



TOWN OF MONROE

INLAND WETLANDS COMMISSION

7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452-2809
www.monroect.gov

Regular Meeting Agenda

Wednesday, February 28, 2024 @ 7:00 pm

HYBRID PUBLIC MEETING AT COUNCIL CHAMBERS & UTILIZING ELECTRONIC EQUIPMENT

**THIS MEETING MAY BE ACCESSED BY THE PUBLIC EITHER IN-PERSON OR ELECTRONICALLY IN REAL-TIME AS SET FORTH
HEREIN BELOW**

NOTICE: THIS MEETING WILL BE CONDUCTED IN PART VIA ELECTRONIC EQUIPMENT PURSUANT TO CONNECTICUT LAW

All participants may attend in-person or remotely as follows:

Join Zoom meeting:

<https://us06web.zoom.us/j/86580613711?pwd=opFGbrMlbqCdoLKXIkL4P7oxxLqSNh.1>

Via phone at 1 929 205 6099, Meeting ID: **865 8061 3711** Passcode: 055291

Please note:

- This meeting will be recorded and made available on the Town's website pursuant to state law.
- If you are attending remotely, please remember to mute your microphone unless you are speaking.
- Anyone participating remotely should state their name and title, if applicable, at the outset of each occasion that such person is speaking.
- All votes taken during which any member of this body are participating remotely shall be taken by roll call, unless the vote is unanimous.
- The chat features will not be utilized nor considered during this meeting.

OPENING OF MEETING

1. Call To Order
 2. Roll Call and introduction of new commissioner
 3. General Public Participation - A period of time reserved for Public Participation
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A. REGULATED ACTIVITIES:

APPLICATION ACCEPTANCE/REGULAR HEARING/HEARING DETERMINATION

NONE

B. REGULAR MEETING (no public input)

NONE

C. PUBLIC HEARINGS:

IWC-2021-09-A1, File #1382 – 1271 Monroe Turnpike – Proposal to modify permit to increase number of residential units from 19 to 25, increase impervious surface, and add new septic area within the 100' upland review area. Ridge Builders, LLC (applicant), J. Edwards Assoc., LLC (representative). (Continued from 2/14)

IWC-2023-11, File #1467 - 1536 & 1564 Monroe Turnpike – Proposal for 9-lot subdivision for construction of 9 homes, and a new road crossing a wetland, adjacent to a wetlands and watercourse. Jans Land Development, LLC (applicant), J. Edwards Assoc., LLC (representative) (Continued from 2/14)

D. DELIBERATION SESSION:

DELIBERATIONS ON COMPLETED HEARINGS: *Completed items from this Agenda – as determined by the Commission*

NONE

E. BOND RELEASE/REDUCTION REQUESTS:

NONE

F. IWC AGENT ACTIVITIES REPORT:

NONE

G. UPCOMING PUBLIC HEARINGS

IWC-2018-07- A1 File# 1145, 205 Monroe Turnpike – Request to modify permit to change new building from office to self-storage, including revisions to grading, wall location and drainage improvements. 205 Monroe Turnpike, LLC (owner), Solli Engineering, LLC (representative). (Public Hearing Scheduled 3/13/24).

IWC-2024-01, File #1472, 205 Spring Hill Road - Proposal to construct 31,200 sq. ft. Industrial/office building, including associated parking, drainage improvements, and expansion of wetland within the 100' upland review area. GPS 205 Spring Hill, LLC (owner/applicant) Solli Engineering, LLC (representative). (Public Hearing Scheduled 3/13/24).

H. CORRESPONDENCE

I. GENERAL DISCUSSION/DECISIONS/OTHER:

- Minutes: 9/13/23,9/27/23,10/11/23,11/08/23,12/13/23
- Public Outreach Committee

ADJOURNMENT