

**TOWN OF MONROE
APPLICATION FOR PERMIT
INLAND WETLANDS COMMISSION
7 Fan Hill Road, Monroe, CT 06468
Tel. (203)452-2809**

FOR OFFICE USE ONLY:	
Application Number	_____
File Number:	_____
Submittal Date:	_____
Application Fee Collected	_____
Public Hearing Fee Collected	_____
Date of Receipt:	_____
Extensions (cumulative ≤ 65 days)	_____
Public Hearing	Start: _____ End _____
Hearing:	Start: _____ End _____
Deliberation:	Start: _____ End _____
Approval Date:	_____ Denial Date: _____
270 Days Up:	_____
Permit Expiration:	_____

As the applicant, it is your responsibility to provide the information the Commission needs in order to process your application and make a fair determination of the issues. If you fail to supply the information it may result in delay, a denial of your application or both. We recommend that you read the Inland Wetlands and Watercourses Regulations and that you request a meeting with the Land Use Department prior to submitting your application. There is no charge to the applicant for this meeting.

SECTION A: Information about the property

1. **Location of the Property:**
 Street Address: 126 Main Street
 Assessor's Map Number: 012
 Parcel Number: 013/00
2. **Where is the property deed found in the Monroe Land Records?**
 Volume: 1955 Page: 0215
3. **Is the property located within a public water supply watershed?**
 No
 Yes (*If " Yes, " the Applicant must send a copy of this application **BY CERTIFIED MAIL ON OR BEFORE THE DATE OF THE APPLICATION** to the Aquarion Water Company of Connecticut, 714 Black Rock Road, Easton, CT 06612, and the Commissioner of Public Health, 410 Capitol Avenue, Hartford, CT 06106; See Regulations Section 8.3).*)
4. **Is the property located within 500 feet of a town boundary?**
 No
 Yes (*If " Yes " , the applicant must notify the Inland Wetland Agency of the adjacent municipality by certified mail and submit the receipt with this application).*)
5. **Is the property subject to an existing conservation easement?**
 No
 Yes (*If " Yes " , the applicant must notify the party holding such restriction by certified mail no later than sixty days prior to the filing of this permit application, or submit a letter from the party holding the restriction verifying that the application is in compliance with the terms of the restriction; see Regulations Section 7.9c & 7.9d).*)
6. **Is there a flood plain located on the property?**
 No
 Yes (*If " Yes " , indicate elevation and location of flood plain on the submission plan).*)
7. **Please attach a list of the names and mailing addresses of all landowners within 100 feet of the property.**

SECTION B: Information about the applicant

8. **Applicant's name and contact information:**
 Name: Haque, LLC
 Address: 24 Rachel Drive, Rocky Hill, CT 06067
 Telephone: 860-604-8792 Fax: _____ Email: _____
9. **What is the Applicant's interest in the property?**
 Owner
 Option to purchase
 Other Leesee

Applicant's representative's name and contact information:

Name: Patrick Rose
Business Name: Rose Tiso & Co., LLC
Business Address: 35 Brentwood Avenue, Fairfield, CT 06825
Telephone: 203-610-6262 Fax: _____ Email: prose@rosetiso.com

10. Engineer's name and contact information:

Name: Stephen Santacroce
Business Name: Rose Tiso & Co., LLC
Business Address: 35 Brentwood Avenue, Fairfield, CT 06825
Telephone: 203-610-6262 Fax: _____ Email: ssantacroce@rosetiso.com

11. Owner's name and contact information:

Name: South Main Street Newtown Associates, LLC
Address: 6527 Main Street, Trumbull, CT 06611
Telephone: _____ Fax: _____ Email: _____
Owner's signature _____ (granting permission for submission of application by the applicant)

***Please note the following:**

If the applicant is not the current owner, this application must include the owner's signature or a written, witnessed consent to submit this application, signed and dated by the owner. Only the applicant and the agent listed on this application will receive copies of official action and correspondence.

SECTION C: Information about the proposed activity

(Please attach additional sheets if necessary)

12. Select one or more of the following types of Application requested:

- Regulated Activity Including Site Remediation
- Subdivision Report/Referral Map Amendment
- Renewal/Extension of Issued Permit Number _____ Regulation Amendment

13. Describe the proposed activity covered by this application:

Renovation of existing building for the use of a new gas station and convenience store, and associated parking and utility improvements.

