



TOWN OF MONROE INLAND WETLANDS COMMISSION

7 Fan Hill Road
Monroe, CT 06468

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

Minutes of July 27, 2016 Regular Inland Wetland Meeting

I. Call to Order:

The Regular Meeting of the Inland Wetlands Commission ("Commission") was called to Order at 7:02 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. Mr. Schatzlein read aloud the change to the Agenda, which was unanimously accepted.

Commissioner Meghan Hayden entered the meeting at 7:07 p.m.

(C) Inland Wetland Commission Meeting Minutes

- June 22, 2016 Meeting Minutes

Motion to approve the June 22nd, 2016 Meeting Minutes as drafted with amendments made by Commissioner Spence

Seconded by Vice Chairman Grady.

Discussion: Corrections

- Page 2: To remove “direct impact to wetlands” from the motion for IWC-2016-13, 4 High Ridge Drive
 - Page 3: To remove “direct impact to wetlands” from the motion for IWC-2016-14, 754 Main Street
 - Page 5: To change “Draft Approval Resolution with the following...” to “Draft Approval Resolution with the above...” in regards to IWC-2016-11, 500 Pepper Street
 - Page 6: To change item #3 under General Permits to read “Animal Control” not “Wetlands Agent.”
- 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:

(A) Application Hearings:

- **IWC-2016-15** Webb Circle – Installation of cathodic protection system to prevent corrosion of the pipeline; Iroquois Pipeline Operating Company

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

- 1) This is a means of protecting a pipe from corrosion through electric charge and conductivity performed in particularly wet areas;
- 2) This application is for work to be performed along a section on Webb Circle off approximately 0.23 acres, with no wetlands being impacted within the affected area, only upland review at 0.23 acres along the town right-of-way;
- 3) The total regulated area to be altered is 1300 square feet with the date of review being 6/30/2016.

Motion: Commissioner Spence made a Motion to hold a Public Hearing on IWC-2016-15 citing public interest from surrounding neighbors.

Seconded: Commissioner Jason Grady.

Discussion: None

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

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

IV. Regulated Activities:

(A) Regular Meeting (No Public Input): None

(B) 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 Zone Change application determination in front of Planning & Zoning Commission.

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

Chairman Muttitt stated that the applicant requested a postponement through correspondence.

- IWC-2016-14 754 Main Street, Interior renovations, construction of Truck Well, Outdoor Living Showcase area, stormwater quality measures and pavement repair; Stone Farm, LLC

Town Engineer Schatzlein stated that this applicant currently has a application before the Planning & Zoning Commission for a Zone Change, and as a result, this hearing will remain open.

Doug Reich, Licensed Landscape Architect, introduced himself as well as Civil Engineer, Casey Birch of Solli Engineering to the Committee, and presented as follows in representation of Steve Singlak, Owner of Stone Farm, LLC:

- 1) Submission of Notices to Aquarion, Department of Public Health, and Abutters;
- 2) Responses to Comments made by Staff were submitted;
- 3) The site is a former house of worship, which has been vacant for many years located at 754 Main Street on the northwestern side of Monroe;
- 4) The Applicant wishes to convert this facility to light manufacturing/warehouse/office space/with a small 900 square foot retail area on site;
- 5) Wetlands were flagged in June of 2016;
- 6) The footprint for the building is approximately 14,800 square feet, with a floor area of approximately 20,600 gross square feet, and pavement area of about 70,000 square feet;
- 7) Identified the regulated upland review area (19.1 acres) with about .28 acres of site disturbance;
- 8) Provided an visual orientation of the 22.59 acre site and its extensive wetlands, the current landscaping and original two-phase plans for the property by the previous owner and how the proposed owner wished to utilize the property:
 - The large approved parking areas in the front of the building would be maintained;
 - There will be a proposed three concrete pad area by the pond that would be used as an outdoor display area;
 - There are approved parking areas in the back that were once overflow parking areas that are now lawn areas that would be maintained as lawn;
 - There are wetland species such as viburnums, Pepper Bush, Willows, sedges, ferns, Blueberry Bush, Spice Bush and others.
 - The removal of one or two additional islands on entry/exit to provide better ingress and egress as well as site line;
 - They would like to capitalize on the existing pond which has become overgrown
 - There are existing lawn islands in the parking lot which would be removed and returned to asphalt to gain better access for maneuverability for tractor trailers;
 - There is an existing walkway that they would propose to maintain;
 - A proposed truck well in the back of the building where trucks can back in and unload;
 - Repairing existing asphalt that has fallen into disrepair;
 - Adding outdoor storage space for storage pallets not to exceed 20% of the building space for reclaimed stone, bricks, as well as materials used in the creation of the outdoor design spaces;
 - The addition of a fenced in refuse enclosure.

