

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, February 17, 2026 – 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; Chuck Thompson, Tim Graver, Francisco Perez
Greg Guyer

Absent: Joe Davis, Will McPhee, Vice Chairman

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. 2/3/2026

C. Dimmick asks for objections to approve the minute with no corrections. There were no objections and the minutes were approved as received.

VI. Communications

VII. Inspection Reports

1. Notice of Home Heating Oil Spill Mountain Brook 2/11/26

M. Glidden explains that a home heating truck had flipped, spilling oil. He states that the fire department got out there quickly and were able to put up an earth and berm and DEEP was notified. They were able to contain much of the spill.

VIII. Enforcement Actions

1. **Update: Show Cause Hearing - 630 Cook Hill Rd.**

This item is tabled until the next meeting.

IX. Unfinished Business

1. Site Plan	APP #2026-02
Peragallo Construction	DOR 1/20/2026
Mt. Sanford Lot #2	MAD 3/26/2026

M. Glidden explains that it is not a significant activity and there is no direct filling or altering of the wetlands. All work is being done in the upland review area. He states there were some minor changes with shifting the building.

MOTION: T. Graver made a motion to move staff wording, seconded by G. Guyer.

MOVED: *The Cheshire Inland Wetlands and Watercourses Commission, having considered the factors set forth in Section 10.2 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 during public proceedings, finds the following:*

Regular Meeting
Inland Wetland and Watercourses Commission

Tuesday, February 17, 2026 – Town Hall – Council Chambers – 7:30 PM

37 1. The proposed activity involves the construction of a single-family residence and associated site
38 improvements, including site grading, driveway construction, retaining walls, drainage
39 infrastructure, utilities, and erosion and sedimentation controls at Lot 2, Mt. Sanford Road.

40 2. The proposed work is limited to the regulated upland review area, with no direct disturbance
41 to delineated inland wetlands or watercourses, and the limits of clearing are clearly identified on
42 the approved plans.

43 3. The extent of disturbance within the regulated upland review area is minimal and necessary to
44 support reasonable residential use of the property.

45 4. With the installation and ongoing maintenance of erosion and sedimentation controls, the
46 proposed activity is not expected to result in adverse impacts to wetland functions or values.

47 5. The identification of wetland boundaries and limits of clearing through permanent field
48 markers will aid in the long-term preservation and maintenance of regulated areas.

49 Town of Cheshire Inland Wetlands and Watercourses Commission approve the Type A application
50 submitted by Paragallo Construction, Inc., property owner Daniel Paragallo, for the proposed
51 construction of a single-family residence and associated site improvements on Lot 2, Mt. Sanford Road,
52 as shown on the Site Development Plan on file. This approval is based on a finding that the proposed
53 regulated activities will not have a significant impact on inland wetlands or watercourses, pursuant to
54 Section 22a-41 of the Connecticut General Statutes and the Cheshire Inland Wetlands and Watercourses
55 Regulations, and based on the following:

56 • No direct filling, excavation, or alteration of delineated inland wetlands or watercourses is
57 proposed;

58 • A delineated inland wetland is located downslope of the proposed development area, and all
59 proposed structures and site improvements are located outside the permitted 25-foot upland
60 review area as delineated on the application #2025-005 dated May 7, 2025; Page 2 of 2

61 • Although the current plan reflects a minor shift in building location and a change in garage
62 footprint compared to previously approved plans, all structures remain outside the upland review
63 area with no direct impact to wetlands;

64 • The proposed activities are residential in nature, limited in scope, and designed to minimize
65 potential impacts to wetland functions and values; and

66 • With the implementation of erosion and sedimentation controls, the project is not expected to
67 adversely affect surface or groundwater resources.

68 This approval is subject to the following conditions:

69 1. Erosion and sedimentation controls shall be installed prior to the commencement of any earth
70 disturbance and shall be properly maintained for the duration of construction.

71 2. All clearing, grading, and construction activities shall remain strictly within the approved
72 limits of work as shown on the approved plans and shall remain outside of all delineated inland
73 wetlands.

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, February 17, 2026 – Town Hall – Council Chambers – 7:30 PM

74 3. Permanent markers or plaques identifying inland wetland boundaries and limits of clearing
75 shall be installed prior to construction, in locations and of a type approved by the Commission or
76 its authorized agent and shall be maintained in perpetuity.

77 4. All temporarily disturbed areas within the regulated upland review area shall be permanently
78 stabilized upon completion of construction.

79 5. Any work beyond the scope of this approval or any modification to the approved plans shall
80 require prior review and approval by the Commission or its duly authorized agent and may be
81 subject to enforcement action.

82 6. Notice shall be provided to the Commission's authorized agent for inspection of erosion and
83 sedimentation controls, verification of boundary markers, and confirmation of final site
84 stabilization prior to issuance of a Certificate of Compliance.

