

**South Central Connecticut Regional Water Authority**  
90 Sargent Drive, New Haven, Connecticut 06511-5966 203.562.4020  
<http://www.rwater.com>

October 27, 2021

Mr. William Voelker, Town Planner  
Cheshire Town Hall  
84 South Main Street  
Cheshire CT 06410

Dear Mr. Voelker:

Re: 791 Coleman Road, 11 lot residential subdivision  
Date of Site Plan: 10/12/21

The Regional Water Authority (RWA) has reviewed the above referenced application. The property is within the Mill river public water supply watershed. The applicant is proposing an 11 lot residential subdivision. The homes will be served by on-site septic, public water and heated with propane. Wetlands are located on the western portion of the property. Storm water will be directed to an existing pond. Based on the information submitted, we have the following comments:

1. The applicant should reevaluate the location of the erosion controls. Currently controls are located along a portion of the perimeter of the property. It may be better to relocate some of the erosion controls along the edge of disturbance.
2. The existing building should be examined for hazardous materials prior to demolition. Mercury switches, florescent lights, asbestos and other universal, hazardous, and regulated wastes should be recycled or disposed of properly by a licensed waste hauler. Demolition material should be removed from the construction site and disposed of properly.
3. In the event the residences are heated with fuel oil, it should be stored above-ground. Fuel storage tanks and associated piping in the basement should be segregated from floor drains and sump pumps to prevent spills and leaks from discharging to the environment
4. During construction, all fuel, oil, paint, or other hazardous materials should be stored in a secondary container and removed to a locked indoor area with an impervious floor during non-work hours
5. Wetlands are valuable natural resources serving a variety of functions including, flood protection, and water quality improvement. A portion of the road around the wetland is within the RWA recommended minimum setback goal of 50 to 100 feet. A detail of the wetland filter strip should be included in the site plan along with a plant list. Any landscaping should focus on native plants and avoid non-native invasive species.

6. The pond should not be used as a storm water treatment system. There should be some form of storm water treatment prior to runoff being discharged to the pond. The site plan should include a storm water inspection and maintenance plan. An annual report of inspections and any maintenance activities should be submitted to the Town. A copy of the report should also be sent to the RWA.
7. Greater than five acres are to be disturbed and therefore the applicant must file for a Storm water General Permit for Construction Activities with the Connecticut Department of Energy and Environmental Protection (DEEP). Information regarding this permit can be obtained from the DEEP at (860) 424-3850.

Thank you for the opportunity to comment on this application, if you have any questions I can be reached at [rwalters@rwater.com](mailto:rwalters@rwater.com) or (203) 401-2741.

Sincerely,

REGIONAL WATER AUTHORITY



Ronald Walters  
Senior Environmental Analyst

cc Mr. Ryan Thompson