



TOWN OF MONROE

INLAND WETLANDS COMMISSION

7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452-2809

<http://www.monroect.gov>

Note: Meetings are Video and Audio Recorded

Minutes of July 26, 2023 Regular Meeting

I. Call to Order:

The Regular Meeting of the Inland Wetlands Commission ("Commission") was called to Order at 7:02p.m.

A. OPENING OF MEETING

1. Call To Order
2. Roll Call

Present: *Keith Romano, Chairman*
Eric Lindstrom, Vice Chairman
Rick Smith, Commissioner
James Stewart, P.E., L.S.
Ross Mastrorocco, Commissioner
Ryan Kelly, Commissioner

Absent: *None*

Also Present: *Rick Schultz, Town Planner; Cheryl Vallerie, WZEO; James DiMeo, Town Engineer, Remote; Sarah Stroud, Recording Secretary, Remote; and members of the public.*

3. General Public Participation – None

Ms. Vallerie stated IWD-2023-07, File #1453 27 Maple Drive would be added under Enforcement.

Chairman Romano stated the public hearings would be heard at the end of the meeting after all other business had been completed.

Chairman Romano introduced new commissioner Rick Smith.

Chairman Romano left the meeting at 8:05pm. Vice Chairman Lindstrom became the acting Chairman for the public hearings.

B. REGULATED ACTIVITIES

4. PUBLIC HEARING

- **IWC-2023-03, File #1439, 139, 141, & 201 Turkey Roost Road & 30 Cobblers Hill Court** Proposed construction of 99 single-family detached dwellings served by a community wastewater treatment system with proposed regulated activities in the upland review area. Quarry Ridge Associates, LLC (owner/applicant), J. Edwards & Associates, LLC (representative). (Applicant requested automatic public hearing at submission.)

The public hearing was continued from the previous meeting.

Mr. Schultz read the exhibits for the record.

Jason Edwards of J. Edwards Associates was present on behalf of the applicant. He provided a history of the property as well as an overview of the application for the Commission. Mr. Edwards outlined the definition of significant impact to the wetlands for the record according to the Town regulations. He stated this project does not have significant impact to the wetlands according to the regulations.

Mr. Edwards reviewed the details of the proposal for the community wastewater treatment system.

Eric Davison of Davison Environmental was present to provide more detail of the potential wetland impacts. He highlighted all the wetlands within the URA are highly disturbed and will naturalize overtime. He explained the majority of activity near the wetlands is related to the construction of the storm water treatment measures. He noted there are no homes proposed in the URA and all disturbed URA areas will be revegetated into meadow habitat.

Mr. Davison further explained the loss of box turtle habitat will be remediated by the proposed 80 acres of open space.

Mr. DiMeo detailed his major concerns for the Commission. They included the lack of storm water management areas on the alternative plans. He asked to confirm the CT General Permit has been submitted because more than 5 acres will be disturbed. He explained according to the drainage report the east pond is being used as retention, but saw no indication on the impact that will have to the wetlands. He stated there are detention basins that would discharge a significant amount of water during certain storms and could cause significant erosion. He requested more detail on the watershed map. He requested more detail where the retaining walls will be constructed. He requested confirmation that the water company is open to this extension and their system can handle the additional runoff.

Mr. Edwards reviewed the details of the wastewater treatment system in response to the Town Engineer's concerns. He explained the existing treatment plant was originally built oversized so it will be able to handle the additional wastewater. Mr. Edwards highlighted the locations of the absorption fields. Mr. Edwards compared DEEP standards to state health code standards for the wastewater treatment systems.

Mr. Edwards reviewed the DEEP permit process for a CT DEEP wastewater discharge permit.

Mr. Edwards reviewed the trees that are proposed to be removed and the plantings that will be used to remediate the removal of those trees.

Mr. Edwards reviewed the limits of the blasting.

Mr. Edwards reviewed the sediment and erosion control plans.

Mr. Edwards reviewed the alternative plans for the Commission. He stated they do not believe the storm water treatment areas are necessary for the alternative plans unless they were going to bring one of those plans forward to develop.

