



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.
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AMENDED MINUTES OF April 8, 2015 REGULAR MEETING

I. Call To Order:

The regular meeting of the Inland Wetlands Commission was called to order at 7:12 PM.

(A) Pledge of Allegiance

(B) Roll Call

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

Absent: None

(C) Minutes:

A motion to approve the minutes of 3-25-15 as amended was made by Mike Muttitt; 2nd by Mike Beno; passed 5-0 (John Bath abstained).

(D) General Public Participation: None

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

- IWC-2015-04 65 Hammertown Road, regulated activities associated with the installation of fire dry hydrant, Czesnowski

Mr. Schatzlein stated that this application is being submitted to permit the installation of a fire dry hydrant, which is a modification of the recently granted subdivision approval for 65 Hammertown Road (IWC-2014-02). He presented application details indicating that the overall project site is 24.87 acres of which there are 2.07 acres of wetlands and 4.59 acres of upland review area on the property. There is 40 square feet of wetland disturbance proposed and 900 square feet of upland review area disturbance proposed. Mr. Schatzlein stated that the trench excavation will result in approximately 30 cubic yards of material which will be reused as trench backfill. He reviewed his comments dated 4-8-15 as provided to the applicant and Commission members. The Commission discussed the proposed activities in relation to the hearing determination. A motion was made by Mike Muttitt to hold regular hearing for application IWC-2015-04 because there are minimal changes to the plan and minimal public interest; 2nd by John Bath; passed 6-0.

III. Subdivision Report/Recommendation to the Planning & Zoning Commission: (None)

IV. Regular Hearings for Permits to Conduct Regulated Activities (No Public Input):

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

Present at Hearing: Aleksandra Moch, Soil Scientist; Donna Raimondi, property owner

Aleksandra Moch introduced herself stating that she is a Soil Scientist, Geologist/Hydrogeologist, Landscape Designer and is a certified professional in Soil Erosion and Sediment Control. She indicated that she is representing the property owner, Donna Raimondi. Ms. Moch provided an orientation of the site and reviewed Google images of the property beginning in 2005 through present. She described site conditions and provided additional details of the wetland areas throughout those years. Ms. Moch stated that this is not a highly functioning wetland noting that during the summer months the area is dry. She stated that road sediment and debris have negatively impacted the wetland area. Ms. Moch reviewed the proposed Wetland Restoration Plan dated 2-20-15 as depicted on a site survey completed by Land Engineering Associates, Inc., dated 11-7-01. She explained that the regulated area where the storm damaged trees were removed will be a no mow area demarcated with three wetlands markers. Ms. Moch stated that the buffer area will be restored with native shrubs. Lastly, she listed the reasons why the berm and spruce trees should not be removed. Specifically, she stated that the berm is supported by large boulders and could only be removed with heavy equipment, which could disturb the regulated area. She also explained that the spruce trees are approximately 12 feet tall and prevent invasive species from encroaching farther into the wetland area. Ms. Moch reviewed her response to Mr. Schatzlein's comments dated 3-14-15. The Commission questioned the locations of some of the remediation measures as the pool is not reflected on the plan.

Mr. Schatzlein clarified for the Commission that he requested additional information in his comments to the applicant noting that the pool and patio are not referenced on their remediation plan. He stated that some of the information he asked for wasn't provided by the applicant. Mr. Schatzlein explained that he created a plan for the Commission which references the remediation plan as proposed by the applicant, but also denotes the locations of the pool and patio. He noted that the location of the berm on the applicant's plan and his plan are a little different.

There were discussions with the Commission regarding the following:

- The height of the berm which is proposed to remain.
- Whether or not the spruce trees are affected by the current virus.
- Amount of wetlands markers to be used and the proposed width of spacing.
- Possible use of a permanent marker along the wetland area instead of the wetlands markers.
- Installation of plantings to buffer the "no mow" wetland area rather than as proposed (next to berm).
- Whether or not the proposed plantings would thrive in the wetland area.

