



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 July 22, 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: Jeremy Hayden; Mike Beno; Michael Muttitt; Jason Grady; John Bath;
Tanya Bombero, Clerk and Scott Schatzlein, Town Engineer/Inland Wetlands Agent

Absent: Lois Spence

(C) Recess Regular Meeting and Convene to Executive Session

207 Spring Hill Road – Pending Claims or Pending Litigation – The Commission may require an Executive Session pursuant to 1-200(6) (B) to obtain an update on litigation and discuss strategy relative to the aforementioned matter. Required attendance shall be restricted to Commission Members, also invited to attend will be the Town Inland Wetlands Agent, Scott Schatzlein and the Town's Counsel, Jack Fracassini.

Chairman Hayden advised the Commission that Town Counsel could not attend the meeting this evening. Commission discussed and agreed not to enter into Executive Session.

(D) Minutes:

A motion to approve the minutes of 6-24-15 was made by Mike Muttitt; 2nd by John Bath; passed 4-0 (Mike Beno abstained).

(E) General Public Participation: (None)

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

- **IWC-2015-09** 224 Guinea Road, regulated activities associated with the removal of fill and installation of plantings within a wetland area to remediate previous disturbance, Ferreira

Mr. Schatzlein explained this application is being submitted to remediate a wetlands violation which includes filling a wetland area. He provided a brief history of the violation for the Commission and indicated that he will provide his comments upon completion. Mr. Schatzlein presented application details indicating that the overall project site is 4.09 acres of which there are 0.25 acres of wetlands and 2.26 acres of upland review area. There is 0.14 acres of wetland disturbance proposed and 0.09 acres of upland review area disturbance proposed. There is 980 cubic yards of fill proposed to be removed. The Commission discussed whether or not this application should be heard through the regular or public hearing process. A motion was made to hold a regular hearing for application IWC-2015-09 by John Bath as there isn't significant public interest; 2nd by Mike Beno; motion fails on 2-3 vote. A public hearing will be held for this application.

- **IWC-2015-10** 448 Pepper Street, regulated activities associated with the expansion of a 40,000 sf industrial building (over three phases) and associated grading, driveway, parking & installation of stormwater management system, Really Good Stuff

Mr. Schatzlein provided a brief history of this property and reviewed the prior wetlands approvals. He indicated that this application is to expand the industrial building and complete site improvements over a period of three phases. He also noted that the applicant is trying to get the work done prior to the beginning of the school year. Mr. Schatzlein stated that he will provide his comments upon completion. He presented application details indicating that the overall project site is 16.22 acres of which there are 2.4 acres of wetlands and 16.20 acres of upland review area. There is zero wetland disturbance proposed and 5.3 acres of upland review area disturbance proposed. The Commission discussed. A motion was made to hold a public hearing for application IWC-2015-10 by Mike Beno as there is proposed impact within a regulated area and may be of public interest; 2nd by Jason Grady; passed 5-0.

- **IWC-2015-11** 64 Cambridge Drive, subdivision referral for resubdivision of property and regulated activities associated with the construction of additional roadway, driveway, with associated grading, utilities and drainage, New England Materials, by Kimball Group, LLC

Mr. Schatzlein provided a brief history of this property and it's orientation within Pepper Street Business Park. He indicated that there are both wetlands and zoning issues that need to be resolved. Mr. Schatzlein stated that this application involves remediation of prior wetlands disturbance, a subdivision referral for the proposed resubdivision and modifications to modify the Right of Way to provide for a cul-de-sac and driveway entrance onto the property. Mr. Schatzlein stated that he will provide his comments upon completion. He presented application details indicating that the overall project site is 52.14 acres of which there are 16.5 acres of wetlands and 19.9 acres of upland review area. There is zero wetland disturbance proposed and 1.76 acres of upland review area disturbance proposed. The Commission discussed. A motion was made to hold a public hearing for application IWC-2015-11 by Mike Muttitt as property is within a public watershed and may have vernal pools on site; 2nd by John Bath; 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): (None)

V. Public Hearings:

- **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

Present at Hearing: Alan Shepard, P.E., N.O.K. Associates; Jim McManus, Soil Scientist, JMM Wetland Consulting Services, LLC; Trevor Smith, property owner

Alan Shepard, P.E., N.O.K. Associates, introduced himself as well as Jim McManus, Soil Scientist, JMM Wetland Consulting Services, LLC. Mr. Shepard provided an orientation of the site and described the existing conditions. He reviewed the site plan as well as the location of the wetlands system on the property and indicated that Mr. McManus could detail the specifics. In addition, Mr. Shepard reviewed the proposed activities within the regulated area and provided specifics relative to grading, drainage and stormwater management. Mr. Shepard stated that the Zoning Variance on the property is still valid; however, there are zoning issues that need to be resolved.

