1. Conservation Commission/Inland Wetlands And Watercourses Agency Agenda

    Documents:

        10-20-26 AGENDA.PDF

2. CC 26-20 294 (Aka 298) Bushy Hill Rd

    Documents:

        CC 26-20 298 BUSHY HILL RD STAFF REPORT.PDF
        CC 26-20 298 BUSHY HILL RD APPLICATION AND PLOT PLAN - REDACTED.PDF
        CC 26-20 298 BUSHY HILL COMBINED PHOTOS FROM 10-13-26.PDF
        CC 26-20 298 BUSHY HILL RD ADDITIONAL PLANS AND SHED INFORMATION.PDF

3. CC 26-21 20 Neal Dr

    Documents:

        CC 26-21 20 NEAL DRIVE STAFF REPORT.PDF
        CC 26-21 20 NEAL DRIVE APPLICATION, NARRATIVE, AND SITE PLAN - REDACTED.PDF

Conservation Commission/Inland Wetlands and Watercourses Agency
Regular Meeting
October 20, 2026, at 7:00 PM
Town Hall-BOE Conference Room
933 Hopmeadow Street, Simsbury, CT, 06070

AGENDA

I. CALL TO ORDER & SEATING OF ALTERNATES

II. APPROVAL OF MINUTES

October 6, 2026

III. IWWA APPLICATION(S) FOR RECEIPT AND DETERMINATION OF SIGNIFICANCE

IV. IWWA APPLICATION(S) FOR PUBLIC HEARING OR ACTION

Application CC #26-20 of Mary Christine Wall, applicant and owner, for a wetland permit to install a 16' x 10' shed in wetland soils/regulated area at 294 Bushy Hill (Assessor's Map D15, Block 420, Lot 040) Simsbury, CT 06070, zone R-40 OS.

Application CC #26-21 of Michael Nascimento, applicant and owner, for a wetland permit to construct a 16 x 22' outbuilding and filling/grading in a regulated area in order to improve backyard conditions at 20 Neal Drive (Assessor's Map B18, Block 501, Lot 009) Simsbury, CT 06070, zone R-40 OS.

V. CONSERVATION COMMISSION AND OTHER IWWA BUSINESS

Election of Officers

VI. DESIGNATED AGENT ACTIONS AND OTHER REPORTS

- **Application CC #26-22** of Brian and Michelle Rotondo, applicant and owner, for a wetland permit to construct a +-738 sq.ft. (12 x 24' garage and 15 x 30' workshop) addition in the upland review area at 4 Adams Road (Assessor's Map D19, Block 601, Lot 030) Weatogue, CT 06089, zone R-40.

VII. ADJOURNMENT

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

TO: Simsbury Conservation Commission/Inland Wetlands Agency

FROM: George K. McGregor, AICP

DATE: October 20, 2026

RE: **Application CC #26-20** of Mary Christine Wall, applicant and owner, for a wetland permit to install a 16' x 10' shed in a regulated area at 294 (aka) 298 Bushy Hill Rd. (Assessor's Map D15, Block 420, Lot 040) Simsbury, CT 06070, zone R-40 OS.

Summary of Request

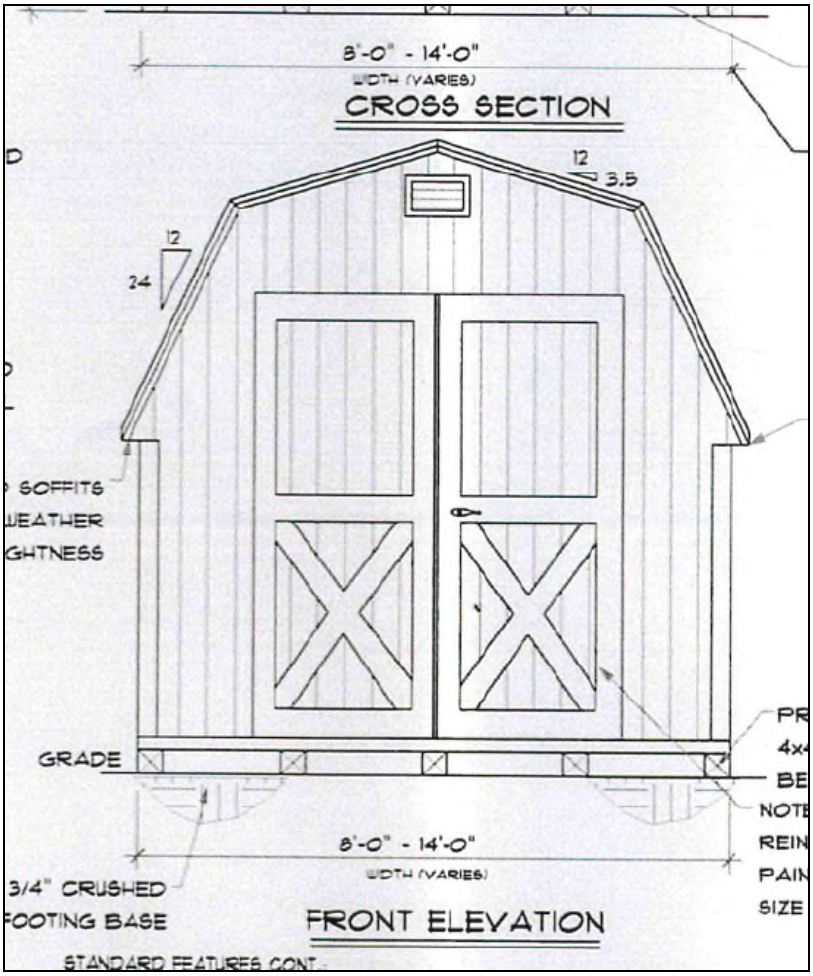


Mary Christine Wall, owner and applicant, has submitted an Inland Wetlands application for a wetlands permit to install a 16'x10' utility shed in the wetlands soils. The Applicant plans to install a small "mini-barn style storage building" at 294 Bushy Hill. Shown as two parcels in the GIS data-base, the Applicant is the owner of what was previously 294 and 298 Bushy Hill. These parcels have now been combined, but not reflected as of yet in the GIS, (June 2026) forming one 1.32 acre parcel. The former 294 address is almost entirely in wetlands soils (see above). The Applicant proposes to place the shed (estimated in yellow) on an ***existing*** gravel base on grade. No additional stone or disturbance is planned.

The gravel location is shown below (with SUV), just off the main driveway:



The Applicant has provided cross sectional details of the proposed 16'x10" shed:



At the October 6, 2026, meeting, the IWWA found the application non-significant.

Draft Motion

Moved, the Inland Wetlands & Watercourses Commission APPROVES **Application CC #26-20** of Mary Christine Wall, applicant and owner, for a wetland permit to install a 16' x 10' shed in a regulated area at 298 Bushy Hill Rd. based upon the following findings:

a. The project will not adversely impact the wetland soils or watercourse as the soils have been previously disturbed over the years and the project will not amount to additional disturbance.

And subject to the following conditions:

1. The project shall be developed in substantial conformance with the application information for 294 Bushy Hill Rd. dated 9-29-2026 and 10-7-2026.

2. All erosion control and soil stabilization measures (if necessary) 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.

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

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

Or

Moved, (An alternative Motion)

Town of Simsbury

Office of Community Planning and Development – Inland Wetlands Permit Application

RECEIVED
SEP 29 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

DATE: 9-29-2026 **FEE: $** 140 **CK #:** 5245 **APP #:** 26-20

PROPERTY ADDRESS: 298 Bushy Hill Rd Simsbury CT 06070

NAME OF APPLICANT: Mary Christine Wall

MAILING ADDRESS: Same

EMAIL ADDRESS: _____ **TELEPHONE #** _____

NAME OF OWNER: Same

MAILING ADDRESS: _____

EMAIL ADDRESS: _____ **TELEPHONE #** _____

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

Place shed on property adjacent to driveway

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.

Mary Christine Kelly 9-29-2026 Owner

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

Telephone (860) 658-3245
Facsimile (860) 658-3206
www.simsbury-ct.gov
933 Hopmeadow Street
Simsbury, CT 06070

