

APPROVED 6-24-20
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, February 26, 2020 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 Miller, Vice Chairman
Joseph L. Tenedine, Secretary
Cheryl A. Juniewicz
John R. Whitcomb
Elizabeth Beacom, Alternate, sitting
James Lorusso, Jr., Alternate, sitting

ABSENT MEMBERS:

Anna Garsten
Pat Libero
Pamela Sletten, Alternate

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. Bumsted, Chairman called the meeting of the Inland Wetlands Commission to order at 7:00 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:

1. #I20-01 Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, relative to 343 Clintonville Road, (Map 69, Lot 55), seeking a Subdivision Referral. Plan Entitled: Subdivision Map, 343 Clintonville Road (CT Route 22), North Haven,

Connecticut. Prepared by: Milone & MacBroom. Dated: January 22, 2020. Scale: 1"=40'. EH Zoning District.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC in New Haven, presented the application for a Subdivision Referral with no regulated activity proposed. The site is approximately 12.8 acres proposed to be subdivided into two (2) lots, the westernmost proposed at approximately 6.9 acres and the easternmost at approximately 5.9 acres. Mr. Lee stated that if this application is approved, his client, Vigliotti Construction will present an application to the Planning & Zoning Commission for Special Permit and Site Plan Approval. An Elderly Housing Development is proposed for the two parcels, if approved. Mr. Lee presented a drawing of the property including two proposed residential buildings and a clubhouse.

Ms. Megan Raymond, Project Manager of Milone and McBroom described the wetlands on the two parcels. She discussed the pond and vernal pool and explained the existing vegetation, invasive species and wildlife.

Mr. Bumsted asked for public comment.

1. William Richards of 18A North Avenue is concerned with potential road flooding and the brook overflowing.

Mr. Lee and Ms. Raymond, responded to the public comment.
There being no further public comment, the Public Hearing was closed.

DELIBERATIONS:

1. #I20-01 Application of Vigliotti Construction Co., Applicant, Piepers' Farm, LLC, Owner, relative to 343 Clintonville Road.

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

Bumsted – aye Juniewicz –aye Tenedine – aye Miller – aye Whitcomb – aye Beacom – aye
Lorusso – aye

The application was approved with appropriate conditions.

INFORMAL: None

OTHER: None

ENFORCEMENT ACTIONS: None

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: 2019 Annual Progress Report from Pfizer, Inc. on behalf of Pharmacia & Upjohn Company LLC.

The Correspondence was briefly discussed.

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Mr. Whitcomb moved to approve the January 22, 2020 meeting minutes; Mr. Tenedine seconded the motion. The Commission voted as follows:

Bumsted – aye Tenedine – aye Miller – aye Whitcomb – aye Beacom – aye Lorusso – aye

ADJOURN:

Mr. Miller moved to adjourn the meeting; Mrs. Beacom seconded the motion. The meeting was adjourned at 7:30 PM.