

Regular Meeting Minutes March 5, 2020

CITY OF NORWICH INLAND WETLANDS, WATERCOURSES AND CONSERVATION COMMISSION

23 Union Street – Lower Level Conference Room, Norwich, Connecticut

A. CALL TO ORDER: Chairman Richard Morell called the meeting to order at 7:00 PM.

B. ROLL CALL and SEATING of ALTERNATES:

Present: Chairman Richard Morell, Vice Chairman Douglas Lee, Peter Chalecki, David Poore, Brandon Hyde, and Swarnjit Singh Bhatia.

Absent: Robert McCoy.

Also Present: Dan Daniska, Assistant City Planner and Katherine Rose, Recording Secretary.

C. APPROVAL OF MEETING MINUTES:

David Poore put forth a motion to APPROVE the February 6, 2020 regular meeting minutes. Peter Chalecki seconded. The motion passed unanimously.

D. COMMUNICATIONS: None.

E. PUBLIC HEARINGS: None.

F. OLD BUSINESS:

1. IWWCC #20-02: 868 Scotland Road Application for the movement and re-resetting of existing rocks in a regulated area located along a brook in a residential front yard. Application and property of H. Tucker Braddock. Assessor's Map 5, Block 1, Lots 2, 3. Zone – R-80.

Tucker Braddock of 868 Scotland Road introduced himself and apologized for his error in moving the rocks without prior notification as his intent was to flatten them out, not create a retaining wall or any other type of structure. Mr. Braddock state he has owned and lived at the property for 47 years and thought the area in question would be nicely suited for planting sunflowers and pumpkins. Mr. Braddock stated that while he did move the rocks he did not encroach into the water and therefor did not impede or change the course of the brook. Mr. Braddock provided before and after pictures of the rocks and a sketch of his intended garden area. Douglas Lee questioned staff what the area of disturbance was and if a site plan was required for the application. Dan Daniska responded there was approximately 90 square feet of disturbance of wetlands along the bank and a request for a site plan sketch detailing the current disturbance and work to be complete should be included in the Commission's motion. Brandon Hyde asked if the work is considered exempt as an Agricultural use. Dan Daniska replied that it would be the Commission's discretion to consider the applicant an agricultural exemption as it is personal property.

Brandon Hyde made a motion that there was no significant activity requiring a public hearing. Douglas Lee seconded. The motion passed unanimously.

Douglas Lee made a motion to APPROVE IWWCC APPLICATION #20-02 with the following conditions:

- That the approval is valid for FIVE YEARS and will expire on 03/05/2025.

- That the applicant produce a site plan to be submitted and reviewed by City Staff, showing all activity to date, as well as area of disturbance, appropriate Erosion and Sediment Controls locations, and remaining work to be completed, along with any other pertinent information.
- That the applicant install City Staff approved Erosion & Sediment Controls before any further work takes place on site.
- That all site activities shall be conducted in accordance with the plans, specifications and documents of record. Any deviation from the approved plans or construction sequence shall be cause for enforcement action by the Inland Wetlands, Watercourses and Conservation Commission.
- That the permittee shall notify the Inland Wetlands Agent prior to the commencement of work and upon its completion.
- That all work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this approval. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this approval and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this approval.
- That no equipment or materials including without limitation fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this approval.
- That the General Provisions stated in Section 11.9 of the Inland Wetlands and Watercourse Regulations are applicable to this permit.
- That the permit shall not be assigned or transferred to another entity without the written permission of the Commission.
- That all erosion and sediment control measures shall be in accordance with the 2002 Connecticut Guidelines for Erosion and Sediment Control. Erosion and sediment control measures shall be installed and inspected prior to site disturbance. It is the permittee's responsibility to schedule the inspection with the Norwich Planning Department. Additional erosion and sediment control measures shall be installed if determined to be necessary by the Designated Agent. The permittee shall take such necessary steps consistent with the terms and conditions of the approval, to control stormwater discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.
- That this permit will be strictly enforced. The Commission may suspend or revoke this permit, may direct the Commission's Agent to issue a cease and desist order or may require the applicant to modify, extend, or revise the site work or restore the area to its original condition if it finds that the applicant has not complied with the conditions set forth in this approval or if the applicant exceeds the scope of this approval as set forth herein or if the intended use or actual use of the general site is not as represented by the application or the plan of record.

David Poore seconded. The motion passed unanimously.

