

MEMORANDUM FOR THE RECORD
APPLICATION# 23 IWC 8
REGULAR MEETING – THURSDAY, MAY 18, 2023
Prepared by Meredith Badaluca, Zoning & Wetlands Officer

Applicant: Norwich Golf Authority
Property Owner: City of Norwich
Engineering Info: Green Site Design, LLC, Ellen Bartlett PE, CPSWQ
Address: Old Fitch Hill Rd (Parcel ID: 110-032-000)
Meeting Date: May 18, 2023
Date Received by IWC: May 18, 2023 (*Decision Required Date – July 21, 2023*)

Applicant Request: Disturbance within regulated wetlands/uplands for proposed replacement of the golf cart bridge at the Norwich Golf Course.

Activity Description:

Wetland Disturbance Area	500 SF
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Area Disturbance	0 SF per application

STAFF COMMENTS:

The Norwich Golf Course is located in both the City of Norwich and the Town of Montville. The town boundary is located along the centerline of Trading Cove Brook. The portion of the property located within the Town of Montville consists of approximately 40 acres.

Currently there is an existing wooden bridge located on the property to cross Trading Cove Brook from the ninth green to the tenth tee. The Golf Course Authority is proposing to replace this bridge due to the structural inadequacy and public safety concerns. I conducted a site inspection of said structure in July 2022.

The Applicant states, in part, “A golf cart and pedestrian bridge had been installed in this general location since the golf course was constructed in the early 1920’s. The existing bridge is an approximately 7-wide wooden construction with eight 4” x 4” posts with cross bracing located within the Trading Cove Brook stream channel. The posts are supported in concrete filled 5-gallon buckets resting on the channel bottom. Wood decking and an artificial turf surface are installed over the substructure. Cable tiebacks are attached to the bridge to secure it in place. Maintenance staff has performed periodic repairs on the existing bridge, but it has become structurally inadequate and is in need of replacement.

The proposed bridge replacement will occur at the same location and will not involve significant re-alignment of the existing golf cart path. The design for the new cart and pedestrian bridge will be a 7-wide structure that will span the Trading Cove Brook stream channel. New pile supported concrete foundations will be constructed on each side of the brook. A prefabricated steel bridge with wood decking will be installed on these foundations spanning the stream channel. Details for the new bridge design are included in the bridge replacement plans.”

The Applicant further states, “Temporary water handling measures will not be needed during construction. Trading Cove Brook will be allowed to flow through the natural channel during construction. Foundations will be constructed on each side of the brook; access is available from each side without crossing the brook. The prefabricated bridge structure will be installed via a crane and will completely span the brook. The timber posts for the existing bridge will be removed by hand.”

The wetlands were delineated by Joseph R. Theroux and his report dated September 27, 2022 is included with the application for review.

Per the Applicant, a permit from the Army Corps of Engineers is required and was submitted on April 24, 2023.

Per CGS §8-7d(f), the application and supporting documents have been referred to the Norwich City Clerk, as well as the Inland Wetlands Agent. Comments are pending.

Please be advised of the following comments with regard to my review of the application, supporting documents and a plan entitled “Golf Course Bridge Replacement, Norwich Golf Course, 685 New London Turnpike, Norwich, CT, Prepared by Green Site Design, LLC, Dated May 8, 2023”:

Application:

1. Section V. Property Information, Address of Proposed Activity should state: Old Fitch Hill Road, Uncasville, CT 06382.
2. Section VI. Wetlands and Watercourse Information, Upland Review Disturbance Area states 0 sq. ft., however the plan indicates a staging and stockpile area within the URA. Please confirm.
3. Section VII. “Project Description” and “Activity Will Involve” need to be completed. A detailed narrative of all work within regulated areas is required.

STAFF RECOMMENDATION:

Staff recommends the IWC receive & review Application 23 IWC 8, set a date for a site walk, if desired, and table the application to the June 15, 2023 meeting.