14. List all activities which take place in regulated areas, including the upland review areas:

Excavation, paving activities, utility trenching, building renovations / reconstruction.

15. List the total acreage of the following:

Overall project site: 0.96 acres
Wetlands on the property: 0.027 acres
Upland review areas on the property: 0.70 acres

16. List the total area of the regulated areas to be altered:

Wetlands: 0 acres; 0 sq. ft.
Upland review areas (within 100 feet of a wetland or 150 feet of a watercourse): 0.63 acres; 27,414 sq. ft.

Total Regulated area to be altered (a + b above) for determination of fee: 0.63 acres; 27,414 sq. ft.

17. What alternatives to the proposed regulated activity did you consider? Why did you choose the activity proposed in this application as opposed to the alternatives considered? (See Regulations Section 7.5f)

The alternate plan considered maintaining the existing parking area, where as we are proposing added landscaped areas and a stormwater quality basin to replace some of the existing paved area currently on site.

18. List all measures of Low Impact Design/Development that have been incorporated into this application in order to minimize impact to wetlands.

Reduction of impervious surfaces from existing condition. Proposed storm water quality separators, proposed storm water quality detention basin.

SECTION D: Determination of Application Fee

(See Regulations Section 19)

19. Select type of Application Fee (choose one):

- Residential Use = \$300.00 _____
- Commercial Use = \$500.00 \$500
- Regulation Amendment = \$500.00 _____
- Map Amendment = \$150.00 _____
- Permit Modification = \$100.00 _____
- Renewal/Extension of Issue Permit = \$100.00 _____

20. Select the following additional fees that apply for regulated areas proposed to be disturbed:

- Square Feet of Disturbed Area:
- Less than 1,000 square feet = \$50.00 _____
 - 1,000 to 5,000 square feet = \$100.00 _____
 - More than 5,000 square feet = \$100.00 (base amount) \$100
(Plus \$5.00 for every additional 5,000 square feet rounded up)
- Disturbed Area (Line 17c) (-) 5,000 sq.ft. (÷) 5,000 sq.ft. (x) \$5.00 per sq.ft. rounded up... \$23

- 21. Department of Environmental Protection State Surcharge** \$60.00
- 22. TOTAL APPLICATION FEE:** \$683

***** Please note the Application Fees/State Fee must be payable to the Town of Monroe. Applicants paying with a personal check must include their driver's license number and telephone number on the check.**

SECTION E: Required support documents

(See Regulations Section 7)

Please indicate (check box) that the following documents have been included with the application:

23. Submit ten (10) copies of the following:

- Completed Inland Wetlands Application.
- A description of all filling and/or excavation activities within regulated areas (include estimates of quantity).
- A Soils Report by a Soil Scientist (include a sketch of flagged wetland areas within said report).
- A minimum of two alternative plans/sketches that were considered prior to choosing the proposed plans.
- A report from the Monroe Health Department.
- A Wetlands Assessment Report.
- An area plan showing all abutting properties and applicable downstream drainage systems.

24. Submit seven (7) reduced copies of the following (all plans must be folded):

- Reduced copies, **18' x 24'**, of the site plan showing existing and proposed conditions in relation to the wetlands, watercourses and upland review areas. Please include a location map, delineate the 100-foot wetland setback (upland review area) and/or the 150-foot watercourse setback (upland review area) in red, and incorporate an area plan showing all abutting properties and applicable downstream drainage systems. All plans must have a bar scale.

25. Submit three (3) copies of the following (all plans must be folded):

- Full size copies of the site plan, **24' x 36'**, showing existing and proposed conditions in relation to the wetlands, watercourses and upland review areas. Please include a location map, delineate the 100-foot wetland setback (upland review area) and/or the 150-foot watercourse setback (upland review area) in red, and incorporate an area plan showing all abutting properties and applicable downstream drainage systems. All plans must have a bar scale.

26. Submit two (2) copies of the following:

- Drainage calculations, if applicable.

