



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 May 13, 2015 REGULAR MEETING

I. Call To Order:

The regular meeting of the Inland Wetlands Commission was called to order at 7:14 PM.

(A) Pledge of Allegiance

(B) Roll Call

Present: Lois Spence; Jeremy Hayden; Michael Muttitt; Jason Grady; Tanya Bombero, Clerk (arrived 7:25 p.m.) and Scott Schatzlein, Town Engineer/Inland Wetlands Agent

Absent: John Bath; Mike Beno

(C) Minutes:

A motion was made to approve the minutes of 4-8-15 as amended by Lois Spence; 2nd by Mike Muttitt; passed 4-0.

(D) General Public Participation:

Michael Donlon: 59 Blanket Meadow Road

Michael Donlon introduced himself and stated that he resides at 59 Blanket Meadow Road. He provided copies for the Commission of his email correspondence to Scott Schatzlein dated 5-12-15 regarding the major flooding issues affecting the property owners surrounding Guskie Pond. Mr. Donlon indicated that he is present to discuss a beaver dam that is approximately 60 feet long in Guskie Pond, which is located off Huntingtown Road. He stated that he has lived at his current residence for 17 years and described the conditions of the stream in his backyard, which eventually empties into Guskie Pond, both 17 years ago as well as today. Years ago the stream was very dry during the summer months and currently the stream is approximately 10 feet wide and 6 to 12 inches deep, at a low point. He explained that over the past three weeks he has started to have a flooding problem like the one that occurred approximately 4 years ago, which can make the area increase in size up to about 100 feet making the depth up to 24 to 30 inches deep. He indicated that four years ago he requested from the state an exception to trap beavers out of season noting that he harvested four beavers, which solved the problem for three or four years. The flooding caused by the beavers is compromising the functionality of the septic systems within the area as well as the drinking water.

Mr. Donlon thinks that if the beavers were harvested on a regular basis the flooding issues would lessen greatly. He explained to the Commission that until a long term solution can be developed, he is seeking a temporary solution to prevent the impacts of the flooding on the neighboring properties. Mr. Donlon also noted that the Town Public Works Department has taken efforts in trying to control the problem by installing a Water Level Control Device (WLCD), which he believes was approved by this Commission. He indicated that the D.E.E.P. website specifies that these devices need to be maintained regularly as the beavers can plug them up on a nightly basis. In addition, the website explains that any proposed modifications/breaching to the beaver dam are placed under the jurisdiction of the local Wetlands agency. Mr. Donlon is requesting assistance with this matter by obtaining support from the Town Public Works Department to complete the required maintenance of the WLCD system to keep it functioning. He would prefer if the Town could address the maintenance, however, as a last resort he would remove the dam on an as needed basis, not to exceed four feet in length and six inches in depth and use a licensed beaver trapper to remove the beavers.

Tanya Bombero, Clerk, arrived at the meeting.

He did note that there is another spill way over the dam which is another safeguard that acts as a retention basin when water comes over the dam. Mr. Donlon stated that he thinks the flooding issues on his property are of a serious nature, however, the property owners located closer to the pond have issues worse than his and might not be aware of the effects of the flooding on their septic systems and drinking water.

Chairman Hayden thanked Mr. Donlon for coming to the meeting to explain his concerns.

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

- **IWC-2015-05** 10 Pinnacle Drive, regulated activities associated with the construction of a commercial building for industrial use and related site improvements including drainage, utilities & installation of septic system , T Smith & Associates, LLC, Trevor A. Smith, Member

Mr. Schatzlein indicated that this application is for a manufacturing building with associated site improvements and explained that there are wetlands violations on this property. He noted that he will forward his comments upon completion to the applicant and Commission but determined that there is no reference of remediating any violations in this application. He presented application details stating that the overall project site is 4.41 acres of which there are 0.57 acres of wetlands on the property and 3.84 acres of upland review area on the property. There is zero wetland disturbance and 0.84 acres of upland review area disturbance proposed. In addition, there is 4,000 cubic yards of fill projected. The Commission discussed and requested the following additional information:

- Wetland Assessment indicating the type and function of the wetlands on the site, how the proposed regulated activity will affect the wetlands, along with proposed mitigation measures;
- Sketch of wetland soils noted in report;
- Wildlife Assessment;
- Planting Plan with details;
- Area Plan showing upstream and downstream drainage and topographic conditions;
- Incorporation of remediation relative to apparent violations on the property.

