

To: Cheshire Inland Wetlands and Watercourses Commission

From: Planning Staff

Re: 791 Coleman Road, Proposed Subdivision and Special Permit for 11 Residential Lots

Date: October 22, 2021

Proposal

This application seeks approval for the creation of 11 residential building lots at the former agricultural property located at 791 Coleman Road. This property is 16.42 acres (715,255 sq. ft.) in area and is zoned Residential 40 (R-40). This property is located on the westerly side of Coleman Road across from the recently constructed Monarch Place. Until recently, this property contained more than 30 agricultural buildings. This property contains a pond and some associated wetlands and is under review by the Inland Wetlands and Watercourses Commission (IWWC). Applicants are going to maintain the pond for stormwater management and as an open space area for the benefit of the residents. It is also within the Aquifer Protection District and the Mill River Watershed and is also being reviewed by the Regional Water Authority.

Eight of the lots will be served by a permanent cul-de-sac of approximately 700 feet and the remaining three will be served by a rear lot accessway at the end of the cul-de-sac. Lots range in size from 1 acre (43,759 sq. ft.) to 1.4 acres (61,200 sq. ft.). The rear lot access will loop around the pond area enabling development of the three lots in the rear. Rear lot access ways require the same 50-foot right-of-way as a public street, but the width of the driveway is only 15 feet with 6 feet of gravel on either side as required by the Cheshire Subdivision Regulations making it possible to bend the access around the pond. Copies of the subdivision and site development plans are enclosed by your review.

Staff Analysis

Staff has reviewed this application and has the following observations with respect to the wetlands permit:

1. The proposed plan does not include direct impact to wetlands on site, the pond located in the western back portion of the property.
2. The upland review area is proposed to be reduced surrounding this waterbody, for the creation of a driveway to serve the western most lots.
3. A rip rap plunge pool is proposed to outlet immediately bordering the eastern side of the waterbody.
4. The plan should locate non-encroachment posts with markers.
5. The plan should locate the 50-foot upland review area, for regulatory purposes in determining if individual lots will require individual site plan permits.

6. The plan should include erosion controls for the construction of the road and stormwater within the 50-foot upland review area.
7. The application should include functions and values of the waterbody and proposed impacts.