



DATE: MAY 9, 2016

**RE: BID NO. 2016-4
TRACK AND FIELD IMPROVEMENTS
AT MASUK HIGH SCHOOL
1014 MONROE TURNPIKE
MONROE, CONNECTICUT
MMI #5660-02**

This Addendum No. 2 includes responses to written questions and clarifications submitted to Milone & MacBroom, Inc. (MMI) and/or the Town of Monroe Board of Education and clarifications and revisions to the Project Manual and Drawings. Modifications are hereby made to the Project Manual dated April 25, 2016 for the above-referenced project.

QUESTIONS

Q1. Are local permit fees waived?

R1. The local permit fees will be waived, but the state permit fees still apply.

Q2. Scoreboard Alt #1: What is the voltage of the new scoreboard and what size wiring conductors are required?

R2. The scoreboard requires a 120V, 20A dedicated branch circuit. This shall be run from the existing press box load center with two #4 AWG plus #8 ground in the specified 1 ½" conduit.

Q3A. Are the 120 volt GFCI and 240 volt 1 phase Twist-lock receptacles and wiring to be included in the Base Bid Item H. Site Electrical Improvements?

R3A. The conduit and pull boxes are to be included in the base bid. Conductors will be part of the Alternate No. 3, which will eliminate the concern in Q3B.

Q3B. If so, will the existing sub-panel need to be replaced to have the additional required breaker space available if New Athletic Field Lighting Alternate (with the electrical service upgrade included) is not selected?

R3B. See previous question.

Q4. Addendum #1- Question 4 Response: A temporary solution will be coordinated with the contractor if this sequence of alternates occurs. Will this cost be added as a change order to the contract?

R4. Yes.

Q5. Bid Alternate #4 – Electrical Conduit

Q5A. How far inside the Main Building is the IT room located?

R5A. The bid shall allow for a 150' conduit run within the building.

Q5B. Is this run to the IT room through hallways with drop ceiling?

R5B. No.

Q5C. Is this run through the gymnasium requiring a lift?

R5C. Yes, the run shall be installed high through the gym space, exposed in EMT.

OTHER INFORMATION

1. Attached is the Planning and Zoning Department's approval for this project. The contractor will be responsible for complying with the stipulations highlighted in the attached approval.
2. Shaw Sports Turf has been selected as the synthetic turf manufacturer/vendor for the project. The attached bid proposal form has been revised to include the selected turf manufacturer and associated bid numbers. Shaw Sports Turf bid proposal form is included in this addendum. The contractor will be responsible for all coordination with the turf/manufacturer who will be a subcontractor to the selected contractor.

THIS ENDS ADDENDUM NO. 2

Enclosures

5660-02-m916-rpt

ADDENDUM NO. 2

May 9, 2016

**MONROE BOARD OF EDUCATION
TOWN OF MONROE, CONNECTICUT**

REQUEST FOR PROPOSALS #2016-4

TRACK AND FIELD IMPROVEMENTS AT MASUK HIGH SCHOOL

BID PROPOSAL FORM

BIDDER'S FULL LEGAL NAME: _____

NAME OF COMPANY BIDDER IS ASSOCIATED WITH: _____

The respondent hereby acknowledges receipt of the Addenda listed below and further acknowledges that the provisions of each Addendum have been included in the preparation of this Bid:

Addendum No. & Date

Acknowledgement Signature

Addendum No. 1 – 5/5/2016

Addendum No. 2 – 5/9/2016

LUMP SUM BASE BID PRICES:

Refer to Notice to Contractor - Schedule of Value sheets (SP-4 through SP-6) for descriptions of lump sum bid items.

ITEM	BASE BID ITEM DESCRIPTION (ITEM PRICE IN WORDS – DOLLARS AND CENTS)	ITEM PRICE (IN FIGURES)
A	Site Preparation _____ _____ per LS	\$
B	Site Removals _____ _____ per LS	\$

ADDENDUM NO. 2

May 9, 2016

ITEM	BASE BID ITEM DESCRIPTION (ITEM PRICE IN WORDS – DOLLARS AND CENTS)	ITEM PRICE (IN FIGURES)
C	Earthwork and Grading _____ _____ per LS	\$
D	Athletic Field Subsurface Drainage System _____ _____ per LS	\$
E	Synthetic Turf and Resilient Polypropylene Shock/Drainage Pad <u>Five Hundred Thirty Six Thousand Four Hundred Dollars</u> (Per selected bid by Shaw Sports Turf) _____ per LS	\$ 536,420
F	Running Track Expansion and D-Zones, Complete _____ _____ per LS	\$
G	Site Amenities _____ _____ per LS	\$
H	Site Electrical Improvements _____ _____ per LS	\$

BASE PRICE BID

Pursuant to and in full compliance with the solicitation, the undersigned bidder, having visited the site or property if applicable, and having thoroughly examined each and every document comprising the solicitation, including any addenda, hereby offers and agrees as follows:

To provide the products and/or services specified in, and upon the terms and conditions of, the solicitation for the total sum of _____
_____/100 Dollars (write out in words) (\$ _____).

ADDENDUM NO. 2

May 9, 2016

SYNTHETIC TURF BID ITEMS NO. A1 THRU A3

Monroe bid the synthetic turf and resilient polypropylene base furnishment, installation and warranty as part of RFP# 2016-3 which is included in the appendix of this document. The Contractor shall include in his bid the price for Synthetic In-Filled Athletic Turf as provided. The Contractor shall not alter the provided price in anyway and shall carry the cost provided as part of their base bid value.