A motion was made to hold a public hearing for application IWC-2015-05 by Mike Muttitt as there is proposed impact to the upland review area affecting a possible vernal pool; 2nd by Lois Spence; passed 4-0.

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 (*reconvened from 4/8/15*)

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 explained that the hearing was left open to accurately depict the following references on the plans as requested by the Commission at the last meeting: relocation of the proposed plantings, the "No Mow" area should be seeded with a meadow mix and the location of the 10 foot wide lawn access way should be included. She noted that this revised information is referenced on a plan dated 4-15-15, which was originally drafted by staff for ease of understanding and use by the Commission.

There were discussions with the Commission regarding the following:

- Diameter of the proposed buffer plantings.
- Reason for not including plantings in the "no mow" buffer area.
- Relocation of the plantings along the lawn access way to buffer the "no mow" area and prevent further encroachment into the regulated area.
- Location of the berm to remain.
- Lawn access way should be 10 feet wide.
- Placement of IWC markers.
- Addition of 5 buffer plantings.

Donna Raimondi, property owner, stated that she would relocate the buffer plantings in front of the no mow area, but wanted to reiterate the area for planting the buffer does have large boulders. The Commission discussed and found that the plantings would be acceptable in the general location so that the boulders may be avoided. Tanya Bombero listed Exhibits 5 through 10 for the record. Mr. Schatzlein reviewed his comments to ensure all items have been or will be addressed. Ms. Moch provided closing comments. The hearing closed.

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

Present at Hearing: William Carboni, P.E., Spath-Bjorklund Associates, Inc.; Mike Czesnowski, Property Owner

William Carboni, P.E., Spath-Bjorklund Associates, Inc., introduced himself and indicated he is representing the property owner Mike Czesnowski. He stated that this application is for the installation of a dry hydrant.

Mr. Carboni reminded the Commission that they approved the subdivision application for this property last summer. He explained that the original subdivision application included the installation of a cistern; however, as the subdivision application went through the PZC process the applicant had discussions with the Fire Marshal regarding the use of a dry hydrant rather than a cistern. Mr. Carboni indicated that the Fire Marshal would prefer the use of a dry hydrant rather than a cistern as the capacity of the dry hydrant is greater. Mr. Carboni provided specifics relative to the location and details surrounding the installation of the dry hydrant noting that there is not significant vegetation in the proposed trench area. Mike Czesnowski, property owner, introduced himself and provided the particulars regarding the construction process of the trench for the dry hydrant. He presented pictures reflecting the location of the proposed trench which also depicted the limited amounts of vegetation in the area.

There were discussions with the Commission regarding the following:

- Length of the proposed trench.
- Process for the entrance of fire trucks to hook up to the hydrant.
- Whether or not the proposal negatively impacts the regulated area.
- Stockpile location during construction.
- Details of the Planting Plan.
- Depth of the pond.
- Whether or not there is enough water in the pond to service ten lots.
- Differences between the cistern and the dry hydrant.

The Commission inquired about written comments from the Fire Marshal regarding his preference of the dry hydrant. Mr. Schatzlein explained that he spoke with Bill Davin, Fire Marshal, and reiterated that his preference is the dry hydrant over the cistern noting that this matter surfaced during the PZC subdivision hearing. He explained that the PZC approval references the preferred use of the dry hydrant over the cistern. Tanya Bombero listed exhibits one through four for the record. The Commission discussed and determined they would like to see the Fire Marshal's comments as well as the PZC approval letter. Mr. Carboni indicated that the hearing can be left open to receive this information; however, he would be unable to attend the next meeting. The hearing will reconvene at the next meeting on 5/27/15 to review the requested information.

V. Public Hearings: (None)

VI. Violations:

- **V 12-05** 545 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 – encroaching beyond a previously approved Limit of Disturbance, clearing and filling of a regulated upland review area, and unpermitted storage structures in a regulated upland review area. He also stated that the violations on this property encroach onto the abutting property, 551 Pepper Street, which will be discussed next. Jeremy Blum, property owner, introduced himself and stated that he has owned the property for approximately seven years and uses the site for stone processing. He noted that he has canopies covering certain areas as well as bins that are located on stone blocks, neither of which are permanent structures. Mr. Blum explained that he wasn't aware the Limit of Disturbance existed when he bought the property as a prior owner received approval from the Commission.

In addition, he stated that he didn't realize the disturbance extended onto the neighbor's property. Mr. Blum said he will address these matters promptly and will obtain the proper permits for the activities on his property. The Commission thanked Mr. Blum for his attendance at the meeting.

