

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, September 1, 2026 – Town Hall – Council Chambers – 7:30 PM

I. Call to Order

Chairman Charles Dimmick called the meeting to order at 7:32PM.

II. Pledge of Allegiance

III. Roll Call

Tim Graver called the roll.

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

Absent: Joe Davis, Francisco Perez, 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. 8/4/2026

C. Dimmick asks for objections to approve the minutes. T. Graver states that on line 5 it says that he called the roll when Andrew Martelli, Assistant Town Manager read it. Also, the staff member present needed to be amended. The minutes are approved with the corrections.

VI. Communications

VII. Inspection Reports

VIII. Enforcement Actions

IX. Unfinished Business

1. Site Plan **APP #2026-013**

Gary Costello **DOR 8/4/2026**

361 Blacks Rd. **MAD 10/8/2026**

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

MOVED: *The Inland Wetlands and Watercourses Commission ("Commission") hereby finds as follows:*

1. The proposed activity constitutes a regulated activity subject to review and approval by the Commission pursuant to the Town of Cheshire Inland Wetlands and Watercourses Regulations and Connecticut General Statutes §§22a-36 through 22a-45.

2. The Commission has reviewed the application and supporting materials, including:

o Inland Wetlands Application;

o Site plan depicting the proposed residential addition and grading;

o Wetland delineation report prepared by David H. Lord, Certified Soil Scientist;

o Wetland delineation map;

o Erosion and sedimentation control measures; and

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, September 1, 2026 – Town Hall – Council Chambers – 7:30 PM

o Staff Review Report dated July 30, 2026.

3. The Commission finds that the wetlands and watercourse on the property were professionally delineated on April 8, 2026, and that the proposed addition avoids direct disturbance to the delineated wetlands and watercourse.

4. Approximately 900 square feet of grading is proposed within the regulated upland review area. No filling or excavation is proposed within the delineated wetlands or watercourse.

5. In accordance with the criteria set forth in Connecticut General Statutes §22a-41, the Commission finds that:

o the proposed impacts are limited primarily to temporary construction activities within the regulated upland review area;

o No permanent loss of inland wetlands or watercourses is proposed;

o the proposed activity does not require direct disturbance to the delineated wetlands or watercourse;

o Proposed erosion and sedimentation controls will minimize potential temporary impacts during construction;

o No feasible and prudent alternative has been identified that would substantially lessen potential impacts while allowing reasonable residential use of the property;

and

o the proposed activity is not expected to significantly impair wetland functions or water quality.

6. The Commission further finds that, subject to the conditions of this permit, the proposed regulated activity will not result in significant adverse impact to inland wetlands or watercourses.

CONDITIONS OF APPROVAL

This permit is issued subject to the following conditions:

1. All erosion and sedimentation controls shall be installed prior to commencement of construction and shall be maintained throughout construction.

2. Disturbance shall be strictly limited to the areas shown on the approved project.

3. No work shall occur within the delineated wetlands or watercourses.

Regular Meeting
Inland Wetland and Watercourses Commission

Tuesday, September 1, 2026 – Town Hall – Council Chambers – 7:30 PM

64 4. All disturbed areas shall be stabilized immediately following completion of construction.

65 5. Any modification to the approved plans or regulated activity, including changes to the
66 limits of disturbance, shall be submitted to the Commission or its designated agent for
67 review and approval prior to implementation.

68 6. The applicant and contractor shall comply with all applicable requirements of the Town
69 of Cheshire Inland Wetlands and Watercourses Regulations and the approved plans.

70 7. Any unauthorized activity within regulated areas shall constitute a violation of this permit
71 and may be subject to enforcement action.

72 **Motion was passed by commission members present.**

73 2. Site Plan	APP #2026-014
74 Gary Olson	DOR 8/4/2026
75 236 Elmwood Circle	MAD 10/8/2026

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

77 **MOVED:** *The Inland Wetlands and Watercourses Commission (“Commission”) hereby finds as follows:*

78 1. *The proposed activity constitutes a regulated activity subject to review and approval by*
79 *the Commission pursuant to the Town of Cheshire Inland Wetlands and Watercourses*
80 *Regulations and Connecticut General Statutes §§22a-36 through 22a-45.*

81 2. *The Commission has reviewed the application and supporting materials, including:*

82 o *Inland Wetlands Application No. 2026-014;*

83 o *Wetland Delineation Report prepared by Soil Science and Environmental*
84 *Services, Inc. (SSES);*

85 o *Wetland Delineation Map identifying wetland boundary flags WF-1 through WF26;*

86 o *Soil mapping information;*

87 o *Regional Water Authority and Connecticut Department of Public Health*
88 *watershed notification forms; and*

89 o *Staff Review Report dated July 30, 2026.*

90 3. *The Commission finds that inland wetlands and an intermittent watercourse are present*
91 *on the property and that portions of the northern area of the parcel are located within the*
92 *regulated Upland Review Area.*

93 4. *The Commission finds that the proposed residential improvement will remain outside the*

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, September 1, 2026 – Town Hall – Council Chambers – 7:30 PM

delineated wetland boundary and will not directly disturb the inland wetlands or intermittent watercourse.

