



## 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 June 10, 2015 REGULAR MEETING

#### I. Call To Order:

The regular meeting of the Inland Wetlands Commission was called to order at 7:10 PM.

(A) Pledge of Allegiance

(B) Roll Call

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

Absent: Mike Beno

(C) Minutes:

The minutes of the 5/13/15 and 5/27/15 meetings were tabled for approval at the next meeting.

(D) General Public Participation: (None)

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

- **IWC-2015-06** 176 Hammertown Road, regulated activities associated with the removal of silt and sedimentation from existing pond, Evan and Cindy Boker

Mr. Schatzlein stated that this application is being submitted to clean up and remove silt from an existing pond to restore depth. He presented application details indicating that the overall project site is 3.5 acres of which there are 0.65 acres of wetlands noting that the remainder of the property is in the upland review area. There is 0.27 acres of wetland disturbance proposed and zero upland review area disturbance proposed. Mr. Schatzlein reviewed his comments dated 6-8-15 as provided to the Commission and applicant. The Commission discussed. A motion was made to hold a public hearing for application IWC-2015-06 by Mike Muttitt as there is proposed impact to the pond and may be of public interest; 2<sup>nd</sup> by Lois Spence; passed 5-0.

- **IWC-2015-07** 16 Sand Bar Road, regulated activities associated with the construction of a single family dwelling, driveway, septic system & associated site improvements, Esposito (Titan Enterprises)

Mr. Schatzlein stated that this application was submitted to the office yesterday; therefore, he will provide his comments to the Commission and the applicant upon completion. He explained that this application is for a single family house with associated site improvements noting that there are zoning matters that need to be resolved. Mr. Schatzlein stated an application for this property received approval from this Commission in 2004 for construction of a driveway and wetland crossing. Mr. Schatzlein presented application details indicating that the overall project site is 34.34 acres of which there are 0.54 acres of delineated wetlands and 2.61 acres of upland review area based on the delineated wetlands. There is 0.036 acres of wetland disturbance proposed and 0.277 acres of upland review area disturbance proposed. The Commission discussed and requested the following additional information: Alternative methods for construction of the wetlands crossing and associated details; Updated Wetlands Assessment; and Copies of documentation associated with the prior approval, IW Application Number I04-08, must be provided and cannot be incorporated by reference as each application stands on its own. A motion was made to hold a public hearing for application IWC-2015-07 by Lois Spence as there is significant impact proposed to create the wetlands crossing and may be of public interest; 2<sup>nd</sup> by John Bath; passed 5-0.

- **IWC-2015-08** 500 Pepper Street, regulated activities associated with the construction of a commercial building, driveway & parking, utilities & associated site improvements, Carrubba Aromatics & Botanical Extracts

Mr. Schatzlein stated that this application was submitted to the office yesterday; therefore, he will provide his comments to the Commission and the applicant upon completion. He explained that this application is for 49,000 +/- commercial building with grading, utilities and associated site improvements. Mr. Schatzlein noted that the company manufactures fragrances. He presented application details indicating that the overall project site is 7.16 acres of which there are 2.57 acres of wetlands 2.03 acres of upland review area. There is zero wetland disturbance proposed and 1.31 acres of upland review area disturbance proposed. The Commission discussed and requested the following additional information: Provide a list of chemicals utilized in the manufacturing process; provide a narrative of the proposed uses/manufacturing process within the building, including storage requirements, byproducts, waste removal, raw materials, final products, receiving and shipping processes, etc. to be utilized on site; and the Wetlands Flag Numbers should be referenced on the plans. A motion was made to hold a public hearing for application IWC-2015-08 by Mike Muttitt as there is proposed impact within the upland review area and may be of public interest; 2<sup>nd</sup> by Lois Spence; passed 5-0.

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

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

- **IWC-2015-04** 65 Hammertown Road, regulated activities associated with the installation of fire dry hydrant, Czesnowski (reconvened from 5/27/15)

Present at Hearing: William Carboni, P.E., Spath-Bjorklund Associates, Inc., William Davin, Fire Marshal – Town of Monroe

Chairman Hayden noted for the record that he listened to the audio for the 5-27-15 meeting as he was absent. Commissioner Bath noted for the record that he listened to the audio for the 5-13-15 meeting as he was absent.