27. Submit one (1) copy of the following:

- A list of the names and mailing addresses of all abutting property owners.
- A completed **D.E.E.P** report form (available at the Inland Wetlands Office or on the Town Website at www.monroect.org/Town Hall Departments/Inland Wetlands/Applications & Forms).
- Verification in writing that all wetlands have been flagged and the property address/location is adequately delineated and/or marked at the property.
- A completed bond form listing all wetlands related work and protective measures for same (available at the Inland Wetlands Office or on the Town Website at www.monroect.org/Town Hall Departments/Inland Wetlands/Applications & Forms).

PLEASE INCLUDE TEN (10) COPIES OF ANY FUTURE SUPPORTING DOCUMENTATION SUBMITTED TO THE COMMISSION (Plans: 3 Full Size copies - 24' x 36', and 7 Reduced Size copies - 18' x 24'). Plans prepared by engineers, surveyors and architects must be signed and sealed. The Commission may request additional copies of the application or supporting documents at any time.

Title of original submission plan (include author and date) Proposed Gas Station and Convenience Store
126 Main Street, Monroe, Connecticut prepared by Rose-Tiso & Co., LLC dated:10-18-21

The undersigned applicant hereby consents for the owner, in the case where the applicant is not the owner, to necessary and proper access to the above mentioned property by the Inland Wetlands Commissioners, the Inland Wetlands Agent and other appropriate Town staff and/or authorized Town Consultants, at reasonable times, both before and after any permit has been granted or denied by the Commission, for the purpose of evaluating the application, monitoring compliance or correcting any violation of the Inland Wetlands and Watercourses Regulations brought about through actions or inactions of the applicant of permittee.

The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of the applicant's knowledge and belief.

The undersigned applicant understands and agrees that the Commission may request additional information and it is the applicant's responsibility to provide this information in a timely fashion and to the Commission's satisfaction. If the information provided is incomplete or inaccurate, in the opinion of the Commission, the Commission may deny the application or request an extension to be granted by the Applicant in order to act within the legal time limits.

Type or Print the Name of the Applicant: _____

Signature of Applicant: _____



Hague, LLC
126 Main Street – Monroe, Connecticut
INLAND WETLANDS APPLICATION
TOWN OF MONROE – INLAND WETLANDS COMMISSION

BACKGROUND

Haque, LLC is the applicant wishing to re-develop the parcel of real property located at 126 Main Street in Monroe Connecticut (hereinafter referred to collectively as the “Property”). The parcel is currently developed and generally contains impervious paved areas with an existing building on site. The parcel is designated as Tax Lot 013/00, Map 012. The property totals approximately 0.96+/- acres/41,818+/- sq.ft and is zoned B2 Business district. (Refer to “Property Survey” Prepared for South Main Street Newtown Associates, 126 Main Street, Monroe, Connecticut Scale: 1”=20’ August 19, 2019” prepared by John M. Farnsworth & Associates, (“Property Survey”), attached hereto and made a part hereof).

PROPOSAL

The Applicant, Haque, LLC (“the Applicant”) seeks inland wetlands approval to renovate the existing building for the use of a new gas station and convenience store, and to improve the parking areas and utilities for said building. The proposed site will fully conform to the minimum standards set forth in the Town of Monroe Inland Wetlands and Watercourses Regulations. (Refer to “Proposed Gas Station & Convenience Store 126 Main Street Monroe, Connecticut” dated 10-18-21, prepared by Rose Tiso & Co, LLC [“Site Plans”], attached hereto and made a part hereof.

The proposed project includes the re-construction of the existing 4,880 square foot building and parking improvements to the existing parking area. The proposal will lessen the amount of impervious area currently on-site, which will decrease the overall quantity of stormwater runoff from the existing conditions, and will improve the water quality of runoff from the existing conditions. Additionally, a stormwater quality basin has been designed to detain the water quality volume associated with the proposed development, as well as to provide some additional attenuation for the peak discharge rate for the 2-, 10-, 25-, 50-, and 100-year storm events. Further measures to improve the water quality from existing conditions include catch basins with 2’ sumps and water quality separators. The stormwater management system has been designed in

accordance with Town of Monroe regulations and the 2004 Connecticut Stormwater Quality Manual.

