

Regular Meeting Minutes October 5, 2023
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 7:12 PM.

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

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

Also Present: David McKay (ZOOM), Attorney Mark Block, Katherine Rose (ZOOM) and Dan Daniska, City Planner/Wetland Agent

C. APPROVAL OF MEETING MINUTES:

Brandon Hyde put forth a motion to APPROVE the August 3, 2023 regular meeting minutes. Peter Chalecki seconded. Douglas Lee, Peter Chalecki, Brandon Hyde and Richard Morell voted in favor. The motion passed unanimously.

D. COMMUNICATIONS: Dan Daniska reported that the pond located at 289 New London Turnpike was treated on August 30th. Dan Daniska stated that members should have received an email earlier that day from the city manager's office regarding four hours of required land use training that had to be completed by the end of the year. Dan Daniska stated there were additional trainings scheduled. Dan Daniska stated he would confirm the certifications for the first hour-and-a-half that was previously filed with the city manager's office.

E. OLD BUSINESS: None.

G. NEW BUSINESS:

- 1. IWWCC #23-05: 0 Myrtle Drive** Application for land disturbance activities within a regulated wetland and associated upland review area for preparation of a development pad for future construction. Application of Sammy P Inc. Property of Sammy Piotrkowski. Assessor's Map 41. Block 1, Lots 5, 5.1, 5.2, 5.RD. Zone BP

David McKay of Boundaries LLC provided information on behalf of the applicant. David McKay stated the property was located to the west/southwest of the St. Jude Common and FedEx properties in the Industrial Park. David McKay stated the property was 77 acres in total with 46 acres located in Norwich and the remainder in Franklin. David McKay stated there was no activity proposed within the town of Franklin or within the upland review area of any Franklin wetlands. David McKay stated the proposed activity in Norwich is to clear 18.6 acres of the property and grade it out to provide commercial pad sites for future developments. David McKay stated that the smaller proposed 1.4 acre pad sites would be located directly behind the FedEx property and a proposed four acre pad site would be located behind St. Jude Commons. David McKay stated there were three wetlands systems located on the Norwich portion of the property. David McKay stated the system to the south contained a vernal pool, and there was no proposed activity within the upland review area. David McKay stated a biologist was brought on site who prepared recommendations on how to protect and mitigate disturbance to the vernal pool, which have been incorporated into the application. David McKay stated another wetland system on the property was an isolated wetland pocket fed by an intermittent water course that originates at the drainage from Myrtle Drive. David McKay stated that isolated pocket of wetlands was located in the center of the proposed activity to create the four acre commercial pad site. David McKay the application proposed to fill that entire wetland system, which was about 7,000 square feet,

as well as the relocation of the intermittent water course by constructing a riprap swale drainage channel to direct the course around the proposed site. David McKay the final wetland area is mostly off-site but does extend onto the property at the northerly property line. David McKay stated there is a sewer easement that runs directly through the wetlands and the proposed activity would maintain a 50-foot buffer between the limit of clearance. Dan Daniska showed the overall proposed development on screen for all to see. David McKay noted there would be a storm water basin located at the Dominican Drive entrance to collect runoff from the pad site. David McKay stated that for storm water management two water basins were proposed to be placed at the bottom of the slope and seed with mixed wetland seed. Discussion ensued.

Brandon Hyde made a motion to schedule a special meeting for the sole purpose of a site walk at 0 Myrtle Drive. Douglas Lee seconded. Douglas Lee, Peter Chalecki, Brandon Hyde and Richard Morell voted in favor. The motion passed unanimously.

A decision was made to hold a special meeting for the site walk on Monday October 16, 2023 at 3:00PM. No action was taken regarding the application.

I. OTHER BUSINESS:

- 1. Discussion regarding procedure and upcoming meeting for IWWCC #22-05M: 439 Canterbury Turnpike** Modification of a Previously Approved Permit (#22-05) for a Proposed Subdivision and a report to the Commission on the City Plan for the subdivision application. Application and Property of Norwich Community Development Corporation, Kevin Brown, President. Assessor's Map 17, Block 1, Lot 2; Map 19, Block 2, Lots 16, 46, 55; Map 23, Block 1, Lots 6, 7, 8, 9; Map 24, Block 1, Lots 1, 6, 12, 13, 54; Map 25, Block 1, Lots 1, 2, 3.

Dan Daniska recommended scheduling a public hearing at the next regularly scheduled meeting.

Brandon Hyde made a motion that the application is significant to the public and requested a public hearing at the next regular meeting. Douglas Lee seconded. Douglas Lee, Peter Chalecki, Brandon Hyde and Richard Morell voted in favor. The motion passed unanimously.

J. VIOLATIONS: None.

K. ADJOURNMENT: Douglas Lee made a motion to adjourn the meeting at 7:31 PM. Brandon Hyde seconded. Douglas Lee, Peter Chalecki, Brandon Hyde and Richard Morell voted in favor. The motion passed unanimously.

Respectfully submitted, Katherine Rose - Recording Secretary