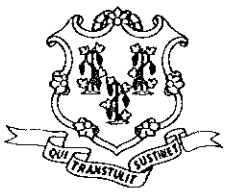
State Of Connecticut

GENERAL ASSEMBLY



PLANNING AND
DEVELOPMENT COMMITTEE
ROOM 2100
LEGISLATIVE OFFICE BUILDING
HARTFORD, CONNECTICUT 06106-1591
(860) 240-0550

Continuing Legislative Committee on
State Planning and Development

AGENDA

Monday, April 21, 2008

10:00 A.M. in Room 2B of the Legislative Office Building

I. CONVENE MEETING

II. REMARKS BY THE CHAIRS

III. ISSUES FOR COMMITTEE REVIEW

a. Serenity Ranch, LLC. (requested change to the Conservation & Development Policies Plan for Connecticut 2005–2010 as it pertains to the Town of Cheshire)

IV. ADJOURNMENT

Should you have any questions regarding this agenda, please contact
Ben Daigle, Committee Clerk, at (860) 240-0550.

Printed on recycled paper

SUMMARY OF INFORMATION PERTINENT TO:

REQUEST FOR INTERIM CHANGE TO CONSERVATION AND DEVELOPMENT PLAN FOR CONNECTICUT 2005 – 2010

210 WIESE ROAD
CHESHIRE, CONNECTICUT
ASSESSOR'S MAP 58, LOT 60

Property Owners: Serenity Ranch, LLC

April 21, 2008

Prepared By:

Milone & MacBroom, Inc.

and

Anthony J. Fazzone, Esq.
Fazzone & Ryan, LLC

BACKGROUND

Parcel Location:	Wiese Road and Buckland Drive East of Route 10, north of Route 68/70 Central portion of Cheshire
Size:	±31.5 acres
Zone:	R-40 (one-acre residential)
Existing Conditions:	Irregularly shaped parcel Western section bordered by Honeypot Brook Areas of steeper slopes and wetlands fragment parcel
Adjacent Land Use:	N – Cluster subdivision S – Woods/farmland E – Woods/farmland W – Honeypot Brook/residential development
Utilities:	Public Water: Wiese Road, Buckland Drive Sanitary Sewer: Buckland Drive
Current C & D Plan Land Use Designation:	Preservation (along Honeypot Brook) Conservation (bulk of parcel) Rural (small segment in NE and SE corners)
Proposed Land Use Designation:	Neighborhood Conservation or Growth Area

Engineering, Landscape Architecture and Environmental Science

MILONE & MACBROOM®

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax: (203) 272-9733
www.miloneandmacbroom.com

