

FAZZONE RYAN
& RICCIUTI, LLC
— LAW OFFICES —

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Town of Cheshire

JUN 30 2021

ANTHONY J. FAZZONE
PHILLIP L. RICCIUTI

JOANNE M. RYAN
Retired

June 30, 2021

Planning Dept.

HAND DELIVERED

Inland Wetlands and Watercourses Commission
Town of Cheshire
84 South Main Street
Cheshire, CT 06410

**Re: 648 Wallingford Road
Permit # 2021-014
Lovley Development, Inc., Applicant**

Dear Commission Members,

The applicant is filing a revised plan with the Planning & Zoning Commission, in part, to address issues raised at the Commission's public hearing on June 14th.

We are submitting a Permitted/Non-Regulated Use Determination Form as it appears the broad language of Paragraph 2 of the applicant's wetlands permit would require review of any changes to the plans.

There are no changes to the approved wetland activities. There is a slight reduction in the upland review area activities. The total area of impervious surface remains the same.

Accordingly, we believe that no formal action by the Commission is required at this time other than a determination to that effect.

We will be present at your meeting on July 6th to discuss the changes to the plan.

Very truly yours,

FAZZONE RYAN & RICCIUTI, LLC
Attorneys for the Applicant

by


Anthony J. Fazzone

AJF/jmp

E-mail: afazzone@fazzoneryan.com

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APPENDIX A

PERMITTED/NON-REGULATED USE DETERMINATION FORM

A. Describe the planned activity in detail below: Revisions to previously approved
site plan (Permit 21-014). Revisions include a reduction in the number of
units, relocation of the emergency access and widening of the development
road. Revisions do not include any changes to the approved activities
within the wetland delineated areas. There is a slight reduction in the
approved upland review area activities.

B. (1) Is the planned activity essential to a farming operation? If yes, please explain why.

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Simone, Suzanne

From: quirk@kratzertjones.com
Sent: Thursday, July 1, 2021 8:03 AM
To: Patrignelli, Jocelyn; Voelker, William; Simone, Suzanne; Casner, Jack
Cc: Mark Lovley; 'Anthony Fazzone'; Matthew J. Sanford
Subject: Wallingford Road Wetlands
Attachments: 648 WALLINGFORD G-2.pdf; 648 WALLINGFORD S-1.pdf; 648 WALLINGFORD S-3.pdf; WETLAND REVS AREA.pdf

Good morning -

Attached find the revised sheet S-1 and G-2 as discussed showing the reduction in units from 40 to 34, emergency access from Wallingford Road and reduced URA impact. 8 sets of these plans are being delivered to Town hall at 8:30. Also attached is a colored sheet G-2 highlighting the reductions in impacts in red. 1 copy of this plan is also being delivered. Last is sheet S-3 show the fire ladder truck turning movement accessing the site. 1 copy of this is also being delivered to the Town.

Matt Sanford will be emailing directly with a statement regarding the reduction in upland review area impact.

Please let me know if you need any additional information or copies.

Regards

Andrew Quirk, PE, MSCE - Vice President
kratzert, jones & associates, inc.
civil engineers - land surveyors - site planners
1755 Meriden-Waterbury Road
PO Box 337
Milldale (Southington), CT 06467
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July 1, 2021

Mr. Mark Lovley
Lovley Development, Inc.
710 Main Street, Suite 11
Plantsville, CT 06479

**Re: Supplemental Wetland Impact Analysis
Proposed 40-Unit Active Adult Community – Whispering Oaks Revisions
Kurtz Properties – Talmadge Road and Wallingford Road
Cheshire, Connecticut
SLR #141.12696.00012.0050**

Dear Mr. Lovley:

Per your request, Matthew Sanford, Professional Wetland Scientist (PWS) and Registered Soil Scientist (RSS) with SLR International Corporation (SLR – formerly Milone & MacBroom, Inc.), is providing this revised wetland impact analysis letter as part of the site plan revisions associated with the proposed Whispering Oaks – Active Adult Community to be located at 648 Wallingford Road in Cheshire, Connecticut. Based on review of the plans prepared by Kratzert, Jones & Associates, Inc. dated June 30, 2021, the proposed number of active adult community units has been reduced from 40 to 34, which results in a reduction of proposed activities within the town's 50-foot Upland Review Area (URA) from wetlands. The reduction within the URA is depicted on Sheet G-2 – Wetland Crossing Detail. I have reviewed the modifications to this plan sheet, and in my professional opinion, the reduction in the number of units and URA activities will have no significant adverse impact on the existing wetlands on this site.

If you have any questions regarding my opinion on the wetland impacts, please do not hesitate to call me at (203) 271-1773 or email me at msanford@slrconsulting.com.

Sincerely,

SLR International Corporation

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

cc: Andrew Quirk, PE – Kratzert, Jones, and Associates, Inc.
Suzanne Simone – Cheshire Environmental Planner

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