

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, April 21, 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; Will McPhee, Vice Chairman; Chuck Thompson, Tim Graver, Francisco Perez

Absent: Joe Davis, 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. 4/2/2026

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

L. Frazer shared with the commission a report of the Stonebridge Crossing culvert restoration and states that it has been completed and is fully in compliance.

VIII. Enforcement Actions

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

Held off until next meeting.

IX. New Business

1. **Site Plan**

Cornerstone Church

Waterbury Rd. (Lot 41, Map 95, 96, 97)

APP #2026-005

DOR 4/7/2026

MAD 6/11/2026

Brian Panico, of Cole Civil + Survey addressed the commission. B. Panico explains the existing conditions of the property and where the wetlands are located. He also shows what will remain and what is the proposed addition. B. Panico states that they will be expanding the parking as well as the building. He explains that there will be no direct watercourse or wetlands disturbance and there will be a small amount of disturbance in the upland review area. Further, he explains the stormwater management and how the water will be treated coming from the parking lot, etc.

Ian Cole, Professional Soil Scientist, addressed the commission. He explains that he delineated the wetland boundary and has provided the commission with a report on his findings.

C. Dimmick brings up that they will have to be bringing in some fill to level out the parking lot and states that he is concerned of its stabilization and asks where the retaining wall will be. B. Panico states that the retaining wall will be at the base and explains the phasing of the construction. B. Panico explains that

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, April 21, 2026 – Town Hall – Council Chambers – 7:30 PM

there will be a full construction sequence in place when they have to go in front of the Planning and Zoning Commission. C. Dimmick asks to see this at the next meeting.

T. Graver asks how the wall will be constructed without having direct impact to the wetlands. B. Panico explains that it will be built from the upland side so that they won't be touching the wetlands. T. Graver asks if the orientation of the walls would contribute to erosion. I. Cole explains that it won't cause erosion and that the soils in the area drain very quickly.

F. Perez brings up the drainage from the south side of the parking lot. He asks how they will make sure no oil and/or gas gets into the wetlands. B. Panico explains that they have structures at either end of the infiltration system that separates it before gets into the underground system.

T. Graver asks if the Town Engineer's comments will be addressed by the next meeting. B. Panico states that they will be.

2. Site Plan	APP 2026-006
Blackberry Woods LLC	DOR 4/7/2026
Blackberry Woods Lot 22	MAD 6/11/2026

Kevin Gibbons, of SLR Consulting, addressed the commission. He shows on the plans where the wetlands and the upland review area are. He states there is no direct wetlands impact but there is upland review disturbance. K. Gibbons explains the sediment and erosion control measures and that there will be non-encroachment markers placed.

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

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, staff, and others during public proceedings, finds the following:*

1. *The proposed activity involves the construction of a single-family residence and associated site improvements at Lot 22, including site clearing, grading, driveway construction, installation of utilities, subsurface sewage disposal system, and erosion and sedimentation controls.*
2. *A delineated inland wetland and associated watercourse are located downslope and to the east of the proposed development; however, no direct disturbance to wetlands or watercourses is proposed.*
3. *The proposed work is limited to the regulated upland review area, with disturbance confined to areas necessary to accommodate reasonable residential development on sloping terrain.*
4. *The applicant has incorporated erosion and sedimentation controls, including sediment filter fencing with haybales, splash pad drainage outlets, and defined limits of clearing and grading to minimize potential impacts.*
5. *Non-encroachment markers and clearly defined wetland boundary protection measures are included in the design to ensure long-term protection of regulated resources.*
6. *With proper installation and maintenance of erosion controls and adherence to the approved limits of disturbance, the proposed activity is not expected to result in adverse impacts to wetland functions or water quality.*
7. *No irreversible or irretrievable loss of wetland resources is proposed, and all development activity remains outside regulated wetland boundaries.*

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, April 21, 2026 – Town Hall – Council Chambers – 7:30 PM

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

- 1. Erosion and sedimentation controls shall be installed prior to commencement of any earth disturbance and shall be maintained throughout construction.*
- 2. The limit of clearing and grading shall be clearly flagged in the field prior to the start of construction.*
- 3. Non-encroachment markers shall be installed along the delineated upland review area boundary in locations and of a type approved by the Commission or its agent and shall be maintained in perpetuity.*
- 4. All clearing, grading, and construction activities shall remain strictly within the limits shown on the approved plans and outside all regulated wetland areas.*
- 5. All disturbed areas shall be permanently stabilized with vegetation immediately following completion of construction activities.*
- 6. Soil stockpiles shall be located outside regulated areas where feasible and shall be protected with appropriate erosion and sedimentation controls.*
- 7. Additional erosion and sedimentation controls shall be installed if field conditions or inspections indicate they are necessary to protect wetland resources.*
- 8. Any modification to approved grading, drainage, septic design, or site layout shall require prior review and approval by the Commission or its duly authorized agent.*

Motion was passed unanimously by commission members present.

