



MILONE & MACBROOM

October 13, 2020

Mr. William S. Voelker, AICP, Town Planner
Department of Planning and Zoning
Town of Cheshire
84 South Main Street
Cheshire, CT 06410

**RE: Counter Weight Brewing Company
Earth Removal, Filling, or Regrading Permit
7 Diana Court
Cheshire, Connecticut
MMI #7073-01**

Dear Mr. Voelker:

In support of the pending application for an earth removal, filling, or regrading permit and site plan application, we offer the following on the proposed grading of the above-referenced parcel. The earthwork model for the proposed site work indicates a net excess of roughly 8,000 cubic yards (CY) of earth, 3,000 cubic yards of which are in the form of existing stockpiles from previous uses on the parcel. The proposed grades of the brewery and associated parking are closely related to the existing grades of the building to remain in use. Additionally, there are grading restrictions of parking areas in the Zoning Regulations as well as limitations on how much fill can be placed over the existing gas transmission easement. The result is that excavation is required, particularly in the southwest portion of the parcel where parking along with truck loading areas are proposed.

As part of the application, we are requesting a waiver of Section 25.5.9 of the Zoning Regulations. The excavation in the southwest portion of the site results in the need to excavate below the grade and within 50 feet of adjacent properties. The proposed grade will include a 2-foot-horizontal by 1-foot-vertical vegetated slope from the parking lot to the property line, which is defined by an existing stone wall. Areas on the adjacent parcels near areas of excavation are currently unimproved and primarily wooded and should not result in risk of damage to adjacent properties.

Please feel free to contact me at (203) 271-1773 should you need any further information.

Very truly yours,

MILONE & MACBROOM, INC.

Ryan McEvoy, PE, Associate
Lead Project Engineer, Civil

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