The building will be served by city water via a new water connection to the water main in Main Street, adjacent to the site. A new sub-surface sewage disposal system is proposed as part of this project. All other utilities currently serving the existing building will be maintained.

DESCRIPTION OF FILLING / EXCAVATION WITHIN REGULATED AREAS

As mentioned previously, a stormwater quality basin is being proposed to capture the water quality volume, and to provide some attenuation for storm events up to the 100-year storm. This detention basin is proposed within the regulated area, and will provide 2,655 cubic yards of stormwater detention.

Other construction activities within the regulated area will be in association with the proposed parking & utility improvements. The proposed final grade of the parking area will remain substantially the same as the existing grade.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, Municipal Inland Wetlands Agencies (here after called the Agency) **must** complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for **each** action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package as well.

Please remember, the Agency is responsible for ensuring that the information provided is accurate and that it reflects the **final** action of the Agency. Incomplete or incomprehensible forms will be mailed back to the Agency. Instructions for completing the form are located on the following page.

The Agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Environmental Protection (DEP). **Do not** mail this cover page or the instruction page. **Please print and mail only the completed yellow reporting form to:**

WETLANDS MANAGEMENT SECTION
INLAND WATER RESOURCES DIVISION
DEPARTMENT OF ENVIRONMENTAL PROTECTION
79 ELM STREET 3RD FLOOR
HARTFORD, CT 06106

Questions may be directed to the DEP's Wetlands Management Section at (860) 424-3019.

Instructions For Completing

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

PART I: To Be Completed By Agency Only

Please note: a) Incomplete or incomprehensible forms will be mailed back to the Agency; b) Use a separate form to report each action taken by the Agency; c) Utilize the instructions below and fill in the fields on page 4; d) Print, **sign**, and send to CT-DEP, Wetlands Management Section.

1. Enter the year and month the Agency took the action being reported.
2. Enter **ONE** code letter to describe the final action or decision taken by the Agency. *Do not submit a reporting form for withdrawn applications.* Do not enter multiple code letters (for example: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).
 - A = A Permit Granted by the Agency (*not including map amendments, see code D below*)
 - B = Any Permit Denied by the Agency
 - C = A Permit Renewed or Amended by the Agency
 - D = A Map Amendment to the Official Town Wetlands Map - or -
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
 - E = An Enforcement Notice of Violation, Order, Court Injunction, or Court Fines
 - F = A Jurisdictional Ruling by the Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
 - G = An Agent Approval pursuant to CGS section 22a-42a(c)(2)
 - H = An Appeal of Agent Approval pursuant to CGS section 22a-42a(c)(2)
3. Check "Yes" if a public hearing was held in regards to the action taken; otherwise check "No".
4. Enter the name of the Agency official verifying that the information provided on this form is accurate and that it reflects the **FINAL** action of the Agency.

PART II: To Be Completed By The Agency Or The Applicant - If Part II is completed by the applicant, the **applicant must return the form** to the Agency. The Agency must ensure that the information provided is accurate and that it reflects the **FINAL** action of the Agency.

5. Enter the name of the municipality for which the Agency has jurisdiction and in which the action/project/activity is occurring.

Check "Yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "No" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name and number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. See reverse side of the reporting form for the Connecticut Town and Quadrangle Index Map or at: (http://ct.gov/dep/lib/dep/gis/resources/Index_NamedQuadTown.pdf)

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If the action/project/activity is located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. A town subregional drainage basin map has been mailed to each Agency. Further, sub-regional drainage basin maps can be found at UCONN-CLEAR (http://clear.uconn.edu/map_set.htm) for each town in an easy to understand format.
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity site. Also provide a brief description of the action/project/activity. Select if the action/project/activity impacts are **TEMPORARY** or **PERMANENT** in nature.

9. **CAREFULLY REVIEW** the list below and enter **ONE** code letter which best characterizes the action/project/activity. All state agency projects must code "N".

