

**Regular Meeting Minutes**  
**March 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 7:01 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, Cullan Riley (ZOOM), Brandon Hyde (ZOOM), Peter Chalecki (ZOOM) and Nicholas Fortson.

Absent: Chris Seery, Annabelle Caswell and Deane Nason.

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

- C. APPROVAL OF MEETING MINUTES:** Peter Chalecki put forth a motion to APPROVE the February 5, 2026 regular meeting minutes. Nicholas Fortson seconded. All voted in favor. The motion passed unanimously.
- D. COMMUNICATIONS:** None.

**E. OLD BUSINESS:**

- 1. IWWCC #26-01: 182 Canterbury Turnpike.** Application for the construction of a new single-family home in the Upland Review Area. Application and Property of Integrity Properties Group, LLC. Michael Callinan, Principal. Assessor's Map 45, Block 1, Lot 54. Zone R-40.

Bob DeLuca with CLA Engineers presented on behalf of the applicant. Bob DeLuca stated there were two lots adjacent to one another, which were the first two applications on the agenda. Bob DeLuca stated the two 1.5 acre lots were long and narrow. Bob DeLuca stated that the lot at 182 Canterbury Turnpike did not have wetlands on it and the regulated area was located on the adjacent lot. Bob DeLuca stated there would be approximately 2,000 square feet of disturbance in the upland review area. Bob DeLuca stated the application was for a single-family home with public water and sewer connections. Bob DeLuca stated a drainage culvert was proposed and some street runoff from the road reached the property so they designed the swale to direct towards the drainage, away from the house construction. Brandon Hyde stated he saw the discussed designs on the master plan that was previously approved from the subdivision and that the application seemed to go in line with that plan.

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 motion to APPROVE IWWCC #26-01 with the following conditions:

- That the approval is valid for FIVE YEARS and will expire on 03/05/2031.
- That the limits of clearing be added to the revised plan set.
- That the City Engineer's comments be addressed in the revised plan set.
- That the required bond, in an amount of \$1,500 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.

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

Peter Chalecki seconded. All voted in favor. The motion passed unanimously.

2. **IWWCC #26-02:** 186 Canterbury Turnpike. Application for the construction of a new single-family home in the Upland Review Area. Application and Property of Integrity Properties Group, LLC. Michael Callinan, Principal. Assessor's Map 45, Block 1, Lot 55. Zone R-40.

Bob DeLuca with CLA Engineers stated that the lot at 186 Canterbury Turnpike contained wetlands and the home was moved as much as possible to stay within the setback while

limiting the disturbance within the upland review area. Bob DeLuca stated the public water and sewer connection at 186 Canterbury Turnpike was the same as the previous application. Bob DeLuca stated the application proposed a swale to direct any storm water runoff through the lot towards the wetlands. Richard Morrell asked if the entire project was within the upland area, to which Bob DeLuca stated was primarily correct. Bob DeLuca noted there was a section of the driveway and utilities that were not within the upland area. Bob DeLuca indicated the location of the wetlands on the map shown on screen for all to view. Bob Russo, project soil scientist, stated that the wetland closest to the proposed home already captured the storm water runoff that originated from the road and was a forested wetland. Bob Russo stated the wetland was a red maple swamp that continued off site onto the neighboring property. Richard Morrell asked how much disturbance would occur in the upland review area and what the origin of the wetlands was. Bob DeLuca stated approximately 7,000 square feet of disturbance would occur. Richard Morrell asked what the origin of the wetlands was. Bob Russo responded that due to a seasonable high perched water table and the specific type of woodbridge soil created a dense hard pan layer about approximately two feet below the soil surface. Bob Russo stated that rainfall infiltrated and traveled subsurface horizontally along the hard pan until it broke out in the low spot, which is where the wetland was located. Bob Russo stated that was the primary hydrology and reason for the wetland location. Bob Russo stated the direction of flow out of the wetland was generally northward toward the neighboring property. Brandon Hyde asked what the value of the wetland quality was. Bob Russo responded that there was a considerable amount of invasive species within the wetlands which somewhat diminished its value. Bob Russo stated the wetland provided some local wildlife habitats and helped to clean up the storm water that entered the wetlands.