ITEM NO.	ALTERNATE BID ITEM DESCRIPTION (ITEM PRICE IN WORDS – DOLLARS AND CENTS)	ITEM PRICE (IN FIGURES)
A 1	FIELD MAINTENANCE _____ Thirty Nine Thousand Four Hundred Seventy Nine Dollars (Per selected bid by Shaw Sports Turf) _____ _____per LS	\$ 39,479
A 2	FURNISH AND INSTALL CENTER FIELD “M” LOGO _____ Eight Thousand Two Hundred Eighty Four Dollars (Per selected bid by Shaw Sports Turf) _____ _____per LS	\$ 8,284
A 3	FURNISH AND INSTALL END ZONE LETTERING _____ Fourteen Thousand Five Hundred Eight Dollars (Per selected bid by Shaw Sports Turf) _____ _____per LS	\$ 14,508

ADDENDUM NO. 2

May 9, 2016

ALTERNATE BID ITEMS

The undersigned bidder further proposes and agrees that should any or all the following Alternate Proposal Items be selected for inclusion in the contract with the General Contractor, the amount of the Base Price Proposal set forth above shall be adjusted by the amount(s) stated for the accepted Alternate Proposal Item(s). If selected, the Alternate Proposal Items will be selected as funds allow per the prices provided below. All materials and workmanship shall be in strict accordance with the Drawings and Specifications, and shall be "in-place" prices including all overhead and profit.

ALTERNATE BID ITEMS

ITEM NO.	ALTERNATE PROPOSAL ITEM DESCRIPTION (ITEM PRICE IN WORDS – DOLLARS AND CENTS)	ITEM PRICE (IN FIGURES)
1	NEW SCOREBOARD _____ _____per LS	\$
2	NEW AUDIO SYSTEM _____ _____per LS	\$
3	NEW ATHLETIC FIELD LIGHTING SYSTEM _____ _____per LS	\$
4	NEW CONDUIT FROM CONCESSIONS TO MAIN BUILDING _____ _____per LS	\$
5	BALL SAFETY NETTING AND POSTS IN D-ZONES _____ _____per LS	\$

ADDENDUM NO. 2

May 9, 2016

UNIT PRICES

The undersigned agrees that the following supplemental Unit Prices shall be the basis of compensation for the addition in the Work. These Unit Prices shall include all overhead and profit. (Note: Bidder shall fill in).

<u>UNIT PRICES</u>	<u>Unit</u>	<u>Price per Unit</u>
1. Rock Excavation	per cubic yard	\$ _____
2. Installation of 4" PVC Electrical Conduit	per linear foot	\$ _____
3. Removal and Replacement of Bituminous Pavement	per square foot	\$ _____
4. Bituminous Concrete/Track Surface Patching and Repair at Running Track	per square foot (assume minimum of 100 square feet)	\$ _____
5. Bituminous Concrete Crack Seal and Repair around perimeter of Running Track	per linear foot (assume minimum of 100 linear feet)	\$ _____

ACKNOWLEDGEMENT

In submitting this Bid Proposal Form, the undersigned proposer acknowledges that the price(s) include all labor, materials, transportation, hauling, overhead, fees and insurances, bonds or letters of credit, profit, security, permits and licenses, and all other costs to cover the completed work called for in the solicitation. Except as otherwise expressly stated in the solicitation, no additional payment of any kind will be made for work accomplished under the price(s) as proposed.

ADDENDUM NO. 2

May 9, 2016

REQUIRED DISCLOSURES

1. Exceptions to the solicitation

_____ This bid does not take exception to any requirement of the solicitation, including but not only any of the items included in the Standard Instructions to Bidders.

OR

_____ This bid takes exception(s) to certain of the solicitation requirements. **Attached is a sheet fully describing each such exception.**

2. State Debarment List

Is the proposer on the State of Connecticut's Debarment List?

_____ Yes

_____ No

3. Occupational Safety and Health Law Violations

Has the bidder or any firm, corporation, partnership or association in which it has an interest (1) been cited for three (3) or more willful or serious violations of any occupational safety and health act or of any standard, order or regulation promulgated pursuant to such act, during the three-year period preceding the bid (provided such violations were cited in accordance with the provisions of any state occupational safety and health act or the Occupational Safety and Health Act of 1970, and not abated within the time fixed by the citation and such citation has not been set aside following appeal to the appropriate agency or court having jurisdiction) or (2) received one or more criminal convictions related to the injury or death of any employee in the three-year period preceding the bid?

_____ Yes

_____ No

If "yes," attach a sheet fully describing each such matter.

ADDENDUM NO. 2

May 9, 2016

4. Arbitration/Litigation

Has either the bidder or any of its principals (regardless of place of employment) been involved for the most recent ten (10) years in any resolved or pending arbitration or litigation?

_____ Yes
_____ No

If "yes," attach a sheet fully describing each such matter.

5. Criminal Proceedings

Has the bidder or any of its principals (regardless of place of employment) ever been the subject of any criminal proceedings?

_____ Yes
_____ No

If "yes," attach a sheet fully describing each such matter.

