprint requires it – meaning the buffer protecting a federally designated river is already being compromised by the project design. Furthermore, the presence of a Federally Endangered species may require Section 7 Consultation with the US Fish and Wildlife Service under the Endangered Species Act. The application does not address whether this federal review has been initiated or completed.

4. There is no cumulative impact analysis. The stormwater modeling assesses this site in isolation, with no accounting for the combined downstream effects of this development alongside the existing Ridge at Talcott Mountian (phase 1) directly to the north, or other large-scale developments approved or under consideration in the Farmington River watershed. No single regulatory body has been asked to evaluate what these projects mean collectively for water quality, flood capacity, wetland function and river health. This commission has both the authority and the responsibility to demand that analysis before issuing any permit.

5. The conservation conditions attached to the NDDB determination are extensive and unenforceable at this scale. The DEEP letter imposes numerous species-specific construction protocols – seasonal tree-cutting restrictions for bat species, daily herpetologist monitoring during turtle active season, exclusionary fencing maintenance, and reporting requirements for listed species encounters – across what will be a multi-phase, multi-year construction project. The commission should carefully consider whether adequate enforcement mechanisms exist to ensure these conditions are honored.

6. In addition, this application does not take into account the broader and longer terms natural environment impacts of this development. First, more cars means more road salt, motor oil, brake dust and tire particle run-off – all of which drain to Minister Brook and the Farmington river. The storm water plan addresses peak flow attenuation but says nothing about the long-term chronic pollutant loading from 1200+ vehicles using a network of roads daily. In addition, it is foreseeable, that dropping 689 units (with people and cars) into this area creates service demand – retail, amenities and traffic infrastructure – the drives secondary development on currently undeveloped land nearby. The broader impact on the human movement in and around Simsbury and Farmington Valley will substantially and negatively impact the natural environment, the wildlife and the river in and around this valley for decades to come.

   Thank you for the opportunity to provide these comments.

   Sincerely,

Lisa Harris
436 Firetown Road
Simsbury Connecticut 06070
860-882-9302

June 6, 2026

Conservation Commission / Inland Wetland and Watercourses Agency
Brittany MacGilpin, Assistant Town Planner
Ryan Ziemnicki, Land Use Specialist
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Re: Opposition to Application — CC 26-02, The Ridge at Talcott Mountain South, SL Simsbury LLC, 200 Hopmeadow Street, Simsbury, CT

Dear Commission Members:

I am writing as a nearby resident and Simsbury taxpayer to formally oppose the approval of CC 26-02, The Ridge at Talcott Mountain South. I am unable to attend the public meeting in person and respectfully request that this letter be entered into the official record.

I have read the complete record available to the public: the original CHA/EcoMaps independent review (May 4, 2026), VHB's responses to CHA comments (May 15, 2026), VHB's responses to Town Engineering comments (May 27, 2026), VHB's updated DCIA response (June 2, 2026), and the final CHA second review (June 4, 2026). I want to be precise about what this record shows, because I think precision serves the Commission better than overstatement.

The June 4 CHA review closes the majority of the original 36 comments. That is a meaningful improvement from where this application stood in May. However, three issues remain that I believe are either unresolved, conditionally resolved in a way the Commission should scrutinize, or resolved in CHA's view but inadequately in mine. I address each directly.

I. What the June 4 CHA Review Confirms Is Resolved

In the interest of accuracy, the following major items from the original CHA review have now been closed to CHA's satisfaction, and I accept them as such:

- Stormwater redevelopment classification and DCIA documentation — confirmed by CT DEEP (Comments 2, resolved).
- Missing water quality units at infiltration systems 2G and 6C, and on the access roads (Comment 4, resolved).
- Outlet control structure details and invert elevations (Comments 5, 6, resolved).
- Freeboard at basin 4P corrected to 0.5 feet (Comment 7, resolved).
- Water quality unit sizing provided (Comment 8, resolved).

- Soil test pits for basins 3A, 4P, and 6C — CHA states “Provided. This comment is addressed” (Comment 16, resolved).
- Wetland hydrology analysis — CHA states “This comment has been addressed, no further action needed” (Comment 24, resolved).
- Vernal pool habitat and construction protections — CHA states “This comment has been addressed, no further action needed” (Comment 25, resolved).
- Erosion control materials, phasing plan, sediment traps, construction entrances, dewatering, lighting, alternatives analysis, post-construction monitoring, and construction phasing — all resolved per CHA (Comments 18–23, 26–29, 31–36).

I acknowledge this is a substantially improved application compared to what was before the Commission in May. CHA has done its job rigorously, and VHB has responded to most of its findings. The Commission should take seriously that its independent reviewer has signed off on the majority of the technical concerns.

II. What Remains Genuinely Unresolved: Two Open CHA Items

Comment 7 — Basin 4P Freeboard Elevation Discrepancy (still open)

CHA’s June 4 Reviewer Response 7 states: “The Designer revised the basin to provide the required freeboard; however, the drainage calculations indicate a grated outlet elevation of 167.50 and the plans indicate an elevation of 167.40. The Designer must revise the plans to match the calculations.”

This is not resolved. There is a 0.10-foot discrepancy between the site plan and the stormwater calculations for the outlet elevation of basin 4P. While this may seem minor in isolation, basin 4P is the above-ground infiltration basin for which CHA previously found insufficient freeboard during a 100-year storm. The freeboard correction was the entire purpose of revising this basin. If the plan and calculations still disagree on the outlet elevation, the Commission cannot confirm the correction was actually implemented correctly. This must be reconciled before approval.

Comment 22 — Straw Wattle Installation Detail and Natural Materials Specification (still open)

CHA’s June 4 Reviewer Response 22 states: “A detail should be added to Sheet C-6.6 for straw wattle installation and should note that all wattles must be constructed of 100% natural material... Additionally, we recommend sediment barrier be added up gradient of the stone infiltration trench in Phase 5 to prevent silting of the stone trench during stabilization.”

This is also not resolved. CHA’s Reviewer Response 26 cross-references this, noting that the 100% natural materials requirement currently applies only to erosion control blankets, not to the straw wattles being used at the infiltration basin slopes. Given that these wattles will be installed adjacent to wetlands and vernal pool resources, the specification of natural materials matters for wildlife protection — precisely the concern

that drove CHA's original comment. The detail sheet and the natural materials note must be added before the Commission approves the plan.

III. What CHA Has Accepted But the Commission Should Scrutinize

Comment 30 — Invasive Species Management Plan Treatment Threshold

CHA's June 4 Reviewer Response 30 is the most substantive remaining concern in the record, and notably CHA does not close it — it recommends the Commission take further action. CHA finds that the ISMP's 10% invasive cover treatment threshold is problematic because it is unclear whether the threshold applies site-wide or locally. As CHA states directly: a localized infestation of 50% cover adjacent to a vernal pool may not trigger treatment if the 10% threshold is averaged across the broader management area. CHA explicitly recommends that the Commission require the applicant to abandon the 10% threshold and instead prescribe treatment of all invasive vegetation within 25 feet of the project area for a two-year period.

This is not a minor procedural point. The vernal pool-adjacent wetlands on this site — Wetlands 2, 4, 5, 6, and 7 — are precisely the areas most vulnerable to invasive encroachment during and after construction disturbance. Japanese knotweed, Asiatic bittersweet, and multiflora rose are aggressive colonizers of disturbed soil and wetland edges, and once established they are extremely difficult to eradicate. A treatment threshold that is too coarse to catch localized infestations at wetland boundaries is a threshold that may fail at the moment it matters most. I urge the Commission to require the applicant to revise the ISMP consistent with CHA's updated recommendation before any approval is issued.

Comment 18 — Phase 1 to Phase 7 Drainage Gap

CHA's June 4 Reviewer Response 18 closes the phasing comment overall but raises a specific new concern it flags for discussion: "It appears runoff from the Phase 1 southern access road drains to and is treated by the water quality basin in Phase 7. The Commission and the Designer should discuss how this drainage will function if Phase 7 is not constructed or if significant time passes between the construction of Phase 1 and Phase 7."

This is not a resolved item — CHA is explicitly directing the Commission to ask the applicant about it in the hearing. Phase 1 is the first construction phase. Phase 7 is the last. If the project stalls, is modified, or is built out over many years — all realistic possibilities for a 689-unit development — Phase 1 access road drainage may discharge untreated for an extended period. The Commission should require the applicant to provide a specific answer: what stormwater treatment will serve the Phase 1 southern access road between Phase 1 construction and Phase 7 completion, and what enforceable mechanism guarantees Phase 7 is built?

Comment 35 — Post-Construction Monitoring Duration

CHA closed Comment 35 with the exception of the invasive species threshold (tied to Comment 30). However, I note that CHA's original recommendation called for

monitoring for a minimum of three years, while VHB committed to only two years. CHA accepted the two-year commitment without further objection in the June 4 review. I would ask the Commission to consider whether two years is sufficient for a 689-unit development adjacent to vernal pool resources — particularly given that invasive species re-colonization and planting establishment failure may not manifest within the first two growing seasons. This is a judgment call for the Commission, but one worth making explicitly rather than by default. We should all be aware that managing invasive species is challenging well beyond even 3 years.

IV. The Time-of-Year Restriction Start Date

One issue is not addressed anywhere in the CHA reviews because it falls within CHA's accepted resolution of Comment 25, but I believe it deserves the Commission's independent attention. VHB's committed time-of-year restriction within the Vernal Pool Envelope begins March 1. CHA's original recommendation specified "generally late February through April" as the peak migration period. The scientific literature is consistent that the first mass amphibian migration events — triggered by the first warm rainy nights above approximately 40°F — begin in late February in Connecticut, sometimes as early as February 20 in mild years.

