



TOWN OF MONROE

DEPARTMENT OF PUBLIC WORKS

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Date: 4/03/2025

To: Andrew Brodtman, Inland Wetland Enforcement Officer
Kathleen Gallagher, Planning and Zoning Administrator

From: James DiMeo, P.E. Town Engineer

cc: Kevin Soli, P.E.

Subject: 64 Cambridge Drive & 4 Independence Drive – Inland Wetland and Planning & Zoning Application

Submission Data: (shaded items reflect information that has not been included with the latest submission, when applicable)

Plans:

1. Permit Approval Amendment Modification Application, The Inland Wetlands Department, for IWC-2015-19 for 64 Cambridge Drive & 4 Independence Drive, received March 8, 2025
2. Permit Approval Amendment Modification Application, The Planning & Zoning Department, for EFP-2023-04 for 64 Cambridge Drive & 4 Independence Drive, received March 18, 2025
3. Engineering Report for the Proposed Site Restoration (Permit Approval Amendment Modification) for 64 Cambridge Drive and 4 Independence Drive, Dated March 17, 2025, Prepared by Solli Engineering.
4. Memo addressed to Mr. Kevin Solli, P.E., RE Hydrologic Investigation 64 Cambridge Drive and 4 Independence Drive, Monroe CT, dated October 28, 2020, prepared by Kenneth Taylor of WSP
5. Subsurface and stockpile investigation, 64 Cambridge Drive & 4 Independence Drive Monroe Connecticut, Project No. 31402701.000, Dated December 2020, Prepared by WSP.
6. Plan Set titled "Permit Approval Amendment Modification for 64 Cambridge Drive & 4 Independence Drive Monroe Connecticut, prepared for Astro Land Holdings LLC & Spacely Land Holdings LLC, Prepared by Solli Engineering, Cover Sheet Dated 3/17/2025

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 crossed off).

Overview

As the commissions are aware this property was previously issued violations. In 2021 the property owner and their design team had presented and received positive votes for multiple options for site restoration. IWC-2021-05R was approved by vote of the inland wetland commission on 4/14/2021 to utilize an existing well to replenish the existing wetlands on the north east wetlands. Then the following month a new application (IWC-2021-06R) was submitted which proposed filling in the excavated property. It proposed to re-established the watershed for the wetland area in order to maintain the wetlands thus eliminating the need for the pump. This application was approved on September 22, 2021 and the "Approval for site restoration and resolution of notice of violation" was issued on September 23, 2021.

(A) IWC Concerns and Comments

1. The plans call out that the wetland locations being depicted are from 2020. Wetlands should be re flagged and updated. Any changes of the wetlands should be clearly depicted on a map.
2. How often has the existing well pump been utilized for wetland maintenance? Does the applicant have anything to support the claim?
3. Provide more information as to the well pump setup to include but not limited to;
 - a. Size of pump?
 - b. Pump schedule?
 - c. Volume of water per cycle?
 - d. Will this pump be connected to an alarm?
 - e. How will this be monitored to verify that it is in working order?
 - f. Given the fact there is a vernal pool it is recommended for continual wetland monitoring be required. At what frequency and for what duration should be determined by the commission to verify the effectiveness of the pumping.
 - g. It is recommended that the well water should be tested to the satisfaction of the IWC and Town Staff prior to authorization to discharge into wetlands.

(B) Plan Comments

1. Provide additional contour elevation labels on the existing contours for the proposed plans. Sheets 2.31-2.33.
2. If the rock cuts are to stay there should be a form of fall protection installed at the top of the slopes.
4. Anti-Seep Collars to be installed on all pipes to prevent erosion. The locations of proposed should be depicted on the plans and details provided.
5. Level Spreader Detail to be called out as continuous.
6. The Grading being proposed to be left does not allow for access to the 4 Independence Drive property from Independence Drive cul-de-sac if allowed to remain. This is not recommended to remain without another proposed and approved means of access.
7. Callout all locations or rock outcropping or existing rock faces on the property.
8. Provided updated project narrative and project timeline

(C) Drainage Report

1. Existing Conditions for Peak Flows from the previous application and this current application does not match. Why the change?
2. All but P-4 is reduced from approved. This raises concerns with starving other wetland areas.

(D) Excavation and Fill Application Comments

1. Excavation and Fill Regulations indicate that the commission shall consider the following guidelines, this does not mean the applicant is required to meet them unless the commission wants to require it.
 - a. Any final grading is to extend 6' above ledge
 - b. No slopes over 2:1 allowed to be proposed.
 - c. No slopes over 4:1 within 50' of the property line.
2. There should be protections between independence drive and along the frontage of 4 Independence drive to prevent vehicle and pedestrians from entering the property and inadvertently falling down steep slope/rock cut.
3. Some minor additional grading is recommended to help eliminate any low spots that will pond water between Independence Drive and Pond 1d. see 420 contours near property lines.
4. If the material in the stockpiles is to remain on the site it is recommended that they be spread and not remain as stockpiles.
5. 6.4.5.G. – Please submit truck route through the Town of Monroe not just at the entrance of the subject property.
6. A Geotechnical Engineer should evaluate the existing rock slopes to determine stability and any additional recommendations.

Overall Engineering Concerns and Thoughts for Commissions

IWC - With there not being any proposed development on the site there is a concern about no one being consistently on site to monitor the well pump. As wetlands are typically recharged via passive means of rainfall and contributing watershed this is something that should be monitored, the questions for the commission are how often? for how long? And by what means?

The use of well water was previously approved and theoretically utilized. The conditions of the wetlands and Vernal Pools should be re-evaluated and determined if there has been any significant change in the past 4 years.

P&Z - With proposing to leave the existing rock faces, some range from 10-30' in height, there is a concern with safety of vehicles along Independence Drive as well as pedestrian safety for individuals who enter the property.

The Applicant is looking to leave the site very closely to existing conditions which with some minor modifications could be considered a pad ready site. Steep slopes, rock cuts and others site conditions in which they are proposing are all acceptable during a site development application and proposal. Access to 4 Independence Drive is a concern as the if the application gets approved and the lot gets sold, then there is currently no reasonable access to the lower pad.