

DRAFT
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, November 18, 2020 via videoconference, at 7:00 PM.

MEMBERS PRESENT:

Frank H. Bumsted, Chairman
Steven Miller, Vice Chairman
Joseph L Tenedine, Secretary
Anna Garsten
Pat Libero
John R. Whitcomb
Pamela Sletten, Alternate
James Lorusso, Jr., Alternate

ABSENT MEMBERS:

Cheryl A. Juniewicz
Elizabeth Beacom, Alternate

TOWN STAFF:

Alan Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Laura Magaraci, Zoning and Inland Wetlands Enforcement Officer
Pam Miller, Clerk

AGENDA:

Mr. Bumsted, Chairman called the meeting of the Inland Wetlands Commission to order at 7:10 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. #I20-04 Application of GBRSTORZ, LLC, Applicant & Owner, relative to 318 Kings Highway, (Map 98, Lot 1), seeking a Subdivision Referral. Plan Entitled: Re-Subdivision of Anderson Sunnyside Farm, Land of GBSTORZ, LLC, 318 Kings Highway, Town of North Haven, Connecticut. Prepared by: LRC Group. Dated: 8/27/2020. Scale: 1"=60'. R-40 Zoning District.

Mr. John Wagenblatt, Licensed Land Surveyor with LRC Group in Cromwell, presented the application for a subdivision referral. He stated that the developer is proposing to subdivide this approximately 14 acre property into eight (8) single family, residential building lots. Wetlands have been identified in the southeast corner of the property and lie entirely within proposed Lot 7. Public water and septic systems are proposed for all lots. Lots 1 & 2 are proposed to be accessed from Hartford Turnpike while lots 3 through 8 would be accessed from Kings Highway.

Mr. Martin Brogie, Soil Scientist with MBI, described the wetland areas on the site and explained the soils.

Mr. Rich Reynolds, Professional Engineer with LRC Group in Cromwell, discussed the drainage plan and storm water management proposed for this site and answered questions from the Commission.

Mr. Bumsted asked for public comment.

1. Dan Krause of 1966 Hartford Turnpike asked about the location of the swale.
2. Lisa Peek of 370 Upper State Street asked questions regarding soil types and the pitch of the lots.

Mr. Wagenblatt responded to the public comment.

There being further public comment, the Public Hearing was closed.

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

2. #I20-05 Application of Centurion Solar, Applicant, BBL Realty Company, LLC, Owner, relative to 50 McDermott Road, (Map 6, Lot 9), seeking a Site Plan Referral. Plan Entitled: Proposed Installation of Solar Panels and Solar Panel Carport, 50 McDermott Road, North Haven, Connecticut. Prepared by: Godfrey Hoffman Hodge, LLC. Dated: 10/27/2020. Scale: 1"=30'. IL-30 Zoning District.

Mr. James Rotondo, Professional Engineer with Godfrey Hoffman Hodge, presented the application for a Site Plan Referral to permit the construction of an approximately 41' x 114' detached "carport" on the east side of the existing approximately 21,000 square feet building on this approximately 4.5 acre lot. He stated that solar panels are proposed for the roofs of the existing building and the carport. Mr. Rotondo explained the history of the wetlands on the site.

Mr. Bumsted asked for public comment.

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

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

3. #I20-06 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.

Mr. Jason Williams with Milone and MacBroom in Cheshire, presented the site plan and described the site and wetlands on the neighboring properties. He further described the existing conditions of the property and the proposed development.

Ms. Meghan Raymond, Soil Scientist with Milone and MacBroom, described the wetlands area, vegetation and soils.

Mr. Thomas Daly, Professional Engineer with Milone and MacBroom, described the storm water management system and answered questions from the Commission. A waiver of sidewalks is requested.

Mr. Bumsted asked for public comment.

1. Attorney Greg Pepe asked about the aquifer protection zone.

There being no further public comment, the Public Hearing was closed. The Public Hearing was then reopened to allow for additional members of the public to speak and this application will be continued to next month's meeting.

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

4. #I20-07 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.

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 development of these two (2) properties, that total 12.8 acres combined, as an elderly housing facility. The applicant proposes to construct a 60 unit, three story, age restricted, residential multi family building on each subject parcel.

Mr. Ryan McEvoy, Professional Engineer with Milone and MacBroom in Cheshire, presented the site plan and described the wetland areas. He explained the impact to the Upland review area, described the soils, plantings and discussed the Storm Water Drainage Plan.

Mr. Bumsted asked for public comment.

1. Bryant Munson of 107 Carriage Drive has concerns about flooding.

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

DELIBERATIONS:

1. #I20-04 Application of GBRSTORZ, LLC, Applicant & Owner, relative to 318 Kings Highway.

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

Bumsted – aye Miller – aye Tenedine – aye Garsten – aye Libero – aye Whitcomb – aye
Sletten – aye

The application was approved with appropriate conditions.

2. #I20-05 Application of Centurion Solar, Applicant, BBL Realty Company, LLC, Owner, relative to 50 McDermott Road.

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

Bumsted – aye Miller – aye Tenedine – aye Garsten – aye Libero – aye Whitcomb – aye
Sletten – aye

The application was approved with appropriate conditions.

3. #I20-06 Application of The Slate School, Inc., Applicant & Owner, relative to 5100 Ridge Road.

Mr. Bumsted moved to reopen the public hearing on this application; Mrs. Garsten seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Tenedine – aye Garsten – aye Libero – aye Whitcomb – aye
Sletten – aye

The Public Hearing was reopened.

Mr. Miller moved to continue the Application to the 16 December meeting; Mr. Whitcomb seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Tenedine – aye Garsten – aye Libero – aye Whitcomb – aye Sletten – aye

The application was continued to the 16 December 2020 meeting.

4. #I20-07 Application of Vigliotti Construction Co., Applicant, Piepers' Farm LLC, Owner, relative to 343 & 379 Clintonville Road.

Mr. Libero moved to continue the Application to the 16 December meeting; Mr. Tenedine seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Tenedine – aye Garsten – aye Libero – aye Whitcomb – aye Sletten – aye

The application was continued to the 16 December 2020 meeting.

INFORMAL: None

OTHER: None

ENFORCEMENT ACTIONS: None

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS:

- #I17-08, 201 Clintonville Road

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$2,500.00.

Mrs. Garsten moved to approve the bond release; Mr. Tenedine seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Tenedine – aye Garsten – aye Libero – aye Whitcomb – aye Sletten – aye

The bond release was approved.

- #I17-05, 47-49 Sackett Point Road

Mr. J. Andrew Bevilacqua, Town Engineer presented the request for a bond release in the amount of \$2,500.00.

Mr. Whitcomb moved to approve the bond release; Mr. Libero seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Tenedine – aye Garsten – aye Libero – aye Whitcomb – aye
Sletten – aye

The bond release was approved.

CORRESPONDENCE: None

MINUTES:

- August 23, 2020

Mrs. Garsten moved to approve the August 23, 2020 meeting minutes; Mr. Lorusso seconded the motion. The Commission voted as follows:

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

ADJOURN:

Mr. Whitcomb moved to adjourn the meeting; Mr. Tenedine seconded the motion. The meeting was adjourned at 10:06 PM.