

**PROJECT NARRATIVE:  
PROPOSED SITE RESTORATION  
64 Cambridge Drive & 4 Independence Drive – Monroe, Connecticut**

This Site Restoration application is for the proposed restoration activities to fill the northern portion of the project site, enhanced site improvements, and restoration of 64 Cambridge Drive & 4 Independence Drive, Monroe, Connecticut. The project site consists of two parcels; 64 Cambridge Drive totals 52.93 acres and is owned by Astro Land Holdings, LLC, and 4 Independence Drive totals 18.97 acres and is owned by Spacely Land Holdings, LLC. The two properties subject to this application were acquired in May of 2019. The subject site is zoned Industrial District 2 (I-2) and have received various approvals from the Monroe Planning & Zoning and Inland Wetlands Commission over the past several years. The following summarizes the proposed site improvements, restoration activities and remediation associated with this application.

**Current Application:**

The current application put forth before the commission intends to address many of the issues identified in the notice of violation IWV 2014-04 & IWV 2014-05 which was recently issue for the subject site.

The site is currently accessed via Cambridge Drive, with a gravel drive extending into the property to an existing scale house and associated temporary construction trailers and buildings. There are wetlands on the southern, western and eastern edges of the project site, with four vernal pools also present among those wetlands. The on-site wetlands surround the majority of the active limit of disturbance and were flagged in February and April of 2020 by William Kenny Associates, LLC. There are currently exists 17.17 acres of wetlands on 64 Cambridge Drive and 1.72 acres on 4 Independence Drive, for a combined a total of 18.89 acres of wetlands on the project site. Within 64 Cambridge Drive there is 25.99 acres of upland review area (Regulated area), while 4 Independence Drive contains 11.45 acres of upland review area, for a project site total of 37.44 acres of upland review area. This includes 100 feet from the edge of flagged wetlands and 500 feet from the edge of vernal pools. Vernal pool number one is in the southwestern corner of the site, near the proposed work for the Section Four Resubdivision (SUB-2015-02). The other three vernal pools are located at a higher elevation in the northeast corner of the site. Please refer to the Wetlands & Vernal Pools Assessment Report included as a part of this application for more information.

The project has been under construction in accordance with Special Exception Permit (SEP) #1430A, approved in March of 2006. In addition to the SEP, a resubdivision for Section Four of the Pepper Street Business Park (SUB-2015-02) was approved by the commission in 2016 and is currently under construction. SUB-2015-02 consisted of the construction of a cul-de-sac at the end of Cambridge Drive, the extension of a paved site access drive onto the current project site and the construction of utility, drainage and landscape restoration features. The project currently being proposed involves the extension of the Section Four Resbudivision paved site access drive by 435 LF to better access the site. Three stormwater basins are being proposed onsite in addition to the existing Town of Monroe stormwater detention basin. These stormwater basins have been designed to handle stormwater runoff associated with future site development.

There will be two future development pads established across the project site, one at an approximate elevation of 430.00 +/- in the southern portion of the site and the other at elevations 461.00 +/- in the northern portion of the site. The material will be imported in accordance with the material acceptance procedure and processed in the southern portion of the site before being placed in the hole in the northern portion of the site. The stormwater basins and

**501 Main Street, Suite 2A  
Monroe, CT 06468  
Office: (203) 880-5455**

**351 Newbury Street, Suite 303  
Boston, MA 02115  
Office: (617) 203-3160**

sediment traps will be constructed in the beginning of construction. The project also features significant upland enhancement, plantings and remediation work to be completed within the eastern vernal pool envelope. Throughout the duration of the project, the existing Town of Monroe Detention basin will be protected and maintained. Please refer to the Plan Set & Engineering Report for more information regarding the various construction operations.

The project proposes to restore existing watershed patterns similar to that of which was previously approved. There are also various low impact development features across the site, including vegetated and rip rap drainage swales, which will further enhance stormwater quality. The use of vegetated water quality swales will slow stormwater runoff, filter it, remove suspended solids and promote infiltration. The onsite stormwater basins reduce the peak stormwater runoff rates and outlet to level spreaders, further slowing the peak stormwater runoff rates and aiding with stormwater attenuation. The site is currently comprised of mostly barren soil and the disturbed areas are to be planted with a specified seed mix, which will help stabilize the soil, reduce erosion and reduce the peak discharge rate. Please refer to the Engineering Report included in this application for more information.

The proposed landscape design consists of large areas of seeding for site stabilization and naturalization with additional areas of native tree and shrub plantings along the wetland edges. Though not required, but to further improve the wetland ecology in the area, the applicant also proposes the creation of 1,215 square feet of wetland area on 64 Cambridge Drive to restore a portion of the property that was impacted as part of work associated with an approval granted for the neighboring property at 36 Timothy Hill Road (Which is not, and has never been, owned by the applicant or any predecessors in title). This application also proposes 1,409 SF of wetland remediation area in the southeast corner of the site abutting the Aquarion property. As the project proceeds and the operations shift towards the northern portion of the property, completed areas will be seeded and stabilized. Throughout the duration of the project various plantings will occur, as described in the planting schedules on the landscape plans within the plan set. For more detail on the plantings within the regulated area refer to the Proposed Site Improvements Within Regulated Area section of the Engineering Report.

The project entails the extension of the previously approved Section 4 Resubdivision site access drive and associated grading and drainage in addition to earthwork activities to restore the previous watershed drainage patterns. The project proposes the construction of the access drive, grading and drainage activities, landscaping and mitigation within the upland review area. The proposed grading improvements include approximately 493,250 CY of imported material, all of which will conform to the CT DEEP definition of "clean fill" as outlined in the Material Acceptance Procedure. This will consist of approximately 27,540 dump trucks of material being imported into the site when converting the total fill cubic yardage into tons and dividing it by 24 tons per truck. The estimated timeline to project completion is 5 years or less depending on availability of material. Assuming 250 working days in a calendar year means there will be average of 22 trucks per day (2-3 per hour) bringing material into the site throughout the project duration. Throughout the duration of project, a variety of equipment will be used, including several excavators, loaders, site trucks, bull dozers, rollers and other heavy construction equipment. The quantity of such will be determined by demand of incoming material.

A lot line revision is also proposed as a part of this application and an exhibit has been included herein (EX-1).

This project, including the filling and restoration of various areas across the project site, the restoration of the vernal pools and the enhancement of wetlands across the site will be a positive addition to the Town of Monroe.