

APPROVED 5-27-15
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES

Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, April 22, 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
Steven J. Nugent, Secretary, left at 7:30 PM
Joseph L. Tenedine
Anna Garsten
Frank H. Bumsted, Alternate, sitting
Steven Miller, Alternate, sitting

ABSENT MEMBERS:

Peter Tenedine, Vice Chairman
Pat Libero
Cheryl A. Juniewicz
Pamela Sletten, Alternate

TOWN STAFF:

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 7:02 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:

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

1. #I15-03 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: Lesni Unit Roof Installation for Covidien Global Headquarters, Middletown Avenue, McDermott Road, North Haven, Connecticut. Prepared by TPA Design Group. Dated March 26, 2015. IL-30 Zoning District.

Mr. John Zyrlis of TPA Design Group presented the application for a Site Plan Referral to permit the construction of an approximately 40' x 50' roof above the outdoor equipment adjacent to the recently constructed sterilizer unit located approximately in the middle of this property. He stated that this structure is 260' away from any wetlands on this site. Then he submitted a site plan as Exhibit A and stated that he would like this application to also include an enclosure of the structure at a later date. The Commission asked questions and Mr. Zyrlis 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. #I15-04 Application of Hawthorne Realty, LLC, Applicant and Owner, relative to 333 State Street, (Map 35, Lot 1), seeking Site Plan Referral. Plan Entitled: Property and Topographic Survey, Lot 2, Mersick Industrial Park, 333 State Street, North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated 7-01-2013. Scale 1" = 60'. IL-30 Zoning District.

Attorney Bernard Pellegrino of the Pellegrino Law Firm presented the application for a Site Plan Referral, with no regulated activity proposed. The site is a 12.04 acre parcel containing three (3) existing structures which have historically contained light industrial uses. This application proposes changing the use of the westernmost building from light industrial to medical office with the addition of an approximately 20' x 32' entry portico on the south side of this same building. A new 72 space parking lot is proposed southeast of the building. The one, finger shaped wetland body on the property lies in the north central portion of the site.

Attorney Pellegrino stated that the wetlands are located between two rear buildings and activity will not impact the wetlands. The Commission asked questions and Attorney Pellegrino responded. Then, Mr. David Lord, Soil Scientist, described the wetlands on the site. The Commission asked further questions and Attorney Pellegrino, Mr. Fredricksen and Mr. Bodwell responded. Mr. Fredricksen suggested that wetland markers be installed along the edge of the pavement on each side of the site.

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

INFORMAL: None

OTHER: None

DELIBERATIONS:

1. #I15-03 Application of TPA Design Group, Applicant, Covidien, Owner, relative to 195 McDermott Road.

Mr. Bumsted moved to send a positive Site Plan Referral to the Planning & Zoning Commission with the approval that the structure be enclosed at a later date; Mr. J. Tenedine seconded the motion. The Commission voted as follows:

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

The application was approved with appropriate conditions.

2. #I15-04 Application of Hawthorne Realty, LLC, Applicant and Owner, relative to 333 State Street.

Mr. Bumsted moved to send a positive Site Plan Referral to the Planning & Zoning Commission; Mr. Miller seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye J. Tenedine – aye Garsten – aye Bumsted – aye Miller - aye

The application was approved with appropriate conditions.

ENFORCEMENT ACTION:

480 Valley Service Road

A letter was sent to Mr. Neubig on April 21, 2015 from the town regarding sedimentation and erosion control failures. Mr. Lord, Soil Scientist and Environmental Consultant of Soil Resource Consultants, stated that he visited the site after Mr. Neubig received the letter. Then he updated the Commission regarding current developments and the implementation of emergency measures. He stated that on April 1st the check dams were installed by M & J Contractors. Then he described to the Commission how the breach in erosion controls occurred. Mr. Trojanowski asked why siltsoxx were not installed. Mr. Lord stated that he does not know why.

Attorney Jennifer Coppola, Town Counsel, stated that Mr. Lord and Mr. Bodwell are required to be present during the installation of check dams and siltsoxx. Mr. Lord stated that he has not been told of a date for the installation of these measures. Mr. Lord stated that he will call Mr. Neubig in the morning to get an idea of when M & J Contractors will continue with the remediation work. Mr. Fredricksen then showed the Commission photographs of breached areas located on the north and south sides of the site. Then, Mr. Lord reviewed his letter of April 21st and further discussed the restoration measures with the Commission. The Commission asked questions and Mr. Lord and Mr. Fredricksen responded.

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: None

MINUTES:

March 25, 2015

Mr. Bumsted moved to approve the March 25, 2015 meeting; Mr. Nugent seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Garsten – aye Bumsted – aye Miller – aye

ADJOURN:

Mr. Bumsted moved to adjourn the meeting; Ms. Garsten seconded the motion. The meeting was adjourned at 8:16 PM.