

Regular Meeting Minutes February 3, 2022

CITY OF NORWICH INLAND WETLANDS, WATERCOURSES AND CONSERVATION COMMISSION

VIRTUAL/REMOTE MEETING

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 and Peter Chalecki. Brandon Hyde arrived at 7:01 PM.

Absent, Michael Lahan and Robert McCoy.

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 January 6, 2022 regular meeting minutes. Peter Chalecki seconded. Peter Chalecki, Douglas Lee, and Richard Morrell voted in favor. The motion passed unanimously.

D. COMMUNICATIONS: None.

E. PUBLIC HEARINGS: None.

F. OLD BUSINESS:

- 1. IWWCC #21-13 – 217 & 229 North Wawecus Hill Road** – Construction of a New Single Family Home and associated Septic System and Well located in the Upland Review Area. Property and Application of Anilton Pontes & Atiya Rodrigues-Pontes. Assessor's Map 89, Block 1, Lot 14. Zone R40.

No one was in attendance on behalf of the application. Dan Daniska went through the application and the staff memo that was sent to the applicant. Dan Daniska stated that upon a January 28th site visit it was discovered the homeowners had begun to cut trees and had installed a construction entrance composed of crushed stone. Dan Daniska noted that he did not send a cease and desist order, as he believed that current disturbance was limited to the area where the home would be constructed and the wetlands were nowhere near the disturbance. Mr. Daniska noted that he and the ZEO could not determine if filter fabric had been installed under the construction entrance. Douglas Lee noted the ZEO notes discussed a right of way or easement that was not noted on the site plan in regards to gas lines, to which Mr. Daniska responded the easement would run diagonally behind the property. Peter Chalecki asked if the easement ran through wetlands to which Dan Daniska responded it did partially. Peter Chalecki asked if the easement should have been delineated when the lot was surveyed. Dan Daniska explained that the applicant is using a site plan from 2011 so they are referencing the wetlands from the original subdivision approval from July 2011. Brandon Hyde stated he did not see the need for

a public hearing, pending the staff's communication with the applicant. Douglas Lee agreed and made a motion that the application was not a significant activity and did not require a public hearing. Brandon Hyde seconded. All voted in favor. The motion passed unanimously. Douglas Lee made a motion to APPROVE IWWCC APPLICATION #21-13 with the following conditions:

1. That the approval is valid for FIVE YEARS and will expire on 02/03/2027.
2. That the required bond, in an amount of \$2500, deemed satisfactory to the City Engineer, be submitted for Erosion and Sediment Control and Site Restoration. Bonds must be submitted in a form acceptable to the City (check or letter of credit) prior to any land disturbance activities occurring.
3. That the wetlands be reflagged by a licensed soil scientist before any further work takes place on the site. The Wetland Agent should be notified for field inspection once this has taken place.
4. That the applicant verify with the Wetland Agent and Zoning Officer that the construction entrance has been installed properly.
5. That the installation of Erosion & Sedimentation Controls reflect 2002 State of Connecticut guidelines, and be approved by the Wetland Agent prior to installation. The applicant shall use staked hay bales or a combination of staked hay bales and silt fence where deemed appropriate by the Wetland Agent and Zoning Officer.
6. That the Upland Review Area be added to the plan.
7. That the Material Stockpile be added to the plan, and appropriate erosion and sedimentation controls be installed around it.
8. That the comments of the City Engineer and Zoning Officer be addressed prior to the submittal of revised plans.
9. That final revised plans be submitted and reviewed by City Staff.
10. That the City's letter of approval be placed on the final revised plan set (cover page preferred).
11. 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.
12. That the permittee shall notify the Inland Wetlands Agent prior to the commencement of work and upon its completion.
13. 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.
14. 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.

15. That the General Provisions stated in Section 11.9 of the Inland Wetlands and Watercourse Regulations are applicable to this permit.

16. That the permit shall not be assigned or transferred to another entity without the written permission of the Commission.

17. 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.

18. 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. All voted in favor. The motion passed unanimously. Brandon Hyde made an amendment to the motion that staff has the latitude to make the best educated decision regarding sediment control and the placement of staked hay bales. Douglas Lee seconded. All voted in favor. The motion passed unanimously.

G. NEW BUSINESS:

1. Receipt of Applications

Dan Daniska reported that the day prior he received IWWCC #22-01 Business Park North. Douglas Lee made a motion to receive IWWCC #21-01. Peter Chalecki seconded. All voted in favor. The motion passed unanimously. Douglas Lee made a motion to hold a public hearing in March 2022. Peter Chalecki seconded. All voted in favor. The motion passed unanimously. Dan Daniska stated he would arrange a site walk on either March 11th or 25th, 2022.

H. OTHER BUSINESS: None.

I. VIOLATIONS: None.

J. ADJOURNMENT: Brandon Hyde made a motion to adjourn the meeting at 7:19 PM. Douglas Lee seconded. Brandon Hyde, Peter Chalecki, Douglas Lee, and Richard Morrell voted in favor. The motion passed unanimously.

Respectfully submitted, Katherine Rose, Recording Secretary