A restriction that begins March 1 may miss the single most concentrated migration event of the entire year. The cost of beginning the restriction on February 15 instead of March 1 is two weeks of construction flexibility in one zone of the site. The cost of getting it wrong is direct mortality to spotted salamanders and wood frogs during the breeding event that determines the entire year's reproductive success for those pools. I ask the Commission to condition any approval on a February 15 restriction start date within the VPE.

V. Summary and Requests

The record before this Commission reflects a genuinely improved application. CHA's independent review process has worked as it is supposed to: it identified serious deficiencies, the applicant responded, and most responses were accepted. I respect that process and I am not asking the Commission to ignore it.

What I am asking is that the Commission not approve the application with two CHA comments still open, and that it address three additional issues that the record itself flags as needing Commission attention. Specifically, I respectfully request that the Commission:

- Require resolution of Comment 7 (basin 4P outlet elevation discrepancy between plans and calculations) before any approval, as this directly affects the freeboard adequacy of a stormwater basin adjacent to regulated resources;
- Require resolution of Comment 22 (straw wattle natural materials detail and Phase 5 sediment barrier) before any approval, as these materials will be used adjacent to wetlands and vernal pool habitat;

- Require the applicant to revise the Invasive Species Management Plan consistent with CHA's June 4 Updated Recommendation on Comment 30 — abandoning the 10% averaged threshold and prescribing treatment of all invasive vegetation within 25 feet of the project area for two years — before any approval;
- Direct the applicant at the hearing to provide a specific, enforceable answer to CHA's Comment 18 question: what stormwater treatment will serve the Phase 1 southern access road if Phase 7 is significantly delayed or not built, and what mechanism ensures Phase 7 is constructed?; and
- Condition any approval on a time-of-year restriction within the Vernal Pool Envelope beginning February 15, not March 1, to capture the full peak amphibian migration window identified in the scientific literature.

These are targeted, record-based requests. If the Commission addresses them — either as conditions of approval or by requiring further response before voting — the remaining environmental concerns in this record will have been handled through exactly the process of independent review and responsive correction that the IWWA is designed to provide.

However, the wetlands and vernal pools adjacent to this site are not abstract concerns — they are functioning ecosystems that filter water, support wildlife, and contribute to the environmental character of Simsbury that makes it a desirable community. Once destroyed or degraded, they cannot be restored.

Therefore, I urge the Commission to apply the precautionary principle and decline to approve a development that poses this level of foreseeable and irreversible harm.

Thank you for your consideration of this letter and your service to Simsbury. I respectfully request that it be entered into the official record for CC 26-02.

Sincerely,



Judith Ebbets
17 Notch Road
West Simsbury, CT
jebbets553@gmail.com

Macgilpin Brittany

From: Sonny Mehta <sonnynmehta@hotmail.com>
Sent: Sunday, June 7, 2026 1:28 PM
To: Ziemnicki Ryan; Macgilpin Brittany
Cc: awanimehta@yahoo.com
Subject: Public Comment – Opposition to Hopmeadow Street Development Application (SL Simsbury LLC / 200 Hopmeadow Street)

Warning: Unusual sender <sonnynmehta@hotmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

June 7, 2026

Subject: Public Comment – Opposition to Hopmeadow Street Development Application (SL Simsbury LLC / 200 Hopmeadow Street)

Dear Members of the Town of Simsbury, Conservation Commission / Inland Wetlands & Watercourses Agency,

We respectfully oppose this proposal and urge the Commission to deny the application.

While your review is focused on wetlands and environmental impacts, those impacts cannot be separated from the broader, long-term consequences for our community. As stewards, the Commission must recognize how the health of the Farmington River and its associated wetlands and watercourses is directly tied to the character, sustainability, and capacity of Simsbury, including stormwater and water quality impacts and habitat loss and fragmentation.

This is about much more than a turtle, an owl, or a fox. How many remaining places of this ecological scale and quality do we have left in Simsbury? The Commission must not enable a project that would damage any one of our remaining wetlands, and should instead act to protect these irreplaceable resources by rejecting the application.

Thank you for your time and consideration.

Sincerely,
Sandeep and Awani Mehta
Town of Simsbury residents

June 5, 2026

Ms. Margery Winters - Chair
Conservation Commission/Inland Wetlands & Watercourse Agency
Simsbury Town Office
933 Hopmeadow Street
Simsbury, CT 06070

Subject: Application No: CC26-02 (Hartford South)

Dear Margery,

This letter is intended to provide concern regarding this application for +689 new apartments. The Inland Wetlands & Watercourse Agency (IWWA) plays very important role as a regulatory agency and a permitting body. You and the Commissioners on IWWA are the first line of defense to protect against development that has a negative impact on Simsbury's wetlands and watercourses.

The members of the IWWA heard many arguments regarding this planned development at its public hearing. I am not able to attend the June 9th public hearing and wanted to at least provide my thoughts.

The criteria for decision is outlined in Section 10.2 in the Wetland Regulations. So let me focus on some of 10.2's subsections. Most of this letter will focus on water and the environmental impact of this proposed application.

10.2 a. states: "the environmental impact of the proposed regulated activity on wetlands or watercourses which may include:"

10.2 a..1. states: "the amount and nature of material to be removed or deposited and the projected effect on the *water table*, drainage patterns, flood control, *water supply* and quality, and aquatic or benthic organisms."

Regardless of how it is stated by the development the simple facts are that Simsbury is supplied by Aquarion Water thru 3 main wells. The fourth being closed due to environmental concerns. It is impossible not to recognize the impact not only on the water table, as well as the water supply. Especially since the new and massive apartment complex on Iron Horse will be coming online soon.

10.2 a.3 states: "likelihood of siltation and leaching, and any resulting adverse effects on *water quality* and aquatic life."

The Farmington River is a federally designated Wild and Scenic Waterway and is not only one of Simsbury's greatest natural resources but of the entire Connecticut region that it flows into and along. It is hard to imagine that a project of this size, despite any best efforts, would not have on this valuable waterway and ecosystem.

10.2 a.7 states: “importance of the area to the region with respects to *water supply, water purification,* flood control, natural habitat, recreation, open space and size:”

The is a lot just in this section of the regulation. Again, water supply, water purification, are states, along with many other important items. Many have been mentions by Simsbury residents in a past survey which became part of the most recent Plan of Development. Again, it is nearly impossible, despite best efforts, to minimize the impact such a large development would have because of motor oil, antifreeze, heavy metals from construction, pet waste and fertilizer among other pollutants.

10.2.a.9 states: “the effects on inland wetland’s or watercourse’s natural capacity to support desirable biological life, prevent flooding, *supply water,* control sediment, facilitate drainage, and promote public health and safety.”

Again, this relates to the supply of water. It also touches on the negative impact that such a large development has on the rest of the residents and businesses when a water supply issue occurs, and it will. This has a direct effect on public health and safety as well.

10.2.c is important as well. It states: “the relationship between the short- and long-term impacts of the proposed regulated activity on wetlands and watercourses and the maintenance and enhancement of *long-term* productivity of such wetlands or watercourses including the *potential for preservation and/or management of local ecosystems;”*

Short term gains vs long term damage. In the short-term Simsbury officials may look at grand list growth as a positive, however the long-term damage is much greater. (police, fire, EMT, schools, traffic, etc.) But that is not the reason for my concerns not the role of IWWA. It is again the negative long-term impact on the ecosystem, including Minster Brook and the Farmington River.

10.2.d states: “irreversible and irretrievable loss of wetland and watercourse resources which would be caused by the proposed regulated activity, including but not limited to the extent to which such activity would *foreclose* a future ability to protect, enhance or restore such resources,…..”

Once such a massive project is completed it would be virtually impossible to protect or restore the natural resources of this property. Hartford Life once occupied this property. It was a building where workers came in the morning and left in the afternoon. Its impact, while not insignificant, would pale in comparison to what is proposed. It is also important to note that environmental regulations from the 1980’s are much different than they are today.

In conclusion, let me first thank the Commissioners for serving on this very important commission. I also hope you will consider all the points made in this letter and use them, in addition to the many points brought up by others, to reject this application in any form. It is important not only for Simsbury today, and those communities downstream, but for the future.

Respectfully,

Paul W. Henault

Paul W. Henault
12 Wyngate
Simsbury, CT 06070

pwhenault@gmail.com

Note: The use of *italic* is strictly mine and not part of the regulation. It is meant for emphasis.

To: Ms. Margery Winters – Chair
Conservation Commission/Inland Wetlands & Watercourse Agency
Conservation Commission Members

CC: George McGregor, Director of Planning and Community Development
Britan MacGilpin, Assistant Town Planner

Subject: ***Application No: CC26-02 (Hartford South)***

Date: June 8, 2026

Just Vote No!

The Farmington River, a federally designated Wild and Scenic waterway, is being assaulted from both sides by development proposals that will permanently alter the character of our town.

This is not a debate about whether Simsbury needs housing. As a local Realtor, I understand all too well the challenges many families face in finding suitable housing. What our community desperately needs are middle-market, owner-occupied homes and additional senior living options—not more large-scale rental developments.

The story of conservation in Simsbury began more than a century ago with visionaries such as Gifford Pinchot, the Eno family, and George P. McLean, who recognized the importance of protecting our natural resources for future generations. Their efforts laid the foundation for conservation in our community, including the creation of the remarkable McLean Game Refuge, which remains one of Connecticut's most important ecological treasures. In addition, since its founding in 1970, the Simsbury Land Trust has protected thousands of acres of open space, preserving wildlife corridors, wetlands, forests, and scenic landscapes that define our community and enhance our quality of life much of it done with private funding.

