

TOWN OF CHESHIRE

PLANNING & DEVELOPMENT DEPT.
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To: Cheshire Inland Wetlands and Watercourses Commission

From: Commission Staff

Re: Staff Communication: Application #2020-002
Jarvis Street
Site Plan House

Date: May 29, 2020

Attachments: Site Plan with Wetland Layer
DEEP NDDB Species Review

Application

The application is for the construction of a single family house on an existing lot. The lot is shown to contain wetland soils.

Application/Permit/ History for Map 26 Lot 17

In 1995 the IWWC issued a permit for the construction (reconstruction) of a single family house. In 2001 the IWWC approved a 'conceptual site plan' which required an application for construction.

In 2002 the IWWC issued a permit for the construction of a single family house.

Staff Analysis

The applicant has updated the map to show the wetland delineation. The map notes that the wetland delineation is from the 2002 application. Staff questions if wetland flags are currently located in the field. If the wetland area was flagged recently that should be indicated on the map and the soil scientist signature would be needed.

The 2002 IWWC approval stipulates that a conservation easement is to be established. Review of the town records does not reveal that a conservation easement was instituted. The 2020 application site plan identifies a proposed conservation easement. If the conservation easement was not established as a result of the 2002 approval, Staff questions the relevance of establishing a conservation easement moving forward. The conservation easement creates a responsibility on the town to monitor and enforce the easement, which may not be reasonable considering this is a residential property. The wetland area may be self regulating as it is characterized by standing

water and does not provide opportunity for development. Staff is concerned with the cost of monitoring and the expectation of enforcement of the conservation easement. The regulations contain adequate ability to enforce and conserve the wetland areas.

The proposed development plan identifies one direct wetland impact for the driveway crossing and direct upland impacts with the reduction of the non-encroachment area on either side of the proposed house. The grading proposal immediately borders the wetland areas to the east and west of the proposed house. This change could be significant, and the construction sequence is vital to the protection of the wetland areas as the proposal is to eliminate the buffer areas.

Much of the proposed activity is located within the upland review area by eliminating the buffer and bringing grade up to the 2002 identified boundary of the wetland areas. The area of impact should be calculated so the Commission is informed of how much upland area is proposed to be permanently disturbed. The application does not contain an environmental assessment of potential impacts as a result of the proposed development.