

2021-007

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Town of Cheshire

JAN 27 2021

REV. 12/01/04, 01/19/06, 05/02/06, 10/02/06, 3/22/19

APPENDIX B

Fee Paid: \$160.00

+ 50.00

\$210.00 pd

INLAND WETLANDS COMMISSION - CHESHIRE, CONNECTICUT

APPLICATION FOR INLAND WETLANDS AND WATERCOURSES PERMIT

Pursuant to the General Statutes of the State of Connecticut, and all subsequent amendments thereto, the undersigned hereby makes application for approval of permit (Inland Wetlands and Watercourses) for a parcel of land having approximately 8.6 wetland acres, which is part of a tract of land having 9.8 acres, located on (street name) South Meriden Road. Said parcel is generally shown on the current Assessor's Map Plate No(s) 59, Lot No(s) 3 and is located in a(n) R-40 zone district.

This permit application is part of a: ( ) Subdivision, ( ) Resubdivision, (X) Site Plan, ( ) Special Permit, ( ) Zone Change, ( ) Earth Removal, Filling or Regrading, ( ) Other \_\_\_\_\_

The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his knowledge and belief.

By signing this application, the applicant permits Commissioners and agents of the Commission to enter upon and inspect the property, at reasonable times, both before and after a final decision has been issued.

Applicant's Name Tracie Romanik Date 1/25/2021

Applicant's Address (Home) 245 Berlin Ave, Unit 1, Southington, CT 06489

(Office) \_\_\_\_\_

Applicant's Signature Tracie Romanik

Telephone Number (Home) (203) 907-8278 (Office) \_\_\_\_\_

E-mail taromanik@gmail.com Fax No. \_\_\_\_\_

Owner's Name (Print or Type) John F. Romanik, Sr.

Owner's Address 1545 Peck Lane Cheshire, CT 06410

Owner's Signature [Signature]

Engineer's Name (Print or Type) Darin Overton c/o SLR International Corporation

Engineer's Address 99 Realty Drive Cheshire, CT 06410

Engineer's Signature [Signature]

Agent, if other than applicant, to be contacted with regard to this application:

Name Darin Overton c/o SLR International Corp. Address 99 Realty Drive, Cheshire, CT

Telephone Number 475-244-2242 Fax Number 203-272-9733

E-mail doverton@slrconsulting.com

SEE ATTACHED SHEETS FOR THE INFORMATION NECESSARY TO COMPLETE THIS APPLICATION.

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**APPLICATION FOR INLAND WETLANDS AND WATERCOURSES PERMIT**

Purpose and description of the proposed activity (including the area of wetlands or watercourses to be disturbed); alternatives considered and why the proposal to alter wetlands set forth in this application was chosen: The proposed development includes the construction of a 4 bedroom, single-family house and a 24'x24' 2-car accessory garage along South Meriden Road in Cheshire.

There are wetlands on the property that were flagged by a Licensed Soil Scientist from SLR.

There are no direct wetland impacts proposed for the lot development. However, development is proposed within the 50' Inland Wetland Upland Review Area. Sediment fence will be constructed along the wetland boundary's perimeter and other means of construction will be implemented to minimize impact in the upland review area.

Applicant's interest in the land: ( ) Owner, ( ) Tenant, ( ) Lessee, ( ) Partner,  
(X) Other Future land owner (family member of applicant)

*Please attach a list of adjacent property owners.*

Check in full payment of minimum application fee – see attached fee schedule - (payable to Collector – Town of Cheshire). An additional fee shall be required if significant wetland activity is determined upon acceptance of the application. The Commission may, at its option, refund this application fee for a non-regulated activity.

**NOTE: In order to expedite the review of this application, and avoid unnecessary delay, it is important that the applicant and the land surveyor and/or professional engineer who shall prepare the maps and other plans shall carefully review the Inland Wetlands Regulations to be certain that the plans comply with all requirements contained therein. Applications must be received by the Town Planner's Office by 4 p.m. the Wednesday prior to the next regularly scheduled meeting of the Inland Wetlands Commission in order for the application to be included on the filed agenda and taken up by the Commission for discussion, action or otherwise.**

Per Section 7.1E. of the Inland Wetlands and Watercourses Regulations, three copies of all application materials (including maps) shall be submitted with the original application to comprise a complete application or as is otherwise directed, in writing, by the Commission.

