

APPROVED 5-28-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, April 23, 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
Anna Garsten
Frank H. Bumsted, Alternate
Steven Miller, Alternate, sitting for Pat Libero

ABSENT MEMBERS:

Pat Libero
Pamela Sletten, Alternate

OTHERS:

Alan Fredricksen, Land Use Administrator
Genevieve Bertolini, Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Trojanowski called the meeting of the Inland Wetlands Commission to order at 7:07 PM and 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. #114-03 Application of Joseph Ciarleglio, Applicant, Joseph & Flora Ciarleglio, Owners, relative to 107 Kings Highway, (Map 83, Lot 5) seeking a Permit To Conduct Regulated Activity. Plan Entitled: Improvement Location Survey, Proposed Pool, Land of Joseph Ciarleglio, #107 Kings Highway, North Haven, CT. Prepared by Juliano Associates. Dated 02/27/14. Scale 1"= 20'. R-40 Zoning District.

Mr. David Lord, Soil Scientist of Soil Resource Consultants in Meriden, CT presented the application to permit the construction of a swimming pool and a pool house in the wetlands area and the wetlands buffer. The proposed pool house is intended to be constructed on piers, above the ground surface. Mr. Lord then described the wetlands, drainage system and proposed plantings. Then he submitted an Improvement Location Survey dated 2/27/14, Exhibit A and a Response to Town Staff Comments packet dated April 23, 2014, Exhibit B. Mr. Trojanowski feels the regulated activity is excessive and will have a major impact on the wetlands. The Commission asked questions and Mr. Lord responded. Mr. Joe Ciarleglio, applicant and owner, further discussed why alternative locations for the pool and the pool house would not be suitable. The Commission asked further questions and Mr. Ciarleglio and Mr. Lord responded.

The applicant asked to continue the application to the May 28, 2014 meeting in order to obtain further information requested by the Commission.

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

2. #I14-04 Application of Cinemark, Applicant, EPT Nineteen, Inc., Owner, relative to 550 Universal Drive North, (Map 21, Lot 2) seeking to Amend Wetland Boundary Map. Plan Entitled: ALTA/ACSM Land Title Survey. Prepared by BL Companies. Dated 2/11/2014. Scale 1"= 60'. IL- 80 Zoning District.
3. #I14-05 Application of Cinemark, Applicant, EPT Nineteen, Inc., Owner, relative to 550 Universal Drive, (Map 21, Lot 2) seeking a Permit To Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Land Development Application, Cinemark USA, 550 Universal Drive North, Map 21, Lot 2, North Haven, Connecticut. Prepared by BL Companies. Dated March 27, 2014. Scale 1"=50'. IL-80 Zoning District.

Mr. John Schmitz and Mr. Chris Gagnon of BL Companies presented the application to amend the Wetland Boundary at 550 Universal Drive North, the Cinemark property. Ms. Rayna Huebner, Soil Scientist of BL Companies described the wetlands on the site. The Commission asked questions and Mr. Schmitz and Ms. Huebner responded.

Mr. Schmitz then presented the application for a Permit to Conduct Regulated Activity and a Site Plan Referral to permit site work involving the addition of two storm water quality enhancement basins and the reconfiguration of the parking areas necessary for the demolition and reconstruction of this existing multiplex theatre facility. No additional buildings are proposed at this time. The existing fencing at the edge of the parking area on the west side of the site will be extended along the northern end and wetland buffer markers placed at intervals along the fencing. He discussed the stormwater design and answered further questions from the Commission. Then Mr. Gagnon of BL Companies explained the phasing of the project.

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

INFORMAL: None

OTHER:

-De Minimis Regulation

The Commission requested to discuss this item next month.

-Town of Wallingford – Water Diversion General Permit

Mr. Bodwell explained the Water Diversion project being conducted in the Town of Wallingford.

DELIBERATIONS:

PUBLIC HEARINGS:

2. #I14-04 Application of Cinemark, Applicant, EPT Nineteen, Inc., Owner, relative to 550 Universal Drive North, (Map 21, Lot 2) seeking to Amend Wetland Boundary Map.

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

Trojanowski – aye P. Tenedine – aye Nugent – aye Juniewicz – aye J. Tenedine – aye Garsten – aye Miller - aye

The application was approved with appropriate conditions.

3. #I14-05 Application of Cinemark, Applicant, EPT Nineteen, Inc., Owner, relative to 550 Universal Drive, (Map 21, Lot 2) seeking a Permit To Conduct Regulated Activity and Site Plan Referral.

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

Trojanowski – aye P. Tenedine – aye Nugent – aye Juniewicz – aye J. Tenedine – aye Garsten – aye Miller – aye

The application was approved with appropriate conditions.

ENFORCEMENT ACTIONS: None

EXTENSIONS:

#I13-04, 9 Beach Lane

Mr. Tenedine moved to approved two (2) six (6) month extensions for application #I13-04, 9 Beach Lane; Mr. Miller seconded the motion. The Commission voted as follows:

Trojanowski – aye P. Tenedine – aye Nugent – aye Juniewicz – aye J. Tenedine – aye
Garsten – aye Miller – aye

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: - Cease & Desist Orders (1)

MINUTES:

February 26, 2014

Mr. J. Tenedine moved to approve the minutes of the February 26, 2014 meeting; Ms. Garsten seconded the motion. The Commission voted as follows:

Trojanowski – aye P. Tenedine – aye Nugent – aye J. Tenedine – aye Garsten – aye
Bumsted – aye

ADJOURN:

Mr. J. Tenedine moved to adjourn the meeting; Ms. Juniewicz seconded the motion. The meeting was adjourned at 9:27 PM.