Mr. Schatzlein clarified that both he as well as Will Agresta, Town Planner, met with the applicant shortly after the submission of this application, to revise the layout of the building as well as address the other zoning issues. He explained that the meeting took place on 5/28/15 and at the time, revised plans were supposed to have been submitted to address some of the zoning concerns. He noted that he intended to provide his comments upon receipt of the revised plans, which ended up not being submitted. Mr. Schatzlein indicated that he only found out today that the applicant was going forward with the original submission plans. He reviewed his draft comments with the Commission. Mr. Shepard stated that there are legal issues with the property which are being addressed so the Engineering portion of the project can move forward.

Mr. Shepard indicated that the applicant intends to use the industrial building for steel fabrication and would like to proceed forward with the current layout as it work's for the functionality of his business, noting that he has extensive experience. Mr. Shepard explained that the site does have grading issues, but the activities proposed do not have any direct impact on the wetlands.

Jim McManus, Soil Scientist, JMM Wetland Consulting Services, LLC, introduced himself and reviewed his Wetland Assessment dated 7-21-15. He presented site photos from both 2011 and 2015. He detailed specifics regarding the soil types, drainage flow as well as the functions and values of the wetlands. He stated the proposed activities present no direct impacts to the wetlands and reviewed the indirect impacts to the regulated areas as detailed in his report.

There were discussions with the Commission regarding the following:

- Steel fabrication details – types of materials used (MSDS Sheets).
- Classification of wetlands and types of vegetation present.
- Impacts of development on wildlife.
- Wetlands violations on the property.
- Timeframe of disturbance along the eastern boundary of the property.
- Contents of the storage containers on the property – a concern that the containers could contain hazardous materials.

- Location and time of year soil testing occurred.
- Wetlands flagged in 2011 and whether or not the flags are still present or the wetland area has changed.
- Submission of survey.
- Whether or not a planting plan will be submitted and invasives will be monitored.
- Alternatives for development that were considered.
- Possible issues with septic reserve area.

Tanya Bombero listed Exhibits one through eight for the record. There weren't any public comments in favor of, in opposition to or of a general nature regarding this application. Mr. Schatzlein indicated that the property is in a public watershed; therefore, notification of application submission needs to be provided to the Department of Public Health and Aquarion Water Company. Mr. Shepard provided closing comments and indicated that he would provide copies of the alternative plans for the Commission, obtain a copy of the survey and verify the contents of the shed. The public hearing was continued to the next meeting on 8-26-15.

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

Present at Hearing: Alan Shepard, P.E., N.O.K. Associates; Cindy and Evan Bokor, property owners

Alan Shepard, P.E., N.O.K. Associates, introduced himself and the property owners, Cindy and Evan Bokor. He provided an overview of the site and the existing conditions. He described the current conditions of the pond and detailed the process for removing the silt and sediment. Mr. Shepard also reviewed the planting plan.

There were discussions with the Commission regarding the following:

- Watersource for the pond – review of wetland system.
- Amount of trees to be removed.
- Stump removal not proposed.
- Planting plan – size, type and spacing of proposed plantings.
- Approved limit of lawn (use of Wetland Markers to establish L.O.D.).
- Continuation of wetlands after Flag 18.
- Swale detail.
- Dewatering procedure.
- Whether or not any material is being removed or brought onto the site.
- Professional on site during work.
- Time of year for completion of work.
- Lacks of submission of survey for proposed work – discussion of stonewall as property line - yard is extremely wet.
- Comments from the Health District.