William Carboni, P.E., Spath-Bjorklund Associates, Inc., introduced himself and stated he is representing the property owner, Mike Czesnowski. He provided a brief review of the application details and indicated that the hearing was left open to have discussions with the Fire Marshal, William Davin, who is present this evening. Mr. Carboni explained that Mr. Czesnowski had discussions with the Fire Marshal during the PZC hearing process for the subdivision and inquired about whether or not the use of a dry hydrant would be a possibility rather than the cistern, as originally planned.

William Davin, Fire Marshal, introduced himself and stated that he was initially in favor of the cistern. He explained that he was approached by Mr. Czesnowski and had conversations with him regarding the prospect of installing a dry hydrant instead. He clarified for the Commission that the dry hydrant is a better option than the cistern because the capacity of the pond is much larger than the cistern. Mr. Davin provided specifics for the Commission about the process and functionality of the dry hydrant. He also noted the locations of the other dry hydrants installed throughout Town. He reiterated that when a fire call comes in for the area of Town where this subdivision is located, two tankers from abutting towns automatically respond as well.

There were discussions with the Commission regarding the following:

- What would happen relative to extinguishing a fire in the possible case of a drought.
- Concerns about accessibility of extinguishing fires for houses located further away from dry hydrant.
- Benefits of the dry hydrant over the use of a cistern.
- Feasibility of installing both the dry hydrant and cistern.
- Whether or not activity upstream would affect dry hydrant – any possible concerns.
- Type of plants to be installed in the area of the stockpile and pipeline – seeking advisement from conversations with soil scientist.
- Timeframe for invasive monitoring.

Tanya Bombero listed exhibits 5 through 9 for the record. Mr. Carboni provided closing comments. The hearing closed.

**V. Public Hearings:** (None)

**VI. Violations:**

- **V 08-01** 742 Main Street and **V12-10** 720 Main Street  
Attorney Raymond Rizio, Quatrella & Rizio, introduced himself and stated that he is representing both property owners, Seven Twenty Main Street, LLC and its Principal, David Calhoun whom is present this evening, and Keith Bunovsky, regarding the matters referenced in the Notice of Violation letters. Attorney Rizio discussed the 720 Main Street first and provided a history of the site. He stated that the property was a mess when his client purchased the site in 2008 and was previously used as a machine shop/junk yard. He stated that there has been no filling of the wetlands or disturbance within the regulated areas indicating that the cleared areas of the site reflect the portions of the property where the debris, etc. has been removed. Attorney Rizio indicated that his client obtained approvals/permits for all of the work done on the site and he received the final sign-off on said permits. He reviewed a map of the encroachment into the regulated areas as prepared by the wetlands department, specifically referencing the area shaded in purple. He provided photos of the site in 2008 when his client purchased the property, which depict the trailer storage and debris on site. Attorney Rizio stated that the uses on the property date back approximately 50 years.

He explained that his client cleaned up the junk on the property and placed wood chips in that area. Attorney Rizio also presented photos of the site as it appears today and explained what the photos reflect relative to the map.

In addition, Attorney Rizio reviewed the encroachment of activity onto 742 Main Street, which is the abutting property owned by Keith Bunovsky. He indicated that Mr. Bunovsky was pleased to have the debris and junk removed from the property.

In closing, Attorney Rizio stated that his client, property owner of 720 Main Street, obtained the proper permits for the uses on his property and has an understanding of the wetlands regulations noting that he installs pools in Monroe and has worked with the staff of the Wetlands Department in the past. The Commission asked Attorney Rizio if they could conduct site inspections on both properties. Attorney Rizio stated that was fine but the Commission members should call first. Chairman Hayden thanked Attorney Rizio for his representation at the meeting.

**VII. Other:** (None)

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**Deliberation Session**

**VIII. Deliberations on completed hearings:**

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

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

A motion was made by Mike Muttitt to approve application IWC-2015-04 with conditions as the applicant has provided uncontradicted expert testimony that the proposal represents no adverse impact to the regulated areas and the proposal submitted is the preferred alternative; 2<sup>nd</sup> by Jason Grady; passed 5-0.

(See Approval Letter at the end of minutes.)