09-29-2026 4689 CHECK 190.00

Town of Simsbury, CT

1 inch = 36 Feet

0 36 72 108

September 29, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com

RECEIVED
SEP 29 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

298 Bushy Hill Road, Simsbury, CT

Map/Lot: 31137200

1 inch = 46 Feet

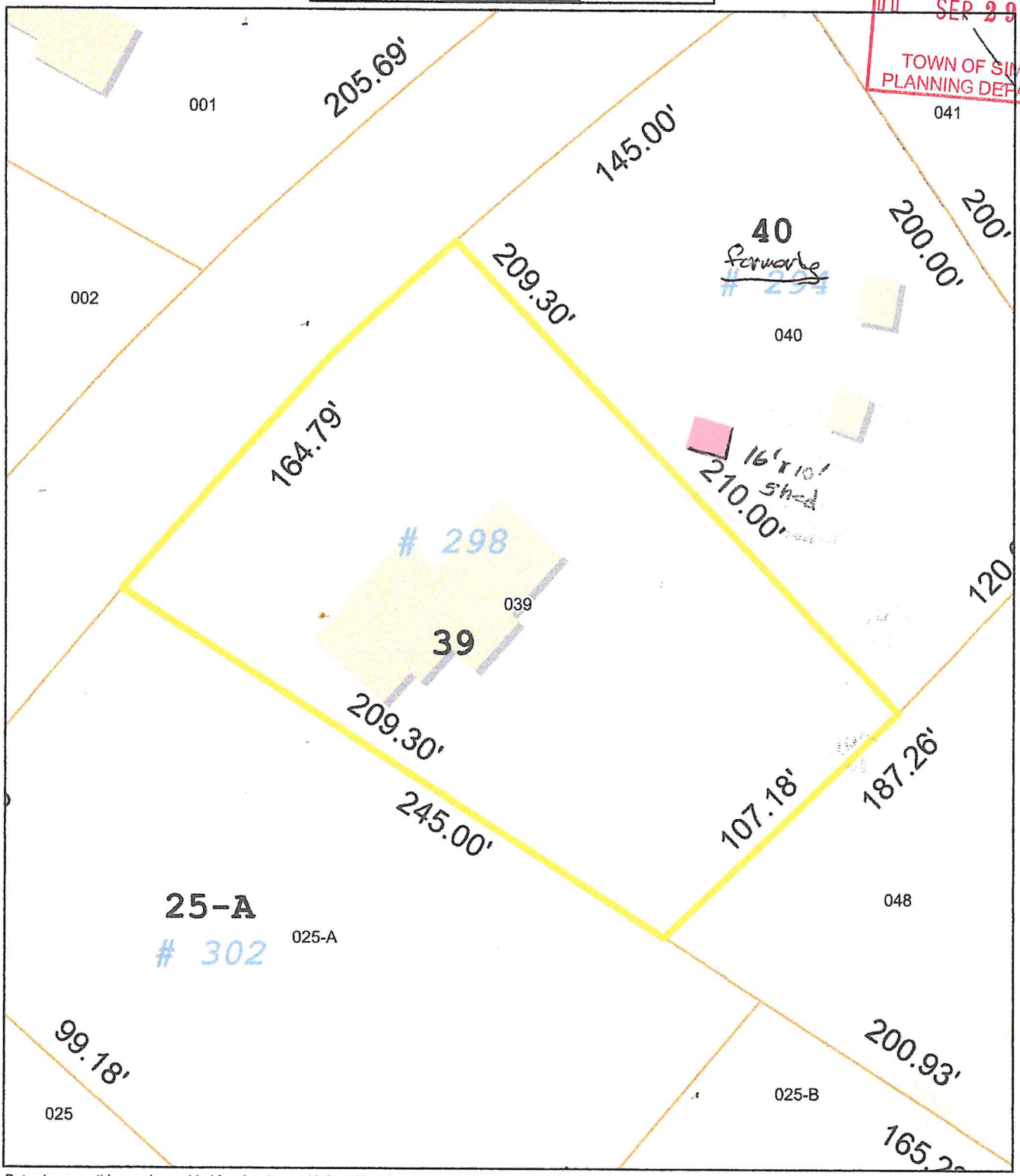
0 46 92 138

July 2, 2026

CAI Technologies

www.cai-tech.com

RECEIVED
SEP 29 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.




CARRYING SCHOOL CHILDREN
TAHOE


TAHOE



Ziemnicki Ryan

From: Christine Wall <mckwall@hotmail.com>
Sent: Wednesday, October 7, 2026 1:54 PM
To: Ziemnicki Ryan
Subject: Re: Next step for wetlands permit - 298 Bushy Hill Road
Attachments: _Shed Specifications.jpg

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

Thanks, Ryan. Please let me know if this answers all of the quiestions.

Shed Project on 298 Bushy Hill Rd

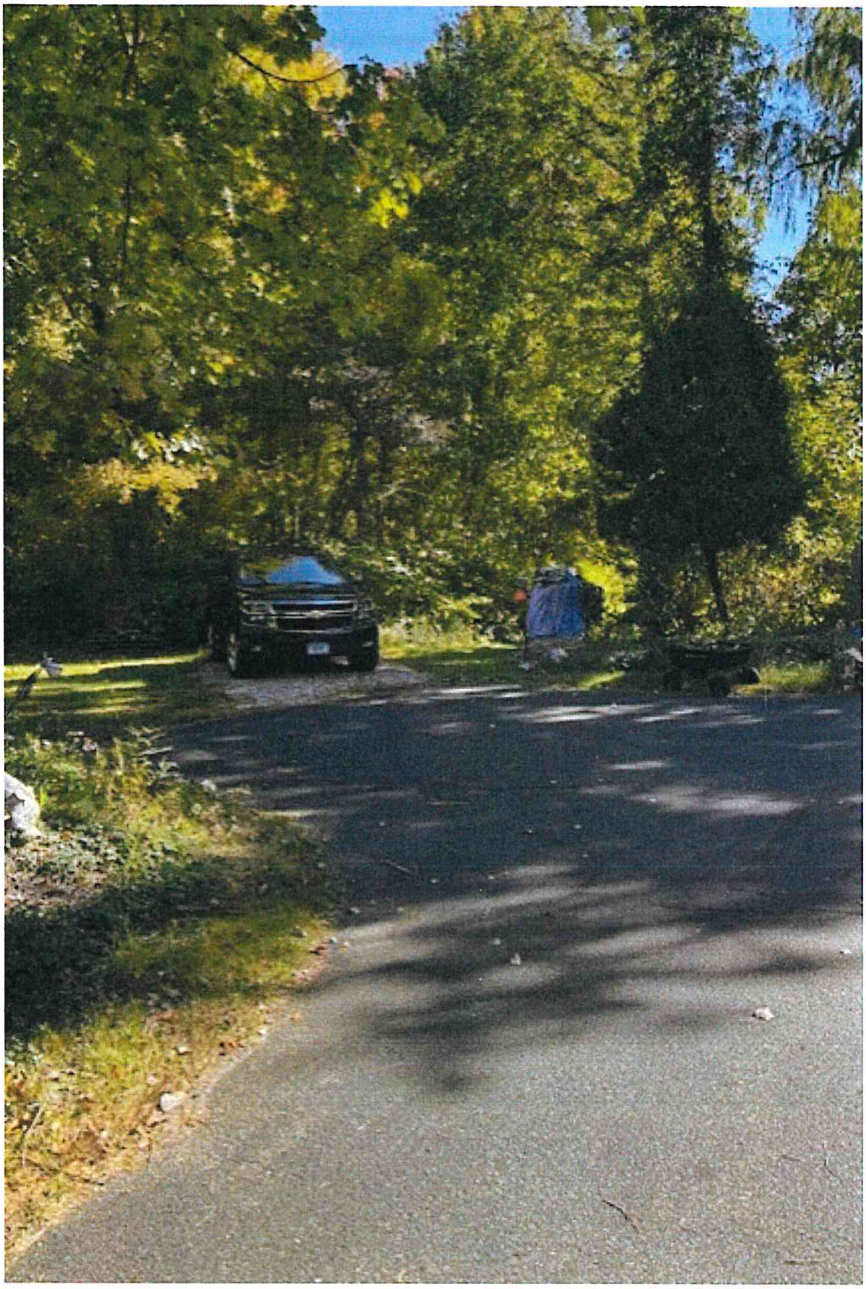
Purpose: To provide a secure (bear free) area for garbage cans and yard tools

Scope: Prebuilt shed to be placed upon existing stone base adjacent to the driveway

Process:

- Buy shed from The Barn Yard (Attached is the print of shed specifications)
- Obtain the required permissions (OK – should have done this before I bought the shed, but it was on sale)
- Deliver and place on stone
    - Attached are the pictures of the proposed shed location. The Tahoe is approximately the same size as the

shed.







From: Ziemnicki Ryan <rziemnicki@simsbury-ct.gov>
Sent: Wednesday, October 7, 2026 9:28 AM
To: mckwall@hotmail.com <mckwall@hotmail.com>
Subject: Next step for wetlands permit - 298 Bushy Hill Road

