

APPROVED 5-22-19
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, April 24, 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
Steven Miller, Alternate
Pamela Sletten, Alternate
Elizabeth Beacom, Alternate

ABSENT MEMBERS:

Cheryl A. Juniewicz
Pat Libero
Joseph L. Tenedine

TOWN STAFF:

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

AGENDA:

Mr. Trojanowski, Chairman called the meeting of the Inland Wetlands Commission to order at 7:08 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 #I19-06 has been postponed to the May 22, 2019 meeting.

PUBLIC HEARINGS:

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

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 Permit to Conduct Regulated Activity and 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.

Mr. James Galligan, Professional Engineer of Nafis and Young Engineering, presented the application to permit the construction of an approximately 1800 square foot car rental facility on the western side of this approximately 16 acre parcel. The Enterprise car rental facility would utilize less than one acre along the State Street frontage to the south of the existing main access drive for National Lumber, a lumberyard and construction products supplier, which occupies the balance of the property. Mr. Galligan presented a site plan, and photos of the watercourse on the site; Exhibit A. Then, he explained the new drainage system and stated that they proposed to fill in the wetlands and install a catch basin. He discussed the car wash stations and stated that the new building will not be located in the flood plain.

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

Mr. Trojanowski stated that the application will be continued to the 22 May 2019 meeting.

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

2. #I19-04 Continuation of the application of Shoreline Acquisitions LLC, Applicant, Anthony DePaola Family Trust & Vincent A. DePaola Family Trust, Owners, relative to 57 McDermott Road, (Map 6, Lot 35), seeking a Permit to Conduct Regulated Activity and a Site Plan Referral. Plan Entitled: Proposed Office & Storage Yard, 57 McDermott Road, North Haven, Connecticut. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 02.27.2019. Scale: 1"=20'. IL-30 Zoning District.

Attorney John Lambert, 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. James Rotondo, Professional Engineer of Godfrey Hoffman Associates, presented the site plan and stated that some changes have been made to the plan. He submitted, Exhibit H; revised drawings, and Exhibit I; an Equipment Storage Layout Sketch. Mr. Rotondo described the changes which include a chain link fence, added plantings and the paving of the parking area. He described the two construction phases and the function of the proposed bio retention ponds. Mr. Rotondo explained the storm water management systems and stated that the project will not have any adverse impacts on the watercourse. Mr. Nugent asked questions about the fence, the location of the dumpster pad, and the approach to the two phase plan. Mr. Rotondo answered Mr. Nugent's questions.

Mr. Robert Landino, applicant, spoke about his business and his intention for the site. He stated that he intends to begin phase one of the project in early summer and to begin phase two during the summer of 2020.

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

Mr. Trojanowski asked for public comment. There were no members of the public in attendance. The Public Hearing was closed.

3. #I19-06 Application of North Haven Business Park LLC, Applicant, Alvina's LLC, Owner, relative to 71 Leonardo Drive, (Map 52, Lot 65), seeking a Permit to Conduct Regulated Activity and a Site Plan Referral. Plan Entitled: Site Plan Application of North Haven Business Park, LLC, 71 Leonardo Drive, North Haven, Connecticut 06473. Prepared by: Criscuolo Engineering, LLC. Dated: 1/09/2013. Scale: 1"=20'. IL-80 Zoning District.

This application has been postponed to the May 22, 2019 meeting.

DELIBERATIONS:

1. #I18-17 Application of Bill Ryan, Applicant, National Partners North Haven LLC, Owner, relative to 381 State Street.

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

Trojanowski – aye Nugent – aye Bumsted – aye Garsten – aye Sletten – aye Miller – aye
Beacom - aye

The application was continued to the 22 May 2019 meeting.

2. #I19-04 Continuation of the application of Shoreline Acquisitions LLC, Applicant, Anthony DePaola Family Trust & Vincent A. DePaola Family Trust, Owners, relative to 57 McDermott Road.

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

Trojanowski – aye Nugent – aye Garsten – aye Miller – aye Beacom – aye

Mr. Bumsted and Mrs. Sletten abstained from voting.

The application was approved with appropriate conditions.

INFORMAL: None

OTHER:

- 124 Mansfield Road – Invasive Species Removal

Attorney Timothy Lee of Fasano, Ippolito, Lee & Florentine, LLC in New Haven presented the request to allow the removal of bamboo from the property while conserving the soils.

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

Trojanowski – aye Nugent – aye Bumsted – aye Garsten – aye Sletten – aye Miller – aye
Beacom - aye

The request was approved.

- Discussion: Simplified Permit Process for Private Channel Clearing/Dredging

Mr. J. Andrew Bevilacqua, Town Engineer discussed the channel cleaning and submitted his proposal titled; “Simplified Inland Wetlands Process for Residential Stream and Channel Maintenance”. He proposed that the town give some support to the residents for the cleaning of brooks and ponds.

ENFORCEMENT ACTIONS: None

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: - DEEP Letter dated April 3, 2019
- Pharmacia & Upjohn Company LLC, Ecological Enhancement
Monitoring Report, April 1, 2019

The correspondences were briefly discussed.

MINUTES:

- March 27, 2019

Mr. Bumsted moved to approve the March 27, 2019 meeting minutes; Mrs. Garsten seconded the motion. The Commission voted as follows:

Trojanowski – aye Bumsted – aye Miller – aye Sletten – aye Beacom – aye

EXECUTIVE SESSION: None

ADJOURN:

Mr. Bumsted moved to adjourn the meeting; Mrs. Sletten seconded the motion. The meeting was adjourned at 9:03 PM.

