

APPROVED 5-25-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, April 27, 2011, at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Steven J. Nugent, Vice Chairman
Leroy C. Gould, Secretary
William Leiserson
Peter Tenedine
Pat Libero
Matthew M. Jermine
Frank H. Bumsted, Alternate
Pamela Sletten, Alternate, sitting for Mark Trojanowski, left at 8:20 PM.

ABSENT MEMBERS:

Mark R. Trojanowski, Chairman
Steven Miller, Alternate

OTHERS:

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

AGENDA:

Mr. Nugent, Acting Chairman, called the meeting of the Inland Wetlands Commission to order at 7:08 PM and introduced the Commission and town staff. He then explained the procedure for the Public Hearings.

PUBLIC HEARINGS:

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

1. #I11-09 Application of Pharmacia & Upjohn Company, LLC, Applicant and Owner, relative to 41 Stiles Lane, (Map 43, Lot 34), seeking Site Plan Referral. Plan Entitled: Pharmacia & Upjohn Company, LLC, 41 Stiles Lane, North Haven, CT, In-Situ Thermal Remediation Pilot. Prepared by Geo Design Incorporated, Dated 3/17/2011. Scale 1" = 100'. IG-80 Zoning District.

Attorney John Parese of Parrett, Porto, Parese and Colwell presented the application to permit the installation and operation of equipment for an In-Situ Thermal Remediation pilot system and the installation of two ground water equalization tanks. He explained the history of the company and gave an overview of the site. He then discussed the Land Use and Engineering comments. No regulated activities are being proposed at this time. The Commission asked questions and Attorney Parese responded. Mr. Tim Carr of Geo Design answered questions from the Commission and submitted a site plan review; Exhibit A. Mr. Randy White of Golder Associates further described the project and explained the long term remediation plan proposed for this site. The Commission asked questions and Mr. White responded.

Mr. Tim Carr of Geo Design, Inc. discussed security issues and erosion and sedimentation controls proposed for this project. The Commission asked questions and Mr. Carr responded.

Mr. Nugent asked for public comment.

There being no public comment, Mr. Leiserson moved to close the Public Hearing; Mr. Tenedine seconded the motion. All were in favor.

Mr. Tenedine moved to go into deliberations; Mr. Libero seconded the motion. All were in favor.

DELIBERATIONS:

1. #I11-09 Application of Pharmacia & Upjohn Company, LLC, Applicant and Owner, relative to 41 Stiles Lane, (Map 43, Lot 34), seeking Site Plan Referral.

Mr. Leiserson moved to send a positive Site Plan Referral to the Planning & Zoning Commission; Mr. Tenedine seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

Mr. Libero moved to go out of deliberations; Ms. Sletten seconded the motion. All were in favor

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

2. #I11-10 Application of Peter S. Knudsen, Jr., c/o Joan Molloy, Esquire, Applicant, Peter S. Knudsen, Jr., Owner, 1405 Hartford Turnpike, Peter S. Knudsen, Jr. & Judith K. Canonic, Trustees, Owners, 1415 Hartford Turnpike, relative to 1405 and 1415 Hartford Turnpike, (Map 65, Lots 132 & 33), seeking Permit to Conduct Regulated Activity and Subdivision Referral. Plan Entitled: Clamshell Hill Subdivision, #1405 & #1415 Hartford Turnpike, North Haven, Connecticut. Prepared by Juliano Associates, Dated 3/24/11. Scale 1" = 50". R-20 Zoning District.

Mr. Jermine recused himself from this application and Mr. Bumsted sat.

Attorney Joan Molloy and Mr. Christopher Juliano, P.E., of Juliano Associates presented the application to permit the subdivision of two parcels into twelve half acre lots on this twelve acre site. Mr. Juliano further described the site, regulated activities and the storm water management plan proposed for this site. The Commission asked questions and Mr. Juliano responded.

Mr. David Lord, Soil Scientist of Soil Resource Consultants discussed the wetlands report and impact this project will have on the existing wetlands. He then described the wetlands on this site and gave an overview of the approximately 12,300 square feet of new wetlands being proposed. He then submitted six photographs of the site in its current state; Exhibit A. The Commission asked questions and Mr. Lord responded.

