



TOWN OF MONROE

INLAND WETLANDS COMMISSION

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

www.monroect.org

Note: Meetings are Video and Audio Recorded

Minutes of April 28, 2021 Regular Meeting

I. Call to Order:

The Regular Meeting of the Inland Wetlands Commission ("Commission") was called to Order at 7:03p.m.

A. OPENING OF MEETING

1. Call To Order
2. Roll Call

Present: *Keith Romano, Chairman*
Lois Spence, Vice Chairman, Secretary
James Stewart, P.I., L.S., Treasurer
Clark Gingras, Commissioner
Ross Mastrorocco, Commissioner
BJ Hall, Commissioner

Absent: *Bob Saraco, Commissioner*

Also Present: *Donna Suszynski, Office Manager; Denise Halstead, Inland Wetlands Agent; Sarah Stroud, Recording Secretary* and members of the public.

3. General Public Participation – None

B. REGULATED ACTIVITIES

4. **SUBDIVISION REPORT/RECOMMENDATION TO P & Z COMMISSION: None**
5. **REGULAR MEETING (No public input): None**
6. **PUBLIC HEARING:**
 - **IWC-2021-04 5 Victoria Drive**, Athletic field and building development

Kevin Solli of Solli Engineering was present on behalf of the applicant. He gave a brief overview of the application and history of the site for the Commission. He noted a full response to Staff comments will be submitted.

Mr. Solli detailed the walkthrough completed with the soil scientist.

Mr. Solli described the details of the proposed indoor lacrosse facility that will be a 22,000 square foot building adjacent to Ole Soccer.

Mr. Solli explained to avoid unnecessary disturbance to the wetlands they are proposing to use gravel in the overflow parking area. He noted the Planning and Zoning Commission did approve two applications to help support the pursuit of this application.

Mr. Solli advised the remediation to the wetlands has been completed and viewed by Ms. Halstead, and he noted this development will not impact those wetlands.

Mr. Solli detailed the existing drainage system that will be maintained with this development.

Mr. Solli highlighted an originally proposed sidewalk connection is now being eliminated from the proposal.

Mr. Solli reviewed the erosion controls for the plans. He noted there is some filling in the floodplain to support the building, but the compensatory storage needed will be accommodated. He advised the flood permit process will be completed with the Town Engineer.

Mr. Solli noted the fire service that is being added for the building.

Mr. Solli reviewed the landscaping and lighting plans for the Commission.

Commissioner Stewart asked Mr. Solli to discuss the discharges of the storm water system. Mr. Solli reviewed the storm water discharge and modifications being proposed to the system.

Commissioner Stewart voiced concern about weeds growing between the gravel and the area not being able to be mowed.

Commissioner Spence stated the soil report was not included with the submitted plans. Mr. Solli advised the wetlands delineation map that was completed will be included in the next submission. Commissioner Spence asked if the flagging was completed during the delineation. Mr. Solli advised the flagging will be completed this week.

Commissioner Spence advised she would like to complete a site walk with the Commission. Mr. Solli was agreeable to this request.

Commissioner Spence asked how far into the floodway was the fence located. Mr. Solli responded about two to three feet.

Commissioner Spence also expressed concern about the gravel lot not being able to be mowed. She suggested grass pavers. Mr. Solli stated they would review that suggestion with the client.

Chairman Romano asked when the overflow lot would be utilized. Mr. Solli explained it would be infrequently, but more use may be needed in the future. Chairman Romano asked if there would be a way to create an area that could be maintained, but stand up to the traffic as needed. Mr. Solli stated that reinforced turf may be an option for the overflow parking.

Commissioner Spence asked if all the created wetlands are depicted on the plans as wetlands. Mr. Solli stated they are still working to depict all these areas on the next submission.

Commissioner Stewart asked for details on the transplanted trees depicted in the planting plan. Mr. Solli explained they would be trees from the site. Commissioner Stewart asked the types of trees be labeled and noted they will be trees from the site.

Chairman Romano opened the hearing to comments from the public. There was no response.

Ms. Suszynski read the exhibits for the record.

The public hearing was continued to the next meeting.

C. ENFORCEMENT

7. N.O.V DISCUSSION:

- **IWV-2021-01 90 Topaz Lane**, yard previously extended into upland review area and wetlands

Ms. Halstead reviewed the violation for the Commission. She noted there have been complaints from neighbors regarding ATVs being driven in the wetlands. She advised the unpermitted wall and extension of the yard predate the current homeowner's purchase.

John Nehez, owner, was present on behalf of himself. Mr. Nehez explained ongoing complaint from the neighbor. He advised they would like to resolve this issue because the work was completed prior to his purchase of the home in 2007.

Chairman Romano asked for more detail on the unpermitted wall. Ms. Halstead advised the wall is along the limit of disturbance. She advised the area has been maintained and cleared into the wetlands. Chairman Romano asked if fill was brought into the wetlands. Ms. Halstead advised it did not appear any fill was brought into the wetlands. Chairman Romano asked if the tree in the middle of the yard was there when the house was built. Ms. Halstead advised she believed it was an existing tree based on the photos dating back to 2006.

Chairman Romano asked for Mr. Nehez for any comments before the Commission began discussing the issue. He had no comments.

