

Special Meeting Minutes May 26, 2022

CITY OF NORWICH INLAND WETLANDS, WATERCOURSES AND CONSERVATION COMMISSION

Business Park North Norwich, CT 06360

A. CALL TO ORDER: Chairman Richard Morell called the meeting to order at 3:40 PM.

B. ROLL CALL and SEATING of ALTERNATES:

Present: Chairman Richard Morell, Vice Chairman Doug Lee, and Brandon Hyde.

Absent: Peter Chalecki, Michael Lahan, and Robert McCoy.

Also Present: Dan Daniska, Assistant City Planner/Wetlands Agent; Deanna Rhodes, Director of Planning and Neighborhood Services; Brian Carey, Landtech; Jeff Bord, Bohler; Brian Long, City Engineer; Dan Coley, Building Official; Kevin Brown, NCDC

C. SITE WALK: IWWCC App. #22-05 – Business Park North. Proposed construction of a 40-foot curb-to-curb roadway that extends approximately 1.4 miles from CT-97 to Lawler Lane. Proposed construction of the roadway, associated utilities, and storm water management system will result in the removal of wetland soil and vegetation. Work will occur within the Wetland Regulated Area, Upland Review Area, and cross Byron Brook. Includes land disturbance activities associated with future development sites that are part of a proposed business park project. The project area includes approximately 367 acres of land north of Interstate 395 (I-395), east of Scotland Road and west of Taftville-Occum Road (CT-97). I-395 runs along the southern border while Lawler Lane, Old Canterbury Turnpike, Canterbury Turnpike and CT-97 all border different parcels that comprise the site. Application of Norwich Community Development Corporation, c/o Kevin Brown, President. Property of M&A Holdings, LLC / Byron Brook Country Club, LLC, Robert J. Arnone, Member. Assessor's Map 19, Block 2, Lot 16, 55, 46; Map 23, Block 1, Lot 7, 8; Map 24, Block 1, Lot 1, 8, 12, 13, 54; Map 25, Block 1, Lot 1, 2. Zone PDD & GC.

Brian Carey of Landtech and Jeff Bord of Bohler provided an overview and guided site walk of the roadway, activities in the Upland Review Area, and direct impacts to Regulated areas.

As requested by the Assistant City Planner/Wetlands Agent, all comments and questions were held for the Special Meeting/Public Hearing scheduled for June 16, 2022.

D. ADJOURNMENT: Brandon Hyde made a motion to adjourn the meeting at 5:40PM. Douglas Lee seconded. All voted in favor. The motion passed unanimously.

Respectfully submitted, Dan Daniska, Assistant City Planner/Inland Wetland Agent