

Regular Meeting
Inland Wetland and Watercourses Commission - Amended
Wednesday, October 21, 2025 – Town Hall – Room 207/209 – 7:30 PM

I. Call to Order

Chairman Charles Dimmick called the meeting to order at 7:30PM.

II. Pledge of Allegiance

III. Roll Call

Tim Graver called the roll.

Present: Charles Dimmick, Chairman; Will McPhee, Vice Chairman; Greg Guyer, Francisco Perez, Chuck Thompson, Tim Graver

Absent: Joe Davis

Staff Member Present: Michael Glidden, Town Planner

IV. Determination of Quorum

Following roll call, it was determined there were enough members present for a quorum

V. Approval of Minutes

1. 9/16/2025

C. Dimmick asks if there are any additions or corrections that are needed.

No corrections are needed; therefore, the minutes are approved as received.

VI. Communications

M. Glidden hands out a flyer regarding an upcoming workshop sponsored by CT Association of Wetland Scientists.

VII. Inspection Reports

M. Glidden states that he will share pictures with the commission of the pumps that are pumping the Ten Mile River around the culvert at Stone Bridge Crossing. The engineers have been out and inspected it, however they have not started working yet given rain events.

M. Glidden states that the culvert headwall replacement and drainage improvements on Lakeview Ave. are going well and there are no issues.

M. Glidden states that at Blackberry Woods they are working on a crossing, having a minor glitch with the gas company pushing timing back slightly.

M. Glidden reports that the inground pool on S. Meriden Rd. that came before the commission has been finished and they have stabilized the lawn.

VIII. Enforcement Actions

M. Glidden states that regarding the enforcement on Williamsburg Dr., they have removed the excess fill and he is waiting for them to stabilize the area before the winter and will revisit in the spring.

IX. Unfinished Business

X. New Business

1. **Subdivision**

Birdsey Development, LLC

APP #2025-18

DOR 10/21/25

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36 **Academy and Wiese Rd. MAD 12/25/25**

37 Timothy Herbst, Esq., Zabel Schellenberg, out of New Haven, addressed the commission. T. Herbst
38 introduces the team representing Birdsey Development, LLC.

39 Ryan McEvoy, SLR Consulting, of 99 Realty Dr., Cheshire, addressed the commission. R. McEvoy
40 shows an aerial photo of the subject property and orients the commission. He explains the existing
41 conditions which is largely agricultural today, with a concentration of buildings in the south-central
42 portion of the site. R. McEvoy further explains that to the far east there is a wetland corridor that begins
43 with a drainpipe coming from Academy Rd. There is a stream that runs north to a larger wetland corridor
44 which eventually connects with the Honeypot Brook. R. McEvoy explains that the topography is
45 moderate to gentle sloping. He states that there is public water in both Wiese and Academy Rd., but they
46 will have to extend water along Academy Rd. There is no public sewer so this land will be served by
47 septic system.

48 Ian Cole, professional soil and wetland scientist, based out of Middletown, addressed the commission. I.
49 Cole explains that on the site there are three main wetland areas. On the eastern side is the main body of
50 wetlands with a farm ditch that runs along the periphery of the property and then reverts back to a
51 watercourse, where it eventually meets Honeypot Brook towards the north-west corner. He further
52 explains that the other wetland feature is a small disconnected farm ditch that extends into the hillside.
53 The third wetland feature is in the center part of the site. I. Cole goes over the types of wetland soils that
54 were found on the site.

55 C. Dimmick brings up an area in the south-west corner that when looked at years ago appeared as if it
56 could be a wetland. I. Cole states that based off of their findings they didn't find it to be wetland soil.

57 I. Cole explains that they did a cursory evaluation of the CT DEEP Natural Diversity Database and ran
58 the preliminary assessment tool. Both of those indicated that the site, as of today, is not known to have
59 any rare, threatened, or endangered species. Further, the applicant reached out to Dennis Quin a
60 herpetologist to look for eastern box turtles and spotted turtles, which he did not encounter any while on
61 site. Regardless, he has provided recommendations to the applicant for the construction process.

62 R. McEvoy states that they are proposing a 25-lot subdivision, with the existing farmhouse remaining as a
63 single-lot. He explains the layout of the lots and how they will be accessed. The lots will be served by
64 public water, extension from Wiese Rd. through the site out to Academy Rd. and then to the extent of the
65 eastern property limits, which is required under the zoning regulations to extend public water along the
66 frontage. The lots will be served by septic, which they have reviewed with Chesprocott and they have
67 recently provided a letter that the lots are suitable for septic systems.

68 R. McEvoy explains the drainage plan for the subject property. He then explains the stormwater design
69 that is in accordance with town standards. R. McEvoy states that the new road will have one wetland
70 crossing and that there will be an impact of about 975 square feet. He continues that of all the upland
71 review activities over 2/3 is represented by the roadway crossing and the stormwater management basin.
72 Further, he explains the erosion and sediment controls that will be used.

73 I. Cole explains that the proposed road will take use of the natural grade and will cross the wetland where
74 it is most narrow. He states that they are not expecting any impact to the function or value of the wetland.
75 It will not impact the natural flow dynamic or the natural capacity. I. Cole explains that there will not be a

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76 lot of site work and the sensitive areas that are off to the north of the property will maintain the tree line
77 with the edge habitat.

78 W. McPhee asks if they encountered any farm dumps on the property. R. McEvoy explains that they did
79 intense testing for septic and they have not come across any. C. Dimmick asks if they did testing for
80 arsenic since it used to be used on fruit farms. R. McEvoy states that there has been environmental testing
81 done on the property and Phil Bowman, applicant, states that a phase 2 has been completed.

82 W. McPhee brings up a concern of the upland review areas being very close to the proposed houses and
83 that this could pose problems down the road.

84 Commissioners discuss if they should hold a public hearing for this application and if people's concerns
85 would be regarding wetlands. M. Glidden states that there will be a public hearing when it goes before the
86 Planning and Zoning Commission.

87 T. Graver asks for confirmation on if the only wetland impact is from the road crossing. I. Cole states that
88 that is correct. He also asks if the herpetology report could be submitted for the to view. P. Bowman
89 submits the report into the record.

90 George Logan introduces himself to the commission.

91	2. Site Plan	APP #2025-19
92	Blackberry Woods, LLC	DOR 10/21/25
93	Marion Rd., Lot 6	MAD 12/25/25
94	Single-family home	

95 R. McEvoy shows the subdivision plan and that the subject home is outside of the upland review area. He
96 explains what work will be done in the upland review area.

97 W. McPhee asks how far the back corner of the house to the upland review area would be to the upland
98 marker. R. McEvoy explains that it is about 20 feet on the west and about 25-30 feet on the east. He also
99 states that about 2600 square feet will be cleared and graded in the upland review area. R. McEvoy
100 explains the erosion and sediment controls that will be associated with this work.

101 T. Graver asks about the number and size of trees that are going to be cleared out. R. McEvoy explains
102 that it is primarily new growth. P. Bowman states that there are some dead trees as well that will need to
103 be cleared.

104 The commission requests staff to draft a permit for the next meeting.

105 **XI. Other Business**

106 **XII. Adjournment**

107 C. Dimmick adjourned the meeting at 8:30PM

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110 Clerk: Colleen Costello