

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 29
REGULAR MEETING – THURSDAY, JANUARY 15, 2026
Prepared by Stacy Radford, Zoning & Wetlands Officer

Owner/Applicant: City of Norwich, Department of Public Works
Address: New London Tpke., Uncasville
Date of Receipt: December 11, 2025
Date Received by IWC: December 18, 2025 (*DRD – February 21, 2026*)

Applicant Request: Regulated activities within the upland review area in conjunction with the installation of sidewalks.

Activity Description:

Wetland Disturbance Area	0 SF
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	Applicant states approx. 30,000 SF

TECHNICAL REVIEW COMMENTS:

- Plan Set - Sheet 5 of 5 (upper left corner) Erosion & Sediment Control Notes #1-7. Please remove the duplicate language in each of the (7) lines.
- Plan Set – Sheet 5 of 5 (upper right corner) Erosion and Sediment Control Narrative. Section II. Narrative. A. Description of Development. Please correct the spelling of Montville.
- Plan Set – Sheet 5 of 5 (upper right corner) Erosion and Sediment Control Narrative. Please add Montville WEO to be present for any inspection of the silt fence in each of the stages, prior to the commencement of any construction.

STAFF COMMENTS IN REVIEW:

- This Application is for regulated activities within the upland review area in conjunction with the installation of sidewalks in accordance with the New London Turnpike Sidewalks and Road Rehabilitation.
- This entire scope of the overall project involves the installation of a 0.75 mile sidewalk to complete pedestrian access between Route 82 and Route 32, enhancing safety and roadway conditions along the corridor.
- The work will include approximately 1,130 LF of work within the roadway which is within the upland review area. The work will include the installation of approximately 240 linear feet of 5' wide concrete sidewalks, milling and replacement with 2.5 inches of bituminous pavement in two lifts, and construction of approximately 68 linear feet of new embankment wall. Additional work includes the removal and resetting of approximately 43 linear feet of metal beam rails, replacement of six catch basin tops with ADA-compliant grates, removal of two utility poles, and minor grading and site adjustments, as required. The project includes the resurfacing of the bridge surface only over the brook, with no cut, fill or removal activities planned within the actual watercourse or wetland area.

- Erosion and sediment controls will be implemented within the project area to protect drainage inlets and adjacent vegetated areas outside of the project limits. Erosion controls will include silt sacks for catch basins and double-row silt fencing along downslope areas to protect the wetlands. All practices will be in accordance with the 2023 Connecticut Guidelines for Soil Erosion and Sediment Control.
- This project provides improvements to pedestrian connectivity and roadway safety while minimizing impacts to upland and wetland areas. The project work will be limited to within the roadway for repaving and minor work for the installation of the sidewalk. All bridge work will be contained to the road surface with no impacts to the bridge structure.

AGENCY COMMENTS:

- Town Soil Scientist – The referral for comments was forwarded on December 12, 2025 and comments were received on January 8, 2026. These comments were forwarded to the Applicant for response, which was received on January 15, 2026. Responses were forwarded to the Town Soil Scientist and additional comments are still pending.

NEW STAFF COMMENTS:

- On January 6, 2026 the Applicant provided a response to Staff’s Technical Review comments of December 18, 2025 and a revised Plan. All Staff comments have been addressed.
- This Application was referred to the Town Soil Scientist on December 12, 2025 and comments were received on January 8, 2026 (copy attached). These comments were forwarded to the Applicant for their response which was received on January 15, 2026 (copy attached). The responses were forwarded to the Town Soil Scientist and additional comments are pending.
- One of the comments of the Town Soil Scientist was that the wetlands were not delineated on the Site Plan by a certified Soil Scientist. Staff had discussion with the Town Soil Scientist after receipt of the Applicant’s responses to his comments regarding same and he inquired if the Commission deemed the regulated activities as significant, to which I responded that the Commission did not. Pursuant to Section 7.6 of the Inland Wetlands and Watercourses Regulations for the Town of Montville, should the Commission deem the proposed activities as significant impact, the Commission “shall required the applicant to have the wetlands delineated in the field by a soil scientist and that the field delineation be incorporated onto the site plan”. Bob Russo, certified Soil Scientist for the Town of Montville gave his verbal recommendation that this activity not be deemed significant activity because the work is not within the wetlands and the work is within an existing developed area.
- The Applicant has submitted a request for waiver of fees with their original Application, which this Commission will need to make a determination on. At this time, Staff would not recommend the approval of a waiver of the Application fees as this Application has been referred out to the Soil Scientist and fees are beginning to accrue, in excess of the \$200.00 Application fee.

CONSIDERATION FOR ACTION:

Staff recommends the IWC, in accordance with the recommendation of the Town Soil Scientist, deem the regulated activities associated with this Application to be non-significant, a Motion is set forth below:

MOTION “A” (to deem non-significant activity)

I make a Motion that the regulated activities proposed as part of Application #25 IWC 29 – New London Tpke (Parcel ID: N/A), Uncasville, CT: Owner/Applicant: City of Norwich, Department of Public Works; for regulated activities within the upland review area in conjunction with the installation of sidewalks, per the Application and associated documents dated December 11, 2025 are not considered significant impact activities.

If the Commission is inclined to approve the Request for Waiver of fees, the following language for a Motion of Approval is suggested:

MOTION “B” (to Approve Request for Waiver of fees)

I make a Motion to Approve the Request for Waiver of fees for Application #25 IWC 29 – New London Tpke (Parcel ID: N/A), Uncasville, CT: Owner/Applicant: City of Norwich, Department of Public Works; for regulated activities within the upland review area in conjunction with the installation of sidewalks, pursuant to the Applicant’s request of December 9, 2025 in accordance with Section 20 of the Montville Inland Wetlands and Watercourses Regulations.

If the Commission is inclined to deny the Request for Waiver of fees, the following language for a Motion of Denial is suggested. Please note that the Commission must state the reasons for denial on the record.

MOTION “C” (to Deny Request for Waiver of fees)

I make a Motion to Deny the Request for Waiver of fees for Application #25 IWC 29 – New London Tpke (Parcel ID: N/A), Uncasville, CT: Owner/Applicant: City of Norwich, Department of Public Works; for regulated activities within the upland review area in conjunction with the installation of sidewalks, pursuant to the Applicant’s request of December 9, 2025 for the following reasons:

Staff recommends the IWC continue Application 25 IWC 29 to the next regularly scheduled meeting on February 19, 2026, a Motion is set forth below:

MOTION “D” (to Continue)

I make a Motion to continue Application #25 IWC 29 – New London Tpke (Parcel ID: N/A), Uncasville, CT: Owner/Applicant: City of Norwich, Department of Public Works; for regulated activities within the upland review area in conjunction with the installation of sidewalks, until the next regularly scheduled meeting on February 19, 2026.

CLA Engineers, Inc.

Civil • Structural Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

January 9, 2026

Stacy Radford
Zoning & Wetland Officer
Town of Montville
310 Norwich-New London Turnpike
Uncasville, CT 06382

RE: New London Tpke Sidewalk & Rehabilitation Project Application Review
New London Turnpike
Uncasville, CT 06382

Dear Ms. Radford

Per your request and on behalf of the Montville Inland Wetlands Commission, CLA has conducted a full review of the New London Turnpike Sidewalk & Rehabilitation Project application. The following items are included in CLA's review:

1. Site plans by Freeman Companies LLC titled "New London Turnpike Topographic Survey Prepared for the City of Norwich, Connecticut, 5 sheets, dated May 6, 2022."
2. A Narrative from Freeman Companies describing the project and work being done in the URA.
3. Town of Montville Inland Wetlands Application

Comments CLA has regarding the plans can be viewed below.

Site Plan Comments:

The E&S Narrative needs more detail.

- Provide name for the ultimate receiving waters of the wetland(s)
- Provide a list of typical machinery to be used
- Provide approximate start and end date for the project and each phase of the project
- Provide approximate duration required for major operations identified
- State and other possible permits (local, state, or federal) that may or may not be needed

The plans require additional information.

- Provide location of wetlands delineated by a certified soil scientist
- Provide a soil scientist report with a live signature on plans
- Provide location or a note indicating the whole site is within the AE flood zone
- Provide a locus map at a scale of 1"=1000"
- Provide names for the watercourse displayed in the locus map
- Provide proposed grades and elevations
- Provide mapping of highly erodible soils/hydrologic soil groups
- Show where existing buildings are
- Provide who is responsible for handling emergency situations (severe flooding, rains, or other environmental problems)

Other Comments:

- Provide DEEP Reporting Form
- The site plans call out mulch socks near the proposed sidewalk near Fitch Hill Rd, but the symbol used is labeled as straw waddles in the legend.
- The proposed E&S measures appear suitable for the project.

Please feel free to contact me with any questions.

