

TOWN OF CHESHIRE

Inland Wetlands and Watercourses Commission
84 South Main Street
Cheshire, Connecticut 06410
203-271-6670 Y Fax 203-271-6688



CERTIFIED MAIL
7004 1160 0006 4246 0784

June 28, 2005

Darin Overton, P.E.
Milone & MacBroom, Inc.
716 South Main Street
Cheshire, CT 06410

RE: PERMIT APPLICATION - #2005-024
Pond View of Cheshire, LLC
Hazel Drive
Special Permit & Zone Change

Dear Mr. Overton:

The permit application of Pond View of Cheshire, LLC, c/o Darin Overton, P.E. Milone & MacBroom, Inc., 716 South Main Street, Cheshire, CT 06410 for a Special Permit and Zone Change, property located on Hazel Drive, Cheshire, CT 06410, as generally shown of Assessor's Map No. 15, Lot No. 52, in an R-20 & R-80 zone was approved with stipulations as referenced from the minutes of June 21, 2005.

Very truly yours,

Robert G. Berner _{CO}

Robert G. Berner, Secretary
CHESHIRE INLAND WETLANDS AND
WATERCOURSES COMMISSION

cc: Robert deJongh, Chairman, CIWWC
Dr. Charles Dimmick, Vice Chairman
Lisa J. Murphy, Assistant Town Planner
✓ Pond View of Cheshire, LLC, Applicant

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Motion:

That the Cheshire Inland Wetlands and Watercourses Commission, having considered the factors pursuant to Section 10 of the Inland Wetlands and Watercourses Regulations of the Town of Cheshire, Commissioners' knowledge of the area, site visitations, and after review of written information provided by the applicant on this application and information received during the course of a public hearing, finds the following:

- 1. That the current application is for reconstruction of an existing building into 50 active adult residential units, and associated parking, roadways, and stormwater management system. As proposed, public water and sewer will service the site.**
- 2. That the wetlands and watercourses on site have been identified in accordance with Connecticut statutory and Cheshire Inland Wetlands and Watercourses regulations.**
- 3. That this property lies within the watershed of Cuff Brook, and Cuff Brook flows from Larsens Pond, which is on the site.**
- 4. That direct wetlands impacts associated with the currently proposed activities include 700 sq. ft. of impact for stormwater management system construction and grading.**
- 5. That, according to the applicant's engineer, the proposed stormwater management system has been sized to attenuate peak rates of runoff for up to a 100-year storm.**
- 6. That the proposed construction activities will not have a significant adverse effect on the adjacent wetlands and watercourses**

Therefore, the Commission grants the permit application of Pond View of Cheshire, LLC for Special Permit & Zone Change approval as presented and shown on the plans entitled:

**"Larsens Landing
50 Hazel Drive, Cheshire, Connecticut
Sheet 1 of 1 dated June 29, 2001, revised to 4/25/05, scale
1"=100'
Sheets 2-9, Dated May 16, 2005, scale as shown
Sheets 3, 4, 7 & 8 revised to June 1, 2005
Sheet 2 revised to June 21, 2005 to show non-
encroachment line
Prepared by Milone & MacBroom, Inc."**

with the following stipulations:

1. Pursuant to Section 7.4c of the Inland Wetlands and Watercourses Regulations of the Town of Cheshire, any changes or modifications to the plans as presented will require subsequent Inland Wetlands and Watercourses Commission review and approval.
2. Prior to commencement of any work authorized by this permit grant, the applicant shall submit the following to the Commission:
 - a. a copy of a completed DEP Registration Under a General Permit – Storm Water and Dewatering Wastewater From Construction Activities.
 - b. a contact individual together with a 24-hour phone number for sedimentation and erosion controls, as described below.
3. The construction sequences on the above-referenced plans shall be strictly adhered to.
4. Prior to any clearing, grading, or other construction activities on the site, the applicant shall arrange for and hold a pre-construction meeting with Commission Staff to review this permit grant's terms, conditions, and stipulations.
5. Prior to any clearing or earthmoving activities, all clearing limits, and non-encroachment lines shall be accurately staked and/or flagged by a qualified party. The applicant shall notify Commission Staff so that Staff may inspect the site to verify all such areas have been properly marked. Staff may also insist on additional markings if field conditions warrant them.
6. Prior to the commencement of construction activities, a professional engineer shall certify, in writing to the Commission, that all required erosion and sedimentation controls are in place and functioning as represented by applicant to ensure the prevention of erosion and sedimentation into adjacent wetlands and watercourses. The cost of the professional engineer shall be borne by the applicant. The applicant shall also notify Commission Staff so that Staff may inspect the site to verify that all required controls are in place. Staff may also insist on additional controls if field conditions warrant them.
7. Prior to the applicant's request for a Building Permit, accurate permanent marking of the site's non-encroachment line shall be completed by a qualified party and verified as complete by Commission Staff, markings to be agreed upon by the applicant and

and the following information:

1. Name of the individual, firm or corporation, partnership, trust, estate, or other entity, and the address of the entity, including the street, city, state, and zip code.

