

DRAFT: FINAL DECISION PENDING CIWWC ACTION

PERMIT APPLICATION #2021-035
G&I IX CHESHIRE LLC
WEST JOHNSON
SITE PLAN

That the Cheshire Inland Wetlands and Watercourses Commission, having considered the factors set forth in Section 10 of the Inland Wetlands and Watercourses Regulations of the Town of Cheshire, information gained from site visitations and the Commissioners' knowledge of the area, and information provided by the applicant and others on this application during the course of the public hearing and the pre-hearing proceedings, finds the following:

1. That this site has been the subject of previous Cheshire Inland Wetlands and Watercourses Commission permit grants, with stipulations, including, but not necessarily limited to a permit grant, with stipulations, for building construction in 1995, 2005 and 2021 and gas line work in 2007 and
2. That the wetlands and watercourses on site have been identified in accordance with Connecticut statutory and Cheshire Inland Wetlands and Watercourses regulations.
3. That this property lies within the watershed of the Ten Mile River.
4. That the currently proposed construction activities will not have a significant adverse effect on the adjacent wetlands and watercourses.

Based upon the foregoing findings, the Cheshire Inland Wetland and Watercourses Commission conditionally grants CIWWC Permit Application #2021-035, the permit application of G&I IX CHESHIRE LLC for approval of subdivision and stormwater management as presented on the plans entitled:

"181 West Johnson Avenue
Town of Cheshire, Connecticut
Inland Wetlands and Planning & Zoning Application
Dated: April 14, 2021; Revised May 3, 2021,
15 Sheets, Scales Varies
Prepared by: Langan CT, Inc., New Haven, CT 06511".

The permit is granted on the following terms, conditions, stipulations and limitations (collectively referred to as the "Conditions") each of which the Commission finds to be necessary to protect the wetlands and watercourses of the State and the Town of Cheshire:

1. Lack of compliance with any Condition of this permit grant shall constitute a violation of the Cheshire Inland Wetlands and Watercourses Regulations, and a

cease-and-desist order, or other appropriate enforcement, shall be both issued and recorded on the Town of Cheshire Land Records.

2. Any changes or modifications to the plans as presented will require subsequent Cheshire Inland Wetlands and Watercourses Commission review and approval.
 3. The Commission makes no warranties or representations, either express or implied, that future regulated activities will be permitted on this site as a result of the present permit.
 4. All conditions and stipulations of CIWWC Permit #2021-16 granted with stipulations are incorporated by reference as though fully set forth herein to the extent they are not in conflict with the present permit grant.
 5. This permit shall expire on May 18, 2026.
-