

APPROVED 9-30-15
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, July 22, 2015 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Peter Tenedine, Vice Chairman
Pat Libero
Joseph L. Tenedine
Frank H. Bumsted, Alternate, sitting
Steven Miller, Alternate, sitting

ABSENT MEMBERS:

Mark R. Trojanowski, Chairman
Steven J. Nugent, Secretary
Cheryl A. Juniewicz
Anna Garsten
Pamela Sletten, Alternate

TOWN STAFF:

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

AGENDA:

Mr. P. Tenedine, acting Chairman, called the meeting of the Inland Wetlands Commission to order at 7:00 PM and introduced the Commission and town staff.

PUBLIC HEARING:

Mr. J. Tenedine, acting Secretary, read the call for the Public Hearing.

1. #I15-08 Application of MMSG, LLC, Applicant and Owner, relative to 15 Corporate Drive, (Map 44, Lot 10), seeking a Permit to Conduct Regulated Activity. Plan Entitled: Slope Stabilization, 15 Corporate Drive, North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated 06.26.2015. Scale 1" = 40'. IL-80 Zoning District.

Mr. Marcus Puttock of Godfrey Hoffman Associates, LLC presented the application for a Permit to Conduct Regulated Activity for the restablization of the sloped bank between the industrial structure on the site and Bruce's Ice Pond, which lies directly south of the building. The unpermitted outdoor storage (steel container, skids and multiple dumpsters) should be removed from the wetland buffer area. The Commission asked questions and Mr. Puttock responded. He stated that the extra containers and dumpster will be removed from the buffer area and herbicides will be used to control the invasive species.

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

Mr. J. Tenedine, acting Secretary read the call for the second Public Hearing.

2. #I15-09 Application of John Zyrlis, Applicant, O.F. Mossberg & Son, Inc., Owner, relative to 85 Sackett Point Road, (Map 37, Lot 126), seeking a Permit to Conduct Regulated Activity. Plan Entitled: Inland Wetlands and Planning and Zoning Applications for Warehouse Development, 85 Sackett Point Road, North Haven, Connecticut. Prepared by TPA Design Group. Dated 6/25/15. Scale 1" = 30'. IG-80/IL-80 Zoning Districts.

Mr. John Zyrlis, P.E. of the TPA Design Group presented the application to permit the construction of a 10,050 square feet, single story, warehouse building. The Commission approved a Positive Subdivision Referral for the creation of this separate lot (I15-05) on 27 May 2015. Mr. Zyrlis then discussed the drainage system with the Commission and submitted an aerial photograph of the site as Exhibit A. He discussed why alternative locations would not be feasible and then answered questions from the Commission. The Commission requested fencing along the edge of the outdoor storage area and the installation of inland wetland markers.

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

Mr. J. Tenedine, acting Secretary, read the call for the third Public Hearing.

3. #I15-10 Application of Hurwitz, Sagarin, Slossberg & Knuff, Applicant, EPT Nineteen Inc., Owner, relative to 550 Universal Drive North, (Map 21, Lot 2), seeking a Site Plan Referral. Plan Entitled: Site Development Plans for Proposed Chick-fil-A with Drive-Thru. Prepared by Bohler Engineering. Dated 05/22/15. Scale 1" = 20'. IL-80 Zoning District.

Attorney Amy Souchuns of Hurwitz, Sargin, Slossberg & Knuff submitted a letter dated July 20, 2015 as Exhibit A then she presented the application for a Site Plan Referral to permit the construction of a new 4,975 square feet Chick-Fil-A restaurant. On 23 April 2014, the Commission approved a Permit to Conduct Regulated Activity for Cinemark's redevelopment of this entire site (I14-05), as well as a Wetland Boundary Amendment (I14-04).

This plan is identical to that previously approved plan except that it refines the proposed building and parking area in the vicinity of the proposed restaurant. The proposed activity is approximately 300' from the nearest wetland soils. Wetland buffer markers were approved at the rear fence line as a part of application #I14-05. The Commission asked questions and Attorney Souchuns responded.