Casey Birch, Civil Engineer, Solli Engineering, discussed the proposed drainage features as well as the sediment control measures, as follows:

- 1) Currently runoff flows over the parking area into the landscape area, into the wetlands; there are presently no water quality or drainage features;

- 2) .15 acres of impervious material are being added to the site, and to attenuate that, a stone trench detention is being created up in the northern portion of the existing parking area. The trench is approximately two feet deep, four feet wide, and 100' long, and will collect approximately .4 acres, and will collect the majority of the parking lot runoff;
- 3) The runoff from the truck well will run into the trench drain passing through a 1000 gallon oil:water separator, through a pipe, into rip rap apron, and then into the wetlands;
- 4) The detention system will fill up from the rear of the parking system will flow through a control structure to attenuate all storm events;
- 5) There is silt fence running along the northern portion of the wetlands and the proposed concrete pad area; the outlet will be provided with a hay bale backing, with inlet protection throughout the site at every existing catch basin area;
- 6) With no changes being proposed to the roof, no changes are being proposed to the roof drainage.

Doug Reich discussed through visual presentation how the landscape plan would interact with the uplands, wetlands, and provide aesthetic appeal:

- 1) Depicting the overall landscape plan, the uplands review area and sign area will have some form of upland landscape plantings, wetland mitigation plantings, plantings around the outdoor display area, and the area that Casey Birch was discussing;
- 2) The existing landscaping has been neglected and will require pruning back, mulching, and significant weeding in both the planting beds as well as the parking areas;
- 3) There is a proposed reduction in lawn area in front of the existing walkway, planting wetland plants along the high side of the wetlands, pruning and trimming some of the plants in the wetlands to increase the visibility of the pond from the outdoor display area, and replacing lawn with New England Conservation Mix.

Chairman Muttitt inquired what types of items would be stored in the outdoor storage area and if there were protections in place in case invasive seeds were inadvertently brought in on storage material, bagged products or any product that would impose any runoff or leeching problems to the wetlands, and if there was a marked demarcation for the outdoor storage area.

Doug Reich indicated that to the best of his knowledge the only products stored outside, would be palletized stone products, and perhaps additional pavement markings could clearly define the outdoor storage area.

Commissioner Stewart inquired if the business performed any concrete mixing outside the building or if there were any release agents stored there.

Doug Reich indicated that concrete mixing took place inside the building only, and he had no knowledge of any release agents and agreed to find what specific chemicals were used in the light manufacturing process for the next meeting.

Commissioner Spence inquired as to whether the truck well had to be dug down, if any test digging had been performed in the truck well to see if there was an elevated water level, and if the truck well drain had an oil:sand separator or an oil:water separator, and how efficient it was.

Doug Reich indicated that the truck well had to be dug down approximately 3 ½ feet at its deepest point from the finished floor of the building flanked by retaining walls on both sides, measuring about 25' wide and 75' long, with a trench drain about 10' away from the building wall where the storm drain is collected. Doug indicated that no test digging had occurred as of yet but could be done.

