

## October 6, 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

Absent: Michael Lahan, Alternate

Also Present: Deanna Rhodes, IWWCC Agent and 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 August 4, 2016 regular meeting.

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

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

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

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

1. IWWCC-16-06 – Yantic Lane adjacent to 74 Yantic Lane –Application from DPW for the replacement of existing storm drainage culvert within the Upland Review Area

Pat McLaughlin gave a brief presentation for the Department of Public Works (DPW) application. Mr. McLaughlin provided an updated plan with the only difference being note #26 that the work to be done in low flow season May 15- Sept. 30 based on seasonal conditions. Mr. McLaughlin stated it's been dry. The project is replacement of an existing 36" corrugated metal pipe that is 40-50 years old on Yantic Lane with stone headwall falling apart. He stated an estimate of 10 years ago, the initial piece had been replaced with a newer headwall. He stated that they wouldn't be replacing the one on the upstream at all, just from the existing single catch basin. They would be changing it to a double catch basin per plan. Mr. McLaughlin submitted Exhibit "A" pictures of the existing collapsing culvert and deteriorating headwall at the outlet.

Mr. McLaughlin stated he wants to replace the small gravel area with a larger riprap as it is on the upstream. This would stabilize the area better and because it's a maintenance replacement of the pipe, he didn't see the need to schedule a public hearing.

Art Sharron asked if the catch basin was going to be set up and would there be a sump to filter out the salt and other things that come off the road. Mr. McLaughlin stated yes there would be a sump.

David Poore asked if the project would improve the discharge at the outlet because there wasn't anything there. Mr. McLaughlin stated he hasn't seen any active erosion there but they could improve the riprap around it.

Douglas Lee stated the plan states it will provide a 5' x12' riprap splash pad per plan. Mr. McLaughlin stated there is another separate smaller existing pipe that they weren't planning on doing anything on, but could install some riprap around it.

David Poore asked if it was going to be a complete replacement. Mr. McLaughlin stated yes. David Poore stated when he looked at it the pad it's reducing the slope of the culvert so it would be less likely for the erosion control and he's adding the splash pad which would be an improvement.

Art Sharron stated he didn't feel the need for a public hearing for a replacement and it would be an improvement over the condition from what is presently there.

Upon motion by Brandon Hyde, second by Robert McCoy motion carried unanimously that determined this was not a significant activity requiring a public hearing. Ms. Rhodes clarified that the Commission also didn't feel it warranted holding a public hearing in the public's interest.

Upon motion by Art Sharron and seconded by Douglas Lee the Commission voted unanimously to **TABLE** the application until the next regular scheduled meeting of November 3, 2016, in order to comply with the required 30 day petition period.

## **I. OTHER BUSINESS:**

### 1. Staff Report:

#### a. IWWCC Permits Issued by Agent for Disturbance within the Upland Review Area:

Deanna Rhodes gave a brief synopsis on the Agent permits she had issued for activities within the Upland Review Area.

1. Above Ground Pool at 28 Carey Lane: Ms. Rhodes stated it had been approved administratively, but didn't get Uncas Health's approval prior to her review. The applicant must now look at alternative locations within the upland area or submit an application to the Commission if it is to be proposed within the wetlands.

2. Parking Lot Improvements at 78 Town Street (McDonalds): Ms. Rhodes stated the parking lot improvements discussed last month are moving forward and they've received their zoning permit.
3. Mobile Home Placement at 252 Old Canterbury Turnpike: Ms. Rhodes stated that she issued an agent permit approval for placement of a mobile home on a gravel base, but the owner now wants to put 6" of concrete on top of the gravel. As they aren't going to do any excavation, Ms. Rhodes stated she would allow the modification. A discussion then ensued about the wetlands in the complex and the vicinity of a nearby pond to the mobile home site,

b. Complaints Received and Being Investigated:

1. Norwich Woods for On-site & Off-site Issues at Woods Drive Complaints

Deanna Rhodes provided background relative to drainage issues at the property and non-maintenance of the above and underground drainage systems. She noted that she inspected the property with the City Engineer after receiving a written complaint from a neighbor but found no active off-site wetlands violations going on. However, she has sent letters to all the owners of the property to determine who is responsible for maintenance of the system and to address woodchips and felled trees within a wetlands near an on-site bridge.

Douglas Lee stated the Board can only deal with wetland violations and if there are any at Norwich Woods they should be pursued. Ms. Rhodes was concerned about the underground basins not being cleaned and maintained.

Richard Morell asked about the bridge access and was it to a particular condo or to all three buildings? Ms. Rhodes stated she thought it was access for at least one building within the site. Mr. Morell was concerned with the felled trees and the wood chips put in the wetlands.

Ms. Rhodes will try to contact the management company and let the IWWCC know the outcome next month.

2. New England Central Railroad for Construction Debris in River

Deanna Rhodes stated she received a complaint regarding boards floating in the Thames River from a railroad project. The complaint was the debris sitting on the side of the water was being washed downstream. The New England Central Railroad stated that the problem was people accessing their property and throwing the boards over the bridge. She asked them to monitor their property and secure it better. They've been very cooperative, removed the boards and there is no active violation.

c. Other:

1. Family Dollar Change to Drainage System at 59 Norwich Avenue

Ms. Rhodes presented changes to the drainage system that would be less impactful to Hunters Brooks. The City Engineer, Pat McLaughlin looked at it and agreed the new design better protects the slope and it's located further away from the wetlands than the prior approved plan. Douglas Lee stated he had wished they had presented this layout when he asked the project engineer for their original approval.

2. Gas Station Tank Replacement at 24-26 Town Street

Ms. Rhodes discussed a proposal by the gas station to replace their fuel tanks and to add a 10' X 29' cooler addition to the rear of the building. The project is located outside the 100 Year Flood Zone, but since there were flood plain soils on the site, she required they hire a soils scientist. The soils scientist flagged the extent of the wetlands and the activities are not within the 100 ft. regulated area. There are no existing flood plain soils as the property was filled many years ago. The owner/applicant is requesting an agent approval for the project, in lieu of coming to the Commission, to move the project along quickly. They had submitted an application in April for a zoning permit and it had been referred to the contract consultant to review. Somehow there was a disconnect and no one got back to the owner so he ordered the fuel tanks that are ready to be installed. They are not under orders to replace them, but the tanks are expiring.

A discussion then ensued and Art Sharron stated if done correctly, the project would not have an impact on the wetlands, but if it's done poorly, and not carefully it can have a major impact. Richard Morell stated there should be an engineered plan showing topo and erosion and sediment controls.

Brandon Hyde stated he was concerned about the project, but if Ms. Rhodes felt comfortable with the erosion & sediment controls and would do inspections, and a construction plan was submitted, he would be okay with allowing Ms. Rhodes to handle it administratively.

After much discussion Douglas Lee stated he was okay with Ms. Rhodes handling the project administratively working in the Upland Review Area and Ms. Rhodes stated she would make sure to have the applicant abide by those requirements.

Upon motion by Art Sharron, second by Brandon Hyde motion carried unanimously to authorize Deanna Rhodes as Wetlands Agent to address administratively 24-26 Town Street with the condition that they submit an engineered plan showing topography and soil stockpile location, require inspections by their engineer and staff during the removal of the fuel tanks, and that the erosion and sediment controls are installed.

**J. VIOLATIONS: None**

**K. Adjournment**

Motion was made by Douglas Lee and seconded by David Poore to adjourn the meeting at 7:48 p.m. Motion carried unanimously.

Respectfully submitted,

Linda Lee Smith  
Administrative Secretary