1. 7:00 P.M. Conservation Commission/Inland Wetlands And Watercourses Agency Agenda

   Documents:

   11-17-26 AGENDA.PDF

2. 7:00 P.M. CC 26-06 0 Lark Rd (Vacant Parcel)

   Documents:

   CC 26-06 LARK ROAD APPLICATION AND NARRATIVE - REDACTED VERSION.PDF
   CC 26-06 LARK ROAD PLANS.PDF

3. 7:00 P.M. CC 26-25 3 Clover Lane

   Documents:

   CC 26-25 3 CLOVER LANE REVISED APPLICATION 10-23-26 - REDACTED.PDF

4. Designated Agent Administrative Approvals

   Documents:

   CC 26-23 7 ORCHARD LANE AGENT APPROVAL LETTER.PDF
   CC 26-24 111 WEST STREET AGENT APPROVAL LETTER.PDF
   CC 26-26 4 WASHBURN DR AGENT APPROVAL LETTER.PDF

Conservation Commission/Inland Wetlands and Watercourses Agency
Regular Meeting
November 17, 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 20, 2026

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

- **Application CC #26-06** of Timothy Martin, Applicant and Owner, for a wetlands permit to construct 24 multi-family units in two structures within the upland review area on the undeveloped 2.86 acre lot at the end of Lark Road, sometimes referred to as 0 Lark Road (Assessor's Map D03, Block 208, Lot 003A) Simsbury, CT 06070, R-40. The project is proposed under Section 8-30g of the State Statutes, the Affordable Housing Appeals Act.

- **Application CC #26-25** of James Allen, Applicant, for a wetlands permit to construct a ± 1250 sq.ft. patio within the upland review area at 3 Clover Lane (Assessor's Map E15, Block 120, Lot 013) Weatogue, CT 06089, R-40.

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

- None

V. CONSERVATION COMMISSION AND OTHER IWWA BUSINESS

- Election of Officers

- Discussion regarding amending Conservation Commission/Inland Wetlands and Watercourses Agency By-laws/Rules of Procedure to add "Public Audience" to Agendas for regular and special meetings, pursuant to the adopted Town Charter Review amendments.

VI. DESIGNATED AGENT ACTIONS AND OTHER REPORTS

- **Application CC #26-23** of Alexander and Shannon Stangle, Applicant, for a wetlands permit to remove trees and stumps within the upland review area at 7 Orchard Lane (Assessor's Map D16, Block 419, Lot 046) Simsbury, CT 06070, R-40.

- **Application CC #26-24** of Dung Q. Tran, Applicant, for a wetlands permit to replace an existing concrete 1576 sq.ft. patio with stone and pavers and associated access walk in the upland review area at 111 West Street (Assessor's Map F11, Block 103, Lot 013) Simsbury, CT 06070, B-2.

- **Application CC #26-26** of Tim Glover, Applicant, for a wetlands permit to construct a 20' x 25', two story addition in the upland review area, approximately 65' from the wetland soils at 4 Washburn Drive (Assessor's Map F09, Block 147, Lot 004) Simsbury, CT 06070, R-40.

VII. ADJOURNMENT

Town of Simsbury

Office of Community Planning and Development – Inland Wetlands Permit Application

RECEIVED
MAY 14 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

DATE: May 12, 2026 **FEE:** $ 190 **CK #:** _____ **APP #:** _____

PROPERTY ADDRESS: 0 Lark Road

NAME OF APPLICANT: Timothy Martin

MAILING ADDRESS: [redacted]

EMAIL ADDRESS: [redacted] **TELEPHONE #** [redacted]

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

I plan on building an affordale housing project on my property. The drive ways and buidings are not in any wetland but are within the regulated area.

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.

T. Martin 5/12/26

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

05-14-2026 4163 CHECK 190.00

Town of Simsbury

Inland Wetlands Permit Application — Wetlands Questionnaire

Lark Road, Simsbury, CT 06070 | Owner: Timothy Martin | Parcel ID: 09003128-31022401

REGULATED ACTIVITIES DESCRIPTION (for cover page):

Construct two residential buildings and associated driveways, parking areas, stormwater infrastructure, and utility connections within the 100-foot regulated buffer area of two delineated inland wetlands. No construction activity will occur within the delineated wetland boundaries. Activity types: C) Construct on (upland buffer area); E) Alter (grading within buffer); B) Deposit material in (fill for building pads and driveways within buffer area).

NOTE: Responses prepared from Site Civil Plans by Enviro Solutions (D-10181/01–08, November 23, 2025) and Survey by Neriani Land Surveying, LLC (D-10181/06, January 5, 2023).

1. In case of a public hearing or map amendment, list 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.

To be obtained from Town Assessor. The following owners are identified on survey D-10181/06:

- William D. and Elizabeth A. Sheriffs (north, Dogwood Lane side)
- Janet G. Brzezinski (north)
- Marcie McDowell (east)
- Matthew F. and Michelle Lyons (south)
- Precourt and Sukprasert-Precourt Living Trust (west)
- Kevin and Laura Iapichino-Dorr (southwest)
- Kevin T. and Kimberly J. Quinn (south)

2. Describe the site and the regulated area or wetlands/watercourses involved:

a. General site conditions, including vegetation and general soil conditions.

- Wooded 2.861-acre parcel (+/- 2.86 acres per wetland delineation report). Wetland vegetation communities present include Forest, Sapling/Shrub, and Wet Meadow, as identified in the field investigation conducted May 17 & 20, 2022 by Scott D. Stevens, Registered Professional Soil Scientist, Soil Science and Environmental Services, Inc. (SSES Job No. 2022-21-CT-SIM). Soil moisture condition at time of inspection was Moist. Wetland soils on the parcel consist of: (1) Aquents — poorly to very poorly drained disturbed soils with a seasonal to prolonged high groundwater table at or near the ground surface, capable of supporting hydrophytic plants; and (2) Raypol silt loam (Aeric Endoaquepts, State Soil No. 12) — a deep, poorly drained, friable, loamy textured soil developed over sandy and gravelly glacial outwash, occurring in valleys, outwash plains and terraces. Non-wetland (upland) soils on the parcel consist of: (1) Udorthents, smoothed (State Soil No. 308) — a well drained to moderately well drained soil where two or more feet of original soil surface has been altered by filling, excavation or grading; and (2) Tisbury silt loam (Aquic Dystrudepts, State Soil No. 702) — a deep, moderately well drained, friable, loamy textured soil developed over sandy and gravelly glacial outwash derived from schist, gneiss and granite, occurring in valleys, outwash plains and terraces. Topography is gently rolling with elevations approximately 197–202 feet.

b. Size of wetland within site or distance of the activity from the wetland.

- Two delineated wetland areas: Northern Wetland (WF 10–50) approximately 11,740 sq ft (0.27 acres); Southern Wetland (WF 1–10) approximately 820 sq ft (0.02 acres). Total on-site wetland area approximately 12,560 sq ft (0.29 acres). Areas estimated by digitizing WF flag boundary from 1"=30' survey (±10–15% precision). Nearest proposed building corner is approximately 44 to 61 feet from the Northern Wetland boundary per site plan (D-10181/02). No construction activity is proposed within the delineated wetland boundaries.

c. Size of total contiguous wetland.

- Approximately 12,560 sq ft (0.29 acres) of delineated wetland on the parcel. Wetland boundary lines on the survey suggest the wetland system may extend onto adjacent properties to the north and east.

d. Position relative to other wetlands on site.

- Two separate wetland areas: the larger Northern Wetland occupies the central-to-east portion of the parcel; the smaller Southern Wetland lies along the east boundary near the south property line, adjacent to the spring pond. The wetlands are separated by upland areas associated with the existing building and proposed development footprint. Bissell Brook is in the general vicinity of the site.

e. Type of wetland characterized by vegetative and soil type and/or watercourse.

- Based on field investigation conducted May 17 & 20, 2022 by Scott D. Stevens, Registered Professional Soil Scientist (SSES), the wetland vegetation communities present include Forest, Sapling/Shrub, and Wet Meadow. Wetland types present include: 5) shrub swamp and 6) wooded swamp, based on the forest and sapling/shrub vegetation communities and hydric soil conditions (Aquents and Raypol silt loam); and 4) meadow/wet meadow in lower-lying areas. The spring pond identified on the survey constitutes an additional open water feature (type 1). Wetland delineation was performed in accordance with Connecticut General Statutes Chapter 440, sections 22a-36 to 22a-45, using the NRCS National Cooperative Soil Survey classification system.

3. Depth to water table, depth to mottled soil, and seasonal variation of water table.

Soil testing records for this parcel are on file with the Farmington Valley Health District (FVHD), 95 River Road, Canton, CT 06019 (fvhd.org/property-document-search — search street: Lark, Town: Simsbury). Records include soil test pit logs prepared by a State-licensed Professional Engineer, reviewed and approved by FVHD following a CT Department of Public Health settlement proceeding. Test pit data includes soil texture, mottling depth, and seasonal high water table observations. Site elevations range approximately 197–202 feet. Two delineated wetlands and a spring pond indicate seasonally high water table conditions within those areas.

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.

- No wetland soils will be disturbed. All construction activity is confined to upland areas outside the delineated wetland boundaries. Grading and fill operations are limited to the building pad and driveway areas within the upland buffer zone as shown on the grading and drainage plan (D-10181/04).

b. Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.

- No wetland soils or wetland vegetation will be removed, deposited, or altered. All earthwork is confined to upland areas. Fill material placed in the upland buffer zone will be clean, suitable earth free of organic or deleterious material, compacted in 6" lifts to 95% Standard Proctor density (ASTM 698-70) per project general notes.

c. Percent of wetlands/watercourses disturbed or altered to total area of wetlands/ watercourses on the parcel.

- 0%. No wetland area will be directly disturbed or altered. All construction activity is confined to upland areas outside the delineated wetland boundaries.

5. Describe the related construction activities and their impact on:

a. Area and location of wetlands and watercourses.

- Construction activities include site clearing, grading, building construction, driveway and parking installation, and utility installation as shown on plans D-10181/02 through D-10181/05, all within upland areas outside the delineated wetland boundaries. Silt fences are installed at the wetland margins prior to any work, as shown on the erosion control plan (D-10181/05), to prevent sediment discharge to wetland areas during construction.

b. Types and amounts of vegetation.

- Mixed woodland vegetation within the upland building and driveway footprints will be cleared and removed. Wetland vegetation within the flagged wetland boundaries will remain undisturbed. All disturbed upland areas will be stabilized with seed and/or mulch within 14 days of last disturbance per project general notes.

c. Surface and groundwater.

- Stormwater runoff will be managed through proposed catch basins (CB-1 and CB-2) and 6" drainage pipes as shown on the grading and drainage plan (D-10181/04). Site is served by public gravity sewer connecting to the existing system on Firetown Road and public water supply, eliminating on-site septic disposal impacts. Grades are designed to direct runoff away from buildings at minimum 2% slope. Impact to surface and groundwater is expected to be minimal with the proposed stormwater controls in place.

d. Visual impacts.

- Construction of two multi-unit residential buildings will alter the visual character of the site from wooded/undeveloped to residential use. Buildings are sited in the central upland portion of the parcel. Wetland areas in the northern and southern portions of the parcel will remain in their natural condition.

e. Wildlife habitats.

- Wildlife habitats within the wetland areas will not be impacted. No work is proposed within the delineated wetland boundaries. Silt fences at the wetland margins will prevent construction activity from encroaching on wetland habitat during the construction period.

6. Describe the long term or permanent impact of the activity(ies) on environmental aspects, such as surface and groundwater quality, stormwater runoff, visual impact(s), or wildlife habitats on:

a. Wetlands and/or watercourses.

- Long-term impacts to wetlands are expected to be limited. The permanent stormwater management system (catch basins and drainage pipes) will control runoff and prevent unmanaged sheet flow to wetland areas. All disturbed upland areas will be permanently stabilized with ground cover. The delineated wetland boundaries will be fully preserved.

b. Abutting riparian properties and/or wetlands and/or watercourses.

- The stormwater management system is designed to manage runoff on-site and convey it to approved outfalls without adverse impact to adjacent properties or downstream wetlands and watercourses.