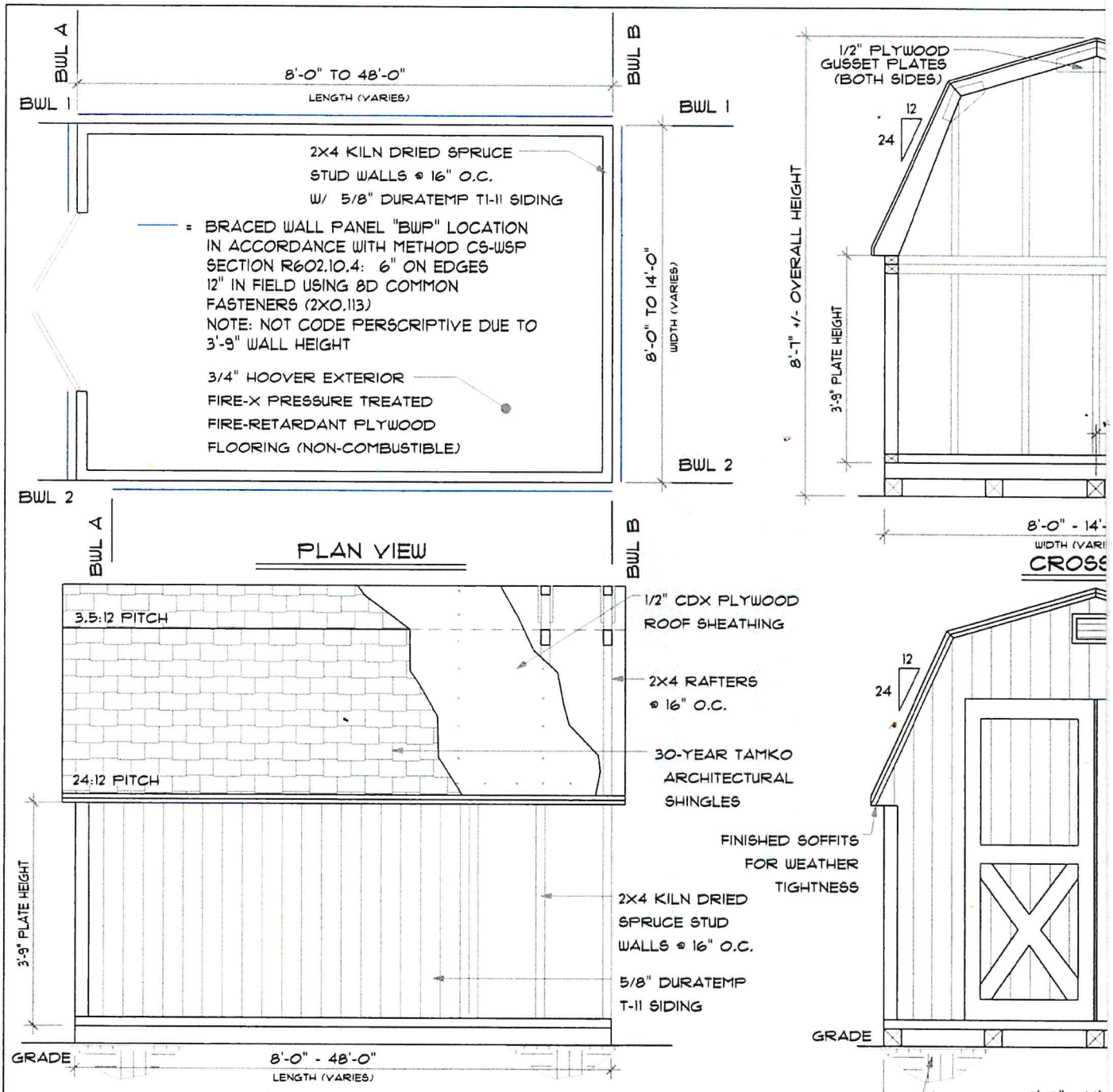
Hi Mary,

Your wetlands application you submitted was reviewed by the Conservation Commission last night and was determined that the impact was non-significant , but the application cannot be administratively approved. This means the application will be going on the agenda for their October 20th meeting for them to vote on it. This would require you to come to this meeting if you are able to.

The commission wanted to see more information on the proposed shed as well. Can you please provide the following:

1. Shed specs including the details, size, dimensions, and how it will be installed.
2. The type of base the shed will be on and how there will be no soil disturbance.
3. A short narrative explaining the project.

Once we get this information the application will be set to go for their final review on October 20th. Please let me know if you have any questions.



SIDE ELEVATION

JACKS & HEADERS
ABOVE DOORS &
WINDOWS PER CODE

STANDARD FEATURES:

BASE: 4X4 PRESSURE-TREATED BEAMS
FLOOR FRAMING: 2X4 PRESSURE-TREATED JOISTS, 12" O.C.
FLOORING: 3/4"HOOVER EXTERIOR FIRE-X PRESSURE TREATED FIRE-RETARDANT PLYWOOD (NON-COMBUSTIBLE)
FRAMING: PREMIUM 2x4 KILN DRIED SPRUCE LUMBER, @16" O.C.

STANDARD FEATURES CONT.:

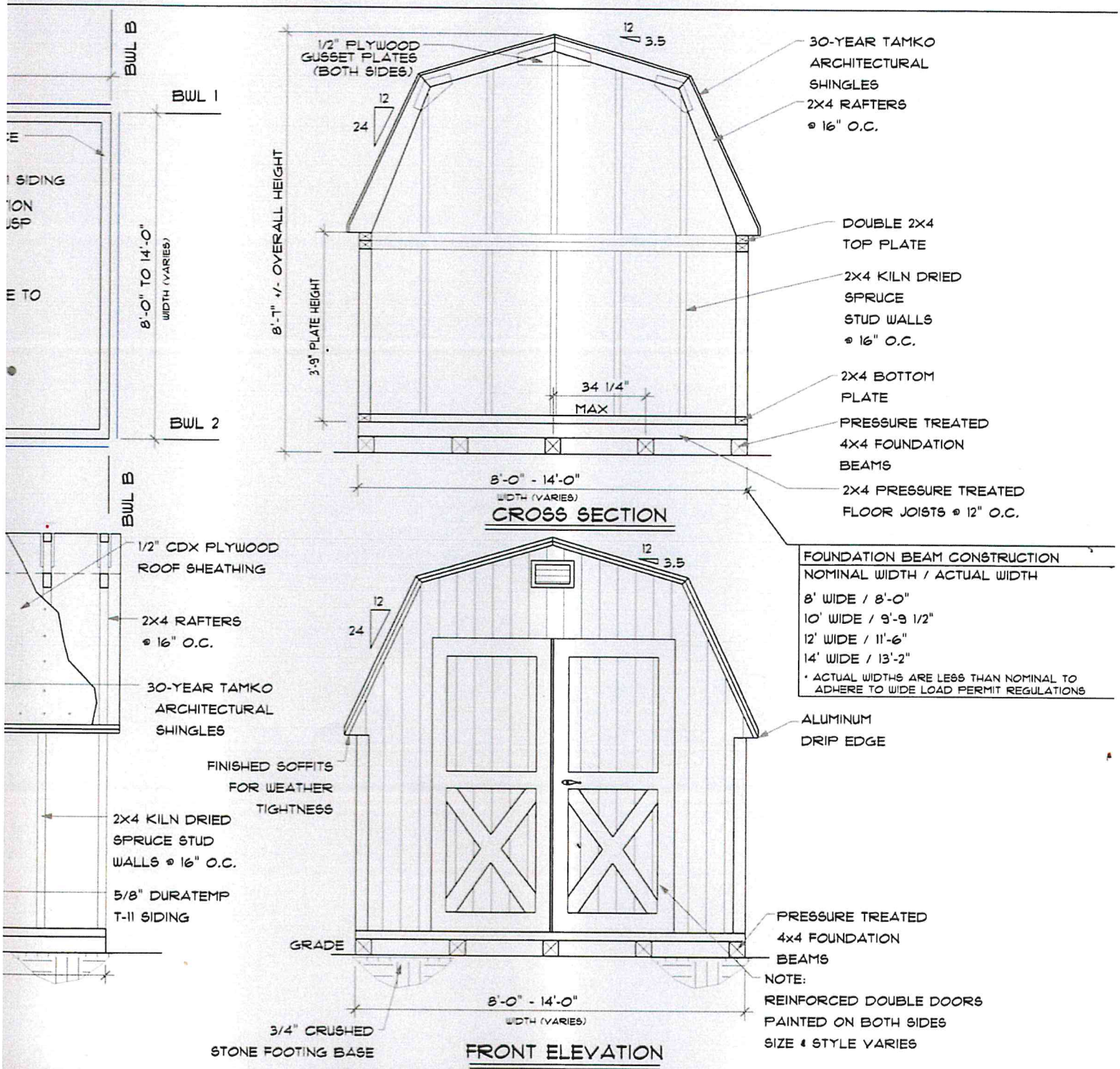
SIDING: 5/8" DURATEMP T1-11 OR VINYL
ROOFING: 30-YEAR TAMKO SHINGLES
DOORS: HEAVY-DUTY, REINFORCED AND PAINTED ON BOTH SIDES
SIZES: 8'x8' TO 14'x48'

STANDARD FEATURES CONT.:

•FLOOR DESIGN MEETS REQUIREMENTS O
SUPPORT 2000 LB LOAD APPLIED OVE
•THIS STORAGE BUILDING IS DESIGNED TO
•FROST PROTECTION NOT REQUIRED UP T

BUILDING TYPE:

MINI-BARN STYLE STORAGE



FOUNDATION BEAM CONSTRUCTION
NOMINAL WIDTH / ACTUAL WIDTH
8' WIDE / 8'-0"
10' WIDE / 9'-9 1/2"
12' WIDE / 11'-6"
14' WIDE / 13'-2"
* ACTUAL WIDTHS ARE LESS THAN NOMINAL TO ADHERE TO WIDE LOAD PERMIT REGULATIONS

RD FEATURES CONT.:

5/8" DURATEMP TI-II OR VINYL
30-YEAR TAMKO SHINGLES
HEAVY-DUTY, REINFORCED AND PAINTED ON BOTH SIDES
8'x8' TO 14'x48'

STANDARD FEATURES CONT.:

