

**APPROVED 1-25-12**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES**  
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, November 30, 2011, at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

**MEMBERS PRESENT:**

Steven J. Nugent, Vice Chairman  
Leroy C. Gould, Secretary  
William Leiserson  
Matthew M. Jermine  
Pat Libero  
Frank H. Bumsted, Alternate  
Pamela Sletten, Alternate  
Steven Miller, Alternate

**ABSENT MEMBERS:**

Mark R. Trojanowski, Chairman  
Peter Tenedine

**OTHERS:**

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

**AGENDA:**

Mr. Nugent, Acting Chairman, called the meeting of the Inland Wetlands Commission to order at 7:03 PM and introduced the Commission and town staff. Then, Mr. Nugent explained the procedure for the Public Hearing and asked if there were any changes to the agenda. Mr. Fredricksen stated that there were none.

**PUBLIC HEARING:**

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

1. #I11-15 Application of Bernard Pellegrino, Applicant, Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, Owners, relative to 19 & 51 Patten Road, (Map 56, Lots 20 and 21), seeking to Amend Wetland Boundary Map. Plan Entitled: Property & Topographic Survey, property of Claudio & Emilio Arduini and Lorenzo & Luciano Coletta. Prepared by Godfrey Hoffman Associates, LLC. Dated 12-21-2010, revised 9/14/11. Scale 1" = 50'. R-40 Zoning District.

Mr. Bumsted sat for Mr. Trojanowski.

Mr. Miller recused himself from this application and Ms. Sletten sat for Mr. Tenedine.

Attorney Bernard Pellegrino, Jr. of the Pellegrino Law Firm presented the application to amend the Town's wetland Boundary map. A permit To Conduct Regulated Activity and a Positive Subdivision Referral was granted by this Commission on October 26, 2011.

Mr. Nugent asked for public comment.

Public comment:

1. Rose Collelo, 77 Patten Road, asked if the wetlands boundary amendment would effect her property. She also asked where the location of the access road is to the site.
2. Alden Mead, 200 Rimmon Road, asked questions regarding the boundary amendment process.
3. Thomas Collelo, 77 Patten Road, has concerns with the wetlands being filled causing possible flooding.
4. Carol Gordon, 11 Patten Road, asked questions regarding blasting and has concerns with wells being impacted.

There being no further questions, the Public Hearing was closed.

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

2. #I11-16 Application of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22), seeking Site Plan Referral. Plan Entitled: Quinnipiac University, North Haven Campus, North Haven, Connecticut – Health Professions Center. Prepared by Nathan L. Jacobson & Associates, Inc. Dated October 24, 2011. Scale 1" = 30'. LO Zoning District.

Attorney Bernard Pellegrino, Jr., of the Pellegrino Law Firm presented the application to permit the construction of two, new entry porticos and associated site work for Quinnipiac's Health Professions Center. Mr. Howard Pfrommer, Civil Engineer, described the site plan and the proposed project. The Commission asked questions and Mr. Pfrommer, Attorney Pellegrino and Mr. Rubbertone of Quinnipiac University responded.

Mr. Nugent asked for public comment.

Public comment:

1. Dianne Prunier, 340 Bassett Road, has concerns with drainage and trees being removed causing a lack of privacy.
2. Ann Clark, 27 Bowling Green Drive, asked how much fill is coming off the site and where on the site is it being taken from?

Mr. Pfrommer responded to the public comment and Attorney Pellegrino gave closing remarks.

There being no further questions, the Public Hearing was closed.

Mr. Gould read the call for the third Public Hearing:

3. #I11-17 Application of Sovran Acquisition, L.P., Owner and Applicant, relative to 30 Stillman Road, (Map 66, Lot 93), seeking Permit to Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Property Located at #30 Stillman Road, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated 8/19/11. Scale 1"= 30'. IL-80 Zoning District.

