

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, June 16, 2026 – Town Hall – Council Chambers – 7:30 PM

I. Call to Order

Chairman Charles Dimmick called the meeting to order at 9:56PM.

II. Pledge of Allegiance

III. Roll Call

Tim Graver called the roll.

Present: Charles Dimmick, Chairman; Will McPhee, Vice Chairman; Tim Graver, Chuck Thompson

Absent: Joe Davis, Greg Guyer, 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. 6/2/2026

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

VIII. Enforcement Actions

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

C. Dimmick explains that they have received revised and updated plans. Brian Panico, of Cole Civil + Survey addressed the commission. He explains that in the most recent set of plans anything that was discussed in the previous meetings and comments from town staff has been addressed. Further, he states that the updated plans show the wetland delineation markers, soil test pits locations, etc. Also, on the erosion and sediment control plan they did include the endangered species and the recommendations on how to handle and address them.

T. Graver states that he does not see the management plan of what will happen if one of the species is found and where they will be placed in regard to the erosion and sediment control. He also asks for B. Panico to point out where the identification markers are placed. T. Graver brings up that there was a lot of debris in the wetlands and asks if there are plans to remove it. B. Panico states that all the debris will be removed.

W. McPhee brings up that he is still concerned about the amount of upland review area disturbance.

T. Graver mentions that there are a lot of large mature trees on site, he asks how many of them will be removed. B. Panico explains that for the most part they are on the other side of the wall but there are a few on the fringe. They will do what they can to avoid as many trees as possible.

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38 **MOTION:** W. McPhee made a motion to move staff wording with the amendment, seconded by T.
39 Graver.

40 **MOVED:** *WHEREAS, the Inland Wetlands and Watercourses Commission ("Commission") has received*
41 *and reviewed an application for the construction of the Cornerstone Church campus and associated site*
42 *improvements on property located along Waterbury Road (Route 70); and*

43 *WHEREAS, the subject property consists of approximately ten (10) acres and contains upland areas*
44 *suitable for development as well as extensive inland wetland and watercourse resources associated with*
45 *the Ten Mile River corridor; and*

46 *WHEREAS, the proposed development includes the construction of a church sanctuary and related*
47 *facilities, parking areas, internal circulation drives, utilities, retaining walls, stormwater management*
48 *facilities, drainage infrastructure, landscaping, and associated site improvements; and*

49 *WHEREAS, the proposed development has been designed to concentrate construction activities within the*
50 *upland portions of the property adjacent to Waterbury Road while preserving the substantial wetland and*
51 *watercourse resources located to the east and south of the development area; and*

52 *WHEREAS, the Commission reviewed the application materials, site plans, construction phasing plans,*
53 *Stormwater Management Report, drainage calculations, technical reports, staff recommendations,*
54 *engineering comments, and supporting documentation submitted by the applicant; and*

55 *WHEREAS, the proposed construction has been organized into multiple phases to facilitate site*
56 *stabilization, installation of erosion and sedimentation controls, construction of stormwater management*
57 *facilities, and protection of adjacent wetlands and watercourses throughout the duration of construction;*
58 *and*

59 *WHEREAS, the phased development plan provides for the orderly construction of site access*
60 *improvements, utilities, retaining walls, drainage infrastructure, parking facilities, church buildings,*
61 *stormwater management systems, landscaping, and final stabilization measures; and*

62 *WHEREAS, the proposed regulated activities are limited primarily to grading, filling, retaining wall*
63 *construction, utility installation, stormwater management improvements, and associated site work within*
64 *portions of the upland review area, and no direct disturbance of mapped inland wetlands or watercourses*
65 *is proposed; and*

66 *WHEREAS, the applicant has submitted a Stormwater Management Report containing design*
67 *calculations, storage volumes, discharge rates, outlet control structures, maintenance requirements, and*
68 *supporting technical information for the proposed stormwater management facilities, including*
69 *underground detention systems and a stormwater basin; and*

70 *WHEREAS, the proposed stormwater management system has been designed to maintain existing*
71 *drainage characteristics while collecting, treating, attenuating, and safely conveying runoff from the*
72 *developed portions of the site through engineered drainage infrastructure, outlet protection measures,*
73 *and detention facilities; and*

74 *WHEREAS, the applicant has reviewed and responded to comments provided by the Town Engineer and*
75 *has revised the plans to address matters relating to sewer service connections, stormwater conveyance,*
76 *drainage design, outlet protection, erosion and sedimentation controls, retaining wall elevations,*

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77 construction fencing, grading, detention basin access, stormwater facility maintenance, and related site
78 improvements; and

79 WHEREAS, the applicant has represented that modifications have been made to the underground
80 stormwater detention system and that the Stormwater Management Report will be updated accordingly,
81 including the results of additional subsurface investigations and test pits necessary to confirm the
82 suitability and performance of the proposed stormwater management facilities; and

