

APPROVED 6-22-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES

Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, May 25, 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
Leroy C. Gould, Secretary
William Leiserson
Matthew M. Jermine
Frank H. Bumsted, Alternate, sitting for Matthew M. Jermine
Pamela Sletten, Alternate, sitting for Pat Libero

ABSENT MEMBERS:

Peter Tenedine
Pat Libero
Steven Miller, Alternate

OTHERS:

Alan Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Genevieve Bartolini, Stenographer
Sandi Lion, Clerk

AGENDA:

Mr. Trojanowski, Chairman, called the meeting of the Inland Wetlands Commission to order at 7:10 PM and introduced the Commission and town staff. He then explained the procedure for the Public Hearings. Mr. Trojanowski listened to the tapes of the April 27, 2011 meeting and reviewed the record allowing him to sit on application #I11-10.

PUBLIC HEARINGS:

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

1. #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 and Ms. Sletten recused themselves from this application and Mr. Bumsted sat.

Attorney Joan Molloy and Mr. Christopher Juliano, P.E., of Juliano Associates presented the modified application to permit the subdivision of two parcels into twelve half acre lots on this twelve acre site. In response to the Commission's comments, the layout of the lots has been modified. Also, on Wednesday, May 11, 2011, David Lord, Soil Scientist, Alan Fredricksen, Land Use Administrator and Steve Nugent conducted a site visit to attempt to verify flagging as previously presented. The Commission asked questions and Mr. Juliano, Attorney Molloy and Mr. Lord responded. Mr. Alan Fredricksen and the Town Engineer, Mr. Jonathan Bodwell, also responded to the Commission's questions. Mr. Juliano reviewed alternative plans with the Commission. Mr. Lord reviewed the proposed new wetland creation area and answered questions from the Commission.

Mr. Trojanowski asked for public comment.

Public comment:

1. Jeff Wayne, 61 Allendale Drive, has environmental concerns. He stated that this property was previously farmland and would like an independent study of the soil to determine what contaminants remain.
2. Fran Notaro, 35 Greenhill Road, asked if the pond located near lot #10 could be granted to a property owner.
3. Steve Laich, 55 Allendale Drive, has concerns regarding blasting.
4. Alan Sirot, 58 Allendale Drive, has concerns regarding blasting.

Attorney Molloy and Mr. Juliano responded to the public comment then Attorney Molloy summarized the application and made closing comments.

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

BREAK: 9:30 – 9:41 PM

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

2. #I11-11 Application of Carmine Perri - Bishop, Jackson & Kelly, LLC, Applicant, Yale New Haven Hospital, Owner, relative to 6 Devine Street, (Map 51, Lot 11), seeking Permit To Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Yale New Haven Hospital, North Haven Ambulatory Center, 6 Devine Street, North Haven, CT. Prepared by Redniss & Mead, Inc. Dated 2/24/11. Scale 1" = 40'. O-12 Zoning District.

Attorney Carmine Perri of Bishop, Jackson & Kelly, LLC presented the application for a Permit To Conduct Regulated Activity and Site Plan Referral to permit minor modifications to the Site Plan approved on April 4, 2011. Modifications include; removing 16 parking spaces in the northeast corner of the site, providing additional landscaping and relocating the proposed emergency generator. Attorney Perri then submitted an Impact Report, Exhibit A. Brian McMahon, P.E. of Rediness & Mead, Inc. further explained the modifications to the site. The Commission asked questions and Attorney Perri and Mr. McMahon responded.

Mr. Trojanowski asked for public comment.

Public comment:

1. Mary Lewandowski, 16 Sherwood Drive, spoke in favor of the application.
2. Valentino DiMichele, 12 Sherwood Drive, spoke in favor of the application.

Attorney Perri made closing remarks and then Mr. Trojanowski closed the Public Hearing.

DELIBERATIONS:

1. #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. Bumsted moved to approve the application and send a positive Subdivision Referral to the Planning & Zoning Commission; Mr. Gould seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Gould – aye Leiserson – aye Bumsted – aye

The application was approved with appropriate conditions.

The Inland Wetlands Commission offered the following referral comment to the Planning & Zoning Commission.

1. The “open space” should become part of lot #10 or should at least be owned by one, individual property owner.
2. #I11-11 Application of Carmine Perri - Bishop, Jackson & Kelly, LLC, Applicant, Yale New Haven Hospital, Owner, relative to 6 Devine Street, (Map 51, Lot 11), seeking Permit To Conduct Regulated Activity and Site Plan Referral.

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

Trojanowski – aye Nugent – aye Gould – aye Leiserson – aye Jermine - aye Bumsted – aye Sletten - aye

INFORMAL: None

OTHER:

Discussion of the minimis applications.

MINUTES:

April 27, 2011

Mr. Leiserson moved to approve the minutes of the April 27, 2011 meeting; Mr. Nugent seconded the motion. The Commission voted as follows:

Nugent – aye Gould – aye Leiserson – aye Bumsted – aye

ENFORCEMENT ACTIONS:

Mr. Fredricksen, Land Use Administrator, outlined current wetland violations.

35 Pool Road – encroaching on the wetlands

-Mr. Hausman, Zoning Enforcement Officer, sent a violation letter to Mr. Taft on April 27, 2011.

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: None

ADJOURN:

Mr. Leiserson moved to adjourn the meeting; Mr. Bumsted seconded the motion. The meeting was adjourned at 10:45 PM.