

**APPROVED 2-26-14**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES**

**Inland Wetlands Commission**

Minutes of the Inland Wetlands Commission meeting held on Wednesday, January 22, 2014 at the Mildred A. Wakeley Community & 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  
Cheryl A. Juniewicz  
Joseph L. Tenedine, not sitting  
Frank H. Bumsted, Alternate  
Steven Miller, Alternate  
Pamela Sletten, Alternate

**ABSENT MEMBERS:**

Pat Libero

**OTHERS:**

Alan Fredricksen, Land Use Administrator  
Michael J. Freda, First Selectman  
Jonathan Bodwell, Town Engineer  
Jennifer Coppola, Town Counsel  
Genevieve Bertolini, Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Trojanowski called the meeting of the Inland Wetlands Commission to order at 7:04 PM and introduced Mr. Michael J. Freda, First Selectman, for the purpose of nominating a Chairman, Vice Chairman and Secretary at this meeting. Mr. Freda asked for a nomination for the office of Chairman, Mr. Peter Tenedine nominated Mr. Trojanowski. Mr. Bumsted seconded the nomination; all were in favor. For the office of Vice Chairman, Mr. Nugent nominated Mr. Peter Tenedine. Mr. Bumsted seconded the nomination; all were in favor. Then, for the office of Secretary, Mr. Bumsted nominated Mr. Nugent. Ms. Juniewicz seconded the nomination; all were in favor. Mr. Freda then congratulated and thanked the Commission.

Then, Mr. Trojanowski, Chairman, introduced the Commission and town staff. He explained the procedure for the Public Hearings and asked Mr. Fredricksen, Land Use Administrator, if there were any changes to the agenda. Mr. Fredricksen stated that there were none.

## **PUBLIC HEARINGS:**

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

1. #I13-18 Application of V&T Realty, LLC, Applicant & Owner, relative to 77 Sackett Point Road, (Map 37, Lot 121) seeking Permit To Conduct Regulated Activity. Plan Entitled: Portion of Property Located at 77 Sackett Point Road, North Haven, CT, Prepared by Criscuolo Engineering LLC. Dated 5-21-03. Scale 1"= 40'. IL-80 Zoning District.

Mr. Jim Pretti of Criscuolo Engineering presented the application for a Permit to Conduct Regulated Activity to permit the restoration of an approximate 14,000 square foot area previously filled and graded by the property owner. This application was made in response to a Cease & Desist Order issued in 2009. The Commission asked questions and Mr. Pretti responded.

Mr. David Lord, Soil Scientist of Soil Resource Consultants described the restoration area and discussed the planting plan with the Commission. The Commission asked questions and Mr. Lord and Mr. Andreucci, owner, responded.

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. #I13-19 Application of Merola Motors, Inc, Applicant & Owner, relative to 93 State Street, (Map 59, Lot 40) seeking Site Plan Referral. Plan Entitled: General Location Survey, Site Plan Showing Merola Motors, 93 State Street, North Haven, Connecticut. Prepared by Anthony Mello Jr., L.S. Dated 11/26/13. Scale 1"= 40'. IL-30 Zoning District.

Mr. David Lord of Soil Resource Consultants presented the application to permit an approximately 1,100 square foot addition to this existing motor vehicle repair facility. He described the wetland area and the existing conditions of the site. The Commission asked questions and Mr. Lord and Sean Mulligan, applicant and owner, responded. An aerial photograph of the property was submitted as Exhibit A.

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

**INFORMAL:** None

**OTHER:**

De Minimis Regulation

Mr. Alan Fredricksen discussed the De Minimis Regulation with the Commission.

**DELIBERATIONS:**

**PUBLIC HEARINGS:**

1. #I13-18 Application of V&T Realty, LLC, Applicant & Owner, relative to 77 Sackett Point Road, (Map 37, Lot 121) seeking Permit To Conduct Regulated Activity.

Mr. Peter Tenedine moved to approve the Regulated Activity; Mr. Bumsted seconded the motion. The Commission voted as follows:

Trojanowski – aye P. Tenedine – aye Nugent – aye Juniewicz – aye Bumsted – aye Miller – aye Sletten – aye

The application was approved with appropriate conditions.

2. #I13-19 Application of Merola Motors, Inc, Applicant & Owner, relative to 93 State Street, (Map 59, Lot 40) seeking Site Plan Referral.

Mr. Peter Tenedine 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 P. Tenedine – aye Nugent – aye Juniewicz – aye Bumsted – aye Miller – aye Sletten – aye

The application was approved with appropriate conditions.

The Commission offered the following referral comments to the Planning & Zoning Commission:

1. It is recommended that the boat being stored on the southerly portion of the property be removed from the upland review area.
2. It is recommended that the parking and outdoor storage areas remain pervious/unpaved.

**ENFORCEMENT ACTIONS:** None

**EXTENSIONS:** None

**PERMITTED USES AS OF RIGHT:** None

**BOND RELEASES & REDUCTIONS:** None

**CORRESPONDENCE:** - Connecticut Department of Energy and Environmental Protection Letter

Mr. Jonathan Bodwell discussed the correspondence with the Commission.

## **MINUTES:**

November 20, 2013

Mr. Peter Tenedine moved to approve the minutes of the November 20, 2013 meeting; Ms. Sletten seconded the motion. The Commission voted as follows:

Trojanowski – aye P. Tenedine – aye Nugent – aye Juniewicz – aye Bumsted – aye Miller – aye Sletten - aye

## **EXECUTIVE SESSION:**

1. Discuss the status of the pending litigation and proposed settlement in Robert P. Neubig v. Inland Wetlands & Watercourses Commission of Town of North Haven, and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of pending litigation and proposed settlement in Robert P. Neubig v. Inland Wetlands & Watercourses Commission of Town of North Haven.

Jennifer Coppola, Town Counsel, suggested that the Commission enter into Executive Session to further discuss the above pending litigation.

Mr. Bumsted moved to enter into Executive Session at 8:13 PM; Ms. Juniewicz seconded the motion. The Commission invited Jennifer Coppola, Town Counsel, Mr. Alan Fredricksen, Land Use Administrator and Mr. Jonathan Bodwell, Town Engineer, into Executive Session. The motion was unanimously approved.

Mr. Bumsted moved to go out of Executive Session at 9:11 PM; Mr. Peter Tenedine seconded the motion. The motion was unanimously approved.

## **ADJOURN:**

Mr. Bumsted moved to adjourn the meeting; Ms. Sletten seconded the motion. The meeting was adjourned at 9:12 PM.