



## 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 October 26, 2016 Inland Wetland Commission Town Council Chambers 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 Muttitt, *Chairman*  
Meghan Hayden, Esq., *Treasurer*  
Lois Spence, *Secretary*  
James Stewart, *Commissioner*  
Ross Mastrorocco, *Commissioner*  
Peter Oliva, *Commissioner*

Absent: Jason Grady, *Vice Chairman*

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

**Changes to Agenda:** Violations IWV-2016-05 and IWV 2016-08 were moved to XI. Violation Discussion on the Agenda; under Item VIII. Bond Releases, Reductions, Reports, there is a request for a bond release for 57 Jockey Hollow Road.

(C) Inland Wetland Commission Meeting Minutes: September 28, 2016

**Motion:** To approve the September 28, 2016 Minutes with minor changes made by Lois Spence.

**Second:** Ross Mastrorocco

**Discussion:** None

**Ayes:** Michael Muttitt, Lois Spence, Ross Mastrorocco, James Stewart.

**Nays:** None

**Abstain:** Meghan Hayden, Peter Oliva

**Vote:** **4-0-2 in favor, two abstentions, no oppositions**

(D) General Public Participation: None

**II. Application Hearing Determinations:** None

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

**IWC-2016-16** 232 Elm Street, Proposed 4-Lot Residential Subdivision and associated site improvements; D'Ausillo (*Hearing opened at 10-12-16 meeting, continued at 10-26-16 meeting*). This subdivision report will be heard in Item IV. Regulated Activities: (B) Public Hearings.

**IV. Regulated Activities:**

(A) Regular Meetings (No public input): None

(B) Public Hearings:

**IWC-2016-16** 232 Elm Street, Proposed 4-Lot Residential Subdivision and associated site improvements; D'Ausillo (*Hearing opened at 9-28-16*)

Larry Edwards, Licensed Professional Engineer and Land Surveyor, located in Easton, CT and representing the applicant, responded to Staff Comments as follows:

Item 1, Number 3 will continue on into the subdivision application process;

Item 2, Number 4, the Wetlands Assessment report was submitted and addressed by the Soil Scientist: some will be accomplished, others are not able to be accomplished: the applicant will be using in-ground infiltrators instead of the rain gardens, the driveway runoff will be treated, vegetative swales along the roadway are not going to be used and stormwater will be treated at a central location at the corner of the property, wetland delineation is shown both by markers and by larger trees;

In response to wetland plantings, Mr. Edwards provided the Commission with the recommended wetland plantings applying to Lot #3;

Chairman Muttitt and Lois Spence requested that twenty general wetland plants and 12 red maple trees be planted in the wetland to allow native plants to return to the meadow, with boulders, rocks, and trees moved up 10' from the wetland boundary along with spruce trees;

Town Engineer Schatzlein indicated that the number of lots that need to come before the Inland Wetland Commission will depend on the applicant's adherence to plan and the amount of excavation done. At the time the applicant comes in for a building permit, a soil sample can be requested. A bond of \$26,000.00 was recommended; markers along the regulated area boundary will be a deliberation item.

The Inland Wetland and Land Use Office Coordinator, Donna Suszynski read the Exhibits for the Record.

The Chairman opened the Public Hearing; hearing no comments in support, in opposition, or of a general nature, the Public Hearing was closed.

**V. Violations:**

**IWV-2014-01**      4 Maple Drive, 1<sup>st</sup> Review, Informal Hearing  
Unpermitted storage structures within a regulated upland review area  
Unapproved distribution of bituminous millings within a regulated area  
Placement of retaining wall stones within a regulated area

Mr. Dan O'Keefe introduced himself, representing his parents, Robert and Maureen O'Keefe. Mr. O'Keefe provided a visual presentation of the property:

The sheds have been removed and the millings were from three years ago;

The millings in the Upland Review area were added to increase parking space and to provide their employees with access to the traffic light on the top of Victoria Drive. They added millings to reinforce the dirt and create a more useable and drivable surface for an entrance/exit to the traffic light on Victoria Drive. They currently have twenty employees, with about 25 spaces needed. The additional parking allows for employee family gatherings and future possible expansion;

Regarding the establishment of a retaining wall: The older part of the retaining wall was part of the summer camp and building lot for an older home once on the site; the newer part of the retaining wall is part of the approved parking lot;

A site visit by the Commission members was agreed to and will be coordinated.

