

**MINUTES OF THE TOWN OF CHESHIRE INLAND WETLANDS AND WATERCOURSES
COMMISSION REGULAR MEETING HELD ON SEPTEMBER 2ND, 2025 AT 7:30 P.M.,
84 SOUTH MAIN STREET, CHESHIRE, CT 06410 – TOWN COUNCIL CHAMBERS**

Present:

Dr. Charles Dimmick; Chair, Will McPhee; Vice Chair, Greg Guyer, Chuck Thompson, Francisco Perez, Tim Graver.

Staff/Guests:

Mike Glidden, Town Planner; Shain Strother, Minutes Clerk.

Absent:

Joe Davis.

1. CALL TO ORDER

Dr. Charles Dimmick called the meeting to order at 7:30 P.M.

2. ROLL CALL & DETERMINATION OF QUORUM

Tim Graver called the roll. There was a quorum. Joe Davis was absent.

3. APPROVAL OF MINUTES – Regular Meeting August 15th, 2025

Dr. Charles Dimmick asked for a few changes to be made. He asked that on line 124, that “Connecticut” be replaced with “Quinnipiac”. He asked that on line 27, the word “leeching” be replaced with “leaching”. He asked that on line 128, the word “area” be placed after upland review. He asked that on line 139, the word “coarse” be put in place of “course”. He asked that on line 209, Mr. Strollo’s position is replaced with retired IWWC officer, because he was not a commission member. Dr. Dimmick asked for objections to approve the minutes with these corrections, and nobody objected.

4. COMMUNICATIONS

Mike Glidden stated that Monica Sims had taken employment with the city of Stamford, and that he would act as the Inland Wetlands and Watercourses Commission Officer until a replacement could be found. Dr. Charles Dimmick asked for objections to appointing Mike Glidden as said Officer, and nobody objected. Mike Glidden continued, speaking about sidewalk construction on Route 10 that was going well. He spoke about the project on Wallingford Rd as well. The commission briefly discussed the condition of the school construction sites with Mr. Glidden, who confirmed there were no issues to discuss with the commission.

5. INSPECTION REPORTS

a. Written Inspections

None.

b. Staff Inspections

None.

6. ENFORCEMENT ACTIONS

a) Notice of Violation/Cease and Desist Order

Unauthorized Activities within a Wetland and Watercourse Area

William and Melissa Keating

52 Williamsburg Dr.

Mike Glidden spoke about a letter which came from Public Works, who was resurfacing the road in the area. The letter spoke of a motocross pike in the front yard, which would come within 5-10 ft of a stream. It’s within a regulated area, and within wetland soils. Mr. Glidden spoke to the homeowner, who told him to normalize the

grading that had been done and stabilize the area. He stated the homeowners had been spoken to, and that they were happy to help. Mr. Glidden stated that this item would stay on the agenda until cleared.

7. UNFINISHED BUSINESS

a) Site Plan

Town of Cheshire

Musso View Ave, Waterbury Rd.

APP #25-16

DOR 7/1/2025

MAD 9/4/2025

Francisco Perez recused himself from this discussion.

Mike Glidden spoke about the New England Bike Association contacting the town regarding using the open space property on Yankee Highlands for a mountain bike area. He said this discussion had been happening for two years, and that the town had been working on an agreement with the Association to maintain these trails. He stated that he had reviewed the management plan for the parcel, and that it permitted use for mountain biking.

At this time, Mat Davison with Davison Environmental, a professional soil scientist, spoke about how he was retained to delineate select areas of the property where the mountain bike trail would cross a wetland or stream. He spoke about how they walked and mapped the trail, and about the report they authored. He said that the crossings were intelligently located, only bordering the wetlands a little bit. He said the crossings had no long approaches or exits from the streams. He stated that the crossings were constructed using boulders and rocks so people would cross. He stated that none of the stream crossings showed evidence of high gradients or erosive flows, so he said none of the boulders could be dislodged.

Dr. Charles Dimmick asked if the soil was shallow to bedrock and Mat Davison with Davison Environmental answered that it was. Mr. Davidson also said that the trails avoided wetland seeps and hillside seeps. Dr. Dimmick also clarified with Mr. Davidson that the regulations spoke of foot pedal vehicles, not motor vehicles, and that the commission didn't want to see dirt bikes on the trail. He asked if some crossings already had small pipes in them, and Mr. Davidson confirmed they did. Dr. Dimmick then opened the floor for questions from other commission members.

Tim Graver asked how mountain bike trails would be accessed, and Matt Fuji, another member of the New England Bike Association, answered his question by pointing out a town-constructed parking lot near Walsh's Market that would be used. Tim Graver asked if electrically powered bikes would be allowed on the trail, and Mr. Fuji said they would not be allowed. Mr. Graver asked how we'd prevent people with dirt bikes, 4x4s, and other motor vehicles from gaining access. Mr. Fuji spoke about putting pedestrians and bikes on the path, which he had found during his time working with the town of Madison, to reduce motor vehicle usage on trails.

Will McPhee asked Paul Wetmore, a carpenter associated with the applicant, about how the bridges would be constructed. Mr. Wetmore replied that they want to make the bridges the least invasive they can. He stated that they would be built with pressure-treated material, and they'll only disrupt the existing soil a little. He stated that the bridges are designed so that if a high-water event occurs, they can be disassembled and moved back into place. Will McPhee asked if the foundation was just rocks, with no digging or foundation, and Mr. Wetmore said that they are temporary structures that won't disrupt the soil. Mr. McPhee asked about the width, and Mr. Wetmore said that they'd be 42" wide if railed or in park, and 36" otherwise. He said they measure based on the topography of the crossing, and they bring in soil from 100 yds away to create eased access to the crossing.