Mr. Schatzlein reviewed his comments to ensure all items have been discussed. Mr. Shepard explained the stone wall and the property line noting the limitations imposed by the yard being extremely wet. Tanya Bombero listed Exhibits one through six for the record.

The public comments in favor of the application concerned the following: Evan Bokor, property owner – lived in the house for 17 years and the water level in the pond usually remains the same; the mosquitoes on the property have gotten worse due to the deteriorating conditions of the pond.

George Lawrence, 190 Hammertown Road – neighbor of the Bokor's that stated the pond used to be beautiful and he is pleased that they are restoring the pond back to its natural beauty; not concerned about removing the few trees as it makes his view of the pond better.

There were no public comments in opposition to this application or of a general nature. Mr. Shepard provided closing comments. The public hearing closed.

- **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)

Present at Hearing: Donald Smith, P.E., 56 Greenwood Circle, Seymour, CT

Donald Smith, P.E., 56 Greenwood Circle, Seymour, CT, introduced himself and stated that he is representing the applicant interested in constructing a single family house on this 34 acre property along with the associated site improvements. He explained that installing the driveway and the cross culvert will involve filling approximately 1500 +/- square feet of wetland soils. Mr. Smith detailed the process for the driveway and culvert construction and reviewed the drainage and grading details as well.

He presented the specifics regarding the construction of the rain garden and the alternatives considered. In addition, Mr. Smith clarified the existing conditions of the property and restoration of the areas where the remains of the former structure are located. He also reviewed access to the property from Sand Bar Road and noted that there are zoning matters that need to be resolved, which the applicant is currently trying to address.

There were discussions with the Commission regarding the following:

- Driveway conditions relative to plowing – possible erosion of the slope.
- Effects of the slope on the turtles.
- NDDDB Determination Report – Eastern Box Turtles & protection strategies.
- Whether or not the ConnSoil report considered the effects on wildlife.
- Planting Plan specifics and invasive monitoring – concerns about the type of fill being brought in to complete the driveway.
- Possibility of blasting.
- Relocation of the stonewall rather than demolishing and removing from the site.

Tanya Bombero listed Exhibits one through fourteen for the record. The Commission discussed the Eastern Box Turtle and whether or not it is necessary to acquire additional information. Mr. Schatzlein reviewed his comments to ensure all items have been or will be addressed. There were not any public comments in favor of, in opposition to, or of a general nature regarding this application. Mr. Smith provided closing comments and indicated that the proposed development does not provide any adverse impact to the wetlands. He also stated that time is of the essence for the applicant and he would prefer to close the hearing. The Commission discussed their final thoughts on the application. The public hearing closed.

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

Present at Hearing: Kevin Solli, P.E., Solli Engineering, LLC; James Cowen, Soil Scientist, Environmental Planning Services; Tom Cerreta, Carrubba, Inc.

Kevin Solli, P.E., Solli Engineering, LLC, introduced himself as well as James Cowen, Soil Scientist, Environmental Planning Services, and stated that they are representing the applicant, Carrubba, Inc., which is a company that makes fragrance products with offices presently located in Milford, CT. He referenced that the owner of the facility is a Monroe Resident and is looking forward to bringing his business into Town. He indicated that this application is for the construction of a 38,000 square foot building which will encompass office, manufacturing and warehouse space. Mr. Solli provided an orientation of the site within Pepper Street Business Park. He indicated that this site received an approval in 2011 by a company called Anmar, but the project never moved forward. Mr. Solli provided site details regarding access to the property noting that the site is being developed based on the proposed future improvements to Pepper Street. He detailed specifics regarding the drainage and underground detention system as well the storm water quality measures. Mention was made of possibly relocating the drainage easement to modify the width. Mr. Solli explained the erosion and sedimentation control measures and noted that all utilities are underground. He indicated that there is adequate buffer around the wetland area. In addition, Mr. Solli explained the parking and number of deferred spaces. During discussions, the spill process and use of the drainage tanks were clarified. Mr. Solli mentioned that the list of chemicals was provided to the Commission in the original submission of the application stating that the company has an excellent record of no spills.

