

Regular Meeting Minutes

August 1, 2019

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

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

B. ROLL CALL and SEATING of ALTERNATES:

Present: Richard Morell, Chairman
Douglas Lee, Vice Chairman
Peter Chalecki
David Poore
Brandon Hyde
Michael Lahan, Alternate

Absent: Robert McCoy, Alternate

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

C. APPROVAL OF MEETING MINUTES:

Douglas Lee put forth a motion to APPROVE the July 11, 2019 minutes as amended. Peter Chalecki seconded. The motion passed unanimously.

D. COMMUNICATIONS: None.

E. PUBLIC HEARINGS: None

F. OLD BUSINESS:

1. IWWCC #19-11 – 38 Sturtevant Street. Application to remove an existing concrete driveway and replace with an enlarged asphalt driveway in a Regulated Area. Property and application of Rhonda Exum. Assessor's Map 67, Block 3, Lot 23, Zone R-20

Dan Daniska stated the application is for a residential driveway. Mr. Daniska met with the contractor who will excavate four inches of existing concrete and asphalt driveway material and then fill with two inches of compacted gravel and two inches of compacted asphalt pitched slightly toward the roadway for drainage. Discussion ensued on the size of the new driveway opposed to the existing. Mr. Daniska stated that the home has been in existence since 1882 so any wetlands in the area were filled long ago and have served as a lawn for a very long time.

Brandon Hyde made a motion that the application does not require a public hearing as it is not a significant activity. Douglas Lee seconded. The motion passed unanimously.

Michael Lahan made a motion to APPROVE IWWCC APPLICATION #19-11 with the following conditions:

- That the approval is valid for FIVE YEARS and will expire on 08/01/2024.
- That a bond, in an amount satisfactory to the City Engineer, be submitted for Erosion and Sediment Control and Site Restoration.
- 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.

Brandon Hyde seconded. The motion passed unanimously.

H. NEW BUSINESS:

1. **IWWCC #19-14(JR) – 564 Laurel Hill Avenue. Request for a two (2) lot subdivision of a parcel with an existing dwelling. Jurisdictional Ruling required by IWWCC. Property and application of Mary F. Raymond. Assessor’s Map 131, Block 2, Lot 73, Zone R-20 / CAM**

Dan Daniska stated this application requires a jurisdictional ruling by the commission and that there are no wetlands or activities proposed in a 100-foot review area.

David Poore made a motion that the commission has no jurisdiction or interest in the application. Michael Lahan seconded. The motion passed unanimously.

G. OTHER BUSINESS:

Staff Report: Dan Daniska stated he issued an agent approval for IWWCC #19-09A for a home addition in the upland review area at 401 Scotland Road on the 26th of July.

Mr. Daniska then provided a map showing property on Martin Avenue that has an interested buyer. Mr. Daniska reported the municipally owned property is a paper street and the owner of the adjacent Dairy Queen is interested in acquiring it for additional parking and related uses. Mr. Daniska added staff wanted to present the information to the commission in case there was interested in seeing the property as it provides access to a nesting area for eagles along the Shetucket River. Discussion ensued regarding public access or a parking easement, with the Commission members deciding that if the property is sold, one or the other should be made a condition of sale.

2. **Upland Review Permits Issued.** None.

3. **Miscellaneous:** None.

I. **ADJOURNMENT:** Doug Lee made a motion to adjourn the meeting at 7:14 PM. Peter Chalecki seconded. The motion carried unanimously.

Respectfully submitted,
Katherine Rose, Recording Secretary