

APPROVED 4-22-15
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, March 25, 2015 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
Cheryl A. Juniewicz
Anna Garsten
Frank H. Bumsted, Alternate
Pemela Sletten, Alternate, sitting
Steven Miller, Alternate, sitting

ABSENT MEMBERS:

Pat Libero
Joseph L. Tenedine

OTHERS:

Alan Fredricksen, Land Use Administrator
Jennifer Coppola, Town Counsel
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 7:07 PM and introduced the Commission and town staff. Then Mr. Trojanowski asked if there were any changes to the agenda. Mr. Fredricksen stated that there were none.

PUBLIC HEARINGS:

1. #I15-01 Application of North Hill Developers, LLC, Applicant, Estate of Anna Adinolfi, Owner, relative to 87 North Hill Road, (Map 24, Lot 17), seeking Subdivision Referral. Plan Entitled: Proposed Subdivision, "Hidden Pond Estates", Mikey's Way, Property Located at 87 North Hill Road, North Haven, Connecticut. Prepared by Criscuolo Engineering LLC. Dated February 18, 2015. Scale 1" = 40'. R-40 Zoning District.

Mr. Robert Criscuolo of Criscuolo Engineering presented the application for a Subdivision Referral, with no regulated activity proposed. The site consists of one (1) 33.50 acre parcel. This application, if approved, would result in ten (10) residential building lots, with 17.12 acres of the original parcel being appended to another abutting property of this owner at #83 Half Mile Road. A Conservation Easement is being proposed for an approximately one acre portion of lots 6 and 7. Inland wetland buffer markers are being proposed along the western edge of the upland review area. Mr. Criscuolo described the drainage system and stated that this development will be serviced by sewers and wells. Then he explained why other alternative plans were not feasible. The Commission asked questions and Mr. Criscuolo, Mr. Fredricksen and Mr. Bodwell responded.

Mr. Bumsted, having a background in farming for over 40 years, suggested that the deed include the use of water for farming on the land to the east and to include in the Conservation Easement language that permits agricultural use. Then, Mr. David Lord, Soil Scientist, described the plant species on the site and how to remove invasive species. The Commission asked questions and Mr. Lord responded. Mr. Criscuolo suggested planting cedar trees between wetland posts for an added buffer. The Commission asked a few more questions and Mr. Criscuolo responded.

Mr. Trojanowski asked for public comment.

Public comment:

1. Tom White, 67 Summer Lane, spoke in favor of the application. He stated that this development conforms with the rest of the area and would like to see more of this type of development in town.

There being no further public comment, the Public Hearing was closed.

2. #I15-02 Application of William Leonardo, Applicant, Leonardo Industrial Properties Limited Partnership, Owner, relative to 177 Mill Road, (Map 55, Lot 4), seeking Subdivision Referral. Plan Entitled: Subdivision Map, Owner, Leonardo Industrial Properties Limited Partnership, 177 Mill Road, North Haven, Connecticut. Prepared by Lindquist Surveying, LLC. Dated Oct. 31, 2013. Scale 1" = 20'. R-20 & R-40 Zoning Districts.

Attorney Susan Epstein, representing Mr. William Leonardo, applicant, presented the application for a Subdivision Referral, with no regulated activity proposed. This application, if approved, would result in the subdivision of this two (2) acre parcel into two (2) lots, one of which would contain the existing single family residence and outbuilding currently on the parcel. Then, Attorney Epstein answered questions from the Commission. She stated that the existing tree line buffer will remain so there is no need for plantings. Also, Inland Wetlands markers are suggested to be placed along the tree buffer line.

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

INFORMAL: None

OTHER: None

DELIBERATIONS:

1. #I15-01 Application of North Hill Developers, LLC, Applicant, Estate of Anna Adinolfi, Owner, relative to 87 North Hill Road 480 Valley Service Road.

Mr. P. Tenedine moved to send a positive Subdivision Referral to the Planning & Zoning Commission; Mr. Nugent seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

2. #I15-02 Application of William Leonardo, Applicant, Leonardo Industrial Properties Limited Partnership, Owner, relative to 177 Mill Road.

Mr. P. Tenedine moved to send a positive Subdivision Referral to the Planning & Zoning Commission; Mr. Nugent seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

ENFORCEMENT ACTION:

480 Valley Service Road

Mr. David Lord, Soil Scientist and Environmental Consultant of Soil Resource Consultants, updated the Commission regarding current developments and the implementation of emergency measures. He stated that wetlands are now flagged and the surveyors have started field operations. He also stated that within a week he will have the survey data from field operations.

He also has examined sedimentation plume areas which have between 1” to 4” of sand over an approximately 30 to 50 square feet area. He stated that a preconstruction meeting will be scheduled for the beginning of next week and work should start immediately after that. Mr. Trojanowski asked if Mr. Lord met with property owners. He stated that he spoke with neighbors to the north and Ms. Fiske but not Metro North. Mr. Trojanowski then asked Mr. Lord if he spoke with Mr. Neubig or his Attorney regarding their presence at this meeting.

Laura Magaraci, Zoning Enforcement Officer, reported that she observed algae in the exposed groundwater at the northern breach and wanted to be sure that there was no correlation between the algae bloom and unclean fill materials being stored on site. Mr. Lord said he would have it identified. Then he stated that he spoke with Mr. Neubig regarding the DEEP violation and Mr. Neubig will be directed on how to handle this violation. Attorney Jennifer Coppola spoke with Laurene Buckowski, Sanitarian of DEEP, regarding the notice of violation and should have a response by the end of this month.

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: - Southwest Conservation District, Spring 2015 Newsletter
- Wetland Compensation Plan, Ridgewood Reserve Development

Mr. Fredricksen reviewed the correspondence with the Commission and Mr. Bodwell discussed the Ridgewood Development report with the Commission. He stated that two reports have not been submitted so the bond will not be released until all reports have been received. The Commission was in agreement with Mr. Bodwell.

MINUTES:

February 25, 2015

Mr. Bumsted moved to approve the February 25, 2015 meeting minutes; Mr. P. Tenedine seconded the motion. The Commission voted as follows:

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

ADJOURN:

Mr. P. Tenedine moved to adjourn the meeting; Mr. Bumsted seconded the motion. The meeting was adjourned at 8:39 PM.