



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 August 26, 2015 REGULAR MEETING

I. Call To Order:

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

(A) Pledge of Allegiance

(B) Roll Call

Present: Lois Spence; Jeremy Hayden (arrived 7:26 p.m.); Mike Beno; Michael Muttitt; Jason Grady; John Bath; Tanya Bombero, Clerk and Scott Schatzlein, Town Engineer/Inland Wetlands Agent

Absent: None

(C) Minutes:

A motion to approve the minutes of 7-22-15 was made by Mike Muttitt; 2nd by Jason Grady; passed 4-0 (Lois Spence abstained).

(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:

- **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 (*adjourned on 7/22/15; scheduled to reconvene on 9/9/15 per applicant's request*)

Mr. Schatzlein read a letter dated 8-25-15 by Attorney Daniel Shepro, applicant's representative, granting the Commission an extension to reconvene the public hearing at the next meeting on 9/9/15.

- **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

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

Kevin Solli, P.E., Solli Engineering, LLC, introduced himself and stated that this application is for a 39,340 sq expansion to an existing industrial building to be completed in three phases. The first phase proposes a 10,000 square foot footprint two-story building expansion to the first floor including parking, sidewalks and drive aisles. He explained that the existing detention system will be expanded and an underground detention system will be installed. The second phase proposes to include associated parking, sidewalks and drive aisles associated with the second floor. It also includes the expansion of the underground detention system. Phase three proposes a 19,340 sf two-story expansion next to the phase one and phase two expansion with associated parking and drive aisles. This also proposes to expand the underground detention system proposed in phase two. Mr. Solli detailed specifics regarding the grading, drainage and stormwater quality measures in place for each respective phase. He provided clarification regarding the modifications to the underground detention system throughout each phase as well as the erosion and sedimentation control measures.

Jeremy Hayden entered the meeting at 7:26 p.m..

Mr. Solli provided an orientation of the site through review of the plans and gave details regarding same. He reviewed site access and also indicated that the plan includes the future improvements to Pepper Street. In addition, Mr. Solli presented details relative to the location of the septic system and reserve area due to the increase in flow noting that phase three would require approval from the state.

There were discussions with the Commission associated with all three phases of the project concerning the following:

- Amount of time between project phases
- Stormwater runoff discharge areas
- Relocation of any disturbed stonewalls
- Stone check dam details
- Lighting plan
- Height of the retaining walls
- Approximate amount of acreage within the upland review area to be deforested
- Blasting – no blasting proposed
- Truck turnaround access
- Effects of tree removal on water temperature near the wetlands

- Prevention of debris entering wetland area – possible use of fence
- Test pit data
- Possible parking alternatives
- Alternate plans submitted with application
- Use of IW markers
- Possible use of millings in the upper parking lot
- Use of Cape Cod Curbing
- Vernal pool envelope relative to effects of development

James Cowen, Soil Scientist, Environmental Planning Services, introduced himself and reviewed his Wetland Functions and Values Assessment dated 7-21-15. He presented an aerial photo of the site and provided an orientation of the wetland areas. Mr. Cowen detailed specifics regarding the vernal pools and the existing wildlife. He highlighted the primary functions and values of the wetlands and provided an overview of the hydrology and vegetation. Mr. Cowen also briefly reviewed the proposed planting plan. He reiterated that the application proposes no direct impact to the wetland areas and noted that the indirect impacts have been mitigated with the appropriate measures, which he described for the Commission. The Commission had concerns about the effects of development on the vernal pools as well as their existing conditions.

Mr. Schatzlein reviewed his comments to discuss any outstanding items that need to be addressed. Mr. Solli presented the list of proposed modifications that the Commission requested and indicated that those items could be included as conditions of approval. Tanya Bombero listed Exhibits one through twelve for the record. Mr. Solli provided closing comments stating that this application proposes no direct impact to the wetlands and incorporates several Best Management Practices.