James Cowen, Soil Scientist, Environmental Planning Services, reviewed the proposed planting plan and indicated that additional buffer plantings were added to accentuate the buffer. He also presented the planting list. Mr. Cowen reviewed the hydrology of the area noting that the site is relatively flat. The Commission questioned whether or not any blasting would occur and he indicated there would be some blasting, but it shouldn't affect the wetland area due to the location. In addition, the Commission inquired about the effects of development on wildlife. Mr. Cowen clarified that a wildlife study was not done for this property but was completed for the business park.

There were discussions with the Commission regarding the following:

- Details of the septic system and location of the septic reserve area.
- Flow of drainage on the property.
- Wetland delineation in relation to the stone wall.
- Details of the lighting plan.
- Location of dumpster enclosure.
- Perimeter fence around the property and swing gates at the entrance.
- Pruning of trees/plantings along the road to improve the line of sight.
- Invasive monitoring – concerns particularly during time of pruning.
- Possibility of future development towards the rear portion of the property.

Tanya Bombero listed exhibits one through eleven for the record. Mr. Schatzlein reviewed his comments to ensure all items have been addressed. There were not any public comments in favor of, in opposition to, or of a general nature regarding this application. Mr. Solli provided closing comments indicating that the application does not have any adverse impact to the regulated areas. The public hearing closed.

VI. Violations: (None)

VII. Other: (None)

Deliberation Session

VII. Deliberations on completed hearings:

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

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

A motion was made by Mike Muttitt to approve application IWC-2015-06 with conditions as the proposal represents no adverse impact to the regulated areas; is in compliance with the requirements as set forth by the current Town of Monroe Inland Wetlands and Watercourses Regulations and the Inland Wetlands and Watercourses Act, pursuant to sections 22a-36 to 22a-45 inclusive of the Connecticut General Statutes as amended; and restores and improves the pond; 2nd by Mike Beno; passed 5-0.

(See Approval Letter at the end of minutes.)

- **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)

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

A motion was made by Mike Muttitt to approve application IWC-2015-07 with conditions as the proposal represents the most feasible and prudent alternative for development on the property; 2nd by Jason Grady; passed 5-0.

(See Approval Letter at the end of minutes.)

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

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

A motion was made by Mike Muttitt to approve application IWC-2015-08 with conditions as the applicant has provided uncontradicted expert testimony that the proposal represents no adverse impact to the regulated areas; 2nd by Mike Beno; passed 5-0.

(See Approval Letter at the end of minutes.)

VIII. Bond Releases and/or Reductions:

- **I 05-7** 123 Riding Ridge Road – Subdivision Bond Release

Mr. Schatzlein explained that this application was for a two lot subdivision and bonds were required by both the Inland Wetlands and Planning and Zoning Commissions.

He stated that the developer sold the lots and didn't notify either Commission of the permit transfer and made the buyer of one of the lots post a \$2,000 bond. That buyer owned the lot for a few years and then sold it to the new buyer. Mr. Schatzlein indicated that the new buyer posted the \$2,000 bond to replace the bond of the previous owner. He reminded the Commission that at the last meeting he brought a plan before them to review the plantings on that property for which the bond was replaced/posted. Mr. Schatzlein stated that the other lot next door was required to install plantings as well; however, the plantings were never done and a bond was never posted. He indicated that the bond for this lot should have been posted by the original developer years ago. Currently, Mr. Schatzlein stated that the previous owner of the lot where the bond was replaced would like to get his bond back. The Commission discussed. A motion was made by Mike Muttitt to release the previous property owner's bond as it has been replaced by the current property owner; 2nd by John Bath; passed 5-0.

IX. Time Extensions: (None)

X. IWC Agent Activities/Reports:

General Permits:

1. 266 Wheeler Road – drainage improvements and rebuild existing deck and expand to 14'x20'

Agent Approvals: (None)

1. 235 Cutlers Farm Road (Senior Center) – alteration to dumpster enclosure and placement of prefabricated shed
2. 30 Tulip Drive – installation of above ground pool with deck and permit existing shed
3. 54 Crescent Place – replace existing structure/cottage

Permitted Uses As of Right:

1. Department of Public Works – road repair, replacement and/or general maintenance (I/W Regulations Section 4.2 (C))

XI. Violations:

- Discussions on Completed Violation Hearings from this Agenda
- Administrative Review/Enforcement Issues – (None)
- Pending
 - V08-01 (742 Main Street)
Discussion of the site inspections tabled to a future meeting due to the late hour.
 - IWV-2014-08 (88 Elm Street)
Discussion of the site inspections tabled to a future meeting due to the late hour.
 - V12-10 (720 Main Street)
Discussion of the site inspections tabled to a future meeting due to the late hour.

