

**APPROVED 4-24-13**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES**

**Inland Wetlands Commission**

Minutes of the Inland Wetlands Commission meeting held on Wednesday, March 20, 2013, 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  
Cheryl A. Juniewicz  
Frank H. Bumsted, Alternate  
Pamela Sletten, Alternate, sitting  
Steven Miller, Alternate, sitting

**ABSENT MEMBERS:**

Pat Libero  
Stephen F. Darley

**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 p.m. and introduced the Commission and town staff. Then he explained the procedure for the Public Hearings and asked Mr. Fredricksen, Land Use Administrator, if there were any other items to come before the Commission. Mr. Fredricksen stated that there were none.

**PUBLIC HEARINGS:**

The Commission elected to hear applications #I13-03 and #I13-04 together.

Mr. Nugent read the call for the first and second Public Hearings.

1. #I13-03 Application of Anthony and Lynne Rescigno, Owners and Applicants, relative to 9 Beach Lane, (Map 18, Lot 16), seeking to Amend Wetland Boundary Map. Plan Entitled: Topographic/Boundary Map, 9 Beach Lane, North Haven, Connecticut. Prepared by Martinez Couch & Associates, LLC. Dated 1-3-13. Scale 1" = 20'. R-40 Zoning District.

2. #I13-04 Application of Anthony and Lynne Rescigno, Owners and Applicants, relative to 9 Beach Lane, (Map 18, Lot 16), seeking a Permit To Conduct Regulated Activity. Plan Entitled: Site Plan, 9 Beach Lane, North Haven, Connecticut, Prepared by Martinez Couch & Associates, LLC. Dated 1/25/13. Scale 1" = 20'. R-40 Zoning District.

Mr. Couch of Martinez Couch & Associates, LLC and Mr. David Lord, Soil Scientist, presented the application to amend the Wetland Boundary for this property, in accordance with the site specific data outlined in the attached soil scientist's report. The Commission asked questions and Mr. Couch and Mr. Lord responded.

Mr. Trojanowski asked for public comment for application #I13-03. There was no public comment.

Mr. Couch then presented the application to permit the construction of a three bedroom house on this existing building lot. He described the proposed planting, utility, grading and drainage plans. He also discussed an alternative plan that locates the house further away from the wetlands. The Commission asked questions and Mr. Couch responded. Then, Mr. Lord reviewed the Soil Scientist Report and responded to further questions from the Commission.

Mr. Trojanowski asked for public comment on application #I13-04. There being no public comment, the Public Hearings were closed.

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

3. #I13-05 Application of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road (Map 91, Lot 22) and 328 Bassett Road, (Map 91, Lot 19), seeking Site Plan Referral. Plan Entitled: Map Depicting Merger of 370 Bassett Road and 328 Bassett Road, Land of Quinnipiac University, Bradley Street & Bassett Road, North Haven, Connecticut. Prepared by Land Survey & Technical Services, Inc. Dated Feb. 2007, rev. 2/13. Scale 1" = 100'. LO Zoning District.

Attorney Bernard Pellegrino, Jr. presented the application to permit a Change of Use/Site Plan Approval to permit the occupancy of Building 3 by Quinnipiac University for a Law School. A new entry portico and associated site work are proposed on the north side of this existing building. The two (2) parcels, 370 Bassett Road and 328 Bassett Road have now been merged back into one parcel, negating the subdivision of 1998. Mr. Howard Pfrommer, Engineer, described the proposed site work. The Commission asked a few more questions and Mr. Pfrommer responded.

Mr. Trojanowski asked for public comment.

Public comment:

1. Fred Ryan, 19 Corey Road, asked questions regarding drainage.

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

4. #I13-06 Application of WE 69 Dodge Avenue, LLC, Applicant, Industrial Trucks, Incorporated, Owner, relative to 69 Dodge Avenue, (Map 100, Lot 6), seeing Permit To Conduct Regulated Activity and Site Plan Referral. Plan Entitled: WE 69 Dodge Avenue, LLC, 69 Dodge Avenue, North Haven, Conn. Parking Site Plan. Prepared by Meehan & Goodin. Dated 2-26-2013. Scale 1" = 30'. IL-80 Zoning District.

Mr. Russell Johnston of Meehan and Goodin presented the application for a Permit to Conduct Regulated Activity to permit a relatively small expansion to this existing parking lot as well as certain drainage improvements to accommodate a new tenant for the property. The outdoor storage of motor vehicles is an essential component of this use. The removal of invasive species and miscellaneous debris are the only activities proposed in the inland wetland areas.

One of the regulated activities proposed is the construction of a 5' wide concrete sidewalk along a portion of the northerly property line. A waiver of this requirement has been requested of the Planning and Zoning Commission. The Commission asked questions and Mr. Johnston responded. Then, Mr. Martin Brogie, Soil Scientist, described the wetlands on the site. The Commission asked a few more questions and Mr. Brogie and Mr. Johnston responded.

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

**BREAK:** 9:14 – 9:22 PM

**INFORMAL:** None

**DELIBERATIONS:**

**PUBLIC HEARINGS:**

1. #I13-03 Application of Anthony and Lynne Rescigno, Owners and Applicants, relative to 9 Beach Lane, (Map 18, Lot 16), seeking to Amend Wetland Boundary Map.

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

Trojanowski – aye Tenedine – aye Nugent – aye Jermine – aye Juniewicz – aye Sletten – aye Miller – aye

The application was approved with appropriate conditions.

2. #I13-04 Application of Anthony and Lynne Rescigno, Owners and Applicants, relative to 9 Beach Lane, (Map 18, Lot 16), seeking a Permit To Conduct Regulated Activity.

Mr. Tenedine moved to approve a Permit to Conduct Regulated Activity; Mr. Jermine seconded the motion. The Commission voted as follows:

Trojanowski – aye Tenedine – aye Nugent – aye Jermine – aye Juniewicz – aye Sletten – aye Miller – aye

The application was approved with appropriate conditions.

3. #I13-05 Application of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road (Map 91, Lot 22) and 328 Bassett Road, (Map 91, Lot 19), seeking Site Plan Referral.

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

Trojanowski – aye Tenedine – aye Nugent – aye Jermine – aye Juniewicz – aye Sletten – aye Miller - aye

The application was approved with appropriate conditions.

4. #I13-06 Application of WE 69 Dodge Avenue, LLC, Applicant, Industrial Trucks, Incorporated, Owner, relative to 69 Dodge Avenue, (Map 100, Lot 6), seeing Permit To Conduct Regulated Activity and Site Plan Referral.

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

Trojanowski – aye Tenedine – aye Nugent – aye Jermine – aye Juniewicz – aye Sletten – aye Miller - aye

The application was approved with appropriate conditions.

## **MINUTES:**

February 27, 2013

Ms. Sletten moved to approve the minutes of the February 27, 2013 meeting; Mr. Jermine seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Jermine – aye Bumsted – aye Sletten – aye

**ENFORCEMENT ACTIONS:** None

**EXTENSIONS:**

#I11-05, 480 Valley Service Road

This application expired on March 19, 2013.

**PERMITTED USES AS OF RIGHT:** None

**BOND RELEASES & REDUCTIONS:** None

**CORRESPONDENCE:** - CFL News – March 2013

**ADJOURN:**

Mr. Tenedine moved to adjourn the meeting; Ms. Sletten seconded the motion. The meeting was adjourned at 9:49 PM.