

Special Meeting Minutes

February 14, 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
David Poore
Peter Chalecki
Art Sharron
Michael Lahan, Alternate

Absent: Brandon Hyde
Robert McCoy, Alternate

Also Present: Deanna Rhodes, IWWCC Agent Director of Planning & Development, Dan Daniska, Assistant City Planner, and Katherine Rose, Recording Secretary

C. APPROVAL OF MEETING MINUTES:

Art Sharron put forth a motion to APPROVE the January 2, 2019 minutes as amended. David Poore seconded. The motion passed unanimously.

D. COMMUNICATIONS: Deanna Rhodes announced the Connecticut Land Conservation Conference is on March 23rd, 2019 at Wesleyan University for those interested. She also presented a referral of the wetlands application by Optimus Senior Living from Bozrah for the Salem Tpke construction. The application for the City of Norwich would be received tonight for next month's meeting agenda. Deanna Rhodes also presented the latest CT Wildlife Magazine.

E. PUBLIC HEARINGS: None

F. OLD BUSINESS:

1. IWWCC #19-01: 685 New London Tpke. Proposal to construct a pond and water conveyance system for irrigation at the Norwich Golf Course. Application of the Norwich Golf Course Authority. Property owned by City of Norwich. Assessor's Map 128, Block 1, Lot 1.

Rob Good, a hydro-geologist with WSP USA, Inc. introduced himself and explained the Norwich Golf Course's goal is to augment the water supply for irrigation at the golf course away from public water to a groundwater source which will include constructing a pond and related infrastructure that will run through wetland areas. Mr. Good clarified that the proposed location for the pond itself is in the northeast corner of the course which is outside of the wetland area

however in order to get infrastructure and piping to the pond they will need to cross the wetland area. Mr. Good discussed the water source and how the pond will draw power from the various structures through seated trenches. He stated currently they have drilled two wells and are waiting on a Water Diversion Permit which will allow them to operate the wells. Rob explained they cannot run the final pumping test to determine the actual flow of water from the stream gauge until conditions are dry enough. Mr. Good said the pond's topographical area would be approximately 1.4 acres at 15 feet deep and will hold approximately 14 million gallons of water. He added they will need to perform the test during the dry season and estimated it would take three days. Mr. Good described the overflow structure designed for rising water levels where there would be a pipe for the water to flow out into the riprap of the brook and stated that he would get more information on the discharge area for the Commission. He added they are getting a permit for a Class AA Dam for the area of the pond that slopes off topographically that they will need to dam up per DEEP requirements.

Art Sharron questioned if there would be sitting water in the drainage pipes or only when the pumps are running. Mr. Good responded the pipes are atmospheric and would drain when the pumps are turned off and the pumps will have a backflow drain and are pitched in a way to allow draining. Mr. Sharron asked what about the above grade piping especially during the off-season which Mr. Good answered that at the end of the season all irrigation piping is blown out.

Richard Morrell asked what the pond would be lined with. Mr. Good answered they haven't made a final decision but the pond is structured to be a self-healing membrane in case of any issues and it does not have any groundwater flux as it is 14 feet above the water table.

Robert Good responded to a comment in the memo by Assistant City Planner Dan Daniska in regards to details on the soil erosion and control measures stating that he did get a revised plan that met the 2002 DEEP Guidance but he just needed to get it stamped by his PE.

Deanna Rhodes explained that the City Council did already approve the Norwich Golf Course leaving NPU as a water customer on their end but this application will go to the Commission on City Planning in regards to the excavation and hauling activity.

Peter Chalecki questioned the dry season testing and how the wells would affect the water course. Mr. Good responded they did preliminary testing and developed a ground water flow model which simulates the aquifer area in order to get their permit but the final test will evaluate the impact to the water course.

David Poore asked when construction would be scheduled to begin. Mr. Good responded that they were hoping to run the final test in June or July and then begin soon after if the test goes positively.

Michael Lahan questioned if the area the infrastructure would be going over is actually wet or if it just considered wetlands due to the soil. Mr. Good said it is based on soils type, but it may get inundated although it is dry during the summertime.