Casey Birch responded that the drain had an oil:water separator, with a baffle, precluding any oil leaving the site, with no water rising above the emergency baffle, but would work with Town Engineer Schatzlein to determine the exact efficiency level, but efficiency normally runs at 80%.

Commissioner Spence indicated concern that at least 20% of water containing oil and other hydrocarbons would be released directly into the wetlands with no other water quality treatment after the oil:water separator, and if there was any kind of swale that would provide that additional water treatment prior to it entering the wetlands.

Casey Birch replied that he would review the area to see if there was enough space for something to be included and illustrated how the water moved through the trench and through the 4" piping to the outlet.

Commissioner Spence inquired about the benefit of removing some of the impervious parking material as a long term benefit of not having to maintain it if the applicant was not using it for parking. Town Engineer added that one of his comments was it would be a cost savings to not having to perform the level of attenuation necessary for so much impervious surface; and, it would be more beneficial to remove it.

Doug Reich surmised that the applicant does not wish to remove any of his future options, that the surface is already in place and approved, and the work performed to remove the impervious surface would not immediately benefit him. He wants to purchase the property, move in and begin his business, and maintain what he has.

Commissioner Stewart and Town Engineer Scott Schatzlein discussed the merits of using the already existing back parking area as the display area and not creating new concrete pad sites in the lawn area for same.

Doug Reich responded that while he sees the merits of choosing that area as an outdoor display, the applicant would prefer creating a new aesthetically pleasing area by the pond. Town Engineer Schatzlein added that Planning and Zoning would also have an issue with outside storage containment, and a well-designed outdoor living space in that back area, with the view of the landscape, would easily demarcate where the storage should not encroach, as well as not have the need to spend funds and time on attenuation. He added that the back parking area would be solely used as storage and for truck delivery.

Commissioner Spence inquired if the applicant had any trucks of his own, how many truckloads the applicant estimated would be delivering on a daily basis, if the driveway was built to withstand this type of use rather than passenger cars once or twice a week, and if Mr. Rich would discuss the possibility of ripping up some of the impervious surface and moving his outdoor display area to the back parking area.

Mr. Reich indicated that he believed the applicant owned a few box trucks that would be parked in the back in the loading area or adjacent to it, and stated that he did not know the number of estimated truck deliveries, but knew that the number of estimated trips were far fewer than what had been approved for this site, and would certainly speak with the applicant regarding the desired changes to impervious surface and outdoor living display.

Commissioner Stewart inquired if the applicant would be bringing a truckload of sand and/or stone and storing it outside for his use in light manufacturing, if there was any barrier that could be built on the asphalt to keep the storage pallets from migrating onto the grass. Mr. Rich indicated that to the best of his knowledge, the applicant would not be doing so, and with the amount of area he has to store, there would be no need to encroach on the wetlands. He needs space in the back for the maneuverability of his forklifts and delivery trucks to back into the truck well.

Commissioner Spence inquired if the catch basins in the western most parking lot had hooded sumps or just catch basins, and if the wetland that were emptying into was a created detention basin or a wetland that had

become sacrificed to become a detention basin, and based on the change in use, would like to see the runoff water from the parking lot treated.

Mr. Birch and Mr. Reich responded that they did not know but in discussion with Town Engineer Schatzlein, thought that the area was most likely a wetland that had been sacrificed to become a detention basin as there was a distance of wetland soil surrounding it, as a man-made basin would more than likely not have wetlands around it.

Town Planner Schatzlein asked the Commission to direct him in their thoughts regarding this application as he meets with them to move things forward and resolve issues:

- Commissioner Spence requested that Mr. Spence discuss the opportunity that the applicant forgo maintaining some percent of the lawn areas perhaps nearer to the wetland, and turning them back into less maintained natural landscaping and turning off the lampposts: Mr. Reich stated that he would;
- Commissioner Stewart inquired what condition the asphalt was in: Mr. Rich stated that it had areas of disrepair and needed weeding. The weeding would be done now, and repair to the asphalt would occur later;
- Commissioner Spence inquired how or what method would be used to eradicate the weeds and suggested a high concentrate vinegar;
- The Commission would like to know if release agents are being used on the concrete forms;
- Test pit data on the truck well;
- Reconsider moving the display area;
- Catch basins in the western parking lot;
- Maintain more areas in their natural state;

Chairman Muttitt opened the meeting to public comment; Land Use Coordinator Suszynski read the exhibits for the record.

