

Regular Meeting Minutes
January 8, 2026
CITY OF NORWICH INLAND WETLANDS, WATERCOURSES
AND CONSERVATION COMMISSION
HYBRID MEETING

A. CALL TO ORDER: Chairman Richard Morrell called the meeting to order at 7:00 PM.

B. ROLL CALL and SEATING of ALTERNATES: Chairman Richard Morrell stated that all members would be seated and voting during the meeting.

Present: Present: Chairman Richard Morell, Brandon Hyde, Chris Seery (ZOOM), Annabelle Caswell (ZOOM), Nicholas Fortson and Deane Nason.

Absent: Peter Chalecki and Cullan Riley.

Also Present: Katherine Rose, Recording Secretary (ZOOM); and Dan Daniska, City Planner/Wetland Agent.

C. APPROVAL OF MEETING MINUTES: Chris Seery put forth a motion to APPROVE the December 4, 2025 regular meeting minutes. Deane Nason seconded. Nicholas Fortson abstained. All others voted in favor. The motion passed unanimously.

Brandon Hyde arrived in person at 7:01PM

D. COMMUNICATIONS: None.

E. OLD BUSINESS:

- 1. IWWCC #25-11: 746-798 New London Turnpike.** Application for the re-construction of an existing street with the addition of a new 5-foot-wide concrete sidewalk and associated work in the vicinity of Trading Cove Brook and the associated Upland Review Area. Application and Property of the City of Norwich. Assessor's Map 128, Block 1, Lot 1. Zone ROS.

Dan Daniska reported that the City of Norwich received a Transportation Alternative Grant for new sidewalks and bike lanes stretching from the Norwichtown Green to the Montville town line. Dan Daniska stated there was a revision as the project was originally planned to end at Three Rivers Community College.

Yanan Wu of Freeman Companies presented on behalf of the applicant. Yanan Wu reported that the work for the New London Turnpike route improvement would occur in an upland review area. Yanan Wu showed the existing site survey which showed Trading Cove Brook and the bridge it passed under on screen for all to view. Yanan Wu stated that all the proposed work would occur on the existing road and bridge surface. Yanan Wu stated the work would occur 100 feet from the wetlands. Yanan Wu explained that the application proposes the repaving of the road surface along with installing a five-foot sidewalk over the existing bridge. Yanan Wu stated

that no special work would occur in the water corridor or wetland area. Yanan Wu stated that for erosion and sediment controls they proposed a down river mulch sock to collect the soil along the edge of the construction. Brandon Hyde asked if the existing guard rail would be removed to accomplish this work. Yanan Wu responded that it would be relocated to allow for the proposed sidewalk. Brandon Hyde asked if one mulch sock would be sufficient for that area, to which Yanan Wu clarified that there would be two to create a double layer of mulch socks.

Brandon Hyde made a motion that the application was not a significant activity. Chris Seery seconded. All voted in favor. The motion passed unanimously.

Brandon Hyde made a motion to APPROVE IWWCC #25-11 with the following conditions:

- That the approval is valid for FIVE YEARS and will expire on 01/08/2031.
- 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 and City Engineer 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 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.

REASON: The proposed erosion and sediment controls are sufficient to protect the wetlands and watercourses located throughout the project.

Nicholas Fortson seconded. All voted in favor. The motion passed unanimously.

- 2. IWWCC #25-12: 612 & 620 West Thames Street.** Application for a Multi-Family Development with associated utility work. Regulated activities within the Upland Review area include clearing and grubbing, paved access drive, grading, drainage, utilities, erosion and sedimentation control, and landscaping. Application and Property of Shaira Construction Corp., Balwinder Singh, Principal. Assessor's Map 129, Block 1, Lots 24 & 24.1. Zone MF.