**OFFICE USE ONLY**

Date Filed \_\_\_\_\_

Date Presented to Inland Wetlands Commission \_\_\_\_\_

Mandatory Action Date \_\_\_\_\_

Public Hearing Date \_\_\_\_\_

Final Action and Date \_\_\_\_\_

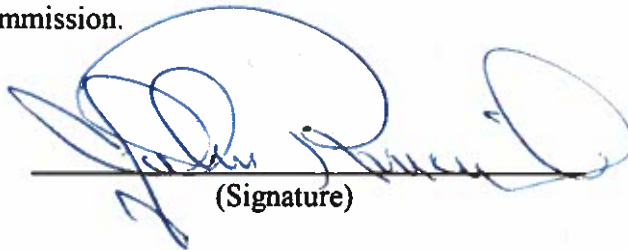
**APPENDIX C**

**This form is to be completed *ONLY* when applicant is *NOT* the owner.**

I, John F. Romanik, Sr. hereby acknowledge the application to the Inland  
(Name of Owner)

Wetlands Commission of the Town of Cheshire by Tracie Romanik

I consent and agree to its being filed with said Commission.

  
(Signature)

Sworn to before me this 26<sup>th</sup> day of January, 2021

Daniel C. Vellaro  
Daniel C. Vellaro  
(Name typed or printed)

Commissioner of the Superior Court  
Notary Public

My commission Expires: 8/31/25



January 28, 2021

Mr. John Romanik Sr.  
1545 Peck Lane  
Cheshire, CT 06410

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Town of Cheshire

JAN 29 2021

Planning Dept

**Re: Soil Scientist Report  
Lot 3 – Proposed Single-Family Residence  
South Meriden Road  
Cheshire, Connecticut  
SLR #141.15346.00001.00060**

Dear Mr. Romanik:

On August 6, 2020, Matthew Sanford, Professional Wetland Scientist (PWS) and Registered Soil Scientist with SLR International Corporation (SLR), completed a wetland delineation within the 9.8-acre property located west of South Meriden Road in Cheshire (Figure 1). The project area consists of one parcel comprised of upland forest and mixed scrub shrub and forested wetlands. Approximately 8 acres of the property are flagged as wetlands.

Inland wetlands and watercourses on the project site were delineated in accordance with the regulations of the Town of Cheshire, Connecticut, and the State of Connecticut Inland Wetlands and Watercourses Act, CGS 22a-36 through 45. Regulated wetland areas consist of any of the soil types designated by the National Cooperative Soils Survey as poorly drained, very poorly drained, alluvial, or floodplain, and all areas within the 50-foot upland review area (URA). Regulated watercourses consist of rivers; streams; brooks; waterways; lakes; ponds; marshes; swamps; bogs; and all other bodies of water, natural or artificial, vernal or intermittent, public or private, not regulated pursuant to Sections 22a-28 to 22a-35 inclusive (tidal wetlands).

Weather conditions were sunny and dry, with an air temperature of approximately 92°F. Site conditions were suitable for wetland delineation work.

Soils were examined using a Dutch auger. Geospatial data was accessed via the United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS) web soil survey mapping. The soil survey mapping is appended. The survey identifies the following soil mapping units with associated NRCS map number in the project area:

- Wilbraham Menlo soils (6)
- Ludlow (40)
- Yalesville (69)

The field investigation confirmed the NRCS resource mapping with most of the site consisting of poorly drained coarse-loamy Wilbraham and Menlo soils. Along the eastern boundary of the site, the well-

drained Yalesville soil dominates, and along the southern boundary the moderately well-drained Ludlow soils exist. One large wetland system was delineated on site (Figure 2). The boundary of this wetland is represented by wetland flags WA-1 through WA-14. A drainage swale is located along the southern portion of the property and conveys stormwater that is collected from town drainage systems located within South Meriden Road. The swale is incised and drains to the west. Honeypot Brook is located approximately 0.5 mile west of the on-site wetlands and flows west, then north before draining to the Quinnipiac River 2.5 miles north of the site.

