



TOWN OF MONROE INLAND WETLANDS COMMISSION

7 Fan Hill Road
Monroe, Connecticut, 06468

Inland Wetlands Department: (203) 452-2809
Fax: (203) 261-6197
Inland Wetlands Agent: Scott H. Schatzlein, P.E.

Minutes of October 14, 2015 Regular Meeting

I. Call to Order:

The Regular Meeting of the Inland Wetlands Commission was called to Order at 7:05 p.m.

(A) Pledge of Allegiance

(B) Roll Call

Present: Michael S. Muttitt, Chairman
Jason Grady, Vice-Chairman
Lois Spence, Secretary
John Bath, Commissioner
Meghan Hayden, Commissioner
Peter Oliva, Commissioner

Absent: None

Also Present: Scott Schatzlein, P.E, Town Engineer, Inland Wetlands Agent
Donna Suszynski, Land Use Coordinator
David McCollum, Inland Wetlands Inspector, Recording Secretary

Mr. Schatzlein read the modifications to the Meeting Agenda. The modifications were unanimously accepted.

(C) Inland Wetlands Commission Meeting Minutes

The Minutes from the September 23, 2015 Inland Wetlands Commission Meeting were tabled for approval until the next meeting.

(D) General Public Participation

Chairman Muttitt opened the Meeting to General Public Participation, of which there was none.

II. Application Hearing Determinations:

- IWC-2015-17 1427 Monroe Turnpike – Regulated activities associated with the construction of a single family dwelling, including storm drainage plan, onsite septic system, and driveway, *Mallozzi*

Mr. Schatzlein noted that he would provide his comments to the applicant and Commission upon completion. He presented application details indicating that the overall project site is 3.2 acres of which there are 1.2 acres of Regulated Wetlands and 2.0 acres of Upland Review Area. There are no direct Regulated Wetland Area disturbances proposed and 0.64 acres of direct Upland Review Area disturbance proposed. He read the application information to the Commission, indicating that the proposal includes the replacement of existing headwall and catch basin along Monroe Turnpike. He described the site's current conditions, and the potential impacts of the proposed work to Regulated Areas on the site. Secretary Spence asked if a Planting Plan had been included.

A motion was made by Secretary Spence to hold a public hearing for application IWC-2015-17, as proposed site disturbance to the Regulated Wetlands Area would have public interest; seconded by Vice-Chairman Grady; passed 6-0-0.

- IWC-2015-18 46 Cutlers Farm Road – Regulated activities associated with the construction of a single family dwelling, *Connole*

Mr. Schatzlein commented that his review comments in association with this application had been included in the Commission's Meeting packet. He presented application details, indicating that the overall project site is 2.36 acres of which there are 0.249 acres of Regulated Wetlands and 0.67 acres of Upland Review Area. There are no direct Regulated Wetland Area disturbances proposed and 0.021 acres of direct Upland Review Area disturbance proposed. He also referred to the site's original subdivision and described proposed site construction activities which would include grading and the installation of deck support posts. He added that Land Use Office Staff had already administratively processed the building permit associated with the proposed activities on the site, stating that the original proposed development was entirely outside the limits of the site's Regulated Areas. Mr. Schatzlein informed the Commission that he advised the Applicants to submit an Application to extend the sideyard. He stated his belief that extending the sideyard would avoid the possibility for future violations if future maintenance activities were performed.

A motion was made by Vice-Chairman Grady to hold a regular hearing for IWC-2015-18, as the proposed wetland impacts would be minimal; seconded by Secretary Spence, passed 6-0-0.

- IWC-2015-19 64 Cambridge Drive – Subdivision referral for re-subdivision of property and regulated activities associated with the construction of additional roadway, driveway, associated grading, utilities, and drainage, *New England Materials, by Kimball Group, LLC*

Mr. Schatzlein referred to the previous submitted application that was being reviewed by the Commission, stating that it had been withdrawn because the Notifications to Aquarion and the Commissioner of Public Health had not been submitted to the Land Use Office. He presented the application details, and commented that this application was otherwise in kind with the previously submitted application. He added that the Land Use Office was working with the property owners to resolve existing compliance issues on the site, commenting that this application would be the first of many to be submitted that would work towards a return to compliance. He described the proposed lot and subdivision reconfiguration details to the

Commission. This application reconfigures the subdivision layout. There are no new lots being created. Commissioner Bath asked Mr. Schatzlein if IWC-2015-11 was being withdrawn, which Mr. Schatzlein confirmed. They briefly discussed the process to be used for the current Application. Chairman Muttitt asked Mr. Schatzlein if the roadway issues discussed during the previous application hearing would be addressed, which Mr. Schatzlein confirmed.

A motion was made by Secretary Spence to hold a public hearing, referring to the public hearing that was held for the previous application which had been withdrawn; seconded by Commissioner Oliva; passed 6-0-0.

III. Subdivision Report / Recommendations to the Planning & Zoning Commission:

(None)

IV. Regulated Activities:

(A) Regular Hearings

- IWC-2015-12 54 Garder Road – Regulated activities associated with the construction of a single family dwelling and associated site improvements, *Palmer*

Bill Carbone, a Professional Engineer of Spath-Bjorklund Associates licensed in the State of Connecticut, introduced himself to the Commission as a speaker on behalf of the application. An overview of the proposed project was reviewed.

Mr. Carbone addressed and discussed the comments he had received for the application from Mr. Schatzlein. Mr. Schatzlein provided further comments on what had been addressed by Mr. Carbone to the Commission.

Mr. Carbone continued his overview of the proposed project and addressed additional comments from Mr. Schatzlein.

Mr. Carbone submitted an Invasive Species Control Plan as an Exhibit.

Secretary Spence discussed her concerns with Mr. Carbone regarding sediment basins and footing drains.

Secretary Spence asked Mr. Carbone if any additional work would be performed, and asked another question about footing drains. Mr. Carbone replied that the application was strictly "on paper", and both he and Mr. Schatzlein commented that modifications to the permit would have to be made if the application was changed.

Secretary Spence and Mr. Carbone discussed her concerns regarding the installation of Wetlands Markers around the proposed rain garden. He added that he would provide a proposed planting plan as Secretary Spence requested.

Secretary Spence and Mr. Carbone discussed the future submission of another survey. Mr. Schatzlein provided clarification on additional surveys that could be submitted. Mr. Carbone and Mr. Schatzlein also discussed the surveys that had been submitted as part of the application.

Mr. Schatzlein also provided additional comment to Secretary Spence and Mr. Carbone's discussion regarding rain gardens. Mr. Carbone proposed that a planting plan for the rain garden could be added as a Condition of Approval.

Secretary Bath asked Mr. Schatzlein to clarify his comments about the planting plan. Mr. Schatzlein replied that he that he shouldn't act as the Commission, and that it would not be appropriate for him to make a subjective decision. Secretary Spence added her concerns regarding the need to submit a planting plan as part of application. Mr. Schatzlein commented that the Commission should be able to review information that is not clearly proposed.

Chairman Muttitt and Mr. Carbone discussed proposed plantings, with regards to the number of proposed wetlands plantings and their density They also discussed the professional that would be appropriate to submit a planting plan. Secretary Spence added her concerns about the size and number of plants being proposed. Mr. Schatzlein provided additional input and comments in regards to this matter.

Chairman Muttitt and Mr. Carbone discussed the existence of trees both inside and outside the proposed Limits of Disturbance, and the associated areas of grading. Mr. Schatzlein and Mr. Carbone discussed the areas on the proposed plan where existing invasive species would be removed. Mr. Schatzlein and Chairman Muttitt clarified with Mr. Carbone the areas on the site that would and would not be disturbed.

Secretary Spence asked if the planting plan was specific to the site, or if it was similar to planting plans used at other sites. Mr. Carbone replied that the planting plan was customized. Secretary Spence and Mr. Carbone discussed the appropriate official that could be consulted to determine invasive species. They had further discussion on the planting plan submitted by Mr. Carbone. Mr. Schatzlein also provided his comments regarding a submitted planting plan. Chairman Muttitt commented that a written planting plan should be submitted.

Mr. Carbone discussed the location of proposed plantings with the Commission and Mr. Schatzlein, and how the information for location and description would be used, recorded, and stored.

Chairman Muttitt asked Mr. Carbone if he wanted to close the hearing. Mr. Carbone replied that he would leave that decision to the Commission. Mr. Schatzlein asked Mr. Carbone to clarify his decision to open or close the hearing based on the Commission's comments during the hearing. Mr. Carbone asked the Commission if they wanted more information, which they confirmed. Mr. Carbone requested the hearing remain open, and that he would provide more information for invasives and a planting plan.

Land Use Coordinator Suszynski read the Exhibits 1-4.

(B) Public Hearings

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

Chairman Muttitt stated that the application associated with the hearing had been withdrawn.

- IWC-2015-13 285 Cutlers Farm Road (Wolfe Park) – Regulated activities associated with the construction of utility conduits beneath a proposed permanent access in preparation for the installation of two multi-purpose ballfields, *Town of Monroe Parks and Recreation Department*

David Sacco, a Civil Engineer with TPA Design Group in New Haven, Connecticut, introduced himself to the Commission as a speaker on behalf of the application. He stated that this application was a modification to an application that had been previously accepted and approved by the Commission. He added that he is representing a similar application for this property to the Monroe Planning and Zoning Commission, and that he hopes to close that hearing at the Planning and Zoning Commission's next meeting. Mr. Sacco provided an overview of the proposed project.

Secretary Spence and Mr. Sacco discussed the wetlands soils that would be excavated, and the impacts that the proposed project would have on the site. Secretary Spence and Mr. Sacco discussed and clarified the details of a proposed fence on the asked if the wetland soil to be excavated was to be used in the west field. Mr. Sacco said that soil has high nutrient content, and that redistribution of the excavated soils in the Wetland Areas would add further impact.

Secretary Spence asked the height of the proposed fence. Mr. Sacco said the fence was to be 48 (forty-eight) inches to the top rail, 42 (forty-two) inches off the ground. There would be mesh fencing to stop the rolling of balls off of the field.

Mr. Schatzlein recalled the Planning and Zoning Commission's comments during their meeting, and recalled the Planning and Zoning Commission's disinterest of a split-rail fence, and that the fence itself was outside of Regulated Upland Review and Wetlands Areas. Mr. Sacco added that the Planning and Zoning Commission was concerned about potentially disturbing a historic road at the toe of slope close to the proposed site, and that the fence would be a physical barrier.

Secretary Spence and Mr. Sacco discussed the differences between the currently approved proposed path and the modifications that were being reviewed by the Commission. Mr. Sacco said that equipment to maintain the field and emergency vehicles could be accommodated on the proposed path. He added that the finalized path would not be able to support construction vehicles after the proposed project was completed. Secretary Spence asked if the larger proposed path could eliminate a wetlands crossing, which Mr. Sacco confirmed. He added that all of the originally proposed Wetlands crossings would remain, to accommodate the request to have flexibility by the Planning and Zoning Commission. Vice-Chairman Grady clarified that the flexibility was for Planning and Zoning Commission, and not for construction purposes, which Mr. Sacco confirmed.

Secretary Spence said that it would make sense to eliminate an additional crossing if possible. Mr. Sacco stated that one of the proposed Wetlands crossings would be eliminated once the Planning and Zoning Commission determined their preferred path for construction, and that only one proposed Wetlands contractor would be available for use during construction. Vice-Chairman Grady asked Mr. Sacco if the preferred construction access to the site would be to use Park View Drive, which Mr. Sacco affirmed.

Secretary Spence addressed the issue of portable bathrooms.

Frank Cooper, Director of Monroe Parks and Recreation, introduced himself to the Commission as a speaker on behalf of the Application. He provided additional comments to the concerns from the Planning and Zoning Commission, and the equipment used to maintain portable bathrooms would be supported with the modification of widening the proposed path.

Secretary Spence and Mr. Sacco discussed Secretary Spence's concerns with the proposed sedimentation and erosion controls, and Secretary Spence's request to enhance the proposed controls by using a mulch berm, as well as silt fencing.

Secretary Spence asked what kind of wall was being referred in the proposed project. Mr. Sacco replied the configuration of the originally proposed stone wall was just a conglomeration of stone, in kind with existing conditions. He added that at the request of the Planning and Zoning Commission, the proposed stone wall would now have a more formalized appearance. Secretary Spence commented that farm walls could provide habitat. Mr. Schatzlein clarified that the stone wall would be re-established as a more formal farm wall, with dry masonry. Mr. Cooper added that the proposed stone walls would be similar to ones currently established in other areas of Wolfe Park.

Land Use Coordinator Suszynski read the exhibits 1-4.

Chairman Muttitt opened the Application to public comment, of which there was none.

Polling the Commission and hearing no objections, Chairman Muttitt closed the Public Hearing.

- IWC-2015-14 224 Guinea Road – Regulated activities associated with the removal of fill and installation of plantings within a wetland area to remediate previous disturbance, *Ferreira*

Peter Olsen, a Land Use Attorney with the Land Use and Conservation Counsel in Bethel, Connecticut, introduced himself to the Commission as a representative of the property owners and speaker on behalf of the Application. He provided a brief overview of the proposed remediation project.

Attorney Olsen added that Spath-Bjorklund Associates, Inc. were being engaged as the design engineers, and that Environmental Planning Services would be engaged as the Wetlands professionals for the project. Attorney Olsen also addressed and discussed Mr. Schatzlein's review letter with the Commission. He requested that the Public Hearing be kept open to allow for more information to be submitted for the Commission's review.

Chairman Muttitt clarified that only field work would be conducted, which Attorney Olsen affirmed. They also discussed the timeline relevant to the Application.

Secretary Spence requested that the missing content pertinent to the application be submitted for review prior to subsequent hearing. They reviewed and discussed the materials to be included based on the comments within Mr. Schatzlein's review letter.

V. Violations:

– IWV-2015-11 78 Stanley Road

Chairman Muttitt asked if anyone in attendance was the property owner or acting as the property owner's representative. Receiving no response, Mr. Schatzlein commented that the Commission should wait to conduct the hearing before making their determination. Chairman Muttitt agreed, and added that the Commission could hold the hearing at a future meeting.

▪ IWV-2015-12 104 Stanley Road

Antonio and Kimberly Ramos, of 104 Stanley Road, introduced themselves to the Commission as the owners of the property. Chairman Muttitt explained the process of the informal hearing to the property owners.

The Wetlands Commission, Mr. Schatzlein, and David McCollum, Inland Wetlands Inspector, discussed the following issues with the property owners:

- The "Proposed Violations Map" discussed by the Commission during their Administrative Review
- The installation and location of an established retaining wall within Regulated Areas
- Activities permitted within the limits of a Conservation Easement
- The location and use of unpermitted sheds within Regulated Areas
- Unpermitted clearing and maintenance within Regulated Upland Review and Wetlands Areas
- The location of a unpaved driveway within a Regulated Upland Review Area
- The inclusion of these activities / structures on the property's As-Built

Chairman Muttitt asked if the sheds were temporary structures that were moveable, which Mr. Ramos affirmed. Chairman Muttitt asked Mr. Ramos if he would not be opposed to planting a seed mix and shrubs within the Regulated Wetlands Areas that were disturbed.

Chairman Muttitt recommended that a buffer with native plants be installed, which could be drafted by a Landscape Architect. Chairman Muttitt requested the property owners' permission to visit the site for the Commissioners' inspection, which the property owners granted. Mr. Ramos requested that the inspections be scheduled in advance. Chairman Muttitt closed the informal hearing.

▪ IWV-2015-13 38 Webb Circle

Christina Dasilva, Monica Dasilva, and Kevin Carmo of 38 Webb Circle, introduced themselves to the Commission as the owners and residents of the property. Chairman Muttitt explained the process of the informal hearing.

The Wetlands Commission, Mr. Schatzlein, and Mr. McCollum discussed the following issues with the property owners:

- The "Proposed Violations Map" discussed by the Commission during their Administrative Review
- The location and use of unpermitted sheds within Regulated Upland Review Areas

- Unpermitted clearing, grubbing, and maintenance of a residential garden within a Regulated Upland Review Area
- Existence of an invasive species within a Regulated Upland Review Area

Chairman Muttitt and Vice-Chairman Grady clarified that the shed was within a Regulated Upland Review Area, and that it needed to be permitted based on its location. Chairman Muttitt explained the permit process to the property owners. Chairman Muttitt and Secretary Spence asked the property owners if they knew what species of bamboo was growing. Secretary Spence recommended that a report from a professional would be needed to confirm the bamboo's identity and determine its type. Secretary Spence requested the property owners' permission to visit the site for the Commissioners' inspection, which Monica Dasilva granted. Ms. Dasilva requested that the Commissioners first schedule an appointment before inspection. Mr. Schatzlein explained how the violation process would continue to the property owners. Chairman Muttitt requested a report of the bamboo from a certified specialist before the next meeting for deliberations, and closed the hearing.

VI. Other:

(None)

VII. Deliberations on Completed Hearings:

- IWC-2015-13 285 Cutlers Farm Road (Wolfe Park) – Regulated activities associated with the construction of utility conduits beneath a proposed permanent access in preparation for the installation of two multi-purpose ballfields, *Town of Monroe Parks and Recreation Department*

Mr. Schatzlein discussed items to be included within the Condition of Approval with the Commission. A motion was made by Secretary Spence to approve application IWC-2015-13 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; seconded by Vice-Chairman Grady; passed 6-0-0.

(See approval letter at the end of minutes.)

VIII. Bond Releases:

2:36:38

- I12-07 21 Bardugone Lane – Verification of planting and tree cutting

Mr. Schatzlein read a letter from the property owner addressed to the Commission, and explained the current conditions of the site to the Commission. He reviewed the conditions of a previously approved Application with the Commission, and compared them to the existing conditions. He asked the Commission if they wanted the existing conditions to be restored to the conditions that had been previously approved by the Commission. The Commission reviewed the approved site plan and an "As-Built" of the property.

Commissioner Bath asked Mr. Schatzlein about a submitted planting report. Mr. Schatzlein clarified that follow-up reporting was required for the approved plantings, and that the property owner was requesting a Bond Release per the submission of a follow-up report. Secretary Spence expressed her concerns about existing invasive species on the property. Chairman Muttitt asked Mr. Schatzlein what the property owners were proposing for a bond release. Mr. Schatzlein replied that the property owner was requesting the bond to be released. Mr. Schatzlein added that he had previously discussed with the property owner their requirement to submit additional planting plans to the Commission before the property owners could request the Bond's release.

Mr. Schatzlein asked if the Commission would request the property owner to restore the woods to their previously approved condition. The Commission discussed the previously issued Conditions of Approval, and determined that additional plantings would be required to meet the Conditions. They also wanted the items discussed in the submitted planting report to be addressed.

IX. Time Extensions:

(None)

X. Inland Wetlands Agent Activities / Reports:

General Permits: (None)

Agent Approvals: (None)

Permitted Use as-of Right: 111 Turkey Roost Road

Mr. Schatzlein discussed the submitted application with the Commission. He recalled the property owner's request for a permit that could be used to replace a drainage pipe in kind. He commented on the current situation on the property to the Commission, and how the property owner was misled about the appropriate application required.

Chairman Muttitt, Commissioner Hayden, and Mr. Schatzlein discussed the asked about legal precedence, and requested the property owner submit an Agent Approval without the fees. Mr. Schatzlein clarified that the state fee and legal notice would impede that process, and that the property owner should not suffer from a clerical error. Commissioner Hayden added her concerns about legal precedence. The Commission recommended the application be processed as an Agent Approval.

XI. Violations:

- Discussion on Completed Violation Hearings from this Agenda
 - IWV-2015-11 78 Stanley Road

The Commission discussed and requested that the property owners be issued a letter requesting the property owners attend the next Inland Wetlands Commission Meeting, which would also warn about the potential issuance of a Wetlands Citation.

- IWV-2015-12 104 Stanley Road

The Commission discussed their scheduling of site visits to the property, as they had requested to the property owner.

- IWV-2015-13 38 Webb Circle

The Commission requested that the property owners be issued a letter requesting they submit a report addressing the species of bamboo from an appropriate professional to be discussed at the next Inland Wetlands Commission meeting.

- Administrative Review / Enforcement Issues

- IWV-2015-17 / IWV-2015-18

Mr. Schatzlein reviewed potential violation issues on the property to the Commission. He added that an application for a solar panel array on the property had been withdrawn, and a meeting with the property owners will be scheduled on the week following the Commission's meeting. Mr. Schatzlein reviewed a "Potential Violations" Map and the property's existing Conditions with the Commission, and advised that the Commission should not determine a course of action at this time. Mr. Schatzlein commented that he hoped the property owners would submit an application for restoration in the future.

- IWV-2015-20

Mr. Schatzlein reviewed potential violation issues on the property to the Commission, and also reviewed the site's existing conditions on a "Potential Violations". He added that he had met with the property owner's representing attorney on October 16th, 2015. Mr. Schatzlein explained the purpose of a Notice of Violation. Chairman Muttitt suggested that a Notice of Violation would not be necessary if the property owner is cooperative. Mr. Schatzlein confirmed that the Commission would request an application in addition to issuing a Notice of Violation.

- Pending Determination

- IWV-2014-08

The Commission members discussed how they had not been able to make their site visits to the property. Chairman Muttitt suggested that a berm lining the site with plantings would be an effective buffer. Mr. Schatzlein reminded the Commission of the Restrictive Covenant / Conservation Easement on the property. Mr. Schatzlein and Mr. McCollum reviewed a "Potential Violations" Map with the Commission. The Commission recommended that they would request the property owners submit an application with respect to the conservation easement and restoration of the wetland area. The application would include planting plan with a substantial buffer along the Conservation Easement.

Commissioner Bath asked if the property owner could call Mr. Schatzlein to discuss, which Mr. Schatzlein affirmed. Vice-Chairman Grady and Mr. Schatzlein discussed the storage of equipment on the site.

XII. General Discussion / Other:

Kevin Solli, a licensed Professional Engineer with Solli Engineering in Monroe, Connecticut, submitted a Violations Report for 5 Independence Drive, 7 Independence Drive, and 124 Enterprise Drive.

The Commission discussed their upcoming public hearing regarding the Inland Wetlands Regulation Amendments.

XIII. Correspondence:

Secretary Spence discussed a letter regarding the Harvey Pete Pond, and how the pond's dam did not have recorded registration with the DEEP. Secretary Spence added that the pond is on the Natural Diversity Database.

XIV. Adjournment:

Motion to adjourn made by Vice-Chairman Grady; seconded by Commissioner Bath; passed 6-0-0.

The Meeting was adjourned 10:36 p.m.

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": (None)



TOWN OF MONROE
INLAND WETLANDS COMMISSION

7 Fan Hill Road
Monroe, CT 06468

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

Hand Delivered

NOTICE/CERTIFICATE OF DECISION

October 15, 2015

Frank Cooper, Director
Town of Monroe Parks & Recreation Department
7 Fan Hill Road
Monroe, CT 06468

Re: Application No. IWC-2015-13, (File No.962) Residential Site Development
Application Type: Public Hearing
Location of site: 285 Cutlers Farm Road (Wolfe Park)

WHEREAS, the Monroe Inland Wetlands Commission (hereinafter referred to as "Commission") has considered an application by Francis Cooper, Director of Parks and Recreation, for modifications to approval IWC 2014-14, approval letter dated 1-29-15, to include the following:

- a. Construction/addition of two utility conduits beneath the proposed permanent pedestrian access path across the section within regulated areas (Inland Wetlands and Upland Review Areas).
- b. Widening of the permanent pedestrian access path from an eight foot paved width to a twelve foot paved width (total five foot increase in overall footprint with consideration of side slopes).
- c. Increasing the cross sectional depth/configuration of base materials to accommodate temporary construction equipment access and future maintenance and emergency vehicle access.
- d. Additional fencing along the westerly side of the west field.
- e. Revised detail providing a more formed style dry placement stone wall.

WHEREAS, the Commission considered the following Application Submissions:

- Town of Monroe Inland Wetlands Application, received 9-2-15.
- Cover, Wolfe Park Multi-Purpose Fields, 285 Cutlers Farm Road...Parks and Recreation Department, 7 Fan Hill Road..., by TPA, dated 5-13-15, revised to 8-31-15, initial submission plan.
- 4 of 7, Grading and Erosion Control Plan, Wolfe Park Practice Fields, 285 Cutlers Farm Road...Parks and Recreation Department, 7 Fan Hill Road..., by TPA, dated 11-5-14, revised to 8-31-15, exhibit 2
- 7 of 7, Miscellaneous Details, Wolfe Park Practice Fields, 285 Cutlers Farm Road...Parks and Recreation Department, 7 Fan Hill Road..., by TPA, dated 11-5-14, revised to 8-31-15, exhibit 2.
- Project Narrative from David A. Sacco, P.E. TPA Design Group, dated 9-1-15
- Notice of Decision from Application No. IWC-2014-14, File #904; dated 1-29-15
- Receipt of Mailing for Abutters within 100', received 10-6-15.
- Exhibits one (1) through Four (4) as referenced and entered into the record during the public hearing.

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 (07-10-16) 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. Details and notations to indicate that the section of conduits placed through the wetlands shall be installed with a flat profile (no pitch), and include trench interrupters to each side of the wetlands.
 - b. Clarification that the proposed modification to the typical section for the permanent pedestrian walking path is a widening from an eight feet to twelve feet with an overall footprint widening of five feet considering the minimal side sloping.
 - c. A detail indicating that additional sedimentation control shall be provided along the west side of the Practice Field, and along both sides of the proposed wetland crossing, in the form of woodchip and/or compost berms in addition to siltation control fencing.
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.

** 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. Issuance of Building Permit, if applicable.

(C) Standard Requirements:

1. Regulated activities herein shall be implemented by the permittee in accordance with the timing, location, duration, and intent proposed and approved by the Commission.
2. Sedimentation and erosion control measures must be installed prior to any commencement of site activity. Said measures must be regularly inspected prior to and subsequent to major storm events and maintained during construction and properly removed with all affected land restored prior to requesting final inspection. An authorized representative, responsible for all sedimentation and erosion control measures, must be registered with the Town Inland Wetlands Office, Public Works Office and Police Department in addition to being listed on the drawings (include a name, address, business telephone number, off-hours telephone number and other pertinent contact information). All sedimentation and erosion control measures must be provided and installed in accordance with the Connecticut State Department of Energy and Environmental Protection (DEEP) Guidelines for Soil Erosion and Sediment Control dated 2002, or as updated. In constructing the authorized activities, the permittee shall implement such management

practices consistent with the terms and conditions of the permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.

3. If a bond is not required as a specific condition of approval, the posting of a cash (bank check) or letter of credit may be required at any time during construction by the Inland Wetlands Commission, Inland Wetlands Agent and/or the Town Engineer for erosion controls or any approval requirements and/or Wetland mitigation measures, in an amount to be recommended by the Town Engineer and accepted by the Commission. Once work is complete, a request for bond release must be provided in writing.
4. In the event an appeal is taken from this decision, the applicant shall provide the Commission with three (3) sets of all plans, reports and documents that were submitted for the application within thirty (30) days.
5. Heating oil tanks shall not be buried anywhere on the property.
6. Plant species listed on the most current DEEP publication entitled "Non-native Invasive and Potentially Invasive Vascular Plants in Connecticut" shall not be introduced on the site.
7. The Applicant shall notify the Wetland Agent at least 48 hours prior to starting any work (including, but not limited to, grading or stumping) and upon completion of work.
8. The applicant shall submit any changes of the approved plans with a written request for permit amendment(s). The Commission and/or its Agent shall determine if said changes are acceptable under the permit or if a new application is required.
9. All work and all regulated activities conducted pursuant to the authorization shall be consistent with the terms, intent, and conditions of this permit. All structures, equipment, material, excavation, fill, clearing, encroachments, and activities not specifically identified and authorized herein shall constitute a violation of the permit. This may result in the modification, suspension, or revocation of the permit.

(E) Timing, Expiration and/or Transfer of Permit:

1. In accordance with Connecticut General Statutes, Section 8-3 (i), and the Town of Monroe Inland Wetlands and Watercourses Regulations, Section 11.7, any and all work associated with this approval must be completed within five (5) years of the date of an issued permit (note that a permit is issued only upon addressing all the conditions listed under "*(A) Conditions to be addressed within 270 days of the Date of Approval*"). However, the issuance of a permit does not allow for work to commence. Work shall only commence upon satisfactorily addressing all conditions listed under "*(A) Conditions to be addressed within 270 days of the Date of Approval*" and "*(B) Conditions to be addressed prior to construction*". Up to one additional five (5) year extension may be requested in writing prior to expiration.
2. This permit is not transferable unless: the new owner provides the Commission with a signed acknowledgement that he or she understands and accepts the conditions of approval, a new replacement bond is established by the new owner, or an agreement between the original and new owner is provided, verifying that the original owner will still be responsible for meeting the conditions of approval.

THIS APPROVAL IS HEREBY ISSUED WITH THE FOLLOWING STATEMENTS, CLARIFICATION OF STANDARDS, CONDITIONS, AND PROCEDURAL REQUIREMENTS:

THIS APPROVAL IS NOT AN AUTHORIZATION TO START CONSTRUCTION.

If there are any questions relative to the conditions of approval, please call the Town prior to submitting the revised plans. This will avoid costly and time consuming revisions and reviews, therefore, expediting the process for you.

This Commission has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.

This approval is subject to compliance with any and all Inland Wetlands Regulations of the Town of Monroe in addition to all other applicable Local, State and Federal requirements.

This approval does not derogate any present or future rights or powers of the Inland Wetlands Commission or the Town of Monroe, and 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.

Noting that this approval letter serves as the Inland Wetlands Commissions Report to the PZC, the Commission hereby expresses that this new allowance for construction access via only the proposed permanent pedestrian access path is the preferred alternative.

-End-

cc: Planning and Zoning Commission