

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, May 19, 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, Greg Guyer, Francisco Perez

Absent: Joe Davis

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. 5/5/2026

C. Dimmick asks for objections to approve. T. Graver states that on line 65 it should read that the first floor is depressed below street level.

The minutes are approved with the corrections.

VI. Communications

1. Site Monitoring Report: West Johnson Ave.
2. Trail Building Day 2 Report

VII. Inspection Reports

VIII. Enforcement Actions

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

C. Dimmick reads the resolution.

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

MOVED: That the Commission adopt the foregoing Resolution clarifying that the Inland Wetlands Commission retains jurisdiction over wetlands, watercourses, and upland review areas on the subject property; that bona fide agricultural activities are exempt from permitting under C.G.S. § 22a-40(a)(1) except where regulated activities occur; that any filling, excavation, or alteration of wetlands or watercourses remains subject to Commission approval; that all construction-related activities must be reviewed separately through the Town of Cheshire Zoning and Building Departments; and that the Commission hereby rescinds and terminates the previously scheduled Show Cause Hearing regarding this matter.

Motion was passed unanimously by commission members present.

IX. Unfinished 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

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, May 19, 2026 – Town Hall – Council Chambers – 7:30 PM

Brian Panico, of Cole Civil + Survey addressed the commission. B. Panico explains that they have addressed the first round of comments from the Town Engineer. C. Dimmick states the comments that are left from the Town Engineer do not directly affect a wetlands permit.

C. Dimmick explains that there are two species of special concern in this area, the box turtle and ribbon snake. He brings up that a condition of approval could be to have a herpetologist on site when they are installing the silt fence. B. Panico states that they could add that to the erosion and sediment control plan.

C. Dimmick asks if there is a plan for annual maintenance. B. Panico explains that in both the stormwater management report and the erosion and sediment control plan there is a maintenance schedule.

T. Graver states that he would like to see a profile drawing of the retaining walls. B. Panico explains that they are working on getting those. T. Graver asks if there is going to be some sort of barrier on top of the wall for safety. He also asks for the non-encroachment markers to be called out in the plan.

W. McPhee asks how many more parking spots they are gaining by going in the upland review area. B. Panico explains that if they worked outside the limits of the upland review area, they would lose about half of the parking lot and therefore would not have enough parking for the expansion.

Commissioners talk about doing individual site walks and instruct staff to draft a motion.

2. Site Plan

Town of Cheshire
Mixville Park

APP 2026-008
DOR 4/7/2026
MAD 6/11/2026

MOTION: T. Graver made a motion to move staff wording, with addition of the date that the permit expires. 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:*

- *The proposed activity constitutes a regulated activity within inland wetlands and watercourses and associated upland review areas pursuant to the Town of Cheshire Inland Wetlands and Watercourses Regulations and Connecticut General Statutes §§22a-36 through 22a-45*
- *The Commission has reviewed the entire record, including:*
 - o *Boardwalk replacement plans and construction details;*
 - o *Erosion and sedimentation control plans;*
 - o *Temporary dewatering plans;*
 - o *Wetland and watercourse delineations;*
 - o *Staff review report dated April 15, 2026; and*
 - o *Testimony and materials submitted during the public review process.*
- *In accordance with the criteria set forth in Connecticut General Statutes §22a-41, the Commission finds that:*
 - o *Temporary impacts to wetlands and watercourses may occur during construction, but no permanent loss of wetlands or watercourse capacity is proposed;*
 - o *The proposed elevated boardwalk and helical pile design minimize disturbance to regulated resources;*

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, May 19, 2026 – Town Hall – Council Chambers – 7:30 PM

- *No feasible and prudent alternative exists that would have less environmental impact while achieving the project purpose;*
- *Long-term conditions will improve public safety and maintain necessary public access;*
- *Impacts to wetlands and watercourses are temporary, localized, and adequately mitigated;*
- *Appropriate erosion and sedimentation controls and restoration measures have been incorporated into the project design.*
- *The Commission further finds that the proposed regulated activities, with conditions, will not result in significant adverse impact to inland wetlands or watercourses*

Therefore, approval is granted subject to the following conditions:

1. All erosion and sedimentation controls shall be installed prior to commencement of demolition and construction activities and shall be maintained throughout the duration of the project.

2. Any dewatering required during removal of the existing stepping stones and installation of the new structure shall be properly filtered and controlled to prevent sediment discharge into Upper or Lower Mixville Pond or adjacent wetlands.

3. Disturbance shall be strictly limited to the areas identified on the approved plans for the boardwalk replacement, ramps, abutments, and associated construction access.

4. Helical pile foundations shall be installed as proposed in order to minimize excavation and disturbance within regulated areas.

5. All temporarily disturbed wetland and upland areas shall be restored and stabilized immediately upon completion of construction activities.

6. No staging of equipment, materials, or demolition debris shall occur within regulated wetlands unless specifically shown on the approved plans.

7. Any modification to the approved plans, including changes to construction methods or limits of disturbance, shall require prior review and approval by the Commission or its agent.

8. Construction shall be scheduled and sequenced to minimize the duration and extent of disturbance within and adjacent to the pond and wetland areas.

9. Disturbance of inland wetlands shall be limited to work necessary for removal of the existing stepping stones structure and installation of the replacement boardwalk, ramps, abutments, and support structures. Any work beyond these approved limits shall constitute a violation of this permit and may be subject to immediate enforcement action by the Commission.

10. A pre-construction meeting shall be held with Town staff, the applicant, and the contractor at least forty-eight (48) hours prior to the start of any demolition or construction activities associated with the new boardwalk project.

11. The applicant and/or contractor shall provide at least forty-eight (48) hours' notice to Town staff prior to any stone removal or shoreline-related work activities, at which time Town staff shall be present on-site during such operations.

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, May 19, 2026 – Town Hall – Council Chambers – 7:30 PM

12. Upon completion of the pedestrian bridge, the applicant shall submit a final engineer's certification report confirming that the work has been completed in accordance with the approved plans and all applicable local, state, and federal environmental requirements.

Motion was passed unanimously by commission members present.

3. Site Plan	APP #2026-009
869 West Main St. Associates	DOR 5/5/2026
West Main St. and Mountain Road	MAD 7/9/2026

A public hearing for this application will be held on June 2nd, 2026.

X. New Business

1. Request for Determination
Dalton Enterprises
210 Realty Dr. Unit 4

W. McPhee recused himself.

W. McPhee, Vice President of Operations at Dalton Enterprises, addressed the commission. He explains that they are looking to add more storage area which would be made out of mafia blocks with a tent over it. He explains where on the property they would be located. W. McPhee states that according to the Town's GIS there are no designated wetlands on the property and only undesignated wetlands.

MOTION: F. Perez 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. Seconded by T. Graver.

Motion was passed unanimously by commission members present.

XI. Adjournment

C. Dimmick adjourned the meeting at 8:11PM.

Attest: Colleen Costello