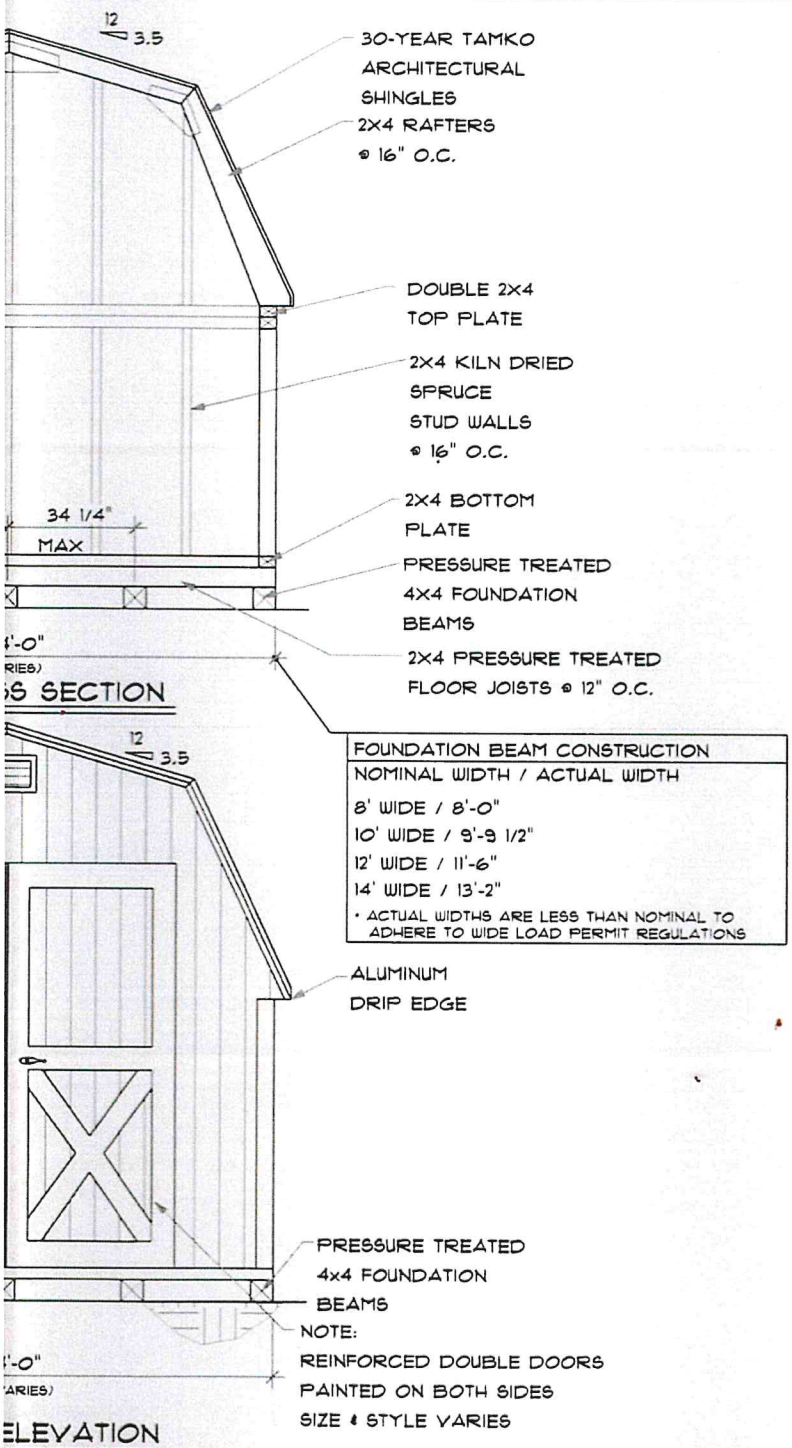
- FLOOR DESIGN MEETS REQUIREMENTS OF SECTION R301.5 FLOOR SYSTEM WILL SUPPORT 2000 LB LOAD APPLIED OVER A 20 SQUARE INCH AREA
- THIS STORAGE BUILDING IS DESIGNED TO BE PLACED ON 6" DEEP 3/4" CRUSHED STONE BASE
- FROST PROTECTION NOT REQUIRED UP TO 600 SQUARE FEET PER IRC SECTION R403.1.4.1

Warning: It is a violation of the NYS Education Law Article 145 for any person, unless he is acting under the direction of a licensed Professional Engineer, to alter this item in any way.

BUILDING TYPE

MINI-BARN STYLE STORAGE BUILDING

THE BARN YARD CONTRACTOR LICENSES
(CT) #558916, (RI) #23105, (MA) H.I.C #127550
(MA) C.S #98915, (NY) WC-26545H14 & PC-6146



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ER A 20 SQUARE INCH AREA
TO BE PLACED ON 6" DEEP 3/4" CRUSHED STONE BASE
TO 600 SQUARE FEET PER IRC SECTION R403.1.4.1

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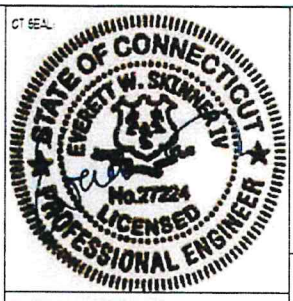
BUILDING

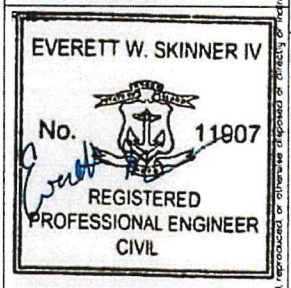
THE BARN YARD CONTRACTOR LICENSES
(CT) #558916, (RI) #23105, (MA) H.I.C #127550
(MA) C.S #98915, (NY) WC-26545H14 & PC-6146

CT SEAL:

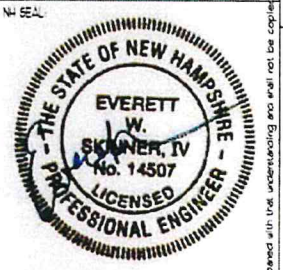


MA SEAL:

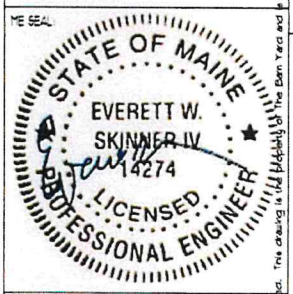




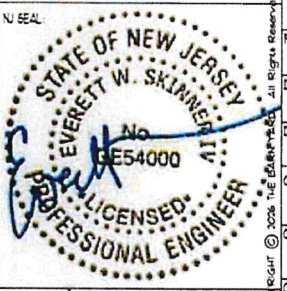
NH SEAL:



ME SEAL:

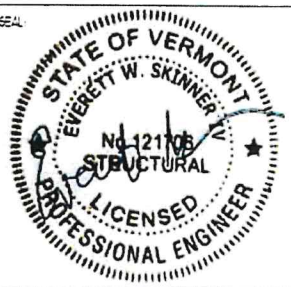


NJ SEAL:



COPYRIGHT © 2026 THE BARN YARD. All Rights Reserved. This drawing is the property of The Barn Yard and is issued with the understanding and shall not be copied, reproduced, or otherwise disposed of directly or indirectly without consent.

VT SEAL:



NY SEAL:



MD SEAL:



The BARN YARD

THE BARN YARD
MANUFACTURING & DESIGN FACILITY
9 VILLAGE ST.
ELLINGTON, CT 06029
860.454.9103
SHOWCASE LOCATIONS
120 WEST RD. ELLINGTON, CT 06029 860.896.0636
84 STRONG HILL RD. BETHEL, CT 06801 203.740.7433

BUILDING CODE REFERENCES

CT: 2022 CONNECTICUT STATE BUILDING CODE & 2021 IRC
MA: THE MASSACHUSETTS BUILDING RESIDENTIAL CODE 780 CMR TENTH EDITION & 2021 IRC
NH: NEW HAMPSHIRE RESIDENTIAL BUILDING CODE 2024 2021 IRC
VT: 2025 VERMONT FIRE & BUILDING SAFETY CODE & 2021 IRC
ME: 2021 MAINE UNIFORM BUILDING AND ENERGY CODE & 2021 IRC
NY: 2025 RESIDENTIAL CODE OF NEW YORK STATE & 2024 IRC
RI: 2021 RISBC-2 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE & 2021 IRC
NJ: NJ UCC ONE & TWO FAMILY DWELLING SUBCODE 2021 & 2021 IRC
MD: 2018 MARYLAND BUILDING CODE & 2018 IRC

DESIGN NOTES:
DEAD LOADS: ROOF: 15 PSF LIVE LOADS: ROOF: 20 PSF
SNOW LOADS: ROOF: 70 PSF
WIND LOADS: ULT. WIND SPEED(Vult): 140 MPH (3 SEC. GUST)

PROJECT TITLE
MINI-BARN STYLE STORAGE BLDG

DRAWING TITLE:
PERMIT ISSUE SHOP DRAWING

DRWN BY:	CHK BY:
JRO	EWS

CUSTOMER NAME & CONTRACT No.

CUSTOMER ADDRESS

CUSTOMER TOWN, STATE, ZIP

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

To: **Simsbury Conservation Commission/Inland Wetlands Agency**

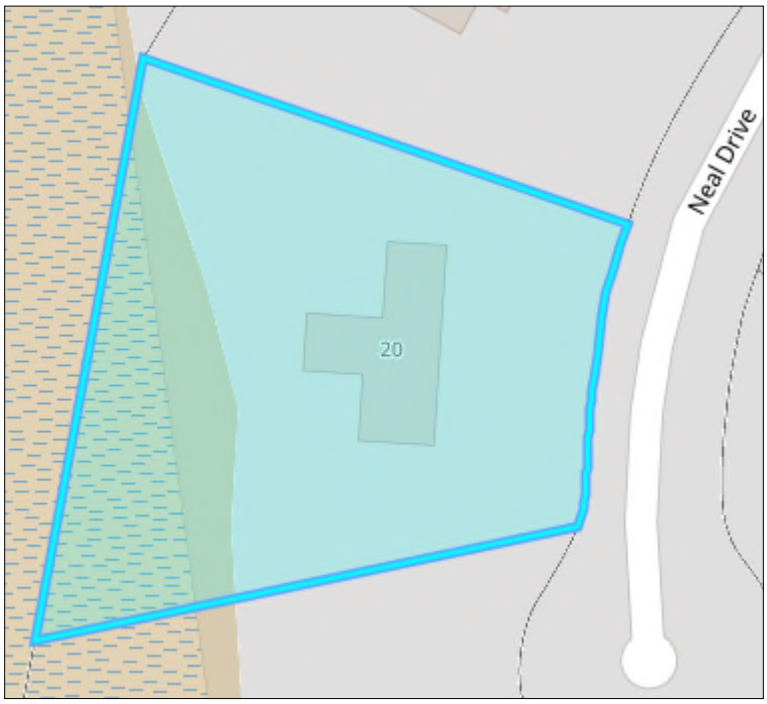
From: George K. McGregor, AICP

Date: October 20, 2026

RE: **CC 26-21, 20 Neal Drive**

Summary of Request

Michael Nascimento, applicant and owner, has applied for a wetlands permit to install a 16'x20' accessory structure; to allow filling/grading; and to permit other improvements in a regulated area in order to improve backyard conditions at 20 Neal Drive (Assessor's Map B18, Block 501, Lot 009) Simsbury, CT 06070, zone R-40 OS.