210 Wiese Road Parcel

LOCATION: **Cheshire, CT**

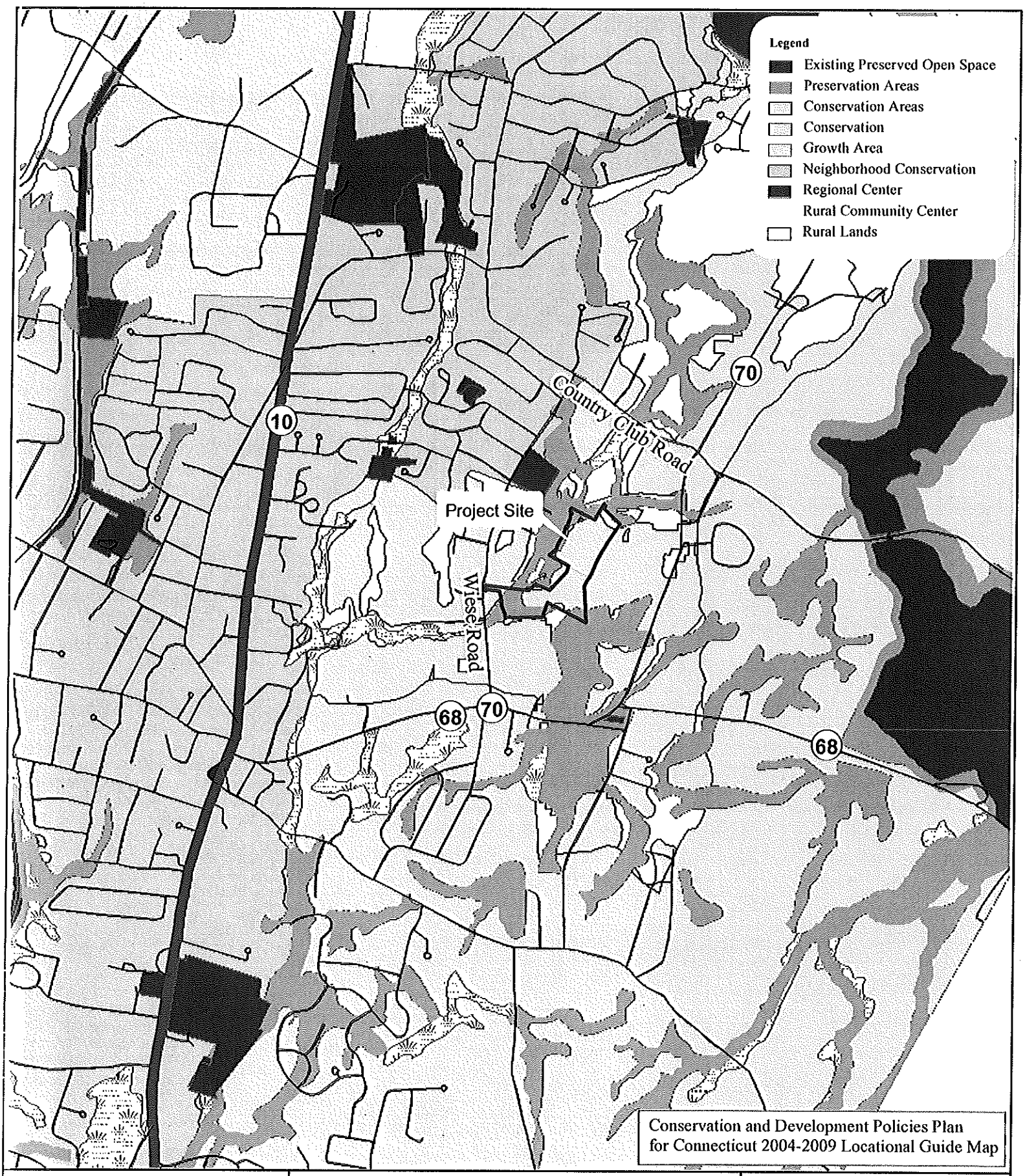
MMI#: 1143-77
MXD: G:sewer_wiese.mxd
SOURCE: http://magic.lib.uconn.edu/

N

Vicinity Map

DATE: December 2008
SCALE: 1" = 1000'

SHEET: **Figure 3**



Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax: (203) 272-9733
www.miloneandmacbroom.com

Wiese Road Parcel

LOCATION: Cheshire, CT

MXD: H:C&D_wiese.mxd
SOURCE: DEP Bulletin No.40

N

C&D Plan

DATE: December 2007
SCALE: 1:18,000

SHEET: Figure 1

HISTORY

Previous Site Usage:

Single-family residential
Current owner had several horses on site

Development Proposal:

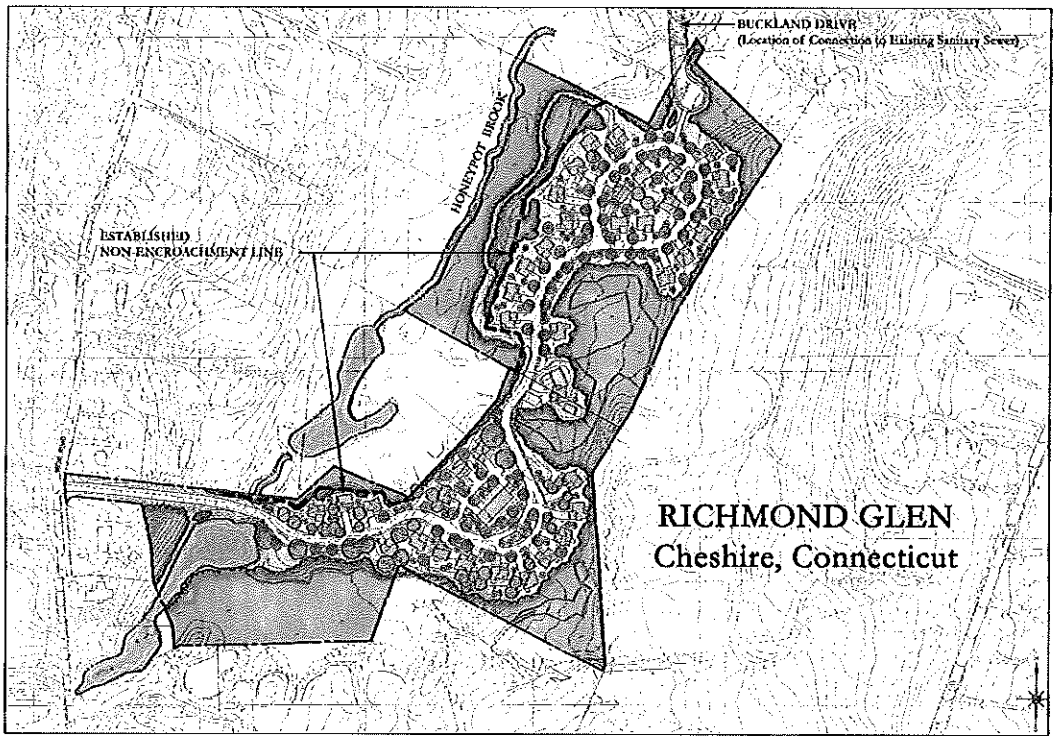
Planned age-restricted (55+) housing
41 detached units

- Development to occur within upland portion of parcel
- No encroachment into Honeypot Brook wetlands/floodplain
- Non-encroachment areas established to protect sensitive on-site areas

Approvals Obtained:

- Cheshire WPCA Feasibility Approval
  August 24, 2004
- Cheshire Inland Wetlands Commission
  May 10, 2005
- Cheshire Planning & Zoning Commission
  July 12, 2005

*Note: Cheshire WPCA declined to grant final sewer approval after being informed by the DEP of funding risk due to parcel's "Conservation" designation.