6. Ethics and Offenses in Public Projects or Contracts

Has either the bidder or any of its principals (regardless of place of employment) ever been found to have violated any state or local ethics law, regulation, ordinance, code, policy or standard, or to have committed any other offense arising out of the submission of proposals or bids or the performance of work on public works projects or contracts?

_____ Yes
_____ No

If "yes," attach a sheet fully describing each such matter.

ADDENDUM NO. 2

May 9, 2016

PROPOSAL (BID) SECURITY

I/we have included herein the required certified check or proposal (bid) bond in the amount of 5% of the base proposal amount.

NOTE: THIS DOCUMENT, IN ORDER TO BE CONSIDERED A VALID PROPOSAL, MUST BE SIGNED BY A PRINCIPAL OFFICER OR OWNER OF THE BUSINESS ENTITY THAT IS SUBMITTING THE BID. SUCH SIGNATURE CONSTITUTES THE BIDDER'S REPRESENTATIONS THAT IT HAS READ, UNDERSTOOD AND FULLY ACCEPTED EACH AND EVERY PROVISION OF EACH DOCUMENT COMPROMISING THE SOLICITATION, UNLESS AN EXCEPTION IS DESCRIBED ABOVE.

BY: _____
(PRINT NAME)

TITLE: _____

(SIGNATURE)

DATE: _____

END OF BID PROPOSAL

5660-02-a2516-specs-09-bid proposal form-1

PROPOSAL

SUBMITTED BY

COMPANY

Shaw Sports Turf

ADDRESS

185 South Industrial Blvd
Calhoun, GA 30701

CONTACT INFORMATION

866.703.4004 / www.shawsportsturf.com

Submitted by:

Joe Kacevich
Territory Manager
joe.kacevich@shawinc.com
508.365.7486



**MASUK HIGH SCHOOL
SYNTHETIC IN-FILLED ATHLETIC TURF
MONROE, CONNECTICUT**

PROPOSAL FORM

FROM: Shaw Contract Flooring Services, Inc. dba Shaw Sports Turf
Synthetic Turf Manufacturer

Legion
Product Name

TO: Monroe Board of Education
375 Monroe Turnpike
Monroe, CT 06468

Ladies and Gentlemen:

The undersigned, having carefully examined the Request for Proposal requirements, Drawings, and Project Specifications prepared by Milone & MacBroom, Inc., hereby offers and agrees as follows:

To provide all labor, materials, equipment, and all else necessary to supply and install synthetic athletic turf (to include inlaid football, field hockey, soccer, and boy's and girl's lacrosse stripping), organic infill and resilient polypropylene shock/drainage pad at Masuk High School in accordance with the Proposal Documents.

TOTAL LUMP SUM PROPOSAL BASE PRICE

WRITTEN IN WORDS Five Hundred Thirty Six Thousand Four Hundred Twenty
DOLLARS

WRITTEN IN FIGURES \$ 536,420

Construction is expected to begin on or around June 15, 2016 with final completion of the project 90 days thereafter. The turf manufacturer will be expected to work with the selected contractor to manufacture/furnish and install the field within these specified time frames. Bidders will be expected to hold their prices for 120 days.

ALTERNATE PROPOSAL ITEMS

The undersigned Synthetic Turf Manufacturer further proposes and agrees that should any or all the following Alternates be accepted and included in the Contract, the amount of the Total Lump Sum Proposal Base Price, as heretofore stated, shall be adjusted by the amounts stated for the accepted Alternate(s). All materials and workmanship shall be in strict accordance with the Drawings and Specifications, and shall be "in-place" prices including all overhead and profit.

ALTERNATE BID ITEM NO. A 1

Turf manufacturer/vendor shall maintain the synthetic turf field for the life of the warranty. This effort should be anticipated to include the following services at a minimum:

- Provide and install necessary supplemental organic infill material at the 2, 4, and 6 year anniversary of substantial completion for the project.
- Provide labor and equipment necessary to groom and decompact the field surface at the 2, 4, and 6 year anniversary of substantial completion for the project.
- Provide guidance to the owner on best practices to maintain the field during the interim periods of turf manufacturer maintenance.

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A 1	FIELD MAINTENANCE <u>Thirty Nine Thousand Four Hundred Seventy Nine Dollars</u> _____per LS	\$ 39,479

ALTERNATE BID ITEM NO. A 2

ITEM NO.	ALTERNATE BID ITEM DESCRIPTION (ITEM PRICE IN WORDS – DOLLARS AND CENTS)	ITEM PRICE (IN FIGURES)
A 2	FURNISH AND INSTALL CENTER FIELD "M" LOGO <u>Eight Thousand Two Hundred Eighty Four Dollars</u> _____per LS	\$ 8,284
A3	FURNISH AND INSTALL END ZONE LETTERING <u>Fourteen Thousand Five Hundred Eight Dollars</u> _____per LS	\$ 14,508

RECEIVED
MAY 09 2016



MILONE AND MACBROOM

**Town of Monroe
PLANNING AND ZONING COMMISSION**

7 Fan Hill Road
Monroe, CT 06468

Planning and Zoning Department
(203) 452-2812 Fax (203) 261-6197

TRANSMITTAL

DATE: May 6, 2016 via CERTIFIED MAIL: 7015 1730 0001 9993 1736

TO: James C. Agostine
Town of Monroe Public Schools
375 Monroe Turnpike
Monroe, CT 06468

FROM: William Agresta, AICP, Town Planner, P&Z Clerk
Town of Monroe Planning and Zoning Department

RE: SEP-2016-04, File #1573 – 1014 Monroe Turnpike

COPY

Dear Mr. Agostine:

Enclosed is a copy of **Notice of Decision** and **Approval** issued by the Planning and Zoning Commission in regard to the above referenced application. Please read these documents carefully as there are time sensitive requirements which need to be completed to effectuate the Approval, including coming to the Planning and Zoning Department office at the appropriate time (please call ahead to arrange an appointment) to obtain the **original** Approval document **for recording** in the Monroe Land Records with the Town Clerk, the recording of which is the applicant's responsibility.

