

APPROVED 9-17-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, August 27, 2014 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

MEMBERS PRESENT:

Mark R. Trojanowski, Chairman
Peter Tenedine, Vice Chairman
Steven J. Nugent, Secretary
Pat Libero
Anna Garsten
Frank H. Bumsted, Alternate, sitting
Steven Miller, Alternate, sitting

ABSENT MEMBERS:

Cheryl A. Juniewicz
Joseph L. Tenedine
Pamela Sletten, Alternate

OTHERS:

Alan Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Laura Magaraci, Zoning Enforcement Officer
Genevieve Bertolini, Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Trojanowski, Chairman, called the meeting of the Inland Wetlands Commission to order at 7:05 PM and introduced the Commission and town staff. He explained the procedure for the Public Hearing and stated that applications #I14-11, 333 State Street, and #I14-12, 44 & 54 Pond Hill Road, are postponed to the September 17, 2014 meeting.

PUBLIC HEARINGS:

Mr. Nugent read the call for the Public Hearing.

1. #I14-10 Application of James E. Feehan, Applicant, Feehan, LLC, Owner, relative to 10 Stillman Road, (Map 66, Lot 94) seeking Site Plan Referral. Plan Entitled: Existing Conditions Plan prepared for New England Fire Equipment & Apparatus Corp., 10 Stillman Road, North Haven, Connecticut. Prepared by Alford Associates, Inc. Dated Sept. 27, 1994. Scale 1"= 40'. IL-80 Zoning District.

Attorney John Florick representing the applicant presented the application to permit an approximately 90' x 170' building addition to the southeast side of this existing structure. The use intended to be expanded is the repairing and maintaining of fire apparatus vehicles and ambulances. Some associated site work is also proposed off the southeast side of the proposed addition, including an approximately 80' x 170' concrete "housekeeping" slab.

Mr. Christian Alford, P.E. described the site and the proposed site work. The Commission asked questions and Mr. Alford and Mr. John Ruffalo, Architect, responded. Mr. Jim Feehan, applicant and owner, further discussed and answered questions regarding the "housekeeping" slab. Ms. Alexandra Moch, Soil Scientist, spoke regarding the wetlands on the site and water runoff. Then she explained why alternatives would not be a better solution and answered questions from the Commission. Attorney Florick stated that he would ask the Planning & Zoning Commission to waive the sidewalk requirement.

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

2. #I14-11 Application of Berchem Moses & Devlin, P.C., Applicant, Hawthorne Realty LLC, Owner, relative to 333 State Street, (Map 35, Lot 1), seeking Subdivision Referral. Plan Entitled: Resubdivision Plan, Mersick Industrial Park, 333 State Street, North Haven, CT. Prepared by Godfrey Hoffman Associates. Dated: 5-28-14. Scale 1" = 60'. IL-30 Zoning District.

This application is postponed to the September 17, 2014 meeting.

3. #I14-12 Application of John Taylor, Applicant and Owner, relative to 44 & 54 Pond Hill Road, (Map 76, Lots 1 & 2), seeking Subdivision Referral. Plan Entitled: Pond Hill Road Subdivision, 44 & 54 Pond Hill Road, North Haven, 1100 Clintonville Road, Wallingford. Prepared by Milone & MacBroom. Dated July 28, 2014. Scale 1" = 40'. R-40 Zoning District.

This application is postponed to the September 17, 2014 meeting.

INFORMAL: None

OTHER: None

DELIBERATIONS:

PUBLIC HEARINGS:

1. #I14-10 Application of James E. Feehan, Applicant, Feehan, LLC, Owner, relative to 10 Stillman Road.

Mr. Bumsted moved to approve the Regulated Activity and send a positive Site Plan Referral to the Planning & Zoning Commission that includes the installation of sidewalks if required by the Planning & Zoning Commission. He also moved to provide a referral comment to the Planning & Zoning Commission recommending that they waive required sidewalks in an effort to reduce the overall impervious area on the property; Mr. P. Tenedine seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye P. Tenedine – aye Libero – aye Garsten – aye Bumsted – aye Miller – aye

The application was approved with appropriate conditions.

ENFORCEMENT ACTIONS: None

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: -Habitat Newsletter
-Pfizer Progress Report
-FERC – Algonquin Gas Letter

Mr. Fredricksen, Land Use Administrator, reviewed the correspondence with the Commission.

MINUTES:

June 25, 2014

Mr. P. Tenedine moved to approve the minutes of the June 25, 2014 meeting; Mr. Bumsted seconded the motion. The Commission voted as follows:

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

ADJOURN:

Mr. P. Tenedine moved to adjourn the meeting; Mr. Bumsted seconded the motion. The meeting was adjourned at 8:03 PM.