



## 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 24, 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:

A motion to approve the minutes of 5-13-15 was made by Mike Muttitt; 2<sup>nd</sup> by Jason Grady; passed 4-0 (John Bath abstained).

A motion to approve the minutes of 5-27-15 was made by Mike Muttitt; 2<sup>nd</sup> by John Bath; passed 5-0.

A motion to approve the minutes of 6-10-15 was made by Mike Muttitt; 2<sup>nd</sup> by Jason Grady; passed 5-0.

(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. Regular Hearings for Permits to Conduct Regulated Activities (No Public Input): (None)

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

VI. **Violations:**

- **IWV-2015-08** 88 Elm 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 noting the approximate location of the limit of the Restrictive Covenant per the subdivision map and deed. Mr. Schatzlein listed the regulated activities associated with the violation – 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 explained that the violation originated in 2013 but has not been pursued until now. He also stated that there are zoning issues relative to the commercial use in a residential zone as well.

John Keklik, Jr., son of property owner John Keklick, Sr., introduced himself as well as his father and explained that he hasn't dumped any debris materials on the site since June 2013, when he was told not to by the wetlands and zoning offices. He stated that he cleaned up the debris pile depicted in the photos. Mr. Keklik noted that his family purchased a property on Sport Hill Road in Easton and he will be moving his construction equipment there over the next few weeks. He indicated that some equipment, approximately two trucks, would remain on this site. Mr. Keklik offered to remove the pile of topsoil.

Mr. Schatzlein denoted the locations of the unpermitted sheds on the property within a regulated area as well as some equipment. Mr. Keklik indicated he would comply with whatever process he needed to follow in order to move and/or properly permit the structures that he would like to remain on the property. He stated that there are not any liquids/chemicals being stored in the sheds. Mr. Schatzlein provided clarification for the Commission regarding both the wetlands and zoning violations.

Mr. Keklik invited the Commission members to conduct site inspections to see the property for themselves. The Commission determined they will complete their site inspections and discuss at a future meeting. Chairman Hayden thanked the property owners for their attendance at the meeting.

VII. **Other:** (None)

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**Deliberation Session**

VIII. **Deliberations on completed hearings:** (None)

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

**X. Time Extensions:**

- **I 05-14** 422 Fan Hill Road – time extension request

Mr. Schatzlein stated that he received a letter from the property owner requesting a time extension on the approval. 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 remaining four years of the extension time. A motion was made to grant the final four year extension per State Statute keeping the permit valid until 2-22-20 by Mike Muttitt; 2<sup>nd</sup> by John Bath; passed 5-0.

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

General Permits: (None)

Agent Approvals:

1. 6 Trotters Lane – remediate disturbance in Conservation Easement and shed installation
2. 14 Doris Drive – remediate lawn disturbance
3. 43 Old Castle Drive – shed installation

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
  - **I WV-2015-08** 88 Elm 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
  - I WV-2014-06 (124 Enterprise Drive)  
Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property – stockpiling of materials within a regulated area not per the approved plan; the use of the property does not comply with the permitted development approvals; and lack of maintenance of erosion controls. He stated that the wetlands approval lapsed; however, we have a \$15,000 letter of credit in place from the approval. 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 as well. Mr. Schatzlein noted that there was a pre-construction meeting held prior to the start of site activities. The Commission discussed and directed the staff to issue a Notice of Violation and request the property owner’s attendance at a future meeting.
  - I WV-2014-07 (5 Independence Drive)  
Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property – stockpiling of materials within a regulated area not per the approved plan; the use of the property does not comply with the permitted development approvals; potential encroachment beyond approved limit of disturbance; storage of machinery and equipment within a regulated area; and lack of maintenance of erosion controls.

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 noting that there are both wetlands and zoning approvals for the site, but a preconstruction meeting was never held. In addition, there were bonds posted for both approvals. The Commission discussed and directed the staff to issue a Notice of Violation and request the property owner's attendance at a future meeting.

o IWV-2014-08 (7 Independence Drive)

Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property – stockpiling of yard debris within a regulated area not per the approved plan; the use of the property does not comply with the permitted development approvals; clearing within the upland review area and stockpiling not on the approved plan; storage of machinery and equipment within a regulated area; stone walls built not according to the approved plan; and lack of maintenance of erosion controls. 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 noting that there are both wetlands and zoning approvals for the site, but a preconstruction meeting was never held. In addition, there were bonds posted for both approvals. The Commission discussed and directed the staff to issue a Notice of Violation and request the property owner's attendance at a future meeting.

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

• 207 Spring Hill Road – Timeline Approval

Mr. Schatzlein provided a brief history of the violation reminding the Commission that the property owner at the time came before the Commission for an informal discussion regarding the violations on the site. In attendance at that meeting was a representative of the buyer, Attorney Casey O'Donnell, who conversed with the Commission as well. He explained that the office has received a timeline from Attorney O'Donnell relative to the submission of the application for remediation and site development. The Commission discussed and requested that an Executive Session be held at the next meeting to discuss with Town Counsel.

Chairman Hayden recused himself and left the meeting for the evening at 8:15 p.m..

• Pending Violations (Administrative Reviews)

o V08-01 (742 Main Street)

This matter will be tabled for discussion at the next meeting upon completion site inspections by the Commission members.

o V12-10 (720 Main Street)

This matter will be tabled for discussion at the next meeting upon completion site inspections by the Commission members.

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

### **XV. Adjournment: Motion to adjourn by Jason Grady, 2<sup>nd</sup> by John Bath; passed 4-0.**

**Adjourned** at 8:20 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: 7-22-15 IWC Meeting

**PENDING:**

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