Commissioner Spence asked if Ms. Halstead could complete a walk of the property to provide the Commission with more information.

Commissioner Stewart agreed with Commissioner Spence. He suggested flags be placed along the LOD, the owner stop maintaining the area, and obtain a permit for the wall. Mr. Nehez asked if by stop maintaining, did the Commission mean stop mowing. Chairman Romano confirmed any mowing in the wetlands would need to cease.

Chairman Romano reviewed the 2006 photo of the property to assure the trampoline and other items have been removed from the wetlands. Mr. Nehez advised the gravel path still exists, but has not been actively maintained.

Commissioner Gingras advised any activity in the wetlands would not be accepted.

Commissioner Mastrococco stated that it would be best to naturalize the area with native wetland materials.

Commissioner Hall agreed with the previous Commissioners.

Ms. Halstead asked to clarify the Commission is only asking the wetlands be naturalized. Chairman Romano advised he believes Ms. Halstead needs to walk the property. Then the owner could either submit a remediation plan or the Commission can issue what they want to see be completed. The Commissioners were agreeable to Ms. Halstead walking the site and the Commission completing the remediation plan as a discussion with the owner.

Mr. Nehez expressed concern about losing all or some of his backyard due to this violation. Chairman Romano advised those issues would need to be taken up with his closing attorney or Town Staff, not the Commission.

Mr. Nehez asked the neighboring property be reviewed for violations. Ms. Halstead agreed to review the property.

Ms. Halstead explained the areas that would need to have permission to perform any type of work. The discussion was tabled to the next meeting.

8. REMEDIATION SUBMISSION(s):

- **IWR-2020-02** **224 Guinea Road**, remediation plan to remove fill and replant the wetland area

Continued until guidance is received from Town Attorney

- **IWR-2021-02** **118 Elm Street**, unapproved clearing beyond posted upland review area (Remediation of IWW2020-12)

Ms. Halstead reviewed the property for the Commission. She advised there are several items that need to be removed from the upland review area.

Commissioner Spence advised she would like to see more buffer plantings along the wetlands edge.

Commissioner Mastrorocco asked the type of dogwood be listed in the plans.

Chairman Romano advised a path to the water was reasonable, but a better buffer is necessary. He advised he wants to see a physical barrier at the LOD.

This submission was continued to next meeting. The Commission requested the owner to be present at the next meeting.

- **110 Elm Street**

Ms. Halstead reviewed a request submitted by the owner via letter to remove some invasive species from his site to open a pathway to the water. She advised there is concern because the property is located in the floodplain.

The Commission advised if equipment is going to be used then a full application would be needed, but if the work will be completed by hand then an agent approval will be sufficient.

D. APPLICATION HEARING DETERMINATION (determination of the type of hearing only): None

E. OTHER:

9. BOND RELEASE, REDUCTION, REPORTS: None

10. TIME EXTENSION: None

11. DISCUSSION:

- **163 Barn Hill** - nursery question, clearing, replanting and sales – Project abandoned

Ms. Halstead advised the project has been abandoned as a whole.

F. DELIBERATION SESSION (no public input)

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

- **IWC-2021-03** **8 Crown View Drive**, New home construction with associated site improvements, pool and pool house

Motion to approval with minor changes

Made by Commissioner Spence

2nd by Commissioner Gingras

Vote: 5 – 0 – 1 in favor, Commissioner Mastorocco abstained

G. IWC AGENT ACTIVITIES REPORT: (no public input)

13. AGENT APPROVALS - Reviewed

- **IAA-2021-12** **104 Forest Street**, installation of 15'x26' above ground pool with surrounding deck
- **IAA-2021-13** **987 Monroe Tpke**, installation of 18'x33' above ground pool
- **IAA-2021-14** **94 Sentry Hill Road**, minor grading within upland review area

14. PERMITTED USES AS OF RIGHT – Reviewed

- **IPU-2018-01** **Department of Public Works** - road repair, replacement and/or general maintenance - I/W Regulations Section 4.2 (C) (Expiration 3-28-2023)

H. ENFORCEMENT DELIBERATION: (no public input)

15. Deliberations on completed Remediation Submissions: None

16. Completed items from this Agenda – as determined by the Commission: None

17. Administrative Review/Enforcement Issues: None

I. GENERAL DISCUSSION/OTHER:

- **Minutes of:**
March 10, 2021 –
Motion to approve the minutes (with minor changes)
Made by Commissioner Spence
2nd by Commissioner Gingras
Vote: 5 – 0 – 1 in favor, Commissioner Stewart abstained

April 14, 2021 -

Motion to approve the minutes (with minor changes)

Made by Commissioner Spence

2nd by Commissioner Gingras

Vote: 5 – 0 – 1 in favor, Commissioner Mastorocco abstained

- Regulation Amendment Committee

Regulation amendments reviewed, discussed, and accepted by the Commission.

- Public Outreach Committee

18. CORRESPONDENCE:

19. ADJOURNMENT:

Motion to adjourn

Made by: Commissioner Gingras

2nd by: Commissioner Hall

Vote: 6 – 0 – 0 in favor

The meeting ended at 9:42pm

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: 5-26-21