As development pressures continue throughout our region and new proposals come before our local boards and commissions, the work of conservation has never been more important. We all have a responsibility to protect the character, beauty, and natural resources that make Simsbury such a special place to live.

It is time for residents to take back control of our town and send a clear message that we will not allow developers to exploit loopholes in flawed state laws to advance projects that the public overwhelmingly does not support. Despite repeated concerns raised by residents, state leaders have failed to address these loopholes, leaving communities like ours vulnerable to developments that can dramatically reshape our landscape.

Please do not be swayed by promises that cannot be guaranteed over the long term. While developers may offer assurances today, there is no practical way to ensure that future owners will maintain the same standards of environmental stewardship, property management, or operational oversight. Nor does the town have the resources or authority to effectively monitor and mitigate environmental impacts decades into the future.

The decisions we make today will have lasting consequences. Once wetlands are disturbed, wildlife habitats fragmented, traffic increased, and open space lost, those impacts cannot simply be reversed. We owe it to future generations to be thoughtful stewards of the natural resources that previous generations worked so hard to protect.

For the sake of our river, our environment, our community character, and future generations, I urge you to vote no.

Respectfully submitted,



Kris Barnett

15 Ox Yoke Drive, Simsbury

Macgilpin Brittany

From: O. Liggio <oliggio@gmail.com>
Sent: Monday, June 8, 2026 3:10 PM
To: Ziemnicki Ryan; Macgilpin Brittany
Subject: Public Comment – Application CC 26-02

Warning: Unusual sender <oliggio@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Land Use Specialist Ryan Ziemnicki and Assistant Town Planner Brittany MacGilpin,

Please accept this email as a public comment regarding Application CC 26-02 for the proposed development at 200 Hopmeadow Street.

I am concerned about the scale of this proposal and its potential impacts on wetlands, stormwater management, and surrounding natural resources. My understanding is that the independent third-party review identified a number of outstanding questions relating to hydrology, stormwater management, habitat disturbance, and erosion and sedimentation controls.

Given the magnitude of this project, I respectfully request that the Commission ensure that all outstanding comments and issues identified during the review process are fully addressed and made part of the public record before any decision is made on the application.

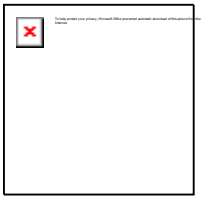
I am not asking the Commission to predetermine the outcome. Rather, I am asking that any decision be based on a complete and thoroughly vetted record so that residents can have confidence that potential impacts to wetlands, waterways, and neighboring properties have been adequately evaluated.

Thank you for your time and consideration. Please include this correspondence in the official administrative record for Application CC 26-02.

Sincerely,

Olivia Liggio
Homeowner, Simsbury, CT

OLIVIA LIGGIO



Macgilpin Brittany

From: Stephanie Riefe <steph.riefe@gmail.com>
Sent: Monday, June 8, 2026 3:10 PM
To: Ziemnicki Ryan; Macgilpin Brittany
Subject: Public Comment — Application No.: CC 26-02

Warning: Unusual sender <steph.riefe@gmail.com>
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To:
Town of Simsbury, Conservation Commission/Inland Wetlands & Watercourses Agency c/o Land Use Specialist Ryan Ziemnicki
and
Assistant Town Planner Brittany MacGilpin

My name is Stephanie Riefe. I live at 5 Trainor Drive in Weatogue. I respectfully request this be added to the OFFICIAL ADMINISTRATIVE RECORD.

The proposed application No.: CC 26-02 involves construction of a 689-unit residential development on approximately 125 acres at 200 Hopmeadow Street in Simsbury, Connecticut.

This is what I know. I am not an expert in land use or water courses and cannot converse knowledgeably on development. I can say that if wetlands are going to be impacted, it would be a loss that would damage our environment in ways that will have long-lasting negative effects. Water courses and wetlands are part of the living ecosystem that sustains us.

The language below is something that I read from a knowledgeable person about this and if these are accurate, I agree with them.

[The proposed project being] *immediately adjacent to and hydrologically connected with approximately 47 acres of wetlands and watercourses, multiple vernal pool systems, Minister Brook, and the Farmington River floodplain corridor.*

The project includes extensive grading, roadway construction, utility installation, underground stormwater infrastructure, infiltration systems, repeated disturbance within upland review areas, and substantial construction activity within mapped vernal pool habitat and Critical Terrestrial Habitat ("CTH").

Based upon the application materials and the independent technical review prepared by CHA and EcoMaps, LLC, ("the review"), the current record does not yet contain substantial evidence demonstrating that the proposed activities will avoid unreasonable impairment of wetlands, watercourses, groundwater resources, vernal pool systems, wildlife habitat, and associated ecological functions protected under Connecticut law.

Thank you, Stephanie Riefe

Macgilpin Brittany

From: Rotondo, Michelle <Michelle.Rotondo@talcottresolution.com>
Sent: Monday, June 8, 2026 2:38 PM
To: Ziemnicki Ryan; Macgilpin Brittany
Subject: Request to Deny Wetlands Application CC 26-02

Warning: Unusual sender <michelle.rotondo@talcottresolution.com>
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Attention: Land Use Specialist, Ryan Ziemnicki, and Assistant Town Planner, Brittany MacGilpin,
Dear Members of the Simsbury Conservation Commission/Inland Wetlands & Watercourses Agency,

I am writing to respectfully request that the Commission deny Application CC 26-02 for the proposed large-scale residential development at 200 Hopmeadow Street.

Based upon the third-party technical review and the information currently before the Commission, significant concerns remain regarding the project's potential impacts on wetlands, watercourses, and adjacent natural resources. These concerns appear substantial enough that the Commission cannot reasonably determine that the proposed activity complies with the requirements of Connecticut's Inland Wetlands and Watercourses Act or the Town's wetlands regulations.

In particular, I urge the Commission to carefully consider the unresolved issues identified in the third-party review regarding:

• Hydrology (Comment 24): The application does not appear to provide sufficient information regarding existing and post-development hydrologic conditions. Without a complete understanding of groundwater and surface-water interactions, the Commission cannot adequately assess the project's impacts on wetland functions and values.

• Stormwater Management (Comment 32): Questions remain regarding the adequacy of the stormwater management system and whether post-development runoff will be properly controlled. Given the scale of the proposed development, uncertainties regarding runoff quantity, water quality treatment, and downstream impacts warrant denial until these issues are fully resolved.

• Upland Habitat Disturbance (Comment 32): The extensive disturbance proposed within the upland review area raises concerns regarding habitat fragmentation, loss of wildlife corridors, and degradation of ecological functions that support adjacent wetlands. These impacts should be thoroughly evaluated before any permit is considered.

• Erosion and Sediment Control (Comments 20-23 and 36): The project involves substantial earth disturbance and construction activity. The third-party review identifies concerns regarding erosion and sedimentation risks during construction. Failure of these controls could result in direct and irreversible impacts to wetlands and watercourses.

The Commission previously determined that this application may have a significant impact on surrounding wetlands and watercourses and therefore required independent third-party review. In light of the unresolved technical concerns identified by that review, I respectfully submit that the applicant has not met its burden of demonstrating that wetland impacts have been adequately avoided, minimized, or mitigated.

Until the deficiencies identified by the third-party reviewer are fully addressed and supported by credible technical evidence, approval would be premature and inconsistent with the Commission's responsibility to protect Simsbury's wetlands and watercourses.

For these reasons, I respectfully request that the Commission deny Application CC 26-02.

Thank you for your consideration and for your service to the Town of Simsbury.

Sincerely,
Michelle Rotondo,
4 Adams Road
This message, including any attachment(s), is intended only for the person(s) to which it is addressed and may contain privileged, confidential and/or insider information. If you have received this communication in error or are not be the intended recipient, please notify us immediately by replying to the message, delete the message and any attachments from your computer, and be aware that any use, reproduction, or distribution of this message or its attachment(s) is strictly prohibited. Any disclosure, copying, distribution, or the taking of any action concerning the contents of this message and any attachment(s) by anyone other than the named and intended recipient(s) is strictly prohibited. This message, including any attachment(s), is intended only for the person(s) to which it is addressed and may contain privileged, confidential and/or insider information. If you have received this communication in error or are not be the intended recipient, please notify us immediately by replying to the message, delete the message and any attachments from your computer, and be aware that any use, reproduction, or distribution of this message or its attachment(s) is strictly prohibited. Any disclosure, copying, distribution, or the taking of any action concerning the contents of this message and any attachment(s) by anyone other than the named and intended recipient(s) is strictly prohibited.

Macgilpin Brittany

From: Sara Westhaver <sara.westhaver@gmail.com>
Sent: Monday, June 8, 2026 8:46 PM
To: Macgilpin Brittany; Ziemnicki Ryan
Subject: Request to Deny Wetlands Application CC 26-02

Warning: Unusual sender <sara.westhaver@gmail.com>
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Attention: Land Use Specialist, Ryan Ziemnicki, and Assistant Town Planner, Brittany MacGilpin,

Dear Members of the Simsbury Conservation Commission/Inland Wetlands & Watercourses Agency,

I am writing to respectfully request that the Commission deny Application CC 26-02 for the proposed large-scale residential development at 200 Hopmeadow Street.

Based upon the third-party technical review and the information currently before the Commission, significant concerns remain regarding the project's potential impacts on wetlands, watercourses, and adjacent natural resources. These concerns appear substantial enough that the Commission cannot reasonably determine that the proposed activity complies with the requirements of Connecticut's Inland Wetlands and Watercourses Act or the Town's wetlands regulations.