XII. General Discussion/Other:

- 50 Cambridge Drive – storage area (limit of disturbance exceeded)

Mr. Schatzlein stated that a preconstruction meeting was held for this project, which is Axel Plastics. He indicated that they used some of their property by Cambridge Drive as a staging area for their metal building materials, which has extended upon the approved limit of disturbance. Mr. Schatzlein stated that the staging area is located within the upland review area and was already previously disturbed. Ultimately said area needs to be restored anyway. He stated that this area is located on the side of proposed development away from the wetlands. The Commission discussed and determined that a letter should be sent to the applicant indicating that the area needs to be restored upon completion of development and no further expansion beyond the limit of disturbance is permitted.

XIV. Correspondence: (None)

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

Adjourned at 11:30 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: 8-26-15

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
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CERTIFIED MAIL RETURN RECEIPT REQUESTED 7011 0110 0002 2153 1650 AND REGULAR MAIL

NOTICE/CERTIFICATE OF DECISION

July 24, 2015

Evan and Cindy Bokor
176 Hammertown Road
Monroe, CT 06468

Re: Application No. IWC-2015-06, (File No.933) Residential Site Improvement
Application Type: Public Hearing
Location of site: 176 Hammertown Road

WHEREAS, the Monroe Inland Wetlands Commission (hereinafter referred to as “Commission”) has considered an application by Evan and Cindy Bokor for excavation of silt from an existing pond (restoration of pond) to include temporary re-routing of an existing swale, temporary construction access measures, stabilization and restoration of disturbed areas with seeding and plantings.

WHEREAS, the Commission considered the following Application Submissions:

- Town of Monroe Inland Wetlands Application, received 5-27-15.
- On-Site Soil Investigation Report, by JMM Wetland Consulting Services, LLC, dated 8-12-14.
- 8 ½” x 11”, Town Tax Map No. 125, received 5-27-15.
- FIRM Panel 277, received 5-27-15.
- List of Abutters with 100’, received 5-27-15.
- D.E.E.P. Reporting Form, received 5-27-15.
- Full Scale Plan (1 sheet) entitled “Pond Restoration Plan” prepared for Evan and Cindy Bokor, prepared by NOK Engineering & Surveying, dated 5-7-15.
- Exhibits one (1) through six (6) as referenced and entered into the record during the public hearing.

WHEREAS, upon considering the above listed submission data and respective testimony at a duly noticed Public Hearing, which opened and closed on July 22, 2015; and upon deliberating on July 22, 2015, the Commission made the following determination (**FINDINGS**):

- The Commission finds that the submitted application materials are consistent with the requirements as set forth by the current Town of Monroe Inland Wetlands and Watercourses Regulations and the Inland Wetlands and Watercourses Act, pursuant to sections 22a-36 to 22a-45 inclusive of the Connecticut General Statutes as amended;
- The proposal represents no adverse impact to the regulated areas and restores the pond.

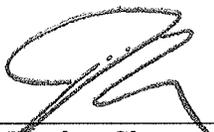
NOW THEREFORE BE IT RESOLVED, based on the above, the Commission, upon motion by Michael Muttitt and seconded by Mike Beno, voted five (5) in favor and zero (0) in opposition to **Approve** the above referenced application and the following submitted layout/plans:

1. Revised Full Scale Plan (1 sheet) entitled:

<u>Title</u>	<u>By</u>	<u>Dated</u>	<u>Revised Date</u>	<u>Exhibit #</u>
• Pond Restoration Plan	NOK Associates	5-7-15	7-14-15	3

Vote:

Jeremy Hayden	Aye	<i>For the Commission:</i>
Jason Grady	Aye	
John Bath	Aye	
Mike Beno	Aye	
Michael Muttitt	Aye	



