

APPROVED 3-23-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES

Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, February 23, 2011, at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

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

ABSENT MEMBERS:

Leroy C. Gould, Secretary

OTHERS:

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

AGENDA:

Mr. Mark Trojanowski, Chairman, called the meeting of the Inland Wetlands Commission to order at 7:06 PM and introduced the Commission and town staff. He then explained the procedure for Public Hearings and asked if there were any changes to the agenda. Mr. Alan Fredricksen, Land Use Administrator, stated that he would like to distribute information regarding de minimis Inland Wetlands applications under "Other" on the agenda.

PUBLIC HEARINGS:

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

Mr. Miller recused himself from this application and Mr. Bumsted sat in his place.

1. #I11-03 Application of LADA P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, Owner, relative to 8 Devine Street, (Map 51, Lot 6), and 158 State Street, (Map 51, Lot 7), seeking Site Plan Referral. Plan Entitled: Medical Office Building, Lot 6: 8 Devine Street, Lot 7: 158 State Street, North Haven, CT. Prepared by LADA, P.C., Dated 1/27/11. Scale: 1" = 40'. O-12 Zoning District.

Mr. Phillip Doyle of LADA P.C. Land Planners, presented the application to permit the construction of three new medical office buildings in two phases with proposed site work. Some work previously approved remains uncompleted. The wetland plantings in the southwest corner of the site are not in place. Mr. Henry Moeller, Soil Scientist, described the wetland areas on this site. The Commission asked questions and Mr. Doyle, Mr. Moeller and Mr. Bill Mogensen, owner, responded. Then, Mr. Kevin Clark of Clark Engineering discussed the utilities and storm water management system proposed for this site and answered further questions from the Commission.

Mr. Trojanowski asked for public comment.

Public comment:

1. Gabe Zarola, 11 Cassella Drive, Hamden, partial owner of this site, spoke in favor of the application and asked that this project not be delayed.

Mr. Trojanowski responded to the public comment.

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

2. #I11-04 Application of Haven West, LLC, Owner and Applicant, relative to 222 McDermott Road, (Map 3, Lot 5), seeking a Permit to Conduct Regulated Activity. Plan Entitled: Summary of RSR Exceedances and Proposed Remediation, 222 McDermott Road, North Haven, Connecticut, Prepared by ASW Consulting Group, LLC, Dated 11/2/06. Scale 1" = 40'. IL-30 Zoning District.

Attorney John Acampora and Mrs. Carla Sylvester, P.E. of Blue River Engineering, LLC presented the application to permit remediation activities in the wetland and wetland buffer areas on the north side of this property. No Construction is being proposed. The Commission asked questions and Attorney Acampora and Mrs. Sylvester responded.

Mr. Trojanowski asked for public comment.

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

Mr. Nugent read the call for the third Public Hearing.

Mr. Nugent recused himself from this application Mr. Bumsted sat in his place.

3. #I11-05 Application of Robert Neubig, Owner and Applicant, relative to 480 Valley Service Road, (Map 85, Lot 1), seeking a Permit to Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Proposed Grading, 480 Valley Service Road, North Haven, Connecticut. Prepared by John Whitcomb, III, P.E., Dated 2/3/11. Scale 1" = 50'. IL-80 Zoning District.

Mr. Robert Neubig, owner and applicant, presented the application to permit the excavation and removal of approximately 72,000 cubic yards of material to level off this site and limit vision of construction activity. He stated that it will take approximately one year to remove this material. Mr. Neubig then reviewed Land Use and Engineering comments with the Commission. The Commission asked questions and Mr. Neubig responded.

Mr. Trojanowski asked for public comment.

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

DELIBERATIONS:

1. I11-03 Application of LADA P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, Owner, relative to 8 Devine Street, (Map 51, Lot 6), and 158 State Street, (Map 51, Lot 7), seeking Site Plan Referral. Plan Entitled: Medical Office Building.

Mr. Leiserson moved to continue the Public Hearing to the March 23, 2011 meeting; 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. #I11-04 Application of Haven West, LLC, Owner and Applicant, relative to 222 McDermott Road, (Map 3, Lot 5), seeking a Permit to Conduct Regulated Activity.

Mr. Tenedine moved to approve the application; Mr. Bumsted seconded the motion. The Commission voted as follows:

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

This application was approved with appropriate conditions.

3. #I11-05 Application of Robert Neubig, Owner and Applicant, relative to 480 Valley Service Road, (Map 85, Lot 1), seeking a Permit to Conduct Regulated Activity and Site Plan Referral.

Mr. Bumsted moved to approve the application and send a Positive Referral to the Planning & Zoning Commission; Mr. Leiserson seconded the motion. The Commission voted as follows:

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

This application was approved with appropriate conditions.

INFORMAL: None

OTHER:

De Minimis Inland Wetlands Applications

Mr. Fredricksen, Land Use Administrator, submitted a handout to the Commission regarding possible venues for the handling of de minimis applications.

MINUTES:

February 7, 2011

Mr. Nugent moved to approve the minutes of the February 7, 2011 meeting; Mr. Leiserson seconded the motion. The Commission voted as follows:

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

ENFORCEMENT ACTIONS: None

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: None

ADJOURN:

Mr. Leiserson moved to adjourn the meeting; Mr. Tenedine seconded the motion. The meeting was adjourned at 10:16 PM.