7. Identify sedimentation and erosion control measures to be used.

See Erosion Control Plan (D-10181/05) and Erosion Control Details (D-10181/07). Measures include:

- Silt fences at wetland margins and downslope site boundaries, installed prior to any grading
- Stabilized construction entrance/exit (Gravel Construction Entrance BMP 1.01)
- Concrete wash area and designated waste disposal area on-site
- Curb inlet/catch basin storm protection (BMP 1.08) at all drainage inlets
- Temporary seeding of all disturbed areas within 14 days of last disturbance (tall fescue, bermuda, or perennial rye per grassing schedule on D-10181/07)
- Stock pile area designated on erosion control plan

All measures will be inspected weekly and after each rain event per the BMP maintenance schedule on D-10181/07.

8. Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.

The proposed site layout was chosen to keep both buildings within the Town of Simsbury's applicable setback requirements and outside the delineated wetland boundaries, even though as an affordable housing application under Connecticut General Statutes §8-30g, the project is not obligated to comply with local zoning setback regulations. The building footprints and driveways were sited on the upland portions of the parcel specifically to avoid direct impacts to the two delineated wetland areas. A layout placing buildings closer to the wetland boundaries or within the wetlands was considered but rejected in order to preserve the wetland resource areas.

9. Estimate cost of work and time for completion.

Unknown at this time.

10. Attach drainage calculations and other reports as indicated to substantiate the statements made above.

See Site Civil Plans by Enviro Solutions (D-10181/01 through D-10181/08), dated November 23, 2025, and Survey by Neriani Land Surveying, LLC (D-10181/06), dated January 5, 2023.

11. REQUIRED MAPS

a. Vicinity Map:

Vicinity map included on Cover Sheet (D-10181/01) and all plan sheets at approximately 1"=800' scale, showing site location on Lark Road, Simsbury, in relation to surrounding streets and features including Old Farms Road, Firetown Road, Holcomb Street, Bissell Brook, and Great Pond.

b. Site Plans — Maps and Site Plans have been provided:

- D-10181/02: Site Plan (1"=30') — proposed buildings, wetlands, driveways, lot boundary, setback lines
- D-10181/03: Utility Plan (1"=30') — sewer, water, electric
- D-10181/04: Grading & Drainage Plan (1"=30') — existing and proposed contours, drainage pipes, catch basins
- D-10181/05: Erosion Control Plan (1"=30')
- D-10181/06: Survey Plan (1"=30') — Neriani Land Surveying, LLC, January 5, 2023
- D-10181/07: Erosion Control Miscellaneous Details
- D-10181/08: Miscellaneous Details — water service, sewer connection

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. — No

b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site. — No

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 the adjacent municipality (certified mail, return receipt requested) on the same day of filing. — N/A

f. The property is subject to a conservation restriction or preservation restriction. — No

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

95 Silo Drive * Rocky Hill * Connecticut * 06067 [redacted]

WETLANDS/WATERCOURSES AND SOIL REPORT

Tim Martin

[redacted]

SSES Job No: 2022-21-CT-SIM

Client Job No: _____

Site Inspection Date: May 17 & 20, 2022

PROJECT TITLE AND LOCATION: Lot 3A, Lark Road, Simsbury, CT

+/- 2.86 Acres

IDENTIFICATION OF WETLANDS AND WATERCOURSES RESOURCES

WETLANDS AND WATERCOURSES PRESENT ON PROPERTY: Yes XX No _____

Wetlands: Inland Wetlands XX **Watercourses:** Streams _____

Tidal Wetlands _____ Waterbodies _____

Remarks: _____

VEGETATION COMMUNITIES PRESENT IN WETLANDS

Forest XX Sapling/Shrub XX Wet Meadow XX Marsh _____ Field/Lawn _____

SOIL MOISTURE CONDITION

Dry _____

Moist XX

Wet _____

WINTER CONDITIONS

Frost Depth: _____ inches

Snow Depth: _____ inches

The classification system of the National Cooperative Soil Survey, USDA, Natural Resources Conservation Service and the State Soil Legend were used in this investigation. The investigation was conducted by the undersigned Registered Soil Scientist. A sketch map showing wetland boundaries and the numbering sequence of wetland markers, watercourses and soil types in both wetland and non-wetlands are included with this report. After the wetland boundary and/or watercourse flags have been located/plotted by the surveyor, it is recommended that a copy of the survey map be sent to our firm for review. All wetland boundary lines established by the undersigned Registered Soil Scientist are subject to change until officially adopted by local, state or federal regulatory agencies.

Respectfully Submitted by

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

Scott D. Stevens

Scott D. Stevens
Registered Professional Soil Scientist

See attached pages

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.
95 Silo Drive * Rocky Hill * Connecticut [redacted]

WETLANDS/WATERCOURSES AND SOIL REPORT

PROJECT TITLE AND LOCATION: Lot 3A, Lark Road, Simsbury, CT

NUMBERING SEQUENCE OF WETLAND BOUNDARY LINE MARKERS:

WF# 1 thru 10 11 thru 50

SOILS SECTION:

Soil Legend: State Soil Number/County Soil Symbol, Soil Series Name, Taxonomic Class & Brief Description.

WETLAND SOILS

Aq Aquents - This is a poorly to very poorly drained, disturbed soil where two or more feet of the original soil surface has been altered by filling, excavation and/or grading. Aquents are characterized by a seasonal to prolonged high groundwater table at or near the ground surface. Aquents are capable of supporting a prevalence of hydrophytic plants.

12 Raypol silt loam (Aeric Endoaquepts)- This is a deep, poorly drained, friable, loamy textured soil that developed over sandy and gravelly, glacial outwash. Outwash soils occur in valleys, outwash plains and terraces.

NON-WETLAND SOILS

308 Udorthents, smoothed This is a well drained to moderately well drained soil area that has had two or more feet of the original soil surface altered by filling, excavation or grading activities. Udorthents, smoothed soils commonly occur on leveled land and fill landforms.

702 Tisbury silt loam (Aquic Dystrudepts) – This is a deep, moderately well drained, friable, loamy textured soil that developed over sandy and gravelly, glacial outwash derived from schist, gneiss and granite. Outwash soils occur in valleys, outwash plains and terraces.

SITE CIVIL PLANS FOR

LARK ROAD

LARK ROAD, SIMSBURY, HARTFORD COUNTY, CONNECTICUT

NOVEMBER 2025

GENERAL NOTES:

1. NOTIFY CITY OF SIMSBURY INSPECTOR 24 HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
2. EROSION CONTROL MEASURE TO BE INSTALLED & MAINTAINED PRIOR TO ANY CONSTRUCTION ON SITE AND MAINTAIN UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
3. ALL DISTURBED AREAS WITHOUT PAVEMENT THAT ARE DISTURBED ARE TO BE COVERED WITH MULCH OR SEED WITHIN 14 DAYS OF LAST DISTURBANCE.
4. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL & LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
5. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
6. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER OR OWNER MAYBE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE OWNER.
7. THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR'S SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL MATERIALS SHALL BE NEW.
9. ALL WORK PERFORMED ON CITY, COUNTY AND/OR STATE HIGHWAYS SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE DEPT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
10. UNLESS INDICATED OTHERWISE ON THE PLAN THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES, WITHIN THE LIMITS OF THE WORK, FROM THE SITE. ON SITE. BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE TOLERATED.
11. THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE EARTH FOR REQUIRED FILL.
12. ALL FILL SHALL BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL AND PLACED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM-698-70) UNLESS OTHERWISE INDICATED ON THE PLANS. THE FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED FILL THICKNESS.
13. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
14. ACREAGE OF THE UNIT OR SITE: 1.148 ACRES.

15. ALL CONSTRUCTION MUST CONFORM THE GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
16. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION ARE CONSTRUCTED.

17. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR GOVERNING AGENCY INSPECTOR. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
18. "AS BUILT" OF ROADWAYS, STORM DRAINS, SEWERS AND WATER REQUIRED PRIOR TO ACCEPTANCE. IF REQUIRED BY COUNTY OR DEVELOPER.
19. THIS PROJECT TO BE SERVED BY PUBLIC GRAVITY SEWER. ALL SEWERS MUST BE GRAVITY FED UNLESS SPECIFICALLY APPROVED BY CITY OF SIMSBURY AND SO NOTED ON THE PLANS.

20. WATER SERVICE TO BE PROVIDED BY CITY OF SIMSBURY WATER AND SEWER DEPARTMENT.
21. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY GOVERNING AGENCY.
22. BERMUDA SOD TO BE ROLLED AND APPLY SAND AS REQUIRED TO LEVEL.
23. ALL UNPAVED AREAS MUST BE TEMPORARILY SEEDED WITH RYE, WHEAT AND WEEPING LOVE GRASS AND MULCHED WITH PINE STRAW AT I BALE SQUARE FEET AS SOON AS CONSTRUCTION PHASES PERMIT.
24. TEMPORARY SEEDLINGS DO NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY OF PLANTING BERMUDA SOD.
25. IF REQUIRED, NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED PRIOR TO THE SUBMITTAL, REVIEW, AND APPROVAL OF A FINAL PLANT TO SUBDIVIDED THE PROPERTY.

26. CONCRETE CURB & GUTTER TO BE 2,500 PSI AT 28 DAYS.
27. CONTRACTOR SHALL PROVIDE & MAINTAIN OF STREET PARKING ON THE PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
28. CONTRACTOR SHALL PROVIDE & MAINTAIN OFF STREET PARKING ON THE PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
29. BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM
30. ALL EROSION AND SEDIMENTATION CONTROLS, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
31. SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO CITY OF SIMSBURY SPECIFICATIONS.
32. BORING OF ROAD MAY BE REQUIRED FOR WATER AND/OR SEWER CONNECTIONS.

DEVELOPMENT SERVICES PERMITTING DISCLAIMER:
THE APPROVAL OF THE THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING, HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS NAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

GEOGRAPHIC INFORMATION
Centroid Coordinates
41.908712, -72.840340
Latitude 41.908712
Longitude -72.840340

SETBACK DETAIL

FRONT	= 50 ft
SIDE	= 40 ft
REAR	= 50ft



VICINITY MAP
N.T.S

NOTE:

THIS PROPOSED DEVELOPMENT IS MADE UNDER CONNECTICUT'S AFFORDABLE HOUSING LAW WHICH INCLUDES THE STATE'S REQUIREMENT FOR MUNICIPALITIES TO HAVE 10% OF THEIR HOUSING STOCK BE AFFORDABLE, WITH AN OVERRIDE FOR ZONING LAWS UNDER STATUTE 8-30G FOR TOWNS WITH LESS THAN THE 10% THRESHOLD WHICH SIMSBURY DOES NOT MEET AND THERE FORE NO ZONING REGULATIONS WOULD APPLY TO THIS DEVELOPMENT ADDITIONALLY THIS PROPERTY IS IN THE TOWN OF SIMSBURY SEWER DISTRICT AND THEREFORE HAS A RIGHT TO CONNECT TO THE TOWN'S SEWER SYSTEM.

PROPERTY DESCRIPTION

Parcel ID	09003128-31022401
Owners	MARTIN TIMOTHY
Zoning type	Single Family Residential
Parcel Address	LARK ROAD
Parcel Address City	SIMSBURY
Parcel Address Zip Code	06070
Estimated Size	2.86 Acres
Zoning Code	R40

UTILITY SIGNATURES

POWER –	**TELEPHONE** –
GAS –	**IRRIGATION** –
CABLE –	

CITY OF SIMSBURY DEPT. OF PUBLIC WORKS

SIGNATURE / DATE

STATE OF CONNECTICUT
ALBERTO ROMAN
No. 0035172
LICENSED PROFESSIONAL ENGINEER

GENERAL NOTES:

1. Maximum side slopes are 2:1 All finished grading shall be done as to provide position drainage and eliminate trapped water in low areas.
2. Contractor shall verify all existing topographic feature and conditions prior to the start of construction, and shall notify the engineer immediately of any discrepancies.
3. Any relocation and/or removal of existing water & sewer utilities shall be approved by and coordinated with CITY OF SIMSBURY.
4. All connections to existing utilities and all utility installations shall be in compliance with CITY OF SIMSBURY requirements.
5. If any conflicts or discrepancies are found on the construction documents or in the field, the Contractor must notify the Engineer immediately, and not commence operations until the conflicts or discrepancies have been resolved

GENERAL NOTES:

NECESSARY BARRICADES, SUFFICIENT LIGHTS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING AND CONSTRUCTION OF COUNTY AND STATE ROADWAYS.