**IWV-2014-02**      8 & 12 Maple Drive, 1<sup>st</sup> Review, Informal Hearing  
Unapproved distribution of bituminous millings within a regulated area  
Unauthorized use and storage in a regulated upland review area

Millie Rizzio, one of the property owners of 8 & 12 Maple Drive, presented the following:

This was once the site of Custom Craft Kitchens that closed its doors in 2012, some of the vehicles that you have seen were owned by that business; one has now sold, and the other is up for sale;

The building is currently in use rented by another business that does detailed engravings on gun stocks;

The garage is being utilized for storage from the former business only; 12 Maple Drive has always been rented as a residential property; 8 Maple Drive is currently rented to a business, and they have no future plans for the properties;

There is an open brook running between the two properties which was originally rerouted by the Army Corp of Engineers, and built a walking bridge;

A permit will be required for the current fencing located in an Upland Review area and a site visit by the Commission members was agreed to and will be coordinated.

**VI. Other:**

**IWC-2014-12**      585 Main Street, Request to eliminate requirement of trap hoods within catch basins, *Monroe Muffler*.

Town Engineer, Scott Schatzlein summarized the issue as follows: the vent hoods needed, as originally proposed, do not fit properly due to construction, but the applicant has a storm water quality control unit that was installed after the last catch basin and prior to dumping into the recharge system, which Scott Schatzlein recommends accepting.

**Motion:**      To grant the requested elimination of trap hoods within catch basins by Lois Spence.

**Second:**      James Stewart

**Discussion:**   None

**Ayes:**      Michael Muttitt, Lois Spence, Ross Mastrorocco, James Stewart, Meghan Hayden, Peter Oliva.

**Nays:**      None

**Abstain:**      None

**Vote:**      **6-0-0 in favor, no abstentions**

**VII. Deliberations on Completed Hearings:**

**IWC-2016-16**      232 Elm Street, Proposed 4-Lot Residential Subdivision and associated site improvements; D'Ausillo

**Recommendation:** Michael Muttitt recommended that Staff draft a Letter of Support with Conditions

**Discussion:**      The Commission and Town Engineer Scott Schatzlein enumerated items for inclusion in the Draft Letter of Approval.

**IWC-2016-12** 146 Cutlers Farm Road and 267 & 287 Purdy Hill Road, Proposed 15 Unit Age Restricted Housing, Beaver Brook, LLC (*Hearing opened 9/28/16, closed 10/12/16*).

**Motion:** To approve the requested Draft Approval as written by Lois Spence  
**Second:** Meghan Hayden  
**Discussion:** Confirmation of “determination (FINDINGS)” LISTED ON Draft Approval are correct by Donna Suszynski, Land Use Coordinator.  
**Ayes:** Michael Muttitt, Lois Spence, Ross Mastrorocco, James Stewart, Meghan Hayden, Peter Oliva.  
**Nays:** None  
**Abstain:** None  
**Vote:** **6-0-0 in favor, no abstentions**

**IWC-2016-13** 4 High Ridge Drive, proposed four bedroom home with associated site improvements (Wysocki) (*Hearing opened 9/14/2016, closed 10/12/16*).

