

54 Garder Rd, Monroe CT
Custom Home Construction
Project Narrative (included with: Scenic Road Alteration Application)

The Relevance of this project narrative is pursuant to chapter 430 of the general legislation within the town code of Monroe, Connecticut entitled: Scenic Roads

The focus of this project narrative is pursuant to Chapter 430-5 entitled: Alterations or Improvements

The project itself is subjugated by Chapter 430-5; Section G entitled: Rights of Landowners

The Goal of the project is new construction of a 3200 square foot, colonial style, and single-family home including driveway and septic system on the property of:

54 Garder Rd in Monroe, CT

Lot Description:

- Existing approved building lot located at 54 Garder Rd, in Monroe, CT
- Wooded roadside 1-acre lot parcel on a scenic road within the West branch of the Pequonnock Water Shed, abutted by non-tidal wetlands in the town of Monroe, in Fairfield County Connecticut. The lot has 150' of frontage and is .2 of a mile from the intersection of Garder Rd. and Pepper St. The frontage is on a mild easterly curve, which precedes a sharper westerly curve along its path northwards to the intersection of Fan Hill Rd.
- The lot contains an abandoned concrete foundation, an abandoned 9-foot-deep natural stone well, and an abandoned field stone foundation. The newly proposed structure will fall within the footprint of these three features.
- There is a neighboring single-family occupied home with a shared property line on the northern border of the lot with access from Garder Rd. There is a neighboring single-family occupied home on the south border of the lot with access from Jockey Hollow Rd. There is unoccupied land belonging to the Town of Monroe with a shared property line on the Eastern border of the lot. All properties fall within the West Branch of the Pequonnock Watershed. The lot itself, as well as, the Southern and Eastern bordering properties contain marked interconnected protected wetland areas.
- The neighboring Garder Rd. properties within view of the lot are all serviced by overhead utility wires connecting from the structures to Pole #4209
- Access to the lot is given by a receded overgrown natural driveway blocked by a 10' chain link gate roughly 10 feet back from the roadside. There are many mature trees and overgrowth of vegetation within the lot itself.

54 Garder Rd, Monroe CT
Custom Home Construction
Project Narrative (included with: Scenic Road Alteration Application)

- There are also several mature ash trees infected with the emerald ash bore that are in degradation, however they fall within the right of way of the town easement situated along the roadside. Therefore, the infected ash trees may be the subject for removal if so deemed by the town, and the objective falls within the town's maintenance regulations pursuant to Ch. 430-5, Section B. The land owner also has the right to remove any infected trees pursuant to Chapter 430-5, Section G
- Maximum Building and Impervious Area Lot Coverage as a percentage of lot area (43,650 sq. ft.) is 15%
- Garage doors will be located on side of purposed new home construction to increase a positive ascetic view

Purpose for Alteration:

-To allow for a public water and utility service connections and installation of a paved apron to precede a driveway which is necessary to access new home construction via the town's Right of Way. The ROW will be cleared to produce regulation sightlines of 250 feet. This is deemed appropriate pursuant to Ch. 430-5, Section G, Subsection B

Implementations:

- Use standard wetland mitigation and preservation methods in compliance with Inland Wetland Commission regulations and the approval dated 11/23/2015
- Limit impervious structures to a minimum and pose minimal impact on existing grounds and vegetation

Recommendations:

1. On advice from the Tree Warden for the town of Monroe, Officer Dave Solek, it is recommended that all trees, briars, and brush and be cleared from the roadside right of way. Most of the trees are suffering from disease, any healthy trees that exist will be detrimental to the sight line requirements for the proposed driveway
2. Contact was made with Chris Nowacki, Senior Director for the Monroe Public Works Department regarding the removal of stumps after clearing has occurred. Roots extending from stumps will be cut off flush to the road edge in order to remove the stumps. Any interruptions to the existing grade will be filled in with compactable sub soil. Mandatory re-

54 Garder Rd, Monroe CT
Custom Home Construction
Project Narrative (included with: Scenic Road Alteration Application)

stabilization of the Right of Way will be performed immediately upon completion of any and all road-side disturbances.