In particular, I urge the Commission to carefully consider the unresolved issues identified in the third-party review regarding:

• Hydrology (Comment 24): The application does not appear to provide sufficient information regarding existing and post-development hydrologic conditions. Without a complete understanding of groundwater and surface-water interactions, the Commission cannot adequately assess the project's impacts on wetland functions and values.

• Stormwater Management (Comment 32): Questions remain regarding the adequacy of the stormwater management system and whether post-development runoff will be properly controlled. Given the scale of the proposed development, uncertainties regarding runoff quantity, water quality treatment, and downstream impacts warrant denial until these issues are fully resolved.

• Upland Habitat Disturbance (Comment 32): The extensive disturbance proposed within the upland review area raises concerns regarding habitat fragmentation, loss of wildlife corridors, and degradation of ecological functions that support adjacent wetlands. These impacts should be thoroughly evaluated before any permit is considered.

• Erosion and Sediment Control (Comments 20-23 and 36): The project involves substantial earth disturbance and construction activity. The third-party review identifies concerns regarding erosion and sedimentation risks during construction. Failure of these controls could result in direct and irreversible impacts to wetlands and watercourses.

The Commission previously determined that this application may have a significant impact on surrounding wetlands and watercourses and therefore required independent third-party review. In light of the unresolved technical concerns identified by that review, I respectfully submit that the applicant has not met its burden of demonstrating that wetland impacts have been adequately avoided, minimized, or mitigated.

Until the deficiencies identified by the third-party reviewer are fully addressed and supported by credible technical evidence, approval would be premature and inconsistent with the Commission's responsibility to protect Simsbury's wetlands and watercourses.

For these reasons, I respectfully request that the Commission deny Application CC 26-02.

Thank you for your consideration and for your service to the Town of Simsbury.

Sincerely,
Sara Westhaver
6 Adams Road, Weatogue

Macgilpin Brittany

From: Taylor Lyden <taylorlyden1@gmail.com>
Sent: Monday, June 8, 2026 9:28 PM
To: Ziemnicki Ryan; Macgilpin Brittany
Subject: Public comment for the official administrative record

Warning: Unusual sender <taylorlyden1@gmail.com>
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Mr. Ziemnicki, Ms. MacGilpin, and the Town of Simsbury, Conservation Commission/Inland Wetlands & Watercourses Agency:

I am writing in hopes of submitting a written public comment about the proposed Silverman Group project - The Ridge at Talcott Mountain (South), as I am unable to attend the meeting in person tomorrow night.

I am a frequent visitor to Nod Brook Wildlife Management Area and spend a great deal of time down near the river. I am deeply concerned about the proposed project and the developer's follow-through. I understand that they have hired experts who say the right things (and are paying Simsbury's third-party reviewer), but I have little faith that they have any intention of standing behind their promises. I have many concerns, but the one that I will highlight for the purposes of this email is that their plans are generally geared towards the construction and building plans, not the ongoing presence of the complex.

The size of the development is akin to several hotels all banded together and though I'm not a wildlife scientist, I don't think it takes an advanced degree to know that adding what amounts to 10-12 hotels or so next to a sensitive environment can only harm it. To suggest otherwise is – as my grandmother would have put it – "hog's wash." Once the complex is completed and the developers manage it from afar (or sell it), there is no meaningful way to hold them to their promises. Any fines that may be levied for polluting or violating terms would amount to a minor business expense for them; a drop in the bucket compared to what they stand to make on the project. Beyond that, they are unable to control the actions of the *thousands* of people suddenly inhabiting the land next to one of our most precious town resources and the inevitable light, noise, and environmental pollution that they will create for the flora and fauna.

I respectfully urge that the commission preserve the wetlands and deny this project.

Most sincerely,

Taylor Lyden

9 Oakhurst Rd., Simsbury, CT

Macgilpin Brittany

From: christineds1213@yahoo.com
Sent: Monday, June 8, 2026 10:04 PM
To: Macgilpin Brittany; Ziemnicki Ryan
Subject: Conservation Commission/Inland Wetlands & Watercourses Agency File No.: CC 26-02, 200 Hopmeadow St.

External sender <christineds1213@yahoo.com>
Make sure you trust this sender before taking any actions.

Dear Town of Simsbury, Connecticut, Conservation Commission/Inland Wetlands & Watercourses Agency:

Thank you for allowing the Notice of Intervention, submitted on May 19, 2026, to be entered into the record for review by the Commission and Town Attorney.

I respectfully wish to clarify that the purpose of the filing in not to accuse the Commission or predetermine the outcome of the application, but rather to assist in ensuring that the administrative record is complete, that all the necessary data is obtained, and that all environmental issues within the Commission's jurisdiction are fully evaluated before a final decision is made.

As a citizen participant, I necessarily relied upon the application materials, consultant reports, and third-party technical review already contained within the public record in attempting to identify unresolved environmental concerns relating to wetlands, hydrology, stormwater, habitat impacts, and related ecological resources.

The filing was submitted in good faith pursuant to Connecticut General Statutes 22a-19 and was intended to help preserve and clarify environmental issues for consideration within the administrative process.

Thank you for your time, attention, and public service.

Respectfully,

Christine Sinopoli

Macgilpin Brittany

From: Bradley Schuster <bradleylschuster@gmail.com>
Sent: Monday, June 8, 2026 5:03 PM
To: Ziemnicki Ryan; Macgilpin Brittany
Subject: Request to Deny Wetlands Application CC 26-02

Warning: Unusual sender <bradleylschuster@gmail.com>
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Attention: Land Use Specialist, Ryan Ziemnicki, and Assistant Town Planner, Brittany MacGilpin

Dear Members of the Simsbury Conservation Commission/Inland Wetlands & Watercourses Agency,

I am writing to respectfully request that the Commission deny Application CC 26-02 for the proposed large-scale residential development at 200 Hopmeadow Street. The specific wording below has been shared with me by other concerned neighbors but I share these concerns and am firmly against this massive development further impacting the character and ecology of Simsbury.

Based upon the third-party technical review and the information currently before the Commission, significant concerns remain regarding the project's potential impacts on wetlands, watercourses, and adjacent natural resources. These concerns appear substantial enough that the Commission cannot reasonably determine that the proposed activity complies with the requirements of Connecticut's Inland Wetlands and Watercourses Act or the Town's wetlands regulations.

In particular, I urge the Commission to carefully consider the unresolved issues identified in the third-party review regarding:

• Hydrology (Comment 24): The application does not appear to provide sufficient information regarding existing and post-development hydrologic conditions. Without a complete understanding of groundwater and surface-water interactions, the Commission cannot adequately assess the project's impacts on wetland functions and values.

• Stormwater Management (Comment 32): Questions remain regarding the adequacy of the stormwater management system and whether post-development runoff will be properly controlled. Given the scale of the proposed development, uncertainties regarding runoff quantity, water quality treatment, and downstream impacts warrant denial until these issues are fully resolved.

• Upland Habitat Disturbance (Comment 32): The extensive disturbance proposed within the upland review area raises concerns regarding habitat fragmentation, loss of wildlife corridors, and degradation of ecological functions that support adjacent wetlands. These impacts should be thoroughly evaluated before any permit is considered.

• Erosion and Sediment Control (Comments 20-23 and 36): The project involves substantial earth disturbance and construction activity. The third-party review identifies concerns regarding erosion and

sedimentation risks during construction. Failure of these controls could result in direct and irreversible impacts to wetlands and watercourses.

The Commission previously determined that this application may have a significant impact on surrounding wetlands and watercourses and therefore required independent third-party review. In light of the unresolved technical concerns identified by that review, I respectfully submit that the applicant has not met its burden of demonstrating that wetland impacts have been adequately avoided, minimized, or mitigated.

Until the deficiencies identified by the third-party reviewer are fully addressed and supported by credible technical evidence, approval would be premature and inconsistent with the Commission's responsibility to protect Simsbury's wetlands and watercourses.

For these reasons, I respectfully request that the Commission deny Application CC 26-02.

Thank you for your consideration and for your service to the Town of Simsbury.

Sincerely,
Bradley Schuster
11 Harding Drive

Macgilpin Brittany

From: Jenny Euting <jeneuting@gmail.com>
Sent: Tuesday, June 9, 2026 8:12 AM
To: Ziemnicki Ryan; Macgilpin Brittany
Subject: Please protect our wetlands

Warning: Unusual sender <jeneuting@gmail.com>
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I cannot attend tonight's meeting in person.

Please know that while I support affordable housing in Simsbury, I believe it can and must be created responsibly.

I prefer our housing...any housing... doesn't impact our wetlands, and the plants and animals that already live there.

Most plans are just that....plans. Things go wrong, even when unintentional, even when someone cares. The margins, contingency, and safeguards must be such that when they are breached (which inevitably happens, as history tells us), we do not put the wetlands at risk.

Thank you for representing the residents of Simsbury.

Jenny Euting
28 Pine Glen Rd
Simsbury, CT 06070

jenny euting
pronouns: she/her
m: 860-324-0745
h: 860-651-7111

Macgilpin Brittany

From: Rotondo, Michelle <Michelle.Rotondo@talcottresolution.com>
Sent: Monday, June 8, 2026 11:01 PM
To: Ziemnicki Ryan; Macgilpin Brittany
Subject: RE: Request to Deny Wetlands Application CC 26-02

Warning: Unusual sender <michelle.rotondo@talcottresolution.com>
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Ryan and Brittany,

I also respectfully ask that my below comment be added to the official administrative record.