If you have any questions or need further clarification, please contact the Planning and Zoning Department at 203-452-2812.

cc: Daniel J. Kroeber
Milone & MacBroom, Inc.
99 Realty Drive
Cheshire, CT 06410

Regular Mail

Recording Fees: *First Page: \$53.00 (includes \$30.00 Ct State surcharge fee) + \$5.00 each additional page (Fees subject to change) Ct State Statute 05-228, Sec. 5, Section 7-34*

PLANNING AND ZONING COMMISSION
MONROE, CONNECTICUT
NOTICE OF DECISION

COPY

Notice is hereby given that the Town of Monroe Planning and Zoning Commission took the following action at its meeting of May 5, 2016:

SEP-2016-04, File #1573A– 1014 Monroe Turnpike (Map 109, Lot 28)

APPROVED – Application from the Town of Monroe Public Schools (applicant) for a Special Exception Permit to replace the existing High School stadium’s natural grass field with a synthetic turf surface, make several track improvements, relocate and construct an enlarged scoreboard, relocate and replace field audio speakers to the new scoreboard, and replace existing field lighting with lights at a height of 80 feet pursuant to recently adopted stadium lighting zoning standards (RAA-2016-01, effective April 29, 2016) for property consisting of approximately 42.6 acres within a Residential and Farming District 2 (RF-2). Property Owner: Town of Monroe.

Complete details and copies of all related materials associated with the above matters are on file in the office of the Monroe Planning and Zoning Department.



Town of Monroe Planning and Zoning Commission
7 Fan Hill Road, Monroe, CT 06468
Phone (203) 452-2812 – Fax (203) 261-6197

APPROVAL

**SPECIAL EXCEPTION PERMIT
(SEP-2016-04 – File #1573A)**

COPY

Masuk High School Stadium Field and Lighting
1014 Monroe Turnpike – Assessor Map 109, Lot 28
Residential and Farming District 2 (RF-2)

APPLICANT

TOWN OF MONROE PUBLIC SCHOOLS

PROPERTY OWNER

TOWN OF MONROE

Date of Approval	May 5, 2016
Date Final Plans to be Signed by	November 1, 2016
5-Year Expiration	May 5, 2021

WHEREAS, the Monroe Planning and Zoning Commission (Commission) is considering a Special Exception Permit Application (SEP-2016-04, File #1573A) received from the Town of Monroe Public Schools (applicant) and the Town of Monroe (property owner) relating to property consisting of approximately 42.6 acres within an Residential and Farming District 2 (RF-2); and

WHEREAS, the site includes the existing Monroe High School and related facilities, including an existing track and field with existing field lights measuring approximately 60 feet in height (which height is an existing nonconforming condition); and

WHEREAS, the project proposes to replace the existing High School stadium’s natural grass field with a synthetic turf surface, make several track improvements, relocate and construct an enlarged scoreboard, relocate and replace field audio speakers to the new scoreboard, and replace existing field lighting with lights at a height of 80 feet pursuant to recently adopted stadium lighting zoning standards (RAA-2016-01, effective April 29, 2016); and

SPECIAL EXCEPTION PERMIT APPROVAL

SEP-2016-04– File #1573A – 1014 Monroe Turnpike – Masuk High School Stadium Field and Lighting

WHEREAS, the proposal is shown and detailed in the associated application materials, including:

Application:

- Application SEP-2016-04 – Special Exception Permit;
- Special Exception Application Narrative, Milone & MacBroom, 02/16/16, revised 03/22/16;
- Comment Response letter from Milone & MacBroom, 04/12/16;
- Datasheet: Light-Structure Green Lighting System, Musco;
- Existing/Proposed Viewshed, Milone & MacBroom;

Plans:

- Title Sheet, Milone & MacBroom, 02/08/16, revised 03/31/16;
- EX – Existing Conditions, Milone & MacBroom, 02/08/16, revised 03/31/16;
- SR – Site Plan - Removals, Milone & MacBroom, 02/08/16, revised 03/31/16;
- LA – Site Plan - Layout, Milone & MacBroom, 02/08/16, revised 03/31/16;
- GR – Site Plan – Grading and Erosion Controls, Milone & MacBroom, 02/08/16, revised 03/31/16;
- UT – Site Plan - Utilities, Milone & MacBroom, 02/08/16, revised 03/31/16;
- SD-1 – Sediment and Erosion Control Details and Specifications, Milone & MacBroom, 02/08/16, revised 03/31/16;
- SD-2 – Site Details, Milone & MacBroom, 02/08/16, revised 04/12/16;
- SD-3 – Site Details, Milone & MacBroom, 02/08/16, revised 03/31/16;
- SD-4 – Site Details, Milone & MacBroom, 02/08/16, revised 03/31/16;
- SD-5 – Site Details, Milone & MacBroom, 02/08/16, revised 03/31/16;
- Existing Photometric Plan (1/2), Milone & MacBroom, 03/22/16, revised 03/31/16;
- Proposed Photometric Plan (2/2), Milone & MacBroom, 03/22/16, revised 03/31/16;
- Area Plan, Milone & MacBroom, 02/08/16; and

