

Town of Cheshire
Inland Wetlands and Watercourses Commission
Application for Inland Wetlands and Watercourses Permit

Application
of
Chao-Ting Wu, Trustee
1530 Notch Road
Assessors Map 40 - Lots 12 and 14

Attachment A
Purpose and Description of the Proposed Activity

Purpose and Description of the Proposed Activity

The proposed work consists of the renovation and addition to the existing, wood framed, single-family residence on the land parcel. The existing house was originally built in 1951 and has undergone several additions and renovations over the years, including after a major fire in 1979. The house has remained vacant for the past several years and is currently in a general state of disrepair.

The work will involve updating the existing house to meet the current CT Residential Building Code as well as the Towns Floodplain Management Regulations and FEMA Regulations. Part of the work needed to bring the existing house up to current building codes requires selective demolition and construction of new structural piers within the inland wetland upland review area.

The existing house is located within the floodplain of Mountain Brook, and the anticipated cost of work will exceed the substantial Improvement threshold of the Towns Floodplain Management Regulations. As a result, the entire residence is required to be brought into compliance with the regulations including elevating the lowest floor to be at or above the Base Flood Elevation (BFE). To preserve as much of the existing, historic structure as possible and meet the CT Residential Building Code requirements for compliant room sizes, clearances, and ceiling heights, the portion of the house currently below the BFE is proposed to shift east and elevated above the BFE on piers. The new eastern edge of the indoor, habitable space occupies the footprint of the existing eastern deck and will be elevated on piers to minimize the disturbance within the regulated area.

In addition to the renovation of the residence proposed under this application, the work will also include the activities approved by the Inland Wetlands and Watercourses Commission on December 4, 2018 under Application No. 2018-023. The scope of this work included filling a previously excavated area within the floodplain of Mountain Brook, grading the area to restore the approximate original ground surface elevations of the disturbed area, and the restoration of the area by placing a six inch depth of topsoil and seeding the area with an erosion control and restoration seed mix intended to quickly stabilize the disturbed ground surface and create a grassland area that will require no maintenance.

The total area of land disturbance associated with the complete project construction activities including the previously approved activities, the planned renovation of the residence and the required temporary construction access is approximately 0.16 acres and unchanged from the total area previously approved by the Commission.

The upland and floodplain soils on the project site are identified in the national cooperative soil survey data for Connecticut as Canton and Charlton fine sandy loams, 3-8 percent slopes (60B). This soil type is classified as well drained.

The project site land parcel is not located within a public water supply watershed area.

The project site land parcel is located within the Tenmile River subregional drainage basin (Basin Identification Number 5202).

The project site land parcel is located partially within FEMA Flood Zone X and Special Flood Hazard Area Zone A.

The site of the work is located within the floodplain of Mountain Brook, a tributary to the Tenmile River, and within the Special Flood Hazard Area Zone.

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Attachment B
Property Owners Adjacent to the Subject Parcel

Assessors Map No.-Lot No.	Record Owner	Property Address	Mailing Address
33-16	Chao-Ting Wu, Trustee	Plank Road	218 Kent Drive Brookline, Massachusetts 02446
34-1	George E. Bowman	Marion Road	1370 Notch Road Cheshire, Connecticut 06410
40-1	Chao-Ting Wu, Trustee	1501 Notch Road	218 Kent Drive Brookline, Massachusetts 02446
40-5	Chao-Ting Wu, Trustee	1531 Notch Road	218 Kent Drive Brookline, Massachusetts 02446
40-6	Judith S. Radder	1532 Notch Road	1532 Notch Road Cheshire, Connecticut 06410
40-9	John & Beth D'Addona	1540 Notch Road	1540 Notch Road Cheshire, Connecticut 06410
40-10	Chao-Ting Wu, Trustee	Notch Road	218 Kent Drive Brookline, Massachusetts 02446
40-14	Chao-Ting Wu, Trustee	Notch Road	218 Kent Drive Brookline, Massachusetts 02446
40-15	Chao-Ting Wu, Trustee	Notch Road	218 Kent Drive Brookline, Massachusetts 02446