3. Site Plan	APP 2026-007
Blackberry Woods LLC	DOR 4/7/2026
Blackberry Woods Lot 2	MAD 6/11/2026

Kevin Gibbons, of SLR Consulting, addressed the commission. He explains the existing conditions and shows on the plans where the wetlands and the upland review area are. He states there is no direct wetlands impact but there is upland review disturbance. It is consistent with the original subdivision approval. He shows on the plan where the non-encroachment markers are located.

MOTION: W. McPhee made a motion to move staff wording, seconded by F. Perez.

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, staff, and others during public proceedings, finds the following:*

- 1. The proposed activity involves the construction of a single-family residence and associated site improvements at Lot 2, including site grading, driveway construction, subsurface sewage disposal system (leaching gallery and trench system), stormwater management features, utilities, and erosion and sedimentation controls.*
- 2. The proposed work is located within the regulated upland review area, with no direct disturbance to delineated inland wetlands or watercourses. The wetland and watercourse system are located downslope of the proposed development.*

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, April 21, 2026 – Town Hall – Council Chambers – 7:30 PM

3. *The extent of disturbance within the regulated upland review area is limited to that necessary to support reasonable residential use of the property, including development on steeply sloped terrain.*
4. *With the installation and proper maintenance of erosion and sedimentation controls, construction entrance pads, and stormwater management measures, the proposed activity is not expected to result in adverse impacts to wetland functions, water quality, or downstream resources.*
5. *The project design incorporates appropriate grading, drainage, and stabilization measures intended to minimize erosion, control runoff, and maintain separation from downslope wetland resources.*
6. *No irreversible or irretrievable loss of wetland resources is proposed, and all impacts are confined to upland areas subject to controlled development.*

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

1. *Erosion and sedimentation controls shall be installed prior to the commencement of any earth disturbance and shall be properly maintained throughout construction.*
2. *All clearing, grading, and construction activities shall remain strictly within the limits of disturbance shown on the approved plans and shall remain outside of all delineated inland wetlands and watercourses.*
3. *The construction entrance shall be installed prior to construction and maintained throughout the project to prevent sediment tracking onto public roads.*
4. *All temporarily disturbed areas within the regulated upland review area shall be permanently stabilized with vegetation immediately upon completion of construction activities.*
5. *Non-encroachment markers shall be installed along the delineated upland review area boundary in locations and of a type approved by the Commission or its agent and shall be maintained in perpetuity.*
6. *Soil stockpiles shall be located outside of regulated areas and shall be properly stabilized with erosion control measures.*
7. *Any modification to approved grading, drainage, septic design, or site layout shall require prior review and approval by the Commission or its duly authorized agent.*
8. *Additional erosion and sedimentation controls shall be installed if field conditions or inspections indicate they are necessary to protect wetland resources.*
9. *Notice shall be provided to the Commission's agent for inspection of erosion and sedimentation controls and final site stabilization prior to issuance of a Certificate of Compliance.*

Motion was passed unanimously by commission members present.

4. Site Plan	APP 2026-008
Town of Cheshire	DOR 4/7/2026
Mixville Park	MAD 6/11/2026

Application will be heard at the next meeting.

5. Request for Determination
Frank Flammia
7 Brittany Ct.

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, April 21, 2026 – Town Hall – Council Chambers – 7:30 PM

161 W. McPhee states that this does not look like it is in the upland review area and it is a flat lot.

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

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

165 6. **Request for Determination**
166 **Peter Mulholland**
167 **10 Richmond Glen**

168 Peter Mulholland of 10 Richmond Glen addressed the commission. He explains that they are looking to
169 expand their deck and it will be expanding away from the wetlands.

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

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

173 **X. Adjournment**

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

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176

177 Attest: Colleen Costello