

APPROVED 10.26.22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, September 28, 2022, at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room 2 at 7:00 p.m.

MEMBERS PRESENT:

Frank H. Bumsted, Chairman
Steven Miller, Vice Chairman
Joseph L. Tenedine, Secretary
James Lorusso, Jr.
Pamela Sletten, Alternate

ABSENT MEMBERS:

Cheryl A. Juniewicz
Anna Garsten
John R. Whitcomb
James Thompson, Alternate

TOWN STAFF:

Alan Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Pam Miller, Clerk

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 application #I22-08 has been postponed to the 26 October 2022 meeting.

PUBLIC HEARINGS:

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

1. #I22-07 Application of Cabezas-DeAngelis, LLC, Applicant, SK PT LLC, Owner, relative to 410 & 408 Sackett Point Road, (Map 43, Lots 1 & 2), seeking a Permit to Conduct Regulated Activity and a Site Plan Referral. Plan Entitled: Outdoor Storage Yard, P.V. Solar Panel Array and Parking Expansion. Prepared by: Cabezas-DeAngelis, LLC. Dated: 05 May 2022. Scale: 1"=40'. IG-80 Zoning District.

Mr. Chris DeAngelis, Professional Engineer with Cabezas – DeAngelis, LLC, presented the application to permit the installation of a ground mounted solar array on the northernmost, of these two (2) subject parcels and outdoor storage for a landscaping contractor, as well as an additional parking lot. He described the site and the drainage system.

Mr. Alexander Wojtkowiak, Soil Scientist with William Kenny Associates, described the wetlands, water course, and plant species on the site.

Mr. Nicholas Granata, LEP with Tighe & Bond, discussed the remediation plan and stated that a ground water management plan has been drafted.

Mr. Steven Denino summarized the project for the proposed solar array and fencing.

Tenant, Michael Romano with Romano Landscaping, explained the materials stored on the site.

Owner, Maria DeAndra, spoke about paving.

Mr. Bumsted asked for public comment.

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

2. #I22-08 Application of Frank P. Muzio Jr., Applicant & Owner, relative to 1934 Hartford Turnpike, (Map 94, Lot 6), seeking a Permit to Conduct Regulated Activity and a Resubdivision Referral. Plan Entitled: Proposed Resubdivision, 1934 Hartford Turnpike, North Haven, Connecticut. Prepared by: John Paul Garcia & Assoc. Dated: 8/9/22. Scale: 1"=30'. R-20 & R-40 Zoning Districts.

The application was postponed by the applicant to the 26 October 2022 meeting.

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

3. #I22-09 Application of Dwight Waller, Applicant & Owner, relative to 66 Todd Drive South, (Map 99, Lot 40), seeking a Permit to Conduct Regulated Activity. Plan Entitled: Inland Wetlands Regulated Activity Plan, Lot 6 Lor-Nan Subdivision, #66 Todd Drive South, North Haven, Connecticut. Prepared by: Thomas A. Stevens & Associates, Inc. Dated: 08-11-22. Scale: 1"=10'. R-40 Zoning District.

Mr. Chuck Mandel presented the application to permit the installation of a new septic system to replace the existing failing system for the existing single-family residence on the property. He addressed the comments of the Town Staff and submitted a drawing of the sewage disposal system, as Exhibit A.

Ms. Jamie Welch stated that she will be purchasing the property and that the bridge will not be replaced, as a part of this project.

Mr. Dwight Waller answered further questions of the Commission.

Mr. Bumsted asked for public comment.

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

DELIBERATIONS:

1. #I22-07 Application of Cabezas-DeAngelis, LLC, Applicant, SK PT LLC, Owner, relative to 410 & 408 Sackett Point Road.

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

Bumsted – aye Miller – aye Tenedine – aye Sletten – aye Lorusso – aye

The application was approved with appropriate conditions.

3. #I22-09 Application of Dwight Waller, Applicant & Owner, relative to 66 Todd Drive South.

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

Bumsted – aye Miller – aye Tenedine – aye Sletten – aye Lorusso – aye

The application was approved with appropriate conditions.

INFORMAL: None

OTHER: None

ENFORCEMENT ACTIONS:

An update was provided.

EXTENSIONS:

- #I20-07, 343 & 379 Clintonville Road

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

Bumsted – aye Miller – aye Tenedine – aye Sletten – aye Lorusso – aye

The extension was approved.

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE:

- 2023 Meeting dates

Mrs. Sletten moved to approve the meeting dates; Mr. Miller seconded the motion. The board voted as follows;

Bumsted – aye Miller – aye Tenedine – aye Sletten – aye Lorusso – aye

The 2023 meeting dates were approved.

MINUTES:

- June 22, 2022

Mr. Lorusso moved to approve the June 22, 2022 meeting minutes; Mrs. Sletten seconded the motion. The Commission voted as follows:

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

ADJOURN:

Mrs. Sletten moved to adjourn the meeting; Mr. Miller seconded the motion. The meeting was adjourned at 8:04 PM.