Donna Raimondi, property owner, introduced herself to the Commission. Ms. Raimondi provided a history of the issues on the property and stated that she would like to remediate the wetlands violations as soon as possible. She explained that the house is for sale so she would like to complete this process within a timely manner. Mr. Raimondi indicated that she provided the best remediation plan possible within her financial means. Ms. Moch questioned whether or not the Commission would allow their requested changes to be made on the plan completed by Mr. Schatzlein as that plan is the most accurate.

The Commission agreed that would be acceptable. The applicant agreed to keep the hearing open so the Commission can review the revised plan. Tanya Bombero listed exhibits one through four for the record. The hearing will reconvene at the next meeting scheduled for 4/23/15.

V. Public Hearings: (None)

VI. Violations:

- **V 13-03** 571 Pepper Street

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 listed the regulated activities associated with the violation – unpermitted stockpiling as well as dumping fill within regulated wetland and upland review areas. He also stated that the violations on this property encroach onto the abutting property, 587 Pepper Street, which will be discussed next. Emily Kluk, daughter of the property owner, represented her mother and explained that the property is currently leased to Jim Delmedico who is also present this evening. She stated that she does not want this property in violation and is willing to begin the remediation process as soon as possible. Jim Delmedico, tenant, introduced himself and explained that he has leased the property for 13 years. He provided a brief history of his use of the property and stated that he has a tree service company and occasionally during the clean-up of significant storm debris he dumps woodchips on the property when the dump is closed. Mr. Delmedico indicated that once he was contacted regarding the violation he began to clean up the site and stopped dumping woodchips. The Commission discussed and determined they would like to do site inspections and discuss their findings at a future meeting. Ms. Kluk granted permission for the Commissioner's to do their inspections. The Commission indicated that a letter would be sent to the property owner regarding the Commission's determination on how to proceed.

- **IWV-2015-03** 587 Pepper Street

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 listed the regulated activities associated with the violation – unpermitted stockpiling as well as dumping fill within regulated wetland and upland review areas. He stated that the violation from this property originates from the encroachment of activities on the abutting property, 571 Pepper Street, which was just discussed.

Peter Prizio introduced himself and stated that he is representing the property owner, Theresa Dicocco. He explained that he is not responsible for the disturbance in the regulated areas and granted permission for the Commissioner's to complete their site inspections. The Commission discussed and determined they would like to do site inspections and discuss their findings at a future meeting. He also gave the property owner's daughter of 571 Pepper Street, permission to complete the remediation of disturbance on 587 Pepper Street under the guidance of Mr. Schatzlein and the Commission. The Commission indicated that a letter would be sent to the property owner regarding the Commission's determination on how to proceed.

VII. Other:

- **IWC-2014-11** 462, 464, 466 & 470 Main Street – revised drainage layout

Kevin Solli, P.E., Solli Engineering, introduced himself and explained that he is working with Jay Keillor, P.E., Land Engineering, on the remainder of this project. He stated that he is familiar with the project as he is the lead on the Traffic Study. Jay Keillor, P.E., introduced himself and explained that he is no longer working at Land Engineering except to finish this project. He stated that he is now working with Kevin Solli at Solli Engineering. Mr. Solli indicated that he is looking forward to working with Jay as he has extensive septic experience.

Mr. Solli stated that the application for this project is currently in the Planning and Zoning Commission public hearing process. He explained that through discussions with the Town Planner and Town Engineer certain engineering improvements to the plans have been proposed and should be reviewed by the Wetlands Commission. Mr. Solli reviewed the proposed changes to the plans which include changes relative to the drainage layout, location of the septic system, revisions to the parking lot and entrance as a result of the reduction in building usage. He described plans reflecting both the originally approved layout and the proposed modifications. There were discussions with the Commission regarding the septic details and the advantage of having one long leaching field rather than two. In addition, the Commission inquired about the specifics of the drainage outlet points and whether or not any additional water entering the pond would affect the plants growing in the pond. Mr. Solli indicated he would contact Megan Raymond, Soil Scientist, William Kenney Associates, LLC, as she created the plan for the pond and have her review the proposed modifications to ensure the plants won't be negatively impacted.

