

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, May 5, 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 (8:08), Greg Guyer

Absent: Joe Davis, Francisco Perez

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. 4/21/2026

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

VIII. Enforcement Actions

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

Timothy Lee, council for the property owner addressed the commission. T. Lee states that they were able to get the wetland delineation from 2007 and have provided it for the record. C. Dimmick explains the report. T. Lee mentions the list of activities that the owner has done and is looking to do and that they are as-of-right under the farming exemption and they only thing they can't do is fill. C. Dimmick instructs staff to come up with proper wording to show the findings of the commission.

MOTION: W. McPhee made a motion to close the show cause hearing.

Motion was passed unanimously by commission members present.

IX. Unfinished Business

1. **Site Plan**

APP #2026-005

Cornerstone Church

DOR 4/7/2026

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

MAD 6/11/2026

This application is deferred until the next meeting.

2. **Site Plan**

APP 2026-008

Town of Cheshire

DOR 4/7/2026

Mixville Park

MAD 6/11/2026

Kishor Patel, of SLR Consulting, addressed the commission. K. Patel explains that the walkway will be located between the upper and lower ponds and will replace the existing concrete steppingstones. The proposed walkway will improve accessibility while reducing long-term impacts of the wetland system.

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Further, he explains that there will be minimal wetland and upland review impact. All disturbed areas will be stabilized and re-vegetated. C. Dimmick asks if they will be a silt curtain put up. K. Patel states that they can do that.

X. New Business

1. Request for Determination

Shelly Keegan

2035 Scott Rd.

Shelly Keegan, of 2035 Scott Rd. addressed the commission. She explains that she would like to trim back some vegetation so that her sign is not obstructed. C. Dimmick states that he doesn't want to see any soil or root disturbance. W. McPhee brings up that since it is an active drainage ditch, they could consider it regular maintenance and that work should be done by hand.

MOTION: W. McPhee made a motion that the impact of the proposed activities to the wetland area to be de minimis with regards to the wetlands and therefore a permit is not required, as long as it is confined to the maintenance of the drainage area and its boundaries. Seconded by G. Guyer.

2. Site Plan

APP #2026-009

869 West Main St. Associates

DOR 5/5/2026

West Main St. and Mountain Road

MAD 7/9/2026

Andrea Gomes, Esq., of Hinckley Allen, addressed the commission. A. Gomes explains that they are seeking approval for a multi-family housing development of a currently unimproved and mostly wooded property. Further, she explains that there are wetlands located to the southerly portion of the site and the proposed community is as far north as possible on the property. She states that the proposed regulated activities require no wetlands disturbance but there is some disturbance in the upland review area.

Ryan McEvoy, Professional Engineer, SLR Consulting, addressed the commission. R. McEvoy explains the existing conditions of the site and where the wetlands are located.

Matt Sanford, Soil Scientist, SLR Consulting, addressed the commission. M. Sanford explains that there are about 4 acres of wetlands on the site. He further explains the type of soils that are on the property.

R. McEvoy explains the proposed multi-family development. He states that they have a landscaping plan and explains briefly where the plantings will be done. The building will be depressed below street level and he explains stormwater management for the site. He states that they have a sediment and erosion control plan in place for during construction. R. McEvoy reiterates that there will be no direct wetland impact but there will be some impact in the upland review area.

The commission talks about holding a public hearing and having a site walk.

MOTION: W. McPhee made a motion that this application is significant under the context of the regulations section 9.1A, 9.1C, 10.2A and B. Seconded by T. Graver.

Motion was passed unanimously by commission members present.

There will be a public hearing held for this application on June 2nd, at 7:30PM.

The commission planned a site walk for Tuesday May 12th, at 5:30.

XI. Adjournment

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76 C. Dimmick adjourned the meeting at 8:37PM.

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79 Attest: Colleen Costello