

APPROVED 6/23/10
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, April 28, 2010, at the Mildred A. Wakeley Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Mark Trojanowski, Chairman
Steve J. Nugent, Vice Chairman
William Leiserson
Peter Tenedine
Matthew M. Jermine
Pat Libero
Frank H. Bumsted, Alternate, sitting for Leroy C. Gould

ABSENT MEMBERS:

Leroy C. Gould, Secretary
Pamela Sletten, Alternate
Steven Miller, Alternate

OTHERS:

Alan Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Lisa Raccio, Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Trojanowski, Chairman, called the meeting of the Inland Wetlands Commission to order at 7:07 PM and introduced the Commission and town staff. He then explained the procedure for the public hearing and asked if there were any changes to the agenda. Mr. Fredricksen stated that under "Other" he would like to add a letter from the Pond View Estates Association.

Mr. Leiserson read the call for the first Public Hearing.

1. #I10-02 Application of JMSARM, LLC, Michael Massimino, Applicant, Estate of William J. & Yolanda Halkovetz, Richard J. Parrett, Executor, Owner, relative to 191-209 North Hill Road, Map 14, Lot 68), seeking Permit To Conduct Regulated Activity and Subdivision Referral. Plan Entitled: Founders Preserve – Cluster Subdivision, Prepared For JMSARM, LLC, 191-209 North Hill Road, North Haven, Connecticut, Prepared by Bennett & Smilas Engineering, Inc., Dated February 3, 2010. Scale 1" = 50'. R-40 Zoning District.

Mr. Michael Bennett of Bennett & Smilas Engineering, Inc. presented the application to permit the development of a new six lot cluster subdivision with 30,000 to 40,000 square feet lots in an R-40 zoning district. The developer intends to dedicate 4.842 acres of the southwesternmost portion of this 10.183 acre site as permanent open space. The regulated activity proposed is for the installation of a sewer line through 600 square feet of the wetlands. Mr. Bennett then described proposed alternative plans for the subdivision. Mr. Fredricksen described the regulations for cluster subdivisions and open space to the Commission. The Commission asked questions and Mr. Bennett and Mr. Bodwell, Town Engineer, responded.

Mr. Trojanowski asked for public comment.

Public comment:

1. Ray Gambardella, 131 Summer Lane, asked about tying into the gravity sewer line.
2. Peter Chamberlain, 138 Summer Lane, asked about water run off and is concerned with the water table increasing. He asked if the retention basin was sufficient for future development and was concerned with disturbing wildlife.
3. Mary White, 67 Summer Lane, asked how many lots will be less than one acre and how many lots are being proposed for the conventional subdivision. She also asked about wetlands preventing homeowners from having in ground pools, where the water main will run, how much wetlands will be impacted with the installation of the sewers, construction timeframe, and if the open space will be deeded to the town.
4. Tom White, 67 Summer Lane, is in favor of the cluster and conventional proposed developments and would like the town to consider accepting the open space.
5. Martin Rudnick, 128 Summer Lane, asked questions regarding the retention basin.

Mr. Bennett responded to the public comments.

There being no further public comment the Public Hearing was closed.

Mr. Leiserson read the call for the second Public Hearing.

2. #I10-03 Application of 110 Republic Drive Associates, LLC, Owner and Applicant, relative to 100-120 Republic Drive, (Map 35, Lot 12), seeking Site Plan Referral. Plan Entitled: Site Development Plan, Improvement Location Survey, Property of 110 Republic Drive Associates, LLC, 110 Republic Drive, North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC, Dated 8-03-09, rev. 03-26-10. Scale 1" = 40'. IG-80 Zoning District.

Attorney Philip Kent of Susman, Duffy & Segaloff presented the application for a Change of Use application to convert 7,200 square feet of warehouse space into automotive sales. Minimal site work is being proposed with no regulated activities.

The Commission asked questions and Mr. Kent responded. Mr. Richard Cuomo of 110 Republic Drive Associates, LLC also answered questions from the Commission and Mr. David Lord, Soil Scientist, addressed the Commission regarding the wetlands on this site.

There being no public comment the Public Hearing was closed.

BREAK: None

INFORMAL: None

DELIBERATIONS:

1. #I10-02 Application of JMSARM, LLC, Michael Massimino, Applicant, Estate of William J. & Yolanda Halkovetz, Richard J. Parrett, Executor, Owner, relative to 191-209 North Hill Road.

Mr. Tenedine moved to approve the application and send a positive referral to the Planning & Zoning Commission; Mr. Bumsted seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Leiserson – aye Tenedine – aye Jermine - aye Libero – aye Bumsted - aye

2. #I10-03 Application of 110 Republic Drive Associates, LLC, Owner and Applicant, relative to 100-120 Republic Drive.

Mr. Bumsted moved to approve the application; Mr. Tenedine seconded the motion.

Mr. Jermine moved to amend the motion to include no outdoor storage of petroleum products and to require wetland markers; Mr. Leiserson seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Leiserson – aye Tenedine – aye Jermine - aye Libero – aye Bumsted - aye

The Commission then voted on the amended motion as follows:

Trojanowski – aye Nugent – aye Leiserson – aye Tenedine – aye Jermine - aye Libero – aye Bumsted - aye

MINUTES:

March 24, 2010

Mr. Leiserson moved to approve the minutes of the March 24, 2010 meeting; Mr. Tenedine seconded the motion. The Commission voted as follows:

Trojanowski - aye Nugent – aye Leiserson – aye Tenedine - aye Libero – aye Jermine – aye Bumsted – aye

OTHER:

Pond View Estates Letter

Mr. Trojanowski read a letter from the Pond View Estates Association asking to modify a condition from the original approval to eliminate sidewalks. Mr. Bodwell, Town Engineer, stated that sidewalks are currently being installed at Pond View Estates.

ENFORCEMENT ACTIONS:

120 Summer Lane – wetlands encroachment

Mr. David Lord, Soil Scientist and Environmental Consultant, discussed the proposed restoration and planting plan for 120 Summer Lane with the Commission.

Mr. Bumsted made a motion to approve the restoration plan; Mr. Tenedine seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Tenedine – aye Jermine – aye Libero – aye Bumsted – aye

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: - Concrete Times, Winter 2010
- DEP – Wharton Brook State Park
- CACIWC Spring 2010 Newsletter
- King’s Mark Resource Conservation & Development Area, Inc.
- Rich Snarski, Buffer Area Monitoring Report for Quinnipiac University

Mr. Fredricksen reviewed the correspondence with the Commission.

ADJOURN:

Mr. Nugent moved to adjourn the meeting; Mr. Tenedine seconded the motion. The meeting was adjourned at 9:50 PM.