Mr. Edwards responded to the comments from the report submitted by Russ Dirienzo. Chairman Lindstrom requested the full response be submitted to Mr. Dirienzo for review for the next meeting.

Attorney Chris Russo of Russo and Rizio Associates was present on behalf of the applicant. He explained there is currently a tremendous demand for housing, and this application is a great opportunity to address that need with minimal disturbance. He noted this property was previously disturbed and left with many violations that would be remediated by this plan.

Russ Dirienzo of Arcadis was present to discuss his report with the Commission. He noted the biggest concern he has with this application is the amount of water that will be directed toward the east pond. He stated that pond is a pristine wetland system. He explained he would mainly be concerned about flooding, but believes the applicant could address that issue. He stated he believes this is a valid application, and he is not here to try and have the application denied. Mr. Dirienzo would like more focus by the applicant on that pond in terms of runoff in storm events. He stated the applicant's dam assessment report notes a blockage in the pipe. Mr. Dirienzo observed erosion around the dam and a beaver habitat near the dam. He believes the pipe is blocked but rather backed up because of the beaver. He questioned the need for the installation of an additional outlet pipe. Mr. Dirienzo requested time to review the materials the applicant presented at this meeting.

Commissioner Mastrorocco suggested the applicant make part of the driveway permeable. Mr. Edwards stated they would have to review it and discuss it with the applicant.

Ms. Vallerie stated she believes the alternative plans don't seem to change the actual impact to the wetlands, and suggested the Commission needs to see options to the actual activity taking place in the wetlands and upland review area. She asked for the areas that are demarked to be revegetated as meadow habitat to have additional detail as to what they were prior to being disturbed. Ms. Vallerie asked if the soil scientist flagged the area near Treatment Pond #4 on sheet S6 because there appears to be a watercourse near the outlet. She explained that area might need some additional protection if there are wetlands on either side of the watercourse.

Ms. Vallerie requested that in accordance with the regulations section 7.6 F, G, and I the applicant provide more detail on the enhancement aspects of the application and alternatives that would provide less or no impact to the wetlands or watercourses. She explained this hill area is a natural diversity database overlay which is used by DEEP to approximately locate endangered, threatened, and special concern species. She suggested the Commission consider submitting a request for the review and site assessment in regards to the box turtles observed on the property and this overlay status. Ms. Vallerie referenced a letter sent to Mr. Edwards by DEEP dated 7/25/2023 that recommends field surveys be conducted in order to evaluate potential habitat and species present. She stated this is of major concern because in section 5.34 of Mr. Davison's report it states there will be habitat loss and a mitigation plan should be included.

Mr. Davison stated that the review being discussed by Ms. Vallerie is typically part of the state permitting process after the local permits are obtained, but if the Commission would like to start that review process they would be willing to do so.

Attorney Russo highlighted that there is not a significant difference in impact between building 50 homes or the proposed 99 because the access has to be constructed in the same area of the site regardless of the number of units.

Chairman Lindstrom opened the hearing to comments from the public.

Ron Sadownick of 20 Morgan Lane was present to speak on the application. He asked for clarification on the open space area that abuts his property. Mr. Edwards explained that the trees and vegetation that exist on that lot will not be touched in regards to this current application.

Derek Talbot of 202 Windgate Circle was present to speak on the application. He asked for clarification of how much fill will be used for the site, and how the site will be filled.

The applicant agrees to the extension to continue the public hearing to the next meeting.

The public hearing was continued to the next meeting on 8/23/2023.

- **IWC-2023-04, File #1446, 260 Spring Hill Road** Excavating and Filling in an upland review area for proposed future development of a building, driveway, and parking area. Eldorado Holdings, LLC (owner/applicant) Rose Tiso (representative)

Mr. Schultz read the public notice for the record.

Mr. Schultz read the exhibits for the record.

Patrick Rose of Rose Tiso was present on behalf of the applicant. He reviewed the location and previous approvals on the site.

Mr. Rose detailed the proposal and the submitted alternatives for the Commission.

