INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005

AGENDA
DECEMBER 4, 2025

TO: MEMBERS OF THE INLAND WETLANDS AND WATERCOURSES COMMISSION

RE: PUBLIC HEARING MEETING – Thursday, December 4, 2025

The Town of Trumbull Inland Wetlands and Watercourses Commission will hold a Public Hearing meeting on **Thursday, December 4, 2025 at 6:00 p.m in the Council Chambers at Trumbull Town Hall**

Application 25-25 15 Plum Tree LLC-Permit approval to construct a 3 story apartment building & 9 attached townhouses, a retaining wall, subsurface stormwater detention system, level spreader, sidewalks and storm drainage within a regulated area at 5 & 15 Plumtree Lane.

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

SECTION I

Application No.
Submitted
07/15/2025
app 25-25

1. Location/address of property where activity is proposed: 5 & 15 Plumtree Lane, Trumbull & Easton

   Parcel Size T=5.325 a Zone: A Map ID: C-10 0001 Current Use: Residential

2. Applicant's Name: 15 Plum Tree LLC

   Applicant's Address: 20 VIRGINIA DRIVE, EASTON CT 06612

   Telephone: 203-610-1545 Cell: ( ) Email: goldcoasthouses@gmail.com

   Applicant's interest in property (Lessee, Licensee, Owner, etc.): 15 PLUMTREE OWNER

3. Name of Property Owner of Record: 15 Plum Tree LLC

   If the owner is a corporation, or other non-individual entity, include the primary contact information

   Address of Owner of Record: 20 VIRGINIA DRIVE, EASTON CT 06612

   Telephone: 203.610.1545 Cell: ( ) Email: goldcoasthouses@gmail.com

   If Applicant is the Owner, go to #5

4. The undersigned hereby authorizes _____ to act as Agent on my behalf as related to this application.

   _____
   (Owner of Record)

5. Description of proposed activity and location of property. Include listing of all proposed regulated activities (use separate sheet if necessary):

   construct 3 story apartment building & 9 attached townhouses

   Regulated activities include retaining wall, subsurface stormwater detention system, level spreader, sidewalks and storm drainge

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted.
The undersigned warrants the truth of all statements contained herein and in all supporting documents under penalty of false statement according to the best of his/her knowledge and belief.
Permission is granted to the Town of Trumbull, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit under Section 7.5 of the IWWC Regulations.

Applicant's Signature: _____ Date: 6/16/25
(If not the Owner)

Owner's Signature: _____ Date: 6/16/25

INLAND WETLANDS AND WATERCOURSES
COMMISSION
TOWN OF TRUMBULL

APPLICATION FOR PERMIT

Application No.

SECTION I

1. Location/address of property where activity is proposed: 5 & 15 Plumtree Lane, Trumbull & Easton

   Parcel Size T=5.325 a Zone: A Map ID: C-11/00001 Current Use: Residential

2. Applicant's Name: 15 Plum Tree LLC

   Applicant's Address: 20 VIRGINIA DRIVE, EASTON CT 06612

   Telephone: 203-610-1545 Cell: ( ) Email: goldcoasthouses@gmail.com

   Applicant's interest in property (Lessee, Licensee, Owner, etc.): 5 PLUMTREE

3. Name of Property Owner of Record: EDMA CANAAN

   If the owner is a corporation, or other non-individual entity, include the primary contact information

   Address of Owner of Record: 5 PLUMTREE LANE, TRUMBULL

   Telephone: Cell: 203 525-7762 Email: EDMACANAAN@YAHOO.COM

   If Applicant is the Owner, go to #5

4. The undersigned hereby authorizes 15 Plum Tree LLC to act as Agent on my behalf as related to this application.

   (Owner of Record)

5. Description of proposed activity and location of property. Include listing of all proposed regulated activities (use separate sheet if necessary):

   Regulated activities include retaining wall, subsurface stormwater detention system, level spreader, sidewalks and storm drainge. and a small portion of a new building.

The applicant understands that this application is to be considered complete only when all information and documents required by the Agency have been submitted.
The undersigned warrants the truth of all statements contained herein and in all supporting documents under penalty of false statement according to the best of his/her knowledge and belief.
Permission is granted to the Town of Trumbull, Inland Wetlands & Watercourses Commission, and its agent (s) to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit under Section 7.5 of the IWWC Regulations.

