

Susan Hoyer Dannenhoffer
1277 Mount Carmel Avenue
North Haven, Connecticut 06473
(203) 239-6222/(203) 640-4755
Suedannenhoffer@aol.com

January 18, 2021

Frank Bumstead
Chairman, Inland Wetlands Commission
Town of North Haven
Town Hall Annex Building
5 Linsley Street
North Haven, CT 06473

RE: Application I20-06, Application to conduct regulated activity by the Slate School, Inc. at 5100 Ridge Road, North Haven, CT

Dear Mr. Bumstead:

I live in the northwest part of North Haven, and enjoy our tranquil, verdant, neighborhood, which is contiguous with the beautiful Sleeping Giant State Park, is home to abundant and diverse wildlife, and is so much a part of the Town's character and appeal. An application is now before our Wetlands Commission, which, if approved, will irreparably damage the character of our neighborhood, diminish the value of our homes, and adversely impact North Haven's allure to new residents.

The Slate School, Inc. has applied to conduct regulated activity as part of its proposal to build an upper school (grades 7-12) for 90-100 students, at 5100 Ridge Road, on a site that is less than three acres. The plans call for a new parking lot, an outdoor amphitheater, a large storm water retention pond, an expanded septic system, the installation of 82 lights, and the widening of sections of Outer Ridge Road. The site abuts extensive wetlands in North Haven and in Hamden, and the entire region is an aquifer zone.

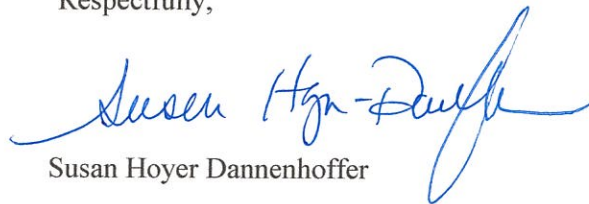
This proposal is in direct contravention to the North Haven Plan of Conservation and Development (hereinafter "POCD") which was adopted July 24, 2017 and effective September 1, 2017. The POCD, a blueprint for how the Town wants to develop over the next 10 – 20 years, recommends limiting development in this area in order to preserve its rural and pastoral nature, reducing traffic on Mt. Carmel Avenue and Outer Ridge Road, and adopting a Scenic Road Ordinance to protect views along roads such as Outer Ridge Road that contribute to the Town's character. The POCD was also adopted to "protect high quality wetlands and their ecosystem services while encouraging appropriate use"

Mr. Frank Bumstead
Chairman, Inland Wetlands Commission
Town of North Haven
January 18, 2021
Page Two

If approved, there will be a large increase in impervious area, increased discharge of the septic system into the wetlands, and a huge increase in daily activity at the site. As a result, there will be negative impacts on the wildlife and neighbors residing in the area, along with increased traffic, noise, and light pollution. This proposal is an inappropriate use of this site, and the scale of the project is much too large for the location at 5100 Ridge Road.

I am strongly opposed to the application and plan of development for the property located at 5100 Ridge Road in North Haven. I ask that North Haven's Wetlands and Zoning Commissions to adhere to the recommendations in the town's POCD, defer to Hamden's request to adhere to their wetlands regulations which stipulate a 100' non-disturbance zone and a 200' Upland Review Area, and deny this application. I ask you to support the efforts to preserve the sensitive ecosystem of this area of our town and the Town of Hamden and preserve its pastoral character. Thank you for your consideration.

Respectfully,



Susan Hoyer Dannenhoffer

Alex M. Dannenhoffer
1277 Mount Carmel Avenue
North Haven, Connecticut 06473
(203) 239-6222

January 18, 2021

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Chairman, Inland Wetlands Commission
Town of North Haven
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I implore North Haven's Wetlands and Zoning Commissions to adhere to the recommendations in the town's POCD, defer to Hamden's request to adhere to their wetlands regulations which stipulate a 100' non-disturbance zone and a 200' Upland Review Area, and deny this application. I ask you to

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Respectfully,

A handwritten signature in blue ink, appearing to read "Alex M. Dannenhoffer", with a long, sweeping flourish extending to the right.

Alex M. Dannenhoffer

January 25, 2021

Mr. Frank Bumstead
Chairman, North Haven Inland Wetlands Commission
5 Linsley Street
North Haven, CT 06473

RE: Application I20-06, Slate School, 5100 Ridge Road.

