

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, November 18, 2025 – Town Hall – Council Chambers – 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; Francisco Perez, Chuck Thompson, Tim Graver

Absent: Joe Davis, Francisco Perez

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. 11/6/2025

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

M. Glidden states that there are some communications regarding the applications on the agenda.

VII. Inspection Reports

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

C. Dimmick says that they have received a supplemental wetlands report from REMA that included some recommendations. He states that the recommendations should either be added to the plans or included in the conditions of approval.

T. Graver brings up the driveway for lot 23 because it goes through the upland review area. George Logan of REMA Ecological services explains ways in which to minimize the impact. T. Graver states that lot 8 and 25 is showing the reserve septic systems as being in the upland review area. He asks why that is necessary and if there was somewhere else it could be located. Ryan McEvoy, of SLR Consulting, addressed the commission. R. McEvoy explains that that is where they had tested, and they have to demonstrate suitable areas for leaching fields based on testing. He further explains what the purpose of the reserve leaching fields is. C. Dimmick asks commissioners if they think that a condition of the permit

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is that they have to come back for individual lot review on lots 8, 23, and 25. They agree that this should be a condition of approval.

T. Graver mentions wetland markers placement on the properties and that some of the houses are located 20 feet away from the upland review area. He asks if they will be set where the upland review area starts.

R. McEvoy shows on the full-sized plans where the markers are proposed to be put.

G. Logan mentions a rare wetland plant species that was discovered and speaks on ways in which they can preserve it. C. Dimmick states that in the past they have put deed restrictions on properties for special conditions, which they could consider doing with the maintenance of this species. M. Glidden asks the commission if they would like a condition of approval along the lines of lot 23 and 24 a 25-foot protected area with a 2-year or annual high mow requirement as part of the conservation easement to be drafted prior to the issuance of a building permits. T. Graver asks who would be in charge of the mowing, M. Glidden explains that it will be the responsibility of the homeowners.

Ian Cole, professional soil and wetland scientist, based out of Middletown, addressed the commission. I. Cole explains that most of the watercourse's ditches were created to essentially lower the water table so that they could prolong farming practices. He further explains that there will be restorative flow benefits when there is a new culvert pipe put in. W. McPhee asks if they think that if these areas aren't being dredged like they were used to, could it lead to flooding. R. McEvoy explains the elevations of the houses and how it will prevent them from interacting with any watercourse. He states that it should not negatively impact these lots.

W. McPhee asks if placing the non-encroachment markers on the upland review line in the middle of the lawn is going to prevent the homeowners from mowing up to the wetlands. R. McEvoy states that it depends on what practices they will put in place at the time of lot development. The plans that they are showing is what is needed to support the lot, the house, and the septic system. He further explains that if they want a buffer, they can do that with fencing, placards, etc.

W. McPhee asks if in the phase 2 there was any concerns for near lot 23 and 24 and if there were any farm dumps found. M. Glidden states that they had looked at the whole property and there was no dump found. W. McPhee if there is a protocol in place if during construction a dump is found. M. Glidden explains that as a condition of approval they could put that should a farm dump be encountered during construction; a licensed environmental professional is to be on site, and they should develop a plan to address whatever is found.

M. Glidden states some conditions of approval that could be added to the permit. The commission instructs staff to draft a permit.

2. Site Plan	APP #2025-20
Town of Cheshire	DOR 11/5/25
Farmington Dr.	MAD 1/10/26
Culvert	

Rocco Cirilli, of Benesch, consultant for the Town of Cheshire, addressed the commission. R. Cirilli explains that they have addressed all of the comments and have been working closely with staff. He states that they have found that the current culvert is undersized and that some of the neighboring properties have experienced flooding. R. Cirilli explains that the upsize will result in a discharge of 2 times greater than the existing culvert. The proposed system should reduce flooding from properties in the area. He

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further explains that all of the work will take place within the existing drainage easements. The wetland assessment that they got has deemed the work as non-significant and having a positive effect on the stream hydrology and bank stabilization.

T. Graver asks how long the road will be shut down. R. Cirilli explains that it will be shut down for 3-5 weeks and they have provided a detour plan. C. Dimmick asks about storage of materials. R. Cirilli states that it will all be taken off site and he further explains the process of the project.

M. Glidden asks about the proposed timing of the project and that it should be done during the low flow and not doing it in the spring. He suggests doing it in late summer to avoid the wet season.

The commission directs staff to draft a motion.

3. Site Plan	APP #2025-21
Ana Paula Gomes	DOR 11/6/25
548 Huckins Rd.	MAD 1/10/26
Detached two-car garage	

L. Cortez-Frazer shares the original site plan and shows pictures of the current conditions of the property. Andy Bevilacqua, P.E., of Milford, addressed the commission. A. Bevilacqua explains that the proposed garage will be where the shed is now, and the shed will be relocated. They will put up a silt fence for sediment and erosion control.

The commission directs staff to draft a permit.

X. New Business

1. Site Plan	APP #2025-22
Sherri Skov	DOR 11/18/2025
283 Talmadge	MAD 1/22/2026
Garage	

Patrick O’Leary and Sherri Skov addressed the commission. P. O’Leary explains that the original garage had caught on fire and they are replacing it with also adding 10 feet onto the back of it. C. Dimmick asks how much is in the upland review area. W. McPhee states the original garage was already in the upland review area and that they are proposing going 10 feet more into it. Commissioners state that they don’t see any issue with this.

The commission directs staff to draft a permit.

2. Request for Determination
Richard Dvaskas
272 Academy Rd.
New House

Ian Cole, professional soil and wetland scientist, based out of Middletown, addressed the commission. I. Cole explains that he reviewed the wetland boundary that was flagged and verified if it was accurate, if needed reflag the boundary. He further explains that the proposed house is going to be 100 feet north of where it originally was and talks about the existing conditions. C. Dimmick clarifies that there is no work going to be done in the upland review area.

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116 **MOTION:** W. McPhee made a motion that he deems the work de minimis and that a permit is not
117 needed. Seconded by T. Graver.

118 ***Motion was passed by commission members present.***

119 **XI. Other Business**

120 **XII. Adjournment**

121 Chairman Dimmick adjourned the meeting at 8:44PM.

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124 Attest: Colleen Costello