SIGNS, LOCATION, NUMBER & ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.

ENGINEER & SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR MUST CONTACT LOCAL GOVERNING AUTHORITIES PRIOR TO ANY EXCAVATION ON THIS SITE.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN MADE.

ALL CONCRETE TO HAVE POLYPROPYLENE FIBER MESH UNLESS SPECIFIED OTHERWISE BY SITE ENGINEER. 1 1/2 LB. FIBER MESH PER CUBIC YARD OF CONCRETE.

ADD BACK FLOW PREVENTIVE TO WATER METER. BACK FLOW PREVENTIVE TO BE WATTS 007 SERIES DOUBLE CHECK OR EQUAL.

CONTRACTOR TO CONTACT LOCAL UTILITY AUTHORITIES PRIOR TO ANY EXCAVATION.

EXACT LOCATION OF ALL UTILITY TIE-INS TO BE CHOSEN BY APPROPRIATE AUTHORITIES.

GENERAL NOTES:

CONNECTICUT'S AFFORDABLE HOUSING LAW INCLUDES THE STATE'S REQUIREMENTS FOR MUNICIPALITIES TO HAVE 10% OF THEIR HOUSING STOCK BE AFFORDABLE, WITH AN OVERRIDE FOR ZONING LAWS UNDER STATUTE 8-30G FOR TOWNS WITH LESS THAN THE 10% THRESHOLD WHICH SIMSBURY DOES NOT MEET AND THERE FORE NO ZONING REGULATION WOULD APPLY TO THIS DEVELOPMENT.

WE ARE NOT OBLIGATED TO ADHERE TO ANY ZONING REGULATIONS IN THAT 33% OF THE PROPOSED RENTAL UNITS WILL QUALIFY AS AFFORDABLE HOUSING UNITS.

SHEET INDEX

DRAWING NO.	DESCRIPTION
D-10181/01	COVER SHEET
D-10181/02	SITE PLAN
D-10181/03	UTILITY PLAN
D-10181/04	DRAINAGE PLAN
D-10181/05	EROSION CONTROL PLAN
* D-10181/06	SURVEY PLAN
D-10181/07	EROSION CONTROL MISC. DETAILS
D-10181/08	MISCELLANEOUS DETAILS

* THIS SITE PLAN IS BASED ON A SURVEY DONE BY JERRY MAHER DATED JAN. 5 2023

ENVIRO SOLUTIONS
CIVIL & ENVIRONMENTAL ENGINEERING SERVICES

LARK ROAD , SIMSBURY, HARTFORD COUNTY, CONNECTICUT

Revision #	Description	Date
00		

COVER SHEET

Date 11 / 23 / 2025

Drawing Number
D-10181/01

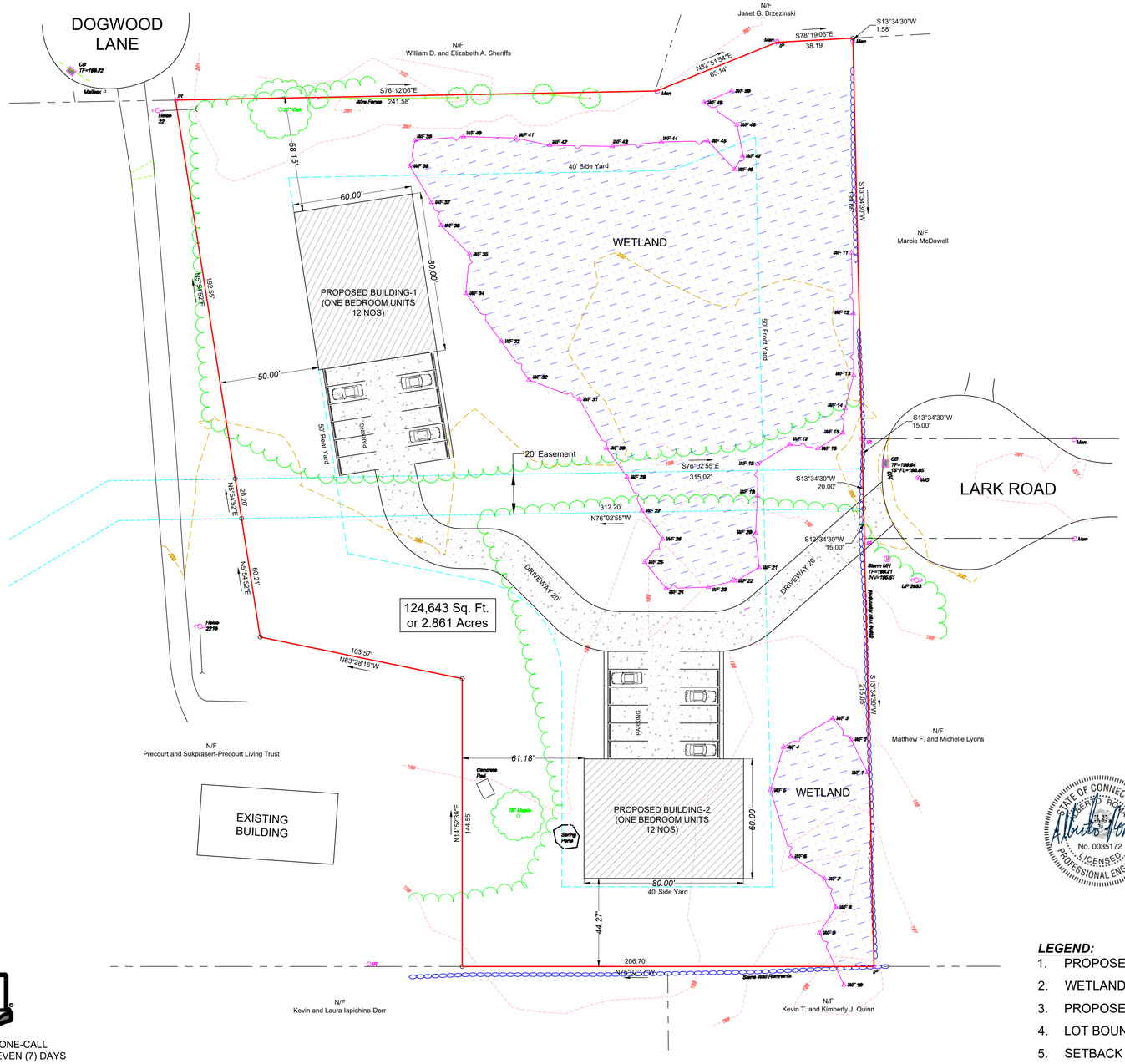
Sheet
A-01

Scale N.T.S

Drawn By SH

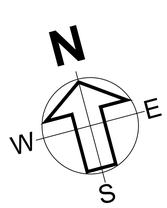
CAUTION UNDER GROUND UTILITIES:

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED APPROXIMATELY BY SIGHT OR FROM INFORMATION SUPPLIED BY THE VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER AND OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION; TO TAKE NECESSARY PRECAUTIONS TO PROTECT ALL FACILITIES ENCOUNTERED; AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS WITH THE PROPOSED WORK THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES AND FACILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER SOLE EXPENSE.



811

CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION





VICINITY MAP
N.T.S

GENERAL NOTES

1. All work must be in accordance with local building codes and zoning regulations.
2. The contractor is responsible for obtaining all necessary permits before starting construction.
3. The final driveway design must be approved by the local governing body or authority.
4. All construction activities should comply with environmental and stormwater runoff management guidelines.
5. Driveway materials must meet the specifications outlined in the project plans. All materials should be of the highest quality and free from defects.
6. The contractor must ensure proper compaction of subgrade and base materials to ensure a stable and long-lasting surface.
7. Adequate drainage must be provided to prevent water accumulation on the driveway surface.
   The driveway should slope toward the street or an approved drainage structure.
8. The driveway must have proper access to the street or public road, and any necessary curb cuts or apron installations must be performed as per local standards.
9. Curb cuts must be smooth and have a proper transition to avoid water drainage issues or accidents.
10. The contractor must avoid damaging any underground utilities during excavation or construction activities.
    Utility lines (water, gas, electricity, etc.) must be located and marked before construction starts.
11. Clear visibility and sight lines must be maintained at the driveway's entrance and exit.
12. The edge of the driveway must be properly constructed to prevent erosion or damage to adjacent landscapes.
13. Any curbing, edging, or fencing should be installed as per the design specifications.
14. Pavement should be properly cured.
15. All surfaces must be smooth, even, and free from cracks, bumps, or depressions.
16. The contractor must implement appropriate traffic control measures during construction (e.g., cones, signs, barriers).
17. Construction hours must follow local noise ordinances, and safety measures should be followed to protect workers and the public.
18. After construction, all debris and construction materials must be removed from the site.
19. The contractor is responsible for restoring the surrounding landscape, which may include re-seeding grass or repairing any damaged landscaping.

STATE OF CONNECTICUT
ALBERTO ROMAN
No. 0035172
LICENSED PROFESSIONAL ENGINEER

LEGEND:

1. PROPOSED BUILDING
2. WETLAND
3. PROPOSED DRIVEWAY
4. LOT BOUNDARY
5. SETBACK LINE

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)
SCALE: 1" = 30'

ENVIRO SOLUTIONS
CIVIL & ENVIRONMENTAL ENGINEERING SERVICES

LARK ROAD , SIMSBURY, HARTFORD COUNTY, CONNECTICUT

Revision #	Description	Date
00		

SITE PLAN

Date 11 / 23 / 2025

Drawing Number D-10181/02

Sheet A1

Scale 1"=30'

Drawn by MA

CAUTION UNDER GROUND UTILITIES:

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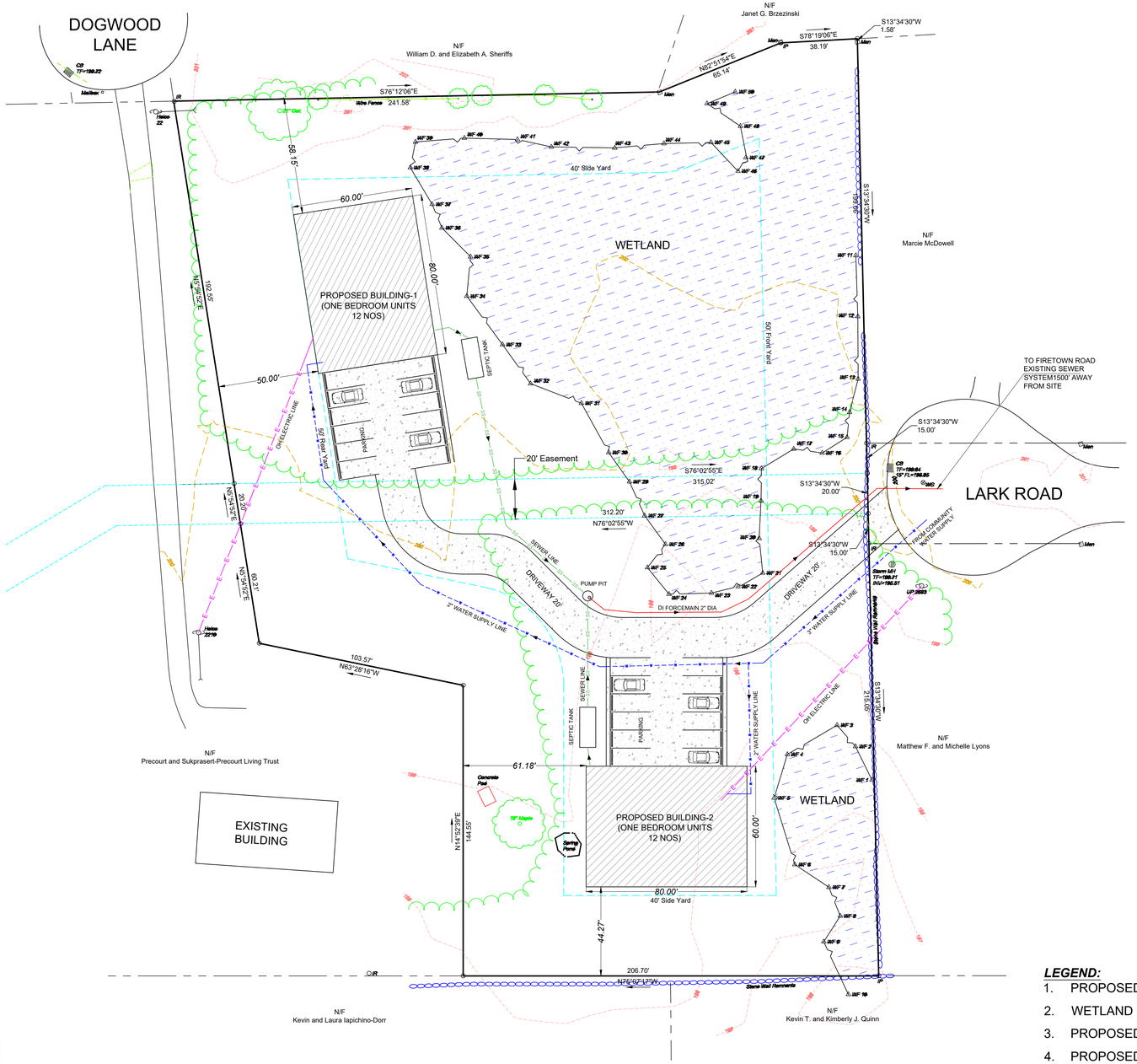