Hearing no comments of any nature, Chairman Muttitt continued the meeting.

V. Violations:

– **IWC-2016-12** 6 Clydesdale Court, *DiMaria*; remediation of driveway encroachment into a Conservation Easement.

David Rizzio, Fairfield, representing the applicant, summarized the situation:

- Mr. DiMaria moved into his home about ten years ago after successfully purchasing the lot and building the house;
- Approximately four years ago, he hired a contractor to install a driveway on the property to allow him to better access the lower portion of his property. The contractor was responsible for gaining the appropriate permits, and not hearing otherwise, assumed everything was in order;
- Approximately six to nine months ago the owner's generator was hit by lightning and required replacing; upon applying for the permit for a new generator, he learned that the contractor had encroached onto a small portion of a conservation easement on the property from the original subdivision fifteen years ago;
- The wetlands are approximately 30 feet in a downgrade from the driveway, which contains a small portion that is encroaching the easement. The home is set high on a hill, and the driveway is set in with large stones and grading; there are only three apparent options that are being brought before Inland Wetlands:

- 1) Saw cut the portion of the affected driveway, remove anything that has been graded, take all the concrete away, put markings, replant with native species;
- 2) Saw cut the portion of the affected driveway, grade and remove, put markers, replant with native species, move the driveway over six feet, remove stones and boulders on the other side of driveway to achieve this;
- 3) Fill in the driveway and run a driveway over a septic system above the current drive.

The applicant offered a suggestion whereby the Commission granted an approval to move forward with Option #3, with the applicant working with an engineer to provide a signed plan to the Town Engineer for Option #1 whereby they would request a modification. The Commission agreed that this was an acceptable approach.

VI. Other:

- IWC-2014-07 50 Cambridge Drive, *Axel Plastics*; Review/Acceptance of Alternative Planting Plan

John Kimball, 1428 Monroe Turnpike, in response to a request by the Commission to use the onsite nursery stock. Mr. Kimball then visited the site with the Town Planner and a Landscape Architect to determine correct plantings and placements, substituting each tree on the plan with one from the existing nursery stock, providing the Commission with the complete substitution listing.

The Town Engineer requested that the substitution plant list be reformatted and retyped to provide a more clear description of the listing,

Motion to Approve IWC-2014-07 Substitution Plant List by Commissioner Jason Grady;

Seconded: Commissioner Lois Spence

Discussion: Applicant will need to provide a full updated and reformatted plant list, enhanced deer repellent.

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

- IWC-2016-03 35 Cambridge Drive, *Mondial Automotive*; Request to commence site work while Building permit is being processed by the Building Department.

John Kimball, 1428 Monroe Turnpike, Mr. Kimball summarized the process he had undertaken with the Planning and Zoning Commission, and that the proposed work would be performed as approved with no further modifications, adhering to the regulations and agreements set forth by the Inland Wetlands Commission within 45 days, during which time the Pre-Construction meeting and Building Permit would be approved, allowing the pre-construction site work to commence.

Motion to Approve IWC-2016-03 35 Cambridge Drive, *Mondial Automotive*; Request to commence site work while Building permit is being processed by the Building Department by Lois Spence;

Seconded: Commissioner Jason Grady

Discussion: On a case-by-case basis only

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

- ICP-2016-07 720 Main Street; Remediation

Town Engineer Schatzlein stated that the applicant stated that he misunderstood the timing on this issue and was waiting on a request he had made to put in large boulders in the back in lieu of fencing.