**Motion:** To approve requested Draft Approval as written by Lois Spence  
**Second:** Peter Oliva  
**Discussion:** Changes regarding the addition of a condition under item “A” #1d, and the removal of the word remain on item “A” #1b. Confirmation of “determination (FINDINGS)” listed on Draft Approval are correct by Donna Suszynski, Land Use Coordinator.  
**Ayes:** Michael Muttitt, Lois Spence, Ross Mastrorocco, James Stewart, Meghan Hayden, Peter Oliva.  
**Nays:** None  
**Abstain:** None  
**Vote:** **6-0-0 in favor, no abstentions**

**VIII. Bond Releases, Reductions, Reports:**

I 13-04 57 Jockey Hollow Road, Bond Release Requested

Discussion took place among the Commission members regarding photos Land use staff provided. It was noted that several items still need to be addressed, such as: a gap in the stone wall needs to be closed up, larger plants need to be installed, and invasive species need to be removed. It was decided that the issues need to be addressed before the bond can be released.

**IX. Time Extensions:**

**IWC-2016-15** 100 Hammertown Road, Extension request to complete remediation work

**Motion:** James Stewart to approve a 60 Day Extension  
**Second:** Lois Spence  
**Discussion:** There should be a notation in the letter granting this extension, that if after sixty days, if there is no progress made, no further extensions will be granted, and a citation will be issued.  
**Ayes:** Michael Muttitt, Lois Spence, Ross Mastrorocco, James Stewart, Meghan Hayden, Peter Oliva.

**Nays:** None  
**Abstain:** None  
**Vote:** 6-0-0 in favor, no abstentions

**X. IWC Agent Activities/Reports**

(A) General Permits: None

(B) Agent Approvals: None

**Permitted Uses As of Right** (*Permit Expires 5/8/16*)

- **Department of Public Works** – road repair, replacement and/or general maintenance (I/W Regulations Section 4.2 ©)

**XI. Violation Discussion:**

**IWC-2016-15** 100 Hammertown Road, *Discussed under IX. Time Extensions*

**IWC-2016-08** 424 Hattertown Road, *Discussion of site inspection*

- The violator will need to plant five spruce trees, get a shed permit, and post regulated area signage through the Agent Approval process.

**Motion:** James Stewart

**Second:** Peter Oliva

**Discussion:** The violator will need to plant five spruce trees, get a shed permit, and post regulated signage.

**Ayes:** Michael Muttitt, Ross Mastrorocco, James Stewart, Meghan Hayden, Peter Oliva.

**Nays:** Lois Spence

**Abstain:** None

**Vote:** 5-1-0 in favor, one against, no abstentions

**XII. General Discussion/Other:** Two conferences are available but not included in the budget.

**XIII. Correspondence:** None

**XIV. Adjournment**

**Motion:** By Peter Oliva to adjourn

**Second:** Second by James Stewart

The Inland Wetland Commission meeting was adjourned at 9:33 p.m.

Respectfully Submitted,  
Rebecca Wood, *Recording Secretary*



**TOWN OF MONROE**  
**INLAND WETLANDS COMMISSION**

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7 Fan Hill Road  
Monroe, CT 06468

Inland Wetlands office (203) 452-2809  
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**CERTIFIED MAIL RETURN RECEIPT REQUESTED 7015 1730 0001 9990 2477 AND REGULAR MAIL**

**NOTICE/CERTIFICATE OF DECISION**

October 27, 2016

Beaver Brook, LLC  
c/o Kenneth L. Twombly  
68 Hayes Street  
Easton, CT 06612

Re: **Application No.:** IWC-2016-12, (File No.1011) Age Restricted Units Site Development  
**Application Type:** Public Hearing  
**Location of site:** 146 Cutlers Farm Rd/ 267 & 287 Purdy Hill Road

**Date of Approval:** October 26, 2016

**Date Final Plans to be Signed by:** July 23, 2017

**5-Year Expiration Date:** October 26, 2021

**WHEREAS**, the Monroe Inland Wetlands Commission (hereinafter referred to as “Commission”) has considered an application by Beaver Brook, LLC, Kenneth L. Twombly (applicant); and David S. Bjorklund, Spath-Bjorklund (representative); for the construction of a 15 Unit Age Restricted Community and associated site improvements;