WHEREAS, in the course of its review of the application, the Commission has noted the following:

- The site is not within 500 feet of a Town boundary;
- The site includes areas of mapped 100-year floodplain but proposed development activities will not occur or impact said areas;
- The site is located within the Means Brook Reservoir public watershed area, for which notifications to Aquarion Water Company of Connecticut and the Connecticut Commissioner of Public Health were completed by the applicant;
- The site includes regulated wetlands and associated 100-foot upland review area, for which a separate application has been submitted to and approved by the Inland Wetlands Commission (IWC-2016-05, File #989, approved April 27, 2016);
- The site is registered under OSTA Certificate #229A, no modifications are proposed or required as was confirmed by CTDOT;
- As no changes to the existing buildings' architecture or appearances are proposed, referral to the Monroe Architectural Review Board was not necessary;
- The proposed synthetic turf consists of artificial grass blade made of a polyethylene product, which is woven and adhered to a backing material comprised of geotextile fabric with a urethane coating. The artificial grass is filled with approximately 4 pounds of sand and 1.5 pounds of an organic product made of rice husks, cork and coconut husks;
- No site alterations or disturbances are proposed to the existing school buildings and other structures, facilities, parking areas, or other site areas of the school property; and

SPECIAL EXCEPTION PERMIT APPROVAL

SEP-2016-04– File #1573A – 1014 Monroe Turnpike – Masuk High School Stadium Field and Lighting

WHEREAS, the applicant provided a copy of the public hearing notice to abutting property owners within 100 feet of the subject property as evidenced by submission of certified mail receipts (and subsequently returned “green” cards); and

WHEREAS, the Commission has considered the proposed application at a duly noticed public hearing, which hearing was opened and adjourned on April 7, 2016, reconvened and carried over on April 21, 2016, reconvened and closed on May 5, 2016. Notice of the public hearing was published in the Monroe Courier on March 24 and 31, 2016;

NOW THEREFORE BE IT RESOLVED, the Commission, in accordance with §8.2.2 of the Zoning Regulations, hereby finds the following in respect to the **Special Exception Permit General Standards** (*numbering sequence follows that in the Zoning Regulations*):

- A. The subject property is zoned RF-2 District, which Zoning District permits the existing principal public school use and accessory recreation facilities, subject to a Special Exception Permit. The use and operations of the school and stadium field will remain substantially unchanged, and the hours of operation would also not change. Site access and parking facilities will remain unchanged. No roadway improvements are required or proposed. The new facilities have been designed consistent with the applicable RF-2 District zoning bulk and supplemental standards (the proposed site development does not seek any zoning variance modifications). The proposed field will be relatively the same size and in the same location as the existing field. No changes in seating are proposed, thus user and spectator capacities will remain unaltered.
- B. The proposed action is consistent with the Plan of Conservation and Development (POCD) in that it proposes to redevelop and improve an existing public recreation facility (public school field).
- C. The location, nature, height and design of proposed facilities will be relatively similar to existing conditions, except the scoreboard will be enlarged and the height of the stadium lights will be raised approximately 20 feet higher (existing: 60 feet; proposed: 80 feet) but still below the height of the surrounding woodland trees. The existing drainage facilities will be enhanced but tie into existing outlet structures. Excavation and filling work at the site will generally be confined within the existing track limits (some earthwork is required for the proposed sprint lanes as well as for the new shot put area but all work will be limited to areas previously disturbed. There will be no site disturbance on the east side of the existing field other than the new light pole installation. As such, the proposed improvements are not anticipated to hinder or discourage the appropriate development and use of adjacent lands and buildings;
- D. Existing building exterior lighting will remain unaltered, while the new replacement stadium lights will be of a higher light output but of a design which better controls and directs light emissions downward and targeted to the field. The new lights propose full-cut off fixtures (the existing field lights presently are not) which have been sited and designed consistent with the School Stadium Lighting standards set forth in Zoning §6.2.2(G), including the following:
 - The existing recreation facility is located at the Monroe High School, a municipal public school owned and operated by the Town of Monroe;
 - The subject lot area is greater than the minimum 25 acres (the site consists of 42.6 acres);
 - The stadium includes greater than 500 permanent seats (has approximately 1,000 seats);

SPECIAL EXCEPTION PERMIT APPROVAL

SEP-2016-04– File #1573A – 1014 Monroe Turnpike – Masuk High School Stadium Field and Lighting

- The stadium playing field exceeds an area of 10,000 sf (will be approximately 87,400 sf);
- A Facility Illumination Plan as required has been provided;
- A Light Visibility Impact Assessment as required has been provided;
- The new stadium lights are proposed consistent with the maximum height, design, type, full cut-off and light output standards as set forth in Zoning §6.2.2(G)(4);
- The hours of permitted operation were previously set under Special Exception Permit File #1569A and will not be altered,