Town Engineer Schatzlein reviewed what had been requested of the applicant:

- That they secure an agent approval;
- That a fence is installed along the limits of their parking lot;
- That appropriate plantings occur;
- That markers are installed;

The Commission stated that they specifically asked for a fence, like stockade or chain link fence, that would block debris/trash from entering the nearby water.

VII. Deliberations on Completed Hearings:

- **IWC-2016-08 545 Pepper Street, Change to detention systems, and building addition of a previously approved project, Carrubba.**

Motion to Approve IWC-2016-08, 545 Pepper Street as set forth in the Approval Resolution as drafted, Made by Lois Spence, 2nd by Jason Grady

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

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

Motion to Approve IWC-2016-11, 500 Pepper Street as set forth in the Approval Resolution as drafted, Made by Jason Grady, 2nd by Meghan Hayden

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

VIII. Bond Releases, Reductions, Reports: None

IX. Time-Extensions:

- **IWC-2016-01 69 Turkey Roost Road, Julian; 30 day Extension request to fulfill Conditions of Approval.**

Motion to approve request for 30 Day Extension from this meeting, made by ; Commissioner Jason Grady

Seconded: Commissioner Meghan Hayden.

Discussion: None

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

- **IWC-2015-29 11 Blanket Meadow Road, Souza; Request for 90 Day extension to submit an Inland Wetland application in regards to violation.**

Motion to approve request for 60 Day Extension from this meeting to submit an application, made by ; Commissioner Jim Stewart

Seconded: Commissioner Lois Spence

Discussion: After 60 days, the Citation process will begin.

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

X. IWC Agent Activities/Reports:

- General Permits: None
- Agent Approvals: None
- Permitted Uses As of Right: None

XI. Violations:

- Violation Inspection Report: None

IWC-2016-12 6 Clydesdale Court, *DiMaria*; remediation of driveway encroachment into a Conservation Easement.

Motion to approve the upper driveway option with the ability to return to the Commission for a modification by Commissioner Jason Grady

Seconded: Commissioner Lois Spence

Discussion: Markers along the limits of the conservation easement, a stabilizing mixture on the slope

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

XII. General Discussion/Other: None

XIII. Correspondence:

- Notification of treatment at 84 Jockey Hollow Road; Permit #AQUA-2016-223
- The Conservation Commission is holding an educational program on tree canopy beginning on 9/13 at 6:30 pm in the library.

XIV. Adjournment:

A motion to adjourn was made by Commissioner Meghan Hayden;
Seconded by Commissioner Jason Grady;
Motion Passed 6 – 0 - 0.
The Meeting was adjourned 10:30 p.m.

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



TOWN OF MONROE
INLAND WETLANDS COMMISSION

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Monroe, CT 06468

Inland Wetlands office (203) 452-2809
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CERTIFIED MAIL RETURN RECEIPT REQUESTED 7011 0110 0002 2153 0196 AND REGULAR MAIL

NOTICE/CERTIFICATE OF DECISION

July 28, 2016

Five Four Five Pepper St LLC
Jeremy Blum, Member
20 Windabout Drive
Greenwich, CT 06830

Re: Application No. IWC-2016-08, (File No.992) Commercial Site Remediation
Violation No. V12-05, (File No. 798)
Application Type: Regular Hearing
Location of site: 545 Pepper Street

WHEREAS, the Monroe Inland Wetlands Commission (hereinafter referred to as “Commission”) has considered an application by Five Four Five Pepper Street LLC, owner, and Matthew J. Popp, LA, PWS of Environmental Land Solutions, LLC, applicants representative; to restore disturbed wetland buffer by removing fill on the abutting property (N/F Edward Dick, Pepper Street Park Self Storage Suites, 551 Pepper Street) and replanting the area with native plants; removing the northwesterly portion of a stone stockpile area located at the southwesterly corner of the property and replanting the area with native plants; and retroactively proposing the following previously constructed/placed improvements: permanent sedimentation basin, two canopy covered rock crushing/splitter machines and operations, water detention chamber, storage shed, and concrete block wall storage bins.