According to the Town of Simsbury wetlands and watercourses map, there are wetland soils that are located adjacent to the rear property line, please see the map to the right.

Per Section 6 – Regulated Activities to be Licensed, the depositing or removing of material and grading within wetlands soils or a watercourse and upland review areas is a **regulated activity.**

The Inland Wetlands Agency found this activity to be non-significant at the October 6, 2026, regularly scheduled meeting. The Applicant states that the project will improve drainage conditions in the rear yard while also providing a more usable and accessible space on the property.

This is the second wetlands permit application for this property. Application 26-21 requests additional activity beyond what was approved by the Commission in

Application 25-13, approved in May 2025. After a complaint was received by the Planning Department in September 2026 that there was activity on site beyond the original approval, Town Staff investigated, performed a site visit, and determined that unpermitted work, in fact, took place. All work was halted. The Applicant responded quickly, submitting a new wetlands permit application and new site plan for the additional work. The Applicant explains that the project has evolved in order to address serious slope issues on site and in such proximity to the house.

Staff Analysis
The property is a 0.51-acre parcel. The wetland located adjacent to the rear property line is a reed marsh along the "toe" of a slope with transitional shrubs along the edge (the Applicant has submitted a narrative which includes several photos). The project is intended to improve accessibility and usability of the rear yard and improve drainage conditions.

The original project, according the the Applicant's narrative, included the installation of "riprap sloped revetment underlain by geotextile fabric, installation of approximately 300 cubic yards of fill, installation of hardscape surface in rear of the building, regrading to ease the property slopes, installation and redirection of roof drains into infiltration units contained in the fill below the hardscape, and installation of access paths and/or ramp for ADA access to the back of the house."

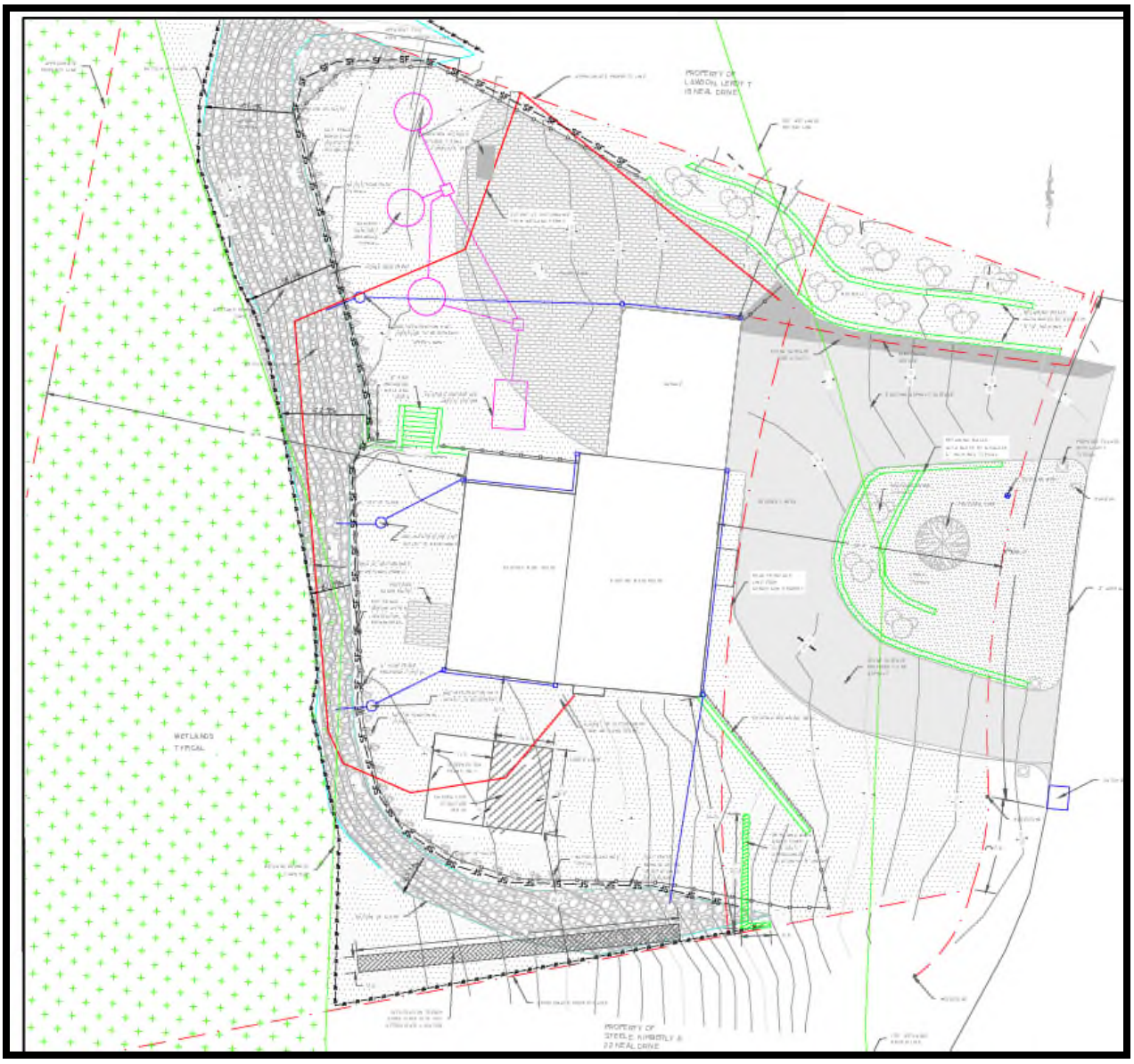
The new application includes the following:

- A retaining wall with steps to traverse between two filled areas creating an upper and lower lawn area.
- The paved patio was relocated to the north and placed at a higher elevation.
- The original area for the patio will now be predominately lawn
- A new double-retaining wall on the north side has been added.
- The fill and revetment rip rap area has been expanded and extended.
- A new retaining wall has been added mid-slope at the southern end of the house to reduce run-off.
- A new infiltration trench has been added.
- A new chicken coop accessory structure is included.
- Installation of 700 cubic yards of fill.

Extensive silt fencing will be used during the project in order to protect the wetlands on the property.

The Applicant's engineer James K. Demsey, PE, has submitted a revised narrative explanation for all of the additional items requestd in this application. New photos and simulations have been added to the submission.

A revised site plan detailing the changes has also been provided:



Draft Motions

Moved, the Inland Wetlands and Watercourses Commission **Application CC #26-21** of Michael Nascimento, applicant and owner, for a wetlands permit to install a 16'x20' accessory structure and to allow filling/grading and other improvements in a regulated area in order to improve backyard conditions at 20 Neal Drive (Assessor's Map B18, Block 501, Lot 009) Simsbury, CT 06070, zone R-40 OS.
based upon the following findings:

a. The project will not have a significant impact on the wetland soils.
b. Soil and erosion control measures will be utilized so as to not further negatively impact the wetlands.

And subject to the following conditions:

1. The project shall be developed in substantial conformance with the application information for 20 Neal Drive, dated 09-29-2026.

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)

Town of Simsbury

Office of Community Planning and Development –Inland Wetlands Permit Application

RECEIVED
SEP 30 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

DATE: 9/30/2026 FEE: $ 190.00 CK #: _____ APP #: _____

PROPERTY ADDRESS: 20 Neal Drive, Simsbury, CT 06070

NAME OF APPLICANT: Mike Nascimento

MAILING ADDRESS: 20 Neil Drive, Simsbury, CT 06070

EMAIL ADDRESS: _____ TELEPHONE # _____

NAME OF OWNER: Michael Nascimento

MAILING ADDRESS: 20 Neal Drive, Simsbury, CT 06070

EMAIL ADDRESS: _____ TELEPHONE # _____

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

Regulated activities required for this application include clearing of vegetation at the edge of the wetlands and encroaching into the wetlands approximately 200 sf over 150'. Construction of a riprap revetment with stone filter and geotextile fabric. The filling of land from the revetment to the house including hardscape Construction of hard scape patio and out building. The improvement of drainage with piping, infiltrators and trench.

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.

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

INSTRUCTIONS FOR APPLICANT

Any person seeking a permit to carry out a regulated activity on property which has been designated an inland wetland or watercourse by the Conservation Commission or within the 100-foot regulated buffer area of a designated inland wetland or watercourse must complete and submit the Inland Wetlands Permit Application to the Planning Department.

Submission shall occur by the day before a regular meeting of the Conservation Commission. (See Section 5 of the Inland Wetlands and Watercourses Regulations of the Town of Simsbury.) Application will be heard at the following meeting, after petition period.

The original application shall be submitted with five (5) copies. Maps on sheets larger than 11"x14" shall be submitted in at least three (3) copies. Additional copies of site plans may be required. PDFs of the maps, if available, should be submitted, as well. PDFs can be emailed to jhollis@simsbury-ct.gov.

A filing fee shall accompany the application, as required by the Land Use Application Fees schedule. Please consult with the Planning Office for specific fee determination.

The following information shall be provided on white paper (8 ½"x11") and typewritten. Reproduce the following questions along with the answer and attach to the application.