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

Mr. J. Tenedine, acting Secretary, read the call for the last Public Hearing.

4. #I15-11 Application of Maplewood Senior Living, LLC, Applicant, Clintonville Manor Realty and Simonetti Development, LLC, Owner, relative to 193 and 201 Clintonville Road, (Map 68, Lots 179 & 126), seeking a Site Plan Referral. Plan Entitled: Maplewood Senior Living Center, 201 Clintonville Road, North Haven, Connecticut. Prepared by Langan Engineering & Environmental Services. Dated 06/29/15. Scale 1" = 40'. R-20 Zoning District.

Attorney Bernard Pellegrino, Jr. of the Pellegrino Law Firm presented the application for a Site Plan Referral, with no regulated activity proposed. The site consists of two parcels, 11.23 acres in total. The westernmost parcel is 4.4 acres and contains no structures. The easternmost parcel is 6.83 acres and contains the decommissioned Clintonville Manor Convalescent Home. If approved, the properties would be developed as one parcel, as an assisted-living facility. A second story would be added to a portion of the building and the building footprint would be somewhat increased. Additional work proposed includes additional parking areas, drainage system improvements and landscaping improvements.

Mr. Erik Lindquist, P.E. of Langan Engineering described the site and the proposed drainage system for this development. The Commission asked questions and Mr. Lindquist responded. Mr. Fredricksen stated that a Boundary Amendment may be required. Mr. Lindquist then discussed the site plan modifications and responded to further questions from the Commission.

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

INFORMAL: None

OTHER: None

DELIBERATIONS:

Mr. Bumsted moved to go into deliberations; Mr. Libero seconded the motion. All were in favor.

PUBLIC HEARINGS:

1. #I15-08 Application of MMSG, LLC, Applicant and Owner, relative to 15 Corporate Drive.

Mr. Bumsted moved to approve a Permit to Conduct Regulated Activity; Mr. Miller seconded the motion. The Commission voted as follows:

P. Tenedine – aye Libero – aye J. Tenedine – aye Bumsted – aye Miller - aye

The application was approved with appropriate conditions.

2. #I15-09 Application of John Zyrilis, Applicant, O.F. Mossberg & Son, Inc., Owner, relative to 85 Sackett Point Road.

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

P. Tenedine – aye Libero – aye J. Tenedine – aye Bumsted – aye Miller - aye

The application was approved with appropriate conditions.

3. #I15-10 Application of Hurwitz, Sagarin, Slossberg & Knuff, Applicant, EPT Nineteen Inc., Owner, relative to 550 Universal Drive North.

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

P. Tenedine – aye Libero – aye J. Tenedine – aye Bumsted – aye Miller - aye

The application was approved with appropriate conditions.

4. #I15-11 Application of Maplewood Senior Living, LLC, Applicant, Clintonville Manor Realty and Simonetti Development, LLC, Owner, relative to 193 and 201 Clintonville Road.

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

P. Tenedine – aye Libero – aye J. Tenedine – aye Bumsted – aye Miller - aye

The application was approved with appropriate conditions.

ENFORCEMENT ACTION:

480 Valley Service Road

Mr. Fredricksen stated that he reviewed the updated remediation plan then he discussed his suggestions for soil and erosion controls and requested full size drawings. He stated that additional town staff needs to review and comment on the plan so he suggested to continue this item to next month. Attorney Jennifer Coppola, Town Counsel, discussed the status of the impacted neighboring properties with the Commission. She stated that no plans or agreement had been submitted for the remediation of neighboring properties. Attorney Coppola also stated that the owner had been excavating and moving material on the site and then she submitted a Police Report and photographs taken on July 9th and 10th .

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: None

MINUTES:

June 24, 2015

Mr. Bumsted moved to approve the June 24, 2015 meeting minutes; Mr. J. Tenedine seconded the motion. The Commission voted as follows:

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

ADJOURN:

Mr. Bumsted moved to adjourn the meeting; Mr. Libero seconded the motion. The meeting was adjourned at 7:54 PM.