The director also recommended that only one permit need be obtained to cover all work done within the Right of Way except for the water service line installation. The necessary permit is in the process of being filed as of 6/29/20. Permit #3328 grants access through the ROW.

It is also recommended that the current \$12,000 Wetlands bond will be sufficient to cover Right of Way alterations. Once the wetland bond is released it can also be re-assigned to Planning and Zoning if the town's Right of Way is still not stabilized.

Additionally, the water service line shall be completed by a licensed and bonded installer, whom of which is responsible for obtaining Public Works permits and bonding prior to construction.

3. A recommendation for the utilization of Pole #4209 rather than #1409 would be far less of a negative aesthetic in regards to the scenic nature of the road. This would require the approval of the Commission, as the pole is located on the opposite side of the property and would require an aerial service line to be installed.

Goals:

To preserve scenic road standards of vistas relegated to Ch. 430-5 Section E, Subsection 6 by:

- G1. Providing access to the building lot by removing any and all obstructions including the existing chain-link fence as shown on page S-1 of the plan.
- G2. Observing and performing proper wetlands and frontage setbacks and the overall limit of disturbance.
- G3. Removal any overgrowth, dead, and diseased trees from the building lot area. Maintaining healthy trees within the L.O.D and only remove mature healthy trees when necessary, for construction of the home, the septic system, the driveway, and relegated grading and appurtenant facilities as shown on page S-1 of the plan.
- G4. Removing all diseased trees and overgrowth within the ROW to maximize sight lines
- G5. Implementing proper re-vegetation via a planting plan approved by the Inlands Wetlands Commission as shown on the plan. The plan also calls for a rain garden to minimize the impact of groundwater displaced by the impervious structure. In addition, the owner of property to

54 Garder Rd, Monroe CT
Custom Home Construction
Project Narrative (included with: Scenic Road Alteration Application)

implement several new native tree plantings in addition to the existing planting plan as shown on page S-2 of the submitted plan

G6. Implementing a new paved driveway installation as shown on page S-1 of the plan. There will be a standard 1" lip between the edge of the roadway and the new driveway

G7. To maintain existing gutter line berm and grade. Any roots from stumps to be removed will be saw cut flush with the edge of the roadway. Any disturbance from minor road grading within the shoulder area will be seeded and covered with chopped mulch hay. Seed specs will include quick-germinating Landscapers and Contractors seed mixes

G8. To maintain stringent placement of structure in accordance with sideline property lines, and both frontage and wetland setbacks as shown in page S-1 of the plan

Conformance to Requirements; Conservation Targets of Chapter 430-5, Section G, Subsections 1-10

#2 Curves

- There will be no alterations to the curves within the sight lines of the access to the driveway as shown on page S-1 of the plans

#3 Grades

- There will be no excessive cuts or fills to the existing grades

#5 Side slopes

- There will be minor grade alterations to the side slopes within the right of way of the town

#6 vegetation

- There will be native trees planted within the buffer zone between the roadside (beyond the town right of way) and the new construction to add to the ascetic scenic road vegetation. Planning and Zoning has recommended 4-5 deciduous trees to be planted within the buffer zone along the ROW. Following a meeting with P&Z on 2/26/20, the current road-side plantings shown on page S-1 of the plan, were to be shifted inward to create the, "buffer zone." It allows for the scenic nature of the road to be preserved without compromising the sight lines and utility connections within the ROW

#7 Utility

- Page S-1 of the plan currently shows underground utility service in accordance with Zoning and Subdivision Regulations from the southwest corner of the proposed garage, under the driveway, and on to utility pole #1904. A request for and aerial line option would eliminate the negative

54 Garder Rd, Monroe CT
Custom Home Construction
Project Narrative (included with: Scenic Road Alteration Application)

aesthetics in order to conform with the standards of the scenic road. i.e. placement of the meter box and addition in-road overhead secondary lines, as well as a new connector pole.