**WHEREAS**, the Commission received the following Application Submissions:

- Town of Monroe Inland Wetlands Application, received May 24, 2016
- Plans including the following:
  - Cover Sheet, The Monroe Mews, 269 & 287 Purdy Hill Road & 146 Cutlers Farm Road, in Monroe..., by SBA, dated 5-24-16.
  - A-1, Area Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16.
  - Existing Conditions Survey Depicting Parcels to be Combined, Prepared for Kenneth & Priscilla Twombly, 269 Purdy Hill Road, 287 Purdy Hill Road, 146 Cutlers Farm Road, Monroe..., By J. Edwards and Associates, dated 7-24-15
  - S-1, Site Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16.
  - S-2, Site Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16.
  - S-3, Underground Utility Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16.
  - S-4, Erosion Control Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to xx-xx-xxxx.
  - P-1, Plan & Profile, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16.
  - P-2, Plan & Profile, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16.
  - LP-1, East Meadow & Wetland Landscape Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16.
  - D-1, Details, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16.
  - D-2, Details, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16.
  - D-3, Details, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16.

- List of Abutters with 100', received May 24, 2016
- Exhibits one (1) through twenty (20) as referenced and entered into the record during the public hearing.

**WHEREAS**, upon considering the above listed submission data and respective testimony at a duly noticed Public Hearing, which opened and adjourned on September 28, 2016, and reconvened and closed on October 12, 2016; and upon deliberating and requesting the preparation of a Draft Approval for subsequent review and confirmation by the Commission on October 26, 2016; and upon reconvening deliberations and voting on October 26, 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 Lois Spence and seconded by Peter Oliva, 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 Number 17 & 20:

1. Revised Full Scale Plans:

- Cover Sheet, The Monroe Mews, 269 & 287 Purdy Hill Road & 146 Cutlers Farm Road, in Monroe..., by SBA, dated 5-24-16, revised to 10-6-16.
- A-1, Area Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16, revised to 10-6-16..
- Existing Conditions Survey Depicting Parcels to be Combined, Prepared for Kenneth & Priscilla Twombly, 269 Purdy Hill Road, 287 Purdy Hill Road, 146 Cutlers Farm Road, Monroe..., By J. Edwards and Associates, dated 7-24-15, revised to 7-21-16.
- S-1, Site Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16, revised to 10-6-16.
- S-2, Site Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16, revised to 10-6-16.
- S-3, Underground Utility Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16, revised to 10-6-16.
- S-4, Erosion Control Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to, revised 10-6-16.
- P-1, Plan & Profile, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16, revised to 10-6-16.
- P-2, Plan & Profile, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16, revised to 10-6-16.
- LP-1, East Meadow & Wetland Landscape Plan, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to, revised to 10-6-16.
- D-1, Details, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16, revised to 10-6-16.
- D-2, Details, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-1, revised to 10-6-16.
- D-3, Details, Purdy Hill Road & Cutlers Farm Road, Monroe...Prepared for Beaver Brook, LLC, by SBA, dated 5-9-16, revised to 5-24-16, revised to 10-6-16.

2. Including consideration of Exhibits one (1) through twenty (20).

*Vote:* Michael Muttitt            Aye    *For the Commission:*  
Lois Spence                Aye  
Meghan Hayden            Aye  
Peter Oliva                 Aye  
Jim Stewart                 Aye  
Ross Mastorocco            Aye



