

APPROVED 6-22-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, May 25, 2022, at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in the Gymnasium at 7:00 p.m.

MEMBERS PRESENT:

Frank H. Bumsted, Chairman
Steven Miller, Vice Chairman
Joseph L. Tenedine, Secretary
Cheryl A. Juniewicz
James Lorusso, Jr.
John R. Whitcomb
Pamela Sletten, Alternate

ABSENT MEMBERS:

Anna Garsten
James Thompson, Alternate

TOWN STAFF:

Alan Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Genevieve Bertolini, Stenographer
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. #I22-02 Continuation of the application of Joseph Iamunno, Applicant, 94 Warner Associates, LLC, Owner, relative to 87 Warner Road, (Map 40, Lot 97), seeking a Permit to Conduct Regulated Activity and a Subdivision Referral. Plan Entitled: Proposed Resubdivision, Land N/F 94 Warner Associates, LLC, 87 Warner Road, North Haven, Connecticut. Prepared by: Bennett & Smilas Associates, Inc. Dated:

February 21, 2022. Scale: 1"=80'. R-40 Zoning District.

Mr. John Knuff with Hurwitz, Sagarin, Slossberg & Knuff, LLC, updated the Commission and presented the application to permit the resubdivision of this property into 17 conventional, single family residential building lots. He presented Exhibit 2A; planting plan.

David Held, P.E, Project Manager with Provost and Rovero, presented the site plan and described the proposed project and the changes made to the plan. He then explained the planting plan, the stormwater basin, and the maintenance plan.

The Commission asked questions and Mr. Held and Mr. Knuff responded.

Mr. Bumsted asked for public comment.

1. Tom Borelli, 69 Warner Road – discussed his concerns with flow rates and the drainage at the end of the cul-de-sac.
2. Barbara Kovacs, 80 Warner Road – is concerned with drainage on Warner Road.

Mr. Held responded to the public comment.

This application was continued to the 22 June 2022 meeting.

Mr. Tenedine, Secretary, read the call for the last Public Hearing.

2. #I22-01 Continuation of the application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 91 & 103 Kings Highway and 124 Mansfield Road, (Map 83, Lots 2 & 92 and Map 77, Lot 17), seeking a Permit to Conduct Regulated Activity and a Site Plan Referral. Plan Entitled: Slate Upper School. Prepared by: SLR. Dated: February 25, 2022. Scale 1"=40'. 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 to permit the redevelopment of these two residential properties as the "Slate Upper School", a private school for grades 7 through 12, abutting the Slate Lower School. Attorney Lee stated that during the March 23, 2022 meeting, the Commission presented some questions regarding landscaping and that they will address those questions during this meeting.

Megan Raymond, Soil Scientist with SLR, explained the wetlands on the parcels and discuss the proposed process to remove invasive species.

Mr. Bumsted asked for public comment.

1. Carolyn Gould, 299 Mansfield Road – concerned about the culvert under Mansfield Rd.
2. Tom White, Summer Lane – spoke in favor of the application.

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

DELIBERATIONS:

1. #I22-02 Continuation of the application of Joseph Iamunno, Applicant, 94 Warner Associates, LLC, Owner, relative to 87 Warner Road.

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

Bumsted – aye Tenedine – aye Juniewicz – aye Whitcomb – aye Sletten – aye

The application was continued to the 22 June 2022 meeting.

2. #I22-01 Continuation of the application of Timothy J. Lee, Applicant, The Slate School, Inc., Owner, relative to 91 & 103 Kings Highway and 124 Mansfield Road.

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

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

The application was approved with appropriate conditions.

INFORMAL: None

OTHER: None

ENFORCEMENT ACTIONS:

An update was provided.

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: None

MINUTES:

- March 23, 2022

Mr. Whitcomb moved to approve the March 23, 2022 meeting minutes; Mr. Lorusso seconded the motion. The Commission voted as follows:

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

- April 27, 2022

Ms. Juniewicz moved to approve the April 27, 2022 meeting minutes; Mr. Tenedine seconded the motion. The Commission voted as follows:

Bumsted – aye Tenedine – aye Whitcomb – aye Lorusso – aye Sletten – aye

ADJOURN:

Mrs. Sletten moved to adjourn the meeting; Mr. Whitcomb seconded the motion. The meeting was adjourned at 8:20 PM.