1. ***In the case of a public hearing or map amendment,*** **list on a separate sheet of paper the names and addresses of all abutting property owners and property owners within 100 feet of all property lines. Identify on one of the attached maps.**
2. **Describe the site and the regulated area or wetlands/watercourses involved:**
    a. **General site conditions, including vegetation and general soil conditions.**
    b. **Size of wetland within site or distance of the activity from the wetland.**
    c. **Size of total contiguous wetland.**
    d. **Position relative to other wetlands on site.**
    e. **Type of wetland characterized by vegetative and soil type and/or watercourse, such as: 1) open/deep fresh water pond or lake; 2) shallow marsh; 3) seasonally flooded basins and flats; 4) meadow; 5) shrub swamp; 6) wooded swamp; 7) bog; 8) kettle; 9) stream type; 10) other.**

3. **Depth to water table, depth to mottled soil, and seasonal variation of water table.**
4. **Describe the immediate impact on the wetlands and watercourses, including, but not limited to:**
    a. **Quantities, by volume and area disturbed, of materials to be removed, deposited, or altered.**
    b. **Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.**
    c. **Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.**
5. **Describe the related construction activities and their impact on:**
    a. **Area and location of wetlands and watercourses.**
    b. **Types and amounts of vegetation.**
    c. **Surface and groundwater.**
    d. **Visual impacts.**
    e. **Wildlife habitats.**
6. **Describe the long term or permanent impact of the activity(ies) on environmental aspects, such as the surface and groundwater quality, storm water runoff, visual impact(s), or wildlife habitats on:**
    a. **Wetlands and/or watercourses.**
    b. **Abutting riparian properties and/or wetlands and/or watercourses.**
7. **Identify sedimentation and erosion control measures to be used.**
8. **Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.**
9. **Estimate cost of work and time for completion.**
10. **Attach drainage calculations and other reports as indicated to substantiate the statements made above.**
11. **<u>REQUIRED MAPS</u>**
    a. **Attach a <u>vicinity map</u> on an 8 ½”x11” sheet at scale 1”=200’ or 1’=800’ (depending upon the size of the parcel) showing the general location of the area in which the regulated activity is proposed. The map should be in sufficient detail to allow the identification of the property on the official Inland Wetlands and Watercourses map. A guide to the kinds of information to be shown is available in the Planning Department at the Town Hall.**

b. <u>Site Plan(s)</u> showing:

i. The topography showing contours at intervals of not more than two (2) feet and a minimum of two (2) contour marks per ten (10) acres at a scale of 1"=100' or 1"=40' (whichever is more appropriate).

ii. Location of existing watercourses and/or ponds.

iii. Location of regulated activity.

iv. Proposed grading and/or filling.

v. Proposed drainage, site utilities, wells, etc.

vi. Sedimentation and erosion control measures.

12. The Applicant shall certify whether:

a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.

b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.

c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or

d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality.

e. Documentation that notice of the pending application was provided to the adjacent municipality (certified mail, return receipt requested) on the same day of filing an inland wetland permit application with the Town of Simsbury.

f. The property is subject to a conservation restriction or preservation restriction, and, if so, what party or parties are holders thereof or intended to be benefitted thereby.

ALL INFORMATION MUST BE COMPLETED TO THE EXTENT INDICATED BY THE COMMISSION BEFORE ANY ACTION IS TAKEN ON THE PERMIT APPLICATION. <u>INCOMPLETE APPLICATIONS WILL BE DENIED</u>. ADDITIONAL INFORMATION MAY BE REQUIRED BY THE COMMISSION.

THE <u>APPLICANT</u> AND/OR <u>AUTHORIZED AGENT</u> SHOULD ATTEND THE CONSERVATION COMMISSION/INLAND WETLANDS & WATERCOURSES AGENCY MEETING IN ORDER FOR A DECISION TO BE RENDERED. IF APPLICANT OR AGENT DOES NOT ATTEND, AND QUESTIONS ARISE, DECISION ON APPLICATION MAY BE DEFERRED OR DENIED.

J K Dempsey Engineering PLLC
308 New London Turnpike
Stonington, CT 06378

Michael Nascimento Residence

20 Neal Drive, Simsbury, CT

Community Planning and Development
Inland Wetlands Permit Application
New Permit

JKDE Project No.: 012325

Prepared by James K Dempsey, PE

September 29, 2026

Description:

On May 8, 2025 the owner of the property at 20 Neal Drive received a permit, CC#25-13, for regulated activities within the 100' upland review area and minor activities within the wetland located at the rear of the property. The project included the regrading, installation of fill, removal of vegetation, installation of stone revetment, installation of paving stones, and the installation of ADA compliant paths for access to the constructed patio area at the rear of the house as depicted below.

Regulated Activities:

Regulated activities at the site will include:

- Installation of erosion and sediment controls
- The cutting of vegetation along the wetlands to allow the formation of the revetment toe
- Installation of riprap revetment, filter stone, and geotextile fabric
- Installation of drainage pipe, infiltration units, and infiltration trench
- Installation of approximately 700 cubic yards of clean, free draining fill
- Installation of hardscape patio surface level with the door entry at the rear of the house
- Installation of plantings and fence at the top of the revetment
- Installation of ADA surfaces to allow access from the front of the house to the rear
- Installation of retaining walls
- Installation of outbuilding – chicken coop

Construction began in the fall of 2025 with the installation of sediment controls, removal of trees, removal of existing paving stones, removal of vegetation in the wetland disturbance area as depicted in the permit application, and rough grading. The project was forced to stop work because of the winter weather. In the spring, the contractor who began the construction did not return to continue the work and the owner was forced to hire another contractor to continue the project.

The owner determined the project, as permitted, was not fulfilling his needs. Deviations from the permit were then undertaken to extend the fill areas to the north and south applying the same design concepts and creating areas of less slope that the owner can traverse in his wheel chair. A retaining wall was installed with steps to traverse between the two filled areas creating an upper and lower lawn area at the rear and south side of the house. The paved patio depicted in the original permit was moved to the north at a higher elevation which will provide easier access for the owner. The area of the original patio will now be lawn except for a small paver block entry patio to the lower sliding door.

As construction continued, other improvements were made including the installation of a double retaining wall at the north side of the property required to retain soil previously retained by a dilapidated block wall and vegetation. The fill and revetment on the south side of the property extended to the property line and returned to create a level lawn on the south side of the house. A retaining wall was installed mid-slope at the south of the house adjacent to the existing

retaining wall to terrace the land and reduce runoff. At the request of the south property owner, an infiltration trench was installed at the south side of the property to collect runoff water before it could enter the property to the south. A chicken coop structure is under construction on the south side of the property.

Near the end of July, 2026, Brittany MacGilpin – Assistant Town Planner / Wetlands Designated Agent, visited the property. The owner was informed that the construction appeared to violate the current wetland permit application. The Town asked the owner to retain an engineer to produce plans and documents that would depict the scope of the original permit and the scope of the existing construction. Some construction continued until the end of August. A Stop Work Order was issued by the Town on September 1, 2026.

In this new application the owner requests approval of the extended proposed improvements within the wetlands upland review area. Since the last meeting, additional silt fence has been installed at the top of the revetment slope to retain sediment from moving onto the slope and into the wetland. Approvals for the proposed structures including the walls, patio, and outbuilding have been obtained from the building department awaiting approval of those improvements within the wetlands upland review area.

Section 1: Abutters

In the event of a public hearing or map amendment, the following is a list of abutting property owners and property owners within 100 feet of the subject property's lines.

Town of Simsbury
Simsbury, CT 06070

Kimberly A Steele
22 Neal Drive
Simsbury, CT 06070

Leroy T. Lawson
18 Neal Drive
Simsbury, CT 06070

Gregory Wooley &
Kathryn Ritz
17 Neal Drive
Simsbury, CT 06070

Eric L. &
Kristen Ferguson
19 Neal Drive
Simsbury, CT 06070

William Brian &
Pavla K. Fischer
28 Drumlin Road
West Simsbury, CT 06092

Robert N. &
Lori F. Blomberg
21 Neal Drive
Simsbury, CT 06070

Francis Peter &
Margaret Sexton
26 Drumlin Road
West Simsbury, CT 06092

Section 2: Regulated Area / Wetland or Watercourse

- **a.** Reed marsh associated with the north tributary to Nod Brook. The site consists of wetland soils and hosts facultative (FAC) and facultative wetland (FACW) species of shrubs, plants, and trees along the edges with dense Phragmites making up the majority of the vegetation in the marsh.
- **b.** Approximately 0.15 acres of the site contains wetlands
- **c.** The total size of the contiguous wetland is approximately 60 acres with approximately 200' aligned with this project site.
- **d.** The begins at the bottom of the slope in the rear of the house.
- **e.** Wetland described as Shallow marsh

Section 3: Water Table

The water table is approximately 6" below the surface at the bottom of the slope where the revetment would be installed. The elevation is estimated to be 265.5'. The seasonal water table change is estimated to be 6".

Section 4: Impact to Wetlands

a. Deposition of approximately 300 CY of fill over 1600 SF **837 CY over 3500 SF**

b. There will be no fill removed from the site. Fill quantities are as follows:

i.	Riprap	90 cy	135 ton
ii.	¾" Stone	50cy	75 ton
iii.	Fill	697 cy	1046 ton
iv.	Geotextile Fabric		350 sy

c. Approximately 250 sf or wetland will be permanently altered. The wetland area on the parcel is about 7,840 sf. The disturbance percentage altered permanently is 3.2%.

Section 5: Construction Activities

a. The construction activities for the revetment and majority of fill will take place immediately upland of the wetland border. The activity nearest the wetland will take place along a 200' long area.

b. 3-4 midsize bushes and six trees and several shrubs will be removed to install the revetment adjacent to the wetland. One larger tree, further from the wetland may need to be removed. Phragmites in the disturbed wetland area, 200 sf will need to be removed for silt fence installation. Several trees and shrubs will be removed from the north side yard.

c. Surface and groundwater will be directed to the sides of the construction area while the construction activities are taking place. Groundwater is not expected to be an issue and there is no plans for dewatering or redirecting groundwater. At the request of the south neighbor, Kimberly Steele, an infiltration trench will be installed at the bottom of the slope of the south side yard to catch any runoff coming toward her property and infiltrate it into the soil. The trench is three feet wide by three feet deep by sixty feet long running east to west.

d. Visual impacts have been minimal for the work in the review area however, the construction of the improvements on the upside of the house has had greater visual impact from the street.

e. Wildlife habitat has been minimally impacted during construction.