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 (04-17-16) 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. Wetland flagging extending to the easterly property line.
 - b. Restoration plantings as discussed during the hearing.
 - c. Details of the proposed drainage ditch, including the width, depth, and degree of side slopes. Also, said Detail should be labeled.
 - d. Permanent synthetic erosion control matting placed around the perimeter of the pond within proposed grass restoration areas.
 - e. Inland Wetland Regulated Area markers to be placed around the limits of the established lawn areas to mark the limits of approved development and future maintenance activities. Said markers need to be indicated at a minimum of 100 foot intervals and/or at points of curvature and/or angle points. Markers shall be attached to 4”x4” wood posts, fences, or trees.
 - f. 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 restoration, and stabilization measures, and/or 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.
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.
4. A report from the Health Department shall be provided verifying that there no issues/concerns to be addressed that would require an additional IWC approval.

** 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. A Flood Plain Permit shall be procured prior to construction.
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. A \$10,000.00 bond must be posted along with the execution and signing of a respective Bond Agreement.
5. Issuance of Building Permit, if applicable.

(C) Conditions to be addressed prior to the issuance of a Certificate of Occupancy (if applicable):

1. Address all above listed conditions.
2. An As-Built plan must be provided (progress print at this stage). Said As-Built must be superimposed on the original approved layout plan (to be shown in red or varied shading), and have adequate information to verify that all work was completed in compliance with this approval.

(D) 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 and acceptance of the above referenced post construction monitoring reports as verification that the site is fully stabilized, the plantings are hardy in sound condition, and no measurable invasive plant species have been introduced into the area.

(E) 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.

(F) 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: Alan Shepard, P.E.
Monroe Health Department



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 1827 AND REGULAR MAIL

NOTICE/CERTIFICATE OF DECISION

July 24, 2015

Anthony Esposito
Titan Enterprises
244 Webb Circle
Monroe, CT 06468

Re: Application No. IWC-2015-07, (File No.935) Residential Site Improvement
Application Type: Public Hearing
Location of site: 16 Sand Bar Road

WHEREAS, the Monroe Inland Wetlands Commission (hereinafter referred to as "Commission") has considered an application by Anthony Esposito (Titan Enterprises), represented at the hearing by Donald W. Smith, Jr., P.E. as the Applicant's Engineer, for the installation of a paved driveway wetlands crossing proposed in conjunction with the construction of a single family home. The proposal also includes the installation of a rain garden adjacent to the driveway, pipe culvert at the wetland crossing within the driveway, grass shoulder areas, and embankment sloping with restoration/stabilization measures.

WHEREAS, the Commission considered the following Application Submissions:

- Town of Monroe Inland Wetlands Application, received 6-9-15.
- Project Description, by Donald Smith, P.E., received 6-9-15.
- Soils Report, by ConnSoil, dated 5-23-01.
- Wetland Assessment Report, by Donald Smith, P.E., received 6-9-15.
- 8 ½" x 11" plan entitled "Overall Area Plan", prepared for Anthony Esposito, prepared by Donald Smith, P.E., dated 5-27-15.
- Notification for Application Submission by Co-Executor of Estate, received 6-10-15.
- TMHD Septic Engineer Plan Review Application, dated 6-8-15.
- D.E.E.P. Reporting Form, received 6-9-15.
- List of Abutters with 100', received 6-9-15.
- Drainage Calculations, by Donald Smith, P.E., dated 6-8-15.
- Full Scale Plans (3 sheets) entitled "Site Development Plan" prepared for Anthony Esposito, prepared by Donald Smith, P.E., dated 5-27-15.
- Exhibits one (1) through fourteen (14) as referenced and entered into the record during the public hearing.

WHEREAS, upon considering the above listed submission data and respective testimony at a duly noticed Public Hearing, which opened and closed on July 22, 2015; and upon deliberating on July 22, 2015, the Commission made the following determination (**FINDINGS**):

- The proposal represents the most feasible and prudent alternative for development on the property.

