

Regular Meeting Minutes January 11, 2024
CITY OF NORWICH INLAND WETLANDS, WATERCOURSES AND CONSERVATION COMMISSION
HYBRID MEETING
23 Union Street - Lower Level & via ZOOM
NORWICH, CT

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

B. ROLL CALL and SEATING of ALTERNATES: Chairman Richard Morell stated that all members present would be seated and voting during meeting.

Present: Chairman Richard Morell, Brandon Hyde, Chris Seery (ZOOM) and Peter Chalecki (ZOOM).
Absent: Douglas Lee.

Also Present: Brandon Handfield; Katherine Rose (ZOOM), Recording Secretary; and Dan Daniska, City Planner/Wetland Agent

C. APPROVAL OF MEETING MINUTES:

Chris Seery put forth a motion to APPROVE the December 7, 2023 regular meeting minutes. Brandon Hyde seconded. Chris Seery, Peter Chalecki, Brandon Hyde and Richard Morell voted in favor. The motion passed unanimously.

D. COMMUNICATIONS: None.

E. OLD BUSINESS:

- 1. IWWCC #18-12B(M): 140 Yantic Road.** Application for a minor site plan modification to approved permits #18-12; #18-12A(M); and #18-12A(M2) for a reduced impact to the Upland Review Area of approximately 4,610 Square Feet. Application and Property of Mill Development CT, LLC, Gadi Ben Hamo, Member. Assessor's Map 41. Block 1, Lot 45. Zone PMR.

Brandon Handfield of Yantic River Consultants presented on behalf of the applicant, Mill Development LLC. Mr. Handfield stated the application was for the third modification to the original permit that was approved in December 2018. Mr. Handfield discussed the original plan presented in 2018 and what changes were approved in 2019 and 2021. Mr. Handfield stated the wetlands had not changed since they were delineated in 2018. Mr. Handfield noted that the entire site sits within the FEMA flood plain, but the rear of the property did not flood during the recent rain events the way it had previously when the raceway that powered the mill was connected with the Yantic River. He stated the application included changes to the parking area north of the building, and removal of a proposed tennis court, playground and associated sidewalk that were planned for that area. Mr. Handfield clarified that the building and parking lot footprint would not be changing. Mr. Handfield stated the application also shrunk the parking spaces from 20 by nine feet to ten by 18 foot spaces, which provided an additional two feet of space between the parking and wetland areas. Mr. Handfield noted that the sidewalk would have also required a retaining wall that would have touched the edge of the wetlands, which is no longer necessary. He stated that the area of disturbance remained the same as what was previously approved, aside from 62 square feet which would now be permanent disturbance instead of temporary. Brandon Handfield clarified the disturbance would be caused by the embankment which would be vegetated. Brandon Handfield showed an overlay of what is currently proposed versus what was originally approved and showed on screen for all to view. Brandon Handfield discussed the previously approved grading for the project, but noted without the retaining wall the slopes had to be shifted by about a foot to provide a shoulder for the pavement. Brandon Handfield stated that all the impervious surfaces associated with the tennis court and playground were removed from the site plan. Brandon Handfield stated the changes also allowed for the parking lot to be

lowered to more closely match what had been existing as part of the mill. Mr. Handfield noted that the parking lot was about a foot lower in the northwest corner. He added the plan also had returned to providing flood storage capacity that better matches the FEMA design. Brandon Handfield stated the 206B catch basin was added to achieve this and would tie into the system already in place. Brandon Handfield stated the system was underground with two isolator chambers for treatment and provided a large underground storage capacity. Brandon Handfield stated he included a wetland impact table with the submitted plan which included the approved numbers, as well as what was proposed. Brandon Handfield explained that the net impact square footage had not changed with 518 square feet of direct impact, but 62 square feet would now be a permanent impact instead of temporary. Brandon Handfield stated that the net impact to the upland review area decreased just under 5,000 square feet due to the removal of the playground, tennis court and sidewalk.

Brandon Hyde asked if the site contained one or two catch basins. Brandon Handfield responded there were multiple basins for the entire parking lot to flow away from the wetlands and into the treatment structure. Richard Morrell asked what wetland mix would be used for vegetation. Brandon Handfield responded it would likely be more of a conservation mix due to the embankment.

Brandon Hyde made a motion that the application was not a significant activity and did not require a public hearing. Peter Chalecki seconded. All voted in favor. The motion passed unanimously.

Brandon Hyde made a motion to APPROVE IWWCC APPLICATION IWWCC #18-12B(M) with the following conditions:

- That the approval is valid for FIVE YEARS and will expire on 01/11/2029.
- That all conditions from IWWCC #18-12 (12/06/2018), IWWCC # 18-12A(M) (02/14/2019), and IWWCC #18-12A(M2) (05/06/2021) are still valid and in effect.
- That the IWWCC Letter of Approval be placed on the Cover Sheet of the Updated Plan Set.
- That the City Engineer's Comments dated 12/21/2023 be addressed in the final plan set.
- 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.

REASON: The proposed erosion and sediment controls are sufficient to protect the wetlands located throughout the project.

Peter Chalecki seconded. All voted in favor. The motion passed unanimously

F. NEW BUSINESS: Receipt of Application(s)

1. **1. IWWCC #24-01: 318R Old Canterbury Turnpike.** Proposed land disturbance activities within a wetland/watercourse for a timber harvest. Application of Chris Casadei, Property of Paul Wagner + Kelly Wagner + Rebecca Wagner. Map 12, Block 1, Lot 12. Zone R-80.

Brandon Hyde made a motion to table the application until the next regularly scheduled meeting. Peter Chalecki seconded. All voted in favor. The motion passed unanimously. Discussion ensued. A decision was made to hear the presentation from the forester at the next regularly scheduled meeting prior to determining if a site walk would be necessary.

G. OTHER BUSINESS: None

H. VIOLATIONS: Dan Daniska reported he visited 19 Ford Avenue the day prior to investigate a dropped tree that was still located within the wetland area. Dan Daniska stated the commission should be seeing an application for the address for the installation of a parking pad in front of the home. Dan Daniska stated he was also investigating an occurrence on Asylum Street Extension. Dan Daniska reported he previously received a call from property owners on East Baltic Street who were asked by property owners at 92 North Street to replant previously removed wetlands plantings. Dan Daniska stated he visited the site the week and day prior and saw a significant amount of standing water in the wetlands between the two backyards. Dan Daniska continued that the city engineer thought it may be caused by a drainage issue due to the amount of illegal dumping down slope from the area. Dan Daniska stated he does not believe the issue will come back before the commission and would be speaking to the property owners regarding brush clean up.

I. ADJOURNMENT: Brandon Hyde made a motion to adjourn the meeting at 7:28 PM. Richard Morell seconded. All voted in favor. The motion passed unanimously.

Respectfully submitted, Katherine Rose - Recording Secretary