Dear Chairman Bumstead Commissioners and Town Staff:

Although I do not understand why this application, which disregards the underlying R-40 zoning and our 2017-2027 Plan of Conservation and Development, is presently before this Board; I appreciate your consideration and representation of my questions and concerns. As a former Secretary of this Commission, I have reviewed the six documents on file, and am familiar with the site. I suggest that the application be denied based on many of the following reasons.

- A. The applicant's Inland Wetland Application failed to indicate that the site lies in an **Aquifer Protection Zone**. By this inaction, the Regional Water Authority has not been informed of this application. This makes one wonder if it was intentional or incompetence, both worrisome.

The entire site is in the area of influence above a Level A aquifer. The applicant proposes or implies many State Regulated activities that could contaminate the aquifer. For example, the storage and use of deicing chemicals; pest controls such as pesticides and insecticides; photofinishing; and car washing (a common fund raising activity).

- B. Although the Utilities, sheet UT-1, does not identify an **electric transformer**, and only indicates two overhead services. This should be indicated on the plans. The UT-1 sheet identifies a **generator** on the east side of the proposed second building, but there is no indication of fuel type or storage area. It is my understanding of 22a-354i-5(c) and 22a-354i-6 that underground storage tanks and underground transformers are regulated activities in an aquifer protection area.
- C. I did not notice any information addressing **endangered species or plants**; this site abuts a large Natural Diversity Area, Hamden designated wetlands, and the State Park.
- D. The east side loading ramp, adjacent to the generator and trash enclosure has a typical CL catch basin that discharges into the stormwater system. There are **no protections shown to prevent introducing hazardous contaminants into the stormwater**. Furthermore, the plans fail to identify or address interior floor drains.
- E. According to CTECO, the site is comprised of Yalesville fine sandy loam, 8 to 15% slopes; these **existing soils** are not favorable to the proposed storm drainage. "The soil is the least suitable for infiltration systems and detention basins." Also, the applicant's Drainage Report indicates the soil is Group C "Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water . . . These soils have a slow rate of water transmission."

- K. The sewage system relies on two underground **septic tanks, and a force main pump chamber**. By comparison, the combined 2,250 gallon septic tanks are nearly equivalent to a 40' wide x 5' deep above-ground pool. All septic structures must be imbedded up to five feet into the hardpan. However, the pump chamber, illustrated in Site Details, sheet SD-3, is 5'-2" high with a 3'-0" high riser. This 8'-2" tall structure, is located below an approximate 160 finish grade elevation with the hardpan 27"-76" deep (TP-5). In turn, **this structure will rest approximately 2'-0" below the hardpan on unidentified material**. If indeed there is ledge, or excessively cemented hardpan, what is method of excavation, and neighboring effects of blasting?
- L. A goal in our **Plan of Conservation and Development** specific to this Commission is the protection of sensitive habitats and natural resources. The strategy is to continue to protect water quality by preserving watercourses, wetlands, and aquifers.

The hypocrisy of proposing a school to "teach about nature" on such a constrained, environmentally sensitive site must be lost on the applicants - town residents. Using extensive engineering to invent a site's required performance should not be the approach for a self-proclaimed "nature school". The necessity to import critical performance soils; to rely on multipart engineered structures and pumps; to deeply excavate and cause disruption in an aquifer protection zone is seemingly reckless. I hope this Commission can identify enough reasons to deny the application. Thank you each for your unbiased considerations.

Respectfully submitted,

Steven Nugent
335 Kings Highway

January 25, 2021

Mr. Frank Bumstead
Chairman, North Haven Inland Wetlands Commission
5 Linsley Street
North Haven, CT 06473

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Respectfully submitted,

Steven Nugent
335 Kings Highway

35 Mountain Brook Rd.
North Haven, Ct 06473
January 15, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

RE: Application I20-06, Application to conduct regulated activity by the Slate School, Inc. at 5100 Ridge Road, North Haven, CT

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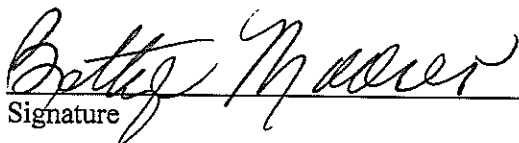
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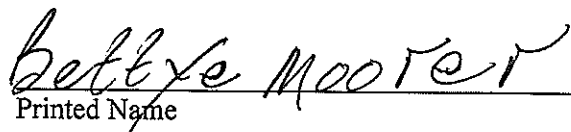
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Sincerely,