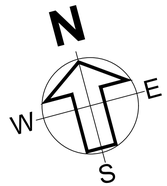



VICINITY MAP
N.T.S

GENERAL NOTES

1. This plan is intended to show the general layout of proposed underground and aboveground utility systems, including but not limited to: water, sanitary sewer, storm sewer, gas, electric, telecommunications, and other relevant services.
2. Contractor shall coordinate with all applicable utility companies and governing agencies for final design, approvals, permits, and construction requirements.
3. Existing utility locations shown on this plan are based feasible location. Contractor shall verify all utility locations and depths in the field prior to the start of work.
4. Contractor shall report any discrepancies or conflicts with existing utilities or other proposed improvements to the Engineer and Owner prior to construction.
5. Contractor shall notify the local utility locating service (e.g., 811 or "Call Before You Dig") a minimum of 48–72 hours before commencing excavation work.
6. All trench backfill and compaction shall be in accordance with project specifications and local jurisdiction requirements.
7. Minimum horizontal and vertical separation between utilities shall conform to local codes and standards. Water and sewer lines must maintain a minimum of 10 feet horizontal and 18 inches vertical separation unless otherwise approved.
8. All utilities shall be installed at minimum cover depths as specified by the local authority or utility provider. Coordinate with each provider for required cover.
9. All utilities shall be marked, labeled, and color-coded in accordance with industry standards and local codes.
10. Maintain access to existing utilities and infrastructure during and after construction. All utilities must be located within designated easements or public rights-of-way unless otherwise approved.
11. Contractor shall provide accurate as-built drawings of all installed utilities upon project completion. As-builts must include horizontal locations, depths, materials, and sizes.
12. Contractor shall obtain all necessary permits prior to beginning work and shall schedule required inspections with appropriate agencies.
13. Contractor shall follow best management practices (BMPs) for erosion and sediment control to prevent environmental contamination during utility installation.

LEGEND:

1. PROPOSED BUILDING
2. WETLAND
3. PROPOSED SEWER LINE
4. PROPOSED FORCEMAIN
5. PROPOSED WATER LINE
6. PROPOSED ELECTRIC LINE

STATE OF CONNECTICUT
ALBERTO MORAN
No. 0035172
LICENSED
PROFESSIONAL ENGINEER

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)
SCALE: 1" = 30'

811
CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

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CIVIL & ENVIRONMENTAL ENGINEERING SERVICES

LARK ROAD , SIMSBURY, HARTFORD COUNTY, CONNECTICUT

Revision #	Description	Date
00		

UTILITY PLAN

Date 11 / 23 / 2025

Drawing Number
D-10181/03

Sheet
A1

Scale 1"=30'

Drawn by MA

CAUTION UNDER GROUND UTILITIES:

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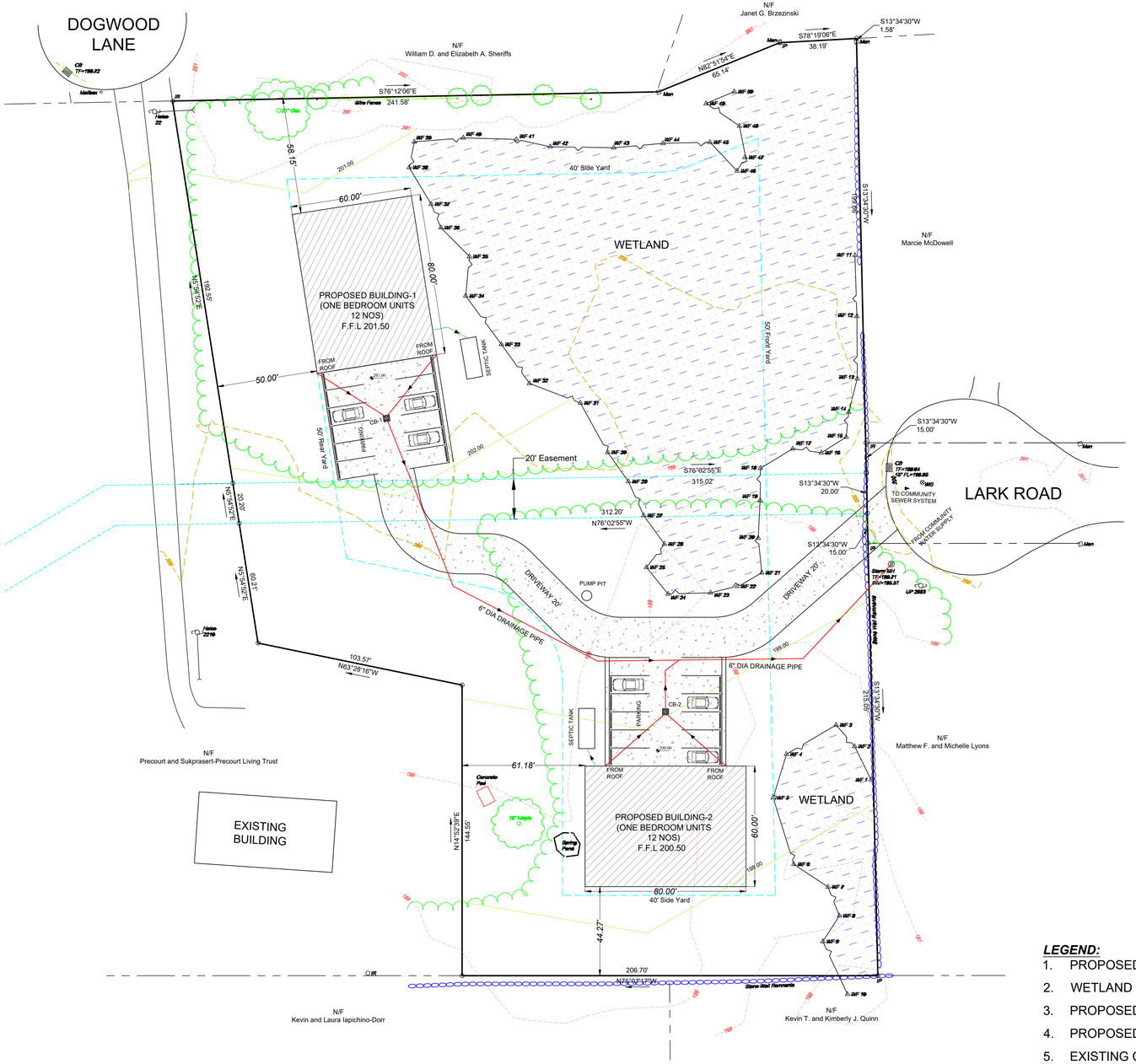

CALL NM ONE-CALL
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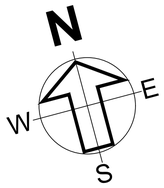




VICINITY MAP
N.T.S

GENERAL NOTES

1. The contractor shall furnish all labor, materials, tools, and equipment necessary to construct swales, storm pipes, and catch basins as shown on the approved construction drawings and in accordance with these general notes and specifications.
2. All work shall conform to local jurisdictional standards.
3. The contractor shall obtain and comply with all required permits prior to beginning any construction activities, including grading, dewatering, or excavation.
4. All storm pipes shall be installed at the alignments and grades shown on the plans.
5. Minimum pipe slope shall ensure positive drainage (typically not less than 0.5%).
6. Pipe bedding and backfill shall be compacted per project specifications.
7. Catch basins shall be installed at low points and per plan locations.
8. Structures shall be precast or cast-in-place reinforced concrete as per details.
9. Grates shall meet traffic loading requirements and be secured.
10. All inverts, outlet elevations, and pipe connections shall be verified before installation.
11. Swales shall be constructed to the dimensions and slopes shown on the plan.
12. Side slopes shall not exceed 3:1 (horizontal:vertical), unless approved otherwise.
13. Swale flow lines shall maintain continuous positive drainage toward the nearest outfall or catch basin.
14. Erosion control measures (e.g., turf reinforcement mats, sod, or hydroseeding) shall be installed immediately after grading.
15. Install temporary erosion and sediment control measures (silt fences, inlet protection) prior to start of work.
16. Contractor shall be responsible for all sediment control inspections and maintenance during construction.
17. Any utility conflicts discovered during construction shall be reported to the engineer immediately.
18. All work shall be subject to inspection by the engineer or local authority.
19. Storm pipes shall be tested for proper alignment, grade, and joint integrity.
20. As-built elevations of inverts and top of structures must be submitted for review.
21. All disturbed areas shall be restored to original or better condition.
22. Contractor shall submit red-lined as-builts indicating any deviations from approved plans.

LEGEND:

1. PROPOSED BUILDING
2. WETLAND
3. PROPOSED DRAINAGE PIPE
4. PROPOSED CATCH BASIN
5. EXISTING CONTOUR MAJOR
6. EXISTING CONTOUR MINOR
7. PROPOSED CONTOUR

STATE OF CONNECTICUT
ALBERTO ROJAS
No. 0035172
LICENSED
PROFESSIONAL ENGINEER

GRAPHIC SCALE

15 0 15 30 60
(IN FEET)
SCALE: 1" = 30'

