

APPROVED 10-28-15
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, September 30, 2015 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2, at 7:00 p.m.

MEMBERS PRESENT:

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

ABSENT MEMBERS:

Pat Libero
Cheryl A. Juniewicz
Pamela Sletten, Alternate

TOWN STAFF:

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 7:04 PM and introduced the Commission and town staff. Then Mr. Trojanowski asked if there were any further matters to come before the Commission. Mr. Fredricksen stated that there were none.

PUBLIC HEARING:

Mr. Nugent read the call for the Public Hearing.

1. #I15-13 Application of Cinemark, Applicant, EPT Nineteen, Inc., Owner, relative to 550 Universal Drive North, (Map 21, Lot 2), seeking a Subdivision Referral. Plan Entitled: Subdivision Plan. Prepared by BL Companies. Dated 08/07/2015. Scale 1" = 60'. IL-80 Zoning District.

Mr. John Schmitz, P.E. of BL Companies presented the application for a Subdivision Referral to permit the subdivision of this 25.72 acre parcel into three lots of 16.29, 8.05 and 1.38 acres. Lot 1 will contain the Cinemark Theatre. Lot 2 will contain 3 conceptually approved “pad” buildings. Lot 3 will contain the previously approved, but as yet unbuilt, Chick-fil-A restaurant.

No changes are proposed from the most recently approved plan, application #I15-10, that the Commission approved on 22 July 2015, for the construction of the Chick-fil-A restaurant, other than the addition of the two lot lines for the proposed subdivision. The proposed activity is approximately 300’ from the nearest wetland soils. Wetlands buffer markers were approved at the rear fence line as a part of application #I14-05. The Commission asked questions and Mr. Schmitz responded.

There was no public comment.

INFORMAL: None

OTHER: None

PUBLIC HEARING:

1. #I15-13 Application of Cinemark, Applicant, EPT Nineteen, Inc., Owner, relative to 550 Universal Drive North, (Map 21, Lot 2), seeking a Subdivision Referral.

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

Trojanowski – aye P. Tenedine – 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

Laura Magaraci, Zoning Enforcement Officer, gave an update regarding the enforcement action at 480 Valley Service Road. She stated that when she was conducting an inspection of the site on September 16, she witnessed a dump truck filled with sand leaving the site. When she approached Mr. Neubig to question him he stated that he would continue to work until an injunction was filed. Then she updated the Commission on several other inland wetlands violations.

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: Hamden Referral, 406 Ives Street

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

-July 22, 2015

Mr. Bumsted moved to approve the July 22, 2015 meeting minutes; Mr. Miller seconded the motion. The Commission voted as follows:

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

-August 26, 2015

Mr. Bumsted moved to approve the August 26, 2015 meeting minutes; Mr. Miller seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Bumsted – aye Miller - aye

ADJOURN:

Mr. Bumsted moved to adjourn the meeting; Mr. P. Tenedine seconded the motion. The meeting was adjourned at 7:28 PM.