WHEREAS, the Commission received the following Application Submissions:

- Town of Monroe Inland Wetlands Application, received March 9, 2016
- List of Abutters with 100’, received March 9, 2016.
- Plans:
 - Wetland Buffer Restoration Plan, Fairfield Stone & Landscape Supply, LLC, 545 Pepper Street, by Mathew J Popp, LA, dated 2-24-16.
- Exhibits one (1) through seventeen (17) as referenced and entered into the record during the regular hearing.

WHEREAS, upon considering the above listed submission data and respective testimony at a Regular Hearing, which open and adjourned on May 25, 2016 and reconvened and closed on June 22, 2016; and upon deliberating and requesting the preparation of a Draft Approval for subsequent review and confirmation by the Commission on June 22, 2016: and upon reconvening deliberations and voting on July 27, 2016, 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 remediation and restoration activities as proposed in this application pose the least amount of adverse impact to the regulated areas needed to restore previously impacted regulated areas to an acceptable and appropriate condition.

NOW THEREFORE BE IT RESOLVED, based on the above, the Commission, upon motion by Commissioner Lois Spence and seconded by Commissioner Jason Grady, voted six (6) in favor and zero (0) in opposition to **Approve** the above referenced application and the following submitted layout/plans as included in Exhibits Numbers 15, & 17:

1. Revised Full Scale Plans entitled:
 - WP.1, Wetland Buffer Restoration Plan, Fairfield Stone & Landscape Supply, LLC, 545 Pepper Street, by Mathew J Popp, LA, dated 2-24-16, revised to 5-11-16.
 - Plot Plan Prepared for Five Four Five Pepper Street LLC, 545 Pepper Street...by Nutmeg Land Surveying Services, dated 9-15-15, revised to 11-30-15.
2. Including Exhibits one (1) through seventeen (17).

Vote:

Michael Muttitt	Aye	<i>For the Commission:</i>
Jason Grady	Aye	
Lois Spence	Aye	
Meghan Hayden	Aye	
Jim Stewart	Aye	
Ross Mastorocco	Aye	



Michael Muttitt, Chair

FURTHERMORE, the Commission required that this approval be subject to the following:

(A) The following conditions shall be addressed as soon as possible (within a maximum of 60 days from the Date of Approval [07/13/16 + 60 days = 09/25/16], see extension of time allowance below **), or additional enforcement actions [including but not limited to: issuance of an order; filing of a Violation Notice on the Town of Monroe Land Records; issuance of a Citation, or in the case where a Citation has already been issued, the filing of a Notice of Assessment for respective fines; and/or other actions in accordance with Section 14 of the Inland Wetlands and Watercourses Regulations of the Town of Monroe -and- Section 22a - 44(b) of the Connecticut General Statutes, as amended] will be taken.

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. Certification signature and seal on the survey plan.
 - b. A Bench Mark reference to FEMA datum on the survey plan.
 - c. Determination and denotation of the approximated flood plain elevation for verification that a Flood Plain Permit will not be needed, noting that the depiction of the flood plain limits should match the determined elevation contour.
 - d. A title, date, name of preparer, level of accuracy, and reference relative to the source and accuracy of information on the submitted sketch (exhibit 14) showing pre-disturbance contours of effected areas.
 - e. Depiction of referenced IWC markers following the line of boulders, and edge of tree line at the northwesterly corner of the property.
 - f. Notations indicating a specific location for the posting of the provided Site Stormwater Operations and Maintenance Plan.
 - g. Notations indicating the name of the current abutting property owners (551 Pepper Street).
 - h. A notation requiring notification to the Inland Wetland Office once the site remediation excavation has been completed, but prior to the installation of topsoil and plantings.
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. Noting that this approval is for remediation and restoration in response to a documented violation, 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 required 30 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 compliance with the respective Planning and Zoning Commission approval and/or any/all other applicable agency permits/approvals.
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. Issuance of Building Permit, if applicable.