Thank you again,
Michelle Rotondo

From: Rotondo, Michelle
Sent: Monday, June 8, 2026 2:38 PM
To: 'rziemnicki@simsbury-ct.gov' <rziemnicki@simsbury-ct.gov>; 'bmacgilpin@simsbury-ct.gov' <bmacgilpin@simsbury-ct.gov>
Subject: Request to Deny Wetlands Application CC 26-02

Attention: Land Use Specialist, Ryan Ziemnicki, and Assistant Town Planner, Brittany MacGilpin,
Dear Members of the Simsbury Conservation Commission/Inland Wetlands & Watercourses Agency,

I am writing to respectfully request that the Commission deny Application CC 26-02 for the proposed large-scale residential development at 200 Hopmeadow Street.

Based upon the third-party technical review and the information currently before the Commission, significant concerns remain regarding the project's potential impacts on wetlands, watercourses, and adjacent natural resources. These concerns appear substantial enough that the Commission cannot reasonably determine that the proposed activity complies with the requirements of Connecticut's Inland Wetlands and Watercourses Act or the Town's wetlands regulations.

In particular, I urge the Commission to carefully consider the unresolved issues identified in the third-party review regarding:

• Hydrology (Comment 24): The application does not appear to provide sufficient information regarding existing and post-development hydrologic conditions. Without a complete understanding of groundwater and surface-water interactions, the Commission cannot adequately assess the project's impacts on wetland functions and values.

• Stormwater Management (Comment 32): Questions remain regarding the adequacy of the stormwater management system and whether post-development runoff will be properly controlled. Given the scale of the proposed development, uncertainties regarding runoff quantity, water quality treatment, and downstream impacts warrant denial until these issues are fully resolved.

• Upland Habitat Disturbance (Comment 32): The extensive disturbance proposed within the upland review area raises concerns regarding habitat fragmentation, loss of wildlife corridors, and degradation of ecological functions that support adjacent wetlands. These impacts should be thoroughly evaluated before any permit is considered.

• Erosion and Sediment Control (Comments 20-23 and 36): The project involves substantial earth disturbance and construction activity. The third-party review identifies concerns regarding erosion and sedimentation risks during construction. Failure of these controls could result in direct and irreversible impacts to wetlands and watercourses.

The Commission previously determined that this application may have a significant impact on surrounding wetlands and watercourses and therefore required independent third-party review. In light of the unresolved technical concerns identified by that review, I respectfully submit that the applicant has not met its burden of demonstrating that wetland impacts have been adequately avoided, minimized, or mitigated.

Until the deficiencies identified by the third-party reviewer are fully addressed and supported by credible technical evidence, approval would be premature and inconsistent with the Commission's responsibility to protect Simsbury's wetlands and watercourses.

For these reasons, I respectfully request that the Commission deny Application CC 26-02.

Thank you for your consideration and for your service to the Town of Simsbury.

Sincerely,
Michelle Rotondo,
4 Adams Road
This message, including any attachment(s), is intended only for the person(s) to which it is addressed and may contain privileged, confidential and/or insider information. If you have received this communication in error or are not be the intended recipient, please notify us immediately by replying to the message, delete the message and any attachments from your computer, and be aware that any use, reproduction, or distribution of this message or its attachment(s) is strictly prohibited. Any disclosure, copying, distribution, or the taking of any action concerning the contents of this message and any attachment(s) by anyone other than the named and intended recipient(s) is strictly prohibited. This message, including any attachment(s), is intended only for the person(s) to which it is addressed and may contain privileged, confidential and/or insider information. If you have received this communication in error or are not be the intended recipient, please notify us immediately by replying to the message, delete the message and any attachments from your computer, and be aware that any use, reproduction, or distribution of this message or its attachment(s) is strictly prohibited. Any disclosure, copying, distribution, or the taking of any action concerning the contents of this message and any attachment(s) by anyone other than the named and intended recipient(s) is strictly prohibited.

Macgilpin Brittany

From: Rotondo, Michelle <Michelle.Rotondo@talcottresolution.com>
Sent: Tuesday, June 9, 2026 11:41 AM
To: Macgilpin Brittany; Ziemnicki Ryan
Subject: Written comment regarding Application # CC 26-02

Warning: Unusual sender <michelle.rotondo@talcottresolution.com>
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(please add to official administrative record)

Dear Members of the Simsbury Conservation Commission/Inland Wetlands & Watercourses Agency,

I am writing to respectfully request that the Commission deny Application CC 26-02 for the proposed large-scale residential development at 200 Hopmeadow Street.

I'd like to focus on the 765-page stormwater report that was submitted on May 27th, urge you to render the findings of this report **inconclusive** based on ineffective testing methods, and request a re-test.

The developer hired GEI Consultants to dig a total of 22 test pits, 16 of which were dug in January, and 6 additional pits in May. One would think a soil testing expert would know that groundwater testing during frozen-ground conditions in the middle of winter is not effective and does not accurately represent typical groundwater conditions. Frozen soil restricts infiltration and groundwater levels are typically lowest in the winter. By no surprise, all 16 test pits in January did not reveal groundwater intrusion.

Fast forward to May, in a normal spring time season to test for groundwater, and results were as such: 3 out of the 6 test pits observed groundwater intrusion while two test pits were abandoned due to either a sidewall cave-in because of unstable soil or utility pipes encountered (these two pits should have automatically been deemed inconclusive and re-tested). A question I'd pose of the "expert": if GEI was there digging again in May, why didn't they re-dig the original 16 frozen test pits for a more effective test result? Could it be because they knew groundwater would now be present?

To understand the true hydrology of soil and how an area functions as a wetland, the Commission should request groundwater monitoring over multiple seasons or during periods when groundwater is expected to be high (spring-time, not winter). I therefore urge the Commission to deem this report inconclusive and demand the applicant to conduct another observation of all 22 test pits, especially the 16 frozen ones, where normal site hydrology was not originally present.

Thank you,
Michelle Rotondo
4 Adams Rd

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communication in error or are not be the intended recipient, please notify us immediately by replying to the message, delete the message and any attachments from your computer, and be aware that any use, reproduction, or distribution of this message or its attachment(s) is strictly prohibited. Any disclosure, copying, distribution, or the taking of any action concerning the contents of this message and any attachment(s) by anyone other than the named and intended recipient(s) is strictly prohibited. This message, including any attachment(s), is intended only for the person(s) to which it is addressed and may contain privileged, confidential and/or insider information. If you have received this communication in error or are not be the intended recipient, please notify us immediately by replying to the message, delete the message and any attachments from your computer, and be aware that any use, reproduction, or distribution of this message or its attachment(s) is strictly prohibited. Any disclosure, copying, distribution, or the taking of any action concerning the contents of this message and any attachment(s) by anyone other than the named and intended recipient(s) is strictly prohibited.

Macgilpin Brittany

From: Ziemnicki Ryan
Sent: Tuesday, June 9, 2026 9:43 AM
To: Macgilpin Brittany
Subject: FW: Conservation wetlands

From: Emily Mullen <ebs0010@gmail.com>
Sent: Tuesday, June 9, 2026 9:41 AM
To: Ziemnicki Ryan <rziemnicki@simsbury-ct.gov>
Subject: Conservation wetlands

Warning: Unusual sender <ebs0010@gmail.com>
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Town of Simsbury CT, Conservation Commission/Inland Wetlands & Watercourses, c/o Ryan Ziemnicki

Please consider this email written public comment and put it into the public record by Tuesday, June 9th.

I am against the proposal for 689 units at 200 Hopmeadow St. on a parcel with 47 acres of wetlands.

5 years ago when we were relocating to Connecticut,
we found that the lack of development and nature conservation ideology is part of what made Simsbury so appealing to us.

Wetlands are an irreplaceable, fragile natural resource. The wetlands and watercourses are essential to an adequate supply of surface and underground water; to hydrological stability and control of flooding and erosion; to the recharging and purification of groundwater; and to the existence of many forms of animal, aquatic and plant life. Many inland wetlands and watercourses have already been destroyed or are in danger of destruction.

For these reasons I implore the town not move forward with the development proposal for the sake of all Simsbury residents. Let's keep Simsbury a beautiful healthy thriving ecosystem for my children and everyone else's.

Thank you!

Emily Mullen

Macgilpin Brittany

From: Ziemnicki Ryan
Sent: Tuesday, June 9, 2026 11:56 AM
To: Macgilpin Brittany
Subject: FW: Public Comment- Propsed Housing Development

From: Emily D <emily.s.debiase@gmail.com>
Sent: Tuesday, June 9, 2026 11:53 AM
To: Ziemnicki Ryan <rziemnicki@simsbury-ct.gov>
Subject: Public Comment- Propsed Housing Development

Warning: Unusual sender <emily.s.debiase@gmail.com>
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Hello,

I am writing as a deeply concerned Simsbury resident regarding the proposed 669-unit development on Hopmeadow Street and the broader impact on the open spaces and natural resources within our community.

I am alarmed that a development of this magnitude is even being contemplated in Simsbury. While I support reasonable and thoughtfully planned housing opportunities, this proposal is completely out of scale with our town and threatens to have a significant negative impact upon Simsbury's natural resources.

Rather than allowing growth to occur gradually and responsibly over time, this proposal would force an enormous population increase in a single location and within a compressed time frame, creating immediate problems related to our loss of open spaces/wildlife habitats, current and future opportunities for conservation, and issues with groundwater resources that will not only impact wildlife, but also the residents of this community.

A project of this magnitude requires careful and deliberate review. At this time, there are several critical areas where it is not yet clear that the Town has the capacity or infrastructure to support additional growth. It is essential that this be fully evaluated and clearly communicated before moving forward.

