Members present: Charles Dimmick, Benjamin Alderton, Kerrie Dunne, and Sheila Fiordelisi.

Member(s) absent: Robert de Jongh, Matt Bowman, and Earl Kurtz

Staff Present: Suzanne Simone.

Dr. Dimmick served as chairman pro-tem in Robert de Jongh’s absence.

I. CALL TO ORDER

Dr. Dimmick called the meeting to order at 7:30 p.m.

II. PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited at the public hearing.

II. ROLL CALL

The roll was called.

Members present at the public hearing were Charles Dimmick, Benjamin Alderton, Kerrie Dunne, and Sheila Fiordelisi.

III. DETERMINATION OF QUORUM

Dr. Dimmick declared there were enough members present for a quorum.

IV. BUSINESS

Mr. Alderton read the legal notice to open the public hearing on the following item:

1. Permit Application  
   Diversified Cook Hill, LLC  
   Plank Road  
   Resubdivision – 14 Lots  
   APP #2010-005  
   DOR 3/02/10  
   FT 3/06/10  
   FT 3/18/10  
   PH 4/06/10  
   PH 4/20/10  
   PH 5/04/10
Dr. Dimmick noted that this is a continuation of a public hearing which had its first session on April 6, 2010 and continued to April 20, 2010 and with any luck they hoped to finish off tonight. He said they are having this third session primarily because there have been some revisions.

Dr. Dimmick explained the usual bit is to have the applicant have their say and then they deal with questions and then comments.

Mr. McEvoy, PE from Milone and McBroom was present on behalf of the applicant.

Mr. McEvoy explained, and as Dr. Dimmick stated, the plans have been revised slightly based on comments and concerns from the Engineering and Public Works Department and most of the comments had to do with things of a technical nature; storm drainage questions, proving additional detail in regard to off road storm drainage lines, particularly towards the detention basin located in between lots 11 and 12; the alignment of the cul-de-sac – previously they had the bulb of the cul-de-sac in the opposite direction it is now; and also there were some questions about the clearing that was proposed along the right of way in Plank Road that they had put in their plans to provide proper sight distances from the driveway exit.

Mr. McEvoy said while not speaking for the Public Works and Engineering themselves or the Town engineer, the applicant feels they have satisfactory addressed their concerns.

Mr. McEvoy said Mr. Disbrow from the Engineering Department did request that the applicant submit some drainage calculations because they did lengthen a pipe 6’ in a specific area.

Mr. McEvoy said in terms of the clearing within the right-of-way which is a regulated activity that the applicant is proposing, the Engineering Department has no additional concerns. The revision that were made are going back to the cul-de-sac issue has resulted in, none of the houses or septic systems are being shifted with the exception of the house on lot 11 which the applicant had to move back about 10’ in order to maintain the proper front setback.

Mr. McEvoy said that pretty much sums up the changes on the plans.

Mr. McEvoy said at the previous public hearing last month there were a couple of questions as to who would be maintaining the two detention basins and through conversations with the Engineering Department it
was determined the standard practice is to have a homeowners association be responsible for the long term maintenance of the basins; while the applicant has not received any formal response from the Engineering Department, that is something that the applicant would certainly propose if approval was granted by this Commission and the applicant moves forward to the Planning and Zoning Commission.

Mr. McEvoy said in addition there was some talk previously about what’s going to happen to the rest of the land; roughly have the property is proposed to be remaining land of applicant.

Mr. McEvoy explained that the applicant has expressed to him that he has no problem placing a conservation restriction on the remainder of the land, he does however wish to peruse other options for conservation whether is be open space or other vehicles to preserve the land.

Mr. McEvoy asked the Commission if it would be appropriate that this land be preserved for the purposes of wetlands and that condition could be granted that it be either be held in a conservation easement or as open space or something along those lines.

Mr. McEvoy said with that, that concluded the changes that were made and that he would be happy to take any questions from the public or the Commission.

Dr. Dimmick said they would take questions from the Commission first, then the public.

Dr. Dimmick said the first question he needed to get clarified is regarding the lengthening the pipe and the applicant was asked to make new drainage calculations – did it make any significance difference in terms of –

Mr. McEvoy said no in fact he could say on the record that the drainage system will work, although of course Mr. Disbrow is looking for some more hard evidence; he said he could also state that the length of pipe is not located within the upland review area or within the wetlands themselves.

Dr. Dimmick asked if other members of the Commission had questions; there were no Commission or staff questions.

Dr. Dimmick opened the public hearing to questions or comments from the public.
There were no questions or comments from the public.

Dr. Dimmick closed the public hearing at 7:39 p.m.

VI. ADJOURNMENT

The meeting was adjourned at 7:39 p.m. by the consensus of Commission members present.

Respectfully submitted:

Carla Mills, Recording Secretary
Cheshire Inland Wetland and Watercourse Commission