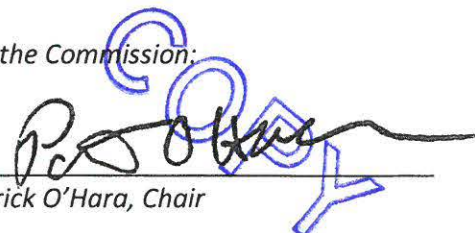
The new audio system will control the output preventing manual override, while the location of the speakers will be relocated to the new scoreboard on the north side of the field to allow the direction of sound to cross over the long length of the field towards the interior of the school property rather than across the field towards neighboring residential properties to the east;

- E. Existing subsurface sanitary septic systems and water supply facilities will remain unaltered;
- F. Existing off-street parking and loading facilities will remain unaltered;
- G. The design of the proposed action has incorporated the comments and recommendations of Town staff and applicable reviewing agencies;
- H. Other required permits or approvals as may be needed to support the proposed facilities and site modifications will be required to be obtained accordingly by the applicant;
- I. The proposed use involves public school property, the changes to which are not anticipated to generate significant new demands for police, fire and emergency services (the stadium field is existing and being redeveloped substantially in place). The Fire Marshall and Police department have reviewed the project plans and facility operations, which reviews have been incorporated into the design of the project; and

BE IT FURTHER RESOLVED, that the Commission at its regular meeting held on May 5, 2016, upon motion by WILLIAM PORTER and seconded by JEREMY HAYDEN, following deliberations conducted on May 5, 2016, voted **FIVE (5)** in favor, **NONE (0)** in opposition, to **APPROVE** the above referenced application for **Special Exception Permit**, subject to modifications as set forth below, as follows:

	<u>PATRICK O'HARA</u>	<u>AYE</u>
Vote:	<u>WILLIAM PORTER</u>	<u>AYE</u>
	<u>JEREMY HAYDEN</u>	<u>AYE</u>
	<u>DAVID TOWNSON</u>	<u>AYE</u>
	<u>LEON AMBROSEY</u>	<u>AYE</u>

For the Commission:


Patrick O'Hara, Chair

BE IT FURTHER RESOLVED, this approval is specific only to the uses and site improvements as described in the application and as shown on the final Special Exception Permit Site Plans as signed by the Commission Chair; and

BE IT FURTHER RESOLVED, the Commission hereby authorizes the publishing of a Notice of Decision consistent with the requirements set forth in Connecticut General Statutes §8-3c(b); and

BE IT FURTHER RESOLVED, as set forth above, this Approval shall be subject to the following modifications and requirements:

MODIFICATIONS AND REQUIREMENTS OF APPROVAL

A. TO BE COMPLETED WITHIN 180 DAYS (EXPIRATION TERM DATE of November 1, 2016)

Prior to the authorized endorsement on the final Special Exception Permit Site Plans by the Commission Chair, the following shall be completed within one-hundred (180) days of the date of this Approval, unless a written request for an extension is submitted by the applicant prior thereto (the Commission shall consider said request at its next available meeting, which may be past the date of expiration), or this Approval shall become null and void without further notice:

1. Required Revision of Final Special Exception Permit Site Plans

The applicant shall submit a **SINGLE (1)** complete set of final Special Exception Permit Site Plans consisting of the following plans for review by the Planning and Zoning Department, revised as set forth and required below, subject to acceptance by the Planning and Zoning Department staff:

- Title Sheet
 - EX – Existing Conditions
 - SR – Site Plan – Removals
 - LA – Site Plan – Layout
 - GR – Site Plan – Grading and Erosion Controls
 - UT – Site Plan - Utilities
 - SD-1 – Sediment and Erosion Control Details and Specifications
 - SD-2 – Site Details
 - SD-3 – Site Details
 - SD-4 – Site Details
 - SD-5 – Site Details
 - Existing Photometric Plan (1/2)
 - Proposed Photometric Plan (2/2)
 - Area Plan
- a. The final Special Exception Permit Site Plans shall each be signed and sealed providing live certification thereof by the professional(s) responsible for the preparation of each sheet.
- b. Each plan set sheet shall include a common revision date of May 6, 2016 or later. The Cover Sheet shall also be revised to reflect all of the plans within the set listed above and original dates of preparation and the common revision date required herein.

SPECIAL EXCEPTION PERMIT APPROVAL

SEP-2016-04– File #1573A – 1014 Monroe Turnpike – Masuk High School Stadium Field and Lighting

- c. Each plan set sheet shall include the following signature block with original signature of the applicant/owner affixed thereon:

The owner/applicant acknowledges that all work shown on these Special Exception Permit Site Plans shall be completed in compliance with the Planning and Zoning Commission approval relating thereto, and in accordance with all applicable Town of Monroe Codes and Regulations, as well as other applicable State and Federal laws, requirements and regulations.