I, and many other residents are rightly concerned about:

- The impact of increased traffic congestion along Hopmeadow Street and surrounding roadways. This not only adds to the levels of auto pollution within the environment
- The significant loss of open space, wildlife habitat, and opportunities for conservation.
- Impacts to wetlands, watercourses, stormwater management, and groundwater resources identified during the project's technical review process.

- The condition and capacity of the sewer system, especially in relation to the water treatment facility
- Aquarion Water's ability to provide sufficient potable water, particularly with an existing well offline due to contamination

Once development of this size is approved, the impacts cannot easily be reversed. For these reasons, I strongly oppose moving forward with this proposed development.

Please add my comment to the official administrative record. It is my understanding that the commission can't render a decision without thorough evaluation/analysis for all 36 third party comments and until full testing is completed.

Sincerely,
Emiy DeBiase
12 Lincoln Lane
Weatogue, CT 06089

Macgilpin Brittany

From: S Goldman <silvia.goldman@yahoo.com>
Sent: Tuesday, June 9, 2026 12:54 PM
To: McGregor George; Macgilpin Brittany
Subject: Silverman's group proposed development for 689 units

Warning: Unusual sender <silvia.goldman@yahoo.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Members of the Conservation Commission/Inland Wetlands and Watercourses Agency,

I am writing as a concerned resident to express my strong concerns regarding the proposed large-scale development.

I am not an expert on wetlands but the environmental impacts of this project clearly appear to be significant and deserve careful consideration. A development of this size will inevitably bring a substantial increase in traffic, with an estimated 1,000 additional vehicles traveling through and in the area on a regular basis and multiple times during the day. The resulting air pollution, noise pollution, and increased human activity will negatively affect the sensitive wetland ecosystem and the wildlife that depend upon it.

I would expect that the wetlands and surrounding habitats currently provide refuge, feeding grounds, breeding areas, and migration corridors for numerous species. Increased traffic, construction activity, noise, and artificial lighting can disrupt these natural behaviors, forcing animals to abandon established habitats and migrate elsewhere. Such displacement can have long-term consequences for local biodiversity and ecological balance.

In addition, constant vehicle traffic and nighttime lighting can alter wildlife movement patterns, increase stress on animal populations, and degrade the natural character of the area. The cumulative impacts of pollution, habitat fragmentation, and human disturbance should not be underestimated.

I respectfully urge the Conservation Commission/Inland Wetlands and Watercourses Agency to carefully evaluate the full environmental consequences of this development, including its effects on wetland functions, wildlife habitats, migration patterns, water quality, and the overall ecological dynamics of the surrounding area. Protecting these wetlands is essential not only for wildlife but also for preserving the environmental health and character of our community for future generations.

Thank you for your time and consideration of these concerns.

Please confirm this will be included in your public hearing records.

Sincerely,

Silvia Goldman

Macgilpin Brittany

From: Ziemnicki Ryan
Sent: Tuesday, June 9, 2026 1:27 PM
To: Macgilpin Brittany
Subject: FW: Written Public Comment to the Conservation Commission/Inland Wetlands & Watercourses Agency

---

From: Mary Anderson <maryanderson21200@gmail.com>
Sent: Tuesday, June 9, 2026 1:17 PM
To: Ziemnicki Ryan <rziemnicki@simsbury-ct.gov>
Subject: Written Public Comment to the Conservation Commission/Inland Wetlands & Watercourses Agency

Warning: Unusual sender <maryanderson21200@gmail.com>
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Ryan, I am writing to provide my written public comment and ask that you put it in the public record today, June 9, 2026.

I agree with and have the same concerns as the ones stated in the Notice of Intervention submitted by Christine Sinopoli.

Please consider fully evaluating the impact of the proposed development before the commission makes a decision on this project.

It is the responsibility of the applicant to prove the stormwater mapping will not harm the wetlands. Their review, thus far, does not provide evidence demonstrating the proposed activities will avoid unreasonable impairment of wetlands, water courses, groundwater resources, vernal pool systems, wildlife habitat, and associated ecological functions protected under Connecticut law.

I am particularly concerned with the third-party review where there is a lack of information regarding hydrology (comment 24) which is fundamental to the commission's decision.

Thank you for your consideration.

Mary Anderson

57 Musket Trail Simsbury, CT

To: Town of Simsbury, Connecticut, Conservation Commission/Inland Wetlands & Watercourses Agency

From: Christine Sinopoli, Intervenor

Date: June 9, 2026

Members of the Town of Simsbury, Connecticut, Conservation Commission/Inland Wetlands & Watercourses Agency:

Regarding Application No.: CC 26-02, for The Ridge at Talcott Mountain South and the proposed 689-unit development at 200 Hopmeadow Street, my question is whether the applicant has met the burden required under Connecticut General Statutes §22a-41 and the Simsbury Inland Wetlands and Watercourses Regulations to demonstrate that the proposed regulated activities will not adversely affect wetlands, watercourses, and their associated ecological functions over the long term.

Based upon the Town's third-party reviews prepared by CHA/EcoMaps dated May 4, 2026 and June 4, 2026, I respectfully submit that the current record may not yet contain sufficient evidence to support all findings required under §22a-41.

First, and most significantly, Comment 24 raises concerns regarding wetland hydrology and function. While the application provides peak discharge calculations and compares flows at design points, the review notes the absence of a quantitative evaluation of how changes in stormwater routing, reduced direct discharge, and increased infiltration may affect individual wetland systems. Though the Wetland Impact Assessment states that careful consideration was given to wetland hydrology and that no impacts are expected, it does not appear that a quantitative analysis was performed regarding hydroperiod, seasonal groundwater interaction, or long-term wetland productivity for Wetlands 2, 4, 5, 6, and 7.

While the reviewer ultimately marked Comment 24 as addressed, the response appears to rely primarily upon qualitative explanations rather than a quantitative evaluation of wetland hydroperiod, groundwater interaction, or long-term wetland function. The response explains why impacts are not expected, but it does not appear to include a quantitative hydroperiod analysis, groundwater interaction study, water-budget evaluation, or long-term monitoring data that would allow the Commission to independently verify that long-term wetland functions will be maintained.

This distinction is important because wetlands are defined by hydrology. If hydrology changes, wetland function may change. Once hydrology is altered, restoration may be difficult, expensive, and in some cases impossible. Under §22a-41(a)(3), the Commission must consider the relationship between short-term impacts and the maintenance and enhancement of long-term wetland productivity. In my view, the current record does not clearly demonstrate that this standard has been satisfied with respect to these wetland systems.

Second, Comment 24 identifies Wetland 6 as a system that currently receives direct stormwater discharge and exhibits evidence of hydrologic influence from that discharge, including scour and flashy hydroperiod conditions. The application proposes to alter those inputs, yet I do not see a quantitative comparison of baseline and post-development hydrologic dependence on stormwater, groundwater, and precipitation. Without such a baseline functional assessment, the long-term effect of those changes remains uncertain.

Third, Comments 30 and 35 identify concerns regarding the Invasive Species Management Plan, including reliance upon a 10 percent cover threshold and limited specificity regarding treatment frequency and spatial extent. The review notes the possibility that localized infestations could persist or expand into sensitive resource areas while still technically meeting the proposed performance standard.

Fourth, Comment 18 identifies dependencies between early phases of development and stormwater infrastructure planned for later phases. The review notes that runoff from Phase 1 drainage areas may ultimately rely upon treatment systems associated with Phase 7, creating uncertainty regarding interim stormwater management if future phases are delayed, modified, or not completed as anticipated.

Fifth, Comments 11 and 12 note that certain elements of the stormwater system, including internal controls, maintenance features, and constructability details, are deferred to future construction-level design. As a result, the Commission's ability to evaluate long-term functionality, inspection access, and maintenance reliability is necessarily limited at this stage.

My concern is not that the applicant has failed to propose improvements. The applicant has proposed restoration measures, buffer enhancements, and stormwater treatment improvements. My concern is that the Commission is being asked to conclude that long-term wetland functions will be preserved without quantitative evidence sufficient to support that finding.

The Commission's responsibility is not merely to determine whether a project complies with current engineering standards. Under §22a-41, the Commission must determine whether the record supports findings that this multi-phase, 689-unit project, hydrologically connected to approximately 47 acres of wetlands and the Farmington River corridor, will not adversely affect wetlands and watercourses and that long-term wetland productivity has been adequately evaluated. Those findings should be supported by substantial evidence contained within the administrative record.

When uncertainty exists within the record, that uncertainty is a relevant consideration. Stormwater systems may not always perform as modeled. Maintenance practices may change over time. Invasive species management programs may not be fully implemented. Plantings may fail. Hydrologic assumptions may ultimately prove inaccurate.

The consequences of an incorrect assumption regarding wetland hydrology may not be readily reversible and may become apparent only after project construction has occurred. Requiring additional quantitative analysis is a reasonable step toward reducing uncertainty and strengthening the evidentiary basis for any final decision.

The applicant's experts believe the project will function as intended. The Commission's reviewers have identified information supporting the applicant's position. However, several of the most significant conclusions regarding wetland hydrology, wetland function, invasive species management, and long-term system performance continue to appear to rely primarily upon qualitative assessments rather than measurable quantitative evaluation.

Because this project is of extraordinary scale, because it is located adjacent to sensitive wetland resources and vernal pool systems, and because important conclusions regarding long-term wetland function continue to rest primarily upon qualitative assessments rather than quantitative evaluation, I respectfully submit that the current record may not yet contain sufficient evidence to support all findings required under CGS §22a-41.

LONG-TERM PERFORMANCE, MONITORING AND CORRECTIVE ACTION

In addition to the issues identified above, I respectfully submit that the Commission should consider whether the record contains sufficient information regarding the long-term performance and reliability of the proposed stormwater and environmental protection measures.