85 7. No certificate of occupancy shall be issued until all required non-encroachment markers have
86 been installed, inspected, and approved by Commission staff.

87 ***The motion was passed unanimously by commission members present.***

88 2. Site Plan	APP #2026-03
89 Blackberry Woods LLC	DOR 2/3/2026
90 Blackberry Woods Lot 23	MAD 4/9/2026

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

92 **MOVED:** that the Town of Cheshire Inland Wetlands and Watercourses Commission approve the Type A
93 application submitted by Blackberry Woods, LLC, property owner Phillip E. Bowman, for the proposed
94 construction of a single-family residence and associated site improvements on Lot 23, Blackberry Woods,
95 as shown on the Site Development Plans on file.

96 This approval is based on a finding that the proposed regulated activities will not have a significant
97 impact on inland wetlands or watercourses, pursuant to Section 22a-41 of the Connecticut General
98 Statutes and the Cheshire Inland Wetlands and Watercourses Regulations, and is subject to the following
99 conditions:

100 1. Erosion and sedimentation controls shall be installed prior to the commencement of any earth
101 disturbance and maintained throughout construction.

102 2. All clearing, grading, and construction activities shall remain within the approved limits of
103 work and outside all delineated inland wetlands.

104 3. Permanent wetland boundary and limit-of-clearing markers shall be installed prior to
105 construction and maintained in perpetuity.

106 4. Temporarily disturbed areas within the upland review area shall be permanently stabilized
107 upon completion of construction.

108 5. Any work beyond the scope of this approval shall require prior Commission authorization.

109 6. Commission staff shall inspect erosion controls, boundary markers, and final stabilization
110 prior to issuance of a Certificate of Compliance.

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, February 17, 2026 – Town Hall – Council Chambers – 7:30 PM

111 7. No certificate of occupancy is to be issued until non-encroachment markers are installed,
112 inspected, and approved, by the commission's staff.

113 ***The motion was passed unanimously by commission members present.***

114 3. **Site Plan** **APP #2026-04**
115 **Blackberry Woods LLC** **DOR 2/3/2026**
116 **Blackberry Woods Lot 27** **MAD 3/26/2026**

117 C. Dimmick brings up that they were more worried about the erosion controls on this application and
118 states that the applicant pointed out that they will be putting down a certain amount of riprap.

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

120 **MOVED:** *That the Town of Cheshire Inland Wetlands and Watercourses Commission approve the Type*
121 *A application submitted by Blackberry Woods, LLC, property owner Phillip E. Bowman, for the proposed*
122 *construction of a single-family residence and associated site improvements on Lot 27, Blackberry Woods,*
123 *as shown on the Site Development Plans on file.*

124 *This approval is based on a finding that the proposed regulated activities will not have a significant*
125 *impact on inland wetlands or watercourses, pursuant to Section 22a-41 of the Connecticut General*
126 *Statutes and the Cheshire Inland Wetlands and Watercourses Regulations, and is subject to the following*
127 *conditions:*

128 1. *Erosion and sedimentation controls shall be installed prior to the commencement of any earth*
129 *disturbance and maintained throughout construction.*

130 2. *All clearing, grading, and construction activities shall remain within the approved limits of*
131 *work and outside all delineated inland wetlands.*

132 3. *Permanent wetland boundary and limit-of-clearing markers shall be installed prior to*
133 *construction and maintained in perpetuity.*

134 4. *Temporarily disturbed areas within the upland review area shall be permanently stabilized*
135 *upon completion of construction.*

136 5. *Any work beyond the scope of this approval shall require prior Commission authorization.*

137 6. *Commission staff shall inspect erosion controls, boundary markers, and final stabilization*
138 *prior to issuance of a Certificate of Compliance.*

139 7. *No certificate of occupancy is to be issued until non-encroachment markers are installed,*
140 *inspected, and approved, by the commission's staff.*

141 ***The motion was passed unanimously by commission members present.***

142 **X. New Business**

143 1. **Request for Determination**
144 **Podgwaite Farm LLC**
145 **353 Mt. Sanford**

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, February 17, 2026 – Town Hall – Council Chambers – 7:30 PM

146 R. McEvoy, licensed professional engineer, addressed the commission. He explains that they are looking
147 to expand the barn to add horse stalls. He states where the wetlands are and that they will be far outside of
148 the upland review area.

149 **MOTION:** T. Graver made a motion that the impact of the proposed activities to the wetland area to be
150 de minimis with regards to the wetlands and therefore a permit is not required. Seconded by F. Perez.

151 ***The motion was passed unanimously by commission members present.***

152 **2. Meeting Dates**

153 C. Dimmick states that there was an error on the approved meeting dates and that it should be March 3rd
154 and 17th. He asks if there are any objections and there are none.

155 **XI. Adjournment**

156 C. Dimmick adjourned the meeting at 7:54PM.

157

158

159 Attest: Colleen Costello