

Regular Meeting
Inland Wetland and Watercourses Commission
Thursday, November 6, 2025 – Town Hall – Council Chambers – 7:30 PM

I. Call to Order

Chairman Charles Dimmick called the meeting to order at 7:31PM.

II. Pledge of Allegiance

III. Roll Call

Tim Graver called the roll.

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

Absent: Joe Davis, Greg Guyer

Staff Member Present: Michael Glidden, Town Planner; Lina Cortez-Frazer, Assistant 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. 10/21/2025

C. Dimmick makes suggestions to amend the 10/21 minutes.

C. Dimmick asked for objections to approve the minutes with these corrections, and nobody objected. The minutes were approved, subject to the corrections, additions and deletions.

VI. Communications

1. Quinn Ecological Report regarding APP #2025-18
2. Regional Water Authority letter regarding APP #2025-18

VII. Inspection Reports

1. Inspection dated 10/28/25 concerning permit #2023-20, Stone Bridge Crossing Culver Rehab Project

M. Glidden explains that at this point they have finished work on the floor of the culvert, which involved diversion of the 10 Mile River around the culvert to the downstream. He states that there have been no issues with this project and that they are in compliance with their permit at this point. He shares photos of the work with the commission.

2. Lakeview Culvert Repairs

M. Glidden explains that these repairs have been completed and there has been no issues with it.

VIII. Enforcement Actions

M. Glidden explains that they are still keeping track of the enforcement action on Williamsburg Dr. and making sure that it is revisited in the spring.

IX. Unfinished Business

1. **Subdivision** **APP #2025-18**
 Birdsey Development, LLC **DOR 10/21/25**
 Academy and Wiese Rd. **MAD 12/25/25**

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C. Dimmick mentions that the plans are still being revised and that they have received a report from the Regional Water Authority. He asks that their recommendations be either in the plans or in the conditions of approval.

M. Glidden states that they have provided the phase 2 site assessment to staff and that there was nothing of concern noted. C. Dimmick asks if any arsenic was found, M. Glidden states that there was not any found.

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

T. Graver states that he has gone out to look at the site and that the slope slopes away from the wetland area. He asks if there should be sediment and erosion control along the southern edge of the area of work. C. Dimmick explains that there is a provision for staff to request additional controls if they feel it is necessary upon inspection M. Glidden explains that they can address that once they start going in to clear the lot.

MOTION: T. Graver made a motion to move staff wording, seconded by W. McPhee

MOVED: *That the Cheshire Inland Wetlands and Watercourses Commission, having considered the factors set forth in Section 10 of the Inland Wetlands and Watercourses Regulations of the Town of Cheshire, information gained from the Commissioners' 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 a new single-family residence and site work associated with said construction*
- 2. All work associated with the construction is located within the area of upland review and no work is being proposed within mapped inland wetland soils*
- 3. A non-encroachment line has been proposed which will provide long-term buffering and protection from the residence and the limits of inland wetland soils*

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

Based upon the foregoing findings, the Cheshire Inland Wetland and Watercourses Commission conditionally grants CIWWC Permit Application #2025-19, application on behalf of Blackberry Woods, LLC, for regulated activities at Lot 6 Blackberry Woods Development, Marion Road.

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 "Improvement Location Survey" prepared by SLR Consulting with a revision date of 10/07/2025.*

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- 73 2. *Silt fencing or other means of erosion sediment control measures are to be installed and*
74 *maintained along the northern limits of the work. Said measures are to be installed and inspected*
75 *by town staff prior to start of site work.*
- 76 3. *Limits of disturbance are to be marked in the field and approved by town staff prior to start of*
77 *site work.*
- 78 4. *No certificate of occupancy is to be issued until non-encroachment markers are installed,*
79 *inspected, and approved by the commission's staff.*
- 80 5. *No approval has been granted associated with this request for any work in areas of mapped*
81 *inland wetland soils. Work beyond the limits of disturbance approved by the commission will*
82 *require additional approvals.*

83 ***Motion was passed by unanimously by commission members present.***

84 **X. New Business**

- 85 1. **Site Plan** **APP #2025-20**
86 **Town of Cheshire** **DOR 11/5/25**
87 **Farmington Dr.** **MAD 1/10/26**
88 **Culvert**

89 Rocco Cirilli, of Benesch, consultant for the Town of Cheshire, addressed the commission. R. Cirilli
90 explains that the proposed project activity has been deemed non-significant and will be a minor impact to
91 the wetlands. He states that they have just received comments today which will be answered for the next
92 meeting. R. Cirilli explains the existing conditions of the culvert and what they plan to do to improve it.
93 He states that being proposed is the upsizing and replacing the existing culvert and headwall. All the
94 structure work of the project will be done in the drainage easement and the only work on private property
95 will be associated grading. R. Cirilli further explains that they have received a wetlands assessment and
96 project evaluation, and the project activity was deemed non-significant.

97 C. Dimmick suggests looking at the stability of the bank to see if it is stable. R. Cirilli states that they did
98 a field inspection last year and they have regraded it out to be less steep, providing some more stability.

99 C. Dimmick asks for there to be a contingency plan for if there happens to be a large rainfall event during
100 the work.

- 101 2. **Site Plan** **APP #2025-21**
102 **Ana Paula Gomes** **DOR 11/6/25**
103 **Huckins Rd.** **MAD 1/10/26**
104 **Detached two-car garage**

105 M. Glidden explains that this project is for a detached two-car garage in the upland review and there will
106 be no disturbance in the wetland. There will be some customary filling and grading associated with the
107 installation of the foundation.

108 W. McPhee asks about the current conditions of where this is being proposed. L. Cortez-Frazer states that
109 it was grass when she went out to inspect it.

110 **XI. Other Business**

111 **XII. Adjournment**

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112 C. Dimmick adjourned the meeting at 8:01PM.

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115 Attest: Colleen Costello