



## TOWN OF MONROE INLAND WETLANDS COMMISSION

7 Fan Hill Road  
Monroe, CT 06468

Inland Wetlands Office (203) 452-2809  
Town Engineer: Scott H. Schatzlein, P.E.  
Fax: (203) 261-6197

### MINUTES OF March 11, 2015 REGULAR MEETING

#### I. Call To Order:

The regular meeting of the Inland Wetlands Commission was called to order at 7:09 PM.

(A) Pledge of Allegiance

(B) Roll Call

Present: John Bath; Lois Spence; Jeremy Hayden; Mike Beno; Jason Grady; Tanya Bombero, Clerk and Scott Schatzlein, Town Engineer/Inland Wetlands Agent

Absent: Michael Muttitt

(C) Minutes:

A motion to approve the minutes of 2-25-15 was made by Mike Beno; 2<sup>nd</sup> by John Bath; passed 5-0.

(D) General Public Participation: None

#### II. Application Hearing Determinations (determination of the type of hearing only):

- **IWC-2015-03** 3 Sweetbrier Lane, regulated activities associated with remediation of disturbance of the wetland and upland review areas, Raimondi

Mr. Schatzlein stated that this application is being submitted to remediate a wetlands violation. He indicated that approximately 6,375 square feet of previously disturbed upland review area will be restored noting that there is 22,000 square feet of upland review area on the property. The Commission reviewed both requests of the applicant regarding the waiver of application fees and the requirement of the A2 Survey as noted in the letter received with the application submission. The Commission determined that the A2 Survey wasn't necessary at this time. However, they reserved the right to request the survey during the hearing if it becomes warranted. Chairman Hayden stated for the record that he received correspondence from the property owner's real estate agent offering assistance with the resolution of this matter considering the circumstances of the property owner.

A motion was made by Lois Spence to hold a regular hearing for application IWC-2015-03 as there is not significant impact to the wetlands and it is of minimal public interest; 2<sup>nd</sup> by Mike Beno; passed 5-0.

A motion was made by Lois Spence to retain the original application fee as required by the regulations; 2<sup>nd</sup> by John Bath; passed 4-1 (Jason Grady opposed).

**III. Subdivision Report/Recommendation to the Planning & Zoning Commission: NONE**

**IV. Regular Hearings for Permits to Conduct Regulated Activities (No Public Input): NONE**

**V. Public Hearings:**

- **IWC-2015-02** 288 Monroe Turnpike, regulated activities associated with construction of proposed daycare center, driveway, parking, utilities & associated site improvements, Gary Brown

Present at Hearing: William Carboni, P.E., Spath-Bjorklund Associates, Inc.

William Carboni, P.E., Spath-Bjorklund Associates, Inc., introduced himself and stated that this application is for a proposed daycare center operating under the name, The Goddard School, which is a franchise of daycare centers. He described the location of the site noting that it has been used as a nursery for approximately fifty years. Mr. Carboni indicated that the site is 2.67 acres and there are no wetlands on this property. However, there are wetlands on the adjoining property to the north. He stated that there are .6 acres of upland review area on the site. Mr. Carboni explained that primarily all the native vegetation was removed from this property by the nursery and referenced on the plan the areas where trees still remain. He reviewed the site plan and noted the locations of the existing structures on the property. Mr. Carboni presented the stormwater management plan and associated drainage details. He stated that the Department of Public Health and Aquarion Water Company were notified of this application submission and provided the letters for the record. Mr. Carboni provided an overview of the landscaping plan dated 2-10-15 as submitted by William Kenny Associates, LLC. He also discussed the letter dated 3-11-15 from Michael Klein, Soil Scientist, Environmental Planning Services, relative to soils testing and the test logs completed in correlation with the 4-11-05 delineation report. Mr. Carboni reviewed the Town Engineer's Comments and provided clarification on outstanding items.

There were discussions with the Commission regarding the following:

- Reviewed plans relative to the filled wetland areas noting this was completed prior to the adoption of the wetlands regulations
- Clarification of the 100 foot setback as noted on the plan
- Fence locations and uses
- Playground details and locations
- Maintenance plan for plantings and associated monitoring period including removal of invasives
- Drainage details concerning the wetlands located on the property to the north – decrease in flow to that area.

Tanya Bombero listed Exhibits one through eight for the record. Mr. Schatzlein reviewed his comments as well as the Bond Estimate. There were no public comments in favor of the application or of a general nature.

