

Regular Meeting Minutes January 9, 2020
CITY OF NORWICH INLAND WETLANDS, WATERCOURSES AND CONSERVATION
COMMISSION

100 Broadway, Room 319, 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: Chairman Richard Morell, Vice Chairman Douglas Lee, Peter Chalecki
David Poore, Brandon Hyde and Robert McCoy

Absent: Swarnjit Singh Bhatia, Michael Lahan

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 December 5, 2019 minutes with the amendment that Richard Morell's name in the second paragraph on the second page of the document is misspelled. Douglas Lee seconded. The motion passed unanimously.

D. COMMUNICATIONS: Dan Daniska stated a 2019 Registry of Soil Scientists is available in the planning office if anyone would like to review it. The Planning office received a letter from J&D Civil Engineers on December 9, 2019 informing the City of an application before the Town of Bozrah Inlands Wetlands Commission for an industrial building within 500 feet of the city line however there is no work within 120 feet of wetlands. Mr. Daniska also reported receiving a letter on behalf of NPU and the other interconnected water public utilities in the region in regard to an application submitted to DEEP for a water diversion permit for the recently modified intraregional water supply resource plan, as they are adding Sprague and Ledyard water authorities. The document is available for review in the planning office and any written comments on it may be submitted to DEEP.

E. PUBLIC HEARINGS: None.

F. OLD BUSINESS:

- 1. IIWWCC #19-19: 177 Otrobando Avenue Application for a proposed building addition and expanded paved parking area within an Upland Review Area. Application and property of JTMG Company LLC. Assessor's Map 66, Block 1, Lots 8,9,10. Zone – BP**

Normand Thibeault of Killingly Engineering Associates introduced himself on behalf of the applicant and presented three sets of revised plans that received approval from the city engineer that morning. Mr. Thibeault explained the

proposal is to expand the existing clinic by 20 feet on the east side of the building and to expand offices on the west side of the building on an existing 12 by 26 foot concrete pad. Mr. Thibeault introduced the other portion of the project including parking lot improvements and explained some of the current parking issues. Mr. Thibeault stated they are proposing a dedicated 16 foot wide vehicular entrance from Wawecus Street and are looking to fill in a partially excavated area located in the proposed parking lot and to excavate out further down the slope and balance out the fill. Mr. Thibeault stated they revised their original plan to incorporate an under drain system suggested by the City Engineer, reducing the amount of excavation to approximately 450 cubic feet. Mr. Thibeault described the under drain system and stated there is an emergency overflow with a level spreader; however it should only ever operate in extreme circumstances. Mr. Thibeault reported a bulk of the property is within the 100-foot upland review area and described how the property currently consists of three parcels so the proposed plan would consolidate the parcels to provide the best use of the property. Mr. Thibeault described the surrounding wetlands and read into the record the soil delineation report that was submitted with the application. Mr. Thibeault stated the total area of disturbance within the review area will be 0.6 acres but no wetland soils will be disturbed and the plan will increase the flood capacity by about 30 cubic feet.

Brandon Hyde stated the plan is an improvement as the area is prone to flooding and proposed plan will widen the capacity of the area but wished to ensure that the property owners understands what maintenance of the basin and water quality trench entails and asked for guidelines to be reflected in staff's conditions. Discussion ensued on various maintenance aspects of the basin and trench. Peter Chalecki asked if the basin would simply percolate the water in the sub soil to which Mr. Thibeault responded it would and stated the original plan was to use a 4-inch pipe off of the bottom of the basin but the City engineer felt it would be more beneficial to use an under drain to ensure that the area remained dry. Mr. Chalecki asked if there is any connection from the basin to the watercourse to which Mr. Thibeault responded there is not and that the gutter drains from the roof will discharge to the ground.

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

Brandon Hyde made a motion to APPROVE the application with the following conditions:

- That the approval is valid for FIVE YEARS and will expire on 01/09/2025.
- That a bond, in an amount satisfactory to 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 01/03/2020 be addressed before the final revised plans be submitted and reviewed by City Staff.
- That the property owners be made aware of the maintenance schedule of the drainage basin and water quality trench to ensure that they remain in good working condition.
- That final revised plans be submitted and reviewed by City Staff.
- 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 storm water 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: None.

H. OTHER BUSINESS: Chairman Richard Morell reported that at the Commission on the City Plan – Plan Implementation Committee Meeting the night prior the Inland Wetlands and Conservation Commission was assigned as the lead committee of the rejuvenated Public Open Space Plan and have been tasked to develop a plan along with Norwich Public Utilities to allow public access to reservoir properties for recreational activities. Mr. Morell stated the plan is to open access to Bog Meadow and Fairview Reservoirs so among other items the group will need to develop times of operations and guidelines for who can access the reservoirs. Discussion ensued and it was decided that Dan Daniska would invite Mark Decker of Norwich Public Utilities to the next regular meeting with more information.

I. VIOLATIONS: None.

J. ADJOURNMENT: Douglas Lee made a motion to adjourn the meeting at 7:25PM. Brandon Hyde seconded. The motion passed unanimously.

Respectfully submitted, Katherine Rose, Recording Secretary