The staff briefly discussed the application, including adding a fourth stipulation to the draft regarding retaining existing watercourses and wetland crossings. Will McPhee moved that the commission should accept the staff wording of the motion, with the addition of the previously mentioned fourth stipulation. Tim Graver seconded the motion. No discussion occurred. At this time, the commission voted all in favor, and the motion passed unanimously. The wording of the motion can be found below:

That the Cheshire Inland Wetlands and Watercourses Commission, having considered the factors set forth in Section 10 of the Inland Wetland and Watercourses Regulations of the Town of Cheshire, information gained from the Commissioner's knowledge of the area, and information provided by the applicant and others on this application during the public proceedings, finds the following:

1. The application is the construction of the Mountain Bike trail and associated crossings of areas of inland wetland soils/watercourses.
2. The scope of the work is limited and the applicant has made efforts to mitigate short and long-term impacts from the regulated activities appropriately.

The commission finds that the proposed activity will not have a significant adverse effect on the adjacent wetlands and watercourses.

Based on the foregoing findings, the Cheshire Inland Wetlands and Watercourses Commission conditionally grants **CIWWC Permit Application #2025-16**, application on behalf of **Town of Cheshire**, for regulated activities at **Musso View Ave, Waterbury Rd (aka Yankee Highlands Property)**.

The permit is granted on the following terms, conditions, stipulations, and limitations (collectively referred to as the "Conditions") each of which the Commission finds to be necessary to protect the wetlands and watercourses of the State and the Town of Cheshire:

1. Approval is based on plans provided by the applicant and report prepared by soil scientist Mathew Davison.
2. Applicant is to notify Commission's agent 48 hours prior to start of regulated activities.
3. Approval is for construction of crossings associated with mountain bike trail. No other regulated activities beyond the crossings and trail construction have been approved. Work outside the scope of this approval will be considered a violation and subject to immediately enforcement action.

At this time, Francisco Perez returned to the meeting.

8. NEW BUSINESS

- a) Request for Determination
Orchard View Associates, LLC
Melrose Dr.
Map 58, Lot 86

Ryan McAvoy, licensed professional engineer with SLR Consulting came to present to the commission regarding this application. He stated the plan called for a a one-family house on the lot, which was approved by the commission in years prior. He stated the house location was identical to plans approved as part of the subdivision, that clearing limits were identical, and that the builder/owner wanted to flip flop the leaching fields to the other side of the house, to give them more room. He stated that they tested the soil, and it was suitable for a leaching field. He stated that the work nor the erosion/sediment controls wouldn't come into the upland review area. He also stated that the wetlands in the back of the property, Honeypot Brook, were untouched by the work. Will McPhee confirmed with Ryan that they had moved the reserve area.

At this time, Will McPhee moved that the commission declare the land use *de minimis* and not requiring a permit based on the information presented. Francisco Perez seconded the motion. The commission voted all in favor, and the motion passed unanimously. At this time, Ryan McAvoy withdrew his application on behalf of the client.

b) Request for Determination
Currier Woods
1258 Marion Rd.
Tree Removal

Karen Schnitzer, located at 18 Currier Place in Currier Woods, the Board of Directors and Chair of the Landscape Committee, spoke to the commission concerning four dead trees on her property. She stated that a large dead tree was leaning over a brook and some outdoor entertainment furniture, so she wants to cut down the tree. She stated that she had spoken to tree removal specialists who had stated they would use a snag to not disturb the roots. She said that they would not pull or grind the stump. She said they would cut the tree down, using a vehicle that stays away from the stream. She then talked about three other tall dead trees on the border of an unnamed stream that comes into Currier Woods from Marion Rd. She stated that the trees would be cut down, the stumps would be left, and that the debris would be removed. Will McPhee asked if the work site would be accessible to the road, and Mrs. Schnitzer said it would be. Tim Graver asked which arborist would do the work, and Mrs. Schnitzer said she was still getting quotes.

Dr. Charles Dimmick stated that this work is maintenance on a property that existed before the commission. He stated that this land use could be read as Mrs. Schnitzer using her right of maintenance of pre-existing conditions. Dr. Dimmick asked for objections to declaring the land use as such, and nobody objected. Thus, the commission declared the use of the land "maintenance of pre-existing conditions" and not requiring of a permit.

c) Site Plan
Blackberry Woods, LLC
Marion Rd, Lot 28
Single-family home

APP #2025-017
DOR 9/2/2025
MAD 11/6/2025

Ryan McAvoy presented to the commission regarding an application for one single-family home. He stated that this lot was approved last year as a subdivision, and located on a formerly un-named road now named Memory Lane. He stated that a gas easement went through the property. He stated that the house was outside the upland review area, and that the limits of the clearing were identical to the approved lot via subdivision. Dr. Charles Dimmick asked if the intrusions were the driveway and the septic tank, and Mr. McAvoy said they were and that they were the same as shown previously. Mr. McAvoy stated that the gradient was 20% from historical fill from farm activities. He said they found 2-3 ft of fill in the downgradient during testing. He said that further down as a natural grade of 10-12%. He also said that the soil conditions were sand and gravel. Will McPhee discussed adding markers to identify the upland review area, and after discussing it with Mr. McAvoy, they decided that 50ft between markers was a good distance. With this, Dr. Charles Dimmick asked staff to prepare a draft wording to approve the site plan for the commission to look at next meeting.

9. OTHER BUSINESS

The commission discussed the meeting on October 7th, and decided to cancel it because the meeting would not have a quorum.

10. ADJOURNMENT.

Dr. Charles Dimmick asked for objections to adjourning the meeting, and there were no objections.

Meeting adjourned at 8:20 P.M.



Attest:

Shain Strother, Minutes Clerk