Owner:

**Steve Vavrek, First Selectman
Town of Monroe
7 Fan Hill Road, Monroe, CT 06468**

Applicant:

**James C. Agostine
Superintendent of Schools
375 Monroe Turnpike, Monroe, CT 06468**

- d. The following notes shall be added to the Title Sheet and Sheet LA:
- ***Reference is hereby made to the corresponding Inland Wetlands Permit Approval as issued by the Monroe Inland Wetlands Commission (IWC-2016-05, File #989, approved on April 27, 2016) and these corresponding Wetland Permit Site Plans on file with the Monroe Inland Wetlands Department.***
 - ***Reference is hereby made to the corresponding Special Exception Permit Approval as issued by the Monroe Planning and Zoning Commission (SEP-2016-04, File #1573A, approved on May 5, 2016) and these corresponding Special Exception Permit Site Plans on file with the Monroe Planning and Zoning Department.***
- e. The notes referencing the Use and Hours of Operation on the Site Plans shall be revised to note the following (include on the Title Sheet and Sheet LA):

The conditions of the permit as approved by the Planning and Zoning Commission are:

- 1. All events occurring on Friday and Saturday nights shall end and use of the lights shall end no later than 11:00 p.m.***
- 2. All weekday events shall end and use of the lights shall end no later than 10:00 p.m.***
- 3. All events occurring on Sunday shall end use of the lights by 6:00 p.m.***
- 4. The sound and speaker system shall be moved to the northeast side of the stadium onto a new scoreboard system and sound will be transmitted towards the existing stadium bleachers to minimize the transmission of sound beyond the boundaries of the football field and seating area.***
- 5. No parking shall be permitted off the Masuk High School site.***
- 6. Adequate field and parking lot security and traffic control shall be maintained for all events.***

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2. Filing of Final Special Exception Permit Site Plans

Upon satisfactory revision of the final Special Exception Permit Site Plans as required above under **Section A1**, the applicant shall submit **SEVEN (7)** complete plan sets (full size 24"x 36", collated, bound and folded, **except ONE (1) set shall be rolled**) for the authorized endorsement of same by the Commission Chair. This Approval does not authorize, or grant development or site improvements beyond that shown on the signed final Special Exception Permit Site Plans.

3. Required Recording of Approval

- a. Upon satisfactory completion of **Section A2** above, the applicant shall record an **original** copy of this Approval document (**as provided by the Planning and Zoning Department**) in the Monroe Land Records. The applicant shall be responsible for providing a copy of said recording, showing all marks of recording to the Planning and Zoning Department.
- b. Consistent with §8.1.6(A) of the Zoning Regulations and CGS §8-3c(b), this Special Exception Permit Approval shall be effective (for the purpose of obtaining zoning and building permits) upon endorsement of the Special Exception Permit Site Plans as final and the recording of this approval document in the Monroe Land Records as set forth herein.

B. PRIOR TO AUTHORIZED ISSUANCE OF ZONING AND BUILDING PERMITS

Prior to the authorized commencement of any approved work or construction and the authorized issuance of a Zoning and Building Permit, the following shall be completed:

1. Procurement of Involved Agency Permits and Approvals

The applicant/owner shall be responsible for the procurement of all applicable local, State and Federal permits and approvals prior to the commencement of construction. Any substantive changes to the approved site uses, or to the overall final Special Exception Permit Site Plans as a result, shall require modified review and approval by the Commission, which review may include the submission of a new application and/or the holding of a Public Hearing.

2. No **Zoning Permit or Building Permit** relating to this Approval shall be authorized or issued until the recording as set forth in **Section A3** above has been completed and a copies thereof as recorded have been provided to the Planning and Zoning Department. All required **recordings and filings** as set forth above shall be confirmed as completed.
3. Prior to the authorized issuance of a Zoning Permit, the following shall be provided to the Zoning Enforcement Officer (**no Building Permit shall be issued prior to a Zoning Permit – Zoning and Building Permits are not issued until the required pre-construction meeting is held**):
 - Application for a Certificate of Zoning Compliance based on the signed final Special Exception Permit Site Plans.
 - Verification of completion of **Conditions B1 and B2** above.

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4. A **Pre-Construction Meeting** shall be held with the applicant/owner and/or general contractor, engineer and architect as the case may be, and with the land use and building officials of the Town of Monroe. The pre-construction meeting shall not be scheduled until all requirements set forth above have been completed by the applicant/owner. Additional construction meetings may be called as deemed necessary throughout construction.

C. DURING SITE CONSTRUCTION

The following shall be addressed during construction:

1. There shall be no clearing, grading, removal of vegetation or other site or building construction inconsistent with that shown on the signed final Special Exception Permit Site Plans, except reasonable field changes as approved by the land use and building inspection staff in consultation with the Town Planner and Town Engineer. Field changes may only be permitted where they do not substantively alter the intent or design of the signed final Special Exception Permit Site Plans or increase the size of the footprint of any structure or use of land. All other changes shall require the prior review and approval of the Commission as a change pursuant to **Section F** below.
2. Erosion and sedimentation controls and temporary stormwater management measures as may be required shall be properly maintained until construction is completed and all disturbed areas have been stabilized. Said controls and measures shall be periodically inspected, continually maintained throughout the construction phase and supplemented to ensure their proper installation and functions. The Zoning Enforcement Officer, Building Inspector and Town Engineer or their duly authorized representatives may require additional controls as deemed necessary or appropriate based on changing site conditions during construction.
3. The applicant/owner shall be responsible for the following:
 - Notifying the Planning and Zoning Department of changes in the status of ownership and/or contractor(s) and/or professional design or inspection consultants involved in the construction and/or subsequent facility operations;
 - Notifying any new owner and/or contractor(s) and/or consultants of all construction requirements including all job meeting notes and inspection notes produced up to the date of any such change in project related personnel;
 - Notifying and informing its contractors, employees, agents and assigns of their responsibility to comply with the modifications and requirements set forth in this Approval; and
 - Adherence with the standards and requirements per the pre-construction meeting (Report of Pre-Construction Meeting) and any subsequent construction meetings and inspections.

