

Regular Meeting Minutes
February 5, 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 regular members would be seated and voting during the meeting. Chairman Richard Morrell noted that alternate member Nicholas Forston would not be voting.

Present: Present: Chairman Richard Morell, Peter Chalecki (ZOOM), Chris Seery (ZOOM), Nicholas Fortson, Brandon Hyde (7:02PM ZOOM), and Cullan Riley (ZOOM).

Absent: Annabelle Caswell and Deane Nason

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 January 8, 2026, regular meeting minutes. Nicholas Fortson seconded. All voted in favor, other than Cullan Riley who abstained. The motion passed.

Brandon Hyde joined via ZOOM at 7:02PM.

D. COMMUNICATIONS: None.

E. OLD BUSINESS:

1. IWWCC #25-14: 245 Old Canterbury Turnpike. Application related to a free-split for the creation of two single-family building lots with proposed disturbance within the Upland Review Area. Application and Property of B&L Properties, LLC. Lisa Gervais, Principal. Assessor's Map 18, Block 1, Lot 37. Zone R40.

John Faulise of Boundaries LCC presented on behalf of the applicant. John Faulise stated that the property was 4.4 acres in size located on the east side of Old Canterbury Turnpike. John Faulise stated the property had a free-split that was approved by the Norwich Zoning Enforcement Officer in the configuration he showed on screen for all to view. John Faulise stated that Parcel A on the left side was just over an acre in size and Parcel B on the right was 3.25 acres. John Faulise stated that the delineated wetland limit came up to Old Canterbury Turnpike at the location of a cross culvert, which was used more for a catch basin. John Faulise stated that the wetland limit also came from a waterbody on the west side of Old Canterbury Turnpike. John Faulise stated there was a second drainage outlet from the end of Stagecoach Drive which was investigated for the presence of wetlands or definitive watercourse by Boundaries LLC project soil scientist who determined that there was not a regulated resource associated with the discharge. John Falsie stated that the other boundary of

the wetland extended across the lot to the north and wrapped back around to the rear of the property. John Faulise reported that there was a small upland review area within the delineated wetlands, but it presented no consequence to the proposed project. John Faulise stated they dug 22 test holes on the lot to determine the best option for sewage disposal. John Faulise stated that the proposed septic system would be adjacent to Old Canterbury Turnpike. John Faulise stated the house would be located to the south of that system with driveway access from Old Canterbury Turnpike in the southwest corner of the lot. John Faulise stated the delineated wetlands extended across the northern area of the lot and they intended to position the septic system as far away from that area as practical. John Faulise stated the system would be serviced by a septic tank and pump chamber in the rear of the house where the best soils were located. John Faulise stated that the development on Parcel A would consist of about three-tenths of the disturbance in the wetland review area and 238 cubic yards of fill, primarily associated with the septic system. John Faulise stated that on Parcel B they proposed to position the house in the central portion of the lot. John Faulise reported the development area on Parcel B would be half an acre of disturbance in the regulated upland area and 685 cubic yards of fill would be placed to accommodate the house in that location. John Faulise stated the septic system in Parcel B was also placed based on the best soils in the area and would also be served by a septic tank and pump chamber. John Faulise stated a swale would be installed to collect any surface water discharge from the pipe that drains from Stagecoach Drive. John Faulise stated the swale was designed to carry twice the capacity of the pipe that discharges to it. John Faulise noted that the presented plans were reviewed by the city engineer but had not been updated to reflect his comments. John Faulise reported that the proposed Erosion and Sediment controls would wrap the entire development area with a sediment fence backed by hay bales and a series of stone check dams in the sloped areas. John Faulise stated the project received approval from the Uncas Health District earlier that day, which identified that the two new lots met the health codes for sewage disposal.

Richard Morrell asked how close Lot A would be to the wetland area. John Faulise responded that the closest point of Lot A would be 55 feet from the wetlands and the closest location for the leaching field was 65 feet. John Faulise stated that Parcel B would be 55 feet from the southeastern corner of the wetlands and would be 70 feet laterally across from the primary leaching field. Richard Morrell asked where the impervious surface runoff from Lot B would go. John Faulise stated that the driveway would be paved so that the runoff would go to the northeast and cross through the grass area before reaching the wetlands. Richard Morrell asked who would be responsible for maintaining the swale. John Faulise responded it would be the responsibility of the property owner.