Section 6: Permanent Impact of Proposed Activities

a. The permanent impact of the proposed activities will be minimal over the existing conditions. The project will reduce the grade of a large area of rear yard and side yards at the residence allowing for longer "time of concentrations" for the runoff. It will also reduce velocity of the runoff. It will address soil erosion issues caused by the steeper grade and sparce vegetation that had been taking place. The installation of the roof drain pipes and infiltrators will allow for infiltration and slower, more directed movements of the roof runoff. The addition of native plantings along the

top of the stone revetment will work to trap sediment that may be transported in rills toward the wetland. The project will improve the overall visual aspect of the property and allow the owner to enjoy his outdoor environment. The existing and proposed improvements are not expected to have al permanent impact on the wetlands once construction is completed and vegetation is established.

b. The abutting riparian properties and/or wetlands and/or watercourse is expected to have a positive benefit from this project. The property currently has erosion issues with little or no retention of roof drain water. This project is expected to improve water quality in the marsh and book by reducing sediment from the property. It will also reduce velocities of runoff and allow longer times of concentration.

Section 7: Sediment and Erosion Controls

The contractor has been required to install a row of silt fence on the lower extents of the construction activity site and shall maintain the silt fence for the duration of the project. In addition, a row of silt fence has been installed at the top of the revetment slope and will remain during construction and until vegetation is established. The silt fence shall be inspected after each rain event and at least weekly.

Section 8: Alternatives

The alternative to the proposed activities considered for this project included a raised deck. This option is less attractive as it does not address the erosion issue taking place at the property. The drainage system could be installed but without changing the slope and installing less erodible surface treatments it will continue to degrade. The construction impact would be similar during construction of a raised deck as with the proposed construction. The proposed option is also thought to be less expensive to maintain.

Section 9: Cost Estimation and Time to Construct

The estimated cost of construction of this project is $120,000.00. The duration of the construction activities is expected to be twelve months.

Section 10: Calculations and Reports

No drainage calculations or other reports have been prepared at this time for this project.

Section 11: Maps, Site Plan, Proposed and Existing Drawings, and Photos

See attached.

Section 12: Applicant Certifications

a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.
It does not – N/A

b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.
Yes, for deliveries and mobilization / demobilization

c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality.
No

d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality.
No

e. Documentation that notice of the pending application was provided to adjacent municipality (certified mail, return receipt requested) on the same day of filing an inland wetland permit application with the Town of Simsbury.
N/A

f. The property is subject to a conservation restriction or preservation restriction, and, if so, what party or parties are holders thereof or intended to be benefitted thereby.
N/A

Photos:



Pre-Construction Back Yard



Pre-Construction Back Yard



Pre-Construction Backyard



Pre-Construction Backyard



Pre-Construction North Side Yard



New Entry Patio Backyard



Side Yard Retaining Walls



Back Yard – Upper Yard



Backyard Paver Patio Area



Backyard



South Side Yard Revetment



Backyard Revetment



Backyard Retaining Wall



South Side Yard Retaining Wall



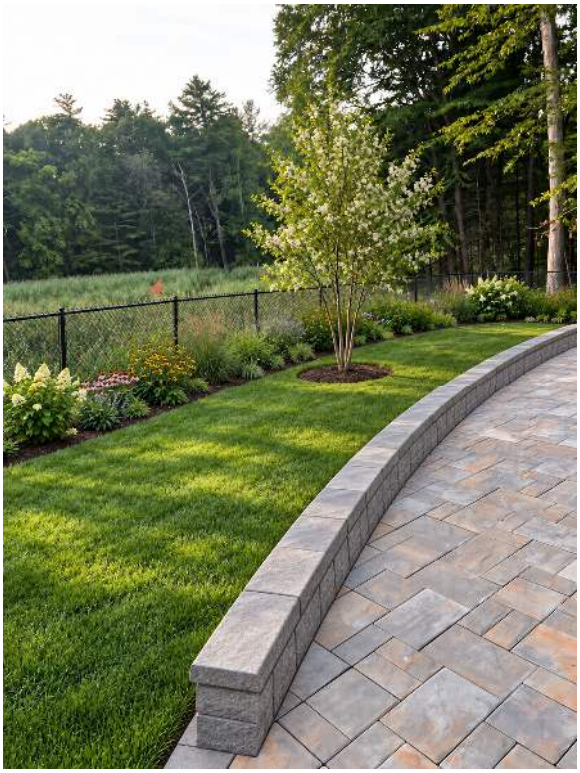
South Side Yard Infiltration Trench



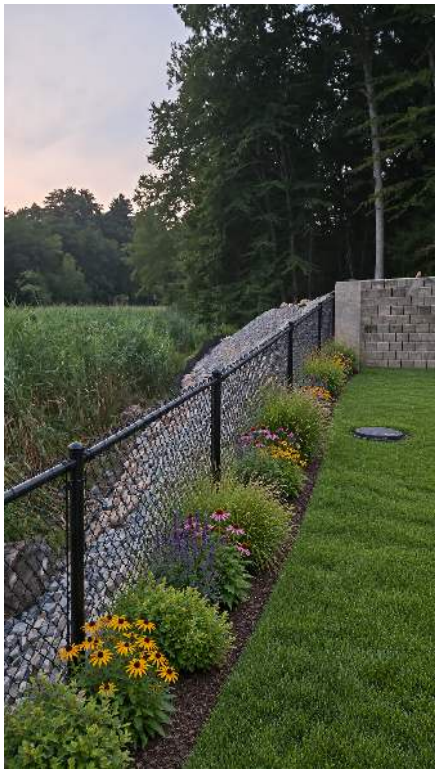
Walls at Front of House



Walls at Front of House



Vision – Back Yard at Paver Patio



Vision – Top of Revetment



Vision – Driveway from Neal Drive



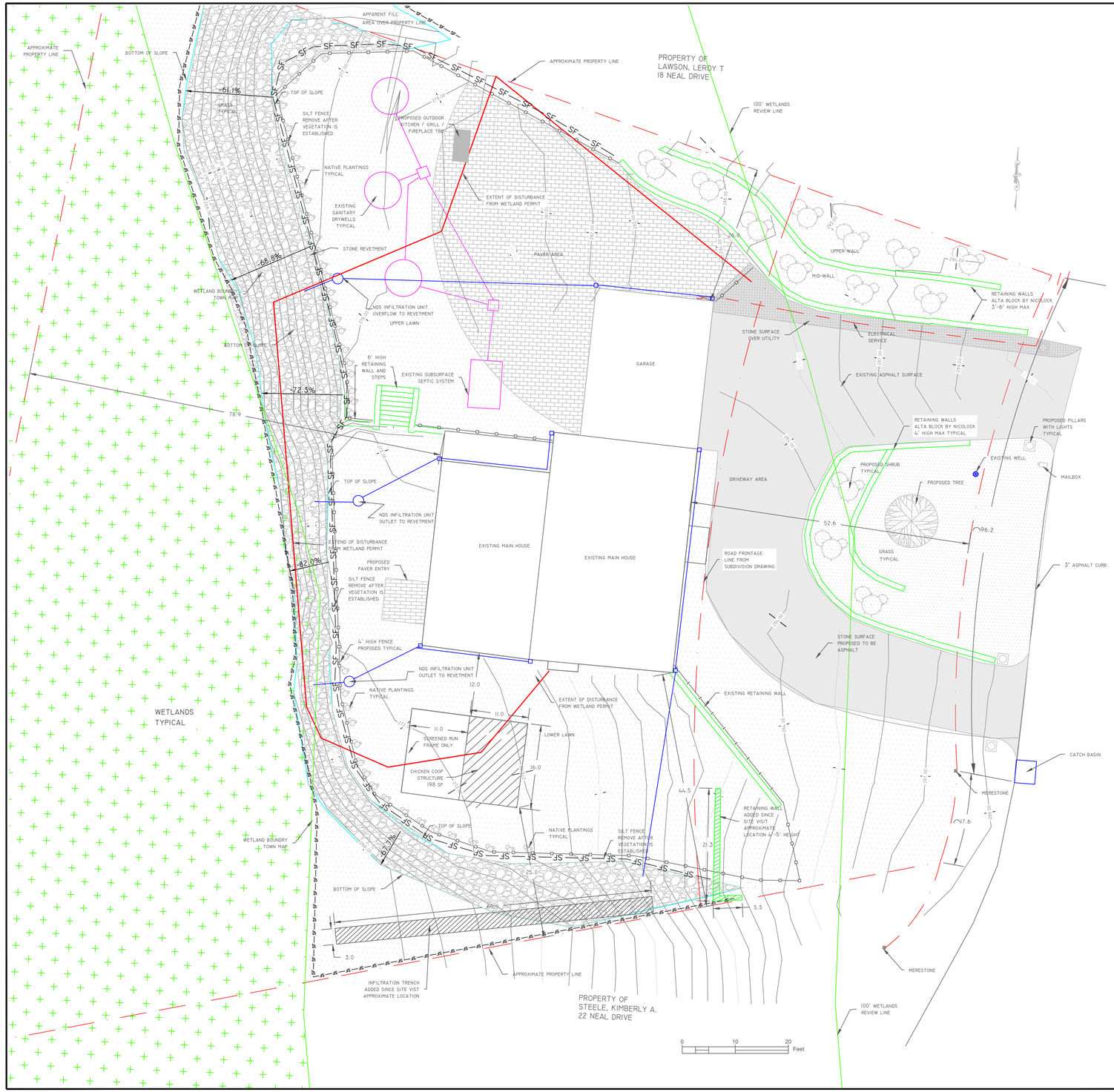
Vision – Front from Neil Drive



Vision – From End of Neil Drive



Vision – Upper Yard and Patio



ZONE: R-400S	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	30,000 SF	30555 SF	30555 SF
MINIMUM LOT WIDTH	150'	150'	150'
MINIMUM FRONT YARD	50'	52.6'	52.6'
MINIMUM REAR YARD	50'	79'	79'
MINIMUM SIDE YARD	25'	44.5' & 26'	44.5 & 26'
BUILDING COVERAGE	-	8.2%	9.1%
MAXIMUM (IMPERVIOUS SURFACE) COVERAGE	-	13.8%	24.8%
MAXIMUM HEIGHT	35'	35'	35'

