

APPROVED 6-25-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, May 28, 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
Pat Libero
Joseph L. Tenedine
Anna Garsten
Frank H. Bumsted, Alternate, sitting for Steven J. Nugent
Pamela Sletten, Alternate, sitting for Cheryl A. Juniewicz
Steven Miller, Alternate

ABSENT MEMBERS:

Cheryl A. Juniewicz

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.

Mr. Trojanowski asked the Commission if the item under "Other" could be heard first. All were in favor.

OTHER:

-Zoning Enforcement Officer Appointments

Lynn Sadosky, Director of Public Works, introduced Laura Magaraci as the new Inland Wetlands Enforcement Officer.

Mr. P. Tenedine moved to appoint Laura Magaraci as the Inland Wetlands Enforcement Officer and Arthur Hausman as a back-up to the Inland Wetlands Enforcement Officer; Mr. Nugent seconded the motion. The Commission voted as follows:

Trojanowski – aye P. Tenedine – aye Nugent – aye J. Tenedine – aye Libero – aye
Garsten – aye Sletten - aye

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. Nugent recused himself from the rest of the meeting and Mr. Bumsted and Mr. Miller sat on this application.

Mr. David Lord, Soil Scientist of Soil Resource Consultants in Meriden, CT continued presenting the application to permit the construction of a swimming pool and a pool house. The proposed pool house is intended to be constructed on piers, above the ground surface with a standard concrete foundation. Mr. Lord then described the alternative location and stated that the pool deck and pool are now only in the upland review area so there will be no direct impact to the wetlands.

He reviewed staff comments with the Commission and submitted a Response to Town Comments packet dated May 28, 2014, Exhibit C. The Commission asked questions and Mr. Lord and Mr. Ciarleglio, applicant and owner, responded. Mr. Lord distributed a Wetland Planting Detail packet dated May 28, 2014, Exhibit D and an Improvement Location Survey for the proposed pool dated 5-13-14, Exhibit E. Then he concluded his presentation and answered further questions from the Commission.

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

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

2. #I14-06 Application of Quinnipiac University, Applicant & Owner, relative to 370 & 328 Bassett Road, (Map 91, Lot 22 & 19) seeking a site plan referral. Plan Entitled: Overall Site Plan. Prepared by Nathan L. Jacobsen & Associates, P.C. Dated 4/08/2014. Scale 1"= 100'. IL- 80 Zoning District.

Attorney Bernard Pellegrino of the Pellegrino Law Firm presented the application for a Site Plan Referral to permit certain revisions to the parking areas on the north side of the property. A net reduction of 141 parking spaces is proposed as are landscaping improvements. No regulated activity is proposed. The Commission asked questions and Attorney Pellegrino responded.

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

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

3. #I14-07 Application of TPA Design Group, Applicant, Covidien, Owner, relative to 195 McDermott Road, (Map 3, Lots 7 & 10 and Map 6, Lots 26, 28, & 29) seeking Site Plan Referral. Plan Entitled: Turnstile Canopy Entrance Covering for Covidien Global Headquarters, Middletown Avenue, McDermott Road, North Haven, Connecticut. Prepared by TPA Design Group. Dated April 16, 2014. Scale 1"=40'. IL-30 Zoning District.

Mr. John Zyrlis of TPA Design Group presented the application to permit the construction of a 15' x15' canopy above the main employee "turnstile" entrance opposite the parking garage on McDermott Road. No regulated activity is proposed. The Commission asked questions and Mr. Zyrlis responded.

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

BREAK: 8:15 – 8:22 PM

Mr. Libero read the call for the fourth Public Hearing.

4. #I14-08 Application of 415 Washington Ave Partners LLC, Applicant & Owner, relative to 409 Washington Avenue, (Map 90, Lot 006) seeking a Permit To Conduct Regulated Activity. Plan Entitled: Northeast Gateway Industrial Park, for 415 Washington Ave Partners LLC, 409 Washington Avenue, (Map 90, Lot 006), North Haven, Connecticut. Prepared by Langan Engineering and Environmental Services, Inc. Dated April 28, 2014. Scale 1"=40'. IL-80 Zoning District.