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

Brandon Hyde made a motion to APPROVE IWWCC #25-14 with the following conditions:

- That the approval is valid for FIVE YEARS and will expire on 02/05/2031.
- That the City's letter of approval be placed on the final revised plan set (cover page preferred).
- That the City Engineer's comments be addressed in the revised plan set.
- That the required bond, in an amount of \$1,500 per lot as 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.
- 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.

Chris Seery seconded. All voted in favor. The motion passed unanimously.

F. NEW BUSINESS:

1. **Receipt of Applications:** IWWCC #26-01: 186 Canterbury Turnpike – Single Family Home & IWWCC #2-02: 182 Canterbury Turnpike – Single Family Home.

Brandon Hyde made a motion to table the applications until the next regular meeting. Chris Seery seconded. All voted in favor. The motion passed unanimously.

G. OTHER BUSINESS: None.

H. VIOLATIONS:

1. 18 Brownwood Lane. Unauthorized Land Disturbance in a Regulated Area. Assessor's Map 52, Block 1, Lot 61. Zone R-40.

Dan Daniska stated that on January 12, 2026, he visited the property at 18 Brownwood Lane with the City Engineer and observed extensive disturbance. Dan Daniska showed photos of the disturbance on screen for all to view. Dan Daniska stated the watercourse was moved about 10 feet from where it had been running. Dan Daniska stated he issued an order to immediately stop any work and for the property owner to put up a series of check dams in the watercourse to prevent more silt from running down to wetlands. Dan Daniska stated the homeowner was working with CLA Engineers regarding a remediation plan. Brandon Hyde asked if a bond was imposed to ensure compliance. Dan Daniska stated his order included a call to stop the work, install stabilization measures, work with a soil scientist and to submit an application to the committee for the correction. Dan Daniska stated that when the application came before the committee there was an option to add the bond if desired. Discussion ensued.

Brandon Hyde made a motion to keep the cease-and-desist order active. Chris Seery seconded. All voted in favor. The motion passed unanimously.

2. 420 West Main Street. Discharge of Greywater into a Regulated Area. Assessor's Map 109, Lot 1, Block 8. Zone GC.

Dan Daniska stated an extensive discharge of grey water from a pipe in the rear of the building occurred on January 16, 2026, which carried downhill to the wetlands behind the building.

Steve Lin stated he received a call from a customer that the washing machines at his laundromat had standing water in them. Mr. Lin stated he discovered the drainage pipe on the back of the building appeared to have been tampered with by someone who was sleeping behind the laundromat. Mr. Lin stated the breather pipe was twisted and bent, causing the washers to clog at the main drain. Mr. Lin explained the pipe was turned in a way that no water was discharging. Mr. Lin stated it took roughly 30 minutes to isolate the problem and address it. Mr. Lin stated this had not ever occurred before in his years of owning the business. Mr. Lin stated there had always been standing water behind the building due to the wetlands. Mr. Lin reiterated that he resolved the issue immediately and purchased clamps that would hopefully prevent the pipe from being damaged again. Mr. Lin stated he called DEEP who told him the case was closed and it was no longer an

issue. Mr. Lin explained that when the situation occurred the machines were not serviceable, so he had to unclog the drain to make them operable again. Mr. Lin stated that not much water was discharged into the area.

Peter Chalecki asked if anyone from the building department confirmed that the pipe was put back together and could not be tampered with. Peter Chalecki also asked for confirmation that none of the standing water behind the property was from the pipe. Dan Daniska stated that the building official went to the site the day of the incident and determined the repair was made. Dan Daniska stated that Norwich Public Utilities and the building official determined that the sewer lines were clear and the pipe was fixed. Mr. Lin estimated that roughly 10 gallons of water were released. Dan Daniska stated that his order to the property owner included the repair of the pipe, which had already occurred. Dan Daniska stated his order also included working with a soil scientist to determine the damage, but noted there was a lot of waste in the wetlands area that was not caused by the current property owner. Dan Daniska stated he did not feel it was fair to ask the current owner to clean up all of the garbage in the rear that was from other property owners. Mr. Lin stated he did work every year to clean up the trash behind the building.

Chris Seery made a motion to revise the order from the city to keep only items #2 and #3 in effect. Peter Chalecki seconded. All voted in favor. The motion passed unanimously.

- I. **ADJOURNMENT:** Chris Seery made a motion to adjourn the meeting at 7:38 PM. Peter Chalecki seconded. All voted in favor. The motion passed unanimously.

Respectfully submitted, Katherine Rose - Recording Secretary