- **IWV-2015-04** 551 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 explained that this is the property that has been encroached upon by the activities just discussed at 545 Pepper Street. Mr. Schatzlein also stated there is an unpermitted parking lot in the Upland Review Area not included in the previous wetlands or zoning approvals. He reviewed photos of the property and a map depicting the parking lot and the activities encroaching from the abutting property. Ed Dick, representative of the property owner, stated that he has been working for the storage company at this property since 2005 and the parking lot was there when he started his job. Mr. Schatzlein indicated that he has no information as to when the parking lot was constructed but stated that the Town sanctioned the parking lot with the issuance of the C.O. The Commission thanked Mr. Dick for his attendance at the meeting.

VII. Other: (None)

Deliberation Session

VIII. Deliberations on completed hearings:

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

Present at Hearing: Lois Spence, Jeremy Hayden, Mike Muttitt, Jason Grady

A motion was made to approve remediation application IWC-2015-03 with modifications and conditions by Mike Muttitt; 2nd by Lois Spence; passed 4-0.

(See approval letter at the end of minutes.)

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

X. Time Extensions:

- **I 05-06** Birdseye Estates – time extension request

Mr. Schatzlein read the letter dated 4-10-15 from Peter Gelderman, Esquire, representative of the property owner/prospective buyer. He explained that this approval falls under CGS §22a-42a(g) making the original approval valid for nine years with the possibility of attaining a five year extension, validating the approval for a total of 14 years. Mr. Schatzlein indicated that this approval would be seeking the final five year extension of time. The Commission discussed and questioned the scope of this statute as it relates to this particular approval. A motion was made to grant the time extension request making the approval valid until 6/8/19 by Mike Muttitt; 2nd by Jason Grady.

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))
 - Hattertown Road & Mountainside Drive – clear debris from beavers along inlet side of pipes

XII. Violations:

- Discussions on Completed Violation Hearings from this Agenda
 - **V 12-05** 545 Pepper Street
The Commission discussed and determined that the applicable applications and permits should be obtained for the structures and the debris/disturbance within the regulated area needs to be removed. Said wetlands application should be submitted within 90 days of receipt of the Notice of Determination in order to avoid the issuance of fines and filing of the Notice of Violation on the Land Records.
 - **IWV-2015-04** 551 Pepper Street
The Commission discussed and agreed to accept the parking lot as the C.O. was already issued. They stated that the disturbance within the regulated area must be remediated and acknowledged that the neighbor has agreed to remove the encroachment of debris off this property, which should be addressed through the submission of an application. Said application should be submitted within 90 days of receipt of the Notice of Determination in order to avoid the issuance of fines and filing of the Notice of Violation on the Land Records. In addition, the Commission noted that one application may be submitted for both properties if the efforts are coordinated.
- Administrative Review/Enforcement Issues
 - **IWV-2015-05** 28 Rodeo Drive
Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property reminding the Commission that the previous property owner installed a boardwalk in the wetland area a few years back. At that time, the previous property owner came before the Commission and was asked to remove the boardwalk. The boardwalk was removed and confirmed upon site inspection. The current property owner came in to obtain a permit for a swimming pool and it was discovered that the boardwalk was installed again. Apparently, he said the boardwalk was in place when he purchased the house and can easily be removed as it breaks down into manageable sections. Mr. Schatzlein indicated that the property owner has agreed to remove the boardwalk permanently. In addition, he explained that the Town issued a C.O. on the house, which was made larger, and expands further into the regulated area along with the driveway. Mr. Schatzlein noted that there is also an unpermitted shed in the upland review area as well.

The Commission discussed and agreed the following matters should be addressed via an Agent Approval Application which should be submitted within 60 days of receipt of the Notice of Determination in order to avoid the issuance of fines and filing of the Notice of Violation on the Land Records:

- Installation of wetlands markers at angle points to prevent further encroachment into the regulated areas;
- Permit existing shed;
- Remove boardwalk;
- Incorporate previous encroachment into regulated area for house/driveway expansion and existing lawn area.

- **IWV-2015-06** 26 Edgewood Road

(Jeremy Hayden recused himself.)

