

TOWN OF CHESHIRE

PLANNING & DEVELOPMENT DEPT.
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To: Cheshire Inland Wetlands and Watercourses Commission

From: Commission Staff

Re: Staff Communication: #2021-037
Pemberley estates
45 Baxter Ct. Map 58 Lot 74
Site Plan: House and Septic

Date: November 24, 2021

Attachments: Proposed Site Plan

Application Proposal

The applicant seeks approval for the construction of a single-family house.

Application/Permit/ History for Map 58 Lot 74

This lot was created in the subdivision of Pemberley Estates, Baxter Ct. in 2014.

Staff Analysis

The proposed application is for 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. The nearest ground disturbance will be approximately 70' from the upland review area.

Honey Pot Brook runs along the south side of the property with the 100-year flood line and flood zone shown on the site plan. Proposed work is approximately 80' from this upland review area.

A proposed conservation easement as well as all non-encroachment markers for wetlands are delineated on the site plan.

Sedimentation and erosion controls are delineated on the site plan.

The applicant's engineer indicates he will attend the December 7th meeting.