

**APPROVED 4-24-19**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES**  
**Inland Wetlands Commission**

Minutes of the Inland Wetlands Commission meeting held on Wednesday, March 27, 2019 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  
Frank H. Bumsted  
Anna Garsten  
Cheryl A. Juniewicz  
Joseph L. Tenedine  
Steven Miller, Alternate  
Pamela Sletten, Alternate  
Elizabeth Beacom, Alternate

**ABSENT MEMBERS:**

Pat Libero

**TOWN STAFF:**

Alan Fredricksen, Land Use Administrator  
J. Andrew Bevilacqua, Town Engineer  
Laura Magaraci, Zoning and Inland Wetlands Enforcement Officer  
Jennifer Coppola, Town Counsel  
Pam Miller, Clerk  
Genevieve Bertolini, Stenographer

**AGENDA:**

Mr. Trojanowski, Chairman called the meeting of the Inland Wetlands Commission to order at 7:06 PM and introduced the Commission and town staff. Then, Mr. Trojanowski asked if there were any changes to the agenda. Mr. Fredricksen stated that application #I18-17 has been postponed to the April 24, 2019 meeting.

**PUBLIC HEARINGS:**

1. #I18-17 Application of Bill Ryan, Applicant, National Partners North Haven LLC, Owner, relative to 381 State Street, (Map 34, Lot 111), seeking a Site Plan Referral. Plan Entitled: 381 State Street, North Haven, Connecticut. Prepared by: Nafis & Young Engineers, Inc. Dated: December 2018. Scale: 1"=20'. IL-30 Zoning District.

This application has been postponed to the April 24, 2019 meeting.

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

2. #I19-01 Application of North Haven Homes, LLC, Applicant & Owner, relative to 678 Middletown Avenue, (Map 39, Lot 15), seeking a Subdivision Referral. Plan Entitled: Property & Topographic Survey Land Now or formerly North Haven Homes, LLC, 678 Middletown Avenue, North Haven, Connecticut. Prepared by: Bennett & Smilas Associates, Inc. Dated: January 31, 2019. Scale: 1"=40'. R-40 Zoning District.

Mr. Miller recused himself from the application and Mrs. Beacom sat.

Mr. Michael Bennett, Land Surveyor of Bennett and Smilas Engineering, presented the application to permit the subdivision of this approximately 4.75 acre parcel into two (2) residential building lots. The existing house on the property would remain on lot #1. The regulated activity consists of the proposed removal of the existing topsoil pile and the removal of the existing sheds and debris. The applicant is seeking a Subdivision referral to the Planning and Zoning Commission. Mr. Bennett presented the site plan and described the wetlands and the topography of the property. Then, he explained the storm water and drainage systems and the proposed location of the septic system. Exhibit A was submitted; a letter and the recommendations from Quinnipiac Valley Health District.

The Commission asked questions and they were answered by Mr. Bennett.

Mr. Trojanowski asked for public comment.

1. Deborah Hendricks has concerns with the potential of flooding on their property.
2. John Christoforo has concerns with flooding and asked questions about the upland review area.
3. Rosemary Addario of 21 North Hill Road has concerns with flooding and the potential impact on septic and wells.

Mr. Bennett responded to the public comment. There being no further public comment, the Public Hearing was closed.

Mr. Nugent read the call for the next Public Hearing:

3. #I19-02 Application of Panza Enterprises, Inc., Applicant, City Restorations, LLC , Owner, relative to 2222 Ridge Road, (Map 71, Lot 32), seeking a Permit to Conduct Regulated Activity. Plan Entitled: Grading Plan Prepared For City Restorations, LLC, 2222 Ridge Road, North Haven, CT 06473. Prepared by: Michael J. O'Bymachow, L.S. Dated: February 06, 2019. Scale: 1"=20'. R-40 Zoning District.

Mr. Pascal Panza, presented the application to permit previously performed grading and fill associated with a house renovation on this residential property.

Mr. Alan Shepard, Engineer discussed the grading at the site and explained the proposed changes to restore the regulated area and improve the slope. He stated that a Soil Scientist conducted testing and gave his recommendations with a written report.

The Commission asked questions and they were answered by Mr. Shepard.

Mr. Trojanowski asked for public comment.

1. Ralph Notaro of 2227 Ridge Road spoke in favor of the application.
2. Susan DellaValle of 2223 Ridge Road spoke in favor of the application.

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

Mr. Nugent read the call for the next Public Hearing:

4. #I19-03 Application of Slate School, Inc., Applicant & Owner, relative to 124 Mansfield Road, (Map 77, Lot 17), seeking a Site Plan Referral. Plan Entitled: Greenhouse & Garden – School, North Haven, Connecticut. Prepared by: Milone & MacBroom, Inc. Dated: February 27, 2019. Scale: 1"=20". R-40 Zoning District.

Attorney Timothy Lee of Fasano, Ippolito, Lee & Florentine, LLC in New Haven presented the application for a Site Plan Referral to permit the construction of an approximately 35' x 18' greenhouse/potting shed, a 32'x22' wood vegetable garden enclosure, three future play feature areas and associated walkways and utilities at this existing private school. He presented a site plan detailing the location of the greenhouse and the three locations of the future playgrounds. Mr. Lee stated that the greenhouse will be for the students to plant vegetables and other plants and that all activity will be outside of the upland review area. The project is expected to be completed before school re-opens in the Fall of 2019. Mr. Lee submitted Exhibit A; a waiver letter from the State of Connecticut Department of Public Health for the Greenhouse utility sink. Mr. Nugent asked a question regarding the rain barrels and Mr. Williams responded.

Mr. Jason Williams, Landscape Architect with Milone and MacBroom described the areas of the proposed playgrounds and explained the property grades where the construction driveway is proposed.