Mr. Schatzlein stated that the property owner is selling his house and came into the office to obtain an Agent Approval to permit an existing shed. Upon submitting the Agent Approval Application for the shed, it was discovered that a portion of the yard was cleared some time ago by a previous property owner. In addition, there is also an empty chicken coop and some debris within the regulated area as well. He explained that the current property owner indicated those items were left there by the previous property owner. The Commission discussed and agreed that the Agent Approval Application should incorporate the following:

- Clean up the debris within the regulated area noting that there is no further dumping/storage of materials;
- Permit existing shed;
- Install wetlands markers at angle points to prevent further encroachment into the regulated area.

- **IWV-2015-07** 6 Trotter's Lane

(Jeremy Hayden returned to the meeting.)

Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property reminding the Commission that this property came before them about a year ago to construct a single family dwelling. He reviewed the site plan to denote the location of the Conservation Easement. Mr. Schatzlein explained that the property owner came into the office to complete an Agent Approval Application to permit a shed. Upon site inspection, it was discovered that a portion of the Conservation Easement was cleared of the understory. The property owner indicated that his daughter accidentally fell over the stone wall demarcating the Conservation Easement area into poison ivy; therefore, he cleaned up the area. The Commission discussed and agreed that an Agent Approval Application should be submitted within 30 days and incorporate the following:

- Seed area of Conservation Easement cleared of the understory with conservation mix and Proof of purchase or affidavit of the completion of work shall be provided for confirmation;
- Permit existing shed;
- Install wetlands markers at angle points to prevent further encroachment into the regulated area.

- **V12-10** 720 Main Street

(Jeremy Hayden recused himself.)

Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property explaining that there is unpermitted gradual encroachment of a gravel parking area into the regulated Upland Review Area and Wetlands Area and expansion of unpermitted activities encroaching upon the abutting property at #742 Main Street, also within a Regulated Upland Review Area.

He reviewed photos of the property and a map depicting the encroachment into the regulated areas. The Commission discussed and agreed that a Notice of Violation should be sent to this property owner as well as the abutting property owner requesting their attendance at a future meeting.

(Jeremy Hayden returned to the meeting.)

- Pending

- IWV-2014-15 (290 Pastors Walk)

Mr. Schatzlein read the property owners letter to the Commission dated 5-13-15 requesting that the minutes of 3-11-15 be amended to include mention of the work done on his property by the Town of Monroe Public Works Department to install a curb and apron at the top of the road and driveway to deter water from damaging his property as he stated during the 3-11-15 meeting. The Commission discussed their site inspections of the property and determined that a full wetlands application to the Commission should be submitted within 90 days of receipt of the Notice of Determination in order to avoid the issuance of fines and filing of the Notice of Violation on the Land Records:

- IWV-2014-25 (17 Cheryl Drive)

The Commission discussed their site inspections of the property and determined that an Agent Approval Application should be submitted within 30 days and incorporate the following:

- The footbridge across the watercourse on your property should be removed, and the area shall be allowed to return to a natural, undisturbed state;
 - Inland Wetlands Markers shall be installed and placed on posts, or existing trees along the back (wetlands side) of the existing limits of disturbance. Said markers shall be placed at one hundred foot (100') intervals and at angle points or points of curvature as appropriate.

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

Mr. Schatzlein stated that he met with the property owner regarding the submission of an application to remediate the disturbance within the regulated areas and whether or not submitting a joint application with the abutting property owner of 137 Elm Street was a possibility. He explained that the property owner of 28 Purdy Hill Road didn't think that the owner of 137 Elm Street was financially able to work with him to submit an application. Mr. Schatzlein indicated that the property owner of 28 Purdy Hill Road is in the process of compiling an application to be submitted to the Commission. The Commission discussed and determined that an application should be submitted within 90 days to address site conditions.

XIII. General Discussion/Other:

- The Commission discussed the comments made during public participation regarding the constant flooding and drainage problems as a result of the Beaver Dams. They determined that the issue should be referred to the First Selectman's office as well as the Public Works Department.

XIV. Correspondence: (None)

XV. Adjournment: Motion to adjourn by Mike Muttitt, 2nd by Jason Grady; passed 4-0.

Adjourned at 11:15 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: 6-24-15

PENDING:

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



TOWN OF MONROE
INLAND WETLANDS COMMISSION

7 Fan Hill Road
Monroe, CT 06468

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

CERTIFIED MAIL RETURN RECEIPT REQUESTED 7011 0110 0002 2153 1537 AND REGULAR MAIL

NOTICE/CERTIFICATE OF DECISION

May 26, 2015

Aleksandra Moch
Environmental Consultant
13 Webb Avenue
Stamford, CT 06902

Re: Application No. IWC-2015-03, (File No.913) Residential Site Development
Application Type: Violation Resolution, Regular Hearing
Location of site: 3 Sweetbrier Lane, Monroe, CT

WHEREAS, the Monroe Inland Wetlands Commission (hereinafter referred to as “Commission”) has considered an application by Aleksandra Moch, Environmental Consultant (Donna Raimondi, Owner of 3 Sweetbriar Lane), for resolution of the above reference Violation through restoration and remediation of the existing rear yard, including portions of designated Wetlands and Upland Review Areas.