Richard Morrell asked if there would be any additional runoff from the impervious surfaces to which Bob DeLuca responded there would be some indirect runoff from the home.

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

Brandon Hyde requested that signage be placed to tag the wetland location for future property owners.

Brandon Hyde made a motion to APPROVE IWWCC #26-02 with the following conditions:

- That the approval is valid for FIVE YEARS and will expire on 03/05/2031.
- That the limits of clearing be added to the revised plan set.
- That three Wetlands Tags be added to trees to alert the contractor and homeowner of the limits of the wetland.
- That the City Engineer's comments be addressed in the revised plan set.
- That the required bond, in an amount of \$1,500 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.

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

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

- 3. IWWCC #26-03:** Sabrinas Court. Application for the construction of a new single-family home in the Upland Review Area. Application and Property of Jeffrey Castle. Assessor's Map 34, Block 1, Lot 8-6. Zone R-40.

Normand Thibeault of Killingly Engineering Associates presented on behalf of the applicant. Normand Thibeault stated the location was a 1.3 acre parcel located off of the end of Sabrina Court and was accessed from the West Side of Plain Hill Road. Normand Thibeault stated that the site was sloped from the north to south and all activity would occur in the northeastern side of the parcel off Sabrinas Court. Normand Thibeault stated that the application proposed the construction of a single-family home with 9,500 square feet of disturbance in the upland review area. Normand Thibeault stated that approximately 1,500 square feet was cleared in the rear of the property at some point but was now overgrown. Normand Thibeault stated that the wetland soils were camp,

charlton and chatfield soils that were very rocky with a lot of surfaced boulders and restrictive layers about four inches below the surface. Normand Thibeault stated this resulted in a seasonal high-water table in the wetlands area. Normand Thibeault stated that the hydraulic gradient flowed from the northwest to the southeast. Normand Thibeault stated the wetlands were largely off the northern part of the property and terminated at the southwest corner. Normand Thibeault stated the home would be served by an on-site septic system and drilled well. Normand Thibeault stated the septic system would be at the front of the property and some filling would need to occur to build up the foundation of the home to allow for the gravity system. Normand Thibeault noted there was a 50-foot front yard setback that guided the design. Normand Thibeault stated the home would be four bedrooms with a 1,250 gallon septic tank, which they had received approval from Uncas Health District on that day. Normand Thibeault stated the clearing limits would be protected by a silt fence that would run the perimeter of the site. Normand Thibeault stated the northwest corner of the home would be the closest portion to the wetlands at 32 feet from the boundary. Richard Morrell asked if the septic system was outside of the regulated area. Normand Thibeault responded that was correct and it was located near Sabrinus Court. Normand Thibeault clarified that the septic tank was located in the upland area but the system itself was not.

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 motion to APPROVE IWWCC #26-03 with the following conditions:

- That the approval is valid for FIVE YEARS and will expire on 03/05/2031.
- That the City Engineer's comments be addressed in the revised plan set.
- That the required bond, in an amount of \$1,500 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.

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

Peter Chalecki seconded. All voted in favor. The motion passed unanimously

**F. NEW BUSINESS:** None.

**G. OTHER BUSINESS:** Dan Daniska reported that at the previous meeting the IWWCC approved an application for 245 Old Canterbury Turnpike and that he spoke to an attorney earlier that day regarding the project. Dan Daniska explained that part of the conditions included when a project is approved state that the records permit is non-transferable without the written permission of the wetlands commission, which was determined to be invalid decades prior. Dan Daniska stated the regulations needed to be updated, but the attorney requested that the IWWCC grant City Wetland Agent Dan Daniska permission to transfer the permit when the two lots in question are sold to the future buyer. Dan Daniska explained that the transaction was dependent on receiving IWWCC approval prior to purchasing the lots, so if given permission he would issue a memo transferring the permit to the new owners.

Brandon Hyde made a motion to allow the city wetland agent to produce a memo transferring the permit for 245 Old Canterbury Turnpike to the new buyers as stated. Peter Chalecki seconded. All voted in favor. The motion passed unanimously.

**H. VIOLATIONS:** None.

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

Respectfully submitted, Katherine Rose - Recording Secretary