

APPROVED 3-24-21
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, February 24, 2021 via videoconference, at 7:00 PM.

MEMBERS PRESENT:

Frank H. Bumsted, Chairman
Steven Miller, Vice Chairman
Joseph L Tenedine, Secretary
Pat Libero
John R. Whitcomb
Pamela Sletten, Alternate
James Lorusso, Jr., Alternate
Elizabeth Beacom, Alternate

ABSENT MEMBERS:

Anna Garsten
Cheryl A. Juniewicz

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

AGENDA:

Mr. Bumsted, Chairman called the meeting of the Inland Wetlands Commission to order at 7:03 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. Tenedine, Secretary, read the call for the first Public Hearing.

1. #I20-06 Continuation of the application of The Slate School, Inc., Applicant & Owner, relative to 5100 Ridge Road, (Map 97, Lot 2), seeking a Permit to Conduct

Regulated Activity and a Site Plan Referral. Entitled: Slate Upper School, 5100 Ridge Road, North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 27, 2020. Scale: 1"=20'. R-40 Zoning District.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC, presented the application for a Permit to Conduct Regulated Activity and a Site Plan Referral which is intended to permit the redevelopment of this approximately 3 acre property from a church to a private school for grades 7 through 12. He gave an overview of the application and stated that there are no wetlands on the property, however a portion is in the upland review area.

Mr. Jason Williams with Milone and MacBroom in Cheshire, presented a revised site plan and described the changes made to the original site plan and discussed the Landscape Plan.

Mr. Thomas Daly, Professional Engineer with Milone and MacBroom, discussed the changes to the septic and drainage systems and enhancements to the erosion control plan. He stated that the proposed development will be constructed using a Phased Plan.

Ms. Meghan Raymond, Soil Scientist with Milone and MacBroom, explained the site and the wetland boundaries.

Ms. Grace Kenney, Environmentalist with the Slate School, discussed the ecosystems.

Attorney Timothy Hollister gave a brief overview and stated that there is no direct disturbance to a watercourse and no impact to water quality.

Mr. Bumsted asked for public comment.

1. Attorney John Acampora spoke in opposition and read a letter from a Hamden Wetlands Commissioner.
2. Clint Brown, Professional Engineer, discussed the wetlands regulations and the concerns of neighbors. He is in opposition to the application.
3. George Logan, Soil Scientist, presented a drawing and discussed his report and shared photos of the site.
4. Attorney John Parese, spoke on behalf of neighbors to the north of the property and is in opposition to the application. He presented Exhibit A: Evidence of Significant, Adverse, Physical Impact.
5. Calvin DeMarsilis of Hamden spoke in opposition to the application.
6. Mary White of 67 Summer Lane spoke in opposition. She is concerned with the water system and discussed Hamden's concerns.
7. Albert Perrino of 5051 Ridge Road spoke in opposition to the application.

Mr. Lee responded to the public comment and discussed letters of support.

The Public Hearing was closed and the deliberations continued to the 24 March 2021 meeting.

2. #I20-07 Continuation of the application of Vigliotti Construction Co., Applicant, Piepers' Farm LLC, Owner, relative to 343 & 379 Clintonville Road, (Map 69, Lot 55), seeking a Permit to Conduct Regulated Activity and a Site Plan Referral. Plan Entitled: Proposed Elderly Housing Development, 343 Clintonville Road (RT. 22), North Haven, Connecticut. Prepared by: Milone & MacBroom. Dated: October 27, 2020. Scale: 1"=40'. EH Zoning District.

Attorney Timothy Lee with Fasano, Ippolito, Lee & Florentine, LLC, presented the application for a Permit to Conduct Regulated Activity and a Site Plan Referral which is intended to permit the development of these two (2) properties, that total 12.8 acres combined, as an elderly housing facility. The applicant proposes to construct a 60 unit, three story, age restricted, residential multi family building on each subject parcel.

Mr. Ryan McEvoy, Professional Engineer with Milone and MacBroom in Cheshire, presented the site plan and explained the changes made to the previous plan.

The Commission asked questions and Mr. McEvoy responded.

Mr. Bumsted asked for public comment.

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

DELIBERATIONS:

1. #I20-06 Continuation of the application of The Slate School, Inc., Applicant & Owner, relative to 5100 Ridge Road.

Mr. Miller moved to continue the deliberations for this Application to the 24 March 2021 meeting; Mr. Tenedine seconded the motion.

The Commission voted as follows:

Bumsted – aye Miller – aye Tenedine – aye Libero – aye Whitcomb – aye Sletten – aye
Lorusso – aye

Closed the public hearing and continued the deliberations to the 24 March 2021 meeting.

2. #I20-07 Continuation of the application of Vigliotti Construction Co., Applicant, Piepers' Farm LLC, Owner, relative to 343 & 379 Clintonville Road.

Mr. Miller moved to approve the Application; Mr. Lorusso seconded the motion.

The Commission voted as follows:

Bumsted – aye Miller – aye Tenedine – aye Libero – aye Whitcomb – aye Sletten – aye
Lorusso – aye

The application was approved with appropriate conditions.

INFORMAL: None

OTHER: Open Space Representative

- Appointment of Open Space Committee Representative

Mr. Libero moved to elect Ms. Cheryl Juniewicz as the representative to the Open Space Advisory Committee. Mr. Tenedine seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Tenedine – aye Libero – aye Whitcomb – aye Sletten – aye
Lorusso – aye

ENFORCEMENT ACTIONS: WEO Updates

- Wetlands Enforcement Officer, Laura Magaraci updated the commission on the enforcement action at 11 Maplecrest Lane.

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS:

- #I05-23, 828 Thompson Street

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$200,000.00.

Mr. Miller moved to approve the bond release; Mr. Lorusso seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Tenedine – aye Libero – aye Whitcomb – aye Sletten – aye
Lorusso – aye

The bond release was approved.

- #I09-13, 409 Washington Avenue

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$30,000.00.

Mr. Libero moved to approve the bond release; Mr. Tenedine seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Tenedine – aye Libero – aye Whitcomb – aye Sletten – aye
Lorusso – aye

The bond release was approved.

- #I15-01, 87 North Hill Road

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$2,500.00.

Mr. Miller moved to approve the bond release; Mr. Whitcomb seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Tenedine – aye Libero – aye Whitcomb – aye Sletten – aye
Lorusso – aye

The bond release was approved.

CORRESPONDENCE: None

MINUTES:

- January 27, 2021

Mr. Whitcomb moved to approve the November 18, 2020 meeting minutes; Mr. Libero seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Libero – aye Whitcomb – aye Sletten – aye Lorusso – aye

ADJOURN:

Mr. Whitcomb moved to adjourn the meeting; Mrs. Sletten seconded the motion. The meeting was adjourned at 9:46 PM.