The Commission directed staff to send a positive referral to the Planning and Zoning Commission accepting the proposed revisions to the original IWC approval subject to verification from an appropriate professional (noting that William Kenney Associates, LLC provided the original wetlands planting plan) that the addition of the outlet and respective additional runoff flow from the added underdrain into the wetland water quality basin will not negatively impact the type of plantings that have been proposed.

Deliberation Session

VIII. Deliberations on completed hearings: (None)

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

X. Time Extensions: (None)

XI. IWC Agent Activities/Reports:

General Permits:

1. 75 Blake Road – permit existing three season room

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
 - **V 13-03** 571 Pepper Street

The Commission discussed and determined they need to conduct site inspections prior to deciding on how to proceed with resolution of this violation. Upon completion of the site inspections, this matter will be placed on a future meeting agenda for discussion by the Commission.

- **IWV-2015-03** 587 Pepper Street

The Commission discussed and determined they need to conduct site inspections prior to deciding on how to proceed with resolution of this violation. Upon completion of the site inspections, this matter will be placed on a future meeting agenda for discussion by the Commission.

- Administrative Review/Enforcement Issues
 - V 11-02 (59 Knorr Road)

Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property explaining that the front portion of the property was filled by the Town prior to the adoption of the Wetlands Regulations. He also stated that the rear portion of the property has some disturbance to the regulated area and trees have been removed but indicated that the Town was not responsible for those activities. He reviewed photos of the property and a map depicting the encroachment into the regulated areas. Mr. Schatzlein stated that the property owner, Debbie Crucitti, came into the office to discuss the potential wetlands violations on the property and also inquired about the process for establishing a pond on the parcel that was known as 65 Knorr Road. She explained that she purchased the abutting property, 65 Knorr Road, from a tax auction and paid less than the amount owed for back taxes. The property owner stated that a Town of Monroe official advised her to merge the properties to reduce the taxes. Mr. Schatzlein indicated that he explained the process for properly approving a pond on the property as well as remediating the regulated areas and Ms. Crucitti determined the process was too complicated for her to complete. 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.

- Pending
 - IWV-2014-15 (290 Pastors Walk)

The Commission discussed and determined they will conduct their site inspections in preparation for discussion at the next meeting as the weather has improved. Upon completion of their discussions, a process for resolution of this violation can be determined. The staff will email the Commission the property owner's contact information so the owner is aware the inspections will commence as some time as passed since their discussion with the Commission.

- IWV-2014-25 (17 Cheryl Drive)

The Commission discussed and determined they will conduct their site inspections in preparation for discussion at the next meeting as the weather has improved. Upon completion of their discussions, a process for resolution of this violation can be determined. The staff will email the Commission the property owner's contact information so the owner is aware the inspections will commence as some time as passed since their discussion with the Commission.

- IWV-2015-02 (28 Purdy Hill Road)

The Commission discussed and determined they will conduct their site inspections in preparation for discussion at the next meeting as the weather has improved. Upon completion of their discussions, a process for resolution of this violation can be determined. The staff will email the Commission the property owner's contact information as well as the abutting property owner's information so both owners are aware the inspections will commence. Mr. Schatzlein reminded the Commission that entrance on to this portion of the property is from 137 Elm Street.

XIII. General Discussion/Other:

- Review Draft Regulation Amendments

Mr. Schatzlein stated that the subcommittee is finished working on the Regulation Amendments noting that a copy of the amendments was included in your meeting packets. Chairman Hayden directed the Commission members to review the amendments for any additional revisions that need to be made prior to sending the packet to D.E.E.P. for review. The Commission indicated the public hearing could be scheduled upon conclusion of staff completing the revisions.

XIV. Correspondence: Secretary Spence read the correspondence received.

- Lake Zoar – Aquatic Pesticide Permit Application

XV. Adjournment: Motion to adjourn by Mike Muttitt, 2nd by Mike Beno; passed 6-0.

Adjourned at 9:35 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. Select Town Hall Departments/Inland Wetland. Choose meeting minutes from the left column.

Date of Approval: _____

PENDING:

The following items were listed with this meeting's Agenda as "Pending": (None)