



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 27, 2015 REGULAR MEETING

I. Call To Order:

The regular meeting of the Inland Wetlands Commission was called to order at 7:06 PM.

(A) Pledge of Allegiance

(B) Roll Call

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

Absent: Jeremy Hayden

(C) Minutes:

The minutes from the 5/13/15 meeting have been tabled for approval at the next meeting.

(D) General Public Participation: (None)

II. Application Hearing Determinations (determination of the type of hearing only): (None)

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

IV. Violations:

- **V 11-02** 59/65 Knorr 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 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. Mr. Schatzlein 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. and Mrs. Crucitti, property owners introduced themselves and indicated that they 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. Crucitti stated that his wife went to the Inland Wetlands office to determine the process for putting a pond on the property and was informed of the wetlands violations. They determined that the process for the pond was more complicated than they were willing to address.

Tanya Bombero arrived at 7:25 p.m.

Mr. Crucitti said they would like to be able to use the existing shed on the property as well as potentially build another shed/garage and stated that he never intended to build a house on the property. He discussed the debris piles on the property and inquired about methods to remove them. Mr. Schatzlein advised him that the grading of the debris piles could be handled through an Agent Approval. Mr. Crucitti inquired about whether or not the Town could grade the piles since they placed them on the property. Mr. Schatzlein advised him that he could discuss the matter with the First Selectman's office and/or the Public Works Department to see if they would help. In addition, Mr. Schatzlein suggested that Mr. Crucitti might want to install a chain across driveway to prevent future people from trespassing and dumping. Furthermore, the Commission and property owners discussed the possibility of installing additional plantings where needed. Mr. and Mrs. Crucitti were amenable to that suggestion. The Commission thanked the property owners for their attendance at the meeting.

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

- **IWC-2015-04** 65 Hammertown Road, regulated activities associated with the installation of fire dry hydrant, Czesnowski (reconvened from 5/13/15)

Present at Hearing: None

Mr. Schatzlein noted that the applicant and representative would not be in attendance at this meeting as they indicated during the opening of this hearing at the last meeting on 5/13/15. He explained that the hearing was reconvened to this meeting to review the written comments from the Fire Marshal relative to the dry hydrant. He reviewed and noted that the Commission also received copies of the PZC approval for the Subdivision Application referencing the Fire Marshal's preference for using the dry hydrant rather than the cistern. Mr. Schatzlein clarified for the Commission that during the PZC hearing process the possible use of a dry hydrant was discussed as a result of conversations between the applicant and the Fire Marshal. Mr. Schatzlein read the comments dated 5-27-15 from Bill Davin, Fire Marshal, noting his preference for the dry hydrant. There were questions from the Commission regarding whether or not both the dry hydrant and cistern should be installed as well as concerns regarding the amount of disturbance proposed with the particular location chosen for the dry hydrant. The Commission requested the Fire Marshal's attendance at the next meeting to address their concerns. The hearing will reconvene on 6/10/15.

VI. Public Hearings: (None)

VII. Other: (None)

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. 322 Old Zoar Road – rebuild existing house due to fire damage
2. 111 Turkey Roost Road – replace existing above ground pool
3. 15 Kimberly Drive – replace existing deck and expand

Agent Approvals:

1. 40 Bridge Road – install generator and propane tank

Permitted Uses As of Right:

1. Department of Public Works – road repair, replacement and/or general maintenance (I/W Regulations Section 4.2 (C))
2. 204 Stanley Road (YMCA) – replace existing boat dock with structure

XII. Violations:

- Discussions on Completed Violation Hearings from this Agenda
 - **V 11-02** 59/65 Knorr Road
The Commission discussed and agreed that an Agent Approval should be submitted to permit the following within 90 days of receipt of the Notice of Determination:
 - Delineation of existing fill areas to remain;
 - Grading off piles of material is restricted to the existing limits of disturbance;
 - Install some type of barrier (gate or chain) to block access and discourage dumping;
 - Install wetlands markers at angle points to prevent further encroachment into the regulated area.

The Commission also indicated that the filled area can be utilized for yard type activities including use of the existing shed, the installation of a shed/garage, driveway, lawn, or other typical residential use, contingent on procurement of a permit via Agent Approval either now or at some point in the future.

- Administrative Review/Enforcement Issues
 - IWV-2014-11 (15 Todd Drive)
Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property – A pool was demolished without a permit sometime between March 2012 and September 2013, the rear yard appears to have been regraded per aerial photo evidence and expansion of the lawn has occurred behind the house that took place subsequent to the removal of the pool and there is an unpermitted wood shed on the property.