2. IWWCC #20-06: 10 Connecticut Avenue Application to construct a 53,880 sq. ft. addition, excavation for floodplain compensation, construction of a retaining wall, revisions to site drainage and removal of existing pavement within an Upland Review Area. Application and Property of Nordson EFD, LLC AKA Plas-Pak Industries Inc. Assessor's Map 50 Block Lot 51, Zone BP

Tom Cummings, principal of CLA Engineering, introduced himself, CLA soil scientist Bob Russo and Tim Foley of Colin Construction, who would be handling construction management along with the applicant Nordson AKA Plas-Pak Industries Inc. Tom Cummings stated the applicant wished to put a roughly 54,000 square foot addition off the rear of the existing building. Mr. Cummings stated two hardships they face are the location of the property within the flood zone and areas located within the upland review zone however the project would not affect the wetlands. Bob Russo stated the property abuts the Yantic River and showed on a map where the main floodplain and inland wetland spots were located. Mr. Russo described the soil mapping as urban land and disturbed soils leftover from previous commercial development on the property. Mr. Russo stated the new basin would take roof water and infiltrate it, while also providing compensatory storage for the floodplain. The corner of the basin would fall in the upland review area which would require the clearing of approximately 5,500 square feet of vegetation. Mr. Russo stated the project would remove over 20,000 square feet of existing paved area on the river-side of the property and discussed plans to leave the existing gravel drive while top seeding the remaining area to return it to vegetation. Mr. Russo stated the plan includes erosion and sedimentation controls however the property is low gradient and there is not significant storm water flow. Mr. Russo said they will utilize hay bale silt fencing where the paved area is being removed and a wood chip barrier in the area of the basin installation. Mr. Russo concluded that the project would have no direct impact to the wetlands. Richard Morrell asked if there would be a single pipe discharge to which Bob Russo stated was correct and the pipe would infiltrate into the ground and eventually recharge into the river. David Poore asked if the basin is designed for addition only or did it compensate for the existing roof as well. Tom Cummings responded that the water from the existing roof flows into the existing drainage system, however their plan would improve the overall site flow. Tom Cummings stated the site was originally developed for expansion as the drainage system is located far beyond the existing building and the proposed addition and all drainage is in good working condition.

Douglas Lee made motion that there was no significant activity requiring a public hearing. Brandon Hyde seconded. The motion passed unanimously.

Brandon Hyde made a motion to APPROVE IWWCC APPLIACTION #20-06 with the following conditions:

- That the approval is valid for FIVE YEARS and will expire on 03/05/2025.
- That a bond, in the amount of \$51,000, which has been deemed satisfactory by the City Engineer, be submitted for Erosion and Sediment Control and Site Restoration.
- That the Review Comments from the City Engineer in a memo dated 02/27/2020 be addressed before the final revised plans be submitted and reviewed by City Staff.
- That final revised plans be submitted and reviewed by City Staff.

- That the City's letter of approval be placed on the final revised plan set (cover page preferred).
- That all site activities shall be conducted in accordance with the plans, specifications and documents of record. Any deviation from the approved plans or construction sequence shall be cause for enforcement action by the Inland Wetlands, Watercourses and Conservation Commission.
- That the permittee shall notify the Inland Wetlands Agent prior to the commencement of work and upon its completion.
- That all work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this approval. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this approval and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this approval.
- That no equipment or materials including without limitation fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this approval.
- That the General Provisions stated in Section 11.9 of the Inland Wetlands and Watercourse Regulations are applicable to this permit.
- That the permit shall not be assigned or transferred to another entity without the written permission of the Commission.
- That all erosion and sediment control measures shall be in accordance with the Connecticut Guidelines for Erosion and Sediment Control. Erosion and sediment control measures shall be installed and inspected prior to site disturbance. It is the permittee's responsibility to schedule the inspection with the Norwich Planning Department. Additional erosion and sediment control measures shall be installed if determined to be necessary by the Designated Agent. The permittee shall take such necessary steps consistent with the terms and conditions of the approval, to control stormwater discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.
- That this permit will be strictly enforced. The Commission may suspend or revoke this permit, may direct the Commission's Agent to issue a cease and desist order or may require the applicant to modify, extend, or revise the site work or restore the area to its original condition if it finds that the applicant has not complied with the conditions set forth in this approval or if the applicant exceeds the scope of this approval as set forth herein or if the intended use or actual use of the general site is not as represented by the application or the plan of record.

Douglas Lee seconded. The motion passed unanimously.

G. NEW BUSINESS:

1. IWWCC #20-07: 612 West Thames Street Application to construction a three-lot development within a subdivision with excavation, installation and disturbance for underground utility connection within an Upland Review Area.

Brandon Hyde made a motion to table the application until the next regular meeting. David Poore seconded. The motion passed unanimously.

H. OTHER BUSINESS:

Dan Daniska stated one administrative permit was issued IWWCC #20-05 170 Taftville-Occum Road for the replacement of the Shell gas station fuel tanks.

I. VIOLATIONS: None.

J. ADJOURNMENT:

Swarnjit Singh Bhatia made a motion to adjourn the meeting at 7:35 PM. Douglas Lee seconded. The motion passed unanimously.

Respectfully submitted, Katherine Rose, Recording Secretary