

169 Enterprise Associates LLC  
PO Box 110386  
Trumbull, CT 06611

August 22, 2025

Kathleen Gallagher  
Town of Monroe  
Planning and Zoning Administrator  
7 Fan Hill Rd  
Monroe, CT 06468

Re: SEP-2025-04 File #1668  
Address: 169 Enterprise Drive  
Construction of two buildings and site improvements for the use of stone production and storage.

This letter is in response to your review dated July 24<sup>th</sup>, 2025 and revised August 7<sup>th</sup>, 2025, and Town Engineer, James DiMeo's letter date July 29<sup>th</sup>, 2025.

Responses to Town Engineer's Comments:

(A) Sheet 2

- 1) NOK Engineering will update project schedule on the plan set to be submitted
- 2) NOK Engineering will update silt fence detail on the plan set to be submitted
- 3) NOK Engineering will update washout locations on the plan set to be submitted
- 4) NOK Engineering will update depict stockpile locations closer to the buildings on the plan set to be submitted
- 5) NOK Engineering will update snow storage areas on the plan set to be submitted
- 6) The use of the buildings will be for stone veneer production and manufacturing. The production will occur 100% within the building. The remainder of the space will be rented for tenants potentially using the space for warehouse/storage space, contractor's storage for material or equipment including vehicles.
- 7) The buildings may have floor drains if needed for stone veneer production, which will be part of a closed system. This system will not be connected in any way to the septic system on the site.
- 8) NOK Engineering will update dumpster pad locations on the plan set to be submitted
- 9) The last material storage bin will be relocated so it is not over the septic tank
- 10) Concrete curb stops will be used to prevent vehicles from rolling down the slope
- 11) Outdoor storage of material will be in the storage bins shown on the plans

(B) Sheet 3:

- 1) Same as A1-A5
- 2) WQV will be revised

(C) Sheet 4

- 1) Retaining wall will be engineer prior to construction
- 2) Bins will be roughly 10 ft tall
- 3) Material will be kept as close as possible to the top water level of the bin
- 4) NOK Engineering will update the plan set to be submitted
- 5) NOK Engineering will update the plan set to be submitted
- 6) NOK Engineering will update the plan set to be submitted
- 7) This space is to allow clear access to buildings

(D) Lighting Plan

- 1) This will be corrected
- 2) NOK Engineering will update the plan set to be submitted

(E)Other

- 1) Bond Estimate will be same as used for the wetland application
- 2) There is a current approval from Newtown that was submitted in the original application
- 3) All activities are approved by Newtown

Responses to Planning and Zoning Administrator Comments

1) Project Narrative Addendum:

169 Enterprise Associates LLC has closely reviewed and understands the Town of Monroe's regulations in regards to Special Exception Permits. The proposal brought forth by 169 Enterprise Associates LLC complies with all standards of the ToM Regulations. The pending application is consistent with the ToM's Plan of Conservation and Development, as the applicant plans to develop a vacant site in the Industrial Park. This development will not only improve a vacant lot in town, but also bring increased diversified tax revenue to the town. There will also be additional jobs that will be created by the facility planned to be on site, all ideas which have been highlighted in the POCD goals. In order to comply with ToM 1-2 zoning regulations, all regulations have been reviewed and considered. In order to comply with section A, noise, all loud noise producing activities will be conducted inside of the buildings on site. To comply with section B, vibration, there will be no activities on site that can be measured on any residential site. In addition, the nearest residential lot is over 1000 ft away from the property line. Section C, air pollution, will be met by controlling any potential pollutants to a level below one that may be noticeable. There will not be any processes on site that will emit glare or heat into any residential zone, in accordance with section D. For compliance with the standards set forth in section E, hazardous wastes/ materials, there are no planned activities on site involving these matters. If there were to be in the future, they would be conducted in a manner to comply with all standards set forth by the town, state and federal government. Explosion, Fire, or radiation Hazards discussed in section F will not be of any concern on the site at this time.

2) Parking and Bulk Zoning

- a. NOK Engineering will add a parking calculation on the updated plan set that is to be submitted.

- b. NOK Engineering will show bulk zoning calculations on the plan set to be submitted
  - c. Parking areas and driveways will be revised to comply with ToM Zoning Regulations 4.3.7 A
  - d. 169 Enterprise Drive plans to use the property for the uses as noted in the updated comments sheet from the PZA. The parking will be calculated to comply with extent of a Contractor's/Building Trades Establishment burden. This standard exceed the manufacturing calculation, which is another, but less burdensome requirement for parking.
- 3) NOK Engineering is adding charging stations that will be shown on the revised plan set to be submitted
  - 4) This will be addressed in the Narrative Addendum
  - 5) NOK Engineering is adding snow storage areas to the revised plan set to be submitted
  - 6) It is anticipated that some blasting will need to be done in order to complete site work. Blasting will be kept to a minimum, and done in accordance with ToM regulations.
  - 7) All signage will comply with ToM Zoning Regulations
  - 8) Cut sheets will be submitted prior to the next commission meeting.
  - 9) NOK Engineering will add a dumpster enclosure to the plans to be submitted
  - 10) 169 Enterprise Associates LLC will consult with the landscape architect on the originally submitted plan set to update the front yard landscaping area
  - 11) Please reference the letter submitted by Phil Clark of Claris Construction, the architect on file for the project

If you have any questions, please contact me.

Sincerely,

Joseph Tivadar (203) 400-4734