The public comments in opposition to the application included the following: Seth Tadeusz, 20 Barton Road – concerned about the additional drainage flow from the project as well as the close proximity of the proposed activities to his well and septic system; Erika Mino, 21 Barton Road – concerned about the close proximity of the proposed activities to her property, the location of the mechanicals and trash bins, and whether or not food will be prepared necessitating the use of a grease trap. She also indicated that she would like to see privacy bushes in the area that borders her property in addition to a fence. In addition, she had concerns regarding the potential increase of drainage flow as the wetland areas are currently saturated. Mr. Carboni provided clarification of the wetlands related comments indicating that the flow to the wetlands areas will be decreased as the drainage flow will be diverted to Monroe Turnpike. He acknowledged the zoning questions and indicated specifics would be discussed at the Planning and Zoning hearing. Mr. Carboni provided closing comments. The public hearing closed.

## **VI. Violations:**

- **IWV-2014-14** 96 Gay Bower Road

Mr. Schatzlein provided a brief administrative review for the Commission and indicated they directed him to issue a Notice of Violation to the property owner requesting their attendance at a meeting for an informal discussion. He reviewed photos of the property and a map depicting the encroachment into the regulated areas. Carlos Reinoso, property owner, was in attendance at the meeting and introduced himself. He stated that he purchased the property twelve years ago and explained that the previous property owner had described to him the improvements that he made to the yard prior to his purchase. Mr. Schatzlein listed the regulated activities associated with the violation – clearing and filling of a wetland and upland review area, extension of drainage piping without a permit and the shed located within a regulated area (no permit obtained) noting that the shed is actually on the neighbor's property. Mr. Reinoso acknowledged that he put the shed on the property as he needed additional storage, but did not realize it was located on his neighbor's property. He indicated that he thought it was his property as it is located within what appears to be the cleared limits of his property. Mr. Reinoso explained that he did not realize that there were regulated areas on his property and thought the limits of his lawn were acceptable as the yard looks the same as the day he purchased it. Chairman Hayden clarified that the purpose of this meeting is to resolve the violations within the regulated areas and bring his property to compliance. The Commission thanked Mr. Reinoso for his attendance at the meeting and Chairman Hayden indicated he would receive a letter in the mail stipulating the process for rectifying the violations.

- **IWV-2014-15** 290 Pastors Walk

Mr. Schatzlein provided a brief administrative review for the Commission and indicated they directed him to issue a Notice of Violation to the property owner requesting their attendance at a meeting for an informal discussion. He reviewed photos of the property and a map depicting the encroachment into the regulated areas. Mr. Schatzlein indicated that the property owner came into the office upon receipt of the Notice of Violation to discuss the issues referenced in the letter. David Urban, property owner, introduced himself and stated that he bought the property from his father in 1997. He explained that he wasn't aware there were wetlands on his property.

Mr. Urban provided a description of his property for the Commission and explained that the property is currently rented and his tenant extended the driveway. His tenant, Joseph Costello, introduced himself and indicated that he put a portion of fill to extend the end of the driveway so he could park his trailer and larger vehicles. Mr. Schatzlein clarified that the majority of this property is upland review area and not wetlands. The Commission determined they would like to conduct site inspections and discuss the process for resolution at a future meeting. The property owner granted permission for the Commissioner's to inspect the site but said they should call first to ensure the dogs are confined. The Commission will do their site inspections after the snow melts.

**VII. Other:** (None)

---

**Deliberation Session**

**VIII. Deliberations on completed hearings:**

- **IWC-2015-02** 288 Monroe Turnpike, regulated activities associated with construction of proposed daycare center, driveway, parking, utilities & associated site improvements, Gary Brown

Present at Hearing: Jeremy Hayden; Mike Beno; Lois Spence; John Bath; Jason Grady

A motion was made by Lois Spence to approve application IWC-2015-02 with conditions as applicant has provided uncontradicted expert evidence that the proposal represents no adverse impact to the wetlands/watercourses; therefore no feasible and prudent alternatives were required; and verify that this application/proposal is in compliance with the requirements as set forth by the current Town of Monroe Inland Wetlands and Watercourses Regulations and the Inland Wetlands and watercourses Act, pursuant to sections 22a-36 to 22a-45 inclusive of the Connecticut General Statutes as amended; 2<sup>nd</sup> by Mike Beno; passed 5-0.