(C) Conditions to be addressed prior to the final acceptance of restoration and remediation work and issuance of a violation release document:

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 completion of required follow up monitoring, reporting, and resultant corrective actions/work, if applicable.
4. Submission, acceptance, and filing of any/all easements, if applicable.

5. Submission of verification of compliance with the requirement to submit all referenced reports and documents associated with the requirements of the Stormwater Operation & Maintenance Plan. Said verification shall be provided for a period of two years after the date of completion.
6. 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 remediation, 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.

(D) 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. Work shall commence no later than 30 days from the date of procurement of all applicable approvals, and shall be completed within 60 days thereafter (with the exception of follow up monitoring, reporting and corrective/maintenance actions as needed). Additional time to either start or complete the required work shall be requested in writing and subsequently approved by this Commission in order to qualify for continued compliance with this approval and any respective Citation, or other measure (if applicable).
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.

Since this approval allows for and requires site remediation, restoration, and stabilization measures/corrective actions required of the property owner as a resolution to a documented wetland violation, there is no required bond. Accordingly, all requirements (including the above noted schedules and/or deadlines for completion) shall be strictly adhered to in order to avoid the issuance of a Citation (or the filing of a Notice of Assessment in the case where a Citation has already been issued) and/or pursuit of other legal actions, as applicable.

This approval does not authorize/approve outside storage of stone and/or other materials storage currently located along the westerly edge of pavement at the northwest corner of the property, in range with the northerly and southerly sides of the front building (Building 1), noting that said storage is not indicated on the submission survey or approved plans.

This approval letter may also serve as the Inland Wetlands Commissions Report to the Planning and Zoning Commission (PZC), where applicable. Accordingly, the following was discussed as issues that should be relayed to the PZC:

- The Applicant was advised that the apparent excess of outside storage needs to be discussed and approved, among other site improvements, by the PZC, noting that any changes to the site layout within the IWC Regulated Area most likely will necessitate the return to the IWC for an amended application/approval.
- Apparent temporary and/or permanent uses within the property (storage of prefabricated fiberglass pools) needs to be approve/permitted via Planning and Zoning.

-End-

cc: Matthew Popp, LA, PWS
Environmental Land Solutions, LLC
8 Knight St., Suite 203
Norwalk, CT 06851

Jim Hersh via email



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 0189 AND REGULAR MAIL

NOTICE/CERTIFICATE OF DECISION

July 28, 2016

Carrubba, Inc
Tom Cerreta
70 Research Drive
Milford, CT 06460

Re: Application No. IWC-2016-11, (File No.1008) Commercial Site Development
Application Type: Regular Hearing
Location of site: 500 Pepper Street

WHEREAS, the Monroe Inland Wetlands Commission (hereinafter referred to as “Commission”) has considered an application by Carrubba, LLC, Duane Carrubba (owner) and Kevin Solli, Solli Engineering, LLC; for the construction of a 48,338 SF (gross floor area) commercial building and associated site grading, driveway and parking construction, utility and stormwater management installation.

WHEREAS, the Commission received the following Application Submissions:

- Town of Monroe Inland Wetlands Application, received May 4, 2016
- Plans:
 - 0.00, Cover Sheet, Proposed Carrubba..., 500 Pepper Street..., by Solli Engineering, dated 7-16-15, revised to 5-4-16.
 - 2 of 19, Zoning Location Survey..., 500 Pepper Street..., by Accurate Land Surveying, dated 7-15-15, revised to 5-4-16.
 - 1.40, Property Radius and Site Area Map, Proposed Carrubba Facility..., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
 - 2.11, Site Layout Plan, Proposed Carrubba Facility..., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
 - 2.21, Grading and Drainage Plan, Proposed Carrubba Facility..., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
 - 2.31, Soil Erosion and Sediment Control Plan, Proposed Carrubba Facility..., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
 - 2.41, Soil Erosion and Sediment Control Notes and Details, Proposed Carrubba Facility..., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
 - 2.51, Site Utility Plan, Proposed Carrubba Facility..., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
 - 2.61, Landscape Plan, Proposed Carrubba Facility..., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.