5. In accordance with the criteria set forth in Connecticut General Statutes §22a-41, the Commission finds that:

o Potential environmental impacts are temporary and limited in nature;

o No permanent loss of wetland area or function is proposed;

o No feasible and prudent alternative has been identified that would further reduce potential impacts while allowing reasonable residential use of the property;

o Appropriate erosion and sedimentation controls and Best Management Practices will minimize potential construction-related impacts; and

o the proposed activity is not expected to significantly alter wetland hydrology, drainage patterns, wetland functions, or water quality.

6. The Commission further finds that, subject to the conditions of this permit, the proposed regulated activity will not result in significant adverse impact to inland wetlands or watercourses.

CONDITIONS OF APPROVAL

This permit is issued subject to the following conditions:

1. All work shall remain outside the delineated wetland boundary identified by flags WF-1 through WF-26.

2. Erosion and sedimentation controls shall be installed prior to commencement of construction and maintained until the site is stabilized.

3. No grading, stockpiling of materials, equipment storage, or other construction activity shall occur within the delineated wetlands or intermittent watercourse.

4. All disturbed areas shall be permanently stabilized immediately following completion of construction.

5. Any modification to the approved activity that would increase disturbance within the regulated Upland Review Area or potentially affect the delineated wetlands or intermittent watercourse shall be submitted to the Commission or its designated agent for review and approval prior to implementation.

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, September 1, 2026 – Town Hall – Council Chambers – 7:30 PM

6. *If future revisions include grading, drainage improvements, or other regulated activities within the regulated Upland Review Area that may affect inland wetlands or the intermittent watercourse, the applicant shall obtain any required approval from the Commission prior to undertaking such activity.*

7. *The applicant and contractor shall comply with all applicable requirements of the Town of Cheshire Inland Wetlands and Watercourses Regulations and the approved plans.*

8. *Any unauthorized activity within regulated areas shall constitute a violation of this permit and may be subject to enforcement action.*

Motion was passed unanimously by commission members present.

X. New Business

1. Site Plan	APP #2026-015
Blackberry Woods LLC	DOR 9/1/2026
Blackberry Woods Lot 29	MAD 11/5/2026

Kevin Gibbons, of SLR Consulting addressed the commission. K. Gibbons shows the commission a site plan of the proposed house and where the wetlands are located. He states that there is no direct wetland disturbance, but they are proposing about 3,000 square feet of work to be done in the upland review area. Further he explains that they will be implementing some erosion and sediment control measures.

T. Graver asks about the trees that are going to be removed from the upland review area. K. Gibbons states that he will provide that information at the next meeting.

W. McPhee asks about the grade change. K. Gibbons explains the grade changes on the site plan provided.

The commission talks about taking a site walk.

2. Site Plan	APP #2026-016
Brant Smith	DOR 9/1/2026
35 Diana Ct.	MAD 11/5/2026

No one was present to represent.

L. Cortez-Frazer explains that during their preliminary discussion that there was a section that was potentially identified as wetlands. W. McPhee asks if it would be considered as of right since it is a greenhouse.

Further discussion will continue when there is a representative present.

3. Request for Determination
Paul Bowman
353 Mt. Sanford

Paul Bowman addressed the commission. P. Bowman shows a map from 2010 that shows the flagged wetlands. He states that they are increasing the capacity of the barn and making improvements to the

Regular Meeting
Inland Wetland and Watercourses Commission
Tuesday, September 1, 2026 – Town Hall – Council Chambers – 7:30 PM

158 pasture. P. Bowman explains that there is a swale that the farm equipment is bottoming out on, so they
159 need to do some improvements on that. Water will still be able to flow but they will be able to get the
160 farm equipment over it.

161 C. Dimmick states that this is as of right since it is essential to a farming operation.

162 **MOTION:** W. McPhee made a motion that the proposed work is maintenance that is essential to a
163 farming operation, therefore exempt under the regulations. Seconded by T. Graver.

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

165 **XI. Adjournment**

166 C. Dimmick adjourned the meeting at 8:00PM.

167

168

169 Attest: Colleen Costello