(See approval letter at the end of minutes)

**IX. Bond Releases and/or Reductions:** (None)

**X. Time Extensions:** None

**XI. IWC Agent Activities/Reports:**

General Permits: (None)

Agent Approvals: (None)

Permitted Uses As of Right:

1. Department of Public Works – road repair, replacement and/or general maintenance (I/W Regulations Section 4.2 (C))

## **XII. Violations:**

- Discussions on Completed Violation Hearings from this Agenda
  - **IWV-2014-14** 96 Gay Bower Road  
The Commission discussed and determined that the property owner should submit an Agent Approval Application to relocate the shed onto his property noting that it is within a regulated area. In addition, the Commission requested that wetlands markers be placed at intervals near the existing tree line to prevent further encroachment into the regulated area. The Commission also stated that a Notice of Resolution will be filed on the land records upon completion of the Agent Approval final inspection.
  - **IWV-2014-15** 290 Pastors Walk  
The Commission stated that site inspections will be completed when the snow melts; therefore, they are deferring their judgment regarding resolution until a future meeting. They directed the wetlands office to send the property owner a letter indicating same.
- Administrative Review/Enforcement Issues
  - 571 Pepper Street  
Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property – unpermitted dumping and stockpiling of fill within a wetland and upland review area noting that said activities have extended onto the adjacent property, 587 Pepper Street. He indicated that the tenant of this property, Jim DelMedico, is responsible for the disturbance. Mr. Schatzlein reviewed some photos of the site and a map depicting the limits of disturbance within the regulated areas. He explained that the disturbance encroaches onto the neighbor's property, 587 Pepper Street, which will be discussed next. Mr. Schatzlein stated that the property owner is aware of the situation. The Commission discussed and determined that a Notice of Violation should be filed on the land records and sent to the property owner requesting their attendance at a future meeting.
  - 587 Pepper Street  
Mr. Schatzlein stated that the tenant of 571 Pepper Street, Jim DelMedico, is responsible for the unpermitted dumping and stockpiling of fill within the wetland and upland review areas of the property he rents, which has encroached onto this property, 587 Pepper Street. He reviewed the map depicting the encroachment onto this property. The Commission discussed and determined that a Notice of Violation should be sent to the property owner, but should not be filed on the land records at this time.

## **XIII. General Discussion/Other:**

- Discussion of Violation Fees  
The Commission discussed whether or not applications that are being submitted to remediate violations should have the fee waived with the exception of direct costs, under certain circumstances. Upon conclusion of the discussion, it was determined that the violation fees should not be waived in the interest of being fair to all applicants.

## **XIV. Correspondence: Secretary Spence read the correspondence received.**

- 30 Cobblers Hill Court – application submission materials to Connecticut Siting Council
- Fawn Hollow Lake – Aquatic Pesticide Permit Application

**XV. Adjournment:** Motion to adjourn by Jason Grady, 2<sup>nd</sup> by John Bath; passed 5-0.

**Adjourned** at 9:50 PM

**NOTE:**

- A recorded copy of this meeting is on file in the Inland Wetlands Office, Monroe Town Hall.
- These minutes are contingent upon the approval of the Inland Wetlands Commission.
- These minutes provide a general overview of topics discussed and are not meant to be a transcript of this meeting.
- All meeting minutes are posted on the Town Website [www.monroect.org](http://www.monroect.org). Select Town Hall Departments/Inland Wetland. Choose meeting minutes from the left column.

Date of Approval: 3-25-15

**PENDING:**

The following items were listed with this meeting's Agenda as "Pending":



## TOWN OF MONROE INLAND WETLANDS COMMISSION

7 Fan Hill Road  
Monroe, CT 06468

Inland Wetlands Department: (203) 452-2809  
Fax: (203) 261-6197

CERTIFIED MAIL RETURN RECEIPT REQUESTED AND REGULAR MAIL: 7011 0110 0002 2153 1377

### NOTICE/CERTIFICATE OF DECISION

March 17, 2015

Gary Brown  
18 Whitewood Hollow Court  
Ridgefield, Connecticut, 06877

Re: Application No. IWC-2015-02 (File No. 910), Commercial Site Development  
Application Type: Public Hearing  
Location of site: 288 Monroe Turnpike

**WHEREAS**, the Monroe Inland Wetlands Commission (hereinafter referred to as "Commission") has considered an application by Gary Brown, for regulated activities associated with the construction of a proposed daycare center, driveway, parking, utilities & site improvements, located at 288 Monroe Turnpike. Although there are no wetlands on the property, there is approximately 0.59 acres of regulated Upland Review Area associated with apparent wetlands located north and northeast of the property.