#### Wetland Description

The wetland consists of a mixed slope of palustrine broad-leaved deciduous scrub shrub and forested wetlands. The wetland is hydrologically supported by groundwater breakout, surface land stormwater runoff, and a point discharge. The wetland types vary along the slope. Areas closer toward South Meriden Road are an entanglement of scrub shrub wetlands that are dominated by green ash (*Fraxinus pennsylvanica*) and red maple (*Acer rubrum*) saplings, multiflora rose (*Rosa multiflora*), silky dogwood (*Swida amomum*), speckled alder (*Alnus incana*), American elderberry (*Sambucus canadensis*), Morrow's honeysuckle (*Lonicera morrowii*), Oriental bittersweet (*Celastrus orbiculatus*), grape (*Vitis vinifera*), sensitive fern (*Onoclea sensibilis*), jewelweed (*Impatiens capensis*), soft rush (*Juncus effusus*), sedges (*Carex* sp.), and poison ivy (*Toxicodendron radicans*). The wetland transitions from scrub shrub to forested wetland along the central portion of the property. The wetland becomes dominated with red maple, green ash, American elm (*Ulmus americana*), silky dogwood, common winterberry (*Ilex verticillata*), common spicebush (*Lindera bendoin*), sensitive fern, jewelweed, and skunk cabbage (*Symplocarpus foetidus*). Several rills were observed within the wetland that convey seasonally high groundwater and surface water runoff through this wetland.

Wetlands possess the capability of performing a variety of functions and values. Based on our observations, the wetland on this parcel provides some important functions and values, principally groundwater discharge, toxicant and sediment retention, nutrient transformation, and wildlife habitat.

If you have any questions regarding this soils report, please do not hesitate to call me at (203) 271-1773 or email me at [msanford@slrconsulting.com](mailto:msanford@slrconsulting.com).

