



TOWN OF MONROE

OFFICE OF INLAND WETLANDS

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INLAND WETLAND AGENT REVIEW COMMENTS

Application #: IWC-2020-08	Review Date: 10.15.2020
File #: 1340	Revised/Updated: 2 1.11.21
Project Location: 169 Enterprise Drive	By: Denise Halstead, Inland Wetland Agent

Submission(s):

Plans

- “Overall Site Plan and Soil and Erosion Control Plan (**Sheet 1 of 2**)”, 169 Enterprise Drive, Monroe CT, by NOK Civil Engineering and Land Surveying , dated 10/8/2020, rev 11/5/2020, **rev 1/5/21**
- “**Overall Site Plan and Soil and Erosion Control Plan (Sheet 2 of 2)**”, 169 Enterprise Drive, Monroe CT, by **NOK Civil Engineering and Land Surveying , dated 10/8/2020, rev 11/5/2020, rev 1/5/21**
- “Grading and Utility Plan”, 169 Enterprise Drive, Monroe CT, by NOK Civil Engineering and Land Surveying , dated 10/8/2020 rev 11/5/2020 **rev 1/5/21**
- “Septic Plan”, 169 Enterprise Drive, Monroe CT, by NOK Civil Engineering and Land Surveying , dated 10/8/2020 rev 11/5/2020 **rev 1/5/21**
- “Soil Test Results and Detail Sheet”, 169 Enterprise Drive, Monroe CT, by NOK Civil Engineering and Land Surveying , dated 10/8/2020 rev 11/5/2020 **rev 1/5/21**
- “Area Map Showing Downstream Drainage Systems”, 169 Enterprise Drive, Monroe CT, by NOK Civil Engineering and Land Surveying, dated 10/8/2020 rev 11/5/2020
- **LP-1.0, “Mitigation Landscape Plan”. 169 Enterprise Drive, Monroe CT, by Robert Sherwood Landscape Architect LLC, dated 1/4/21**

Comments:

Changes to initial comments/data (when applicable) are indicated as follows: (new or additional information is shown in bold type, while resolved items are shown as lightly shaded and crossed off).

A. Informative

- a. Property was previously permitted by wetlands
 - i. I07-17/File#561 – permit has lapsed
 1. Conditions of approval to have been met by 3/11/2008
- b. Wetlands violation issued 9/24/2020
 - i. IWW-2020-08/File#1324
 1. Unapproved/unpermitted clearing within upland review area
 2. Unapproved/unpermitted use of land within upland review area
 3. Unapproved/unpermitted debris within upland review area
- c. Stone wall was constructed by original property owner per Special Condition per approval
- d. Wall completed and bond returned to property owner

B. Technical

- a. ~~The drawings are abit busy and difficult to read~~
- b. ~~The contours go right through the buildings and the line weights are all the same so difficult to differentiate between existing and proposed grades/contours~~
- c. ~~The applicant states that the submitted plans are considered an alternate. The buildings have been scaled back in size and they claim they have stayed within the previously approved limit of disturbance (LOD. The stone wall near the southerly property line has been eliminated and there is grading to the LOD instead~~
- d. ~~The drawings submitted are each a different scale. It would be preferable to choose one scale and have all three (3) plans at the same scale~~
- e. ~~Previously approved plan had much more asphalt within the upland review area (URA) than what is currently proposed with the new site plans~~
- f. ~~Health department review will be required to address the proposed fill that is shown on the reserve area of the septic system~~
- g. Zoning will require a planting plan and islands within the parking area. While the majority of the parking fields are outside of the URA, it should be noted to save the applicant time and money by addressing zoning regulations as well so as not to have to return to the Inland Wetlands Commission for a permit modification. **Applicant aware that modifications to parking may be required by P&Z**
- h. ~~Level spreader detail is shown twice, on Overall Site plan sheet and again on Soil Test Results and Detail Sheet. Please revise accordingly~~
- i. ~~Add detail for silt fence, hay bales and any sediment controls for catch basins to the plans~~
- j. ~~Show TOW and BOW elevations on any and all proposed walls~~
- k. ~~What are the rock storage bins placed on? Pavement? Are they enclosed or bins just placed. If on concrete pads, please provide detail and label as such~~
- l. ~~Would like to see additional spot elevations in the parking lot especially any within the URA with the bottom and top of curb shown~~
- m. ~~Inland Wetlands markers will need to be shown on the plans as well as the Town's detail placed on the detail plan~~
- n. ~~Please show handicap parking correctly with striping.~~
- o. ~~What is reason for second driveway to the rear of the property?~~
- p. ~~General comment — appears to have a lot of extra asphalt areas. Difficult to determine flow of vehicles/trucks within the site.~~
- q. **Plans call out meadow maintenance. Are you referring to the Conservation Mix areas as the meadow?**
- r. **Typically IWC does not allow these areas to be mowed more than 2x's a year. Under meadow maintenance, it is stated that the area is to be mowed whenever weeds reach 12" height. Concern that this area will be regularly mowed and treated as lawn instead of a buffer area to the wetlands. Discussion with IWC required.**
- s. **See that temporary construction berm is shown on the maps. Perhaps a note explaining the time line of this berm and when it will be removed since location shows within asphalt area.**

IWC-2020-08
169 Enterprise Drive
1/11/2021

Above comments are relatively minor in nature
and can be addressed subsequent to an approval.

BOND RECOMMENDATION: (Yes)

Above comments (*) should be addressed prior
to deliberations **(PLEASE CALL TO DISCUSS THESE ITEMS PRIOR TO THE MEETING)**