

APPROVED 4-25-12
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES

Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, March 28, 2012, at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Peter Tenedine, Vice Chairman
Steven J. Nugent, Secretary
Matthew M. Jermine
Pat Libero
Stephen F. Darley
Frank H. Bumsted, Alternate
Pamela Sletten, Alternate, sitting for Mark Trojanowski
Steven Miller, Alternate, sitting for Cheryl A. Juniewicz

ABSENT MEMBERS:

Mark R. Trojanowski, Chairman
Cheryl A. Juniewicz

OTHERS:

Alan Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Jeff Donofrio, Town Attorney
Genevieve Bertolini, Stenographer
Angela Izzo, Clerk

AGENDA:

Mr. Tenedine, Acting Chairman, called the meeting of the Inland Wetlands Commission to order at 7:01 PM and introduced the Commission and town staff. He explained the procedure for the Public Hearing and asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that application #I12-02, 2 Dwight Street, is postponed to the May 7, 2012 meeting.

EXECUTIVE SESSION:

1. Consider and vote upon authorizing the Town Attorney to execute, on behalf of the Commission, a Motion to Approve Settlement in the matter known as East Brown Associates, et al. v. Town of North Haven.

Mr. Tenedine suggested that the Commission enter into Executive Session to further discuss this matter.

Mr. Darley moved to go into Executive Session at 7:10 PM; Ms. Sletten seconded the motion. The Commission invited Attorney Jeff Donorio, Town Attorney, Mr. Alan Fredricksen, Land Use Administrator and Mr. Jonathan Bodwell, Town Engineer, into Executive Session. The motion was unanimously approved.

Mr. Darley moved to go out of Executive Session at 7:40 PM; Ms. Sletten seconded the motion. The Commission voted as follows:

Tenedine – aye Nugent – aye Jermine - aye Libero –aye Darley – aye Miller – aye Sletten – aye

Mr. Darley moved to approve the settlement in the matter known as East Brown Associates, et al. v. Town of North Haven and authorize Town Counsel to execute the motion to approve settlement, on behalf of the Commission; Ms. Sletten seconded the motion. The Commission voted as follows:

Tenedine – aye Nugent – aye Jermine - aye Libero –aye Darley – aye Miller – aye Sletten – aye

PUBLIC HEARING:

1. #I12-02 Application of Frank Ferrucci – FRD Associates, LLC, Applicant, 2 Dwight Street Associates, LLC, Owner, relative to 2 Dwight Street, (Map 100, Lot 2), seeking Subdivision Referral. Plan Entitled: Resubdivision Plan, 2 Dwight Street, North Haven, Connecticut. Prepared by John Paul Garcia & Associates, Dated 2/20/12. Scale 1" = 40'. IL-80 Zoning District.

This application is postponed to the April 25, 2012 meeting.

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

2. #I12-03 Application of LADA, P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, relative to 8 Devine Street (Map 51, Lot 6) and Crossroads Medical Associates, LLC, Owner, 158 State Street, (Map 51, Lot 7), seeking Permit To Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Medical Office Building, Lot 6: 8 Devine Street, Lot 7: 158 State Street, North Haven, CT 06473. Prepared by LADA, P.C., Dated 1/27/11, rev. 2/27/12. 0-12/CB-40 Zoning Districts.

Mr. Doyle presented the application. This application is intended to amend an approval issued by the Inland Wetlands Commission at the Public Hearing on March 23, 2011. Building #3 is proposed to move 11' south and 6' east of the approved location. As part of the amended proposal, the applicant is requesting approval to remove, by hand, invasive species and dead trees from approximately 2.1 acres of wetland and upland review area located to the west of Building #1 and #3.

Mr. Tenedine asked the applicant to explain the application and Mr. Nugent asked if the size of the building would remain the same. Mr. Doyle said yes. Ms. Sletten shared with the applicant information regarding products used for painting tree stubs.

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

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

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

3. #I12-04 Application of Patten Place, LLC, Applicant, Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, Owners, relative to 19 & 51 Patten Road, (Map 56, Lots 20 & 21), seeking Permit To Conduct Regulated Activity and Subdivision Referral. Plan Entitled: Record Subdivision Map, Roma Estates, 19 & 51 Patten Road, North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated 12-21-10, rev. 03/09/12. Scale 1" = 50'. R-40 Zoning District.

Mr. Pellegrino, Attorney, and Mr. Chris Gagnon, P.E., presented the application. All of the record from the previous, similar application, #I11-13, is incorporated into the record for this application.

Mr. Tenedine asked for public comment.

Public comment:

1. Carol Gordon, 11 Patten Road, inquired about the location of the hill.

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

INFORMAL: None

OTHER:

-Eagle Scout Project – Jesse Morrow

Mr. Fredricksen presented the project in Jesse Morrow's absence.

Mr. Darley moved to approve this project; Mr. Jermine seconded the motion. The Commission voted as follows:

Tenedine – aye Nugent – aye Jermine - aye Libero –aye Darley – aye Miller – aye Sletten – aye

-Open Space Committee Representative

Mr. Darley made a motion to nominate Mr. Nugent to be appointed to the Open Space Committee as the Inland Wetlands Representative; Mr. Jermine seconded the motion. The Commission voted as follows:

Tenedine – aye Nugent – aye Jermine - aye Libero –aye Darley – aye Miller – aye Sletten – aye

-Code of Ethics

Chairman Trojanowski is intending to address this matter at the next meeting.

DELIBERATIONS:

2. #I12-03 Application of LADA, P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, relative to 8 Devine Street (Map 51, Lot 6) and Crossroads Medical Associates, LLC, Owner, 158 State Street.

Mr. Darley moved to approve the Permit to Condcut Regulated Activity and to send a positive Site Plan Referral to the Planning & Zoning Commission; Mr. Libero seconded the motion. The Commission voted as follows:

Tenedine – aye Nugent – aye Jermine - aye Libero –aye Darley – aye Miller – aye Sletten - aye

The application was approved with conditions.

3. #I12-04 Application of Patten Place, LLC, Applicant, Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, Owners, relative to 19 & 51 Patten Road.

Mr. Darley moved to approve the Permit to Conduct Regulated Activity and to send a positive Subdivision Referral to the Planning & Zoning Commission; Ms. Sletten seconded the motion. The Commission voted as follows:

Tenedine – aye Nugent – aye Jermine - aye Libero –aye Darley – aye Bumsted - aye Sletten – aye

The application was approved with conditions.

MINUTES:

January 25, 2012

Mr. Darley moved to approve the minutes of the January 25, 2012 meeting; Mr. Libero seconded the motion. The Commission voted as follows:

Tenedine – aye Nugent – aye Jermine - aye Libero –aye Darley – aye Miller – aye Sletten - aye

ENFORCEMENT ACTIONS: None

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: - DEEP Letter dated January 27, 2012

- Clearscapes, Winter 2012
- The Habitat – Winter 2011
- Southern Conservation District – Spring 2012
- 2012 Inland Wetland Commissioner’s Training Program

ADJOURN:

Mr. Bumsted moved to adjourn the meeting; Mr. Darley seconded the motion. The meeting was adjourned at 8:27 PM.