Mr. Juliano answered further questions from the Commission regarding drainage and alternative designs. He explained why alternative plans would not be feasible and why the proposed plan represents the most minimal impact to the site. Attorney Molloy and Mr. Juliano answered questions from the Commission regarding regulated activity and wetland encroachment concerns on lots #11 and #12 and what alternatives could be offered. Mr. Fredricksen, Land Use Administrator, questioned the delineation of the wetlands and suggested it be looked at again.

Mr. Nugent asked for public comment.

Public comment:

1. Steve Laich, 55 Allendale Drive, has concerns with drainage and the impact this project will have on the wetlands. He asked who would be responsible when this project fails. He also asked why Mr. Lord referred to this site as being unique.
2. Fran Notaro, 35 Greenhill Road, asked if the Land Trust would take the land near lot #10 if more acreage were added to it.
3. Dave Rosadini, 18 Allendale Drive, has concerns with drainage and asked what direction the water would be flowing to get to the retention basin.
4. Alan Sirot, 58 Allendale Drive, has drainage concerns and stated that he would be in favor of a cul-de-sac.
5. Mark Goldstein, 54 Allendale Drive, has concerns with drainage on Allendale Drive South and feels this project will have a major impact on the environment. He also asked about the maintenance of an existing drainage pipe on his property.
6. Melissa Albert, 1400 Hartford Turnpike, asked if the proposed drive for lot #10 will impact drainage. She asked about lot sizes and if blasting would occur.
7. Karen Peterson, 96 Allendale Drive, has concerns with drainage and blasting. She stated that the existing pond on the site overflows into her back yard. She submitted photographs of her property, Exhibit 1.
8. John Stasko, 24 Russell Road, has drainage and flooding concerns. He submitted photographs of the site, Exhibit, 2.

9. Jeff Wayne, 61 Allendale Drive, feels this project will have a major impact on drainage because this site already accumulates large amounts of water.
10. Arthur Raffile, 36 Russell Road, has concerns with water being directed into an area that is already saturated. He is also concerned with neighbors being flooded and the possibility of blasting.
11. Kathy Viada, 42 Allendale Drive, has drainage concerns.

Attorney Molloy and Mr. Juliano responded to the public comment.

Acting Chairman, Nugent, discussed the idea of continuing the application to next month to enable the applicant to respond to the concerns and questions that have been raised.

DELIBERATIONS:

BREAK: 8:19 – 8:26 PM

2. I11-10 Application of Peter S. Knudsen, Jr., c/o Joan Molloy, Esquire, Applicant, Peter S. Knudsen, Jr., Owner, 1405 Hartford Turnpike, Peter S. Knudsen, Jr. & Judith K. Canonic, Trustees, Owners, 1415 Hartford Turnpike, relative to 1405 and 1415 Hartford Turnpike, (Map 65, Lots 132 & 33), seeking Permit to Conduct Regulated Activity and Subdivision Referral.

Mr. Leiserson moved to continue the Public Hearing to the May 25, 2011 meeting; Mr. Bumsted seconded the motion. The Commission voted as follows:

Nugent – aye Gould – aye Leiserson – aye Tenedine - aye Libero – aye Bumsted - aye

INFORMAL: None

OTHER: None

MINUTES:

March 23, 2011

Mr. Leiserson moved to approve the minutes of the March 23, 2011 meeting; Mr. Tenedine seconded the motion. The Commission voted as follows:

Nugent – aye Gould – aye Leiserson – aye Tenedine - aye Bumsted – aye

ENFORCEMENT ACTIONS: None

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: - Southwest Conservation District Letter Dated March 31, 2011
- Aquatic Pesticide Permit Application, Whitewood Pond Associates
- Southwest Conservation District, Spring 2011 Newsletter

ADJOURN:

Mr. Leiserson moved to adjourn the meeting; Mr. Libero seconded the motion. The meeting was adjourned at 10:47 PM.