Many of the conclusions presented in support of the application are necessarily predictive in nature and depend upon assumptions regarding hydrology, stormwater performance, ecological restoration, invasive species management, and long-term maintenance.

Accordingly, I respectfully ask the Commission to consider whether the record contains sufficient information regarding post-construction monitoring, performance verification, and corrective-action mechanisms should actual site conditions differ materially from those predicted during the permitting process.

Specifically, if post-construction monitoring reveals that wetland function, hydrology, stormwater performance, or ecological conditions differ materially from those predicted during permitting, what enforceable mechanism exists to identify, correct, and fund remediation of those impacts?

Because some environmental impacts may not become apparent until years after construction is completed, the existence of effective monitoring, enforcement, and corrective-action procedures may be relevant to the Commission's evaluation of long-term wetland productivity and protection under CGS §22a-41.

Long-Term Maintenance and Enforcement

The proposed stormwater infrastructure and environmental mitigation measures will require inspection, maintenance, and periodic repair throughout the life of the development. The record should clearly identify:

• Who will be responsible for long-term maintenance and inspection;
• The inspection frequency and performance standards that will apply;
• The enforcement mechanisms available if maintenance obligations are not met; and

• Whether adequate financial and institutional safeguards exist to ensure these responsibilities are fulfilled over time.

Adaptive Monitoring and Corrective Action

Again, many of the conclusions regarding wetland protection are predictive in nature. If actual site conditions differ from those anticipated by the design, it is important to understand:

• What post-construction monitoring will occur;
• What parameters will be monitored;
• The duration of such monitoring;
• What measurable thresholds would trigger corrective action; and
• Who will be responsible for implementing and funding any necessary remediation.

Wetland Function Versus Wetland Presence

The continued existence of a mapped wetland does not necessarily demonstrate the continued preservation of wetland function. The record should provide sufficient evidence regarding the long-term maintenance of ecological functions, including:

• Groundwater recharge;
• Seasonal hydrologic patterns;
• Wildlife habitat and connectivity;
• Vernal pool function;
• Nutrient processing; and
• Other wetland-dependent ecological functions.

Climate Resilience and Design Assumptions

The Commission may also wish to consider whether the proposed stormwater infrastructure has been evaluated for resilience under rainfall and runoff conditions that exceed modeled assumptions and whether the record adequately addresses the sensitivity of the proposed systems to changing hydrologic conditions over time.

These considerations are offered not as conclusions regarding project impacts, but as factors relevant to the Commission's evaluation of long-term wetland productivity and protection under CGS §22a-41.

For all the aforementioned reasons, I respectfully request that the Commission either:

(1) require the additional analyses and information necessary to resolve the outstanding issues identified in the record; or

(2) if such information is not provided, deny the application based upon the absence of substantial evidence necessary to support the findings required under CGS §22a-41.

Please include this letter in the official administrative record.

Thank you for your time and consideration.

Respectfully,

Christine Sinopoli
christineds1213@yahoo.com

Macgilpin Brittany

From: Ziemnicki Ryan
Sent: Tuesday, June 9, 2026 3:58 PM
To: Macgilpin Brittany
Subject: FW: Opposition to Proposed Development at 200 Hopmeadow Street

---

From: E. Furey <evelynfurey@gmail.com>
Sent: Tuesday, June 9, 2026 3:52 PM
To: Ziemnicki Ryan <rziemnicki@simsbury-ct.gov>
Subject: Opposition to Proposed Development at 200 Hopmeadow Street

Warning: Unusual sender <evelynfurey@gmail.com>
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Town of Simsbury Conservation Commission / Inland Wetlands & Watercourses Commission

c/o Ryan Ziemnicki

Dear Members of the Commission,

I am writing as a longtime resident of Simsbury to express my opposition to the proposed development at 200 Hopmeadow Street and to request that this letter be entered into the public record.

My family has lived in Simsbury for decades, and we care deeply about the natural resources that make our town such a special place to live. The wetlands and surrounding natural areas at this site are valuable environmental resources that cannot be replaced once they are damaged or destroyed.

Wetlands play a critical role in protecting water quality, supporting wildlife habitat, reducing flooding, replenishing groundwater, and maintaining the health of the broader ecosystem. These functions benefit not only the plants and animals that depend on them, but also the residents of Simsbury who rely on clean water and a healthy environment. The potential impacts associated with more than 680 proposed housing units raise serious concerns about the long-term effects on these resources.

I urge the Commission to carefully consider its responsibility to protect Simsbury's wetlands and watercourses and to fully evaluate the environmental impacts of this proposal. Development pressures should not outweigh the importance of preserving natural resources that provide lasting benefits to current and future generations.

Connecticut's Inland Wetlands and Watercourses Act recognizes that wetlands and watercourses are an indispensable and fragile natural resource with significant environmental, ecological, and public health value. The Act charges local Inland Wetlands Commissions with protecting these resources from unnecessary degradation and with carefully evaluating the environmental impacts of proposed activities. I respectfully ask the Commission to fully exercise its authority and obligations under state law by

thoroughly examining the direct, indirect, and cumulative impacts of this proposal, considering feasible and prudent alternatives, and ensuring that the long-term functions and benefits of these wetlands are protected for future generations.

As residents, I believe our voices should be heard in decisions that will permanently affect the character and environmental health of our community. I respectfully ask the Commission to prioritize the protection of wetlands and other sensitive environmental resources when reviewing this application.

Thank you for your time and consideration of these concerns. Please include this letter in the public record for this matter.

~Evelyn Furey

Simsbury Resident

Macgilpin Brittany

From: Ziemnicki Ryan
Sent: Wednesday, June 10, 2026 8:39 AM
To: Macgilpin Brittany
Subject: FW: 200 Hopmeadow proposed development

From: Robert Sanders <boblynk@gmail.com>
Sent: Tuesday, June 9, 2026 5:10 PM
To: Ziemnicki Ryan <rziemnicki@simsbury-ct.gov>
Subject: 200 Hopmeadow proposed development

Warning: Unusual sender <boblynk@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear CCIW&W Commision,

No doubt all on the commision have read Aldo Leopolds, 'Sand County Almanac'. It's not easy for a town to stop developers from developing when they have met certain criteria and own the land even if a town, it's land, habitant and wildlife and quality of life would suffer dramatically from a developement this size

Please use what power you have to restrict or stop the proposed developement. Maybe reread Sand County Amanac?

Respectfully,

Robert Sanders
203 Bushy Hill Rd
Simsbury, Ct 06070
boblynk@gmail.com

Macgilpin Brittany

From: Ziemnicki Ryan
Sent: Tuesday, June 9, 2026 4:17 PM
To: Macgilpin Brittany
Subject: FW: APPLICATION NO. CC 26-02

From: Matthew Grande <bugglesski@gmail.com>
Sent: Tuesday, June 9, 2026 4:10 PM
To: Ziemnicki Ryan <rziemnicki@simsbury-ct.gov>
Subject: APPLICATION NO. CC 26-02

Warning: Unusual sender <bugglesski@gmail.com>
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BEFORE THE TOWN OF SIMSBURY
CONSERVATION COMMISSION/INLAND WETLANDS AND WATERCOURSES AGENCY

APPLICATION NO. CC 26-02
200 Hopmeadow Street (Hartford South)
SL Simsbury LLC

For submission into the public record:

Simsbury Conservation Committee,

History is our most valuable instructor. The history of 8-30g in Simsbury is a muddy pit on Hopmeadow St. owned by Vessel Technologies, who may or may not, ever complete their project. It offers nothing for Simsbury other than additional runoff into the Farmington. It offers nothing for the bear I had to wait for to cross into the property from the low area near the entrance to The Powder Forest before the fence went up. Was he looking for some skunk cabbage to munch or a turtle's nest to raid? He won't find them there now. For the any housing at all cost advocates, I would ask about the 23000 of us sitting in our cars longer to get anywhere, burning more gas than we used to and helping burn down the planet faster as a result, what is more important, some ill advised housing now or, our sustainability as a species long-term? Anything we spend on legal fees now is worth mitigating the long-term damage this project will do to Simsbury. Use Vessel as an example of an insufficient vetting and bonding process in 8-30g itself and send the whole mess back to the state suggesting home rule unless and until 8-30g can prevent a repeat of the mud pit it has already left us with. I'll close by paraphrasing Lincoln's first inaugural address, (This town, with its institutions, belongs to the people who inhabit it.) Well, I live here, have for 21 years, and almost never miss a vote. You, as a body, are among the town's institutions. I am encouraging you in the strongest possible terms to prevent the damage to this parcel and this town that will be brought with this project.