Attorney Susan Hays of Updike & Spellacy and Lynn Lawrence, Senior Vice President of Rabina Properties presented the application for a Permit to Conduct Regulated Activity and a Site Plan Referral to permit the redevelopment of this approximately 169 acre site which formerly contained the Pratt & Whitney Aircraft factory complex. All buildings on this site will be demolished and a 1,200,000 square feet single story warehouse/trucking terminal will be constructed on the eastern side of the property. Also proposed is a 100,000 square feet single story building also intended for warehouse/trucking use.

This building is being proposed for the northwest corner of the site. Additionally, a 4,000 square foot vehicle maintenance building is proposed for the northeast corner of the site along with a fueling facility. Proposed development for the property is generally being limited to previously developed areas, away from the Quinnipiac River.

Mr. Kyle Bogardus, P.E. of Langan Engineers described the site and the drainage system in its current state and the regulated activities being proposed. Then he described the proposed new site and drainage system. The Commission asked questions and Mr. Bogardus responded. Then Ms. Julie Arrison of Environmental Resource Management described the wetlands on the site and the types of species that may utilize this area. Mr. Trojanowski asked questions regarding the Quinnipiac Trail Association and Mr. Fredricksen, Attorney Hays and Ms. Lawrence responded.

Mr. Kevin King of Environmental Resource Management explained the remediation process for this site. The Commission asked a few more questions and Attorney Hays, Mr. King, Ms. Lawrence and Mr. Bogardus responded.

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

INFORMAL: None

DELIBERATIONS:

PUBLIC HEARINGS:

1. #I14-03 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.

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

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

The application was approved with appropriate conditions.

2. #I14-06 Application of Quinnipiac University, Applicant & Owner, relative to 370 & 328 Bassett Road, (Map 91, Lot 22 & 19) seeking a site plan referral.

Mr. Bumsted moved to approve the application and send a positive Site Plan Referral to the Planning & Zoning Commission; Mr. Libero seconded the motion. The Commission voted as follows.

Trojanowski – aye P. Tenedine – aye Libero – aye J. Tenedine – aye Garsten – aye
Bumsted – aye Sletten – aye

The application was approved with appropriate conditions.

3. #I14-07 Application of TPA Design Group, Applicant, Covidien, Owner, relative to 195 McDermott Road, (Map 3, Lots 7 & 10 and Map 6, Lots 26, 28, & 29) seeking Site Plan Referral.

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

Trojanowski – aye P. Tenedine – aye Libero – aye J. Tenedine – aye Garsten – aye
Bumsted – aye Sletten – aye

The application was approved with appropriate conditions.

4. #I14-08 Application of 415 Washington Ave Partners LLC, Applicant & Owner, relative to 409 Washington Avenue, (Map 90, Lot 006) seeking a Permit To Conduct Regulated Activity.

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

Trojanowski – aye P. Tenedine – aye Libero – aye J. Tenedine – aye Garsten – aye
Bumsted – aye Sletten – aye

The application was approved with appropriate conditions.

ENFORCEMENT ACTIONS: None

EXTENSIONS:

#I05-23, 828 Thompson Street

Attorney Timothy Lee, representing Vigliotti Construction, explained the request for a two (2) year extension for application #I05-23, 828 Thompson Street.

Mr. Tenedine moved to approve a two (2) year extension; Mr. Bumsted seconded the motion. The Commission voted as follows:

Trojanowski – aye P. Tenedine – aye Libero – aye J. Tenedine – aye Garsten – aye
Bumsted – aye Sletten – aye

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: DEEP Training Program

MINUTES:

April 23, 2014

Mr. P. Tenedine moved to approve the minutes of the April 23, 2014 meeting; Mr. Bumsted seconded the motion. The Commission voted as follows:

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

ADJOURN:

Mr. P. Tenedine moved to adjourn the meeting; Mr. Bumsted seconded the motion. The meeting was adjourned at 9:38 PM.