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Planning Dept



November 22, 2021

Mr. Earl Kurtz Jr., Chairman
Inland Wetlands and Watercourses Commission
Town of Cheshire
84 South Main Street
Cheshire, CT 06410

Re: Lot 5 – Pemberley Estates
45 Baxter Court
Cheshire, Connecticut
SLR #141.20186.00001.0030

Dear Mr. Kurtz,

We have completed a Site Development Plan for the parcel of land known as Lot 5 at Pemberley Estates on 45 Baxter Court. At the time of the original subdivision approval for Pemberley E, the development of the house, driveway, and septic system on this lot was shown outside of the 50' regulated upland review area. The plan as currently proposed has minor changes to the house locations but still does not result in any encroachment into the regulated upland review area. The closest proximity of proposed site improvements exceeds 100' from the nearest wetland boundary.

At this time, we are requesting a determination for the need of an Inland Wetlands and Watercourses application for this lot.

Should you have any further questions, please do not hesitate to contact me.

Sincerely,

SLR International Corporation

Ryan McEvoy, PE
Principal Civil Engineer

20186.00001.0030.n2221.ftr.dotx

NOV 23 2021

REV 12/01/04, 01/19/06, 05/02/06, 10/02/06

APPENDIX B

Fee Paid: _____

**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 0.11 wetland acres, which is part of a tract of land having 3.2 acres, located on (street name) 45 Baxter Court. Said parcel is generally shown on the current Assessor's Map Plate No(s). 58, Lot No(s). 74 and is located in a(n) R-40 zone district.

(Lot 6 - Pemberley Estates)

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 James Carrano, Jr. Date 11/22/2021
(Print of Type)

Applicant's Address (Home) 4 Southside Court, Wallingford, CT 06492

(Office) _____

Applicant's Signature James Carrano Jr.

Telephone Number (Home) 203-494-4054 (Office) _____

E-mail jcjets1@sbcglobal.net Fax No. _____

Owner's Name (Print or Type) James Carrano, Jr.

Owner's Address 4 Southside Court, Wallingford, CT 06492

Owner's Signature James Carrano Jr.

Engineer's Name (Print or Type) Ryan McEvoy, SLR International Corp.

Engineer's Address 99 Realty Drive, Cheshire, CT 06410

Engineer's Signature Ryan McEvoy

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

Name Ryan McEvoy Address 99 Realty Drive, Cheshire, CT

Telephone Number 203-271-1773 Fax Number 203-272-9733

E-mail rmcevoy@slrconsulting.com
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SEE ATTACHED SHEETS FOR THE INFORMATION NECESSARY TO COMPLETE THIS APPLICATION.

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: Construction of a single family house, driveway, detached garage,
septic system, and associated site grading. There are no proposed direct wetland impacts nor
proposed activity within the upland review area for this lot.

Applicant's interest in the land: (☒) Owner, (☐) Tenant, (☐) Lessee, (☐) Partner,
(☐) Other _____

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. Submission to the Town Planner's Office must be not less than three (3) working days prior to the regular meeting of the Inland Wetlands Commission in order for the application to be included on the agenda and taken up by the Commission for discussion, action or otherwise.

Per Section 7.1E. of the Inland Wetland 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 _____



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Cheshire
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the action is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Southington or number: 65
subregional drainage basin number: 5200
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): James Carrano, Jr.
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 45 Baxter Court
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: Construction of a single family home
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): B
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1 2 14
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO