

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 29
REGULAR MEETING – THURSDAY, MARCH 19, 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.
- 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 require 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.

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 final comments were received on January 20, 2026.

NEW STAFF COMMENTS:

- Final review comments were received by the Town Soil Scientist on January 20, 2026, indicating that all previous comments had been addressed.

- Due to the fact that the February 19, 2026 IWC Meeting was cancelled due to a lack of quorum, the Applicant was asked to provide a Request for Extension of Time, which would be voted on by this Commission, retroactively to the date to render a decision of February 21, 2026. A Request for Extension of Time was received on February 19, 2026, requesting a 35-day extension of time to March 27, 2026 (a copy of which is attached).
- On March 4, 2026 the Applicant provided a revised Plan set which was forwarded to the Town Soil Scientist for review and comment. The Applicant advised that the only change to the Plan was the relocation of utility poles. The Town Soil Scientist reviewed the revised Plan and had no further comments.

CONSIDERATION FOR ACTION:

If the Commission is inclined to grant a 35-day extension of time, a Motion is set forth below:

MOTION “A” (to grant extension of time)

I make a Motion to grant a 35-day extension of time, retroactively from February 21, 2026 to March 27, 2026.

If the Commission is inclined to approve the request of the Applicant for a permit for proposed activity, the following language for a Motion of Approval is suggested:

MOTION “B” (to Approve)

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve 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 and plan entitled, “New London Turnpike Topographic Survey prepared for the City of Norwich, Connecticut, dated May 6, 2022 and revised March 4, 2026.”

Standard reasons for approval and standard conditions of approval apply.

From: [Stacy Radford](#)
To: [Stacy Radford](#)
Subject: 25 IWC 29 - New London Tpke.
Date: Thursday, February 19, 2026 11:04:56 AM

From: Yanan Wu <ywu@freemancos.com>
Sent: Thursday, February 19, 2026 10:54 AM
To: Stacy Radford <sradford@montville-ct.org>
Cc: Tristan Wallace <twallace@freemancos.com>; Jeffrey Dewey <jdewey@cityofnorwich.org>
Subject: Re: 25 IWC 29 - New London Tpke.

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Hi Stacy,

Thank you for the notification regarding the cancellation of this evening's Inland Wetlands Commission meeting.

Please accept this email as a formal request for an **extension of time** for the Commission to render a decision on the above-referenced Application.

To accommodate the lack of quorum and the rescheduled meeting date, we wish to extend the decision deadline from **February 21, 2026**, to **March 27, 2026**. We understand that this extension will be retroactively voted upon by the Commission at the regularly scheduled meeting on **March 19, 2026**.

Please let us know if you require any additional documentation to process this request.

Thank you.