Sincerely,

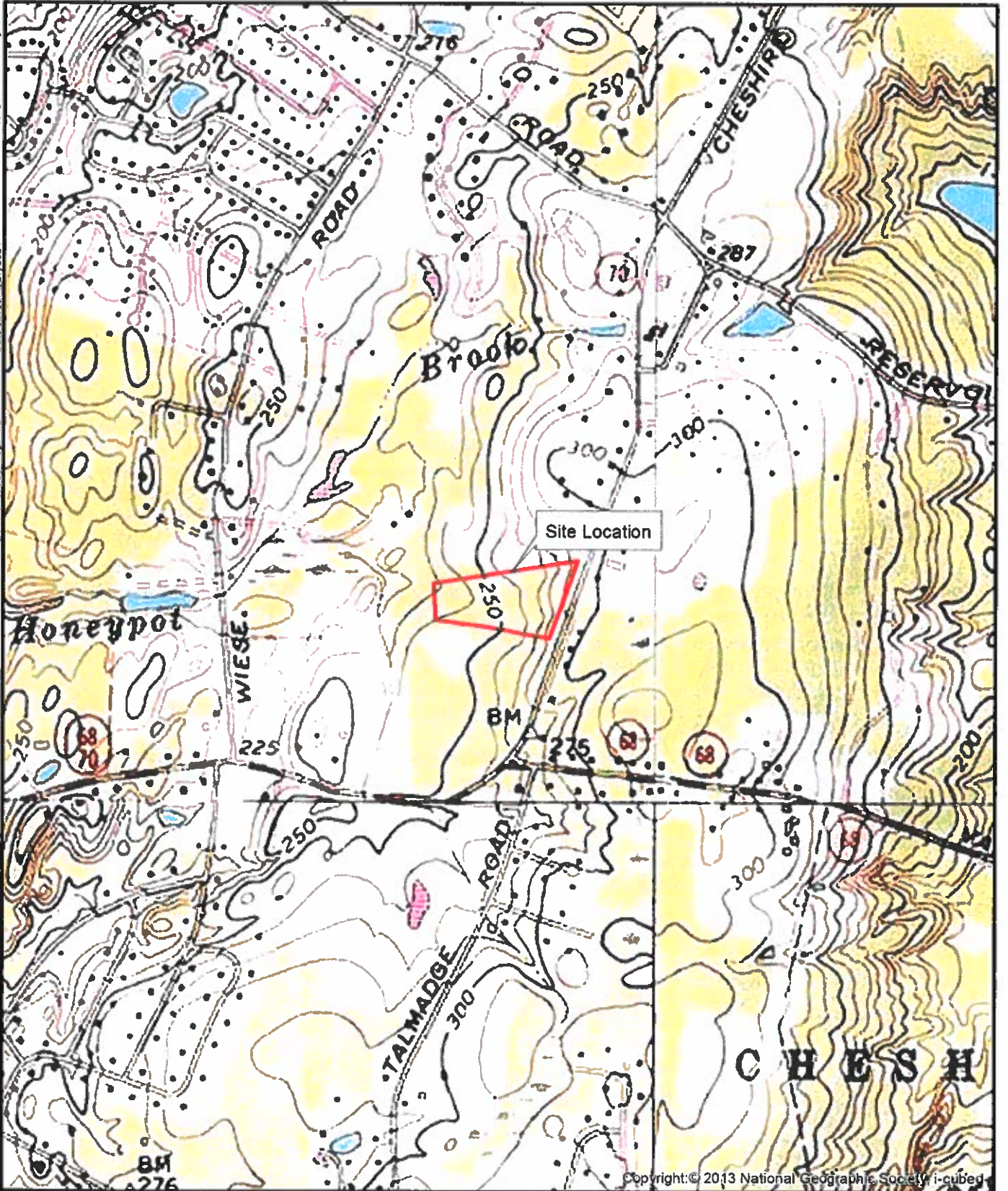
SLR International Corporation



Matthew J. Sanford, MS, PWS, RSS  
US Manager of Ecology

#### Attachments

5346.01.06.j2821.ltr.docx



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99 REALTY DRIVE  
CHESHIRE, CT 06410  
203.271.1773  
slrconsulting.com

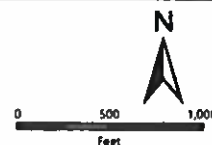
**SITE LOCATION**

PROPOSED SINGLE FAMILY RESIDENCE  
JOHN ROMANIK, SR.  
SOUTH MERIDEN ROAD  
CHESHIRE, CONNECTICUT

SCALE 1" = 1,000'

