

DRAFT: FINAL DECISION PENDING CIWWC ACTION

PERMIT APPLICATION #2021-029
C-TEC SOLAR LLC
5 MCKEE PL.
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 activities in 1989.
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 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 #2021-029, the permit application of C-TEC SOLAR, LLC for approval of subdivision and stormwater management as presented on the plans entitled:

"5 Mckee Pl."
Town of Cheshire, Connecticut
Inland Wetlands and Planning & Zoning Application
Dated: October 12, 2021; Revised November 9, 2021
15 Sheets, Scales Varies
Prepared by: All Points Technology 567 Vauxhaul St. Waterford, CT".

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. Prior to any clearing, grading, or preparation for construction, the applicant shall:
 - a. Once erosion and sedimentation controls are in place call planning staff for an inspection prior to clearing vegetation or forestry.
 - b. submit contact information with a 24-hour phone number for the individual with the responsibility and authority to receive notices of any breaches or deficiencies of sedimentation and erosion controls on-site, and to effectuate repair of any such breaches or deficiencies within six (6) hours of such notice from the sediment and erosion control inspector, or other appropriate staff of the Town of Cheshire.
5. To protect the Large Oak tree on the southern most end of the project noted on the site plan.
6. All disturbed areas on the site not directly required for construction activities shall be temporarily seeded and hayed until the site is permanently stabilized.
7. Any maintenance or refueling of equipment and vehicles shall be performed at least 100-feet from all wetlands and watercourses. 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. Any and all leaks or other discharges of oil, gasoline or chemicals onto the ground shall be reported immediately both to the Cheshire Planning Office and the Connecticut Department of Environmental Protection.
8. This permit shall expire on May 18, 2026.