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

**X. Time Extensions:**

- **IWC-2014-11** 462 Main Street – time extension request  
Mr. Schatzlein read Attorney Ray Rizio's letter dated 6-1-15 requesting a time extension to meet the Conditions of Approval because the 270 day's as stipulated in the approval expires on 8/9/15. He explained that he had discussions with Will Agresta, Town Planner, regarding this request and they both determined that there isn't a stipulation in the state statutes relative to completing Wetlands approval conditions within 270 days. Mr. Schatzlein indicated that the applicant is in the process of completing the Review of Approval process for both the PZC and IWC to ensure the conditions are addressed. The Commission discussed. A motion was made by Mike Muttitt to grant a 90 Day Extension to meet the Conditions of the Approval; 2<sup>nd</sup> by John Bath; passed 5-0.

- **I 10-05** 34 Enterprise Drive – time extension request

Mr. Schatzlein read the letter dated 5-27-15 from Peter Consentino, 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 is inquiring about extending the original five year timeframe to nine years. The Commission discussed. A motion was made by Mike Muttitt to grant a four year extension making the original permit valid for 9 years as allowable per state statute; 2<sup>nd</sup> by Jason Grady; passed 5-0.

## **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))
2. 21 Hubbell Drive – expansion of pond & installation of pump equipment

## **XII. Violations:**

- Discussions on Completed Violation Hearings from this Agenda
  - **V 08-01** 742 Main Street  
The Commission discussed and stated that they will conduct site inspections and discuss their findings as well as a process for resolution, at a future meeting.
  - **V12-10** 720 Main Street  
The Commission discussed and stated that they will conduct site inspections and discuss their findings as well as a process for resolution, at a future meeting.
- Administrative Review/Enforcement Issues
  - IWV-2015-08 (88 Elm Street)  
Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property – stockpiling of rock, gravel and fill materials within a regulated area; dumping of brush, debris, and fill materials within a regulated area; storage of vehicles and equipment within a regulated area, and unpermitted sheds within a regulated area. He indicated that a portion of the property was disturbed prior to the adoption of the Wetlands Regulations and reflected that area on the plan. Mr. Schatzlein reviewed some photos of the site and a map depicting the limits of disturbance within the regulated areas. He also indicated that there are zoning issues relative to the commercial use in a residential zone as well. The Commission discussed and directed the staff to issue a Notice of Violation and request the property owner's attendance at a future meeting.

- Pending – (None)

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

- 123 Riding Ridge Road – Planting Plan

Mr. Schatzlein stated that this property received a re-subdivision approval in 2005. The wetlands permit has been transferred a couple of times as the property has sold. The current property owner would like to build a house on the site. He explained that the wetlands approval references a specific planting plan but there isn't a copy in the file. Mr. Schatzlein indicated that Spath-Bjorklund Associates, Inc. represented the original property owner and is now helping the current property owner meet the Conditions of Approval to build the house.

Mr. Schatzlein noted that since William Carboni, P.E., Spath-Bjorklund Associates, Inc., is present this evening, he can speak on behalf of the current property owner. Mr. Carboni introduced himself and indicated that he contacted Environmental Land Solutions, LLC, and obtained a copy of the originally approved planting plan entitled "Environmental Planting Plan", Lot 47, Riding Ridge Road, Monroe, CT, dated 2-23-05. He explained that the planting plan references plantings that need to be installed on Lot 1, however, Lot 1 has already been sold. Mr. Carboni is seeking both acknowledgement from the Commission that the plantings on Lot 1 can be waived and the planting plan is acceptable by the Commission as a copy was not in the office file. The Commission discussed and agreed; however, they would like an alternative non-deciduous planting to be provided in lieu of the specified White Pines.

- CVS, 505, 509, 515 Monroe Turnpike & 220 Cross Hill Road – modifications within URA

Mr. Schatzlein stated that he had discussions with the applicant to address issues with the Zoning application for CVS. He explained that the location of the driveway as approved in the Wetlands application is inadequate to meet the turning radius for the trucks entering the parking lot. Mr. Schatzlein reviewed the proposed plan which reflected the necessary adjustment of the driveway and other related modifications to the plan. He indicated that the landscaping in the area of the driveway will need to be altered to accommodate the change in the driveway. The Commission discussed and agreed and accepted the proposed modification.