DATE 1/27/2021

PROJ. NO. 15346-00001

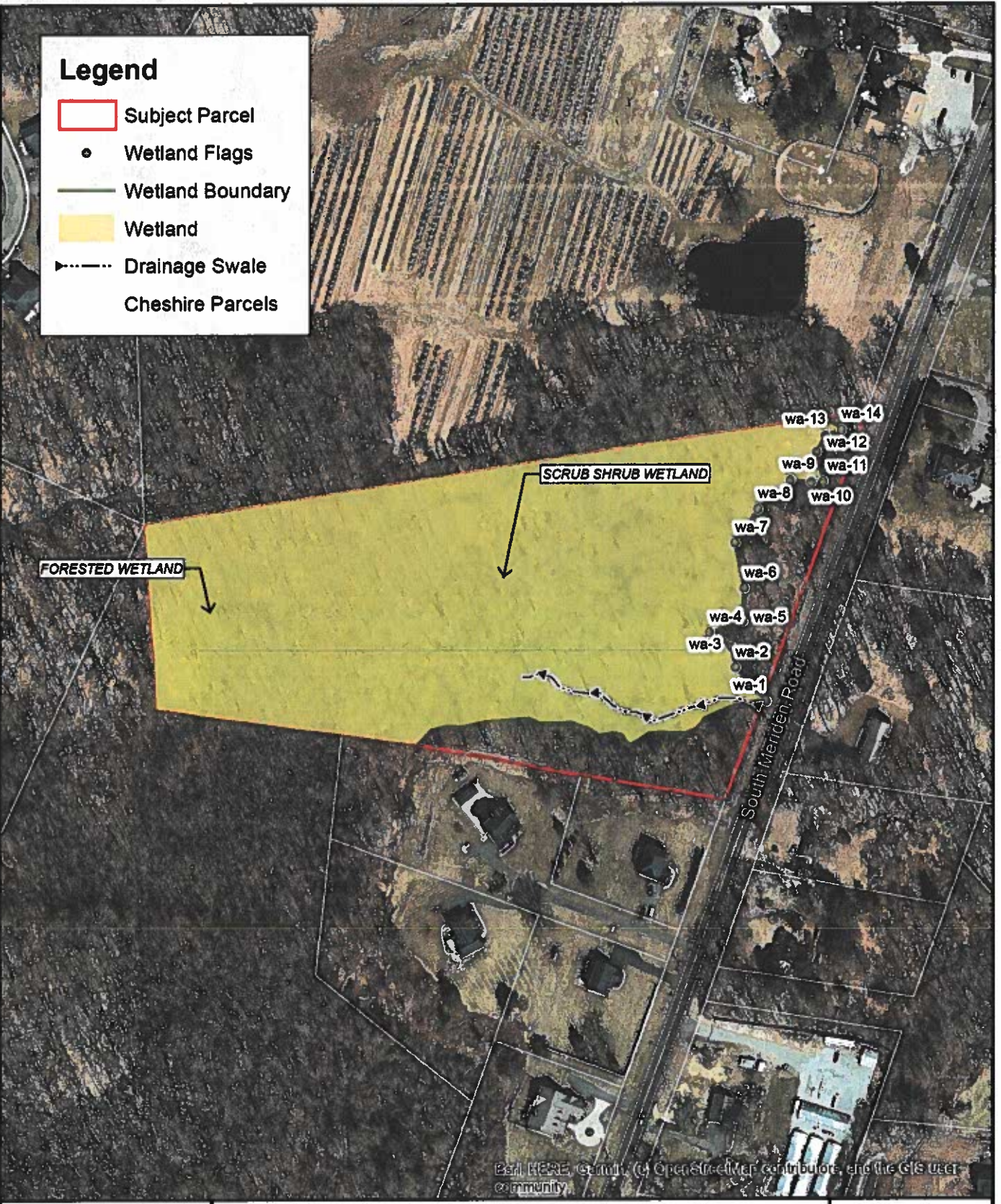


**FIG. 1**

SOURCE: 2004 AERIAL PHOTO, CTDEEP, 2005  
SOILS DATA: NRCS WEB SOIL SURVEY, ACCESSED JANUARY 27, 2021 AT [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV](https://websoilsurvey.sc.egov.usda.gov)

**Legend**

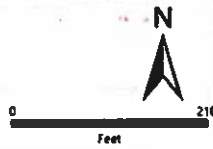
- Subject Parcel
- Wetland Flags
- Wetland Boundary
- Wetland
- Drainage Swale
- Cheshire Parcels



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

**SLR**  
 99 REALTY DRIVE  
 CHESHIRE, CT 06410  
 203.271.1773  
 slrconsulting.com

**SOILS MAP**  
 PROPOSED SINGLE FAMILY RESIDENCE  
 JOHN ROMANIK, SR.  
 SOUTH MERIDEN ROAD  
 CHESHIRE, CONNECTICUT



SCALE 1" = 200'  
 DATE 1/28/2021  
 PROJ. NO. 15346-00001

**FIG. 2**

SOURCE: 2004 AERIAL PHOTO, CTDEEP, 2008  
SOILS DATA: NRCS WEB SOIL SURVEY, ACCESSED JANUARY 27, 2021 AT [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV](https://websoilsurvey.sc.egov.usda.gov)



### Legend

- Subject Parcel
- NRCS Soil Map Unit
- Cheshire Parcels



99 REALTY DRIVE  
 CHESHIRE, CT 06410  
 203.271.1773  
 slrconsulting.com

### SOILS MAP

PROPOSED SINGLE FAMILY RESIDENCE  
 JOHN ROMANIK, SR.  
 SOUTH MERIDEN ROAD  
 CHESHIRE, CONNECTICUT



SCALE 1" = 200'

DATE 1/27/2021

PROJ. NO. 15346-00001

SOURCE: 2004 AERIAL PHOTO, CTDEEP, 2006  
 SOILS DATA: NRCS WEB SOIL SURVEY, ACCESSED JANUARY 27, 2021 AT [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV](https://websoilsurvey.sc.egov.usda.gov)

## FIG. 3





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FEB 02 2021

Planning Dept.

February 2, 2021

Mr. Don Nolte, Engineering Operations Manager  
Town of Cheshire  
84 South Main Street  
Cheshire, CT 06410

Dear Mr. Nolte:

Anchor Engineering Services, Inc. received the following information prepared by SLR:

- Site Plan – Subsurface Sewage Disposal System, Concept Site Plan and Septic System Feasibility, MBL 59-3 S Meriden Road, Cheshire, Connecticut dated January 27, 2021.

Based on a review of the submitted information, we offer the following comments:

1. The applicant is seeking an IWC permit for development of a single family residential lot. The "concept" should be removed from the plan title.
2. The plan and the application state the proposed house is 4 bedrooms but the septic design is shown for three bedrooms. Please confirm.
3. Please provide existing and proposed storm drainage calculations and design measures to attenuate any increase.
4. Due to the close proximity of proposed disturbance to the wetlands, the silt fence should be backed up with hay bales.
5. The proposed clearing limits should be shown and any trees within the adjacent wetlands that require removal should be identified. Show any necessary clearing required to obtain sightline from the proposed driveway.
6. Recommend submission of a property map including the limits of the entire parcel.
7. Encroachment permit will be required from the CT DOT.
8. The house, garage and retaining wall are proposed very close to the wetlands boundary. It is recommended that design features be considered to create a larger set back and minimize potential impacts such as placing the house at the 40 foot setback rather than 43 feet, narrower driveway widths, lowering the accessory garage elevation.
9. Proposed grades at the back of the accessory garage should be added.
10. Verify that the location of the erosion control measures will provide adequate space for the proposed construction shown, particularly in the area of the detached garage and retaining wall.

If you have any questions regarding the above comments, please contact me at (860) 633-8770.

Sincerely,

Lead Engineer