**WHEREAS**, the Commission considered the following Application Submissions:

- Town of Monroe Inland Wetlands Application, received 2/10/2015
- The Goddard School 288 Monroe Turnpike Detention Report, dated 2/09/15
- Full Scale (24" × 36") Plans Numbered 1-10 entitled "Site Improvements 288 Monroe Turnpike – Ct. Route 111 in Monroe, Connecticut Prepared for Gary Brown", prepared by Spath-Bjorklund Associates, dated 02/03/15, revised to 02/10/15.
- Full Scale (24" × 36") Plan Numbered 1-1 entitled "Data Accumulation Plan Depicting Existing Conditions Prepared for Gary Brown, prepared by The Huntington Company, LLC", dated 12/21/14, revised to 02/09/15.
- Full Scale (24" × 36") Plan Numbered 1-1 entitled "Proposed Site Planting Plan Prepared for: the Goddard School", prepared by William Kenny Associates, LLC, dated 02/10/15
- Letter of Consent to submit application, dated 2/05/15
- Soils Report by Environmental Planning Services, dated 04/11/05
- D.E.E.P. Statewide Inland Wetlands & Watercourses Activity Reporting Form, received 02/10/15
- National Flood Insurance Program Firmette, received 02/10/15
- Letter regarding Wetlands Flagging, dated 02/10/15
- Copy of Aquarion Notification Letter, dated 02/10/15, received 02/10/15
- List of Abutters with 100', dated 02/08/15, received 2/10/2015
- Exhibits one (1) through eight (8) as referenced and entered into the record during the public hearing.

**WHEREAS**, upon considering the above listed submission data and respective testimony at a duly noticed Public Hearing, which opened and adjourned on March 11, 2015, and upon deliberating on March 11, 2015, the Commission made the following determination (**FINDINGS**):

- The Commission finds that the submitted application materials are consistent with the requirements as set forth by the current Town of Monroe Inland Wetlands and Watercourses Regulations and the Inland Wetlands and Watercourses Act, pursuant to sections 22a-36 to 22a-45 inclusive of the Connecticut General Statutes as amended;
- The applicant has presented un-contradicted expert evidence that the activities as proposed in this application pose no adverse impact to the regulated areas; therefore, no feasible and prudent alternatives were required.

**NOW THEREFORE BE IT RESOLVED**, based on the above, the Commission, upon motion by Lois Spence and seconded by Mike Beno, voted five (5) in favor and zero (0) in opposition to **Approve** the above referenced application and the following submitted layout/plans as included in the following:

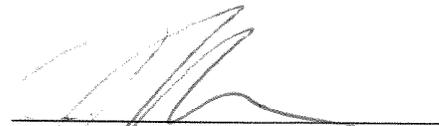
1. Revised Full Scale Plans (12 sheets) entitled:

| <u>Map pg.</u> | <u>Title</u>                            | <u>By</u>              | <u>Dated</u> | <u>Revised Date</u> | <u>Exhibit #</u> |
|----------------|---|------------------------|--------------|---------------------|------------------|
| • 1 of 12      | Cover Sheet, Site Improvements...       | SBA                    | 02/03/15     | 02/10/15            | N/A              |
| • A-1          | Area Plan, 288 Monroe Turnpike...       | SBA                    | 02/03/15     | 02/10/15            | N/A              |
| • S-1          | Site Plan, 288 Monroe Turnpike...       | SBA                    | 02/03/15     | 02/10/15            | N/A              |
| • S-2          | Grading Plan, 288 Monroe Turnpike...    | SBA                    | 02/03/15     | 02/10/15            | N/A              |
| • S-3          | Underground Utility Plan, 288 Monroe... | SBA                    | 02/03/15     | 02/10/15            | N/A              |
| • S-4          | Erosion Control Plan, 288 Monroe...     | SBA                    | 02/03/15     | 02/10/15            | N/A              |
| • D-1          | Details, 288 Monroe Turnpike...         | SBA                    | 02/03/15     | 02/10/15            | N/A              |
| • D-2          | Details, 288 Monroe Turnpike...         | SBA                    | 02/03/15     | 02/10/15            | N/A              |
| • D-3          | Details, 288 Monroe Turnpike...         | SBA                    | 02/03/15     | 02/10/15            | N/A              |
| • D-4          | Details, 288 Monroe Turnpike...         | SBA                    | 02/03/15     | 02/10/15            | N/A              |
| • 11 of 12     | Data Accumulation Plan...               | The Hun. Co.,<br>LLC   | 12/21/14     | 02/09/15            | N/A              |
| • 12 of 12     | Proposed Site Planting Plan...          | W. Kenny<br>Associates | 02/10/15     | N/A                 | N/A              |