83 WHEREAS, the applicant has committed to providing a comprehensive construction phasing and
84 sequencing plan illustrating the relationship between construction activities, existing and proposed
85 grades, downgradient conditions, erosion and sedimentation controls, stormwater management
86 improvements, and pre- and post-construction site conditions; and

87 WHEREAS, the applicant has represented that retaining walls have been incorporated into the site design
88 to minimize grading impacts and reduce encroachment toward adjacent wetland resources, and that such
89 retaining walls will be constructed from the upland side with no construction equipment permitted
90 between the retaining wall and adjacent wetland areas; and

91 WHEREAS, the applicant has agreed to provide additional retaining wall details including wall heights,
92 materials, structural design assumptions, drainage provisions, construction methodology, and temporary
93 stabilization measures; and

94 WHEREAS, the applicant has agreed to revise the plans as necessary to address any remaining comments
95 of the Town Engineer and provide supporting documentation demonstrating compliance with applicable
96 engineering standards and regulatory requirements; and

97 WHEREAS, a Natural Diversity Database review was completed and submitted as part of the application,
98 and the Commission finds that the identified species are associated with the existing wetland areas that
99 will remain undisturbed by the proposed activities; and

100 WHEREAS, the Commission finds that the phased construction approach, proposed erosion and
101 sedimentation controls, retaining walls, stormwater management systems, construction sequencing, and
102 stabilization measures have been designed to minimize the potential for adverse impacts to adjacent
103 wetlands and watercourses during and after construction; and

104 WHEREAS, the Commission further finds that resolution of any remaining engineering comments will not
105 adversely affect the basis for the Commission's determination provided that no modifications result in an
106 expansion of the approved limits of disturbance within the upland review area; and

107 WHEREAS, the Commission finds that, subject to the conditions set forth herein, the proposed regulated
108 activities will not have a significant adverse impact on inland wetlands or watercourses and will
109 adequately protect the functions and values of those resources;

110 NOW, THEREFORE, BE IT RESOLVED that the Inland Wetlands and Watercourses Commission hereby
111 approves the application for the construction of the Cornerstone Church campus and associated site
112 improvements, subject to the following conditions:

113 1. Prior to commencement of site construction, the applicant shall submit for review and approval by the
114 Commission's designated agent and the Town Engineer a final construction phasing and sequencing plan
115 identifying the timing of all site development activities, erosion and sedimentation controls, retaining wall

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construction, temporary stabilization measures, stormwater management improvements, and the transition of temporary sediment basins to permanent stormwater management facilities.

2. The applicant shall provide final details regarding the use of the permanent stormwater basin as a temporary sediment trap, including the sequence for conversion to its permanent function, stabilization measures to be implemented prior to connection of the permanent stormwater system, and any additional information requested by the Town Engineer.

3. Protective fencing, construction fencing, guide rails, barriers, and other safety measures shown on the approved plans shall be installed and maintained throughout construction to clearly delineate approved work areas and protect adjacent wetlands and watercourses.

4. After sedimentation controls are installed and prior to commencement of earth disturbance activities within the enclosed work area, the applicant shall retain a qualified certified herpetologist to survey the area enclosed by the erosion and sedimentation controls for species of concern. Any species of concern identified within the enclosed area shall be relocated in accordance with applicable regulations and permit requirements. The certified herpetologist shall conduct periodic site inspections during construction, as determined appropriate based on site conditions and construction activities, to confirm that species of concern are not present within the active work area and that any individuals encountered are properly addressed in accordance with applicable regulatory requirements.

5. Retaining walls located adjacent to the upland review area shall be installed during the early stages of construction in accordance with the approved sequencing plan.

6. Construction of the retaining walls shall occur from the upland side and no construction equipment shall be permitted between the retaining walls and adjacent wetland areas.

7. All slopes adjacent to the upland review area shall be permanently stabilized as early as practicable during construction. Such stabilization, including erosion control blanket installation where applicable, shall be completed prior to issuance of a building permit unless otherwise approved by the Commission's designated agent.

8. Prior to issuance of a building permit, the applicant shall submit final retaining wall details, including wall heights, materials, structural design assumptions, drainage provisions, construction methodology, and any associated outlet structures, for review and acceptance by the Town Engineer and the Commission's designated agent.

9. The applicant shall provide final drainage details associated with all retaining walls and stormwater management facilities, including underdrain systems, outlet pipes, daylight drains, energy dissipation measures, pretreatment features, and other measures necessary to ensure proper long-term performance, subject to review by the Town Engineer.

