



TOWN OF MONROE

INLAND WETLANDS COMMISSION

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

Minutes of April 29, 2026 Special Meeting

Note: Meetings are Video and Audio Recorded

Present: Erik Lindstrom, *Chairman*
Ryan Kelly, *Vice Chair via Zoom*
Mark Zamary, *Secretary via Zoom @7:14 p.m.*
James Stewart, P.E., L.S. *Commissioner*
Paul Fernandes, *Commissioner*
Rick Smith, *Commissioner via Zoom*

Absent: None

Also Present: Andrew Brodtman, *WEO*; and members of the public.

The Special Meeting was called to order at 7:07 p.m.

OPENING of MEETING

1. Call to Order & Pledge of Allegiance
2. Roll Call
3. General Public Participation Period

A. REGULATED ACTIVITIES:

APPLICATION ACCEPTANCE/REGULAR HEARING/HEARING DETERMINATION (determination of the type of hearing)

IWC-2026-02, File #1581: 8 Fox Run- Install propane tanks, fill & level rear yard with retaining wall in Upland Review Area. Tracy Chalifoux (applicant/representative).

Ms. Chalifoux presented the project at 8 Fox Run. A fairly newly constructed home with a steep lawn area. The wetlands have been flagged. The owner is experiencing erosion because of the slope. The propane tank is also unsafe and problematic to fill for delivery men who have slipped or fallen. Part of the application is to remove the underground tank and replace it with 4 above ground tanks for safer and more convenient access and then restore the area. None of the work being proposed is in the wetlands but is in the upland review area. There are dead and declining trees that need to be removed. Ms. Chalifoux went over the proposed planting plan.

Mr. Brodtman reminded the Commission that this is for acceptance and determination and this property came before wetlands to build the house on existing foundation after a fire.

The Commission had some questions regarding the retaining wall and drainage which Ms. Chalifoux provided clarification.

Commissioner Fernandes made a motion to hold a regular hearing for IWC-2026-02 on May 13, 2026. Motion was seconded by Commissioner Kelly. Motion passed 5-0-1 with Commissioner Smith voted nay.

SUBDIVISION REPORT/RECOMMENDATION TO PLANNING AND ZONING COMMISSION:

None

B. REGULAR MEETING (NO PUBLIC INPUT):

None

C. PUBLIC HEARINGS:

IWC-2026-01, File #1564: 1603 Monroe Turnpike- Proposed construction of excavator contractor facility and remediation of wetlands. Bruce Mondo, Jr., (applicant), Donald Smith, Jr., P.E. (representative).

Tabled until the May 13, 2026 meeting.

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. TIME EXTENSIONS:

None

G. IWC AGENT ACTIVITIES REPORT:

Mr. Brodtman provided the following updates:

Agent Approvals:

IAA-26-10, File # 1575: 11 High Rock Road- Installation of generator with storm water management within the URA.

IAA-26-9, File # 1576: 95 Richards Drive- Removal of inground oil tank within the URA.

IAA-26-11, File # 1578: 274 Purdy Hill Road- Fence installation within the URA.

ENFORCEMENT:

IWV-2026-03, File #1577: 59 Blanket Meadow Road- Installation of 16'x24' storage shed within wetlands, the URA and Conservation Easement.

Research showed no permits were pulled for the shed by the previous owner. Carlos Franco of 59 Blanket Meadow was present and explained he bought the house two years ago and is looking to fix the violation.

Commissioner Stewart made a motion to permit IWV-2026-03 as an agent approval remediation. Motion was seconded by Commissioner Smith. Motion passed unanimously. The Applicant has six months to complete the work.

IWV-2026-04, File #1580: 65 Blanket Meadow Road- Unpermitted storage shed within the URA.

Avelino Campos the homeowner was present.

Commissioner Stewart made a motion to permit IWV-2026-04 as an agent approval remediation with conditions as described. Motion was seconded by Commissioner Zamary. Motion passed unanimously with the conditions that Cno fuel or hazardous material stored in or near shed.

IWV-2026-05, File # 1583: 602 Fan Hill Road- Unpermitted disturbance within the Upland Review Area.

Magda Wyoscki was present and provided background information on the property.

Commissioner Stewart made a motion to permit IWV-2026-05 as an agent approval remediation. Motion was seconded by Commissioner Fernandes. Motion passed unanimously.

VOLUNTARY COMPLIANCE:

148 Osborn Lane- Unpermitted removal of two large trees.

39 Valley View Road- Unpermitted removal of vegetation within the Upland Review Area

PERMITTED USE AS-OF RIGHT:

IPU-26-2, File # 1579: Judd Road/West Pequonock Diversion- Removal of fallen debris blocking water flow.

Commissioner Stewart made a motion to permit IPU-2026-02 as a Permitted Use as of Right. Motion was seconded by Commissioner Kelly. Motion passed unanimously.

IPU-26-3, File # 1582: 535 Monroe Turnpike- Removal of one dead tree within wetlands.

Commissioner Stewart made a motion to permit IPU-2026-03 as a Permitted Use as of Right. Motion was seconded by Commissioner Kelly. Motion passed unanimously.

H. GENERAL DISCUSSION/DECISIONS/OTHER:

Meeting Minutes from 04/08/2026: Commissioner Stewart made a motion to approve 04/08/26 Meeting Minutes. Motion seconded by Commissioner Zamary. Motion passed 4-0-2 with Commissioners Lindstrom and Smith abstaining.

Correspondence:

Aquarion Water Company Letter with links to websites for information purposes.

Public Outreach:

None

ADJOURNMENT:

There being no further business, Chairman Lindstrom adjourned the meeting at 8:17 p.m.

Respectfully submitted by:
Kerri Kalakay