2. Including Exhibits one (1) through eight (8).

*Vote:*

|               |     |                            |
|---------------|-----|----------------------------|
| Jeremy Hayden | Aye | <i>For the Commission:</i> |
| Jason Grady   | Aye |                            |
| John Bath     | Aye |                            |
| Mike Beno     | Aye |                            |
| Lois Spence   | Aye |                            |

  
 \_\_\_\_\_  
 Jeremy Hayden, Chair

**FURTHERMORE**, the Commission required that this approval be subject to the following:

**(A) Conditions to be addressed within 270 days of the Date of Approval (12-06-15) or this approval/permit becomes null and void:**

1. The applicant shall submit one (1) complete set of final Plans (full size 24" x 36") for review by the Town Engineer/Inland Wetlands Agent which must include the following revisions.
  - a. A notation indicating that monitoring reports by an appropriate professional shall be submitted to the Inland Wetlands Office for each of three growing seasons (once per year) following the completion of remediation, restoration, and stabilization measures, and/or the installation of plantings. Said reports shall verify acceptable levels of plant health (establishment and growth), prevention and/or elimination of invasive plant species (measures needed or results obtained), and a verification of the overall success of proposed improvements.
  - b. Clearer representation of the source of the wetland information as listed in notation 12 on the Data Accumulation Plan (source, date, level of accuracy, etc.).
  - c. A Bench Mark reference on the site survey.
  - d. Labeling of the tree line along the northwesterly property line as "existing".
2. Filing of Final Inland Wetlands Commission Approved Plans:  
Upon satisfactory revision of the final Plans as required above, the applicant shall submit five (5) complete sets of certified plans (full size 24" x 36") for the authorized endorsement of same by the Commission Chair.
3. After completion of conditions listed under (A 1-2) above, the original Notice of Decision must be filed on the land records in the Town Clerk's office. The applicant will obtain the said original Notice from the Inland Wetlands Department. A copy of said recording, showing all marks of recording, shall be provided to the department by the applicant.

**(B) Conditions to be addressed prior to construction (issuance of an IWC PERMIT – *said permit will be in the form of a permit document, and/or final stamped/signed plans*):**

1. Address all above listed conditions.
2. A pre-construction meeting shall take place with the Wetland Agent prior to any disturbance or alteration to the site. This includes any tree or brush removal. Pre-construction meetings shall not be held until the final plans (as detailed above) have been signed by the Town and building permit has been issued (where applicable).
3. A \$7,000.00 bond must be posted along with the execution and signing of a respective Bond Agreement.
4. Issuance of Building Permit, if applicable.

**(C) Conditions to be addressed prior to the issuance of a Certificate of Occupancy (if applicable):**

1. Address all above listed conditions.
2. An As-Built plan must be provided (progress print at this stage). Said As-Built must be superimposed on the original approved layout plan (to be shown in red or varied shading), and have adequate information to verify that all work was completed in compliance with this approval.

**(D) Conditions to be addressed prior to the release of bond:**

1. Address all above listed conditions.
2. Submission of a final As-Built drawing.
3. Completion of all work, stabilization of all disturbed areas, removal of all siltation and erosion control measures, and restoration of all pre-application/site investigation areas within the individual lots.
4. Submission, acceptance, and filing of any/all applicable easements (including drainage easement to the Town).

