

APPROVED 11-18-20
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, August 26, 2020 via videoconference, at 7:00 PM.

MEMBERS PRESENT:

Frank H. Bumsted, Chairman
Steven Miller, Vice Chairman
Anna Garsten
Elizabeth Beacom, Alternate
James Lorusso, Jr., Alternate
Pamela Sletten, Alternate

ABSENT MEMBERS:

Joseph L Tenedine, Secretary
Cheryl A. Juniewicz
Pat Libero
John R. Whitcomb

TOWN STAFF:

Alan Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Laura Magaraci, Zoning and Inland Wetlands Enforcement Officer
Pam Miller, Clerk

AGENDA:

Mr. Bumsted, Chairman called the meeting of the Inland Wetlands Commission to order at 7:16 PM and introduced the Commission and town staff. Then, Mr. Bumsted asked if there were any changes to the agenda. Mr. Fredricksen stated that there were none.

PUBLIC HEARINGS:

Mr. Bumsted, Chairman, read the call for the Public Hearing.

1. #I20-03 Application of Nafis & Young, Applicant, Philip Brudz, Owner, relative to 15 Cottontail Lane, (Map 61, Lot 108), seeking a Subdivision Referral. Plan Entitled: Brudz Subdivision, Sundown Place, 15 Cottontail Lane, North Haven, Connecticut. Prepared by: Nafis & Young. Dated: May 1, 2019. Scale: 1"=30'. R-20 Zoning District.

Mr. David Nafis, Professional Engineer with Nafis & Young Engineering in Northford, CT, presented the application for a Subdivision Referral, with no regulated activity. An identical application was approved by the Commission on 27 June 2018 (#I18-04) which was allowed to expire. The site consists of two (2) parcels totaling 4.33 acres in area. Mr. Nafis presented the site plan and stated that if approved, four more homes will be constructed for a total of six (6) homes. The two existing residential structures, currently #11 and #15 Cottontail Lane, are proposed to remain and be located on Lot #1 and Lot #5. An approximately 300' long cul de sac would be constructed and deeded to the town. Mr. Nafis described the wetlands on the site and explained the proposed locations of trees.

Mr. Bumsted asked for public comment.

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

DELIBERATIONS:

1. #I20-03 Application of Nafis & Young, Applicant, Philip Brudz, Owner, relative to 15 Cottontail Lane.

Mr. Miller moved to approve the Application; Mrs. Beacom seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Garsten – aye Sletten – aye Beacom – aye Lorusso – aye

The application was approved with appropriate conditions.

INFORMAL: None

OTHER:

- 88 Buell Street

Mr. David Kaiser, property owner, presented this request to remove accumulated silt from his pond. The Commission asked questions and Mr. Kaiser responded.

Mr. Lorusso moved to approve the request; Mrs. Sletten seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Garsten – aye Sletten – aye Beacom – aye Lorusso – aye

The request was approved with appropriate conditions.

ENFORCEMENT ACTIONS:

- 224 Quinnipiac Avenue

Ms. Suzanne Schore, Professional Landscape Architect with Milone & MacBroom, Inc., presented the new supplemental landscape plan and explained the violation. She discussed the plan to stabilize the slope and then described the proposed vegetative cover for all exposed soils. Mr. Chris Smith, Attorney for the owner was present and briefly spoke. The Commission asked questions and Ms. Schore and Attorney Smith, responded.

Mrs. Beacom moved to approve the Supplemental Landscape Plan; Mr. Miller seconded the motion.

The Commission voted as follows:

Bumsted – aye Miller – aye Garsten – aye Whitcomb – aye Sleten – aye Beacom – aye
Lorusso – aye

The Supplemental Landscape Plan was approved with appropriate conditions.

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: None

MINUTES:

- June 24, 2020

Mrs. Sletten moved to approve the June 24, 2020 meeting minutes; Mrs. Beacom seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Garsten – aye Sletten – aye Beacom – aye Lorusso – aye

ADJOURN:

Mr. Miller moved to adjourn the meeting; Mrs. Garsten seconded the motion. The meeting was adjourned at 8:04 PM.

