

**APPROVED 7-25-12**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES**

**Inland Wetlands Commission**

Minutes of the Inland Wetlands Commission meeting held on Wednesday, June 27, 2012, 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  
Peter Tenedine, Vice Chairman  
Steven J. Nugent, Secretary  
Matthew M. Jermine  
Pat Libero  
Frank H. Bumsted, Alternate, sitting for Cheryl A. Juniewicz  
Pamela Sletten, Alternate  
Steven Miller, Alternate, sitting for Stephen F. Darley

**ABSENT MEMBERS:**

Stephen F. Darley  
Cheryl A. Juniewicz

**OTHERS:**

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

**AGENDA:**

Mr. Trojanowski, Chairman, opened the meeting at 7:07 PM and introduced the Commission and town staff. Then he explained the procedure for the Public Hearings.

The Commission elected to hear the item under "Other" first.

**OTHER:**

High School Project – Building a foot bridge over Overbrook Stream

Mr. Dave Fazzuoli and Mr. Chris Flanagan of North Haven High School stated that they are requesting approval to construct a bridge over Overbrook Stream. The Commission asked questions and Mr. Fazzuoli and Mr. Flanagan responded.

Mr. Trojanowski asked for public comment.

Public comment:

1. Sharman Tait, 19 Legrand Road, spoke in favor of the proposed foot bridge.

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

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

### **PUBLIC HEARINGS:**

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

1. #I12-06 Application of Frank Ferrucci – FRD Associates, LLC, Applicant, 2 Dwight Street Associates, LLC, Owner, relative to 2 Dwight Street, (Map 100, Lot 2), seeking Permit to Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Site Development Plan, Parcel 1 and 2, 2 Dwight Street, North Haven, Connecticut. Prepared by John Paul Garcia & Associates, Dated 5/15/12, rev. 5/24/12. Scale 1" = 40'. IL-80 Zoning District.

Mr. John Paul Garcia, P.E. of John Paul Garcia & Associates presented the application to permit the construction of a new 57,436 square feet, single story, industrial building on Parcel 2 of this site, and the construction of a 9,000 square feet, single story addition to the north side of the existing building on Parcel 1. A positive Subdivision Referral of a 13.8 acre property into two lots of 9.183 acres and 4.617 acres was approved by this Commission on April 25, 2012. Mr. Garcia reviewed Town staff comments and answered questions from the Commission. Then, Mr. David Lord, Soil Scientist, reviewed his wetland soil report and answered questions from the Commission.

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

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

2. #I12-07 Application of East Brown Associates, Owner and Applicant, relative to 301 Kings Highway, (Map 98, Lot 2), seeking Permit to Conduct Regulated Activity and Subdivision Referral. Plan Entitled: Anderson Sunnyside Farm – Section II, Kings Highway, North Haven, CT. Prepared by Conklin & Soroka, Inc., Dated September 2011, rev. 2-10-12. Scale 1" = 50'. R-40 Zoning District.

Mr. Nugent and Mr. Jermine recused themselves from this application and Ms. Sletten sat.

Attorney Stephen Murphy, representing the owner, presented the application for a Permit to Conduct Regulated Activity and a Subdivision Referral for 15 lots, including lot #15 which includes the existing house on the property. A new street with a cul-de-sac is being proposed extending west from Kings Highway. Also, Canterbury Way is proposed to be extended from its existing cul-de-sac north approximately 300 feet and then west approximately 600 feet. Ten lots would have access from this new portion of the road.

Mr. David Lord, Soil Scientist, described the site plan, storm water management system, soil types, and invasive species on this site. The Commission asked questions and Mr. Lord responded. Then he submitted photographs of the site, Exhibits A through E, a Site Investigation Report dated June 27, 2012, Exhibit F, and a Natural Diversity Data Base Map, Exhibit G. The Commission asked further questions and Mr. Lord and Attorney Murphy responded.