VI. Violations:

- **IWV-2014-06** 5 Independence Drive
- **IWV-2014-07** 7 Independence Drive
- **IWV-2014-08** 124 Enterprise Drive

Kevin Solli, P.E., Solli Engineering, LLC, introduced himself and indicated that he is representing all three property owners at 5 and 7 Independence Drive and 124 Enterprise Drive. He stated that both James Cowen and he walked all three properties to assess the existing site conditions. Mr. Solli said the economy has affected the proposed development of all three properties. He briefly reviewed site photos of 5 Independence Drive and explained that this property needs to operate as a construction yard noting that it received both Planning and Zoning and Wetlands approvals in 2007, but the building was never constructed due to economic downturn. Mr. Solli stated that he feels all three sites are currently stable. He also explained that he is in the process of having discussions with Will Agresta, Planning and Zoning Administrator, regarding the submission of a text amendment application involving permitting construction yards in that zoning district. Mr. Solli indicated that he is seeking help from the Commission in establishing a path to bring all three properties in compliance; however, time is needed to navigate through the zoning text amendment process prior to the submission of a wetlands application.

The Commission discussed and determined an Engineering Inspection Report and respective plan should be submitted to the Commission by the 10/14/15 meeting to assess site conditions and propose immediate site stabilization and cleanup measures as well as restoration of disturbed areas beyond the limits of the approval.

In addition, the Commission indicated that they would like to have a full site remediation application submitted to the Commission within six months, with the inclusion of future site development, if applicable.

VII. Other: (None)

Deliberation Session

VIII. Deliberations on completed hearings:

- **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

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

A motion was made by Mike Beno to approve application IWC-2015-10 with conditions as the proposal 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 the application proposes no direct impact to the wetlands; 2nd by Jason Grady; passed 6-0.

(See approval letter at the end of minutes.)

IX. Bond Releases and/or Reductions:

- **IWPA 04-12** 22 Sand Bar Road – bond release request

Mr. Schatzlein briefly reviewed the originally approved plan from the Wetlands Commission and indicated that the driveway wasn't installed according to plan and is located closer to the wetlands. He explained that the inspector stated the current vegetation is dense, but it is impossible to tell how many of the proposed plantings were actually installed. Mr. Schatzlein explained these site issues were discovered when inquiries were made into 16 Sand Bar Road, which had an application before the Commission last month. The department realized a C.O. was never issued for the development on 22 Sand Bar Road and the bond was never released. The Commission discussed and agreed that the completed work associated with the IWC approval for 22 Sand Bar Road is acceptable. A motion was made by John Bath to release the bond associated with application IWPA 06-05; 2nd by Mike Muttitt; passed 6-0.

X. Time Extensions:

- **I 06-05** 209 East Village Road – time extension request

Mr. Schatzlein stated that the office received a letter dated 6-1-15 from the estate of the property owner requesting a time extension relative to the Wetlands approval for this site.

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. He stated that this property has some zoning issues relative to the creation of the lot. The Commission discussed and requested that the extension approval reference the need to resolve the zoning issues noting that the purview of this extension is only relative to Wetlands. A motion was made by Mike Muttitt to grant the final five year extension per State Statute keeping the permit valid until 6-21-20 with the understanding that the Commission is not taking any position in regards to the zoning issues; 2nd by John Bath; passed 6-0.

XI. IWC Agent Activities/Reports:

General Permits:

1. 17 Nickel Place – installation of inground pool

Agent Approvals:

1. 39 West Maiden Lane – installation of deck & permit existing shed
2. 115 Knorr Road – installation of inground pool, propane tank, shed, patio & fencing
3. 19 Joan Drive – installation of shed

Permitted Uses As of Right:

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

XII. Violations:

- Discussions on Completed Violation Hearings from this Agenda
 - **IWV-2014-06** 5 Independence Drive
 - **IWV-2014-07** 7 Independence Drive
 - **IWV-2014-08** 124 Enterprise Drive

The Commission discussed and determined an Engineering Inspection Report and respective plan relative to all three properties should be submitted to the Commission by the 10/14/15 meeting to assess site conditions and propose immediate site stabilization measures and cleanup as well as restoration of disturbed areas beyond the limits of the approval. In addition, the Commission indicated that they would like to have a full site remediation application submitted to the Commission within six months, with the inclusion of future site development, if applicable.

