



TOWN OF MONROE

INLAND WETLANDS COMMISSION

7 Fan Hill Road
Monroe, CT 06468
Phone: 203-452-2809

<http://www.monroect.gov>

Minutes of February 28, 2024 Regular Meeting

Note: Meetings are Video and Audio Recorded

Present: Keith Romano, *Chairman*
Eric Lindstrom, *Vice Chairman*
Rick Smith, *Commissioner*
James Stewart, *P.E., L.S.*
Benjamin Sabia, *Commissioner*
Ryan Kelly, *Commissioner*

Absent: None

Also Present: *Kathleen Gallagher, Planning and Zoning Administrator*; members of the public.

The Regular Meeting of the Inland Wetlands Commission ("Commission") was called to Order at 7:54p.m.

General Public Participation

- Kelley Carrano of 19 Scholz Road had general questions regarding the 100-foot setback in the state versus the town regulations.

A. REGULATED ACTIVITIES

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

SUBDIVISION REPORT/RECOMMENDATION TO PLANNING AND ZONING COMMISSION: - None

B. PUBLIC HEARINGS

IWC-2021-09-A1, File #1382 – 1271 Monroe Turnpike – Proposal to modify permit to increase number of residential units from 19 to 25, increase impervious surface, and add new septic area within the 100' upland review area. Ridge Builders, LLC (applicant), J. Edwards Assoc., LLC (representative).

Ian Eller of J Edwards Associates was present. He had no additional material to present.

There were no comments from the public. There was no further input from the Commission. The public hearing was closed.

IWC-2023-11, File #1467 - 1536 & 1564 Monroe Turnpike – Proposal for 9-lot subdivision for construction of 9 homes, and a new road crossing a wetland, adjacent to a wetlands and watercourse. Jans Land Development, LLC (applicant), J. Edwards Assoc., LLC (representative)

Ian Eller of J. Edwards Associates was present. He requested the matter be tabled to the next meeting.

Ms. Gallagher provided the following updates regarding the application:

- The Town has procured a third-party reviewer to complete an independent review of the site that will include identifying any vernal pools, but the review cannot be completed until there is no snow on the ground.
- The Town followed up on having a NDDB Review completed but were informed that because there are no state permits involved with this application there is no requirement for this review to be completed.

Public Comments:

- Ms. Gallagher read a letter received from Mark Lamont of 51 Downs Road that expressed concerns with the demeanor of the Commission when hearing the concerns of the public and the ethics of a site walk. The letter also urged the Commission to consider the full impact to the environment of the proposed development.
- Ms. Gallagher read her response that was emailed to Mr. Lamont for the record.
- Ms. Gallagher read Mr. Lamont's follow-up emails that included attached pictures.
- Ms. Gallagher read a letter received from Paula Jelly of 290 Cottage Street that expressed concerns regarding the Commission's dismissal of the public comments regarding the wells and wildlife. The letter requested the hearing remain open to allow the public more time to comment on the proposal. The letter further cited regulations Ms. Jelly believed supported the Commission's responsibility to consider the impact on wildlife and surrounding wells.
- Ms. Gallagher read an email received from Richard Crann 91 Turkey Roost Road citing the importance of public comment.
- Ms. Gallagher read an email received from Kelley Carrano of 19 Scholz Road urging the Commission to continue the public hearing to allow more time for public comments.
- Ms. Gallagher read an email received from Barbara and Alex Shook of 25 Scholz Road citing their concerns regarding the impact on wildlife and requesting more time to voice their opinions. There were wildlife pictures attached to the email.
- Ms. Gallagher read an email received from Audrey Wellner of 33 Downs Road requesting the Commission to complete a NDDB Review. The letter expressed concerns regarding the impact on wildlife and wells.
- Paula Jelly of 290 Cottage Street was present to ask where the fire pond would be located and if the remaining undeveloped space on the site could be sold in the future, dropping the site below the minimum lot size requirement.
- Kelley Carrano of 19 Scholz Road was present to express her concerns about how this project will impact the quality of life for all the residents.
- Kate Johnson of 7 Scholz Road was present to express her disagreement with the comment that the Commission does not have jurisdiction over the wells or wildlife.
- Melissa McKee of 82 Pachaug Trail was present to express her concerns that this project will be a hardship for the area.

There were no Commission comments as there was no testimony entered by the applicant at the time of this meeting. The public hearing was continued to the March 13, 2024, meeting.

C. REGULAR MEETING (NO PUBLIC INPUT) - None

D. DELIBERATION SESSION

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

IWC-2021-09-A1, File #1382 – 1271 Monroe Turnpike – Proposal to modify permit to increase number of residential units from 19 to 25, increase impervious surface, and add new septic area within the 100' upland review area. Ridge Builders, LLC (applicant), J. Edwards Assoc., LLC (representative).

The Commission directed staff to draft a positive resolution.

E. BOND RELEASE/REDUCTION REQUESTS

None

F. UPCOMING PUBLIC HEARINGS

IWC-2018-07- A1 File# 1145, 205 Monroe Turnpike – Request to modify permit to change new building from office to self-storage, including revisions to grading, wall location and drainage improvements. 205 Monroe Turnpike, LLC (owner), Solli Engineering, LLC (representative). (Public Hearing Scheduled 3/13/24).

IWC-2024-01, File #1472, 205 Spring Hill Road - Proposal to construct 31,200 sq. ft. Industrial/office building, including associated parking, drainage improvements, and expansion of wetland within the 100’ upland review area. GPS 205 Spring Hill, LLC (owner/applicant) Solli Engineering, LLC (representative). (Public Hearing Scheduled 3/13/24).

G. GENERAL DISCUSSION/OTHER:

Minutes

Minutes of 9/13/2023

MOTION: LINDSTROM

Motion to approve

SECOND: KELLY

VOTE: 5-0-1

AYES: ROMANO, LINDSTROM, KELLY, STEWART, SMITH

NAYS: NONE

ABSTAIN: SABIA

Minutes of 9/27/2023

MOTION: LINDSTROM

Motion to approve

SECOND: KELLY

VOTE: 4-0-2

AYES: ROMANO, LINDSTROM, KELLY, SMITH

NAYS: NONE

ABSTAIN: STEWART, SABIA

Minutes of 10/11/2023

MOTION: LINDSTROM

Motion to approve

SECOND: STEWART

VOTE: 4-0-2

AYES: ROMANO, LINDSTROM, STEWART, SMITH

NAYS: NONE

ABSTAIN: KELLY, SABIA

Minutes of 11/08/2023

MOTION: LINDSTROM

Motion to approve

SECOND: KELLY

VOTE: 5-0-1

AYES: ROMANO, LINDSTROM, KELLY, STEWART, SMITH

NAYS: NONE

ABSTAIN: SABIA

Minutes of 12/13/2023

MOTION: LINDSTROM

SECOND: KELLY

VOTE: 5-0-1

AYES: ROMANO, LINDSTROM, KELLY, STEWART, SMITH

NAYS: NONE

ABSTAIN: SABIA

Public Outreach Committee - None

H. ADJOURNMENT

The Chairman adjourned the meeting at 10:27 p.m.