#10 Non-Scenic Activities and Structures

- There will be no unnecessary non-scenic stock piles or refuse collections
- All temporary stock piles will conform to Inland Wetland Commissions standards and regulations and will be removed prior to seeding
- There will be no advertisements or signage of any kind visible within the project limits , except for lot identification signs.

**54 Garder Rd, Monroe CT
Custom Home Construction
Project Narrative (included with: Scenic Road Alteration Application)**

**Addendum to Project Narrative in accordance with Comments from the Town
Engineer and Considerations from the Planning and Zoning Department.**

Response to Town Engineer's Comments:

- A. 1a** – Right of Way will be cleared to the standard as shown on S-1 of the submitted plan, and stated in the Project Narrative in section G-4 and G-7
- 1b** – This comment appropriating low-height plantings in the ROW seems to conflict with the Planning and Zoning Considerations item #3 which recommends deciduous trees be planted, “in and along the ROW.” According to #6 in the Conformance of Requirements section of the Project Narrative, any trees placed within the ROW will compromise sight lines and utility installations.
- 1c** – The submitted plans indicate the installation of a paved apron and an asphalt driveway and their relevance to the town’s Right of Way as shown on page S-1 of the plans. This is also addressed in the Project Narrative Goals, under section G-6.
- 1d** – The submitted plan indicates an underground utility as shown on page S-1 which conforms to Zoning and Subdivision regulations, but also proves to be a negative aesthetic in conforming with the standards of a scenic road. A meeting was held at the site with the engineer of Eversource Utility Company. A resolution has been provided via #3 of the Recommendations section in the Project Narrative. This also corresponds with the response to Planning and Zoning Proposed Considerations item # 5.
- 1e** – The removal of the chain link fence is stated in the Narrative Goals section G-1. The removal is also inferred as the apron and future driveway will cross its location as shown on page S-1 of the plan.
- 1f** – The removal of trees within the town’s Right of Way is shown and noted on page S-1 of the submitted plan. The tree line is shown on page S-2 of the plan.
- B.** The original Wetlands Approval from 8/11/15 shows the driveway apron located 20 feet to the North of its current proposed position. The submitted plan from 2/26/20 shows the approved shift of the driveway to its current location in order to maximize sight lines while preserving wetland boundaries. Any further movement is not necessary, as the exact location is not pertinent to the approval for alteration.

**54 Garder Rd, Monroe CT
Custom Home Construction
Project Narrative (included with: Scenic Road Alteration Application)**

- C. The proposed watermain shutoff and lateral installation is to be centrally located in relation to the front of the house as shown on S-1. This will be reflected on the revised plan

- D. **1** – As stated in item #2 of the Recommendations section in the Project Narrative, only one permit will be necessary for the entirety of the work within the Right of Way.

2 – As stated in item #2 of the Recommendations section in the Project Narrative, addition bond should be necessary as per the precedent relating to conditional wetland bond release and subsequent bond re assignment. This would be additionally covered by the Landscaping bond which mandates necessary stabilization in order to achieve the Certificate of Occupancy.

Planning and Zoning Department Considerations:

- 1. As stated in section 6 of Goals in the Project Narrative, our intent is to remove all evasive brush and trees within the L.O.D.

- 2. A plan for removal of the stumps has been agreed upon by the Public Works Department. Page S-1 of the plans shows the removal of all trees, shrubs and brush within the town's Right of Way as per the recommendation of the Tree Warden. *Details of the removal process will be reflected on the revised plan.

- 3. Page S-1 of the submitted plans indicates the plantings have already been shifted to create a "buffer zone." As per the request of Planning and Zoning on 2/26/20. The plantings within the buffer zone are further addressed in item #6 of the Project Narrative Conformance to Requirements section

54 Garder Rd, Monroe CT
Custom Home Construction
Project Narrative (included with: Scenic Road Alteration Application)

Issue - In the case of 54 Garder Rd, the south facing wall which includes the garage door, is considered as the “The Front of House” in relation to the connection to Pole #1409. This is indicated on page S-1 of the submitted plan.