The Commission asked questions and they were answered by Mr. Lee.

Mr. Trojanowski asked for public comment.

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

Mr. Nugent read the call for the last Public Hearing:

5. #I19-04 Application of Shoreline Acquisitions LLC, Applicant, Anthony DePaola Family Trust & Vincent A. DePaola Family Trust, Owners, seeking a Permit to Conduct Regulated Activity and a Site Plan Referral. Plan Entitled: Proposed Office and Storage Yard, 57 McDermott Road, North Haven, Connecticut. Prepared by: Godfrey-Hoffman Hodge, LLC. Dated: February 27, 2019. Scale: 1"=20'. IL-30 Zoning District.

Mr. John Lambert, Attorney presented the application for a Permit to Conduct Regulated Activity and a Site Plan Referral intended to permit the development of this approximately .64 acre site with a gravel parking area for the outdoor storage of no more than twelve (12) pieces of construction equipment as well as a 3,500 square feet structure for office space and the indoor storage of equipment. Mr. Lambert submitted Exhibit A; a letter from Robert Landino of Shoreline Acquisitions and Exhibit B; a response letter from James Rotondo. Mr. Lambert gave a history of the property and the past uses. Then, he submitted Exhibit E; a report from the Soil Scientist, Exhibit F; Directory copy, and Exhibit G; aerial photos.

Mr. James Rotondo, Professional Engineer of Godfrey Hoffman Associates submitted Exhibit C; a revised site plan, and Exhibit D; Professional Profile of Mr. R. Richard Snarski, Soil Scientist. He presented a site drawing and stated that the project will be constructed in two phases. Mr. Rotondo stated that the project proposes a gravel parking lot with seven parking spaces and an office building. He explained the drainage system, the planting plan and described the plant species on the plan. Two areas of bio retention basins will collect water run off on the site.

Mr. Bumsted asked about the gravel parking lot and about the clearing of the property. Mr. Rotondo responded.

The Commission asked further questions and they were answered by Mr. Lambert and Mr. Rotondo.

Mr. Trojanowski asked the Commission to communicate any concerns to be addressed at the next month's meeting. The Commission stated their concerns and comments.

Mr. Trojanowski asked for public comment.

There being no public comment, the Public Hearing was continued to the 24 April 2019 meeting.

#### **DELIBERATIONS:**

2. #I19-01 Application of North Haven Homes, LLC, Applicant & Owner, relative to 678 Middletown Avenue.

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

Trojanowski – aye Nugent – aye Bumsted – aye Juniewicz – aye Tenedine – aye Garsten – aye  
Beacom – aye

The application was approved with appropriate conditions.

3. #I19-02 Application of Panza Enterprises, Inc., Applicant, City Restorations, LLC , Owner,  
relative to 2222 Ridge Road.

Mr. Bumsted moved to approve the Application; Mr. Tenedine seconded the motion.  
The Commission voted as follows:

Trojanowski – aye Nugent – aye Bumsted – aye Juniewicz – aye Tenedine – aye Garsten – aye  
Sletten - aye

The application was approved with appropriate conditions.

4. #I19-03 Application of Slate School, Inc., Applicant & Owner, relative to 124 Mansfield  
Road.

Mr. Bumsted moved to approve the Application; Mr. Tenedine seconded the motion.  
The Commission voted as follows:

Trojanowski – aye Nugent – aye Bumsted – aye Juniewicz – aye Tenedine – aye Garsten – aye  
Sletten - aye

The application was approved with appropriate conditions.

**INFORMAL:** Sherwood Drive – Replace Channel with Culvert

Mr. J. Andrew Bevilacqua, Town Engineer stated that this agenda item will be discussed at the  
24 April 2019 meeting.

**OTHER:** Discussion: Simplified Permit Process for Private Channel Clearing/Dredging

Mr. J. Andrew Bevilacqua, Town Engineer discussed the channel cleaning and distributed the  
limitations of DEEP.

**ENFORCEMENT ACTIONS:** None

**EXTENSIONS:** None

**PERMITTED USES AS OF RIGHT:** None

**BOND RELEASES & REDUCTIONS:** None

**CORRESPONDENCE:** None

**MINUTES:**

- January 23, 2019

Mrs. Beacom moved to approve the January 23, 2019 meeting minutes; Mrs. Sletten seconded the motion. The Commission voted as follows:

Trojanowski – aye Bumsted – aye Juniewicz – aye Tenedine – aye Miller – aye Sletten – aye  
Beacom – aye

**BREAK: 9:47-9:54 PM**

**EXECUTIVE SESSION:**

1. Discuss the status of the pending litigation of Laura Magaraci, et al. v. Robert P. Neubig, et al., and possible action relating to same.
2. Consider whether to convene in executive session to discuss the status of the pending litigation of Laura Magaraci, et al. v. Robert P. Neubig, et al.

Mr. Bumsted moved to enter Executive Session at 9:55 PM; Mr. Tenedine seconded the motion. The Commission invited Jennifer Coppola, Town Counsel, Alan Fredricksen, Land Use Administrator, J. Andrew Bevilacqua, Town Engineer, and Laura Magaraci, Zoning Enforcement Officer, into Executive Session. The Commission voted as follows:

Trojanowski – aye Nugent – aye Bumsted – aye Juniewicz – aye Tenedine – aye Garsten – aye  
Sletten – aye

Mr. Bumsted moved to exit Executive Session at 9:46 PM; Mr. Tenedine seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Bumsted – aye Juniewicz – aye Tenedine – aye Garsten – aye  
Sletten – aye

**ADJOURN:**

Mr. Bumsted moved to adjourn the meeting; Mrs. Sletten seconded the motion. The meeting was adjourned at 10:19 PM.