Andy Silva of Rose Tiso was present on behalf of the applicant. He explained the goal is to create two platforms for future development. He detailed the grading plans for the Commission.

Mr. Silva reviewed the drainage report for the Commission, noting the reduction in runoff.

Mr. Silva reviewed the sediment and erosion control plans for the Commission.

Mr. Silva provided more details on the alternative plans for the Commission.

Mr. Silva stated they are not anticipating blasting at this time, but if they find it is needed they will apply for those permits through the fire marshal at that time.

Bill Kenny of William Kenny Associates was present to review his report for the Commission.

The Town Engineer reviewed his submitted comments for the applicant.

Ms. Vallerie reviewed he comments for the Commission.

Chairman Lindstrom opened the hearing to comments from the public.

Derek Talbot of 202 Windgate Circle was present to speak on the application. He raised concerns about the removal of trees in the upland review area as well as the proximity of this development to 266 Spring Hill Road.

The public hearing was continued to the next meeting on 8/23/2023.

5. **REGULAR HEARING** – None

6. **HEARING DETERMINATION**

- **IWC-2023-05, File #1447, 5 Victoria Drive** Proposed field expansion in an upland review area. RNUNES OLE 2, LLC (owner/applicant) Solli Engineering, LLC (representative)

Chris Pawlowski of Solli Engineering was present on behalf of the applicant. He reviewed the history and previous approvals on the site for the Commission.

Mr. Pawlowski explained the application is requesting a field expansion to accommodate 11 verses 11 soccer games according to the regulations for the field size. He noted the facility is currently over parked and will still be over parked with the prosed parking lot reduction.

Chairman Romano asked if the previous hearings were public. Mr. Pawlowski stated they were public hearings because the scope of those applications were much larger than this application.

The Commission discussed the proposed removal of the invasive species along the riverbank with Mr. Pawlowski.

MOTION: Move IWC-2023-05, File #1447, 5 Victoria Drive to a Regular Hearing

MADE BY: MASTROROCCO

SECONDED: KELLY

VOTE: 6-0-0, in favor

- IWC-2023-07, File# 1452, 421 Webb Circle Proposal to construct a new single-family residence and well installation adjacent to a wetland. Bien (owner)

Andrew Morse of AMCO Development was present on behalf of the applicant/owners.

Chairman Romano asked if everything proposed was at least 25 feet from the wetlands line. Mr. Morse confirmed that is correct except for the buffer planting.

Chairman Romano asked what size are the proposed red maples. Jim McMannus of JMM Wetland Consulting Services was present on behalf of the applicant. He stated they would be sapling size for installation.

Chairman Romano requested that a wetland marker be installed at each turn of the wetland line along the silt fence.

MOTION: Move IWC-2023-07, File# 1452, 421 Webb Circle to a Regular Hearing

MADE BY: STEWART

SECONDED: MASTROROCCO

VOTE: 6-0-0, in favor

- IWC-2023-06, File #1449, 269 Purdy Hill Road - Subdivision referral to Planning and Zoning Commission

Jason Edwards of J. Edwards Associates was present on behalf of the applicant. He provided an overview of the proposal for the Commission.

MOTION: Move IWC-2023-06, File #1449, 269 Purdy Hill Road to a Regular Hearing

MADE BY: STEWART

SECONDED: LINDSTROM

VOTE: 6-0-0, in favor

Chairman Romano stated the Commission made a positive referral to the Planning and Zoning Commission.

C. DELIBERATION SESSION:

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

D. PERMIT EXTENSION REQUESTS:

- **IWC-2018-10 File #1162, 1161 Monroe Turnpike** – 5-year permit extension request to construct a new single family residence, driveway, septic and storm water management system.

Ms. Vallerie explained the project was not started for personal reasons, and the applicant is requesting the standard 5 year extension.

MOTION: Move to APPROVE the 5 year extension request

MADE BY: STEWART

SECONDED: LINDSTROM

VOTE: 6-0-0, in favor

- **IWC-2018-07 File# 1145, 205 Monroe Turnpike** – 5-year permit extension request to construct a gas station/convenience store with drive through food service, restaurant, retail units with a drive through bank, and office/medical building. Includes filling and excavation for grading, installation of storm drainage, utilities, retaining walls, storm water detention facilities, water quality control units, storm water discharge level spreaders, temporary diversion swales and settlement areas, fencing, landscaping, and other site improvements within an Upland Review Area.