- 2.71, Lighting Plan, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
- 3.01, Detail Sheet, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
- 3.02, Detail Sheet, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16..
- 3.03, Detail Sheet, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
- 3.04, Detail Sheet, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
- 3.05, Detail Sheet, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
- List of Abutters with 100', received May 4, 2016
- Exhibits one (1) through nine (9) as referenced and entered into the record during the regular hearing.

WHEREAS, upon considering the above listed submission data and respective testimony at a Regular Hearing which open and adjourned on June 8, 2016, and reconvened and closed on June 22, 2016; and upon deliberating and requesting the preparation of a Draft Approval for subsequent review and confirmation by the Commission on June 22, 2016: and upon reconvening deliberations and voting on July 27, 2016, 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.

NOW THEREFORE BE IT RESOLVED, based on the above, the Commission, upon motion by Jason Grady and seconded by Meghan Hayden, 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 (3 sheets) entitled:

- 0.00, Cover Sheet, Proposed Carrubba...., 500 Pepper Street..., by Solli Engineering, dated 7-16-15, revised to 5-4-16.
- 2 of 19, Zoning Location Survey..., 500 Pepper Street..., by Accurate Land Surveying, dated 7-15-15, revised to 5-4-16.
- 1.40, Property Radius and Site Area Map, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
- 2.11, Site Layout Plan, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 6-14-16.
- 2.21, Grading and Drainage Plan, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 6-14-16.
- 2.31, Soil Erosion and Sediment Control Plan, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 6-14-16.
- 2.41, Soil Erosion and Sediment Control Notes and Details, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.

- 2.51, Site Utility Plan, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 6-14-16.
- 2.61, Landscape Plan, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
- 2.71, Lighting Plan, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
- 3.01, Detail Sheet, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
- 3.02, Detail Sheet, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16..
- 3.03, Detail Sheet, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.
- 3.04, Detail Sheet, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 6-14-16.
- 3.05, Detail Sheet, Proposed Carrubba Facility...., 500 Pepper Street..., by Solli Engineering, dated 6-9-15, revised to 5-4-16.

2. Including Exhibits one (1) through nine (9).
3. Engineering Report (Memorandum), by Solli Engineering, dated 5-4-16, revised to 6-14-16.

Vote:

Michael Muttitt	Aye	<i>For the Commission:</i>
Jason Grady	Aye	
Lois Spence	Aye	
Meghan Hayden	Aye	
Jim Stewart	Aye	
Ross Mastorocco	Aye	



Michael Muttitt, 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 (04-23-17) 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. Correction of labeling for the proposed dewatering area in the proposed detention basin.
 - b. The addition of a notation on the Landscaping plan indicating that myrtle shall only be planted within contained island areas.
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*):

- a. Address all above listed conditions.
- b. Verification of easements must be provided, if applicable.
- c. A favorable report and issuance of a permit from the Health Department shall be procured.
- d. Clarification (and/or correction) relative to the projected flows for weir “B” (V notch) in the tabular hydrograph for the detention basin in the Drainage Report shall be provided.
- e. 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).
- f. A \$25,000.00 bond must be posted along with the execution and signing of a respective Bond Agreement.
- g. 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, acceptance, and filing of any/all easements, if applicable.

(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. **However, if work doesn’t commence until sometime within the five (5) year extension period, the applicant shall first submit a schedule detailing needed work to verify that there will be enough remaining time to complete all requirements prior to the expiration date.**
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.

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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: Solli Engineering, LLC
501 Main Street
Monroe, CT 06468