

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, December 2, 2025 – Town Hall – Council Chambers – 7:30 PM

I. Call to Order

Chairman Charles Dimmick called the meeting to order at 7:30PM. Due to a power outage the meeting was started in the lobby and was then moved to the Council Chambers once the power was restored.

II. Pledge of Allegiance

III. Roll Call

Tim Graver called the roll.

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

Absent: Joe Davis, Will McPhee, Greg Guyer

Staff Member Present: 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. 11/18/2025

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

L. Cortez-Frazer explains that she has received an inspection report from the Regional Water Authority which she will share with the commission.

VII. Inspection Reports

VIII. Enforcement Actions

L. Cortez-Frazer states that there are some erosion and sediment control issues that are being taken care of.

IX. Unfinished Business

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

C. Thompson states that there was a study done on the property that he would like to see and to be distributed to the commission. Ryan McEvoy, of SLR Consulting, addressed the commission. R. McEvoy explains that the report was reviewed by Michael Glidden, Town Planner, and he had testified at the previous meeting that the report did not have any findings of significant contamination. C. Thompson states that he would still like to review it.

C. Dimmick explains that if they don't vote tonight, they would have to ask the applicant for an extension of the action date from 12/25 to after the first meeting in January. The applicant agrees to the extension and notes that it is unusual for a wetlands commission to consider potential environmental impact.

T. Graver brings up the individual lot reviews and clarifies which lots they will require individual review.

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

MOTION: T. Graver made a motion to move staff wording, seconded by, F. Perez.

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 for the installation of culvert and structural walls associated with the improvements to the public roadway.*
2. *There is an existing drainage culvert that conveys the watercourse below the roadway which is undersized.*
3. *The work will not alter the function or value of the watercourse based on the specifications and testimony provided by the applicant.*

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 #2025-020, application on behalf of Town of Cheshire, for regulated activities at Farmington Drive culvert improvements.

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 plan titled; “Farmington Drive Culvert” prepared by Benesch with a revision date of 11/13/2025.*
2. *The work shall be conducted during low flow conditions.*
3. *An emergency flood management plan will be provided by the applicant prior to the start of site work.*
4. *The applicant is to provide the commission’s agent 48-hour notice prior to the start of site work.*
5. *The applicant is to coordinate with WPCA staff for supervision for work that is adjacent to the existing public sewer pipe.*
6. *Applicant is to contact commission staff when erosion and sediment control measures are installed. Said features are to be inspected, reviewed, and approved by the commission’s agent prior to the start of site work.*
7. *As per representation of the applicant, no material will be stored within the work area. All excess material will be removed from the site.*

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- 73 8. *Direct inland wetland disturbance is limited to work associated with installation of culverts and*
74 *associated structural support. Work beyond these limits will considered a violation of this permit*
75 *and subject to immediate enforcement action by the commission.*

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

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

81 T. Graver asks about the original approval of the subdivision. L. Cortez-Frazer explains what she was
82 able to find in the records.

83 **MOTION:** T. Graver made a motion to move staff wording, seconded by, F. Perez.

84 **MOVED:** *The Cheshire Inland Wetlands and Watercourses Commission, having considered the factors*
85 *set forth in Section 10.2 of the Inland Wetlands and Watercourses Regulations of the Town of Cheshire,*
86 *information gained from the Commissioners' knowledge of the area, and information provided by the*
87 *applicant and others during public proceedings, finds the following:*

- 88 1. *The proposed activity involves the construction of a 24' x 24' detached two-car garage, a*
89 *driveway extension, and the relocation of an existing shed.*
90 2. *The work within the upland review area is limited in scope and incorporates appropriate*
91 *protective measures.*
92 3. *With the required erosion and sediment controls, the activity is not expected to adversely affect*
93 *wetlands or watercourses.*

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

96 *Based on these findings, the Cheshire Inland Wetlands and Watercourses Commission grants Permit*
97 *Application #2025-21 for the regulated activities at 548 Huckins Road.*

98 *The permit is granted subject to the following conditions, each of which the Commission finds necessary*
99 *to protect the wetlands and watercourses:*

100 ***Conditions of Approval***

- 101 1. *Erosion and sediment controls shall be installed prior to construction and maintained throughout*
102 *the duration of site work.*
103 2. *All construction disturbances shall remain within the approved limits of work.*
104 3. *Within 48 hours, notice shall be given to the Commission's agent for inspection of erosion and*
105 *sediment controls and final stabilization of disturbed areas.*
106 4. *Work beyond the limits of this approval will be subject to enforcement actions.*

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

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- 108 4. **Site Plan** **APP #2025-22**
109 **Sherri Skov** **DOR 11/18/2025**
110 **283 Talmadge** **MAD 1/22/2026**
111 **Garage**

112 **MOTION:** T. Graver made a motion to move staff wording, seconded by, C. Thompson.

113 **MOVED:** *The Cheshire Inland Wetlands and Watercourses Commission, having considered the factors*
114 *set forth in Section 10.2 of the Inland Wetlands and Watercourses Regulations of the Town of Cheshire,*
115 *information gained from the Commissioners' knowledge of the area, and information provided by the*
116 *applicant and others during public proceedings, finds the following:*

- 117 1. *The proposed activity involves the reconstruction of a preexisting 22' x 24' detached two-car*
118 *garage due to fire damage, including a 10-foot extension.*
119 2. *The work within the upland review area is limited in scope and incorporates appropriate*
120 *protective measures.*
121 3. *With the required erosion and sediment controls, the activity is not expected to adversely affect*
122 *wetlands or watercourses.*

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

125 *Based on these findings, the Cheshire Inland Wetlands and Watercourses Commission grants Permit*
126 *Application #2025-22 for the regulated activities at 283 Talmadge Road.*

127 *The permit is granted subject to the following conditions, each of which the Commission finds necessary*
128 *to protect the wetlands and watercourses:*

129 *Conditions of Approval*

- 130 1. *Erosion and sediment controls shall be installed prior to construction and maintained throughout*
131 *the duration of site work.*
132 2. *All construction disturbances shall remain within the approved limits of work.*
133 3. *Within 48 hours, notice shall be given to the Commission's agent for inspection of erosion and*
134 *sediment controls and final stabilization of disturbed areas.*
135 4. *Work beyond the limits of this approval will be subject to enforcement actions.*

136 **X. New Business**

137 1. **Approval of 2026 Meeting Dates**

138 Commissioners state that they don't have a copy of the dates. They set the two meetings in January as the
139 6th and the 20th.

140 **XI. Adjournment**

141 C. Dimmick adjourned the meeting at 8:10PM.