10. Prior to issuance of any Planning and Zoning approval, zoning permit, or building permit, as applicable, the applicant shall submit revised plans and supporting documentation addressing all outstanding comments of the Town Engineer, including revisions to the stormwater management system, updated drainage calculations, test pit information, stormwater facility access details, and updates to the Stormwater Management Report. The Commission's designated agent shall verify that such revisions do not materially alter the approved regulated activities or expand the limits of disturbance within the upland review area.

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11. The applicant shall evaluate the inclusion of a forebay or equivalent pretreatment feature within the stormwater basin design and provide a written response from the project engineer for review by the Town Engineer and the Commission's designated agent.

12. The erosion and sedimentation control plan shall be reviewed during the pre-construction meeting to determine whether additional temporary sediment traps, sediment basins, or other measures are warranted due to site constraints or construction staging.

13. Snow storage and snow disposal activities shall not occur on slopes adjacent to the upland review area or in any location that could result in sedimentation or runoff impacts to wetlands and watercourses.

14. Prior to issuance of a Certificate of Occupancy, the project engineer shall inspect and certify in writing, to the satisfaction of the Town Engineer and the Commission's designated agent, that all stormwater management facilities, retaining walls, conveyance systems, outlet protection measures, and associated drainage improvements have been installed in substantial conformance with the approved plans and are functioning as designed.

15. All erosion and sedimentation controls shall be installed and maintained in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Control and shall remain in place until all disturbed areas are permanently stabilized.

16. Any revisions made in response to Town Engineer review comments that result in a material modification to the approved regulated activities, retaining wall locations, grading, stormwater management facilities, erosion and sedimentation controls, or limits of disturbance within the upland review area shall be referred back to the Inland Wetlands and Watercourses Commission or its designated agent for review and determination as to whether a modification of this approval is required.

17. This approval is conditioned upon the applicant satisfactorily addressing all applicable Town Engineer review comments and receiving any required engineering approvals, provided that any resulting plan revisions do not materially alter the approved regulated activities or increase impacts within the upland review area without further review by the Commission.

18. The Commission's designated agent shall have authority to approve minor field modifications to erosion and sedimentation controls and stormwater management features where such modifications are necessary to protect wetland and watercourse resources and are consistent with the intent of this approval.

BE IT FURTHER RESOLVED that this approval shall become effective in accordance with the Connecticut General Statutes and applicable Town regulations.

The Commission further finds that the approval is consistent with the purposes and policies of the Town of Cheshire Inland Wetlands and Watercourses Regulations and Connecticut General Statutes §22a-41. This permit shall expire five (5) years from the date of approval in accordance with Connecticut General Statutes §22a-42a(c), as may be amended, unless the authorized work is completed or an extension is granted by the Commission in accordance with applicable law and the Town of Cheshire Inland Wetlands and Watercourses Regulations.

The motion was passed unanimously by commission members present.

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195	2. Site Plan	APP #2026-009
196	869 West Main St. Associates	DOR 5/5/2026
197	West Main St. and Mountain Road	MAD 7/9/2026

198 W. McPhee states that they have received a memo from the Town Engineer that they have no further
199 questions.

200 T. Graver brings up that in Matt Sanford's report he specifically states that the upper wetland receives the
201 least hydrologic input and it says that hydrology is primarily supported by stormwater runoff from
202 surrounding upland slopes. Therefore, he disagrees that this wetland is being supplied by groundwater
203 given what was stated in the report.

204 C. Dimmick brings up that there is the question if the upper wetland is legally a wetland according to
205 Connecticut statute. W. McPhee states that they can look at the historical data that which shows this area
206 as a wetland; therefore, it is within their purview and they are directly and adversely impacting the
207 wetland by changing the surface water flow to it.

208 The commission talks about next steps and directs staff to draft a motion of approval and denial.

209 **X. New Business**

210 1. Site Plan/Request for Determination
211 Blackberry Woods LLC
212 Blackberry Place Lot 30

213 Kevin Gibbons, of SLR Consulting, addressed the commission. K. Gibbons shows the plans for a single-
214 family home on lot 30 of Blackberry Place. He states that there will be no direct wetland impact, however
215 there is about 500 sq. ft. of disturbance of the upland review area. Further, all the work is consistent with
216 the original subdivision approval. He states that they will be implementing some erosion and sediment
217 control measures and have non-encroachment markers along the outskirts of the property. K. Gibbons
218 explains that they are asking for a determination on if a permit is required.

219 T. Graver explains why they originally wanted this lot to come before them when they were doing the
220 subdivision approval. He states that it would be a pretty straightforward for a permit.

221 **MOTION:** W. McPhee made a motion that in context of the regulations a permit will be required.
222 Seconded by T. Graver.

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

224 2. Request for Bond Release

225 This item will be addressed at the next meeting.

226 **XI. Adjournment**

227 C. Dimmick adjourned the meeting at 8:43PM.

228

229

230 Attest: Colleen Costello