Mr. Trojanowski asked for public comment.

Public comment:

1. Donna Levine, 23 Legrand Road, her property abuts lot #4 of the proposed development and she has concerns with drainage and her well and septic system being impacted by increased water runoff.
2. Stan Friedman, 24 Legrand Road, has drainage concerns.
3. Robert Tait, 19 Legrand Road, has drainage concerns. He also has concerns with septic systems and wells being impacted. He asked who will make sure the developer follows the proposed plan.
4. Sid Levine, 23 Legrand Road, has drainage concerns and wants to make sure the Commission takes into consideration the adverse affects this project could have on the neighborhood.
5. Jeff Smalley, 27 Legrand Road, feels there is only a small area of dense vegetation; therefore, he has drainage concerns and asked about the timeframe for the installation of the new road.
6. William Bidwell, 267 Kings Highway, asked for clarification regarding the process of developing additional lots in the future. He also asked who would be responsible for maintaining the detention basins.
7. Daena Murphy, 1 Legrand Road, has concerns with drainage.
8. Tatana Krc, 11 Legrand Road, has concerns with drainage and wells being impacted.
9. Claire Ayoub, 15 Legrand Road, has drainage concerns.
10. Sharman Tait, 19 Legrand Road, has drainage concerns. She asked that the Commission read the Quinnipiack Valley Health District report. She also asked about the vegetative buffer and who would be responsible for maintaining the detention basins. She stated that the Land Trust might be interested in this property.
11. Henry Powell, 321 Kings Highway, has drainage concerns.

Mr. Lord addressed the public comment and further questions from the Commission and Attorney Murphy made closing remarks.

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

**BREAK:** 10:07 – 10:17 PM

**INFORMAL:** None

**DELIBERATIONS:**

1. #I12-06 Application of Frank Ferrucci – FRD Associates, LLC, Applicant, 2 Dwight Street Associates, LLC, Owner, relative to 2 Dwight Street, (Map 100, Lot 2), seeking Permit to Conduct Regulated Activity and Site Plan Referral.

Mr. Nugent moved to approve a Permit to Conduct 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:

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

The application was approved with conditions.

The Commission stated the following:

1. Move the fence to the southerly line of the 25' easement.
2. The curb must be back pitched away from the wetlands.
3. No recycled materials are to be used.

2. #I12-07 Application of East Brown Associates, Owner and Applicant, relative to 301 Kings Highway, (Map 98, Lot 2), seeking Permit to Conduct Regulated Activity and Subdivision Referral.

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

Trojanowski – aye Tenedine – aye Libero – aye Bumsted – abstained Sletten – aye Miller – aye

The application was approved with conditions.

**MINUTES:**

April 25, 2012

Mr. Tenedine moved to approve the minutes of the April 25, 2012 meeting; Ms. Sletten seconded the motion. The Commission voted as follows:

Trojanowski – aye Tenedine – aye Nugent – aye Bumsted – aye Sletten – aye

**ENFORCEMENT ACTIONS:** None

**EXTENSIONS:** None

**PERMITTED USES AS OF RIGHT:** None

**BOND RELEASES & REDUCTIONS:**

1. #I06-04, 1924 Hartford Turnpike

Mr. Tenedine moved to release the entire bond for 1924 Hartford Turnpike in the amount of \$2,500.00; Mr. Bumsted seconded the motion. The Commission voted as follows:

Trojanowski – aye Tenedine – aye Nugent – aye Jermine – aye Libero – aye Bumsted – aye Miller – aye

**CORRESPONDENCE:** - Quinnipiac University, Monitoring Report dated March 14, 2012  
- DEEP, Application for the Use of Pesticides, Harten's Pond  
- DEEP, Application for Rodeo/copper sulfate, Whitewood Pond

**ADJOURN:**

Mr. Tenedine moved to adjourn the meeting; Mr. Bumsted seconded the motion. The meeting was adjourned at 10:56 PM.