He reviewed photos of the property and a map depicting the encroachment into the regulated areas. 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:

- No further encroachment of the Regulated Upland Review Area shall be made in association with improvements and landscaping of the currently established lawn;
- 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 100' (one-hundred foot) intervals and at angle points or points of curvature.

○ IWV-2014-17 (5 Todd Drive)

Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property – clearing and filling within an upland review area and stockpiling of yard debris within an upland review area. He reviewed photos of the property and a map depicting the encroachment into the regulated areas. 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:

- No further encroachment of the Regulated Upland Review Area shall be made in association with improvements and landscaping of the currently established lawn;
- Any and all brush and other natural debris that have been stockpiled in the un-established lawn regions of your property within the Regulated Upland Area shall be removed;
- 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 100' (one-hundred foot) intervals and at angle points or points of curvature.

• Pending

○ V13-03 (571 Pepper Street)

The Commission discussed their site inspections of the property and determined that an Agent Approval 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 and incorporate the following:

- Appropriate fencing on your property demarcating the established boundaries of your property shall be constructed without further encroachment upon Regulated Upland Review or Wetlands Areas;
- All areas that were disturbed within Regulated Areas without previous permitting shall be re-seeded with conservation mix by an appropriate landscape company. Proof of purchase or affidavit of the completion of work shall be provided for confirmation. Upon completion, all restored/re-seeded areas shall be left to develop into a natural, undisturbed, and non-maintained condition;
- Additional stabilization measures shall be provided in the form of three to five (3-5) trees and a minimum of twenty (20) bushes of variety that will mature into large plantings. These plantings shall be installed within the recently graded and seeded slope, by an appropriate professional;
- The above-referenced professional shall provide follow-up reporting, addressing the success rate of the installed plantings as well as the maintenance of any and all invasive species. These follow-up reports shall be made once per growing season for a period of two (2) years;

- Inland Wetlands Markers shall be installed and placed on posts, or existing trees along the top of slope/edge of disturbance. Said markers shall be placed at 25' (twenty-five) foot intervals and at angle points or points of curvature.

- IWV-2015-03 (587 Pepper Street)

The Commission discussed their site inspections of the property and determined that an Agent Approval 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 and incorporate the following:

- All areas that were disturbed within Regulated Areas without previous permitting shall be re-seeded with conservation mix by an appropriate landscape company. Proof of purchase or affidavit of the completion of work shall be provided for confirmation. Upon completion, all restored/re-seeded areas shall be left to develop into a natural, undisturbed, and non-maintained condition;
- Additional stabilization measures shall be provided in the form of three to five (3-5) trees and a minimum of twenty (20) bushes of variety that will mature into large plantings. These plantings shall be installed within the recently graded and seeded slope, by an appropriate professional;
- The above-referenced professional shall provide follow-up reporting, addressing the success rate of the installed plantings as well as the maintenance of any and all invasive species. These follow-up reports shall be made once per growing season for a period of two (2) years.

XIII. General Discussion/Other:

- **IWC-2014-10** 90 Longview Road – request to modify planting plan

Mr. Schatzlein stated that he was contacted by the property owner's Soil Scientist and Landscape Professional, Cynthia Rabinowitz, requesting permission to alter the sizes of the plantings as proposed in the original Planting Plan that was approved by the Commission. He read Ms. Rabinowitz's letter to the Commission dated 5-27-15 which outlines the sizes of the plantings approved by the Commission and sizes that are currently available through the nursery. The Commission determined that the alternate plant sizes as proposed are acceptable, with the exception of the proposed eighteen to twenty-four inch (18" – 24") sizes. For all plants of that size, the number of provided plantings must be doubled. In addition, the Commission requires that a follow-up (As-Built) plan shall be submitted upon completion for verification of compliance. Mr. Schatzlein also stated that a neighbor of the property owner's came into the office concerned about a few dead trees that are hanging over their yard from the 90 Longview Road property. The neighbors would like the trees removed to prevent them from falling in their yard. The Commission agreed the removal of the few trees was acceptable.

XIV. Correspondence:

- Mines and Mill Tour (May 30, 2015) – trim site line area

Mr. Schatzlein stated that the Monroe Historical Society is having their annual Mines and Mills Tour on May 30, 2015. He explained that he was approached by Marven Moss, Event Coordinator, inquiring about seeking approval to trim brush in a regulated area to view the rock foundation of an old mine. The area to be trimmed is approximately 8 to 10 feet wide and 20 feet in length. Mr. Schatzlein noted that the Public Works Department would be handling the trimming. The Commission discussed and agreed the trimming is acceptable if done by hand.

XV. Adjournment: Motion to adjourn by Mike Muttitt, 2nd by Mike Beno; passed 5-0.

Adjourned at 8:45 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: 6-24-10

PENDING:

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

- **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 *(Public Hearing to be scheduled)*