ENVIRO SOLUTIONS
CIVIL & ENVIRONMENTAL ENGINEERING SERVICES

LARK ROAD , SIMSBURY, HARTFORD COUNTY, CONNECTICUT

Revision #	Description	Date
00		

GRADING & DRAINAGE PLAN

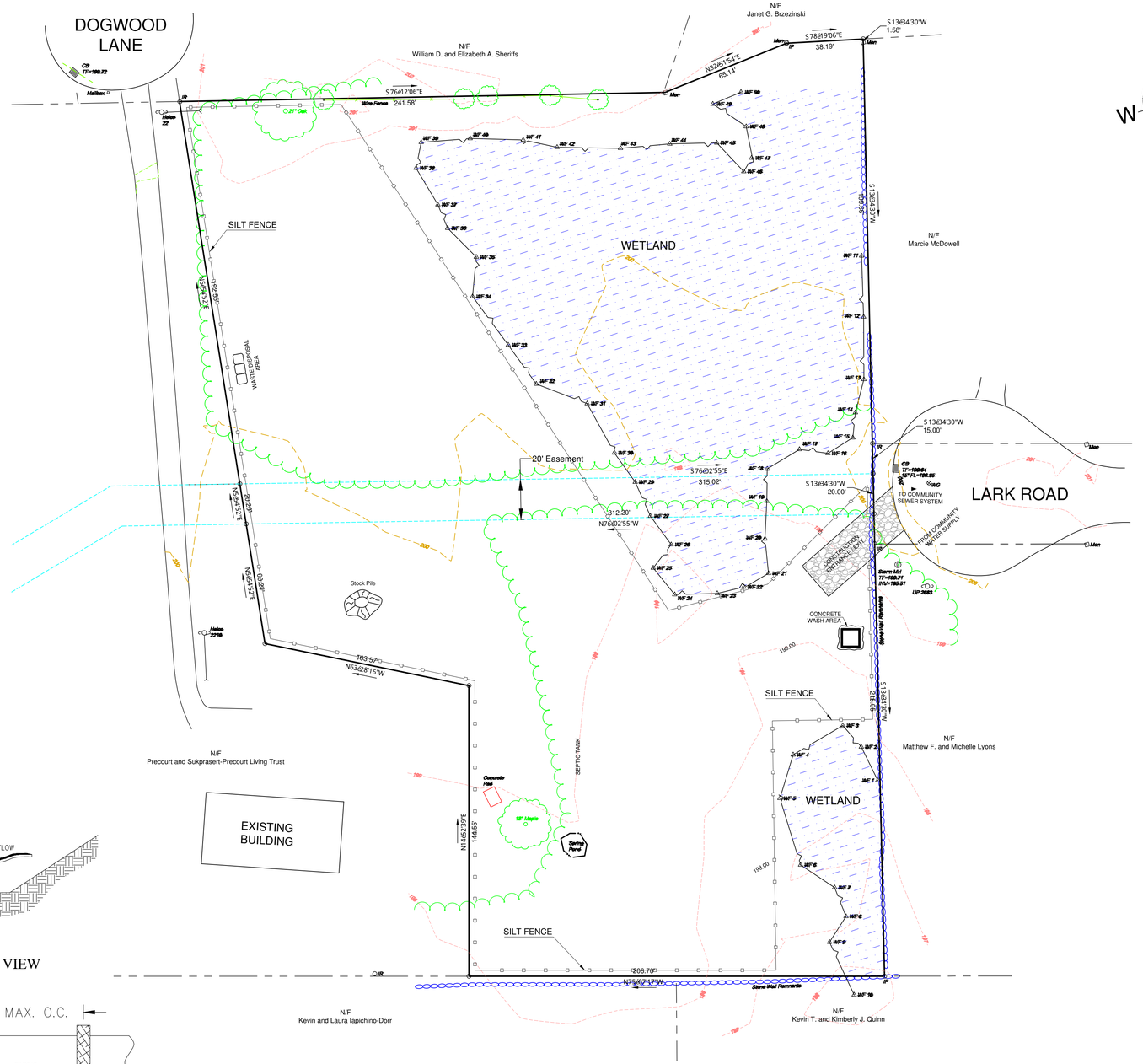
Date 11 / 23 / 2025

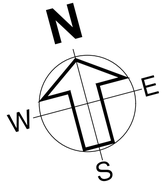
Drawing Number
D-10181/04

Sheet
A1

Scale	Drawn by
1"=30'	MA

CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION



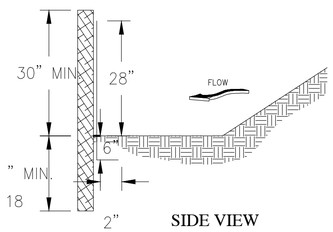




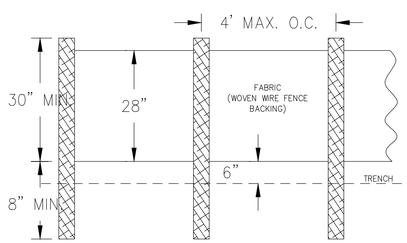
VICINITY MAP
N.T.S

GENERAL NOTES

1. This plan addresses the grading, drainage, and erosion control requirements for the project site to ensure proper surface water management and minimize adverse impacts on adjacent properties and downstream drainage systems.
2. All grading and drainage improvements shall comply with local municipal codes, ordinances, and the latest edition of applicable engineering standards, including stormwater management regulations.
3. The site shall be graded to promote positive drainage away from all structures and paved surfaces.
4. Finished grades shall be sloped at a minimum of 2% away from buildings for at least 5 feet to prevent water infiltration.
5. Cut and fill slopes shall be stabilized and shall not exceed the maximum allowable slope as per local codes (typically 3:1 or 2:1, unless otherwise approved).
6. Existing natural drainage patterns should be preserved where possible. Where changes occur, new drainage systems shall safely convey runoff without causing erosion or flooding to adjacent properties.
7. Temporary erosion control measures such as silt fences, sediment basins, and straw wattles shall be installed before grading begins and maintained until vegetation is established. Permanent stabilization measures shall be implemented immediately after grading.
8. The project shall incorporate stormwater management best practices to control runoff quantity and improve runoff quality as required by regulatory agencies.
9. All drainage structures including swales, inlets, and storm pipe shall be designed to accommodate the required design storm events as specified by the local authority.
10. Regular inspection and maintenance of drainage facilities and erosion control measures shall be performed throughout construction and post-construction phases to ensure proper functioning.
11. All grading activities shall coordinate with existing utilities. Conflicts shall be resolved prior to grading work.
12. Measures shall be taken to protect sensitive environmental areas, including wetlands, waterways, and tree preservation zones.
13. All disturbed areas shall be stabilized with seed, mulch, or other acceptable ground cover immediately upon completion of grading.
14. Soil compaction shall be conducted as required to prevent future settlement.
15. Dewatering during grading must be managed to prevent sediment discharge off-site.
16. The contractor is responsible for implementing and maintaining all erosion and sediment control measures and for ensuring compliance with the grading and drainage plan.



SIDE VIEW



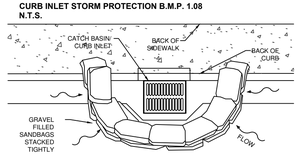
NOTES:
1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

FRONT VIEW

SILT FENCE DETAIL

N.T.S

CURB INLET STORM PROTECTION B.M.P. 1.08
N.T.S.



GRAVEL CONSTRUCTION ENTRANCE B.M.P. 1.01

INLET PROTECTION

N.T.S

BMP MAINTENANCE SCHEDULE

BMP	*RECOMMENDED MAINTENANCE FREQUENCY*	*BY*
STABILIZED CONSTRUCTION ENTRANCE	*WEEKLY AND AFTER RAIN STORM EVENTS*	*CONTRACTOR*
SILT FENCE	*WEEKLY AND AFTER RAIN STORM EVENTS*	*CONTRACTOR*

LEGEND:

1. CONSTRUCTION ENTRANCE
2. WETLAND
3. SILT FENCE
4. EXISTING CONTOUR MAJOR
5. EXISTING CONTOUR MINOR

STATE OF CONNECTICUT
ALBERTO ROMAN
No. 0035172
LICENSED
PROFESSIONAL ENGINEER

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)
SCALE: 1" = 30'

ENVIRO SOLUTIONS
CIVIL & ENVIRONMENTAL ENGINEERING SERVICES

LARK ROAD , SIMSBURY, HARTFORD COUNTY, CONNECTICUT

Revision #	Description	Date
00		

EROSION CONTROL PLAN

Date 11 / 23 / 2025

Drawing Number
D-10181/05

Sheet
A1

Scale	Drawn by
1"=30'	MA

Map References:

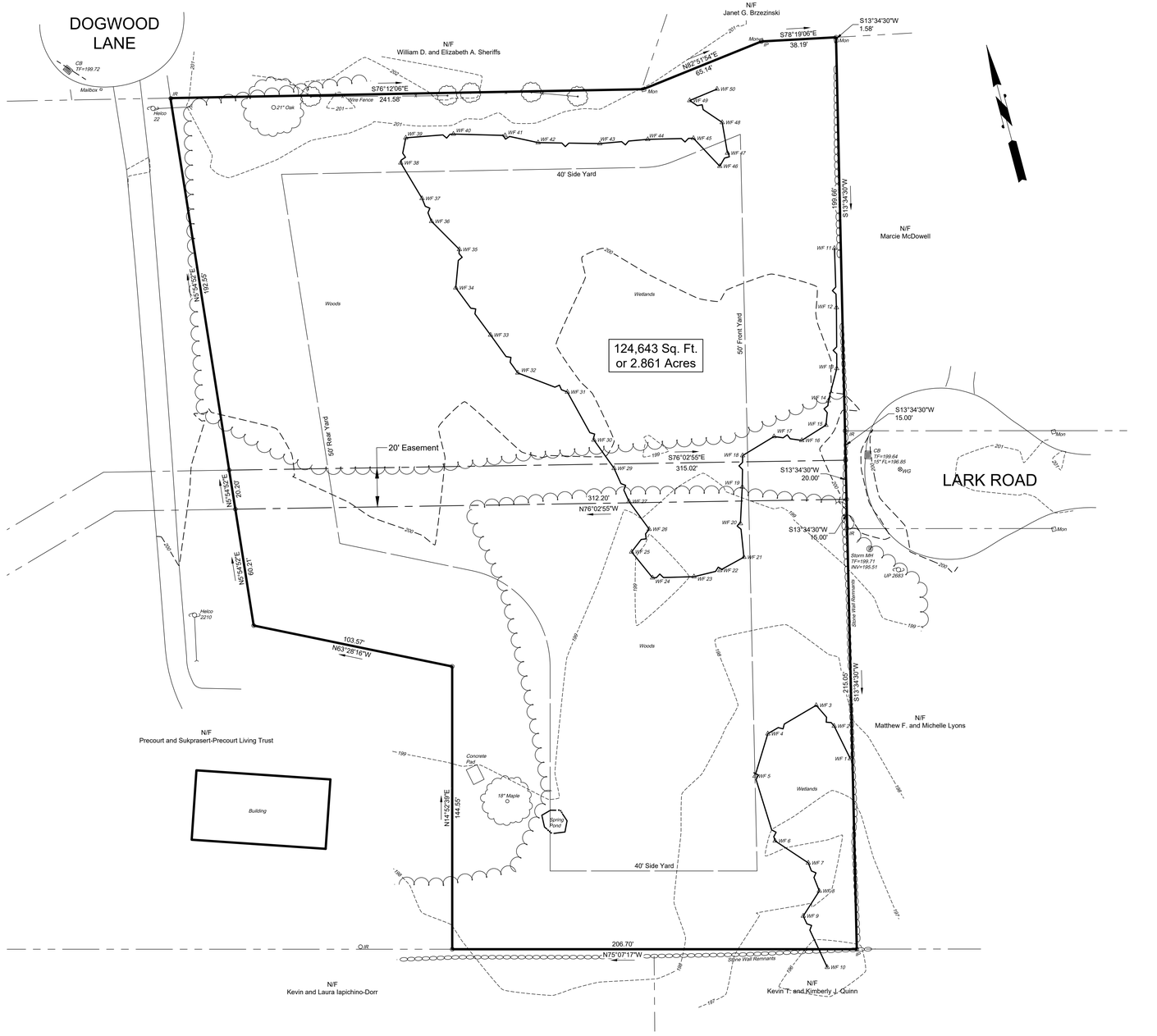
1. Ann-Mar Estates, Section II, Property of Annie K and Ralph E. Holcombe, Holcomb Street and Firetown Road, Simsbury, Connecticut, Office of Harold R. Sanderson, C.E & L.S., Bloomfield, Connecticut, Scale 1"=100', January 26, 1965, Design by Yarwood and Block, Simsbury, Conn.

2. Division Plan, Prepared for Tim Martin, 9 Dogwood Lane, Simsbury, Conn. Datd January 18, 2012, scale 1"=40', Prepared by Henry C. Cotton & Associates.

Notes:

1. Parcel is located in Zone R-40 Residential

2. Horizontal Datum - Map Reference #2 , Vertical Datum - Assumed



THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS IS A PROPERTY SURVEY BASED UPON A DEPENDENT RESURVEY.

CLASS OF ACCURACY: CLASS A-2

TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JERRY P. MAHER JR. - LAND SURVEYOR
CT LSX.0070511

NOT VALID WITHOUT RAISED SEAL

STATE OF CONNECTICUT · JERRY P. MAHER JR. · 70511 · LICENSED LAND SURVEYOR

Map Showing
Land Owned by:
Timothy Martin
Lark Road
Simsbury Connecticut
Scale: 1"=30' January 5, 2023

Prepared By
Neriani Land Surveying, LLC
56 Hillcrest Drive - Barkhamsted, Connecticut 06063
(860) 677-7732

Graphic Scale: 30' 15' 0' 30' 60' 90'

D-10181-06

DRAWN BY:	CHECKED BY:	JOB NO.
GRA	JPM	21–15

Ds1

DISTURBED AREA STABILIZATION
(WITH MULCHING ONLY)

DEFINITION

A temporary cover of plant residues or other suitable materials, produced on site if possible, applied to the soil surface.



PURPOSE

- Reduce runoff and erosion
- Modify soil temperature
- Conserve moisture
- Prevent surface compaction and crusting
- Control undesirable vegetation
- Increase biological activity in the soil

INSTALLATION

- Apply mulch or temporary grassing to all exposed areas within 14 days of disturbance.
- Applicable to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover.
- Mulch can be used as a singular erosion control device for up to 6 months.
- Apply at the appropriate depth. Refer to Table 1 for specific materials.