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:

<u>Map pg.</u>	<u>Title</u>	<u>By</u>	<u>Dated</u>	<u>Revised Date</u>	<u>Exhibit #</u>
• 1 of 3	Topographic Survey	Lewis Associates	5-27-15	7-20-15	12
• 2 of 3	Site Development Plan	Donald Smith, P.E.	5-27-15	7-20-15	12
• 3 of 3	Details	Donald Smith, P.E.	5-27-15	7-20-15	12

Vote:

Jeremy Hayden	Aye
Jason Grady	Aye
John Bath	Aye
Mike Beno	Aye
Michael Muttitt	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 270 days of the Date of Approval (04-17-16) 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. A notation indicating that construction shall be contingent on all the recommendations and comments as provided in the submitted DEEP letter from Dawn M. McKay, dated (no date provided but stamped received on 7-22-15 and marked as exhibit 14).
 - b. A notation indicating that the driveway shall be paved to minimize sedimentation into the wetlands and provide compliance with the Driveway Code.
 - c. A notation (and depiction) indicating that the section/s of stone wall proposed to be removed shall be relocated to the area down gradient of the proposed rain garden.
 - d. 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 restoration, and stabilization measures, and/or 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.
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. 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. An \$11,000.00 bond must be posted along with the execution and signing of a respective Bond Agreement.
4. Issuance of Building Permit, if applicable.

(C) Conditions to be addressed prior to the issuance of a Certificate of Occupancy (if applicable):

1. Address all above listed conditions.
2. An As-Built plan must be provided (progress print at this stage). Said As-Built must be superimposed on the original approved layout plan (to be shown in red or varied shading), and have adequate information to verify that all work was completed in compliance with this approval.

(D) 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 of post construction monitoring reports as indicated above.

(E) 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.

(F) 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: Dominick J. Thomas, Esq.
Donald Smith, P.E.
Monroe Health Department



TOWN OF MONROE
INLAND WETLANDS COMMISSION

7 Fan Hill Road
Monroe, Connecticut, 06468

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

CERTIFIED MAIL RETURN RECEIPT REQUESTED: 7011 0110 0002 2153 1667 AND REGULAR MAIL

NOTICE/CERTIFICATE OF DECISION

July 28, 2015

Carrubba Aromatics & Botanical Extracts
70 Research Drive
Milford, CT 06460

Re: Application No. IWC-2015-08 (File No.936), Commercial Site Improvement
Application Type: Public Hearing
Location of site: 500 Pepper Street

WHEREAS, the Monroe Inland Wetlands Commission (hereinafter referred to as "Commission") has considered an application by Carrubba Aromatics & Botanical Extracts (Applicant's Representative is Kevin Solli, P.E.) for a 49,000 square foot commercial building and associated site grading, driveway, parking, utilities, storm water management systems, retaining walls, landscaping, stairs, dumpster enclosure, and other site related items.

WHEREAS, the Commission considered the following Application Submissions:

- Town of Monroe Inland Wetlands Application, received 6-9-15.
- Notification of application submission to Department of Public Health, dated 6-9-15.
- Notification of application submission to Aquarion Water Company, dated 6-9-15.
- Engineering Report, prepared by Solli Engineering, dated 6-9-15.
- D.E.E.P. Reporting Form, received 6-9-15.
- List of Abutters with 100', received 6-9-15.
- Full Scale Plans (16 sheets) entitled "Proposed Carrubba Facility" prepared for Carrubba Aromatics & Botanical Extracts, prepared by Solli Engineering, dated 6-9-15.
- Exhibits one (1) through eleven (11) as referenced and entered into the record during the public hearing.

WHEREAS, upon considering the above listed submission data and respective testimony at a duly noticed Public Hearing, which opened and closed on July 22, 2015; and upon deliberating on July 22, 2015, the Commission made the following determination (**FINDINGS**):

- The Commission finds that the submitted application materials are consistent with the requirements as set forth by the current Town of Monroe Inland Wetlands and Watercourses Regulations and the Inland Wetlands and Watercourses Act, pursuant to sections 22a-36 to 22a-45 inclusive of the Connecticut General Statutes as amended;
- The applicant has presented un-contradicted expert evidence that the activities as proposed in this application pose no adverse impact to the regulated areas;
- The proposal represents the most feasible and prudent alternative for development on the property.

