



TOWN OF MONROE

INLAND WETLANDS COMMISSION

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

Minutes of May 13, 2026

Regular Meeting

Note: Meetings are Video and Audio Recorded

Present: Erik Lindstrom, *Chairman*
Ryan Kelly, *Vice Chair*
Mark Zamary, *Secretary*
James Stewart, P.E., L.S. *Commissioner*
Paul Fernandes, *Commissioner*
Rick Smith, *Commissioner*

Absent: None

Also Present: Andrew Brodtman, *WEO*; James DiMeo, Town Engineer *via Zoom* and members of the public.

The Regular Meeting was called to order at 7:05 p.m. Commissioner Kelly made a motion to move IWR-2019-02 from Enforcement section to Regular Meeting section on the Agenda. Commissioner Zamary seconded the motion. Motion passed unanimously

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-2026-03, File #1584: 70 Huntingtown Road-Proposed installation of a 12'x 16' shed within Upland Review Area. Joel Leneker (applicant/representative).

Mr. Brodtman reminded the Commission Mr. Leneker informally came before the Commission to talk about this project and was required to present a complete application. There was a previously permitted emergency permit granted after the storm and flooding in August 2024 which is independent of this new application.

Joel Leneker the owner of 70 Huntingtown presented an overview of his project. Mr. Leneker said the Commission has been provided with the application, an A2 survey and a wetlands and water course delineation report from William Kenny a soil scientist. Mr. Leneker stated no motorized lawn equipment or hazardous liquids will be stored in the shed.

Commissioner Stewart made a motion to hold a Regular Hearing for IWC-2026-03 File #1584 on May 27, 2026. Motion was seconded by Commissioner Smith. Motion passed unanimously.

SUBDIVISION REPORT/RECOMMENDATION TO PLANNING AND ZONING COMMISSION:

None

B. REGULAR MEETING (NO PUBLIC INPUT):

IWR-2019-02, File # 1290: 48 Cold Spring Road- Unpermitted structure and debris in a regulated area.

Mr. Brodtman provided an overview of the application which was approved January 22, 2020 with a completion date of May 31, 2020 was found to be still in violation and unresolved.

Robert Sabin of 48 Cold Spring Road explained to the Commission that Covid happened, his daughter got sick, he is sick and has been trying to save the \$35,000 to move the shed.

Discussions were had about a realistic timeline to complete the work. The Commission felt it was best to submit a new application and start fresh.

Commissioner Kelly made a motion to have the applicant submit a new application for IWR-2019-02. Motion was seconded by Commissioner Fernandes. Motion passed unanimously.

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.

Daniel Caruso the owner of 8 Fox Run was on via Zoom and gave permission for a site walk and clarified that four propane tanks were delivered to the property today. The propane tanks aren't live or filled yet and the old tank is still being used.

The Commission wants an alternative plan that will shorten the length of the wall reducing the impact to the URA and quantify the tree sizes.

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).

Mr. Brodtman gave an overview of the project and reminded the Commission the Public Hearing opened February 25, 2026 due to significant impact and public interest. The exhibits were read into the record.

Don Smith Jr., P.E., representing the owners Bruce Modo Sr., and Bruce Modo Jr and Jen Beno were present to discuss the project. Mr. Smith reviewed the application comments and presented the project. Mr. Smith also detailed the permit that Eversource took 10-12 months to issue.

The Commission wants an explanation from K. Gallagher PZA regarding Exhibit 17 the MetroCog Memo.

James DiMeo, Town of Monroe Engineer provided comments on drainage and piping and capacities.

The Commission asked for industrial Storm Water Discharge Permit from DEP, water testing, more plantings, investigation about pipe and adjacent property, the exact language of the easement and to move the wall further from wetlands and watercourse.

Mr. Brodtman reviewed exhibit 17 and the positive Zone Change Referral the IWC gave on September 12, 2025. Past violations will be remediated regardless of the outcome of the proposal. The remediation plan shall include a long-term monitoring protocol, the configuration of the outdoor storage area and the wall be reviewed in order to increase the riparian corridor along the Halfway River.

Jen Beno from Soil Science Environmental Services reviewed the planting plan revision with the willows and the dogwood since they're fast growing with dense roots and will hold things together better.

The invasive species protocol was reviewed it will be a three-year treatment process followed by three years of monitoring.

The Commission opened the public comments portion of the public hearing.

William Wiley of 1609 Monroe Turnpike voiced his concerns about where the pavement ends, he'd like to see pavement extended to the catch basin.

Paula Jelly of 290 Cottage Street asked if the light fixtures are dark sky compliant

Don Smith explained the lighting plan and it is dark sky compliant.

Discussions were had about the statutory timeline. The Public Hearing will continue on May 27, 2026.

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 had no agent activity.

PERMITTED USE AS-OF RIGHT:

IPU-26-4, File # 1585: 566 Elm Street- Expansion if existing vegetable garden within the Upland Review Area

Commissioner Stewart made a motion to permit IPU-2026-04 as a Permitted Use as of Right. Motion was seconded by Commissioner Kelly. Motion passed unanimously.

H. GENERAL DISCUSSION/DECISIONS/OTHER:

Special Meeting Minutes from 04/29/2026: Commissioner Zamary made a motion to approve 04/29/26 Special Meeting Minutes. Motion seconded by Commissioner Kelly. Motion passed unanimously.

Correspondence:

None

Public Outreach:

Commissioner Smith confirmed the "Your Water Matters" outreach event that will take place at the Monroe Farmers Market on September 18, 2026.

ADJOURNMENT:

There being no further business, Chairman Lindstrom adjourned the meeting at 9:54 p.m.

Respectfully submitted by:
Kerri Kalakay