Ds2

DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

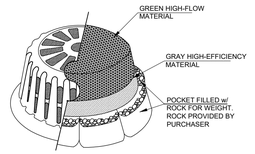


PURPOSE

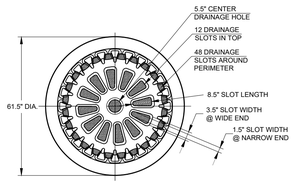
- Reduce runoff and sediment damage of down stream resources
- Protect the soil surface from erosion
- Improve wildlife habitat
- Improve aesthetics
- Improve tilth, infiltration, and aeration as well as organic matter for permanent plantings

INSTALLATION

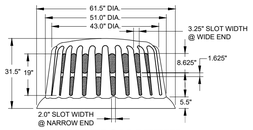
- Apply mulch or temporary grassing to all exposed areas within 14 days of disturbance.
- Applicable to rough graded areas that will be exposed for less than 6 months.
- Coordinate with permanent measures to ensure economical and effective stabilization.
- Take note of which species are not appropriate for companion crop plantings.
- When the soil has been sealed by rainfall or consists of smooth cut slopes, scarify the soil in order to provide a place for the seed to lodge and germinate.



ISOMETRIC VIEW



PLAN VIEW



ELEVATION VIEW

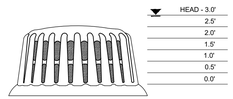
FILTER OPTIONS
FILTER HAT IS AVAILABLE IN THREE OPTIONS:
1) ALL HIGH-FLOW MATERIAL
2) ALL HIGH-EFFICIENCY MATERIAL
3) HIGH-FLOW MATERIAL ON TOP HALF OF HAT, HIGH-EFFICIENCY MATERIAL ON BOTTOM HALF (THIS FILTER COVER IS RECOMMENDED FOR ALL ROADWAY PROJECTS.)

IT IS THE PURCHASERS RESPONSIBILITY TO PURCHASE APPROPRIATE FILTER HAT. PURCHASER SHALL PROVIDE ROCK FOR FILTER POCKETS.

FILTER HAT INSTALLATION
FILTER HAT SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY IN TO FILTER HAT MATERIAL EVERY FILTER HAT COMES IN ONE PIECE FOR EASY INTALLATION.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT R-100A DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.

SPECIFICATION
FILTER FABRIC SILT-SAVER HAT SHALL BE BASED ON DESIGN PROFESSIONAL'S SPECIFICATION.



FRAME & FILTER DISCHARGE ANALYSIS

HEAD (FT)	EQUATION USED	OPENING AREA (SF)	FRAME FLOW (CFS)	FILTER AREA (SF)	FILTERED FLOW (CFS)
0.5	0	2.1	7	6	2
1.0	0	3.9	19	12	3
1.5	0	7.0	41	18	5
2.0	0	8.0	54	24	7
2.5	0	9.2	70	30	9
3.0	0	9.2	77	-	77

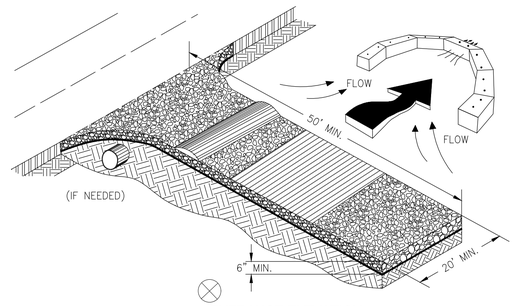
DUE TO NARROW SLOT, A TRANSITION WILL OCCUR BETWEEN WEIR AND ORIFICE CONDITION. ORIFICE FLOW WILL PROVIDE A MORE CONSERVATIVE ESTIMATE OF FLOW, THEREFOR THE LESSER OF THE ORIFICE AND WEIR FLOWS WILL BE USED FOR EACH STAGE CALCULATION.

FILTER MATERIAL ALLOWS 129 gpm/SF OR 0.29cfs/SF
ORIFICE EQUATION (O) = Q = 0.6A(2gh)^0.5
P = FEET PERIMETER
h = HEAD IN FEET
Q = CAPACITY IN cfs
A = FREE OPEN AREA OF FRAME
g = 32.2 FEET-PER-SECOND/SECOND

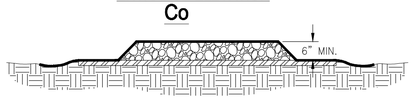
ROUND FRAME & FILTER ASSEMBLY MODEL # R-100A

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



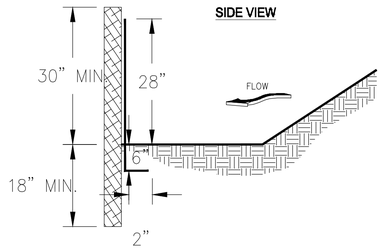
ENTRANCE ELEVATION



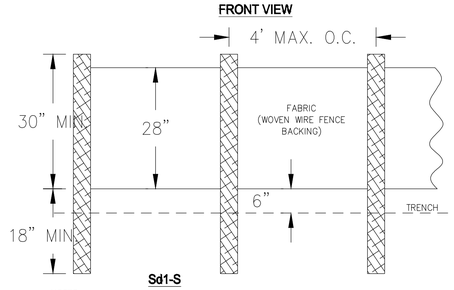
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

SILT FENCE - TYPE SENSITIVE

SIDE VIEW



FRONT VIEW



Sd1-S

NOTES:
1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (•) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

STATE OF CONNECTICUT
ALBERTO ROMAN
No. 0035172
LICENSED PROFESSIONAL ENGINEER

GRASSING SCHEDULE

SPECIES	RATE/ACRE	PLANTING DATES	FERTILIZER	
			ANALYSIS	RATE/ACRE
TALL FESCUE GRASS	50 LBS.	10/1 - 12/1	6-12-12	1500 LBS.
COMMON BERMUDA GRASS (UNHULLED)	40 LBS.	11/1 - 4/1	6-12-12	1500 LBS.
COMMON BERMUDA GRASS (HULLED)	20 LBS.	5/1 - 7/1	6-12-12	1500 LBS.
PERENIAL RYE GRASS (FOR TEMPORARY USE ONLY)	100 LBS.	10/1 - 1/15 3/1 - 5/30	10-10-10	1500 LBS.

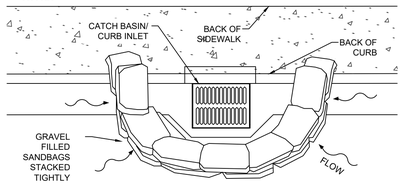
MULCH:
MULCH SHALL BE UNCHOPPED, UNROOTED, SMALL GRAIN STRAW APPLIED AT A RATE OF 70 TO 90 LBS. PER 1000 SQ. FT. MULCH MATERIAL SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS WEEDS WHICH ARE: CANADIAN THISTLE, JOHNSON GRASS AND QUACKGRASS. SPREAD MULCH MECHANICALLY OR UNIFORMLY BY HAND. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER.

PERMANENT SEEDING, SEEDBED PREPARATION:
AREA TO BE SEEDED SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST THREE INCHES. THE TOP LAYER SHALL BE LOOSENED BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. IN LIEU OF SOIL TEST RESULTS, APPLY 50 LBS. OF DOLOMITIC LIMESTONE AND THE APPROPRIATE FERTILIZER. HARROW OR DISC LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST THREE INCHES ON SLOPES FLATTER THEN 3:1.

SEEDING:
APPLY SEED UNIFORMLY WITH A CYCLONE SEEDED DRILL CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON STEEP SLOPES ONLY) ON A MOIST FIRM SEEDBED. MAXIMUM SEED DEPTH SHOULD BE 1/2 INCH IN CLAY SOILS AND IN SANDY SOILS WHEN USING OTHER THEN THE HYDROSEEDER METHOD. IRRIGATE UNTIL VEGETATION IS FIRMLY ESTABLISHED IF SOIL MOISTURE IS NOT SUFFICIENT TO SUPPORT ADEQUATE GROWTH.

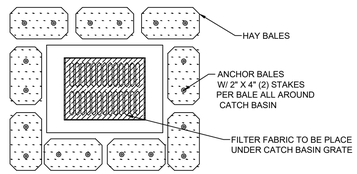
EROSION CONTROL DEVICES:
EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL ADEQUATE PERMANENT GROWTH HAS BEEN ESTABLISHED.

CURB INLET STORM PROTECTION B.M.P. 1.08
N.T.S.



GRAVEL CONSTRUCTION ENTRANCE B.M.P. 1.01

STORM INLET PROTECTION BMP 1.08
N.T.S.