Brandon Handfield, PE, presented on behalf of the applicant. Brandon Handfield stated that the application was for a new multi-family development located on Route 32. Brandon Handfield stated that the site directly abuts the Cove View Towers housing to the southeast. Brandon Handfield reported that the project limits consisted of an approximately .7 acre and a 5.3-acre property. Brandon Handfield stated that the properties would be combined to create a 5.9-acre parcel. Brandon Handfield noted there were several easements on the property, which he discussed and showed on screen for all to view. Brandon Handfield noted that a new driveway would not need to be constructed for the development as there was an access easement through the existing Cove View Towers driveway. Brandon Handfield stated there was also a utility drainage easement for connection to the Cove View Towers storm and sanitary sewer system. Brandon Handfield showed the location of the existing wetlands on the site plans on screen for all to view and noted there was a small man-made pond over the 620 West Main Street and 586 Main Street properties, the latter of which was the Cove View Towers. Brandon Handfield stated that the pond discharged as water surface elevations rose into an intermittent watercourse and through a stone wall. Brandon Handfield stated the water then flows southerly along the property lines. Brandon Handfield stated that as part of the construction of Cove View Towers a drainage was installed in the wetland system to pick up any flow in the intermittent watercourse and bring it to the storm system that flows down into Trading Cove Drive and the Thames River. Brandon Handfield stated that anything that bypasses that catch basic flows down towards Trading Cove Drive. Brandon Handfield stated that the property was currently used for a single-family residential property and that most of the site was vegetated. Brandon Handfield stated the topography of the site was moderate to steep. Brandon Handfield stated that the existing zone was designated as multi-family, which is what the application proposed. Brandon Handfield showed the

overall proposed development plan on screen for all to view. Brandon Handfield stated that the proposed project was for the construction of two buildings with the larger of the buildings holding 36 units spanning three stories. Brandon Handfield stated that 25 of the units would be one-bedroom apartments and 11 would be two-bedroom. Brandon Handfield stated the smaller multi-family building would hold four two-bedroom townhome units that each had a garage. Brandon Handfield reported that access to the buildings would come from the existing driveway, connect within the easement, and then carry over onto the site. Brandon Handfield stated that the extension would be a twenty-foot-wide two-way driveway running adjacent to the wetlands. Brandon Handfield reported that the application proposed re-grading that shoulder in the sightline easement on Route 32. Brandon Handfield showed a diagram of the temporary wetland impact on screen for all to view. Brandon Handfield noted the location of the utility corridor that would be cleared within the easement. Brandon Handfield stated there would be a temporary sewer pipe crossing underneath the wetlands where the native soil would be excavated, stockpiled, and replaced once the pipe was replaced. Brandon Handfield stated a wetland seed mix would then be planted. Brandon Handfield noted that most of the main access drive, the grading of the shoulder and some of the stormwater would be within the 100-foot upland review area. Brandon Handfield stated that the application proposed 55 parking spaces which did exceed the zoning requirements, but they were looking to accommodate at least one space per unit. Brandon Handfield stated that the trash enclosure would also be in the upland review area and would be approximately 75 feet from the wetlands. Brandon Handfield reported they were also looking to add a walking path into the graded slope off the driveway that would lead to a passive recreation area. Brandon Handfield reported that the proposed stormwater system would collect all stormwater from the roof and parking areas, which would then discharge to a collection system. Brandon Handfield stated that additionally there would be impervious parking and a rain garden to pick up roof water from the larger building, which would maintain the water quality line before discharging to a yard drain. Brandon Handfield stated that ultimately all stormwater would get to the detention area through a riprap splash pad and basin located in the upland review area. Brandon Handfield stated the basin was designed to maintain the water quality volume before discharge. Brandon Handfield stated that once elevations were high enough they would discharge through an outlet structure with multiple orifices to meter the flow out as it reached the pond. Brandon Handfield stated that the water and electric utilities were located outside of the upland review area. Brandon Handfield stated that the sanitary sewer collected from both buildings would connect with the manhole on the Cove View property. Brandon Handfield stated there would be about two acres of clearing and grubbing to occur. Brandon Handfield stated that everything would be encompassed in silt fencing and have temporary silt traps where most of the stormwater will be directed during construction. Brandon Handfield stated the silt traps were designed based on the area, the contributing water of the areas that flow to them, and the amount of sediment expected to be collected during construction. Brandon Handfield detailed the additional erosion and sediment controls included in the application.