Signature


Printed Name

cc: Andy Bevilacqua, Sally Buemi, Frank Bumstead, Vern Carlson, Paul Cicarella, James DiCarlo, Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino

January 11, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
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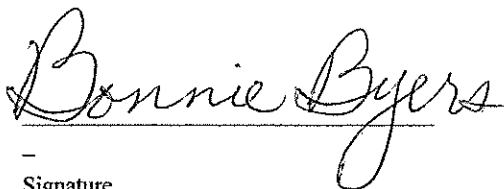
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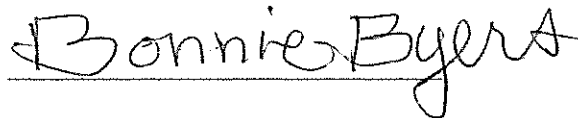
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Printed Name

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Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino

5200 Ridge Road
North Haven, CT 06473
January 8, 2021

Mr. Alan Fredricksen
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Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

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Signature

GARY de SIMONE

Printed Name

cc: Andy Bevilacqua, Sally Buemi, Frank Bumstead, Vern Carlson, Paul Cicarella, James DiCarlo, Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino

5200 Ridge Road
North Haven, CT 06473
January 8, 2021

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5 Linsley Street
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Signature

ELIZABETH A KNOPE
Printed Name

cc: Andy Bevilacqua, Sally Buemi, Frank Bumstead, Vern Carlson, Paul Cicarella, James DiCarlo, Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino

Juliana Perrino
5051 Ridge Rd
North Haven, CT 06473
January 11, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

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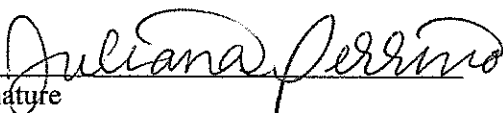
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Albert C. Perrino, MD
5051 Ridge Rd
North Haven, CT 06473
January 11, 2021

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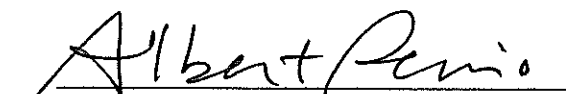
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Sincerely,


Signature


Printed Name

cc: Andy Bevilacqua, Sally Buemi, Frank Bumstead, Vern Carlson, Paul Cicarella, James DiCarlo, Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino

5061 Ridge Road
North Haven, CT 06473

January 15, 2021

Mr. Alan Fredricksen,
Land Use Administrator
5 Linsey Street
North Haven, CT 06473.

RE: Application 120-06, Slate School at 5100 Ridge Road

Dear Mr. Fredricksen

I live directly across the street from 5100 Ridge Road and am adamantly opposed the the proposed project. I agree with all the points raised in the form letter many of neighbors have signed; the site is too small, it will increase the traffic on an already dangerous road, it will damage the abutting wetlands, it will be a traffic, noise and light pollution nightmare in a neighborhood the POCD previously recommended be preserved as a rural and pastoral area, it will negatively impair local wildlife and it will decrease property values.

I wish to add a few personal additional comments. I have been a North Haven resident for over 40 years. I consider myself a good citizen. I vote for and support town government. I have been a volunteer coach for North Haven club athletics and a volunteer coach for the High School track team. My wife and I have volunteered for many other North Haven activities, my children have gone to North Haven schools and we have paid a lot of taxes over the years. Over this time I have made many valuable friends with my neighbors and with other local residents. I live in North Haven because I value what I believe our town stands for, neighborly good citizenship.

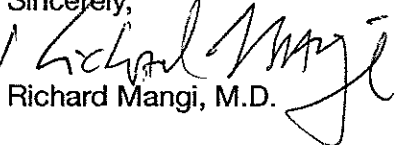
I believe the everyone has the right to pursue their dreams, but I don't understand the mentality that in the pursuit of those dreams it is permissible to antagonize one's neighbors by ruining their neighborhood, disrupting the tranquility of their homes and destroying their property values. This is not what I believe North Haven stands for.