The negative aesthetics associated with the current plan of using underground utility service lines to Pole #1409 per Zoning and Subdivision regulations are as follows:

1. The placement of the meter box will need to be on the front facing southwestern corner wall or corner of the house. As such, it will be visible from the scenic road.
2. There will also be a need for 150 feet of added secondary aerial service line from Pole #1409 to Pole #4209 contributing to the negative value regarding the scenic nature of the road. This option will also necessitate that the underground service line cross under the driveway, in contrast to safety standards deemed by Eversource as pertinent.

Solution - The Eversource engineer recommends the utilization of Pole #4209 including an aerial service line connection. *According to Eversource, if Pole # 4209 is utilized rather than Pole #1409, then the front facing north-western wall of the house is designated as the, “Utility Front of House”. This would align with the actual front of the house as indicated on page S-1 of the plans.*

This would allow for:

1. The northwest corner of the house to contain the service meter effectively hiding it from view from the scenic road.
2. The aerial service lines would then negate the need for a 150 feet of secondary service line to be installed crossing over the center of the road between poles.
3. The aerial service lines would reduce the cost for the customer from, in excess of \$1500 to zero.
4. The aerial service line would conform to surrounding homes which also utilize aerial connections to the main utility lines.

Summation - Therefore, Eversource is concluding the best overall option to remain consistent in regards the scenic nature of the road, is to utilize both Pole #4209 accompanied by an aerial service line connected between the pole and the northwest corner of the proposed home.

54 Garder Rd, Monroe CT
Custom Home Construction
Project Narrative (included with: Scenic Road Alteration Application)

4.
 - a. many of the perennials specified on page S-2 of the plan do not come in 3-gallon containers, therefore 1-gallon perennials will be planted in groups of 3. The mountain laurels will be in 3-gallon containers. The revised plan will include labels for both the groupings of 3 and details for the mountain laurels
 - b. Page S-2 of the plan includes a label of the perennial gardens. The revised plan will indicate mulching planting beds for areas labeled as, “perennial gardens.”
5. Underground utility service is shown on page S-1 of the submitted plans. In the revised Project Narrative (submitted 6/25/20) item #7 of the Conformance to Requirements section proposes an aerial option for the proposed utility service connection. This has been revised further to explain the situation regarding conforming to guidelines regarding the scenic nature of the road. Following a meeting at the site with the engineer for Eversource Utility company, and stated in the Project Narrative Recommendations section 3, a resolution has been recommended and proposed pending approval by the commission.

Alternate Solution to Utility Service Lateral Negative Aesthetic Value Issue.

(Excerpt from Project Narrative Conformance to Requirements, Conservation Targets Section in regards to of Chapter 430-5, Section G, Subsections 1-10)

#7 - Page S-1 of the plan currently shows underground utility service in accordance with Zoning and Subdivision Regulations from the southwest corner of the proposed garage, under the driveway, and on to utility pole #1904. A request for an aerial line option would eliminate the negative aesthetics in order to conform with the standards of the scenic road. i.e. placement of the meter box and addition in-road overhead secondary lines, as well as a new connector pole.

The Eversource Utility Company regards the side of the house with the most frontage in relation to the appropriate pole used to connect the service line as, “the Utility Frontage or Front of House.” This may differ from the actual considered, “front or frontage,” as seen on page S-1 of the plan.

Pole #1409 resides within the ROW of the building lot just south of the asphalt driveway entrance to the property. Pole #4209 resided 150 feet north of Pole #1409, on the opposite side of the road.

**54 Garder Rd, Monroe CT
Custom Home Construction
Project Narrative (included with: Scenic Road Alteration Application)**