Mr. Bob Criscuolo of Criscuolo Engineering presented the application to permit the new construction of a 75' x 200', two story self storage building in the relative center of this existing facility. He described the site and the proposed project. The new building is being proposed outside of the wetland buffer but the installation of a new manhole to accommodate rain leader piping constitutes the regulated activity. The Commission asked questions and Mr. Criscuolo and Mr. Richard Pasternak, Project Manager, responded.

Mr. Nugent asked for public comment. There being no public comment, the Public Hearing was closed.

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

4. #I11-18 Application of LN56 Associates, LLC, Owner and Applicant, relative to 39 State Street, (Map 66, Lot 27), seeking Permit to Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Property Located at #39 State Street, North Haven, Connecticut. Prepared by Criscuolo Engineering, LLC. Dated 9/17/11, rev. 10/27/11. Scale 1" = 10'. IL-30 Zoning District.

Mr. Bob Criscuolo of Criscuolo Engineering presented the application to permit the construction of an approximately 625 square feet addition to the south side of this existing structure. The addition is to enlarge the florist use, not the existing non-conforming residence above. He also discussed alternatives with the Commission. Mr. Fredricksen, Land Use Administrator, stated that a front yard variance was granted at the November 17, 2011 Zoning Board of Appeals meeting. The Commission asked questions and Mr. Criscuolo responded.

Mr. Nugent asked for public comment. There being no public comment, the Public Hearing was closed.

**INFORMAL:** None

**OTHER:**

41 Stiles Lane – Proposed Modification

Mr. Nick Andreopoulos of Pfizer and Mr. Ulrich Lafose of Geo Design presented the site plan modification to relocate two equalization tanks.

Mr. Bumsted moved to approve the site plan modification for 41 Stiles Lane; Mr. Leiserson seconded the motion. The Commission voted as follows:

Nugent – aye Gould – aye Leiserson – aye Jermine - aye Libero –aye Bumsted – aye Miller – aye

**DELIBERATIONS:**

1. #I11-15 Application of Bernard Pellegrino, Applicant, Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, Owners, relative to 19 & 51 Patten Road, (Map 56, Lots 20 and 21), seeking to Amend Wetland Boundary Map.

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

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

The application was approved.

2. #I11-16 Application of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22), seeking Site Plan Referral.

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

Nugent – aye Gould – aye Leiserson – aye Jermine - aye Libero –aye Bumsted –aye Miller – aye

In approving the application the Inland Wetlands Commission offered the following referral comments to the Planning & Zoning Commission.

1. All proposed plantings should be non-invasive species.
2. It is recommended that retention of the first one inch of increased run-off be provided.

3. #I11-17 Application of Sovran Acquisition, L.P., Owner and Applicant, relative to 30 Stillman Road, (Map 66, Lot 93), seeking Permit to Conduct Regulated Activity and Site Plan Referral.

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

Nugent – aye Gould – aye Leiserson – aye Jermine - aye Libero –aye Bumsted – aye Miller –aye

The application was approved.

4. #I11-18 Application of LN56 Associates, LLC, Owner and Applicant, relative to 39 State Street, (Map 66, Lot 27), seeking Permit to Conduct Regulated Activity and Site Plan Referral.

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

Nugent – aye Gould – aye Leiserson – aye Jermine - aye Libero –aye Bumsted – aye Miller – aye

**MINUTES:**

October 26, 2011

Mr. Leiserson moved to approve the minutes, with the amended referral comment for application #I11-13, 19 & 51 Patten Road, of the October 26, 2011 meeting; Mr. Nugent seconded the motion. The Commission voted as follows:

Nugent – aye Leiserson – aye Jermine - aye Libero –aye Miller –aye Sletten – aye

**ENFORCEMENT ACTIONS:** None

**EXTENSIONS:** None

**PERMITTED USES AS OF RIGHT:** None

**BOND RELEASES & REDUCTIONS:** None

**CORRESPONDENCE:** None

Mr. Bumsted moved to cancel the December 28, 2011 meeting due to no applications being received for the December meeting; Mr. Leiserson seconded the motion. All were in favor.

**ADJOURN:**

Mr. Bumsted moved to adjourn the meeting; Mr. Gould seconded the motion. The meeting was adjourned at 9:20 PM.