

***APPROVED 1-24-24***  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES**  
**Inland Wetlands Commission**

Minutes of the Inland Wetlands Commission meeting held on Wednesday, December 20, 2023, at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #1 at 7:00 p.m.

**MEMBERS PRESENT:**

Frank H. Bumsted, Chairman  
Steven M. Miller, Vice Chairman  
Joseph L. Tenedine, Secretary  
Cheryl A. Juniewicz  
Anna Garsten  
James Lorusso, Jr.  
John R. Whitcomb

**ABSENT MEMBERS:**

Pamela Sletten, Alternate

**TOWN STAFF:**

Alan Fredricksen, Land Use Administrator  
J. Andrew Bevilacqua, Town Engineer  
Laura Magaraci, Zoning and Inland Wetlands Enforcement Officer  
Leslie Carney, Land Use Secretary  
Genevive Bertolini, Stenographer

**AGENDA:**

Mr. Bumsted, Chairman called the meeting of the Inland Wetlands Commission to order at 7:27 P.M. 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 HEARING:**

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

1. #I23-11 Application of AB Eco Park LLC, Applicant, Celavon Corp., Owner, relative to 250 Universal Drive, (Map 1, Lot 1), seeking a Permit to Conduct Regulated Activity and a Site Plan Referral. Plan Entitled: Inland Wetlands Permit Application, 250 Universal Drive, Town of North Haven, Connecticut. Prepared by: Langan CT Inc. Dated: 10/16/2023. Scale: 1"=40'. IG-80 Zoning District.

Attorney William Gambardella, provided a slide presentation regarding this application for a Permit to Conduct Regulated Activity and is intended to permit the clean-up and fill of this highly contaminated site. He asserted that this will be a huge benefit to the State to finally clean-up this site that has remained heavily contaminated for quite a long time. They have been working with the State of Connecticut DEEP and will be receiving a grant for this project.

Mr. David Gagnon, P.E., of Langan CT, further explained that most of the proposed project lies in North Haven and only a small portion is in New Haven and a separate application was filed with the City of New Haven. However, main access to this site would be through New Haven into North Haven on Universal Drive South. It lies in an IG-80 zone which is a commercial area.

Mr. Dean Gustafson, Wetland & Soil Scientist, of All-Points Technology discussed further the wetland areas that are impacted and specifically about the types of materials that will be used for the enormous amount of fill that is necessary for this project. There are tidal marsh areas to the east that are explained in the Wetland Assessment Report. No wildlife assessment was provided, only a habitat report. There is a 50 feet upland review area shown.

Mr. Tim Myjak, Environmental Specialist with EKI Environment & Water explained the meaning of a brownfield site and how highly contaminated the soil and area are today. He explained further what types of materials would be used to fill and clean-up this site.

The Commission asked questions and Mr. Gambardella responded.

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The Commission asked questions and Mr. Myjak responded.

Mr. Bumsted asked for public comment:

1. Mary White - Summer Lane - spoke of concerns regarding the contamination on site.
2. Chris Ozyck – New Haven -spoke of many concerns regarding the proposed project.
3. James Gregg – North Haven – spoke of concerns regarding the proposed project.
4. Laura Cahn – New Haven – spoke of concerns regarding the tires on the site.
5. Jennifer Brubaker – North Haven – urged the Commission to continue to be diligent regarding the proposed project.
6. Tom White – Summer Lane – spoke of alternatives to the proposed project.

## **DELIBERATIONS:**

Mr. Miller made a motion to go into deliberations; Mr. Lorusso, seconded the motion.

The Commission voted as follows:

Bumsted – aye Whitcomb – aye Miller – aye Lorusso – aye Tenedine - aye Garsten – aye  
Juniewic – aye

Mr. Bumsted asked for a motion on the application.

Mr. Miller moved to make a determination that the proposed application involves a significant impact activity; Mr. Lorusso seconded the motion.

The Commission voted as follows:

Bumsted – aye Whitcomb – aye Miller – aye Lorusso – aye Tenedine - aye Garsten – aye  
Juniewic - aye

The application was continued to the January 24, 2024 meeting.

**INFORMAL:** None

**OTHER:** Open Space Representative

- Appointment of Open Space Committee Representative

Mr. Miller moved to appoint Ms. Juniewic as the representative to the Open Space Advisory Committee. Mr. Tenedine seconded the motion.

The Commission voted as follows:

Bumsted – aye Whitcomb – aye Miller – aye Lorusso – aye Tenedine – aye Garsten – aye  
Juniewic - aye

**ENFORCEMENT ACTIONS:** 250 Universal Drive

Ms. Laura Magaraci briefly spoke about the violation on this property.

**EXTENSIONS:** None

**PERMITTED USES AS OF RIGHT:** None

**BOND RELEASES & REDUCTIONS:** None

**CORRESPONDENCE:** None

**MINUTES:**

- November 15, 2023

Mr. Bumsted moved to approve the November 15, 2023 meeting minutes; Mr. Miller seconded the motion. The Commission voted as follows:

Bumsted – aye Whitcomb – aye Miller – aye Lorusso – aye Tenedine – aye Garsten – aye  
Juniewic - aye

**ADJOURN:**

Mr. Lorusso moved to adjourn the meeting; Mr. Whitcomb seconded the motion. The meeting was adjourned at 10:26 PM.