Art Sharron asked if any of the homes in the area have wells that would be affected within the aquifer or if it is all municipal water. Mr. Good said there are a small number homes on the

Montville side that have private wells that are not anticipated to be more than slightly affected but they had to review all of that information and demonstrate it to DEEP in order to get permit approval.

Ms. Rhodes stated recommended conditions in the memo be considered. As the applicant was aware of the conditions stated in the memo, the reading of it was waived.

Michael Lahan made a motion to not hold a public hearing on IWWCC #19-01 as it is not a significant event. Douglas Lee seconded. The motion passed unanimously.

Art Sharron made a motion to APPROVE IWWCC #19-01 with the following conditions:

1. That the approval is valid for FIVE YEARS and will expire on 02/14/2024.
2. That a bond, in an amount to be determined by the City Engineer, be submitted for Erosion and Sediment Control and Site Restoration.
3. 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.
4. That the permittee shall notify the Inland Wetlands Agent prior to the commencement of work and upon its completion.
5. 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.
6. 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.
7. That the General Provisions stated in Section 11.9 of the Inland Wetlands and Watercourse Regulations are applicable to this permit.
8. That the permit shall not be assigned or transferred to another entity without the written permission of the Commission.
9. 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.
10. 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.

11. That the applicant submit revised plans that address the comments of the memos from the Assistant City Planner and the City Engineer for their review and approval.

David Poore seconded. The motion passed unanimously.

G. NEW BUSINESS:

1. Receipt of New Applications:

- a. IWWCC#19-02: 543 West Thames Street. Proposed addition to restaurant within the Upland Review Area. Application of Haxhe Balidemaj. Property of Haxhe Properties LLC. Assessor's Map 129, Block 1, Lot 8.

Art Sharon made a motion to table the application until the following meeting. David Poore seconded. The motion passed unanimously.

- b. IWWCC#19-03: Route 82 – Salem Turnpike in Vicinity of Goldmine Brook (East of 346 Salem Turnpike), Norwich, CT). Proposal for regulated activities within and adjacent to Goldmine Brook for the installation of water, sewer and natural gas utilities. Application of Optimus Senior Living. Property of State of Connecticut Dept. of Transportation.

Douglas Lee made a motion to table the application until the following meeting. Michael Lahan seconded. The motion passed unanimously.

- c. IWWCC #19-04: Hamilton Avenue, Otrobando Avenue/Yantic Road and West Thames Street. Proposal for regulated activities within and adjacent to wetlands and watercourses for the replacement and/or extension of natural gas mains and services. Application of Norwich Public Utilities. Property of State of Connecticut or City of Norwich. Staff is waiting for some additional information from NPU to complete the application, namely pole replacement locations in wetland areas.

Douglas Lee made a motion to table the application until the following meeting. Michael Lahan seconded. The motion passed unanimously.

- d. IWWCC #19-05: 129 Dunham Street – Application from Norwich DPW for Culvert Work Related to the Reconstruction of Dunham Street.

David Poore made a motion to table the application until the following meeting. Peter Chalecki seconded. The motion passed unanimously.

H. OTHER BUSINESS:

1. **Staff Report: Update on Plan of Conservation and Development Implementation Committee**

Deanna Rhodes reported the next Plan of Conservation and Development Implementation Committee meeting will be on March 13th, 2019.

2. **Upland Review Permits Issued.** Deanna Rhodes stated she approved two permits one for IWWCC App. #17-10A (M): property located at 141 Dunham Street on January 15th, 2019 and one for IWWCC App. #18-12A (M) property located at 140 Yantic Road on February 4th, 2019. Additionally, an Exemption was issued by staff for an application at 183 Rogers Road for a barn and gravel drive in the Upland Area for agricultural use.

3. **Miscellaneous:** Deanna Rhodes introduced the new Assistant City Planner Dan Daniska and stated he would be taking over for her at future Wetlands Commission meetings.

I. **ADJOURNMENT:** A motion was made by Richard Morrell to adjourn the meeting at 7:41 p.m. Seconded by Michael Lahan. Motion carried unanimously.

Respectfully submitted,
Katherine Rose, Recording Secretary