ENVIRO SOLUTIONS
CIVIL & ENVIRONMENTAL ENGINEERING SERVICES

LARK ROAD, SIMSBURY, HARTFORD COUNTY, CONNECTICUT

Revision #	Description	Date
00		

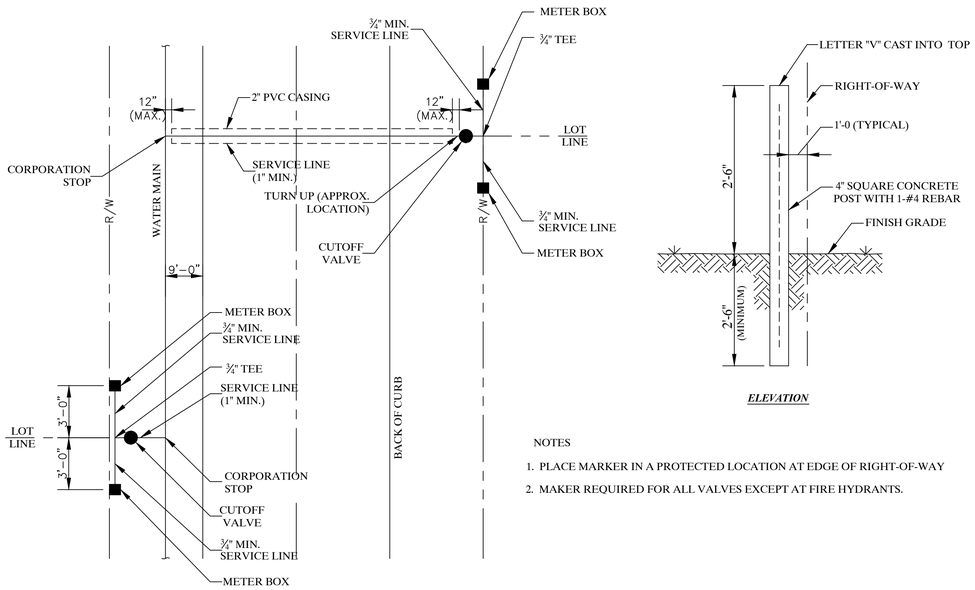
EROSION CONTROL DETAILS

Date 11 / 23 / 2025

Drawing Number D-10181/07

Sheet A1

Scale | Drawn by MA

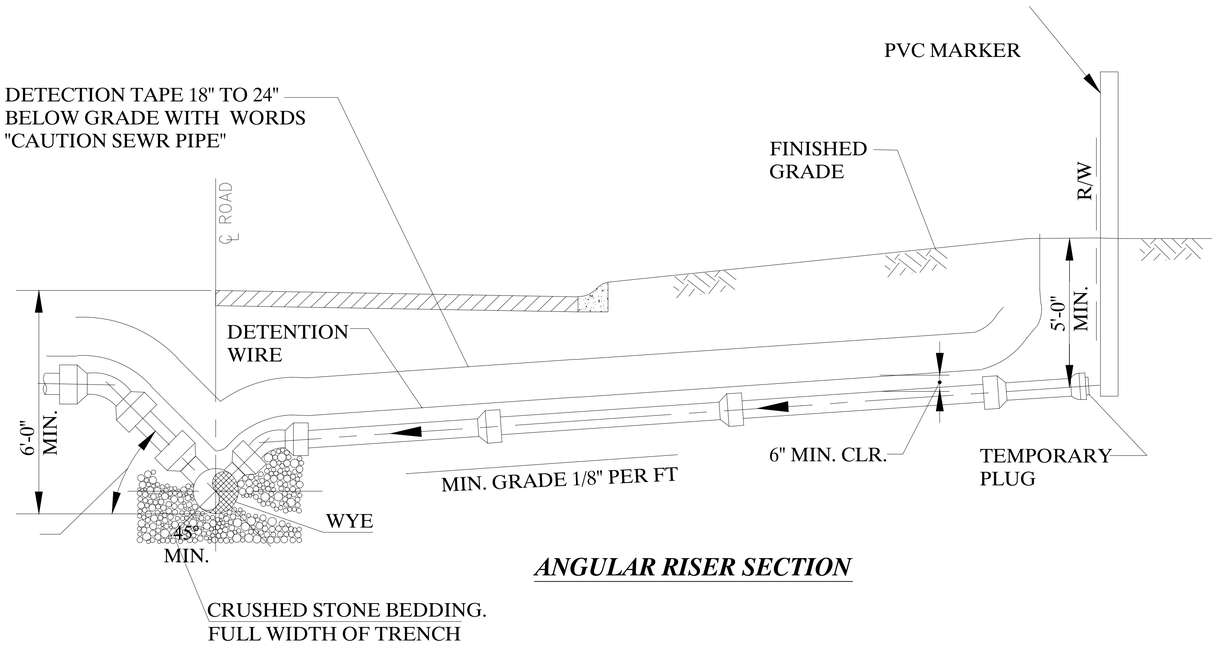


ELEVATION

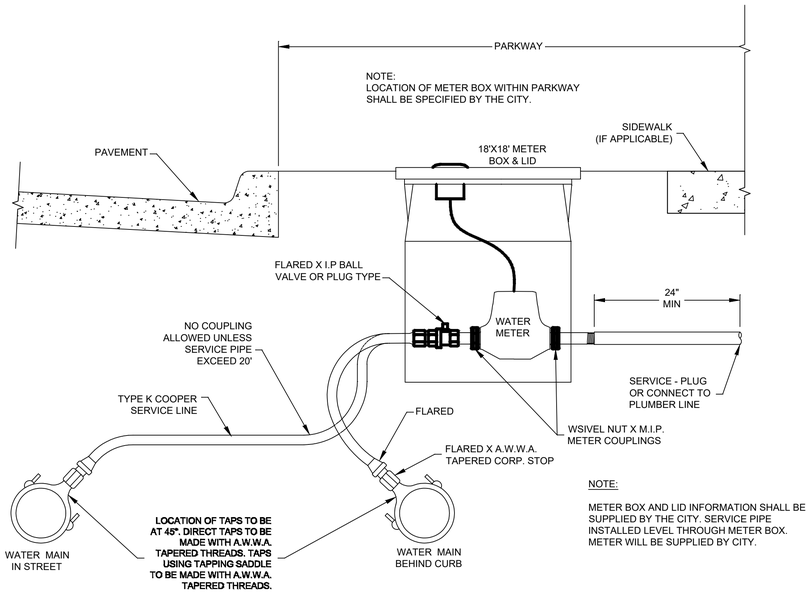
NOTES

1. PLACE MARKER IN A PROTECTED LOCATION AT EDGE OF RIGHT-OF-WAY
2. MAKER REQUIRED FOR ALL VALVES EXCEPT AT FIRE HYDRANTS.

CONNECTION DETAIL



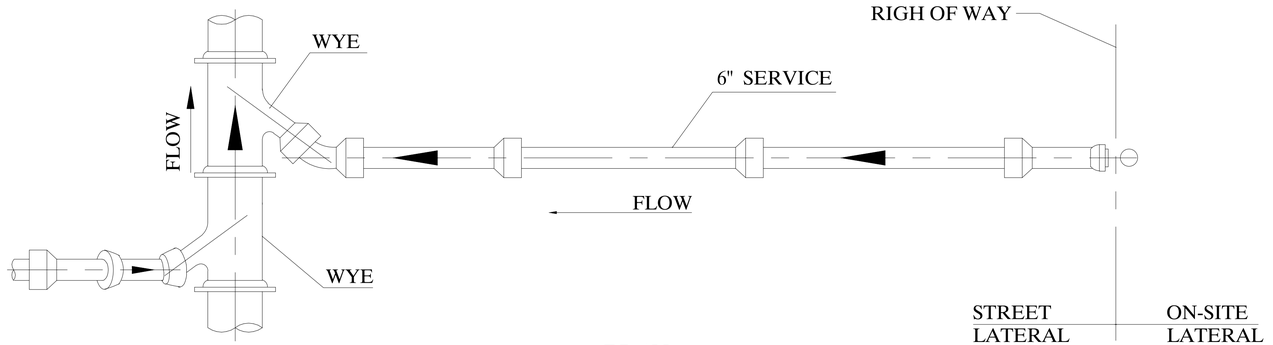
ANGULAR RISER SECTION



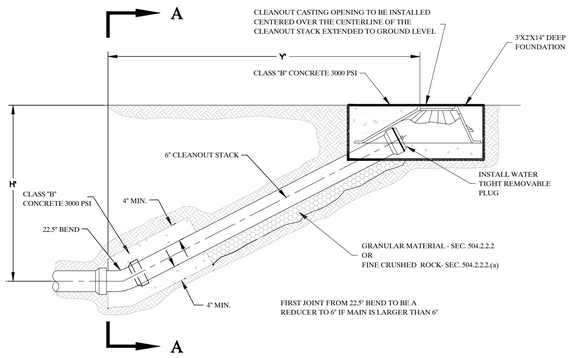
NOTE:

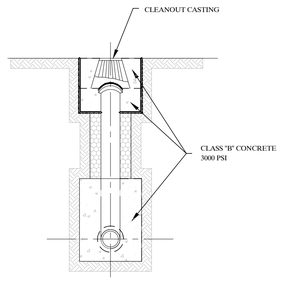
METER BOX AND LID INFORMATION SHALL BE SUPPLIED BY THE CITY. SERVICE PIPE INSTALLED LEVEL THROUGH METER BOX. METER WILL BE SUPPLIED BY CITY.

WATER SERVICE INSTALLATION " 1"OR 3" LINE



PLAN





SECTION A-A

H'	4	5	6	7	8	9	10
Y'	10	12	14	17	19	22	24

FOR GREATER THAN 10' DEPTH, USE STANDARD MANHOLE.

STATE OF CONNECTICUT ALBERTO ROMAN No. 0035172 LICENSED PROFESSIONAL ENGINEER

ENVIRO SOLUTIONS
CIVIL & ENVIRONMENTAL ENGINEERING SERVICES

LARK ROAD , SIMSBURY, HARTFORD COUNTY, CONNECTICUT

Revision #	Description	Date
00		

MISCELLANEOUS DETAIL

Date 11 / 23 / 2025

Drawing Number D-10181/08

Sheet A1

Scale

Drawn by MA

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

RECEIVED
OCT 23 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

Application for Authorized Wetland Agent Approval
Regulated Activities Permitted Under Section 12 of the Inland Wetlands and Watercourses Regulations

(Please review publishing requirements on next page)

DATE: 10/23/2026 **FEE:** $ 190.00 (cash) **CK #:** _____ **APP #:** _____

PROPERTY ADDRESS: 3 Clover Lane, Weatogue, CT 06089

NAME OF APPLICANT: James W. Allen

MAILING ADDRESS: 3 Clover Lane, Weatogue, CT 06089

EMAIL ADDRES _____ **TELEPHONE** _____

NAME OF OWNER: James William Allen & Stacey Allen

MAILING ADDRESS: 3 Clover Lane, Weatogue, CT 06089

EMAIL ADDRESS _____ **TELEPHONE** _____

Describe the specific activity for which a permit is sought 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; or g) otherwise adversely affect a regulated area:

Remove the existing wood deck and build a one-level paver patio (about 1,250 sf) behind the house, with a low retaining wall and 4 ft fence on the outer edge, steps to the lawn, a gas fire pit, a built-in bar counter and a hot tub. Silt fence will be installed before work begins. See attached plans.

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 10/23/26 *Date*

Signature and Title of Applicant 10/23/26 *Date*

Signature of Wetlands Agent *Name of Wetlands Agent* *Date*

October 23, 2026

Town of Simsbury
Planning and Land Use Department
933 Hopmeadow Street
Simsbury, CT 06070

Re: Authorized Wetland Agent Approval, 3 Clover Lane, Weatogue

To the Wetlands Agent:

A tree fell on the wood deck behind our house and destroyed it. We would like to replace it with a stone paver patio.

The patio will sit in the corner between the house and the garage, all on one level, about 1,250 square feet. The yard slopes away from the house, so a low block wall will hold the outer edge level, with a 4-foot fence on top and steps down to the lawn. The patio will have a gas fire pit, a built-in bar counter and a hot tub.

On the enclosed plans we have intentionally shown the conservation easement. The patio will remain outside the easement, about 1½ feet from it along the angled back edge and 4½ feet along the side, and no part of the work will cross the easement line.

Silt fence will go up before any digging and stay until the lawn grows back.

Enclosed are the application, the town map and our 1994 plot plan with the patio and silt fence drawn to scale, the plans showing dimensions, elevations and what goes below grade, and a rendering. The $190 fee is included in cash.

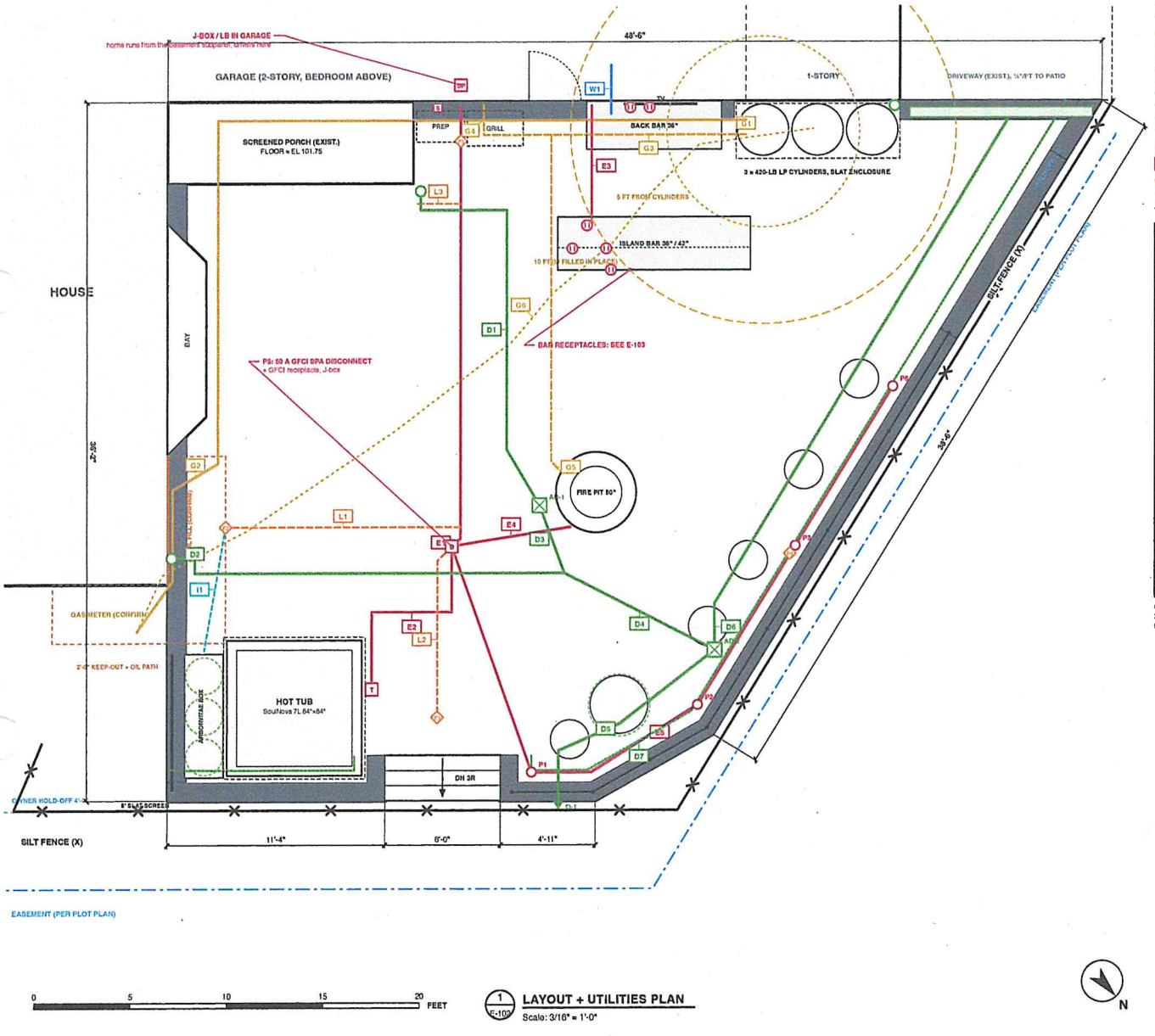
Please let me know if you need anything else.