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 (16 sheets) entitled:

<u>Map pg.</u>	<u>Title</u>	<u>By</u>	<u>Dated</u>	<u>Revised Date</u>	<u>Exhibit #</u>
• 1 of 16	Cover Sheet	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 2 of 16	Zoning Location Survey	Accurate Land Surveying, LLC	07/15/15	07/16/15	8 (Eight)
• 3 of 16	Property Radius & Site Area Map	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 4 of 16	Site Layout Plan	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 5 of 16	Grading & Drainage Plan	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 6 of 16	Soil Erosion & Sediment Control Plan	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 7 of 16	Soil Erosion & Sediment... Notes & Details	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 8 of 16	Site Utility Plan	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 9 of 16	Landscape Plan	Solli Engineering	04/10/15	N/A	8 (Eight)
• 10 of 16	Lighting Plan	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 11 of 16	Detail Sheet (3.01)	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 12 of 16	Detail Sheet (3.02)	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 13 of 16	Detail Sheet (3.03)	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 14 of 16	Detail Sheet (3.04)	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 15 of 16	Detail Sheet (3.05)	Solli Engineering	06/09/15	07/16/15	8 (Eight)
• 16 of 16	Detail Sheet (3.06)	Solli Engineering	06/09/15	07/16/15	8 (Eight)

Vote: Jeremy Hayden
 Jason Grady
 John Bath
 Mike Beno
 Michael Muttitt

Aye *For the Commission:*
 Aye
 Aye
 Aye
 Aye



 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 (04-17-16) 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” × 36”) for review by the Town Engineer/Inland Wetlands Agent which must include the following revisions:
 - a. A notation indicating that the application includes allowance of selective clearing within wetlands along Cambridge Drive as an initial and subsequent maintenance requirement in order to maintain adequate driveway sight-line. Said initial work and future maintenance activities shall only include the minimum amount of clearing and pruning to achieve adequate sight line, noting that no stumps shall be removed, no earthwork shall take place, existing native ground vegetation shall be protected as best as possible, and no invasive plant species shall be introduced or allowed to take hold during the initial work and subsequent times of maintenance activities. Additionally, the plans shall be revised to clearly show the limits of the needed sight-line area (show as cross hatch and/or shaded area) within the property, noting that future maintenance is only allowed within the limits of said designated sight-line area;
 - b. Markers depicted at the limits of approved development and future maintenance areas to be a minimum of 100 feet apart and to extend to the northeasterly property line (two more needed);
 - c. Revised Details to indicate the revised conditions of the detention basin outlet control structures;
 - d. Revised Details to include the proposed impervious liner around detention basin 1b in addition to the shown filtration liner.
2. Filing of Final Inland Wetlands Commission Approved Plans:
 - a. Upon satisfactory revision of the Final Plans as required above, the applicant shall submit five (5) complete sets of certified plans (full size 24” × 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 Inland Wetlands Department by the applicant.
4. A copy of the Wetlands Delineation Report with an original signature shall be provided.
5. A copy of the Drainage Report with certification shall be provided.
6. Clarification relative to the design for the hydrodynamic separators shall be provided.
7. A tabular hydrograph for the 100 year storm, PDA-1 shall be provided.

** 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 and/or Conveyances (as offered) shall be provided (Right-of-Way conveyance along Pepper Street).
3. Verification that the existing Town Drainage easement through the property is either abolished, or revised to preclude conflict with proposed drainage facilities/structures shall be provided, noting that a pending Town Project (Reconstruction of Pepper Street across the property frontage) appears at this time to eliminate the need for the easement. However, the timing of said project is such that verification of proposed conditions will not be available prior to the anticipated start date of site construction associated with this application.
4. 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).
5. A \$25,000.00 bond must be posted along with the execution and signing of a respective Bond Agreement.

6. Issuance of Building Permit, if applicable.

(C) Conditions to be addressed prior to the issuance of a Certificate of Occupancy (if applicable):

1. All work shall be substantially complete.
2. Address all above listed conditions.
3. An As-Built plan must be provided (progress print at this stage). Said As-Built must be superimposed on the original approved layout plan (to be shown in red or varied shading), and have adequate information to verify that all work was completed in compliance with this approval.

(D) 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 of post construction monitoring reports as indicated above.

(E) 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.

(F) 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 conveys 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: Kevin Solli, P.E., *Solli Engineering*