

## August 4, 2016 Regular Meeting Minutes

**CITY OF NORWICH  
INLAND WETLANDS, WATERCOURSES AND CONSERVATION COMMISSION  
Lower-level Conference Room  
23 Union Street, Norwich, Connecticut**

Agenda Items A, B & C – Call To Order, Roll Call, and Determination Of Quorum:

Chairman Richard Morell called the meeting to order at 7:00 p.m.

Present: Richard Morell, Chairman  
Douglas S. Lee, Vice-Chairman  
Brandon Hyde  
Art Sharron  
Robert McCoy, Alternate  
David Poore  
Michael Lahan, Alternate

Also Present: Linda Lee Smith, Administrative Secretary

It was determined there was a quorum.

### **D. APPROVAL OF MEETING MINUTES:**

Upon motion by Art Sharron and seconded by Douglas Lee, the Commission voted unanimously to **APPROVE** the minutes of the July 7, 2016 regular meeting.

Brandon Hyde arrived at 7:03 p.m.

### **E. COMMUNICATIONS: None**

Deanna Rhodes explained the communication that David Poore had sent out which was the Inland Wetlands Comprehensive Training Program and if anyone was interested. Ms. Rhodes stated the \$75 voucher had been used for this year. Ms. Rhodes asked if anyone was interested and it's now an online program. Ms. Rhodes stated she would look into if there was a budget for the wetlands training.

### **F. PUBLIC HEARINGS: None**

### **G. OLD BUSINESS: None**

### **H. NEW BUSINESS:**

#### **1. Referral from CCP per ZR Section 3.4.7.8 - 646 Boswell Avenue: Proposed Dollar General Retail Store with Site Improvements**

Deanna Rhodes stated a referral from Commission on the City Plan (CCP) for the floodplain regulation would need to go before the Inland Wetlands Commission. Ms. Rhodes stated the soil scientist had determined there were no wetlands or flood plain soils, but the property was in the Floodway

and there was no jurisdiction for the Wetlands Commission but in the CCP regulations it states that the Wetlands Commission would need to do a referral to CCP.

Alan Carpenter, engineer for CPH Design, 520 Hartford Tpke, Vernon, CT presented. Mr. Carpenter stated he understands working in the floodplain, but working in the Floodway has been a challenge. There is a drainage culvert 2½"- 3" stone box comes in behind the carwash which has become a little bit under capacity over time by development with filling etc. above the site; some of the flow goes by the inlet and through the carwash and comes out on Boswell Ave. When FEMA creates their floodways it's not an exact science to put them together; and FEMA missed this one a bit and created it so there is a protection for the properties in that area that have been mapped by BL Companies that did the survey and mapped it correctly. Mr. Carpenter stated they've established the elevation along the floodway and might expect an elevation of 84, and currently the building sits at an elevation of 81.08. The last large rainfall in July 2013 the waterway overtopped its facility and came down Boswell Avenue went through the Dunkin Donuts parking lot and discharged to the Shetucket River.

Douglas Lee asked Alan Carpenter because he mentioned the drainage the box culvert was 2½"-3", and Mr. Lee asked Mr. Carpenter if he meant the box culvert was 2½'-3'. Mr. Carpenter stated yes that is correct.

Richard Morell explained that everything on Sandy Lane's impervious surface with all sheets of water flowing down the back hillside towards St. Regis Avenue and pools up, meets water sheeting down from the hillside behind the cemetery and meets the stream where the radio station has their tower and flows out.

Alan Carpenter stated when the floodway condition came up he interviewed the owner of the carwash and how often it floods, and it does flood through the carwash and flows out to Boswell Ave. Mr. Carpenter stated the appliance store they've had water, he's owned the property for 25 years and they've had water in the parking lot and mostly on Boswell Avenue but the buildings haven't flooded. Mr. Carpenter stated the building currently sits in the floodway, the floodway regulations are clear that no new construction could be built within the floodway; their original design before they were aware of the floodway, and the building was 9,334 square feet on the original design application. Mr. Carpenter had a meeting with staff made a few revisions to the plan by reducing the size of the building, and with the building completely out of the floodway, and what is left in the parking lot that is in the floodway they've done a compensating volume with whatever they're filling in the floodway compensating by removing the volume out of the area below the floodway elevation, they've elevated the building a little bit, proposing excavating storm water management area and flood storage, and it was designed for the 100 year flood which is captured in the basin and above it flood storage. Most of the flood will go to Boswell Avenue.

Deanna Rhodes asked if some of the improvements had to go before the Zoning Board of Appeals (ZBA). Mr. Carpenter stated yes they applied and received few variances for the locations from ZBA and going back to ZBA for a couple more variances to reduce the size of the building and parking.

Brandon Hyde stated the General Dollar store would be an obvious improvement to the site and it will include the additional flood storage.

Richard Morell stated the site had been a repair garage many years ago and was in operation for many years.

Upon motion by Douglas Lee and second by Brandon Hyde motion carried unanimously to send a FAVORABLE referral to CCP.

## **2. Receipt of New Applications - None**

### **I. New Business items submitted after agenda preparation and prior to the submission deadline:**

### **J. Other Business:**

#### **1. Discussion Regarding Issuance of Inland Wetland Agent Approvals**

Deanna Rhodes being the Wetlands Agent wanted the Commission's opinion what kind of projects would go before the Commission and what kinds of projects would be done administratively.

Deanna Rhodes stated McDonald's 78 Town St., they want to redo their parking lot, there are wetlands offsite within 100' and a second drive thru teller machine which would merge into one lane to the one pickup window and take two orders at the same time and they would need to do some work in the parking lot. Douglas Lee stated this wouldn't need to go before the Commission. It would be left up to the Inland Wetlands agent when the disturbance would be of minimal size, and it's not in close proximity to any wetlands. Douglas Lee stated the majority of commercial activities have come to the Commission for approval. Richard Morell also stated when an administrative agent permit is processed the Commission would like those actions and decisions reported back to the Commission.

Brandon Hyde stated if there is no disturbance or impact it doesn't need to go before the Commission. Michael Lahan asked in the Inland Wetlands Regulations 7.3 it states what activities can and can't be done by the agent. Mr. Lahan wanted to know if that wasn't specific enough. Ms. Rhodes stated she wanted a little more clarification, and Ms. Rhodes knew she couldn't issue any permits in the wetlands. Ms. Rhodes stated she would go with the Commission's guidance to go administratively for the McDonald's project.

## **K. Violations**

Deanna Rhodes stated she wanted to bring the Commission up to date on an issue, it's not a violation that Peter Davis had started in January 2016 in reference to Norwichwoods, for drainage underneath the parking lot which goes into a drainage basin. Ms. Rhodes understands from Pat McLaughlin, City Engineer that it wasn't built the way it was supposed to be and the drainage is eroding into an adjacent property and the City has received quite a few complaints. Brandon Hyde then asked Ms. Rhodes to check with the City Engineer on the history about repaving the road on Wisconsin Avenue and what happened to the fill. Ms. Rhodes will look into it with Pat McLaughlin to assess the issue at Norwichwoods. Douglas Lee stated if there is still a liability the property owner would have to address it.

## **L. Adjournment**

Motion was made by Art Sharron and seconded by Douglas Lee to adjourn the meeting at 7:33 p.m. Motion carried unanimously.

Respectfully submitted,

Linda Lee Smith  
Administrative Secretary