2. The date of the transaction, and the nature of the transaction, including the type of asset, the value of the asset, and the date of the transaction.

3. The name of the individual, firm or corporation, partnership, trust, estate, or other entity, and the address of the entity, including the street, city, state, and zip code.

4. The date of the transaction, and the nature of the transaction, including the type of asset, the value of the asset, and the date of the transaction.

5. The name of the individual, firm or corporation, partnership, trust, estate, or other entity, and the address of the entity, including the street, city, state, and zip code.

6. The date of the transaction, and the nature of the transaction, including the type of asset, the value of the asset, and the date of the transaction.

7. The name of the individual, firm or corporation, partnership, trust, estate, or other entity, and the address of the entity, including the street, city, state, and zip code.

8. The date of the transaction, and the nature of the transaction, including the type of asset, the value of the asset, and the date of the transaction.

Commission Staff.

- 8. A visual barrier such as orange plastic construction fence or equivalent shall be used to identify the location of haybales and silt fences on-site.**
- 9. An inspection of the condition, integrity, and adequacy of the sedimentation and erosion controls shall be made by a qualified party on a regular basis, either weekly or after every significant rainfall of 1/2" or greater, whichever is sooner, until all disturbed areas are stabilized. Said party shall be independent of the contractor. All reports shall be submitted to the contractor and Commission Staff either within three days of inspection, or prior to the next storm event, whichever is sooner. All breaches or deficiencies shall be forwarded to a contact individual, as defined below, immediately after inspection. The costs of said inspections to be borne by the applicant.**
- 10. Copies of all inspection reports required under the site's DEP "Registration Under a General Permit – Storm Water and Dewatering Wastewater From Construction Activities" shall be submitted to Commission Staff either within three days of inspection, or prior to the next storm event, whichever is sooner.**
- 11. A contact individual together with a 24-hour phone number shall be designated with responsibility and authority to receive notices of any breaches or deficiencies of sedimentation and erosion controls on-site, and to effectuate repair of any such breaches or deficiencies within 6 (six) hours of such notice from the sediment and erosion control inspector, as identified above, or the Town of Cheshire.**
- 12. All disturbed areas on the site not directly required for construction activities shall be temporarily hayed and seeded until the site is permanently stabilized**
- 13. Any maintenance or refueling of equipment and vehicles shall be performed at least 100' from all wetlands and watercourses. Oil, gasoline, and chemicals needed at the site shall be stored in secondary containment to prevent contamination of any wetlands or watercourses from possible leaks.**
- 14. Per Section 12 of the Cheshire Inland Wetlands and Watercourses Regulations, a bond covering the costs of the erosion and sedimentation controls shall be filed with the Town Planner's Office prior to the commencement of construction activities. The amount**

of the bond shall be determined by the Cheshire Planning Office.

15. No disturbance of any kind, including clearing, shall be allowed beyond the proposed non-encroachment line, as shown on the above-referenced plans, other than maintenance of proposed stormwater management facilities, and passive recreational activities. The non-encroachment line and associated restrictions shall be recorded on the Cheshire Land Records.
16. The Commission makes no warranties or representations, either express or implied, that future regulated activities will be permitted on this site as a result of the present permit.
17. Prior to application to the Building Department for a Certificate of Occupancy, and per Section 11.3B of the Cheshire Inland Wetlands and Watercourses Regulations, the applicant shall provide the Commission with the following:
 - a. an as-built map by a licensed land surveyor, at a suitable scale, showing, at least, wetland boundaries and acreage, wetland non-encroachment lines and markers, limits of clearing, utility locations, and all paved driving surfaces.
 - b. within 30 days of the completion of all activities covered by this permit grant, written certification that all work covered by the permit grant has been completed.
 - c. written certification that, to the best of the applicant's knowledge, all conditions and stipulations of this permit grant have been generally met and that all yard areas are properly stabilized.
 - d. written certification that all non-encroachment lines and associated restrictions are recorded both on the Cheshire Land Records and in the deed of the property.
 - e. written acknowledgement that this permit grant shall become void *ab initio* in the event that the applicant takes receipt of a Certificate of Occupancy from the Building Department prior to verification by Commission staff that all conditions and stipulations of this permit grant have been generally met and that all yard areas are properly stabilized.

All aforementioned certifications to be made by a third-party independent of both the applicant and the contractor.

Moved by Dr. Dimmick. Seconded by Mr. Dixon. Motion approved unanimously by Commission members present.