### **XIV. Correspondence: (None)**

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

**Adjourned** at 9:08 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: 6-24-15



**TOWN OF MONROE  
INLAND WETLANDS COMMISSION**

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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 1568 AND REGULAR MAIL**

**NOTICE/CERTIFICATE OF DECISION**

June 22, 2015

Jans Land Development  
Attn: Mary Czesnowski  
65 Hammertown Road  
Monroe, CT 06468

Re: Application No. IWC-2015-04, (File No.917) Residential Site Development  
Application Type: Regular Hearing  
Location of site: 65 Hammertown Road

**WHEREAS**, the Monroe Inland Wetlands Commission (hereinafter referred to as “Commission”) has considered an application by Jans Land Development, LLC (David Bjorklund – Engineer as Agent) for the construction of a dry water hydrant respective to an existing pond located south of the proposed Whitetail Drive and Hammertown Road intersection within Lot 10 of the proposed (approved) Deer Meadow Estates subdivision, 65 Hammertown Road, IWC-2014-02, approval letter dated 7-14-14.

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

- Town of Monroe Inland Wetlands Application, received 4-1-15.
- Reference sheet entitled “Application Attachments”, received 4-1-15.
- 8 ½’ x 11’ sheet entitled “Alternative A”, received 4-1-15.
- List of Abutters within 100’, dated 3-27-15.
- Sample Abutter’s Notice, received 4-1-15.
- D.E.E.P. Form, received 4-1-15.
- IWC Subdivision Notice of Decision (IWC-2015-02), dated 7-14-14.
- Exhibits one (1) through nine (9) as referenced and entered into the record during the regular hearing.

**WHEREAS**, upon considering the above listed submission data and respective testimony at a duly noticed Public Hearing, which opened and adjourned on May 13, 2015, reconvened and adjourned on May 27, 2015, and reconvened and closed on June 10, 2015; and upon deliberating on June 10, 2015, the Commission made the following determination (**FINDINGS**):

- The applicant has presented un-contradicted expert evidence that the activities as proposed in this application pose no adverse impact to the regulated areas and this is the preferred alternative.

**NOW THEREFORE BE IT RESOLVED**, based on the above, the Commission, upon motion by Michael Muttitt and seconded by Jason Grady, voted five (5) in favor and zero (0) in opposition to **Approve** the above referenced application and the following submitted layout/plans::

1. Revised Full Scale Plans (3 sheets) entitled:

Map pg.	Title	By	Dated	Revised Date	Exhibit #
• S-1	Site Plan – Dry Fire Hydrant...	SBA	4-14-15	4-23-15	3
• E-1	Erosion Control Plan...	SBA	4-14-15	4-23-15	3
• D-1	Details – Dry Fire Hydrant...	SBA	4-14-15	4-23-15	3

*Vote:* Jeremy Hayden      Aye      *For the Commission:*  
 Jason Grady              Aye  
 John Bath                Aye  
 Michael Muttitt        Aye  
 Lois Spence             Aye




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*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 (03-06-16) or this approval/permit becomes null and void (subject to the \*\* “Extension of Time” provision below):**

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. Elimination of the proposed paved access apron off Hammertown Road (if not already done).
  - b. The addition of siltation control fencing along the pond side of the proposed area of disturbance.
  - c. A landscaping plan indicating native plantings (it is assumed that acidic varieties would do best considering the existing conditions) within the area of disturbance to include density, variety, size, and quantity sufficient to establish a buffer, discourage dumping, and prevent future access. Also, a notation indicating that monitoring reports by an appropriate professional shall be submitted to the Inland Wetlands Office for each of two growing seasons (once per year) following the completion of 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.
  - d. A notation indicating that all understory growth shall be transplanted within areas of disturbance upon completion of work, if possible.
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.

\*\* Extension of Time: The Applicant may request an extension of time. The Commission must receive a written time extension request (showing good cause as to why an extension should be granted) prior to the expiration of the initial 270 days. Upon receipt of said timely request, the Commission may grant a limited time extension if the Commission determines, in its sole discretion, that granting the request would be consistent with the Act and Municipal Ordinances.

**(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. Verification of easements must be provided.
3. 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).
4. The bonding for the aforementioned respective subdivision (IWC-2014-02, approval letter dated 7-14-14) shall be amended to also reflect the requirements of this application/approval.
5. Issuance of Building Permit, if applicable.

**(C) 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).

**(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 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 Bjorklund, Jr., P.E.