

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 23 IWC 8**  
**REGULAR MEETING – THURSDAY, JUNE 15, 2023**

*Prepared by Meredith Badalucca, Asst. Planner, Interim 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:** June 15, 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:**

<b>Wetland Disturbance Area</b>	<b>500 SF</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 LF</b>
<b>Upland Review Area Disturbance</b>	<b>700 SF</b>

**IN REVIEW:**

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.

**STAFF COMMENTS:**

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. No comments have been received.

The applicant has revised the application and narrative to include the temporary disturbance in the URA for a stockpile area, as requested.

A site walk was attended by IWC members on June 10, 2023.

**Considerations for Action:**

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:

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 23 IWC 8, Owner: City of Norwich, Applicant: Norwich Golf Authority for regulated activities within the wetlands and URA in conjunction with the proposed Golf Cart Bridge Replacement at Old Fitch Hill Road, Parcel ID: 110-032-000, Uncasville, CT, per the application and associated documents dated May 2, 2023, revised June 12, 2023 and as shown on plans entitled “Golf Course Bridge Replacement, Norwich Golf Course, 685 New London Turnpike, Norwich, CT, Prepared by Green Site Design, LLC, Dated May 8, 2023”. Standard reasons for approval and standard conditions of approval apply.