Dan Daniska noted subdivision plans were submitted for a similar project back in 2020. Brandon Handfield showed those plans on screen for all to view. Richard Morrell asked who would be responsible for keeping the path cleared to the edge. Brandon Handfield responded it would be the responsibility of the property owner, to maintain all the infrastructure and clean them annually to ensure functionality. Brandon Hyde asked what type of foliage was in the upland review area. Brandon Handfield responded that there was a lot of invasives in the previously cleared area, as it had been part of a farm at one time.

Brandon Hyde made a motion that the application was not a significant activity. Deane Nason seconded. All voted in favor. The motion passed unanimously.

Brandon Hyde made a motion to APPROVE IWWCC #25-12 with the following conditions:

- That the approval is valid for FIVE YEARS and will expire on 01/08/2031.
- That a bond, in an amount deemed satisfactory by the City Engineer, be submitted for Erosion and Sediment Control and Site Restoration prior to any land disturbance on the site.
- That final revised plans be submitted and reviewed by City Staff.
- That the City's letter of approval be placed on the final revised plan set (cover page preferred), and that all plan sheets include the stamped seal and signature of the licensed professional.
- 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 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.

REASON: The proposed erosion and sediment controls are sufficient to protect the wetlands and watercourses located throughout the project.

Nicholas Fortson seconded. All voted in favor. The motion passed unanimously.

- 3. IWWCC #25-13(JR): 266 Old Canterbury Turnpike.** Request for a Timber Harvest on the referenced property. No proposed stream or wetland crossings. Jurisdictional ruling required from the IWWCC. Application of Andrew Clark. Property of Christopher Reilly, Jr. Assessor's Map 18, Block 1, Lot 6. Zone R80.

Andrew Clark, a licensed forest practitioner, presented on behalf of the applicant. Andrew Clark explained that the applicant had concerns of Emerald Ashbourne on the southeast corner of the property that were falling down and continuing to die. Andrew Clark explained that previously access to that area was choked by a structure which had been removed that past summer. Andrew Clark stated that the main objective of the project was to remove the dead Ash, Coal and Oak trees on the property. Andrew Clark stated that the owner typically used the property for recreational purposes but had not recently due to the state of the trees. Andrew Clark reported that there were 1.6 acres of wetlands on the property which he showed on screen for all to view. Andrew Clark noted that the trail for the skid steer to be used would run away from the wetlands and all trees would be cut mechanically. Andrew Clark stated that the wood would be carried out on a machine and not drug out. Andrew Clark stated that the work would occur in the upland review area but they were harvesting mostly dead and dying trees. Andrew Clark stated they would only be removing a third of the tree canopy on the property.

Dan Daniska explained that a jurisdictional ruling was needed to determine that the work was an as-of-right activity. Andrew Clark noted the hours of activity would be from 7:30AM to 4PM on Monday through Friday. Andrew Clark stated that one or

two vehicles would be on site in addition to one larger truck each day. Andrew Clark stated that, weather permitting, the project should only take about three weeks to complete.

Brandon Hyde made a motion That the IWWCC does not have jurisdiction on Application IWWCC #25-13(JR): 266 Old Canterbury Turnpike because the proposed project is permitted as of right and the proposed erosion and sediment controls are sufficient to protect the wetlands located throughout the project. Nicholas Fortson seconded. All voted in favor. The motion passed unanimously.

F. NEW BUSINESS: Receipt of Applications

1. IWWCC #25-14 245 Old Canterbury Turnpike - 2 Lot Split

Deane Neason made a motion to receive and table the application until the next meeting. Nicholas Fortson seconded. All voted in favor. The motion passed unanimously.

G. OTHER BUSINESS: None.

H. VIOLATIONS: None.

I. ADJOURNMENT: Brandon Hyde made a motion to adjourn the meeting at 7:45 PM. Nicholas Forston seconded. All voted in favor. The motion passed unanimously.

Respectfully submitted, Katherine Rose - Recording Secretary