D. PRIOR TO CERTIFICATE OF ZONING COMPLIANCE / CERTIFICATE OF OCCUPANCY/COMPLETION

The following shall be completed prior to the authorized issuance of a ZEO Certificate of Zoning Compliance and a Building Department Certificate of Occupancy/Completion:

1. Use and/or occupancy of approved site improvements shall not be authorized until the applicant/owner obtains a Permanent Certificate of Zoning Compliance and Building Department Certificate of Occupancy/Completion. It shall be the applicant's/owner's responsibility to coordinate and request all inspections, and to request and obtain a Permanent Certificate of Zoning Compliance and Building Department Certificate of Occupancy/Completion.
2. Prior to the issuance of a Permanent Certificate of Zoning Compliance and/or a Building Department Certificate of Occupancy/Completion, the following shall be completed consistent with the final Special Exception Permit Site Plans as endorsed by the Commission Chair:
 - Verification of the completion of all approved wetlands activities and related site restoration activities shall be provided.
 - Certified verification of the installed height of the new stadium lights, as measured from the ground surface to the highest point on the light pole and fixture, not to exceed 80 feet.
 - Certified verification of the installed field light output not to exceed the permitted "maintained average illumination" standards set forth in the Zoning Regulations.
 - Certified verification by a Professional Engineer of the satisfactory installation and functional operation of the drainage facilities.
 - A final As-Built Plan detailing and certifying completed improvements, including a second copy of same superimposed on the original approved layout plan (to be shown in red or varied shading), including adequate information to verify that all work is completed in compliance with this Approval, in quantities as specified by the Planning and Zoning Department.
 - All improvements shall be completed consistent with the signed final Special Exception Permit Site Plans, as well as all related requirements as set forth and agreed to during the pre-construction meeting and subsequent construction meetings or inspections.
 - All disturbed areas shall be stabilized; the site shall be clean of construction related equipment, materials and debris; and all erosion controls shall be appropriately removed.

E. CONTINUING CONDITIONS OF OPERATION FOLLOWING AUTHORIZED OCCUPANCY/USE

The following shall be adhered to as conditions of operation following acceptance pursuant to a ZEO Certificate of Zoning Compliance and Building Department Certificate of Occupancy/Completion:

1. All permits and approvals shall be maintained as current throughout the duration of permitted use. The premises and improvements shall be maintained in good working order and shall be regularly maintained to function as designed in a neat and orderly manner, free of debris, sediment and litter.
2. All prior conditions and requirements for the subject premises, except as modified herein, shall remain in full force and effect.

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3. No new or changes to exterior signs or other materials or devices shall be permitted to be installed, supported, hung, flown or otherwise attached to site buildings, structures, lights or site grounds or vegetation without prior authorized approval and permit.
4. No subsequent changes to the appearance, coloring or physical dimensions, rooflines, materials, trim or facades of the site buildings, accessory uses and structures, fencing, signs, lights and other accessory site improvements relating to the operations and functions of the site use shall be permitted or authorized without the prior authorized review and permit.

F. ACCEPTANCE / CHANGES / COMPLIANCE / EXPIRATION

1. **Applicant/Owner Acceptance.**

- a. All representations by the applicant/owner and their representatives and discussion reflected in the Commission meetings record shall be binding upon this Approval and are incorporated herein by reference, except to the extent as may have been modified herein by the Commission in the issuance of this Approval.
- b. This Approval and all required modifications and requirements specified herein shall be binding upon the applicant/owner, and any heirs, assigns and/or successors, as well as the subject property and premises, unless otherwise amended by a subsequent act of the Commission.
- c. The acceptance of this Approval by the applicant/owner shall be evidenced by completion of the required recordings and filings set forth herein, indicating agreement that said Approval is contingent upon strict compliance with Town Regulations and all modifications and requirements set forth herein and on the signed final Special Exception Permit Site Plans.

2. **Changes.** Any additions or changes to the approved land uses activities, the Special Exception Permit Site Plans, the site and site improvements, systems or facilities thereon, shall require prior review and authorized approval and permit.

3. **Approval Compliance.** Failure to maintain compliance with any specified requirement of this Approval shall constitute a violation of the terms of this Approval and a violation of the Zoning Regulations enforceable and subject to any and all remedies prescribed by applicable State and local laws, including but not limited to the ordered suspension of the use of the premises in full or part until such time as the failure or noncompliance has been satisfactorily resolved, and/or the revocation of said Approval or the revocation of any issued Zoning or Building Permits or Certificate of Zoning Compliance or Certificate of Occupancy/Completion.

4. **Expiration.** This Approval shall expire and be null and void without further written notice **five (5) years** from the date of this Approval (**expiration date of May 5, 2021**), unless an extension as may be granted by the Commission is obtained, not to exceed an additional period of **five (5) years**. Any request for an extension shall be submitted to the Commission in writing a minimum of **forty-five (45) days** prior to the expiration date for which an extension is requested and shall state the reasons and circumstances for the requested extension. In considering any such request, the Commission may require a public hearing and shall review the adequacy of any held bond.