

**DRAFT**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES**  
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, January 27, 2021 via videoconference, at 7:00 PM.

**MEMBERS PRESENT:**

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

**ABSENT MEMBERS:**

Anna Garsten  
Cheryl A. Juniewicz  
Joseph L Tenedine, Secretary

**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 7:05 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 #I20-07 is continued to the 24 February 2021 meeting.

**PUBLIC HEARINGS:**

Mr. Miller, acting Secretary, read the call for the 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 that was originally presented at the November 2020 meeting and continued to allow for additional members of the public to comment. Attorney Lee 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 the site plan, drawings and described the site. He discussed the planting plan, storm water management system and the location of the proposed school on the site. Mr. Williams discussed the staff comments and explained the changes made to the previous site plan. Then, Mr. Williams shared details of the construction of the proposed sidewalks and catch basins.

Ms. Meghan Raymond, Soil Scientist with Milone and MacBroom, answered a question regarding an increase in impervious surfaces and discussed the potential for habitat.

Mr. Thomas Daly, Professional Engineer with Milone and MacBroom, described the storm water management system and answered questions from the Commission.

Mr. Paolo Campos, Architect, discussed the proposed location of a generator, propane tanks and electrical service to the building.

Mr. Bumsted asked for public comment.

1. Attorney John Acampora spoke in opposition and is concerned with adverse impacts.
2. Clint Brown, Professional Engineer, discussed a report that he created and submitted to the Commission.
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 read a letter from Ken Henrici from the Blue Hills Neighborhood Association.
5. Mary White of 67 Summer Lane spoke in opposition and agrees with prior speakers.
6. Albert Perrino of 5051 Ridge Road spoke in opposition to the application.
7. Calvin DeMarsilis of Hamden spoke in opposition to the application.
8. Ross Lanus of 4200 Ridge Road spoke in opposition to the application and requested that it be denied.

Mr. Lee responded by requesting that the application be continued to next month's meeting to enable the applicant's professional team to review the materials submitted by the public and to respond to the public comment.

There being no further public comment, the application was continued to next month's 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.

This application has been continued to the February 24, 2021 meeting.

**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 Application; Mr. Whitcomb seconded the motion. The Commission voted as follows:

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

The application was continued to the 24 February meeting.

**INFORMAL:** None

**OTHER:** Open Space Representative

This item was continued to the 24 February 2021 meeting.

**ENFORCEMENT ACTIONS:** WEO Updates

- Wetlands Enforcement Officer, Laura Magaraci stated that there are no violations to report this month.

**EXTENSIONS:** None

**PERMITTED USES AS OF RIGHT:** None

**BOND RELEASES & REDUCTIONS:** None

**CORRESPONDENCE:** None

**MINUTES:**

- November 18, 2020

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

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

**ADJOURN:**

Mrs. Sletten moved to adjourn the meeting; Mr. Whitcomb seconded the motion. The meeting was adjourned at 9:18 PM.