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*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 (10-26-16) + 270 Days = 7/23/17) 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.
  - The elevation of the added spillway indicated on the plan view, noting that the final engineering report should include reference to the added spillway.
  - A listing of the provided Site Maintenance Plan.
  - Notations and demarcations indicating additional Inland Wetlands markers placed at the P. I. of the lawn off the east corner of unit 7, and along the limits of proposed developed areas to be maintained as lawn and garden areas.
  - A notation indicating that monitoring reports by an appropriate professional shall be submitted to the Inland Wetlands Office for each of three growing seasons (once per year) following the completion of 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.
  - A notation indicating that the proposed septic system reserve areas within designated Upland Review Areas be fully constructed in order to avoid future concerns relative to the ability to assure the procurement of future permits.
  - Indication of adequate sedimentation and erosion control measures for the pipe conveyance system and outfall of same (scour hole) draining to Sheep Meadow Drive.
  - An indication that the last catch basin located prior to discharge to the proposed detention basin includes a four foot sump and vented hooded outlet.
  - Details and notations indicating that the proposed piping and end wall construction comply with Town standards and requirements.
  - Details of the proposed 3 inch tall lawn slope edging between the proposed grass lawn and adjacent meadow.
  - Notations and delineation indicating the placement of boulders and plantings as indicated during the hearing in such locations as to function as an edging and demarcation of the proposed rain gardens.
  - Notations indicating that the drainage outlet improvements within the easement off the end of Sheep Meadow Drive shall be completed prior to the start of construction of any other part of the entire drainage collection, treatment, and/or conveyance system.
  - Notations and demarcation indicating the installation of plantings for screening along the northeast, east, and southeast sides of the easement off the end of Sheep Meadow Drive as presented and discussed during the hearing (minimum of 3 two gallon size or 3 feet tall (whichever is larger), native, evergreen plantings, 7 feet on center; and 7 or 8, one gallon size or 3 feet tall (whichever is larger) , native plantings placed between the larger plantings).
  
2. An original version of the Soils Report with a more legible sketch shall be provided.

3. Filing of the provided Site Maintenance Plan on the Town Land Records.
4. 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.
5. After completion of conditions listed under (A 1-4) 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. Verification of easements must be provided, if applicable.
2. An agreement for maintenance and upkeep of the storm water conveyance, and detention facilities by an association or other ownership entity needs to be submitted for review, acceptance, and ultimately filing on the Land Records.
3. Verification shall be provided indicating that the drainage easement off the end of Sheep Meadow Drive has been filed on the Town Land Records, and is granted to the Town of Monroe with wording (or lack of specific restrictions) such that the proposed improvements are acceptable (per easement allowances).
4. A pre-construction meeting shall take place with the Wetland Agent prior to any disturbance or alteration to the site. This includes any tree or brush removal. Pre-construction meetings shall not be held until the final plans (as detailed above) have been signed by the Town and building permit has been issued (where applicable).
5. A \$22,000.00 bond must be posted along with the execution and signing of a respective Bond Agreement.
6. Issuance of Building Permit, if applicable.

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

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

**(D) Conditions to be addressed prior to the release of bond:**

1. Address all above listed conditions.
2. Submission of a final As-Built drawing.
3. Completion of all work, stabilization of all disturbed areas, removal of all siltation and erosion control measures, and restoration of all pre-application/site investigation areas within the individual lots.
4. Submission, 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 Approval/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 approval (meeting date of vote). 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. A "Permit" resulting from and relating to the aforementioned "approval" will be issued upon addressing all the conditions listed under this Approval, sections... "*(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 the issuance of a Permit by satisfactorily addressing all conditions listed under this Approval, sections... "*(A) Conditions to be addressed within 270 days of the Date of Approval*", "*(B) Conditions to be addressed prior to construction*";... and once all other associated State, Federal, and/or Local permits and/or approvals have been procured and associated permits issued and/or authorizations for construction provided .
3. This permit is not transferable unless: the new owner provides the Commission with a signed acknowledgement that he or she understands and accepts the conditions of approval, a new replacement bond is established by the new owner, or an agreement between the original and new owner is provided, verifying that the original owner will still be responsible for meeting the conditions of approval.

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

**THIS APPROVAL IS NOT AN AUTHORIZATION TO START CONSTRUCTION.**

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

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

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

This approval does not derogate any present or future rights or powers of the Inland Wetlands Commission or the Town of Monroe, and conveys no rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity.

If the activity authorized by this approval also involves an activity which requires zoning or subdivision approval, special permit, variance or special exception under sections 8.3(g), or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit may begin until such approvals are obtained.

Violations of this approval (permit to be issued) may result in termination of associated tax abatements if applicable, as per Town Code, Section 470-30.

