

APPROVED 9-28-22
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, June 22, 2022, at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in the Gymnasium at 7:00 p.m.

MEMBERS PRESENT:

Frank H. Bumsted, Chairman
Steven Miller, Vice Chairman
Cheryl A. Juniewicz, Acting Secretary
Anna Garsten
James Lorusso, Jr.
John R. Whitcomb
Pamela Sletten, Alternate
James Thompson, Alternate

ABSENT MEMBERS:

Joseph L. Tenedine, Secretary

TOWN STAFF:

Alan Fredricksen, Land Use Administrator
J. Andrew Bevilacqua, Town Engineer
Genevieve Bertolini, Stenographer
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 there were none.

PUBLIC HEARINGS:

Ms. Juniewicz, Acting Secretary, read the call for the first Public Hearing.

1. #I22-02 Continuation of the application of Joseph Iamunno, Applicant, 94 Warner Associates, LLC, Owner, relative to 87 Warner Road, (Map 40, Lot 97), seeking a Permit to Conduct Regulated Activity and a Subdivision Referral. Plan Entitled: Proposed Resubdivision, Land N/F 94 Warner Associates, LLC, 87 Warner Road,

North Haven, Connecticut. Prepared by: Bennett & Smilas Associates, Inc. Dated: February 21, 2022. Scale: 1"=80'. R-40 Zoning District.

John Knuff with Hurwitz, Sagarin, Slossberg & Knuff, LLC, updated the Commission and presented the application to permit the resubdivision of this property into 17 conventional, single family residential building lots. He presented Exhibit 2A; planting plan.

David Held, P.E, Project Manager with Provost and Rovero, presented the site plan and described the changes made to the plan. He then explained the planting plan, and discussed the location of the street trees.

Bob Russo, Soil Scientist, with CLA Engineers, discussed the storm water basins and the proposed vegetation for the bottom of the basin. He reviewed his functional analysis performed on the site,

The Commission asked questions and Mr. Russo responded.

Mr. Bumsted asked for public comment.

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

Ms. Juniewicz, Acting, Secretary, read the call for the next Public Hearing.

2. #I22-04 Application of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road, (Map 91, Lot 22), seeking a Site Plan Referral. Plan Entitled: Quinnipiac University, Hamden, Connecticut, North Haven Campus, 370 Bassett Road, Tennis Court Relocation. Prepared by: BVH integrated services. Dated: May 9, 2022. Scale: 1"=20'. LO Zoning District.

Attorney Bernard Pellegrino, with the Pellegrino Law Firm in New Haven, presented the application for a site plan referral to permit the construction of six (6) tennis courts in the northwest corner of this approximately 100 acre site that comprises the North Haven Campus of Quinnipiac University. He stated that the courts will be lighted and will be used by the University.

Howard Pfrommer, Professional Engineer, presented the site plan and discussed the proposed project. He explained the storm water management system and discussed the drainage patterns on the site. Mr. Pfrommer presented Exhibit A: Tennis court sketch with lighting and discussed the lighting plan.

The Commission asked questions and Mr. Frommer and Mr. Pellegrino responded.

Mr. Bumsted asked for public comment.

1. Cheryl Colella, 39 Bradley Street, has concerns about lighting and traffic.

Mr. Bumsted advised that Ms. Colella's concerns are Planning & Zoning Commission issues.

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

Ms. Juniewicz, Acting Secretary, read the call for the last Public Hearing.

3. #I22-05 Application of Joseph Delfino, Applicant & Owner, relative to 6 Margo Circle, (Map 68, Lot 134), seeking a Permit to Conduct Regulated Activity. Plan Entitled: Property Located at #6 Margo Circle, North Haven, Connecticut. Prepared by: Criscuolo Engineering, LLC. Dated: 5/10/2022, revised 5/17/2022. Scale: 1"=20'. R-20 Zoning District.

Mr. Jim Pretti, with Criscuolo Engineering, presented the application to permit the construction of a 24' x 26' single story garage addition to the north side of this existing single family residence. He described the wetlands on the site and discussed the comments of the town staff.

The Commission asked questions and Mr. Pretti responded.

Mr. Bumsted asked for public comment.

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

DELIBERATIONS:

1. #I22-02 Continuation of the application of Joseph Iamunno, Applicant, 94 Warner Associates, LLC, Owner, relative to 87 Warner Road.

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

Bumsted – aye Juniewicz – aye Whitcomb – aye Sletten – aye Lorusso – aye

The application was approved with appropriate conditions.

2. #I22-04 Application of Quinnipiac University, Applicant & Owner, relative to 370 Bassett Road.

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

Bumsted – aye Miller – aye Juniewicz – aye Garsten – aye Whitcomb – aye Sletten – aye
Lorusso – aye

The application was approved with appropriate conditions.

3. #I22-05 Application of Joseph Delfino, Applicant & Owner, relative to 6 Margo Circle.

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

Bumsted – aye Miller – aye Juniewicz – aye Garsten – aye Whitcomb – aye Sletten – aye
Lorusso – aye

The application was approved with appropriate conditions.

INFORMAL: None

OTHER: None

ENFORCEMENT ACTIONS:

An update was provided.

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: None

MINUTES:

- May 25, 2022

Ms. Juniewicz moved to approve the May 25, 2022 meeting minutes; Mr. Lorusso seconded the motion. The Commission voted as follows:

Bumsted – aye Miller – aye Juniewicz – aye Whitcomb – aye Lorusso – aye Sletten – aye

ADJOURN:

Mrs. Sletten moved to adjourn the meeting; Mr. Whitcomb seconded the motion. The meeting was adjourned at 8:08 PM.

