

Town of Simsbury

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SIMSBURY, CONNECTICUT 06070

*Howard Beach**Conservation / Inland Wetlands**Zoning Compliance Officer**Planning Analyst*

To : Simsbury Planning Commission

From: Howard Beach, Planning Analyst / Conservation Officer

Date : March 5, 2009

Re : Administrative Wetlands review of HARCO Subdivision Application

The Connecticut General Statutes, Chapter 126, Section 8-26 mandate that no subdivision or re-subdivision of land, containing wetlands, may be approved until a report from the agency in charge of administering those wetlands regulations has been submitted to the Planning or combined Planning & Zoning Commission.

The Conservation Officer reviewed the proposed HARCO subdivision application and made the finding that the subdivision, as proposed, could be accomplished on the site within the scope of the Inland Wetlands regulations. This determination was based on the review of wetlands mapping done on the site, soil profiles from deep hole testing, archeological investigations and site specific environmental data. The soil profiles indicate excellent infiltration potential which can potentially attenuate storm water on site. As the Conservation Commission / Inland Wetlands & Watercourses Agency's goal is to have post-development hydrology mimic, as closely as possible, the pre-development hydrology of the site to avoid water quality impacts from run off, these soil profiles are ideal. Similarly, the wetlands mapping for the site show the vast majority of the site to be well drained, non-wetland soils, so it will be possible to reasonably develop the site without direct wetlands impact.

WPCA has confirmed the sewer allocation for the site, based on the proposed use (see attached), water capacity has been assured both for potable water service and for fire protection, (though final pressure / volume calculations will have to be reviewed, and suppression design approved before the Fire Marshal will sign off on the project), and preliminary review shows adequate access and traffic capacity for the proposed use of the site.


Therefore, the Conservation Officer has made the determination that the subdivision of the property as proposed to create a parcel of raw land, can be accomplished without detriment to the wetlands. It is understood that this review does not constitute a permit. Any soil disturbance or activity undertaken within 100-feet of any wetland or watercourse will require an Inland Wetlands Permit.

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8:30 - 4:30 Tuesday through Friday

February 25, 2009

From: Hiram Peck, Director of Planning 

Re: Update on various land use matters

The Department staff has been working on several issues recently including the following:

1. **Grant requests** for several items have been (or are being) prepared by staff:
 - a. DEP Farmington River grants (2)
 - b. CT Trust for Historic Preservation (2 prepared, 1 still pending)
 - c. DEP Low Impact Development stormwater management for Simsbury Center.
 - d. Federal Economic Development Administration for Planning for Simsbury Center (In prep at this time)
 - e. EPA Smart Growth for 2009 (In prep at this time)
 - f. Agricultural Management Assistance (In prep at this time/ Town Farm if possible)
 - g. Two other are possible and are in the talking stage at this point.
2. **Incentive Housing Zone** grant contract finalization and commencement of work on schedule to begin with stakeholder meeting within next 2 weeks. This work will study the possibility of including fairly dense housing in certain locations to be determined. Approximately 20 landowners have requested their property be studied for IHZ designation. Only about 3-6 sites will be able to be studied in sufficient detail to propose applying the IHZ regulation to them.
3. **Planned Area Development (PAD) Zoning Regulation:** This regulation is for a very flexible mixed use regulation that would be applicable to all zones except for residential zones. It allows for the provision of mixed use in a wide variety of situations and grants the Zoning Commission broad discretion and waiver authority in review of mixed use applications. This regulation should be ready for public hearing in May.
4. **Dorset Crossing** development: Two tenants on board at this time. Two buildings under design. Working with State Traffic Commission is underway. Wetlands application is pending. Drainage calculations underway. Informal presentation to Design Review Board as soon as buildings are rough designed. Part of the property may be proposed for IHZ residential use. Moving "cautiously forward" at this time.

5. **Continuing Care Retirement Community (CCRC)** regulation and potential development. The Zoning Commission has adopted most aspects of a proposed CCRC regulation modification. A Conceptual Master Plan (CMP) was opposed by some and was not adopted. The ZC will probably adopt another minor revision to its regulations on the time allowed to build out a project at its next (3/2/09) meeting.
6. **Phonon:** Proposed expansion under way. Another variance being sought at this time. Ground breaking in April or May.
7. **Charrette process:** Work continues to design the Simsbury Center study along the guidelines proposed by the Charrette Subcommittee. Depending on amount of grant funding. The charrette may go forward at a level 1 2 or 3 level of intensity.
8. **HARCO:** (Hartford 1 lot subdivision) This 1 (40 acre) lot subdivision is under consideration by the Planning Commission. The Commission must decide this application by 3/18 or the subdivision will be automatically approved.

More information available on each of these items.