- | | |
|------------------------------------------------------------------|------------------------------------------------------|
| A = Residential Improvement by Homeowner | I = Storm Water / Flood Control |
| B = New Residential Development for Single Family Units | J = Erosion / Sedimentation Control |
| C = New Residential Development for Multi-Family / Condos | K = Recreation / Boating / Navigation |
| D = Commercial / Industrial Uses | L = Routine Maintenance |
| E = Municipal Project | M = Map Amendment |
| F = Utility Company Project | N = State Agency Project |
| G = Agriculture, Forestry or Conservation | P = Other (this code includes the approval of |
| H = Wetland Restoration, Enhancement, Creation | concept plans with no-on-the-ground work) |

10. Enter between one and four codes to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You must provide code 12 if the activity is located in an established upland review area (buffer, setback). You must provide code 14 if the activity is located **BEYOND** the established upland review area (buffer, setback) or **NO** established upland review area (buffer, setback) exists.

- | | |
|--------------------------------------------------------------------|-----------------------------------------------------------|
| 1 = Filling | 8 = Underground Utilities (no other activities) |
| 2 = Excavation | 9 = Roadway / Driveway Construction |
| 3 = Land Clearing / Grubbing (no other activity) | 10 = Drainage Improvements |
| 4 = Stream Channelization | 11 = Pond, Lake Dredging / Dam Construction |
| 5 = Stream Stabilization (includes lakeshore stabilization) | 12 = Activity in an Established Upland Review Area |
| 6 = Stream Clearance (removal of debris only) | 14 = Activity in Upland |
| 7 = Culverting (not for roadways) | |

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality *does not* have an established upland review area must use code 14, other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14, other possible codes are 1 and 2. Permitted dredging of a pond must use code 11, other possible codes are 12 and 5.

11. Leave blank for **TEMPORARY** alterations but please indicate action/project/activity is temporary under question #8 on the form (description). For **PERMANENT** alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You **MUST** provide all information in **ACRES** (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration.
12. Enter in acres the area of upland altered as a result of an **ACTIVITY REGULATED BY** the Agency, or as a result of an **AGENT APPROVAL** pursuant to 22a-42a(c)(2). Leave blank for **TEMPORARY** alterations but please indicate action/project/activity is temporary under question #8 on the form (description). Include areas that are permanently altered, or proposed to be permanently altered, for all agency permits, denials, amendments, and enforcement actions. Inland wetlands agencies may have established an upland review area (also known as a buffer or setback) in which activities are regulated. Agencies may also regulate activities beyond these established areas. You **MUST** provide all information in **ACRES** including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration. Remember that these figures represent only the upland acreage altered as a result of an activity regulated by the Agency, or as a result of an agent approval.
13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, and enforcement actions. **NOTE:** "restored" or "enhanced" applies to previously existing wetlands or watercourses. "Created" applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You **MUST** provide all information in **ACRES** including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEP - Please leave this area blank.



GIS CODE #: _____
 For DEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Complete, print, **sign**, and mail this form in accordance with the instructions on pages 2 and 3.

PART I: To Be Completed By The Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (use drop-down box): Year Month
- ACTION TAKEN (use drop-down box):
- WAS A PUBLIC HEARING HELD? (select one only) Yes No
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
 (print): _____ (signature) _____

PART II: To Be Completed By The Municipal Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING:
 Does this project cross municipal boundaries? (select one only) Yes No
 If Yes, list the other town(s) in which the action is occurring:
- LOCATION: [USGS Quad Map Name](#) (see hyperlink): Bridgeport Quadrangle
[Quad Number](#) (see hyperlink): 92
 Subregional Drainage [Basin Number](#) (see hyperlink): 7105
- NAME OF APPLICANT, VIOLATOR OR PETITIONER: Haque, LLC
- NAME & ADDRESS/LOCATION OF PROJECT SITE: 126 Main Street, Monroe
 The re-construction of the existing 4,880 square foot building with parking improvements within the upland review area.
 Briefly describe the action/project/activity: Temporary Permanent
- ACTIVITY PURPOSE CODE (Use drop-down box): D
- ACTIVITY TYPE CODE(S) (Use drop-down box) 2, 12, 14,
- WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]: N/A
 Wetlands: acres Open Water Body: acres Stream: linear feet
- UPLAND REVIEW AREA ALTERED [must be provided in acres]: 0.63 acres
- AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: N/A acres
 [must be provided in acres]

PART III: To Be Completed By The DEP

DATE RECEIVED: _____ DATE RETURNED TO DEP: _____
 FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

