

Draft: Final decision pending CIWWC Approval

PERMIT APPLICATION #2021-30
PINNACLE LAND DEVELOPMENT
791 COLEMAN RD.
RESUBDIVISION AND INDIVIDUAL SITE PLANS

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, previous site visitations, and after review of written information provided by the applicant on this application, finds the following:

1. That the current application is for subdivision of a 16.42-acre parcel into 11 residential lots. This application is for both subdivision and the individual site plans for the undeveloped lots.
2. That the applicant's soil scientist field located inland wetlands both on the site and bordering the subject property with non-encroachment markers proposed for lots 4,5,7 and 8 and the rear lot accessway.
3. That the Commission did not request a Public hearing.
4. That the individual site plans for lots 4, 5, 7 and 8 are included in the review of this application.
5. That the Engineering Department has reviewed the subdivision and site plan proposal and is satisfied with the applicant's design and calculations.

Based upon the foregoing findings, the Cheshire Inland Wetland and Watercourses Commission conditionally grants CIWWC Permit Application #2021-30, the permit application of Pinnacle Land Development as presented in the Construction Sequence and on the plans entitled:

"Re-Subdivision Plans
Tripodina Estate
Prepared for Pinnacle Land Development
200 Old Towne Road, Cheshire CT
Dated October 12, 2021; Revised November 15, 2021
By RCL Thompson LLC, 19 Pepperbush Drive Clinton, CT

The permit is granted on the following conditions and stipulations, each of which the Commission finds to be necessary to protect the wetlands and watercourses of the State and the Town of Cheshire:

1. Any lack of compliance with any condition or stipulation of this permit shall constitute a violation of the Cheshire Inland Wetlands and Watercourses Regulations, and an enforcement order shall be both issued and recorded on the Town of Cheshire Land Records.
2. No changes or modifications may be made to the plans as presented without subsequent review and approval the Cheshire Inland Wetlands and Watercourses Commission.

3. Prior to the commencement of clearing, grading or any construction activities covered under this permit the applicant shall provide adequate (48 hour) notification to Staff, so that Staff may verify that the following items have been completed by a qualified party:
 - a. The accurate staking or flagging of all clearing limits conducted by a qualified individual. Staff may insist on additional staking or flagging if warranted by field conditions.
 - b. The proper installation of all sediment and erosion controls indicated on the above referenced plans. Staff may insist on additional controls if warranted by field conditions.
 - c. The proper and permanent installation of non-encroachment markers along the wetland boundary as determined by Commission Staff.
4. All disturbed areas on the site not directly required for construction activities shall be temporarily seeded and hayed until the site is permanently stabilized.
5. All recommendations from the Connecticut Department of Energy and Environmental Protection regarding protective measures for the protection of Natural Diversity Database species shall be stringently adhered to.
6. An initial inspection of the installation of the sedimentation and erosion controls on lots 4, 5, 7 and 8 shall be made by a licensed professional engineer before earthwork begins to verify the correct location and adequacy of installation. The licensed engineer shall submit a written letter verifying acceptable conditions to the Commission Staff in order to commence construction. Subsequently and once earthwork has commenced, an inspection of the condition, integrity, and adequacy of the sedimentation and erosion controls on lots 4, 5, 7, and 8 shall be made by the owner of record, or designated contractor responsible for the earthwork, either bi-weekly or after every significant rainfall of ½" or greater, whichever is sooner, until all disturbed areas are stabilized. Reports shall be notarized. Any identified breeches or deficiencies shall be corrected before the next rain event. The responsibility of said inspections to be borne by the owner of record. All reports shall be submitted to Commission Staff within three days of each inspection and can be sent electronically directly to the IWWC office.
7. Throughout the course of conducting construction activities covered by this permit grant, and per Section 11.2K of the Cheshire Inland Wetlands and Watercourses Regulations, the applicant shall be responsible for ensuring that all maintenance and refueling of equipment and vehicles is performed as far as practical from all wetlands and watercourses, at least 100' if possible. All 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.
8. This permit grant shall expire December 1, 2026.