- Administrative Review/Enforcement Issues
 - IWV-2015-11 (78 Stanley Road)

Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property – unpermitted structures (zoning/wetlands) within a regulated area; storage of building materials and hardware within a regulated area; and clearing of land for gardening use and expansion of lawn beyond the approved limit of disturbance.

Mr. Schatzlein reviewed some photos of the site and a map depicting the limits of disturbance within the regulated areas. The Commission discussed and directed the staff to issue a Notice of Violation and request the property owner's attendance at a future meeting.

- IWV-2015-12 (104 Stanley Road)

Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property – unpermitted structures (zoning/wetlands) within a regulated area; filling for construction of a paved driveway within a regulated area; unpermitted alteration of the edge of regulated wetlands area; and clearing of land beyond the approved limit of disturbance. Mr. Schatzlein reviewed some photos of the site and a map depicting the limits of disturbance within the regulated areas. The Commission discussed and directed the staff to issue a Notice of Violation and request the property owner's attendance at a future meeting.

- IWV-2015-13 (38 Webb Circle)

Mr. Schatzlein provided an overview of the disturbance in the regulated areas of the property – unpermitted shed and hutch structures (zoning/wetlands) within a regulated area; planting on non-native, invasive species within a regulated area; and unpermitted gardening use within a regulated area. Mr. Schatzlein reviewed some photos of the site and a map depicting the limits of disturbance within the regulated areas. 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

Jeremy Hayden recused himself and left the meeting for the evening at 10:50 p.m.

- V-08-01 (742 Main Street)

Mr. Schatzlein provided a brief review of the status of the violation within the resolution process indicating that the Commission was going to discuss their site inspections this evening. Several Commission members explained that they could not enter the site to do their inspections as the entrance was roped off. The Commission discussed and agreed that a letter should be sent to the property owner and his attorney requesting the property owner's compliance regarding the scheduling of site inspections by Commission members to avoid further enforcement measures.

- IWV-2014-08 (88 Elm Street)

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

- V12-10 (720 Main Street)

The Commission discussed the findings from their site inspections. They indicated that the debris and junk had been removed from the regulated areas. In addition, the Commission requested that the property owner submit an Agent Approval application which should include the placement of wetlands markers at appropriate areas/intervals, and the installation of a fence along the northerly property line to prevent further debris from entering the regulated areas.

XIII. General Discussion/Other:

- **IWC-2015-03** 3 Sweetbrier Lane

Mr. Schatzlein explained that the work as stipulated in the approval has been completed by the property owner in an effort to resolve the wetlands violation. He stated that Aleksandra Moch, the property owner's soils scientist, is requesting a waiver of mulching indicating that it might damage some of the recently installed wetlands plantings. The Commission discussed and agreed to waive the mulching requirement as stipulated in the original approval, but noted that all other conditions of the approval remain in effect.

XIV. Correspondence:

- 84 Jockey Hollow Road (Schwartz Pond) – Pesticide Permit Application

Mr. Schatzlein read the notification of the pesticide permit application for 84 Jockey Hollow Road as emailed to the office on 8-3-15 by Lisa Mariakakis, from the Pond and Lake Connection.

- 176 Hammertown Road – clarification of approval conditions

Mr. Schatzlein reviewed the correspondence received from the property owners of 176 Hammertown Road, Evan and Cindy Bokor, dated 8-4-15 and given to the Commission for review prior to the meeting. He indicated that he spoke with the Bokor's and provided clarification as to the timelines associated with addressing the conditions of approval. Upon completion of the conversation, the Bokor's understood the approval letter and would be moving forward with the process.

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

Adjourned at 11:10 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: _____

PENDING:

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

- **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 (*Public Hearing tentatively scheduled to begin 9/9/15*)

- **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 *(Public Hearing tentatively scheduled to begin 9/9/15)*



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CERTIFIED MAIL RETURN RECEIPT REQUESTED 7011 0110 0000 4239 9811 AND REGULAR MAIL

NOTICE/CERTIFICATE OF DECISION

August 27, 2015

Really Good Stuff, Inc.
Attn: Jim Bennett
448 Pepper Street
Monroe, CT 06468

Re: Application No. IWC-2015-10, (File No.948) Really Good Stuff, Inc., Facility Expansion
Application Type: Public Hearing
Location of site: 448 Pepper Street

WHEREAS, the Monroe Inland Wetlands Commission (hereinafter referred to as "Commission") has considered an application by Kevin Solli, P.E., Solli Engineering, LLC, for a three phase building and site expansion. Said expansion includes an additional 40,000 square feet (over the three phases) of industrial building, site grading, driveway and parking construction, storm water quality and quantity control measures, site lighting alterations and expansion, septic system and utility installation/expansion and revisions, landscaping, sidewalks, and other related site improvements.

WHEREAS, the Commission considered the following Application Submissions:

- Town of Monroe Inland Wetlands Application, received 7-21-15.
- D.E.E.P. Form, received 7-21-15.
- List of Abutters with 100', received 7-21-15.
- Engineering Report, by Solli Engineering, dated 7-21-15.
- Full Scale Plans (24 Sheets) "Proposed Site Improvements, 448 Pepper Street, Monroe, CT", prepared by Solli Engineering, dated 7-21-15.
- Exhibits one (1) through twelve (12) 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 open and closed on August 26, 2015; and upon deliberating on August 26, 2015, the Commission made the following determination (**FINDINGS**):

- The Commission finds that the application 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;
- The application proposes no direct impact to the wetlands.

NOW THEREFORE BE IT RESOLVED, based on the above, the Commission, upon motion by Michael Beno and seconded by Jason Grady, voted six (6) in favor and zero (0) in opposition to **Approve** the above referenced application and the following submitted layout/plans:

1. Revised Full Scale Plans (24 sheets) entitled:

<u>Map pg.</u>	<u>Title</u>	<u>By</u>	<u>Dated</u>	<u>Revised Date</u>	<u>Exhibit #</u>
• Sheet 2/24	Zoning Location Survey	Accurate Land Surveying	8-10-15	8-20-15	7
• 1.40	Property Radius & Site...	Solli Engineering	7-21-15	8-20-15	7
• 2.11	Site Layout & ... Phase 1	Solli Engineering	7-21-15	8-20-15	7
• 2.12	Site Layout...Phase 2	Solli Engineering	7-21-15	8-20-15	7
• 2.13	Site Layout...Phase 3	Solli Engineering	7-21-15	8-20-15	7
• 2.21	Grading...Phase 1	Solli Engineering	7-21-15	8-20-15	7
• 2.22	Grading...Phase 2	Solli Engineering	7-21-15	8-20-15	7
• 2.23	Grading...Phase 3	Solli Engineering	7-21-15	8-20-15	7
• 2.31	Soil Erosion...Phase 1	Solli Engineering	7-21-15	8-20-15	7
• 2.32	Soil Erosion...Phase 2	Solli Engineering	7-21-15	8-20-15	7
• 2.33	Soil Erosion...Phase 3	Solli Engineering	7-21-15	8-20-15	7
• 2.71	Lighting Plan Phase 1	Solli Engineering	7-21-15	8-20-15	7
• 2.72	Lighting Plan Phase 2	Solli Engineering	7-21-15	8-20-15	7
• 2.73	Lighting Plan Phase 3	Solli Engineering	7-21-15	8-20-15	7
• 3.01	Soil Erosion &...	Solli Engineering	7-21-15	8-20-15	7
• 3.02	Detail Sheet	Solli Engineering	7-21-15	8-20-15	7
• 3.03	Detail Sheet	Solli Engineering	7-21-15	8-20-15	7
• 3.04	Detail Sheet	Solli Engineering	7-21-15	8-20-15	7
• 3.05	Detail Sheet	Solli Engineering	7-21-15	8-20-15	7
• ALT-1	Alternative Site...	Solli Engineering	7-21-15	8-20-15	7
• ALT-2	Alternative Site...	Solli Engineering	7-21-15	8-20-15	7

2. Including Exhibits one (1) through twelve (12).

Vote:

Jeremy Hayden	Aye	<i>For the Commission:</i>
Jason Grady	Aye	
John Bath	Aye	
Mike Beno	Aye	
Michael Muttitt	Aye	
Lois Spence	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 (05-22-16) 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 Bench Mark reference to FEMA datum on the survey plan.
 - b. A notation added to clarify that there is no specific Flood Study information/elevations available for the area.
 - c. Re-printing of sheet 2.21 to show all intended proposed information.
 - d. Level spreaders with rigid lips at points of storm water discharge.

- e. Flared end sections, endwalls, or some other outlet application provided at all points of discharge.
 - f. Detailed grading for the grass lined swale off the northwest corner of the parking area northwest of the Phase I Building Expansion, noting that it appears that one or more of the proposed information layers was inadvertently shut off and the information was missing from the submission drawings.
 - g. The silt fence off the westerly side of the sediment trap off the northwest corner of the crushed stone parking lot at the northeast corner of the site shall be swapped out with staked hay bales backed by a compost berm, noting that the berm should be left in place upon completion of work.
 - h. Crushed stone filter dams in proposed drainage swales and outlet areas as presented. Specifically, off the west end of the outlet swale for the underground detention basin 1b.
 - i. Alterations to the lighting plan (if needed) to verify no spillage of light into wetlands. This includes the shielding of existing lighting on the building, if needed.
 - j. Alterations to the plans to include the parking area off the southeast corner of the building to be included in Phase I in order to minimize impact to wetlands if phase III is never done.
 - k. Relocate the Limit of Disturbance (LOD) line off the north side of the drive located off the north side of the building as discussed, since there is no work proposed in that area.
 - l. The indication of proposed Cape Cod style curbing to replace the standard bituminous lip curbing along both sides of the main entrance/exit drive (within limits of Upland Review Area).
 - m. The delineation of proposed wetland markers (available at the Inland Wetlands Office) along the entire LOD line throughout the site and/or at locations marking the limits of approved development (limit of future maintenance). Said markers shall be installed at maximum intervals of 100 feet, or at notable changes in alignment or points of curvature.
 - n. The alteration of the proposed drainage system to provide for a water quality unit provided at catch basin 7, and routing of the discharge from same to be just north of wetland number 1. The discharge shall include a level spreader with rigid lip and associated grading and improvements to maintain a clear distance of 5 feet from the adjacent retaining wall, and 10 feet from the adjacent wetlands.
 - o. Relocation of the underground detention area 1b to the northeast in order to improve the spread of the recharging of the water table to be more in line with (up-gradient of) wetland area 1b.
 - p. A notation indicating that monitoring reports by an appropriate professional shall be submitted to the Inland Wetlands Office for each of three growing seasons (once per year) following the completion of all plantings and restoration/stabilization measures for each phase of construction. 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.
 - q. A notation indicating that if the Phase III (or any phase) septic expansion needs to be extended beyond the limits as shown on the plans, a separate and subsequent application to the Inland Wetlands Commission shall be submitted prior to construction.
 - r. A notation indicating that temporary stone filtration dams visible from and along Pepper Street as used for construction sedimentation control shall be removed after construction, if applicable.
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 Inland Wetlands Department by the applicant.
 4. Sizing for the proposed culvert relocation along Pepper Street shall be included in the Drainage Report. Also, the extent of clearing and grading needed to facilitate installation shall be shown.

** 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. This approval is contingent on procurement of an approval (permit issued) by the Health Department for all three separate phases prior to the issuance of a Building permit.
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 \$48,000.00 bond for phase I, \$8,000.00 bond for phase II, and a \$24,000.00 bond for phase III must be separately 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 for each project phase (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 for each project phase:

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.
4. Submission, acceptance, and filing of any/all applicable easements (including drainage easement to the Town).

(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.