WHEREAS, the Commission considered the following Application Submissions:

- Town of Monroe Inland Wetlands Application, received 3-6-15.
- Fee Waiver Request Letter, received 3-6-15
- List of Abutters with 100’, received 3-6-15.
- Inland Wetlands Commission Determination letter, dated 2-11-15.
- D.E.E.P. Reporting Form, received 3-6-15.
- Bond Estimate Form, received 3-6-15.
- Gold Coast Property Maintenance, LLC, estimate, dated 3-1-15.
- 11’ x 17’ Plan “Wetland Restoration Plan for 3 Sweetbrier Lane, by Aleksandra Moch, dated 2-20-15, based on site survey by Land Engineering, dated 11-7-01.
- Exhibits one (1) through ten (10) as referenced and entered into the record during the regular hearing.

WHEREAS, upon considering the above listed submission data and respective testimony at a Regular Hearing, which opened and adjourned on April 8, 2015, and reconvened and closed on May 13, 2015; and upon deliberating on May 13, 2015, the Commission made the determination that there are no specific findings other than their acceptance that the proposed plans, with modifications as detailed herein, represent the most practical approach to remediation and restoration of current site conditions.

NOW THEREFORE BE IT RESOLVED, based on the above, the Commission, upon motion by Michael Muttitt and seconded by Lois Spence, voted four (4) in favor and zero (0) in opposition to **Approve with Modifications** the above referenced application and the following submitted layout/plans with modifications as detailed herein:

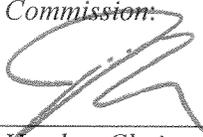
1. Revised Plan 8 1/2' x 11' (1 sheet) entitled:

<u>Map pg.</u>	<u>Title</u>	<u>By</u>	<u>Dated</u>	<u>Revised Date</u>	<u>Exhibit #</u>
• N/A	Wetland Restoration Plan....	Aleksandra Moch	4-15-15	N/A	7

Vote:

Jeremy Hayden	Aye
Jason Grady	Aye
Michael Muttitt	Aye
Lois Spence	Aye

For the Commission:



Jeremy Hayden, Chair

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

(A) Conditions to be addressed within 30 days from the receipt of this Notice (06-30-15) or an Inland Wetlands Citation shall be issued:

1. The applicant shall submit one (1) complete set of final Plans for review by the Town Engineer/Inland Wetlands Agent which must include the following revisions and modifications.
 - a. Relocation of the buffer strip (plantings) to the edge of the proposed boundary of the 10' lawn access way. Said buffer shall include plantings to the same size, variety, and density as depicted on the submission plan entitled "Wetland Restoration Plan for 3 Sweetbrier Lane in Monroe, CT, dated 4-15-15, by Aleksandra Moch". The buffer shall vary from five to ten feet in width, but shall not be less than five feet at any point, noting that additional plantings (five or more) may be needed to address the lengthened layout.
 - b. Additional wetland markers (five in total), noting that the two additional markers shall be placed off the southeast corner of the dirt and stone garden area at the edge of the 10' lawn access way (wetland side), and at the intersection of the limits of wetlands and edge of woods (approximately 10' west of Inland Wetlands flag number 4). Wetland markers are available for purchase in the Wetlands office.
 - c. Additional depiction and notations indicating applicable mulching, restoration, and protection measures for the proposed plantings.
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 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. Issuance of Building Permit, if applicable.

(C) Conditions to be addressed prior to the final acceptance of work and release of violation:

1. Address all above listed conditions.
2. Submission of a final As-Built drawing (In this case a less formal sketch confirming size, quantity, and general layout, by the installer shall be provided).
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).

(D) 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.

(E) Timing, Expiration and/or 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 eight (8) weeks from the date of an issued permit. A permit is issued only upon addressing all the conditions listed under this approval, noting that if required restoration and remediation is not completed within the allowed time, an Inland Wetlands Citation shall be issued.

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: Donna Raimondi