Variations from the approved plans must be addressed/discussed with the appropriate Town staff during construction with the resolution and verification of same documented in writing.

This decision is consistent with the purposes of the Monroe Inland Wetlands and Watercourses Regulations which are designed to protect the citizens of the town of Monroe by providing a balance between the need for growth, development and enjoyment of the natural resources of Monroe with the need to protect its environment and ecological stability.

This approval letter may also serve as the Inland Wetlands Commissions Report to the Planning and Zoning Commission (where applicable).

-End-

cc: David S. Bjorklund, Jr., P.E.  
Spath-Bjorklund Associates, Inc.  
593 Main Street  
P O Box 324  
Monroe, CT 06468



**TOWN OF MONROE**  
**INLAND WETLANDS COMMISSION**

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7 Fan Hill Road  
Monroe, CT 06468

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

**CERTIFIED MAIL RETURN RECEIPT REQUESTED 7015 1730 0001 9990 2460 AND REGULAR MAIL**

**NOTICE/CERTIFICATE OF DECISION**

October 27, 2016

Leszek Wysocki  
47 Soundview Drive  
Shelton, CT 06484

Re: Application No. IWC-2016-13, (File No.1017) Residential Home  
Application Type: Public Hearing  
Location of site: 4 High Ridge Drive

**Date of Approval: October 26, 2016**  
**Date Final Plans to be Signed by: July 23, 2017**  
**5-Year Expiration Date: October 26, 2021**

**WHEREAS**, the Monroe Inland Wetlands Commission (hereinafter referred to as "Commission") has considered an application by Leszek Sysocki, (applicant); and James E. Quill, P.E. of Fuller Engineering and Surveying, LLC (representative); for the proposed construction of a four bedroom residence with a paved driveway and associated site improvements.

**WHEREAS**, the Commission received the following Application Submissions:

- Town of Monroe Inland Wetlands Application, received June 20, 2016
- List of Abutters with 100', received June 20, 2016
- Plans:
  - C-100, Site Plan..., Proposed 4 Bedroom Residence...4 High Ridge Drive...Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 6-14-16, revised to 9-20-16
  - C-101, Erosion and Sedimentation Control Notes and Details ..., Proposed 4 Bedroom Residence...4 High Ridge Drive...Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 6-14-16, revised to 9-20-16
  - C-102, Details..., Proposed 4 Bedroom Residence...4 High Ridge Drive...Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 6-14-16, revised to 9-20-16
  - C-103, Watershed Area Map, Proposed 4 Bedroom Residence...4 High Ridge Drive...Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 6-14-16, revised to 9-20-16
  - P-100, Proposed Planting Plan of property in 4 High Ridge Drive...for Leszek Wysocki, by Aseksandra Moch, dated 9-26-16.
  - Planting Plan, Proposed 4 Bedroom Residence of property in 4 High Ridge Drive...for Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 9-26-16.
  - Existing Condition and Topographic Survey 4 High Ridge Drive...for Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 4-4-16, revised to 7-13-16.
- Exhibits one (1) through twenty three (23) as referenced and entered into the record during the public hearing.
- Stormwater Management Report by Fuller Engineering, dated 6-14-16

**WHEREAS**, upon considering the above listed submission data and respective testimony at a duly noticed Public Hearing, which open and adjourned on September 14, 2016, and reconvened and adjourned on September 28, 2016 and

reconvened and closed on October 12, 2016; and upon deliberating and requesting the preparation of a Draft Approval for subsequent review and confirmation by the Commission on October 12, 2016; and upon reconvening deliberations and voting on October 26, 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 Lois Spence and seconded by Peter Oliva 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 Number 21 and:

1. Revised Full Scale Plans-entitled:

- C-100, Site Plan..., Proposed 4 Bedroom Residence...4 High Ridge Drive...Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 6-14-16, revised to 9-20-16
- C-101, Erosion and Sedimentation Control Notes and Details ..., Proposed 4 Bedroom Residence...4 High Ridge Drive...Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 6-14-16, revised to 9-20-16
- C-102, Details..., Proposed 4 Bedroom Residence...4 High Ridge Drive...Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 6-14-16, revised to 9-20-16
- C-103, Watershed Area Map, Proposed 4 Bedroom Residence...4 High Ridge Drive...Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 6-14-16, revised to 9-20-16
- P-100, Proposed Planting Plan of property in 4 High Ridge Drive...for Leszek Wysocki, by Aseksandra Moch, dated 9-26-16.
- Planting Plan, Proposed 4 Bedroom Residence of property in 4 High Ridge Drive...for Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 9-26-16.
- Existing Condition and Topographic Survey 4 High Ridge Drive...for Leszek Wysocki, by Fuller Engineering and Land Surveying, dated 4-4-16, revised to 7-13-16.

2. Stormwater Management Report by Fuller Engineering, dated 6-14-16, revised to 9-12-16.

3. Including consideration of Exhibits one (1) through twenty three (23).

<i>Vote:</i>	Michael Muttitt	Aye	<i>For the Commission:</i>
	Lois Spence	Aye	
	Meghan Hayden	Aye	
	Peter Oliva	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 (10-26-16) + 270 Days = 7/23/17) 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. Relocation of IWC markers to locations in front of the rear yard stone wall.
  - b. Notations indicating that the limits of development and limits of future maintenance activities shall be along the southwesterly side of the rear yard stone wall.

- c. 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. A notation indicating that stones excavated during the site and house construction shall be loosely placed along the existing stone wall (remains) across the rear yard (limits of disturbance) as discussed during the hearing.
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. Verification of easements must be provided, if applicable
3. A pre-construction meeting shall take place with the Wetland Agent prior to any disturbance or alteration to the site. This includes any tree or brush removal. Pre-construction meetings shall not be held until the final plans (as detailed above) have been signed by the Town and building permit has been issued (where applicable).
4. A \$14,000 bond must be posted along with the execution and signing of a respective Bond Agreement.
5. Issuance of Building Permit, if applicable.

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

1. 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 Approval/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 approval (meeting date of vote). 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. A "Permit" resulting from and relating to the aforementioned "approval" will be issued upon addressing all the conditions listed under this Approval, sections... "*(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 the issuance of a Permit by satisfactorily addressing all conditions listed under this Approval, sections... "*(A) Conditions to be addressed within 270 days of the Date of Approval*", "*(B) Conditions to be addressed prior to construction*";... and once all other associated State,

Federal, and/or Local permits and/or approvals have been procured and associated permits issued and/or authorizations for construction provided.

3. This permit is not transferable unless: the new owner provides the Commission with a signed acknowledgement that he or she understands and accepts the conditions of approval, a new replacement bond is established by the new owner, or an agreement between the original and new owner is provided, verifying that the original owner will still be responsible for meeting the conditions of approval.

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

**THIS APPROVAL IS NOT AN AUTHORIZATION TO START CONSTRUCTION.**

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

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

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

This approval does not derogate any present or future rights or powers of the Inland Wetlands Commission or the Town of Monroe, and conveys no rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity.

If the activity authorized by this approval also involves an activity which requires zoning or subdivision approval, special permit, variance or special exception under sections 8.3(g), or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit may begin until such approvals are obtained.

Violations of this approval (permit to be issued) may result in termination of associated tax abatements if applicable, as per Town Code, Section 470-30.

Variations from the approved plans must be addressed/discussed with the appropriate Town staff during construction with the resolution and verification of same documented in writing.

This decision is consistent with the purposes of the Monroe Inland Wetlands and Watercourses Regulations which are designed to protect the citizens of the town of Monroe by providing a balance between the need for growth, development and enjoyment of the natural resources of Monroe with the need to protect its environment and ecological stability.

This approval letter may also serve as the Inland Wetlands Commissions Report to the Planning and Zoning Commission (where applicable).

-End-

cc: James E. Quill P.E.  
Fuller Engineering & Surveying, LLC  
525 John Street, 2<sup>nd</sup> Floor  
Bridgeport, CT 06604