

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, August 4, 2026 – Town Hall – Room 210 – 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, Francisco Perez

Absent: Joe Davis, Greg Guyer, Tim Graver,

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. 7/7/2026

C. Dimmick asks for objections to approve the minute. C. Dimmick states that T. Graver wanted line 30 to include section 10.2D. The minutes were approved with the correction.

VI. Communications

VII. Inspection Reports

1. Stonebridge (Shea Circle / Soderman Way) Lot 7

VIII. Enforcement Actions

IX. Unfinished Business

1. Site Plan	APP #2026-012
Blackberry Woods LLC	DOR 7/7/2026
Blackberry Woods Lot 1	MAD 9/10/26

Kevin Gibbons, of SLR Consulting, addressed the commission. K. Gibbons shows where the wetlands and the upland review area are on the site plan. There will be about 900 square feet of disturbance in the upland review area. He states that there will be no additional disturbance then what was showed on. The non-encroachment markers are marked on the plans.

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 consists of the construction of a single-family residence and associated site improvements, including site grading, driveway construction, drainage infrastructure, roof footing drains, underground utilities, erosion and sedimentation controls, and a stabilized construction entrance, as shown on the submitted Site Development Plans.*

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, August 4, 2026 – Town Hall – Room 210 – 7:30 PM

2. *The proposed activities are residential in nature, limited in scope, and designed to avoid direct disturbance to delineated inland wetlands and watercourses. Site improvements are confined to the approved development envelope and associated utility connections.*
3. *Delineated inland wetlands and associated upland review areas are present adjacent to portions of Lot 30. The Site Development Plans identify the regulated review area, limits of clearing, and non-encroachment areas. All proposed buildings, driveway improvements, and principal site development are located outside delineated inland wetlands. Regulated activities are limited to portions of the upland review area associated with grading, utility installation, and erosion and sedimentation control measures.*
4. *The Commission finds that:*
 - a. *No direct filling, excavation, or alteration of inland wetlands or watercourses is proposed.*
 - b. *The approved Site Development Plans clearly identify the limits of clearing, non-encroachment area, and erosion and sedimentation control measures.*
 - c. *The proposed grading has been designed to accommodate residential development while maintaining existing drainage patterns through the use of roof footing drains and existing drainage conveyances.*
 - d. *Temporary erosion and sedimentation controls, including sediment filter fence, stabilized construction entrance pad, and other best management practices, will minimize sediment transport during construction.*
 - e. *Permanent stabilization measures are proposed following completion of construction.*
5. *The application materials are complete for purposes of a Type A review pursuant to Sections 7.1 through 7.5 of the Cheshire Inland Wetlands and Watercourses Regulations. Disturbance within the regulated upland review area is limited in extent, no disturbance to inland wetlands is proposed, and erosion and sedimentation controls have been incorporated in accordance with Section 12.1 of the Regulations. The Commission finds that the proposed activity is consistent with the applicable standards of the Regulations and that appropriate measures have been incorporated to protect wetland functions and values.*
6. *Pursuant to Section 22a-41 of the Connecticut General Statutes and the Cheshire Inland Wetlands and Watercourses Regulations, the Commission finds that the proposed regulated activities will not have a significant adverse impact on inland wetlands or watercourses. Based upon the foregoing findings, the Commission determines that the proposed activity will not result in a significant adverse impact to inland wetlands or watercourses.*

Conditions of Approval:

This approval is granted subject to the following conditions, all of which are deemed necessary by the Commission to protect inland wetlands and watercourses:

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

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, August 4, 2026 – Town Hall – Room 210 – 7:30 PM

duration of construction. Any damaged or ineffective controls shall be repaired or replaced immediately.

2. **Limits of Disturbance.** All clearing, grading, excavation, utility installation, and construction activities shall remain within the approved limits of disturbance shown on the approved Site Development Plans and shall not encroach upon delineated inland wetlands or watercourses.
3. **Wetland Protection Markers.** Permanent non-encroachment markers and limit-of-clearing markers shall be installed prior to commencement of construction in locations approved by the Commission or its authorized agent and shall be maintained in perpetuity.
4. **Construction Entrance.** The stabilized construction entrance shall be installed prior to site disturbance and maintained throughout construction to prevent the tracking of sediment onto Blackberry Place.
5. **Site Stabilization.** All temporarily disturbed areas within the regulated upland review area shall be permanently stabilized immediately upon completion of construction through seeding, planting, or other approved stabilization measures.
6. **Plan Revisions.** Any modification to the approved plans or any work beyond the scope of this approval shall require prior review and written authorization by the Commission or its duly authorized agent.
7. **Inspections.** Commission staff shall inspect erosion and sedimentation controls, wetland boundary markers, non-encroachment markers, and final site stabilization prior to issuance of a Certificate of Compliance.
8. **Certificate of Occupancy.** No Certificate of Occupancy shall be issued until all required permanent wetland protection markers have been installed, inspected, and approved by the Commission's staff.
9. **Permit Duration.** Pursuant to Section 22a-42a(c)(2) of the Connecticut General Statutes and the Cheshire Inland Wetlands and Watercourses Regulations, this permit shall remain valid for a period of five (5) years from the date of Commission approval unless extended by the Commission in accordance with applicable statutes and regulations. Upon expiration of the permit, any regulated activity not completed shall cease until such time as an extension or new permit has been approved by the Commission.

Motion was passed unanimously by commission members present.

X. New Business

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| 1. Site Plan | APP #2026-013 |
| Gary Costello | DOR 8/4/2026 |
| 361 Blacks Rd. | MAD 10/8/2026 |

Gary Costello, of 361 Blacks Rd., addressed the commission. He explains that they are looking to build a small addition. G. Costello states that the addition would be approximately 75 feet to where the wetlands were marked by the soil scientist. W. McPhee asks for the applicant to measure to get a more accurate distance.

The commission instructs staff to draft a motion.

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, August 4, 2026 – Town Hall – Room 210 – 7:30 PM

115 2. Site Plan **APP #2026-014**
116 Gary Olson **DOR 8/4/2026**
117 236 Elmwood Circle **MAD 10/8/2026**

118 Gary Olson, of 236 Elmwood Circle, addressed the commission. G. Olson explains they are proposing a
119 900 square foot addition and shows the site plan. He states that most of the year it is dry unless there is a
120 large storm event. The commission talks about visiting the site informally and instructs staff to draft a
121 motion for the next meeting.

122 **XI. Adjournment**

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

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126 Attest: Colleen Costello