PARCEL INFORMATION	
LOCATION	20 NEIL DRIVE
USE	RESIDENTIAL
ID	30762000
MAP BLOCK LOT	B18 501 009
ACRES	0.5100
ZONING	R400S
VOLUME/PAGE	7

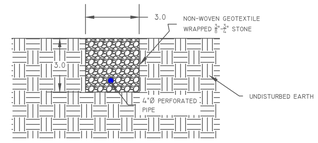
NOTES
1. PROPERTY SURVEY TAKEN FROM SUBDIVISION PLAN: "FINAL SUBDIVISION PLAN ROSEWOOD ESTATES PROPERTY OF A.A.SASPORTAS BUILDERS, INC. BUSHY HILL ROAD, SIMSBURY CONNECTICUT SCALE 1"=100' JULY 19, 1971 OFFICE OF SANDERSON & WASHBURN, SIMSBURY CONNECTICUT R-40 OPEN SPACE ZONE"
2. EXISTING TOPOGRAPHIC DATA TAKEN FROM 2023 STATE LIDAR SURVEY
3. NEW TOPOGRAPHIC DATA RECORDED BY JKDE 8/1/26
4. ALL COORDINATES REFER TO CONNECTICUT STATE PLANE NAD 83 US SURVEY FOOT. ALL ELEVATIONS REFER TO NAVD 88 IN US SURVEY FOOT.
5. WETLAND LINE TAKEN FROM THE TOWN OF SIMSBURY, CONNECTICUT "TOWN ACAD WETLAND MAP 2014"
6. EXISTING FILL IS BARE EARTH WITH NO VEGGITATION
7. ORIGINAL DESIGN REVETMENT SLOPE IV:1.5H TYPICAL = 66.6%
8. REVETMENT CONSTRUCTION IS EARTH SEPARATED WITH GEOTEXTILE AND STONE COVER - VARIES FROM ORIGINAL DESIGN

CUT-FILL REPORT

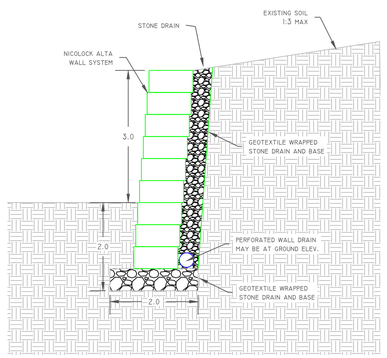
LOCATION	AREA (SF)	CUT (CY)	FILL (CY)	NET (CY)
LOWER LAWN	6150	59	326	267 FILL
UPPER LAWN	3087	0	646	646 FILL
PAVER AREA	2179	44	141	97 FILL
UPPER WALL	500	0	5	5 FILL
LOWER WALL	472	25	2	23 CUT
DRIVE AREA	4283	156	3	153 CUT
TOTAL	16671	284	1123	839 FILL

THE ORIGINAL WETLANDS PERMIT WAS BASED ON THE FOLLOWING FILL SCHEDULE.

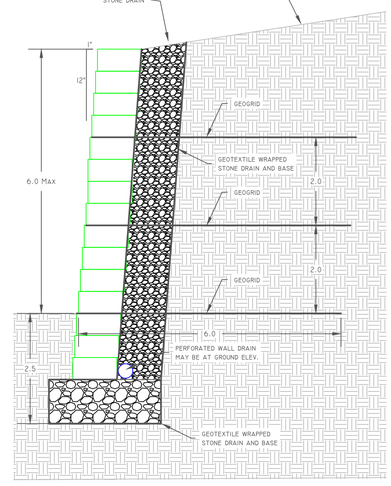
RIPRAP	45	CY
¾" STONE	25	CY
FILL	230	CY
TOTAL	300	CY OVER 1600 SF



INFILTRATION TRENCH - TYPICAL



TYPICAL WALL SECTION 3' MAX
NOT TO SCALE



TYPICAL WALL SECTION 6' MAX
NOT TO SCALE

PLANTINGS
1. THE WETLAND REVIEW ZONE WILL BE PLANTED WITH A MIXTURE OF FACULTATIVE WETLAND SPECIES (FACW) AND FACULTATIVE SPECIES (FAC) VEGETATION WITH THE WETLAND SPECIES (FACW) BEING CLOSEST TO THE WETLANDS IN WET AREAS AND THE TRANSITION SPECIES (FAC) BEING FURTHER FROM THE WETLAND AND DRIER AREAS.
2. THE SITE SHALL BE SEEDED WITH NORTHEAST NATIVE GRASS SEED MIX BY NEW ENGLAND WETLAND PLANTS INC. FOR PERMANENT SEEING AT 1 #/1000 SF
3. IF SHORT TERM SEEDING IS REQUIRED USE FAST LAWN BY GROUND WORKS AT 1 #/ 700 SF
4. ADDITIONAL GRASSES, FERNS, HERBACEOUS PLANTS, SHRUBS, AND TREES SHALL BE NATIVE SPECIES
5. (FAC) TREES INCLUDE: BALSAM FIR, RED MAPLE, YELLOW BIRCH, AMERICAN HORNBEAM, GRAY BIRCH, BLACK GUM, COTTONWOOD, AND AMERICAN ELM. (FACW) TREES INCLUDE SILVER MAPLE, RIVER BIRCH, GREEN ASH, EASTERN LARCH / TAMARACK, AND PIN OAK. NO TREES SHALL BE PLANTED WITHIN 20' OF THE HOUSE.
6. (FAC) SHRUBS INCLUDE SHADOW BERRY / SERVICE BERRY, GRAY DOGWOOD, COMMON JUNIPER, SHEEP LAURAL, BLACK CHOKEBERRY, PIN AZELEA, AND NANNY BERRY. (FACW) SHRUBS INCLUDE SILKY DOGWOOD, MALEBERRY, RED CHOKEBERRY, BEB'S WILLOW, PUSSY WILLOW, STEEPLEBUSH, HIGHBUSH BERRY, WITHE-ROD / WILD RAISIN, AMERICAN CRANBERRRY BUSH
7. (FAC) HERBACEOUS PLANTS INCLUDE BIG BLUESTEM, FLAT-TOP GOLDENROD, FOXGLOVE BEARDTONGUE, GOLDEN ALEXANDER. (FACW) HERBACEOUS PLANTS INCLUDE PAINTED BROOM SEDGE, TUFTED HAIRGRASS, HOLLOW STEM JOE-PYE WEED, TRUMPET WEED, BOTTLE GENTIAN, SPOTTED JOE-PYE WEED, SNEEZEWEEK / HELEN'S FLOWER, CUT-LEAFED GREEN HEADED COREFLOWER, FOWL BLUEGRASS
8. (FACW) FERNS INCLUDE CINNAMON FERN, SENSITIVE FERN, OSTRICH FERN
9. OWNER IS RESPONSIBLE FOR COORDINATING THE PLANTINGS TO ACHIEVE THE DESIRED BUFFER AND LANSCAPE

RETAINING WALL NOTES
1. NICOLOCK ALTA WALL SYSTEM - PRE-ENGINEERED RETAINING WALL
2. BLOCKS ARE 6"H16"LX12"D
3. WALLS UP TO 3' EXPOSED HEIGHT REQUIRE NO SOIL REINFORCEMENT
4. APPROXIMATE WEIGHT OF WALL UNIT IS 49 POUNDS
5. WALL BASE SHALL BE A MINIMUM OF 1' BELOW EXISTING GRADE. STONE BASE SHALL BE A MINIMUM OF 6".
6. GEOGRID REINFORCEMENT SHALL BE MIRAGRID 3XT TENCATE OR EQUIVILENT
7. GEOTEXTILE SHALL BE NONWOVEN SKAPS GT-160 OR EQUAL
8. FOR PARALLEL WALLS WITHIN 12' HORIZONTALLY OF EACH OTHER GEOGRID SHALL EXTEND FROM FACE TO FACE

No	Date	Revision
4	09/29/26	ADJUST CHICKEN COOP DIMENSIONS, ADD SILT FENCE AT TOP OF SITE, ADD PLANTINGS AND LIST OF PLANTS
3	09/16/26	ADD WORK OUTDOOR KITCHEN LOCATION AND NOTES
2	09/11/26	ADD WORK DONE AFTER 8/30/26 AND ADD INFORMATION REQUESTED BY TOWN
1	08/30/26	ADD WORK DONE AFTER SITE VISIT 8/1/26

J.K. Dempsey Engineering PLLC
308 New London Turnpike, Stonington, CT 06378 (860) 405-7020

Michael Nascimento Residence
20 Neal Drive
Existing Conditions 08/01/26 & Proposed Improvements
GP1

Date:August 30, 2026 | Scale: 1"=10' | Project #: JKDE #: 080126

CAD FILE NAME: