



TOWN OF MONROE INLAND WETLANDS COMMISSION

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Monroe, Connecticut, 06468

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

Note: Meetings are Video and Audio Recorded

Draft Minutes of June 22, 2016 Regular Meeting

I. Call to Order:

The Regular Meeting of the Inland Wetlands Commission ("Commission") was called to Order at 7:03 p.m.

(A) Pledge of Allegiance

(B) Roll Call

Present: Michael S. Muttitt, *Chairman*
Jason Grady, *Vice-Chairman*
Lois Spence, *Secretary*
Meghan Hayden, Esq., *Treasurer*
Peter Oliva, *Commissioner*
Ross Mastrorocco, *Commissioner*
James Stewart, P.E., L.S., *Commissioner*

Absent: None

Also Present: Scott Schatzlein, P.E., *Land Use Director, Town Engineer, Inland Wetlands Agent*
Donna Suszynski, *Land Use Office Coordinator*
Rebecca Wood, *Recording Secretary*

Chairman Muttitt introduced the members of the Commission and members of Land Use Office Staff. He read the Inland Wetlands Commission Mission Statement. He asked Ms. Suszynski and Mr. Schatzlein if there were any changes to the Commission Meeting Agenda. Mrs. Suszynski read aloud the changes to the Agenda, which were unanimously accepted.

Commissioner Oliva entered the meeting at 7:05 p.m.
Commissioner Meghan Hayden entered the meeting at 7:45 p.m.

(C) Inland Wetland Commission Meeting Minutes

- June 8, 2016 Meeting Minutes

Motion to approve the June 8th, 2016 Meeting Minutes as drafted made by Commissioner Spence

Seconded by Vice Chairman Grady.

Discussion: Corrections from Commissioner Spence: 50 Cambridge, Page 5: "clarification that the property is in a public watershed and in close proximity to wetlands and the Pequonnock River.

Vote: 6– 0 – 0 in favor, no abstentions; motion passed unanimously

(D) General Public Participation

Chairman Muttitt polled those publicly attending for Public Participation: no public comments

II. Application Hearing Determinations:

(E) Application Hearings:

- **IWC-2016-13** 4 High Ridge Drive– Proposed four bedroom home with associated site improvements

Town Engineer, Scott Schatzlein, reviewed the following for acceptance:

- 1) The packet provided to the Commission for their review contains one informative, eight administrative and eleven technical comments;
- 2) This application is for a 1.02 acre single family residence in an older subdivision. The property contains 0.256 acres of wetlands and 0.381 acres of upland review area. The application indicates no direct wetland impact depending on site development;
- 3) The original application indicates that this site is not in a public water supply watershed area but upon review, the applicant found that it is, and will modify the application;

Motion to hold a Public Hearing on IWC-2016-13 as there is direct impact to wetlands and there may be interest from surrounding neighbors made by Commissioner Lois Spence;

Seconded by Commissioner Jason Grady.

Discussion: None

Vote: 7– 0– 0 in favor, no abstentions; motion passed unanimously

- **IWC-2016-14** 754 Main Street– Interior renovations, construction of truck well, outdoor living showcase area, stormwater quality measures, and pavement repairs at Stone Farm, LLC.

Town Engineer, Scott Schatzlein, reviewed the following for acceptance:

This application is for a 22.593 Acre parcel that is currently located in a Residential/Farming district but is seeking a zone change to Industrial-2 district. It was the site for a church that has

been vacant for some time and has 7.75 acres of wetlands with 11.27 acres of upland review area with no direct wetland impact and only 0.28 acres total of upland review area disturbance.

**Motion to hold a Public Hearing on IWC-2016-14 as there is direct impact to wetland uplands and there may be interest from the public made by Commissioner Jason Grady;
Seconded by Commissioner Peter Oliva.**

Discussion: None

Vote: 7– 0 – 0 in favor, none abstained; motion passed unanimously

III. Subdivision Report/Recommendation to the Planning & Zoning Commission: None

IV. Regulated Activities:

(E) Regular Hearings:

Land Use Coordinator Donna Suszynski read the exhibits.

- **IWC-2016-08** 545 Pepper Street – Restoration of a previously disturbed area, removal of fill and replanting
(Regular Hearing Decision Deadline 5/27/16, Extension Granted to 6/8/16)

Matthew Popp, Landscape Architect, Professional Wetland Scientist, Nutmeg Land Surveyors, representing the applicant provided:

- 1) A signed and sealed survey;
- 2) A maintenance plan in the event of an oil spill for sediment and erosion control, with a monitoring schedule and reports submitted to the town for the first two years, posted and kept on site in the office;
- 3) Provided a presentation indicating new fill locations, water filtration from rock splitting machines to storage bins with a ridge line, relocation of the silt fencing;
- 4) Town Engineer will site visit;
- 5) All outdoor storage buildings approved by Planning & Zoning will be added to the map;

Town Engineer Schatzlein inquired why two large pools were being delivered to the site and secondly, the duration of their stay.

Jim Hirsch, representing Fairfield Stone, 545 Main Street, stated that the applicant also owns a pool company and from time to time will have a pool delivered and stored at that location for a day to a couple of weeks. The fiberglass pools are stored outside the upland area and not near the wetlands.

Town Engineer Schatzlein reminded the applicant that he would need approval to store pools at this site from the Planning & Zoning Commission for a permit.

Commissioner Spence inquired if the silt fence around the restoration area was going into virgin wetlands and whether wood chips or compost berm might be less intrusive.

The applicant responded that there was not much runoff from the slope and those types of materials many times contained invasive seeds, and the silt fencing would be not going into the virgin wetland areas.

Chairman Muttitt inquired if wetland markers would be placed on site. Town Engineer Schatzlein indicated they would be extended to the entire side. The applicant agreed.

Chairman Muttitt inquired if there were any further questions or comments from the Commission, Staff, or testimony from the applicant. There were no comments; the regular hearing was closed.

- **IWC-2016-11** 500 Pepper Street – Change to detention systems, and building addition of a previously approved project, Carrubba
(Regular Hearing Decision Deadline 5/27/16, Extension Granted to 6/8/16)

Land Use Coordinator Donna Suszynski read the exhibits for the committee.

Kevin Solli, Licensed Professional Engineer, Solli Engineering Associates introduced the revisions made based on the last meeting comments and are included in a distributed packet to the Commission. In presentation, Mr. Solli reviewed the following:

- 1) Added guide rail;
- 2) Relocated transformer pad closer to the building and added trench interrupters;
- 3) Made revisions to the detention basin;
- 4) Did an additional test pit for the swail along the front of the property;
- 5) Added additional wetland delineation markers;
- 6) In reviewing the 2014 Invasive Species Listing, and in response to Commissioner Spence's comments, neither Myrtle nor Vinca is listed, and can easily be changed to either English Ivy or another plant or groundcover. Where it is being proposed on the site is completely contained by an impervious material.

Commissioner Spence would like to add one or two high shade canopy trees between the development and the detention basin. Mr. Solli responded that the slope in that area will make it difficult but will review these comments with the Owner.

Chairman Muttitt inquired if there were any further questions, comments, or testimony. Hearing none, he closed the regular hearing.

(E) Public Hearings:

- **IWC-2016-12** 146 Cutlers Farm Road and 267 & 287 Purdy Hill Road, Proposed 15 Unit Age Restricted Housing, Beaver Brook, LLC

Public Hearing postponed allowing for Planning and Zoning approval of the Change of Zone for the property.

V. Violations: None

VI. Other: None

VII. Deliberations on Completed Hearings:

- **IWC-2016-08** .545 Pepper Street, Restoration of a previously disturbed area, removal of fill and replanting.

Chairman Muttitt requested Staff prepare a Draft Approval Resolution with the following conditions for the next Inland Wetlands Commission meeting:

- 1) Technical Items a) through d) will apply with clarification of an additional storage location;
- 2) Item 5: Housekeeping Items to include the name of the Preparer, date, title, etc.
- 3) Item 6: Addition of markers along the edge of the boulders and edge of tree line to the street;
- 4) Storage should be limited to what has been presented to the Inland Wetlands Commission, any additional storage will be referred to the Planning & Zoning Commission;
- 5) Item 8: Post the O & M plan in the facility;Item
- 6) Item 11: Follow up monitoring to the Inland Wetlands Commission for monitoring for the first two years of planting;
- 7) Deer resistant plantings;
- 8) Add the additional street address (the abutter);
- 9) They will contact the Town Engineer when they initiate excavation and prior to planting as offered;

- **IWC-2016-09** 234 & 246 Main Street, Sippin – Excavation of fill material in a regulated area and removal to non-regulated area.

The applicant has requested a 30-day extension to the required date of July 8, 2016 to coordinate with the project landscape planner to produce a revised planting plan.

- **IWC-2016-11** 500 Pepper Street, Change to detention systems, and building addition of a previously approved project, Carrubba.

- 1) Informative Recommendation: Bond \$25,000;
- 2) Administration: Requirement for a report from the Health Department
- 3) Technical: Drainage Working a clarification on projected flows;
- 4) Sedimentation Control: Correction to plans;
- 5) Myrtle groundcover would only be planted in areas surrounded by an impervious surface to restrict spread.

Chairman Muttitt requested Staff prepare a Draft Approval Resolution with the following conditions for the next Inland Wetlands Commission meeting.

- **IWC-2016-10** 15 Owl Hill Road & 144 Lynn Drive, Carrubba; Remediation of a previously disturbed Conservation Easement area, planting within an upland review area and within a Conservation Easement area to include mulched bio-filters and Conservation markers

Motion to Approve IWC-2016-10 as set forth in the Approval Resolution as drafted by Commissioner Jason Grady;

Seconded by Commissioner Peter Oliva

Discussion: Review of five page Approval Resolution Letter drafted by Town Engineer Scott Schatzlein.

Vote: 8 – 0 – 0 in favor, no abstentions; motion passed unanimously

VIII. Bond Releases, Reductions, Reports: None

IX. Time Extensions:

- **IWC-2016-09** 234 & 246 Main Street; request for 30 Day Extension request to fulfill Conditions of Approval, Bernard Sippin.

**Motion to approve request for 30 Day Extension, made by; Commissioner Peter Oliva
Seconded by Commissioner Lois Spence.**

Discussion: None

Vote: 7– 0 – 0 in favor, no abstentions; motion passed unanimously

X. IWC Agent Activities/Reports:

- General Permits:

- 1) Department of Public Works Reports that there have been numerous Calls for Service on Mountainside Drive regarding another beaver dam found on the Pootatuck River downstream from Mountainside Drive;
- 2) The beaver dam was opened to approximately 24 feet wide to allow slow drainage of water but the Agent predicts the dam to be rebuilt within the week as there are two more additional beaver dams downstream off Fern Lane in Newtown, where adjacent property owners had been contacted to notify of dam clearing;
- 3) The Wetlands Agent will need to install one or two 8-12" diameter pipes into the dam to prevent the dirt roadway from washing out in a storm;
- 4) This piping, as in the clearing, will allow slower water seepage so as not to create rushing water damage.

- Agent Approvals: None

- Permitted Uses As of Right:

1. Department of Public Works – road repair, replacement and/or general maintenance (I/W Regulations Section 4.2 (C)) – (None), *Permit Expires 05/08/2018*

XI. Violations:

- Violation Inspection Report: (None)
- Discussion on completed Violation Hearings from this Agenda: (None)

XII. General Discussion/Other: (None)

XIII. Correspondence: (None)

XIV. Adjournment:

A motion to adjourn was made by Commissioner Peter Oliva;
Seconded by Commissioner James Stewart; passed 8 – 0 - 0.
The Meeting was adjourned 8:15 p.m.

Respectfully Submitted,
Rebecca Wood, *Recording Secretary-In-Training*