Sincerely,

10/23/26 , 10/23/26

James W. Allen
3 Clover Lane, Weatogue, CT 06089
860-796-2556 · jamesallentennis@gmail.com

Co-owner: Stacey Allen, 860-989-8701 · stacyallen87@gmail.com



1 / E-102 **LAYOUT + UTILITIES PLAN**
Scale: 3/16" = 1'-0"

LEGEND

- LP gas, 10 psig (to house)
- LP gas, 11" w.c. (grill, fire pit)
- Old LP line: cap + abandon
- Power conduit, 120/240 V
- Low-voltage (LED, Class 2)
- Storm pipe, 4" solid PVC
- Wall underdrain, 4" perforated
- Water / DWV (in garage)
- Drip irrigation sleeve
- Silt fence (X)
- GFCI WR receptacle (red fill: inside 5 ft of a cylinder)
- JB garage J-box (from the basement subpanel) · D spa disconnect · T tub stub
- LED feed point F1–F4

UNDERGROUND SCHEDULE

Run	What	Size	Cover
G1	LP cylinders + regulators	3 × 420-lb cylinders	18"
G2	LP main to the house	¾" CTS PE	18"
G3	LP header to patio appliances	¾" IPS PE	18"
G4	Grill outlet	¾" IPS PE + riser	18"
G5	Fire-pit line	¾" IPS PE	18"
G6	Old diagonal LP line	abandon	—
E1	Trunk: existing basement subpanel to post P5	1" + ¾" PVC, 1" LV 2" sleeve	18"
E2	Hot tub feeder	1" PVC: 3 #6 + #10 G Cu	18"
E3	Island bar circuits	2 × ¾" PVC (ckts 5 + 7)	18"
E4	Fire-pit sleeve	¾" PVC	18"
E5	Post loop	¾" PVC + 1" LV	18"
L1	LED feed F2	1" PVC, 12/2 LV	6"
L2	LED feed F3	1" PVC, 12/2 LV	6"
L3	Porch-step nosing feed	¾" PVC, 14/2 LV	6"
I1	Drip line to the arborvitae box	1½" sleeve, ½" drip	12"
D1	DS-1 porch downspout to AD-1	4" PVC	per C-201
D2	DS-3 house-corner downspout to J-1	4" PVC	per C-201
D3	AD-1 lateral to J-1	4" PVC	per C-201
D4	J-1 to AD-2	4" PVC	per C-201
D5	AD-2 to outlet O-1	4" PVC	per C-201
D6	Driveway trench drain + DS-2 to AD-2	4" PVC	per C-201
D7	Wall underdrain	4" perforated	wall base
W1	Serving-counter sink : water + drain	½" PEX, 1½" DWV	in garage

Cross utilities at 90°. LP 12" from power and storm; power drops to 24" at storm crossings. Warning tape 12" above LP and power. Call 811 first.

N

ALLEN RESIDENCE

Allen Patio - 3 Clover Ln

3 Clover Lane, Weatogue (Simsbury), CT 06089

Owner: James Allen

Parcel per Simsbury GIS · lot ≈1.14 ac

PREPARED BY

The owner, from site measurements and town GIS. Not a licensed professional's stamped drawing.

REVISIONS

0 2026-10-21 — Issued for contractor pricing and town review

CAUTION

Verify every dimension, grade and utility on site before work. Call Before You Dig (811) at least 2 full business days before excavating. Existing grades are estimates: shoot grades before layout. Oil fill, gas meter, panel and drain locations are assumed: confirm.

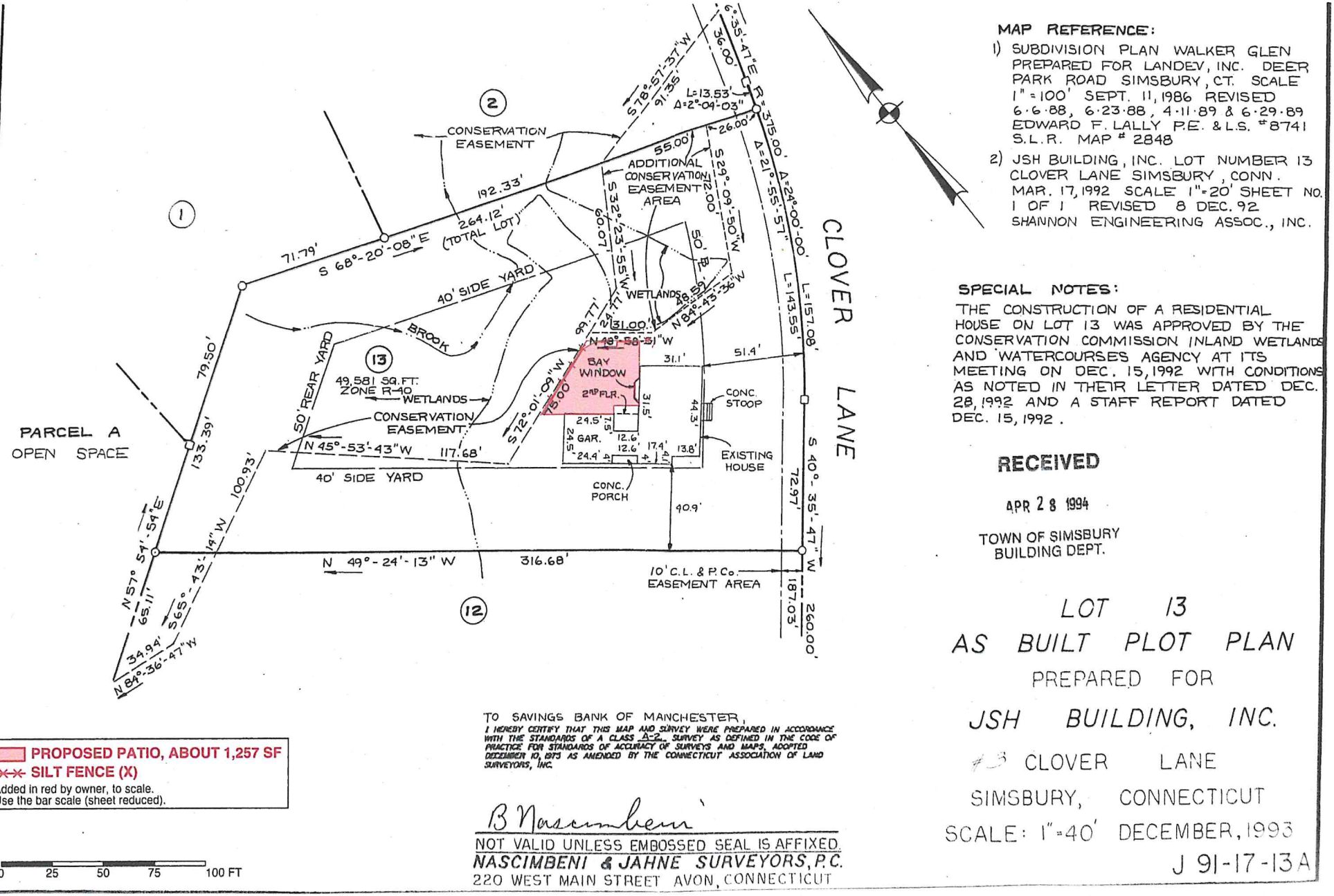
SHEET TITLE

LAYOUT + UTILITIES PLAN (ELECTRICAL + UNDERGROUND)

Scale: 3/16" = 1'-0"

Date: 2026-10-21

E-102



Lot 13 as-built plot plan (Dec. 1993, received by the Town 4/28/1994), reduced; use the bar scale. Proposed patio and silt fence added in red, to scale; the patio stays outside the conservation easement.

Town of Simsbury, CT

1 inch = 50 Feet

0 50 100 150

October 19, 2026

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com



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.

CAI Technologies town map (1" = 50') with the proposed patio and silt fence added in red, placed on the town building outline.



Rendering of the proposed patio, seen from above the back lawn. For illustration; the plans govern.


146.3°
30.23
132.2°
20.92
Feet : 21.10
270.0°
0.18
13
3

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

October 16, 2026

Alexander and Shannon Stangle
7 Orchard Lane
Simsbury, CT 06070

CERTIFIED MAIL

REFERENCE: **Application CC #26-23** of Alexander and Shannon Stangle for a wetland permit to remove trees and stumps within the upland review area (Assessor's Map D16, Block 419, Lot 046) Simsbury, CT 06070, R-40.

Dear Mr. and Mrs. Stangle:

The Town of Simsbury's Inland Wetlands Agent approves the above-referenced wetlands permit request.

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: removal of trees and stumps within the upland review area.

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:

STANDARD CONDITIONS

1. 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 watercourse. See exhibited prepared by G. McGregor dated October 15, 2026.

2. 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. The Applicant shall stabilize the exposed soils using hydroseed with a straw cover and/or mulch covering the entire area.

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.

This permit shall be valid for a period of 14 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.

This permit has a 15-day appeal period from the date of publication in a newspaper having general circulation in the area. Any appeal will be heard by the Conservation and Inland Wetlands Commission at its next regularly scheduled meeting. Until this appeal period has expired you can proceed at your own risk.

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.

If you have any questions, please do not hesitate to call.

With Regards,

George K. McGregor, AICP
Planning & Community Development Director

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

October 23, 2026

Dung Q. Tran
111 West St.
Simsbury, CT 06070

CERTIFIED MAIL

REFERENCE: **Application CC #26-24** of Dung Q. Tran for a wetland permit to replace an existing concrete 1575 sq.ft. patio with stone and pavers and associated access walk in the upland review area at 111 West St. (Assessor's Map F11, Block 103, Lot 013) Simsbury, CT 06070, R-40.

Dear Mr. Tran:

The Town of Simsbury's Inland Wetlands Agent approves the above-referenced wetlands permit request.

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:

- A wetland permit to replace an existing concrete 1575 sq.ft. patio with stone and pavers and associated access walk in the upland review area at 111 West St. (Assessor's Map F11, Block 103, Lot 013) Simsbury, CT 06070, R-40.

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:

STANDARD CONDITIONS

1. 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 watercourse.

2. 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.

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.

This permit shall be valid for a period of 14 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.

This permit has a 15-day appeal period from the date of publication in a newspaper having general circulation in the area. Any appeal will be heard by the Conservation and Inland Wetlands Commission at its next regularly scheduled meeting. Until this appeal period has expired you can proceed at your own risk.

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.

Please contact Joe Hollis at 860-658-3292 regarding the required Site Plan application.

If you have any questions, please do not hesitate to call.

With Regards,

George K. McGregor, AICP
Planning & Community Development Director

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

October 28, 2026

CERTIFIED MAIL

Tim Glover
David Litchfield Building & Remodeling
PO BOX 553
Simsbury, CT 06070

REFERENCE: **Application CC #26-26** of Tim Glover, Applicant, for a wetlands permit to construct a 20' x 25', two story addition in the upland review area, approximately 65' from the wetland soils, at 4 Washburn Dr. (Assessor's Map F09, Block 147, Lot 004) Simsbury, CT 06070, R-40.

Dear Mr. Glover:

The Town of Simsbury's Inland Wetlands Agent approves the above-referenced wetlands permit request.

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:

- A wetlands permit to construct a 20' x 25', two story addition in the upland review area, approximately 65' from the wetland soils, at 4 Washburn Dr. (Assessor's Map F09, Block 147, Lot 004) Simsbury, CT 06070, R-40.

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:

STANDARD CONDITIONS

1. 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 watercourse.

2. 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.

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.

This permit shall be valid for a period of 14 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.

This permit has a 15-day appeal period from the date of publication in a newspaper having general circulation in the area. Any appeal will be heard by the Conservation and Inland Wetlands Commission at its next regularly scheduled meeting. Until this appeal period has expired you can proceed at your own risk.

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.

If you have any questions, please do not hesitate to call.

With Regards,

George K. McGregor, AICP
Planning & Community Development Director