



TOWN OF MONROE

OFFICE OF INLAND WETLANDS

7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452-2809
www.monroect.org

Note: Meetings are Video and Audio Recorded

Minutes of March 24, 2021 Regular Meeting

A. OPENING OF MEETING

1. Call To Order
2. Roll Call

Present: Keith Romano, *Chairman*
Lois Spence, *Vice Chairman, Secretary*
Ross Mastrorocco, *Commissioner*
Clark Gingras, *Commissioner*
BJ Hall, *Commissioner*

Absent: Bob Saraco, *Commissioner*
James Stewart, *P.I., L.S., Treasurer*

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):

- IWC-2021-02 560 Hammertown Road, Addition to existing non-conforming single family home

Fred D'Amico of D'Amico Associates was present on behalf of the applicant. Mr. D'Amico reviewed the application proposing an addition to an existing dwelling for the Commission. This application would allow the existing home to become a three bedroom home. He explained the entirety of the proposed work would take place in an already disturbed upland review area.

Mr. D'Amico stated the existing gravel driveway would remain as it is currently. He noted the galleys being proposed on the site. He described the well and septic being proposed.

Mr. D'Amico reviewed the wetlands plantings that are proposed for the project to provide a better buffer to the wetlands. He reviewed the split rail fence and wetland markers being proposed.

Commissioner Gingras asked how the roof drains would be positioned. Mr. D'Amico explained the positioning of the roof drains, noting they would all run to the proposed galleys.

Commissioner Hall asked if there is an existing well already on the property. Mr. D'Amico advised there is no well currently. Commissioner Hall asked if a test drill was performed to assure the location would be an acceptable spot for a well. Mr. D'Amico explained that based on the locations of the wells on the surrounding properties this should be an acceptable spot for the well. He also noted the health department has signed off on both the well and septic plans.

Commissioner Spence asked if there is an existing septic system on the property. Mr. D'Amico replied that there was no septic system found on the property.

Commissioner Spence asked if the existing shed has a permit. Mr. D'Amico advised he does not believe so because it is about forty to fifty years old. He noted that it would be grandfathered in just like the existing dwelling. Commissioner Spence asked if the shed could be moved. Mr. D'Amico advised if the location of the shed is a concern to the Commission, they may be able to speak with the owner about relocating it.

Commissioner Spence asked if anything else runs to the leeching galleys. Mr. D'Amico advised the septic runs to the leeching galley and the roof drains run to the proposed galleys at the back of the property. Commissioner Spence asked if the footing drains have been removed as requested by the Town Engineer. Mr. D'Amico confirmed the footing drains are not needed and have been removed.

Commissioner Spence asked for the details of the split rail fence are labeled on the site plans.

Commissioner Spence asked if the area is well vegetated and how much clearing will take place. Mr. D'Amico described the area as an overgrown field. He advised the clearing is minimal and no grading is required.

Commissioner Spence asked Mr. Danzer if he will be making a separate report. Mr. Danzer explained the wetland system is in good condition, but the buffer area could use some work. This is the reason for the proposed planting plan. Commissioner Spence asked how far the fill seen on the property extends. Mr. Danzer stated there were a couple of mounds that appear to be soil from the site, and he didn't believe it extended into the wetlands.

Commissioner Spence asked if more shade trees should be considered to keep the brambles under control. Mr. Danzer advised there were some partial shade trees, but he was not a part of the planting plan so Mr. D'Amico would need to speak on that issue.

Commissioner Spence advised that the quantities of each planting is needed for an approval. Mr. D'Amico advised the plantings can be counted on the drawings. He counted the proposed plantings for the Commission. He stated that a few more plantings could be added as a condition of approval. Commissioner Spence stated she would like to see more dense plantings included.

Ms. Halstead stated all other outstanding issues appear to be housekeeping details and can be handled after approval.

Ms. Suszynski read the exhibits for the record.

Motion to close the review
Made by Commissioner Gingras
2nd by Commissioner Hall
Vote 5 – 0 – 0 in favor, no abstentions

6. **PUBLIC HEARING:** None

C. ENFORCEMENT

7. **N.O.V DISCUSSION:** None

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

D. APPLICATION HEARING DETERMINATION (determination of the type of hearing only):

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

Motion to hold a regular review of the application
Made by Commissioner Gingras
2nd by Commissioner Hall
Vote: 5 – 0 – 0 in favor, no abstentions

- **IWC-2021-04** **5 Victoria Dr**, Athletic field, building

Motion to hold a public hearing
Made by Commissioner Spence
2nd by Commissioner Gingras
Vote: 5 – 0 – 0 in favor, no abstentions

E. OTHER:

- 64 Cambridge Rd, Request for informal discussion

Kevin Solli of Solli Engineering was present on behalf of the potential applicant. Mr. Solli gave an overview of the plan they are hoping to bring before the Commission. He requested the Commission give some guidance to what the Commission may have issue with or what is important to the Commission to see in this application.

The Commission had a brief discussion regarding the potential application with Mr. Solli.

9. **BOND RELEASE, REDUCTION, REPORTS:** None

10. TIME EXTENSION: None

F. DELIBERATION SESSION (no public input)

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

- **IWC-2021-02** **560 Hammertown Road**, Addition to existing non-conforming single family home

The Commission discussed conditions to be included in the drafted approval.

Motion directing staff to compose a draft approval with conditions

Made by Commissioner Spence

2nd by Commissioner Gingras

Vote: 5 – 0 – 0 in favor, no abstentions

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

12. AGENT APPROVALS - Reviewed

- **IAA-2021-06** **35 Bridge Road**, installation of propane tank
- **IAA-2021-07** **220 Webb Circle**, installation of propane tank
- **IAA-2021-08** **61 Millbrook Road**, installation of 12x14' shed

13. 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)*
- **IPU-2021-04** **163 Barn Hill Road**, clearing associated with nursery activities
- **IPU-2021-05** **35 Highfield Drive**, dead tree removal from storm damage

H. ENFORCEMENT DELIBERATION: (no public input)

14. Deliberations on completed Remediation Submissions: None

15. Administrative Review/Enforcement Issues: None

16. Status/Updates: None

I. GENERAL DISCUSSION/OTHER:

- **94 Century Hill Road**

Ms. Halstead reviewed the discussion she has had with the owner regarding the work they would like to complete. She asked the Commission if this could be an agent approval or permitted use as of right. Commissioner Spence advised that would be a little too beyond the scope of those uses and could set a precedent for future projects. The Commission requested the owner come in to discuss the potential work to decide how the application would be handled.

- **163 Barn Hill Road**

Ms. Halstead reviewed the work the owner is proposing on the site for the Commission. The Commission requested the owner come in to discuss the potential work to decide how the application would be handled.

- **Minutes of: March 10, 2021**

March 10, 2021 – Tabled

- Regulation Amendment Committee
- Public Outreach Committee

Commissioner Gingras left the meeting 9:15pm

17. CORRESPONDENCE: None

18. ADJOURNMENT:

Motion to adjourn

Made by: Commissioner Spence

2nd by: Commissioner Hall

Vote: 4 – 0 – 0 in favor

The meeting ended at 9:18pm

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: _____