In all the years I have lived in North Haven, I never heard that North Haven needs is a private school. North Haven schools are good, and for those who desire a private school there are plenty of excellent choices within 10 to 20 minutes away. How does the Slate School benefit North Haven? How many town children attend? Why can't the upper school be located on the large acreage site of the lower school? Does the questionable "prestige" of an experimental private school out weight extreme local antagonism and ill will?

I understand the Zoning and Planning Commission strongly considers pro and con letters submitted for a proposed project. Please don't be fooled by a slick marketing campaign. The feelings of those directly impacted by the project should be paramount. Virtually all of us who live on outer Ridge Road within a quarter of a mile of the proposed project are opposed. The opinions of individuals from New Haven, other local towns, and even those from other areas of North Haven are irrelevant. Their lives will not be disrupted and damaged.

I urge the Planning and Zoning Commission to do the right thing for North Haven and for our local outer Ridge Road neighborhood.

Sincerely,



Richard Mangi, M.D.

Anita Bourque
5051 Ridge Rd
North Haven, CT 06473
January 11, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

RE: Application I20-06, Application to conduct regulated activity by the Slate School, Inc. at 5100 Ridge Road, North Haven, CT

Dear Mr. Fredricksen:

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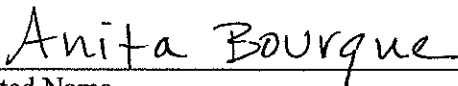
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Sincerely,



Signature



Printed Name

cc: Andy Bevilacqua, Sally Buemi, Frank Bumstead, Vern Carlson, Paul Cicarella, James DiCarlo, Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino

4200 Ridge Rd
North Haven, CT 06473
January 11, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

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4200 Ridge Rd
North Haven, CT 06473
January 11, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

RE: Application I20-06, Application to conduct regulated activity by the Slate School, Inc. at 5100 Ridge Road, North Haven, CT

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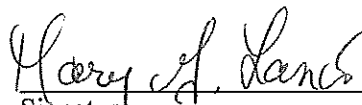
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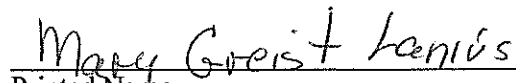
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Signature



Printed Name

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Katherine Russell
4401 Ridge Road
North Haven, CT 06473

January 9, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

RE: Application I20-06, Application to conduct regulated activity by the Slate School, Inc. at 5100 Ridge Road, North Haven, CT

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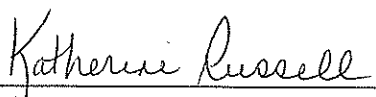
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Signature



Printed Name

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Anne Russell
4401 Ridge Road
North Haven, CT 06473

January 9, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

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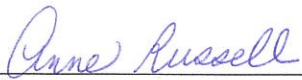
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Signature



Printed Name

cc: Andy Bevilacqua, Sally Buemi, Frank Bumstead, Vern Carlson, Paul Cicarella, James DiCarlo, Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino

John Gumkowski
4401 Ridge Road
North Haven, CT 06473

January 9, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

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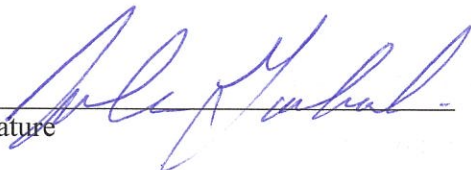
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Sincerely,

Signature



Printed Name

JOHN GUMKOWSKI

cc: Andy Bevilacqua, Sally Buemi, Frank Bumstead, Vern Carlson, Paul Cicarella, James DiCarlo, Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino

James C. Reilly
4500 Ridge Rd
North Haven, CT 06473
January 22, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

RE: Application I20-06, Application to conduct regulated activity by the Slate School, Inc. at 5100 Ridge Road, North Haven, CT

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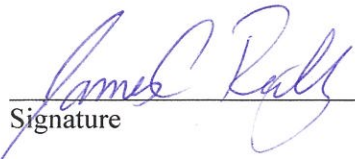
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Sincerely,


Signature

JAMES C. REILLY
Printed Name

cc: Andy Bevilacqua, Sally Buemi, Frank Bumstead, Vern Carlson, Paul Cicarella, James DiCarlo, Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino

F. Michael & Patricia Martucci
720 Mt. Carmel Avenue
Hamden, CT 06518
January 19, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
5 Linsley Street
North Haven, CT 06473