REASONS FOR PROPOSED CHANGE

1. Sanitary sewer located in Buckland Drive abutting north boundary of site.

2. Existing residential property in Buckland Drive and adjacent streets connected to sanitary sewer system.

3. Connection of sewers into site in conformity with Cheshire WPCA policy (confirmed by OPM findings).

4. Adequate downstream sewer capacity available.

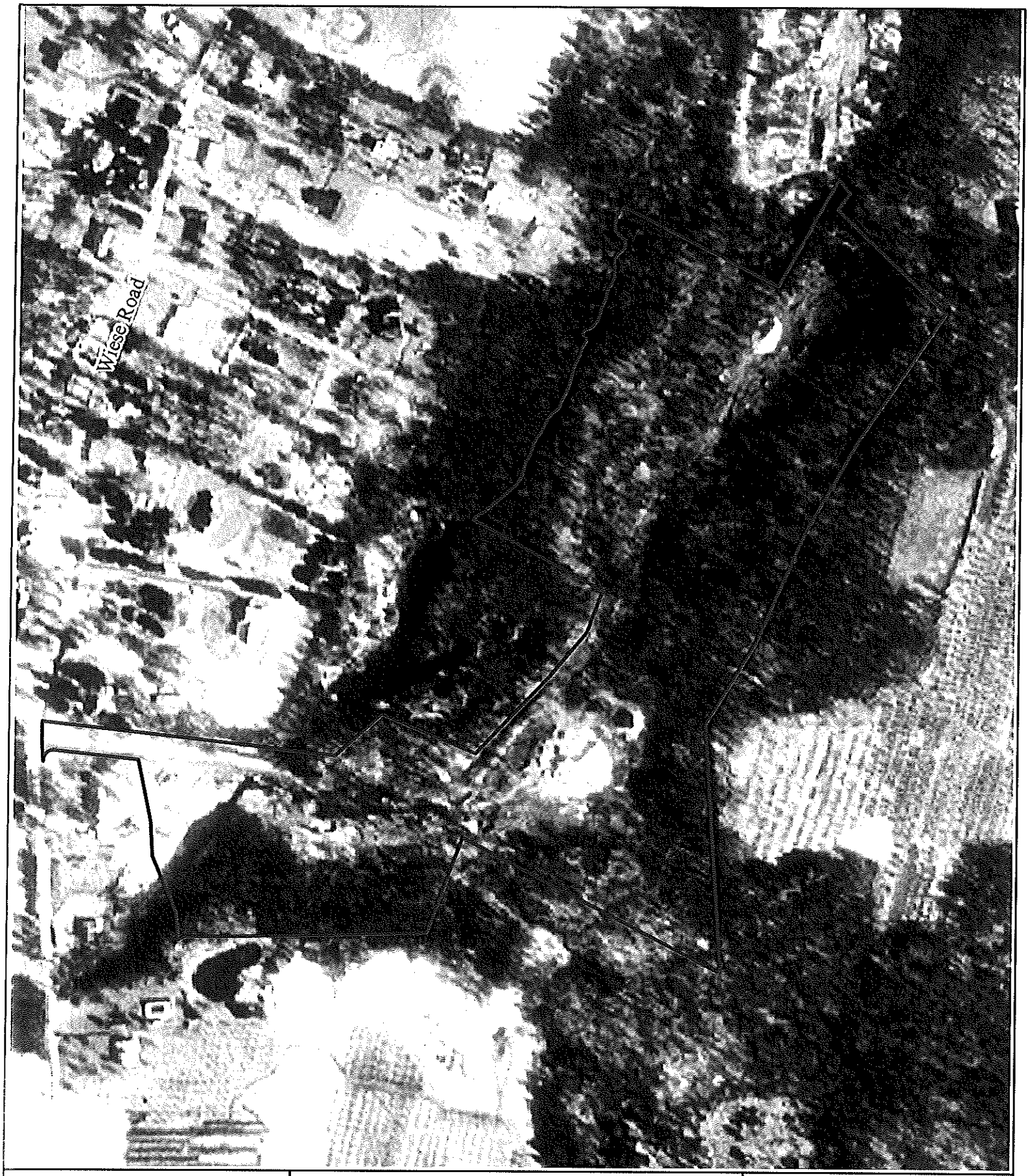
5. Proposal has received final Inland Wetlands and P&Z approvals and WPCA feasibility approval confirming consistency with local Plan of Conservation and Development.

6. Subject parcel does not contain any of the resources listed for "Conservation Area" designation, as follows:

   - It is not a Class II type reservoir land or mapped as a Level A or B aquifer protection area.
   - It is not active agricultural land, nor does it contain 25 acres of prime farmland soils.
   - It is not a contiguous, large forest block.
   - It is not a significant sand and gravel resource.
   - It is not designated as a historic district or a site of historic or cultural significance.
   - It is not a trap rock ridge.
   - It is not a greenway or area of concern due to the presence of endangered, threatened, or special concern flora or fauna.
   - It is not a flood fringe of the 100-year floodplain.
   - It is not a scenic and recreation river corridor.
   - It is not an area protected by conservation easements.

7. The development proposal incorporates appropriate protection of existing wetland resources, avoids impacts to designated "Preservation Areas" and meets stated goals and objectives for "Conservation Areas" that "generally some development may occur if it is in a form compatible with the resource that is to be protected."

1143-77-a1408-rpt



Engineering,
Landscape Architecture
and Environmental Science

MILONE & MACBROOM®

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax: (203) 272-9733
www.miloneandmacbroom.com

210 Wiese Road Parcel

LOCATION:
Cheshire, CT

MMI#: 1143-77
MXD: G:1991.mxd
SOURCE: http://magic.lib.uconn.edu/

N

1991 Aerial

DATE: April 2008
SCALE: 1" =300

SHEET: Figure 1b