Respectfully,

Matthew Grande

89 Stratton Forest Way

Macgilpin Brittany

From: Ellen Gilbert <esgbsrn@gmail.com>
Sent: Tuesday, June 9, 2026 4:37 PM
To: Macgilpin Brittany
Subject: Conservation/ Inland Wetlands and Watercourses Public Comment June 9,2026

Warning: Unusual sender <esgbsrn@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good afternoon Brittany,
Please share this statement with the Conservation/ Inland Wetlands and Watercourses Agency and Zoning Board,

Good evening commissioners and Simsbury staff, petitioners and public. The Ridge at Talcott Mountain South is a deeply complex and controversial proposal. I am pleased to see the project footprint is actually smaller than The Hartford had and the berm and plant life between Talcott Acres Condominium Association and The Ridge will remain undisturbed. The overall impact of this project on the environment is still a loose-loose situation.The scientists and engineers have evaluated the wetlands, vernal pools, stormwater management, amphibians, and flora. If all the plans went exactly as written on paper, perhaps the environmental impact would be limited. A combat copter pilot once told me to "always prepare for it to not go as planned." We need to look at the big picture. The Silverman group is using Statute 8-30g to get their way of development regardless of the overall effect on the 124 acres of our town. The application CC#26-02 plans for 689 rentals but in my estimation there are nowhere near that many interested renters. The town already has many vacant rentals. The town will loose precious woodlands adjacent to Hopmeadow Street. There will be pollution risk so close to Minister Brook, the Farmington River and the Vernal Pools. There is no guarantee of protection. The ability of Aquarion and The Water Pollution Control Authority to manage the demand are unknown. I

made calls to both offices. I could not get a figure on the water consumption by The Hartford Insurance Company but the facility had 1500 employees working days and evenings on weekdays. The 689 households will create a demand far greater. Consider cooking, dishwashing, laundry, bathing, hygiene needs and toilet use, with an occupation of 1-2 people or 3-5 people in those units. The aquifer is directly across the river from the proposed development. Our climate is unpredictable.
The Multi-use Hartford Form-Based Plan could result in a reduction in that water demand. Commercial aspects could replace the income of too many rental residences. Rather than a restaurant and hidden strip mall, I propose the following:

- Please include housing tailored for Seniors and units designated for Accessible Housing. Section 8-11-Supportive Housing for People with Disabilities.
- Sprouts Grocery Store. This is the latest concept in grocery stores and is in many states. They plan to bring 8 to Connecticut and one is already approved for Fairfield.
- Chick-fil-a
- Breakfast/Lunch dining for residents, sports teams, bicyclists, walkers.

We need to preserve our natural beauty. Keep as many trees as possible on the property. Plan for greater protection of our wetlands and watercourses.

I ask that the plan needs to be scaled back and adjusted to better preserve what is good for the future users of the land and for us.
Thank you to all the many professionals who have worked on this plan, for the people who have reviewed it, volunteers who have taken their time to consider this and to the public who have expressed their caring. Let's make this a WIN-WIN.

Sincerely,
Ellen S Gilbert
esgbsrn@gmail.com

Macgilpin Brittany

From: Aanya Mehta <aanyasmehta@gmail.com>
Sent: Tuesday, June 9, 2026 5:33 PM
To: Ziemnicki Ryan; Macgilpin Brittany
Subject: Fwd: Public Comment regarding Opposition to Application CC #26-02

Warning: Unusual sender <aanyasmehta@gmail.com>
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---------- Forwarded message ---------
From: **Aanya Mehta** <aanyasmehta@gmail.com>
Date: Tue, Jun 9, 2026 at 5:30 PM
Subject: Public Comment regarding Opposition to Application CC #26-02
To: <rziemnicki@simsbury-ct.gov>
Cc: Dad <sonnynmehta@hotmail.com>, Mom <awanimehta@yahoo.com>, Uma Mehta <usmehta00@gmail.com>

Dear Members of the Town of Simsbury, Conservation Commission / Inland Wetlands & Watercourses Agency,

I am writing to express my strong opposition to the Hopmeadow Street Development Application and to implore the Commission to vote against this proposal. As a lifelong resident of Simsbury, I have been able to enjoy the natural beauty of our town's ecology for nearly twenty-four years. In fact, to me, growing up in Simsbury is characterized by our connection to nature and deep appreciation for our environment. The Farmington River is an active part of our community, a pristine site that supports not just our natural environment, but our culture— the places we hang out in the summer, the views we see, and the smells we enjoy walking alongside it. Our healthy wetlands support our wildlife and the greenery we love to take pictures of and associate with our town's charm.

As a young professional, I chose to stay in the greater Hartford area post-graduation because I love our town and for so long, we have done a great job of preserving and maintaining our natural culture. I cannot enjoy these things in Boston or New York or, frankly, Fairfield County, where overdevelopment and overcrowding have neglected conservation priorities. If our town were to accept this project, we would meet the same fate. With developments arising in the City of Hartford and rising costs of living, there would not be so much of a draw for young people to come to or stay in our town. And, once lost, our natural beauty and serenity cannot easily be restored; our community would be irrevocably damaged. I hope to enjoy many more years as a resident of Simsbury, hopefully building my own life here. As such, I strongly urge the Commission to prioritize the stewardship of our town's wetlands and watercourses and to reject the current proposal. Thank you for your consideration.

Sincerely,

Aanya Mehta, Lifelong Simsbury Resident
42 Banks Rd, Simsbury CT 06070

Macgilpin Brittany

From: Leslie Kosswig <leslie_kosswig@hotmail.com>
Sent: Tuesday, June 9, 2026 8:08 PM
To: Macgilpin Brittany
Subject: Simsbury CT Wetlands Committee Meeting 6/9

Warning: Unusual sender <leslie_kosswig@hotmail.com>
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Hi Brittany,

Would it be possible to add this to the public comment record for tonight's meeting? I was signed up to speak but I had to leave before i had an opportunity. I appreciate all you do.

While the developer emphasizes that the physical footprint is smaller by 2 acres, the increase from 449 to 689 units represents a substantial increase in residential density. More residents mean more vehicles, more traffic, greater water consumption, increased wastewater generation, and significantly more garbage and solid waste. A larger population also produces more litter, pet waste, fertilizers, and household pollutants that can enter stormwater systems and ultimately affect nearby wetlands.

Increased waste generation requires more frequent trash collection and service vehicle traffic, creating additional noise, emissions, and opportunities for litter to be dispersed by wind, wildlife, or stormwater runoff. Even when properly managed, a development of this size places greater long-term pressure on the surrounding environment than a smaller development.

Wetlands are affected not only by the direct loss of acreage but also by cumulative impacts from increased human activity. More residents can result in greater disturbance to wildlife, more recreational use of buffer areas and higher volumes of runoff carrying pollutants into sensitive wetland ecosystems. The intensity of use should be considered alongside the project's footprint when evaluating the overall environmental impact.

Thank you so much,

Leslie Kosswig
8607519461
14 Lincoln Lane
Weatogue, CT 06089

Macgilpin Brittany

From: Ziemnicki Ryan
Sent: Wednesday, June 10, 2026 8:47 AM
To: Macgilpin Brittany
Subject: FW: 200 Hopmeadow Street Proposal

From: Diana Bittern <deltabird@gmail.com>
Sent: Tuesday, June 9, 2026 7:48 PM
To: Ziemnicki Ryan <rziemnicki@simsbury-ct.gov>
Subject: 200 Hopmeadow Street Proposal

Warning: Unusual sender <deltabird@gmail.com>
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Town of Simsbury, CT
Conservation Commission/Inland Wetlands and Watercourses
c/o Ryan Ziemnicki

Dear Members:

I oppose the development of 689 housing units at 200 Hopmeadow Street. The parcel includes approximately 47 acres of wetlands, which are an important and irreplaceable natural resource. As has been noted, our wetlands play a critical role in flood control, groundwater recharge, water purification, erosion prevention, and especially, the preservation of wildlife habitat. Once disturbed or lost, these functions are often difficult or impossible to fully restore.

Given the scale of the proposed 689-unit development and the environmental significance of the site, I respectfully request that the Commission conduct a thorough review of all potential impacts to the wetlands and watercourses and carefully consider whether adequate protections can be assured.

Thank you for your service and for your careful consideration of this matter. I respectfully request that this letter be included in the public record

Sincerely,
--
Diana Bittern
5 Mountain View Drive
Weatogue, CT 06089

551-482-6161

Macgilpin Brittany

From: Jordan Brady <jordan.brady3@gmail.com>
Sent: Tuesday, June 9, 2026 4:22 PM
To: Ziemnicki Ryan; Macgilpin Brittany
Subject: Public Comment for June 9 Meeting - Opposition to 200 Hopmeadow St. Proposal

Warning: Unusual sender <jordan.brady3@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Members of the Simsbury Conservation Commission / Inland Wetlands & Watercourses Agency,

Please accept this email as my official written public comment regarding the proposal for 689 units at 200 Hopmeadow Street. I request that this statement be formally read into the public record for tonight's meeting, Tuesday, June 9th.

Because I am unable to attend the meeting in person tonight, I am submitting my concerns regarding the scale of this development and its potential impact on our town's natural resources. The parcel in question contains 47 acres of wetlands, an irreplaceable, fragile ecosystem that Simsbury cannot afford to compromise.

I urge the Commission to consider the critical functions these specific wetlands provide to our community:

- Water Supply & Quality: These wetlands are essential to maintaining an adequate supply of both surface and underground water, as well as recharging and purifying our groundwater.
- Flood & Erosion Control: This land provides vital hydrological stability, serving as a natural defense against flooding and erosion for the surrounding areas.
- Biodiversity: This habitat is crucial to the existence of diverse animal, aquatic, and plant life unique to our region.

Too many inland wetlands and watercourses across Connecticut have already been irreversibly destroyed or face imminent danger. As stewards of Simsbury's environment, it is the Commission's duty to ensure this does not happen to our town.

An oversized development of 689 units on a delicate 47-acre wetland parcel poses an unacceptable risk to our ecological infrastructure and hydrological safety. I strongly urge the Commission to reject the proposal in its current form and prioritize the long-term protection of Simsbury's natural resources.

I will finish with this. I am a young parent, with kids ages 2 and 5 (unable to attend the meeting because I am currently at home with them and my wife is working). We moved to Simsbury in August of last year, and a major reason we decided on this town is because of the natural beauty and the access to nature. My wife and I are looking forward to decades more time enjoying this town and raising our kids with such amazing access to the outdoors.

Thank you for your time, your service, and your serious consideration of this matter!

Cheers,
Jordan and Kendra Brady
21 Wyngate
401-225-7126