Sincerely,

Robert C Russo

Robert C Russo CSS

January 14, 2026

Sent Via Email to email: sradford@montville-ct.org
Cc: twallace@freemancos.com

Zoning & Wetland Officer – Dept. of Land Use & Development
Town of Montville
310 Norwich-New London Tpke.,
Uncasville, CT 06382

RE: New London Tpke., Uncasville, CT- APPLICATION# 25 IWC 29

Dear Town of Montville Department of Land Use & Development – Zoning & Wetland Officer:
Provided herein are responses to staff review comments received from your office on 01/09/26 for the Renovation Project located at New London Tpke., Uncasville, Connecticut. **Responses are provided in bold.**

Site Plan Comments:

The E&S Narrative needs more detail.

1. Provide name for the ultimate receiving waters of the wetland(s)
 - **Trading Cove Brook, as updated in the E&S Narrative, I..**
2. Provide a list of typical machinery to be used
 - **Construction Equipment And Machinery information has been updated in the Erosion & Sediment Control (E&S) narrative, II.B.2.G..**
3. Provide approximate start and end date for the project and each phase of the project
 - **Construction time and phasing information has been updated in the Erosion & Sediment Control (E&S) narrative, II.B.4..**
4. Provide approximate duration required for major operations identified
 - **Major operation information has been updated in the Erosion & Sediment Control (E&S) narrative, II.B.4..**
5. State and other possible permits (local, state, or federal) that may or may not be needed
 - **Permits information has been updated in the Erosion & Sediment Control (E&S) narrative, II.D..**

The plans require additional information.

1. Provide location of wetlands delineated by a certified soil scientist
 - **The wetland limits are approximate and were obtained from the U.S. Fish and Wildlife Service – National Wetlands Inventory. Since the work is mostly confined to the existing roadway and minor sidewalk additions, a wetland flags was not delineated by soil scientist due to minimal upland impact and no wetland impact.**
2. Provide a soil scientist report with a live signature on plans
 - **As addressed in Comment #1 above.**
3. Provide location or a note indicating the whole site is within the AE flood zone
 - **Note 12 has been added to Site Plan Sheets 3 and 4, stating the project's location relative to the AE flood zone.**
 - **The FEMA Flood map with project site location as attachment - VIII.2. Location of the area was included in the file submission dated December 9, 2025. The same file is also provided with in this package for the reviewer's convenience.**
4. Provide a locus map at a scale of 1"=1000"
 - **The locus map at a scale of 1" = 1,000' is attached as Figure 1, dated January 14, 2026.**

5. Provide names for the watercourse displayed in the locus map
 - The watercourse is shown on the *Figure 1 - locus map*, dated January 14, 2026.
6. Provide proposed grades and elevations
 - The grading plans are included as Sheets 5 and 6 in the *New London Turnpike Sidewalks – Drawing Sheets Rev #2*, dated January 14, 2026.
7. Provide mapping of highly erodible soils/hydrologic soil groups
 - The soils/hydrologic soil groups information are shown on the Grading Plans Sheets 5 and 6 in the *New London Turnpike Sidewalks – Drawing Sheets Rev #2*, dated January 14, 2026.
 - *The Hydrologic Soil Group Map*, dated January 14, 2026, is included as a separate file in this submission.
8. Show where existing buildings are
 - Approximate building locations from the CT GIS have been added to the drawings for reference (Site Plans, Sheets 3–4; Grading Plans, Sheets 5–6 in the *New London Turnpike Sidewalks – Drawing Sheets Rev #2*, dated January 14, 2026).
As the proposed work is largely limited to the existing roadway and minor sidewalk additions, no impacts to buildings on private property are anticipated.
9. Provide who is responsible for handling emergency situations (severe flooding, rains, or other environmental problems)
 - Contact information has been updated in the Erosion & Sediment Control (E&S) narrative, II.G.2..

Other Comments:

1. Provide DEEP Reporting Form
 - The DEEP reporting form (*STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM*) was included in the file submission dated December 9, 2025.
 - The same file is also provided with in this package for the reviewer's convenience.
2. The site plans call out mulch socks near the proposed sidewalk near Fitch Hill Rd, but the symbol used is labeled as straw waddles in the legend.
 - The legend and callouts were updated in Revision #1, which was submitted to the Town on January 6, 2026.

Sincerely,



Yanan Wu
Assistant Manager of Landscape Architecture

Enclosures:

- New London Turnpike Sidewalks & Rehabilitation Site Plans revision #2, 7 sheets, dated Jan 14, 2026
- New London Turnpike Sidewalks – Fig.1 - Locus Map, dated Jan 14, 2026
- New London Turnpike Sidewalks – Hydrologic Soil Group Map, dated January 14, 2026
- New London Turnpike Sidewalks_IWWCC- VIII.2. Location of the area.pdf, dated Dec 09, 2025
- New London Turnpike Sidewalks_CTDEEP, dated Dec 09, 2025