**(E) Standard Requirements:**

1. Regulated activities herein shall be implemented by the permittee in accordance with the timing, location, duration, and intent proposed and approved by the Commission.
2. Sedimentation and erosion control measures must be installed prior to any commencement of site activity. Said measures must be regularly inspected prior to and subsequent to major storm events and maintained during construction and properly removed with all affected land restored prior to requesting final inspection. An authorized representative, responsible for all sedimentation and erosion control measures, must be registered with the Town Inland Wetlands Office, Public Works Office and Police Department in addition to being listed on the drawings (include a name, address, business telephone number, off-hours telephone number and other pertinent contact information). All sedimentation and erosion control measures must be provided and installed in accordance with the Connecticut State Department of Energy and Environmental Protection (DEEP) Guidelines for Soil Erosion and Sediment Control dated 2002, or as updated. In constructing the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.
3. If a bond is not required as a specific condition of approval, the posting of a cash (bank check) or letter of credit may be required at any time during construction by the Inland Wetlands Commission, Inland Wetlands Agent and/or the Town Engineer for erosion controls or any approval requirements and/or Wetland mitigation measures, in an amount to be recommended by the Town Engineer and accepted by the Commission. Once work is complete, a request for bond release must be provided in writing.
4. In the event an appeal is taken from this decision, the applicant shall provide the Commission with three (3) sets of all plans, reports and documents that were submitted for the application within thirty (30) days.
5. Heating oil tanks shall not be buried anywhere on the property.
6. Plant species listed on the most current DEEP publication entitled "Non-native Invasive and Potentially Invasive Vascular Plants in Connecticut" shall not be introduced on the site.
7. The Applicant shall notify the Wetland Agent at least 48 hours prior to starting any work (including, but not limited to, grading or stumping) and upon completion of work.
8. The applicant shall submit any changes of the approved plans with a written request for permit amendment(s). The Commission and/or its Agent shall determine if said changes are acceptable under the permit or if a new application is required.
9. All work and all regulated activities conducted pursuant to the authorization shall be consistent with the terms, intent, and conditions of this permit. All structures, equipment, material, excavation, fill, clearing, encroachments, and activities not specifically identified and authorized herein shall constitute a violation of the permit. This may result in the modification, suspension, or revocation of the permit.

**(F) Expiration and Transfer of Permit:**

1. In accordance with Connecticut General Statutes, Section 8-3 (i), and the Town of Monroe Inland Wetlands and Watercourses Regulations, Section 11.7, any and all work associated with this approval must be completed within five (5) years of the date of an issued permit (note that a permit is issued only upon addressing all the conditions listed under "*(A) Conditions to be addressed within 270 days of the Date of Approval*"). However, the issuance of a permit does not allow for work to commence. Work shall only commence upon satisfactorily addressing all conditions listed under "*(A) Conditions to be addressed within 270 days of the Date of Approval*" and "*(B) Conditions to be addressed prior to construction*". Up to one additional five (5) year extension may be requested in writing prior to expiration.
2. This permit is not transferable unless: the new owner provides the Commission with a signed acknowledgement that he or she understands and accepts the conditions of approval, a new replacement bond is established by the new owner, or an agreement between the original and new owner is provided, verifying that the original owner will still be responsible for meeting the conditions of approval.

**THIS APPROVAL IS HEREBY ISSUED WITH THE FOLLOWING STATEMENTS, CLARIFICATION OF STANDARDS, CONDITIONS, AND PROCEDURAL REQUIREMENTS:**

**THIS APPROVAL IS NOT AN AUTHORIZATION TO START CONSTRUCTION.**

If there are any questions relative to the conditions of approval, please call the Town prior to submitting the revised plans. This will avoid costly and time consuming revisions and reviews, therefore, expediting the process for you.

This Commission has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.

This approval is subject to compliance with any and all Inland Wetlands Regulations of the Town of Monroe in addition to all other applicable Local, State and Federal requirements.

This approval does not derogate any present or future rights or powers of the Inland Wetlands Commission or the Town of Monroe, and convey no rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity.

If the activity authorized by this approval also involves an activity which requires zoning or subdivision approval, special permit, variance or special exception under sections 8.3(g), or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit may begin until such approvals are obtained.

Violations of this approval (permit to be issued) may result in termination of associated tax abatements if applicable, as per Town Code, Section 470-30.

Variations from the approved plans must be addressed/discussed with the appropriate Town staff during construction with the resolution and verification of same documented in writing.

This decision is consistent with the purposes of the Monroe Inland Wetlands and Watercourses Regulations which are designed to protect the citizens of the town of Monroe by providing a balance between the need for growth, development and enjoyment of the natural resources of Monroe with the need to protect its environment and ecological stability.

This approval letter may also serve as the Inland Wetlands Commissions Report to the Planning and Zoning Commission (where applicable).

-End-

cc: David S. Bjorklund, Jr., P.E., Spath-Bjorklund Associates, Inc.  
Martin C. & Kathy R. Zito, Property Owners