

**APPROVED 9-25-19**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES**  
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, July 24, 2019 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2, at 7:00 PM.

**MEMBERS PRESENT:**

Frank H. Bumsted, Chairman  
Steven J. Nugent, Secretary  
Anna Garsten  
Pat Libero  
Elizabeth Beacom, Alternate  
Steven Miller, Alternate  
Pamela Sletten, Alternate

**ABSENT MEMBERS:**

Joseph L. Tenedine  
Cheryl A. Juniewicz

**TOWN STAFF:**

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

**AGENDA:**

Mr. Bumsted called the meeting of the Inland Wetlands Commission to order at 6:59 PM and introduced Mr. Michael J. Freda, First Selectman, for the purpose of electing a Chairman, at this meeting. For the office of Chairman, Mr. Nugent nominated Mr. Bumsted. Mr. Miller seconded the nomination; all were in favor. Mr. Bumsted was elected Chairman. Mr. Freda thanked the members and town staff for their time on the Commission.

Mr. Bumsted, Chairman called the regular meeting of the Inland Wetlands Commission to order at 7:08 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. Nugent read the call for the first Public Hearing:

2. #I19-09 Application of the Town of North Haven, Applicant, Edward M. and Theresa O. Yates, Owners, relative to 3022 & 3030 Ridge Road, (Map 87, Lots 74 & 11), seeking a Subdivision Referral. Plan Entitled: Subdivision Map, Prepared for: The Town of North Haven, Property of: Edward M. & Theresa O. Yates, 3030 Ridge Road, North Haven & Hamden, Connecticut. Prepared by: Milone & MacBroom. Dated: June 5, 2019. Scale: 1"=50'. R-40 Zoning District.

Mr. John Gilmore, Professional Engineer of Milone and McBroom presented the application to permit the subdivision of this 18.586 acre parcel into two (2) lots. The existing house on the property would remain on lot B, which would become 3.885 acres. The Town has an agreement to purchase the 14.701 acre balance of the property for open space. Mr. Gilmore presented a revised site plan as Exhibit A, and discussed the wetlands on the property.

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

Mr. Bumsted asked for public comment.

1. Fran Lynch of 3031 Ridge Road asked about future development of the property.

Mrs. Lynn Sadosky, Director of Public Works for the Town of North Haven explained that the town is proposing to purchase this parcel to be used as Open Space.

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

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

3. #I19-10 Application of Senior Luxury Housing, LLC, Applicant, FPJ Investments, LLC, Owner, relative to 79T, 87, 87T, 91, 95 and 95 Warner Road, (Map 40, Lots 39-44), seeking a Permit to Conduct Regulated Activity and a Subdivision Referral. Plan Entitled: Proposed Cluster Resubdivision 79T, 87, 87T, 91, 95 and 95 Warner Road, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: June 25, 2019. Scale: 1"=80'. R-40 Zoning District.

Mr. John Gilmore, Professional Engineer of Milone & McBroom presented the application to permit the development of a new, 8 lot "cluster" subdivision, in accordance with Section 2.5 of the Planning & Zoning Regulations. This portion of the regulations permits lots of 30,000 square feet in an R-40 zoning district with certain conditions being met. A conventional subdivision plan has been provided, as required, on sheet #9, for your review. The developer's intent is to dedicate 2.89 acres in the northwest portion of this 28.9 acre site as permanent open space. Mr. Gilmore presented the site plan and discussed the wetlands and watercourses on the property. He stated that all frontage lots will be accessed by driveways on Warner Road and that the bunk house will be removed. Mr. Nugent asked questions about vernal pools and Mr. Gilmore responded. Mr. Gilmore explained the proposed removal of the building on the site and then discussed the comments of the town staff. He explained the sediment and erosion control measures.

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

Mr. Bumsted asked for public comment.

1. Tom Borrelli of 69 Warner Road asked questions about the demolition of the bunk house and barn.
2. Barbara Kovacs of 80 Warner Road asked about the future construction of the driveway and about having an environmental study conducted.
3. Gail Damora of 86 Warner Road has concerns about traffic.
4. Robert Borrelli of 11 Timothy Drive asked about sewers on Timothy Drive.

Mr. Gilmore addressed the public comment.

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

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

1. #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.

Mr. Jim Pretti, Engineer of Criscuolo Engineering presented the application to permit the construction of a new 9,600 square feet building for an office/warehouse use. An identical application was approved by the Commission on 28 November 2012 (#I12-13) but was allowed to expire. He presented the site plan and explained the proposal for office and warehouse use. Mr. Pretti discussed the comments of the Town Engineer and explained the wetlands on the site.

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

Mr. Bumsted asked for public comment.

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

#### **DELIBERATIONS:**

1. #I19-06 Application of North Haven Business Park LLC, Applicant, Alvina's LLC, Owner, relative to 71 Leonardo Drive.

Mr. Nugent moved to approve the application; Mr. Libero seconded the motion.

The Commission voted as follows:

Bumsted – aye Nugent – aye Libero – aye Garsten – aye Sletten – aye Miller – aye Beacom – aye

The application was approved with appropriate conditions.

2. #I19-09 Application of the Town of North Haven, Applicant, Edward M. and Theresa O. Yates, Owners, relative to 3022 & 3030 Ridge Road.

Mrs. Garsten moved to approve the application; Mrs. Sletten seconded the motion.  
The Commission voted as follows:

Bumsted – aye Nugent – aye Libero – aye Garsten –aye Sletten – aye Miller – aye Beacom – aye

The application was approved with appropriate conditions.

3. #I19-10 Application of Senior Luxury Housing, LLC, Applicant, FPJ Investments, LLC, Owner, relative to 79T, 87, 87T, 91, 95 and 95 Warner Road.

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

Bumsted – aye Nugent – aye Libero – aye Garsten –aye Sletten – aye Miller – aye Beacom – aye

The application was approved with appropriate conditions.

**INFORMAL:** None

**OTHER:** None

**ENFORCEMENT ACTIONS:**

- Wetlands Enforcement Officer, Laura Magaraci updated the Commission on the enforcement action at 215 Mill Road.

**EXTENSIONS:** None

**PERMITTED USES AS OF RIGHT:** None

**BOND RELEASES & REDUCTIONS:** None

**CORRESPONDENCE:** None

**MINUTES:**

- May 22, 2019

Mr. Libero moved to approve the May 22, 2019 meeting minutes; Mrs. Beacom seconded the motion. The Commission voted as follows:

Bumsted – aye Garsten – aye Libero – aye Miller – aye Beacom – aye Sletten- aye

**EXECUTIVE SESSION:** None

**ADJOURN:**

Mr. Miller moved to adjourn the meeting; Mrs. Beacom seconded the motion. The meeting was adjourned at 8:24 PM.