

TOWN OF CHESHIRE

PLANNING & DEVELOPMENT DEPT.
84 South Main Street
Cheshire, Connecticut 06410
203-271-6670 • Fax 203-271-6688



To: Cheshire Inland Wetlands and Watercourses Commission

From: Commission Staff

Re: Staff Communication: Application #2020-028
Wiese and Academy Roads
Subdivision

Date: October 29, 2020

Application

The applicant seeks approval to construct a 21 lot subdivision on 37.7 acres. A new road with access on to both Wiese Road and Academy Road is proposed.

Application/Permit/ History for Map 58 Lot 12/17

In 2007 the IWWC considered an application for a subdivision permit. The application was withdrawn.

Staff Analysis

The site contains three wetland soil areas. No direct wetland impacts are proposed. Approximately 18,860 square feet of impact is proposed to the upland review area, in the areas identified as WB and WC, along Honeypot Brook, for the installation of two storm water basins. In these areas, the wetland buffer area is proposed to be reduced to the wetland boundary. Staff recommends that the non-encroachment line in these areas be labeled on the site plan and the location of permanent non-encroachment markers be shown.

The soil scientist report identifies the function and value of WB and WC (labeled as WBC) as high, noting the principal functions as wildlife and fishery habitat, floodflow attenuation, groundwater discharge, nutrient removal and sediment/toxicant retention.

Staff recommends that the non-encroachment/buffer line for lots 1-5 be established in the subdivision application. Staff also recommends that lots 1-5 be required to obtain site plan permits prior to clearing for development (not including the basin installing proposed on lot 4). The Commission may choose to explore avenues to further protect the wetland buffer area, which may include the installation of a fence along the non-encroachment line and/or specific language in the homeowner's association documentation.