Conservation Commission / Inland Wetlands and Watercourses Agency

Regular Meeting
Ju1y 7, 2026 – 7:00 P.M.
Simsbury Public Library – FSPL Room
725 Hopmeadow Street, Simsbury, CT 06070

MINUTES

I. CALL TO ORDER – Chair Winters called the meeting 7:00 P.M.

Present: Chair, Margery Winters; Vice Chair, Jason Levy; Secretary, Joseph Campolieta; Commission Members: Jason Berman and Donald Eaton. Alternate Commission Member, Sue Brittell; Planning Director, George McGregor; and Assistant Town Planner, Brittany MacGilpin.

Absent: Commission Members: Charles Haldeman and Michael Luzietti; and Alternate Commission Member, Alison Wilcox.

Seating of Alternate: Commissioner Brittell was appointed as a regular for tonight's meeting.

II. APPROVAL OF MINUTES

June 9, 2026, Regular Meeting and June 16, 2026, Regular Meeting

MOTION: Secretary Campolieta made a motion, seconded by Vice Chair Levy, to approve the Minutes of the June 9, 2026, Regular Meeting and June 16, 2026, Regular Meeting as written. The motion carried unanimously (6-0-0).

III. NEW IWWA APPLICATIONS FOR RECEIPT AND DETERMINATION OF SIGNIFICANCE

None.

IV. IWWA APPLICATIONS

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).

Assistant Town Planner MacGilpin, and Mr. Pearce presented the proposed demolition and construction. The Commission asked several follow-up questions and gave recommendations.

MOTION: Secretary Campolieta made a motion, seconded by Vice Chair Levy, that 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.

The motion carried unanimously (6-0-0).

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.)

The Commission discussed concerns about vernal pools, wildlife, spill lighting, and offsite impacts.

Assistant Town Planner MacGilpin will write a letter of denial with the conditions discussed, have the Town Attorney review it, and bring it back to the Commission to vote on. The Commission will have a Special Meeting before July 14th.

MOTION: Vice Chair Levy made a motion, seconded by Secretary Campolieta, to direct staff to draft a letter of denial to be voted on at a Special Meeting, date to be determined. The motion carried unanimously (6-0-0).

V. CONSERVATION COMMISSION BUSINESS

Vice Chair Levy recommended having a discussion concerning the Town continuing to implement rodenticide regulation.

VI. DESIGNATED AGENT ACTIONS AND OTHER REPORTS

Chair Winters reminded the Commission to complete their training by December 31st.

VII. ADJOURNMENT

MOTION: Vice Chair Levy made a motion, seconded by Secretary Campolieta, to adjourn the meeting. The motion carried unanimously (6-0-0).

Chair Winters adjourned the meeting at 7:45 P.M.

Respectfully submitted,

Amanda Blaze
Commission Clerk