Ms. Valerie explained this application was recently on the agenda for a site plan modification. That request was approved. The applicant is now requesting a 5 year extension in order to complete the project.

MOTION: Move to APPROVE the 5 year extension request

MADE BY: STEWART

SECONDED: LINDSTROM

VOTE: 6-0-0, in favor

E. IWC AGENT ACTIVITIES REPORTS:

7. ENFORCEMENT

- **IWD-2023-07, File #1453 27 Maple Drive** Clearing and disturbance within the wetland and upland review area.

Ms. Vallerie provided the Commission with some aerial photographs of the property. She explained there was recently unpermitted activity on the site including tree removal. She noted the work has ceased and the owner is present to discuss the violation with the Commission.

Richard Stein, owner, explained the tree was hanging over the existing house, and he removed it to prevent potential damage.

Chairman Romano asked how many trees had been removed. Mr. Stein stated he removed about 25 trees in order to prepare the lot to build a two car garage.

Chairman Romano stated an application needs to be brought before the Commission for any of this work to be permitted including the removal of the trees. He explained as long as no woodchips of anything were in the regulated area, Mr. Stein should be able to just submit his application with no issue.

Ms. Vallerie stated she would provide Mr. Stein with the application.

- **IWR-2023-02, File #1450 46 Hammertown Road** Proposed wetland restoration planting plan, as a result of clearing and disturbance of a wetland and buffer area. Hereth (owner)

Ms. Vallerie stated she didn't have any concerns regarding this proposal, but suggested the wetland markers be moved to the outside of the buffer plantings. She advised that statutorily the applicant needs to wait 14 days from submission for approval. Ms. Vallerie will draft a positive resolution for the next meeting.

MOTION: Move to instruct Land Use Staff to draft a positive resolution
MADE BY: SMITH
SECONDED: KELLY
VOTE: 6-0-0, in favor

8. Permitted Uses As-of-Right *reviewed*

- **IPU-2023-03, File# 1451 228 Pepper Street** – Town of Monroe (Rail Trail) Proposal by DPW to pave two existing gravel parking spaces to create ADA compliant parking access. I/W Regulations Section 4.2(c)

The Town Engineer explained the Town is seeking to pave two gravel parking spaces in the existing parking area to make the parking area ADA compliant.

MOTION: Move to APPROVE **IPU-2023-03, File# 1451 228 Pepper Street**
MADE BY: LINDSTROM
SECONDED: STEWART
VOTE: 6-0-0, in favor

F. GENERAL DISCUSSION/OTHER:

- Election of New Secretary

MOTION: Move to nominate Ryan Kelly as Secretary
MADE BY: LINDSTROM
SECONDED: STEWART
VOTE: 6-0-0, in favor

- Regulation Amendment Committee
- Public Outreach Committee

G. ADJOURNMENT

Meeting End Time: 10:42p.m.

MOTION to adjourn
MADE BY: STEWART
SECONDED: KELLY
Vote: 5 – 0 – 0 in favor

The meeting ended at 10:42pm

*** Disclaimer: These are "Preliminary" Minutes which are meant only to document the record of votes at Inland Wetlands Commission Meetings. The "Draft" Minutes will be posted on the Town of Monroe Website within 7 days of the last Inland Wetlands Commission Meeting.

Respectfully Submitted,

Sarah Stroud, Recording Secretary

NOTE:

- A recorded copy of this meeting is on file in the Inland Wetlands Office, Monroe Town Hall.
- These minutes are contingent upon the approval of the Inland Wetlands Commission.
- These minutes provide a general overview of topics discussed and are not meant to be a transcript of this meeting.
- All meeting minutes are posted on the Town Website: www.monroect.org. Select Town Hall Departments/Inland Wetland. Choose meeting minutes from the left column.

Date of Approval: _____