RE: Application I20-06, Application to conduct regulated activity by the Slate School, Inc. at 5100 Ridge Road, North Haven, CT

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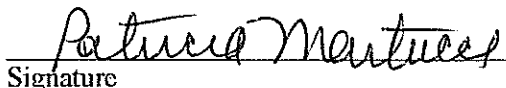
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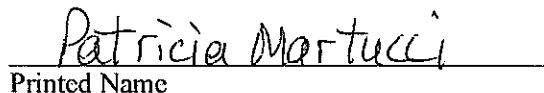
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Sincerely,



F. MICHAEL MARTUCCI


Signature


Printed Name

cc: Andy Bevilacqua, Sally Bucmi, Frank Bumstead, Vern Carlson, Paul Cicarella, James DiCarlo, Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino

11 Canterbury Way
North Haven, CT 06473

January 19, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

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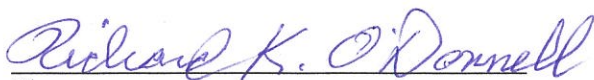
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Sincerely,


Signature

Richard K. O'Donnell

Printed Name

cc: Andy Bevilacqua, Sally Buemi, Frank Bumstead, Vern Carlson, Paul Cicarella, James DiCarlo, Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino

11 Canterbury Way
North Haven, CT 06473

January 19, 2021

Mr. Alan Fredricksen
Land Use Administrator
Town of North Haven
Town Hall Annex
5 Linsley Street
North Haven, CT 06473

RE: Application I20-06, Application to conduct regulated activity by the Slate School, Inc. at 5100 Ridge Road, North Haven, CT

Dear Mr. Fredricksen:

I live in the northwest part of North Haven, and enjoy our tranquil, verdant, neighborhood, which is contiguous with the beautiful Sleeping Giant State Park, is home to abundant and diverse wildlife, and is so much a part of the Town's character and appeal. An application is now before our Wetlands Commission, which, if approved, will irreparably damage the character of our neighborhood, diminish the value of our homes, and adversely impact North Haven's allure to new residents.

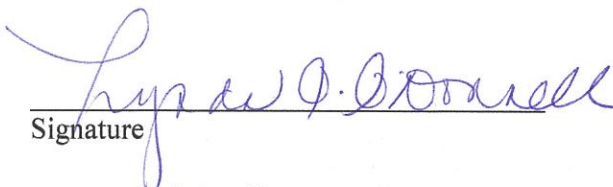
The Slate School, Inc. has applied to conduct regulated activity as part of its proposal to build a so-called "upper" school (grades 7-12) for 90-100 students, at 5100 Ridge Road, on a site that is less than three acres. The plans call for a new parking lot, an outdoor amphitheater, a large storm water retention pond, an expanded septic system, the installation of 82 lights, and the widening of portions of Outer Ridge Road. The site abuts extensive wetlands in North Haven and in Hamden, and the entire region is an aquifer zone.

This proposal is in direct contravention to North Haven's Plan of Conservation and Development (POCD) which recommends limiting development in this area in order to preserve its rural and pastoral nature, reducing traffic on Mt. Carmel Avenue and Outer Ridge Road, and adopting a Scenic Road Ordinance to protect views along roads such as Outer Ridge Road that contribute to the Town's character.

If approved, there will be a large increase in impervious area, increased discharge of the septic system into the wetlands, and a huge increase in daily activity at the site. As a result, there will be negative impacts on the wildlife and neighbors residing in the area, along with increased traffic, noise, and light pollution. This proposal is an inappropriate use of this site, and the scale of the project is much too large for its size.

I implore North Haven's Wetlands and Zoning Commissions to adhere to the recommendations in the town's POCD, defer to Hamden's request to adhere to their wetlands regulations which stipulate a 100' non-disturbance zone and a 200' Upland Review Area, and deny this application. We ask you to support our efforts to preserve the sensitive ecosystem of this area of our town and the Town of Hamden and preserve its pastoral character. Thank you for your consideration.

Sincerely,



Lynda O. O'Donnell

Signature

Printed Name

cc: Andy Bevilacqua, Sally Buemi, Frank Bumstead, Vern Carlson, Paul Cicarella, James DiCarlo, Michael Freda, Martin Looney, William Pieper, Brian Thompson, Dave Yaccarino