Applicant's Signature: _____ Date: 6/16/25
(If not the Owner)

Owner's Signature: _____ Date: 6/16/25

SECTION II

SITE PLAN REQUIREMENTS

1. Total property area: T=4.915 ac. (1.1 ac Trumbull only) Zone: A Number of Lots: N/A
2. Map ID, from assessors card: C/11/00001 & c/10/00001
3. Total area existing of wetlands on property: 0.0 Trumbull only
4. Total area of Regulated area on property: 0.11 ac. Trumbull only
5. Wetlands area to be disturbed: 0 ac.
6. Upland Review area to be disturbed: 0.11 ac. Trumbull only
7. Proposed % of wetlands on the property to be disturbed: 0%
8. Total area of proposed land disturbance: 0.79 ac. Trumbull only
9. Is the proposed activity located within 500 feet of the boundary of Easton, Monroe, Shelton, Stratford, Bridgeport or Fairfield: Yes ✓ No____ (If yes, see Section 8.2 of the Trumbull IWWC Regulations.)
10. Is any portion of the site located within a water company watershed: Yes_____ No ✓ (If yes, see Section 8.3 of Trumbull Inland Wetlands & Watercourses Regulations.)
11. Existing property coverage type data:

	Percent of Regulated Area: (Trumbull only)	Dominant Species:
Trees:	11	Deciduous
Shrubs:	--	
Grasses, weeds, etc:	60	
Impervious area:	29	

12. Existing watercourse data and open water characteristics: (if applicable)
    a. Size of pond(s) or lake(s): _____
    b. Stream characteristics: intermittent or permanent: Mill River
    c. 100 year flood evaluation: 142.0
13. Probable effect of proposal (if any) on vegetation and wildlife: Refer to report.
14. Existing or proposed source(s) of water supply for the property: Existing public water.
15. Existing or proposed method of sewage disposal for the property: Existing public sewer.
16. Creation of proposed water bodies (if yes, detailed information will be required): Yes: _____ No: ✓
17. List proposed measures to protect regulated and inland wetland areas from:
    a. Erosion and sedimentation: Refer to sheet 2.3, Erosion & Sediment Control Plan.
18. Proposed percent of Regulated area to be covered with impermeable surface: 76% (Trumbull only)
19. Material to be (check all that applies): deposited ☑ excavated ☐ (if yes, complete the following): (Trumbull reg. area)
    a. Area: 0.1 ac. Volume: _____
    b. Physical & Chemical composition of material to be deposited: 1550 cu yds.
    Concrete, steel, soil, and brick.

5 PLUMTREE LANE

Location	5 PLUMTREE LANE	**MBLU**	C/11 / 00001/ 000/
ACT NUMBER	00355000	**Owner**	CANAAN EDMA
Assessment	$280,910	**Appraisal**	$401,300
PID	11875	**Building Count**	1
Fire District	L	**Assessing District**	

Current Value

Appraisal					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2024	$172,200	$25,300	$600	$203,200	$401,300
Assessment					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2024	$120,540	$17,710	$420	$142,240	$280,910

Owner of Record

Owner CANAAN EDMA
Co-Owner
Address 5 PLUMTREE LANE
TRUMBULL, CT 06611

Sale Price $435,000
Book & Page 1349/0122
Sale Date 07/29/2005
Instrument 17

Ownership History

Ownership History				
Owner	**Sale Price**	**Book & Page**	**Instrument**	**Sale Date**
CANAAN EDMA	$435,000	1349/0122	17	07/29/2005
WALLACE KEITH J & JUDY	$179,000	0752/0202		11/06/1991

Building Information

Building 1 : Section 1

Year Built: 1951
Living Area: 1,612
Replacement Cost: $217,936
Building Percent Good: 79

15 PLUMTREE LANE

Location	15 PLUMTREE LANE	**MBLU**	C/10 / 00001/ 000/
ACT NUMBER	00007100	**Owner**	MONELLI ANTHONY E TR
Assessment	$13,440	**Appraisal**	$19,200
PID	10431	**Building Count**	1
Fire District	L	**Assessing District**	

Current Value

Appraisal					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2024	$0	$0	$0	$19,200	$19,200
Assessment					
Valuation Year	**Building**	**Extra Features**	**Outbuildings**	**Land**	**Total**
2024	$0	$0	$0	$13,440	$13,440

Owner of Record

Owner	MONELLI ANTHONY E TR
Co-Owner	THE FRANKLIN DANIELS TRUST
Address	935 WHITE PLAINS RD
	TRUMBULL, CT 06611

Sale Price	$1
Book & Page	1900/0217
Sale Date	10/19/2022
Instrument	01

Ownership History

Ownership History				
Owner	**Sale Price**	**Book & Page**	**Instrument**	**Sale Date**
MONELLI ANTHONY E TR	$1	1900/0217	01	10/19/2022
DANIELS MARC & CHRISTA L/U &	$1	1826/0095	01	09/28/2020
DANIELS MARC & CHRISTA	$1	1697/0914	17	09/01/2015
DANIELS MARC & FRANKLIN	$1	1685/0839	17	04/01/2015
DANIELS MARC & FRANKLIN	$1	1397/0676	14	08/18/2006

Building Information

15 PLUMTREE LANE

Location	15 PLUMTREE LANE	**MBLU**	C/10 / 00001/ 000/
ACT NUMBER	00007100	**Owner**	15 PLUM TREE LLC
Assessment	$13,440	**Appraisal**	$19,200
PID	10431	**Building Count**	1
Fire District	L	**Assessing District**	

Current Value

Appraisal

Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$0	$0	$0	$19,200	$19,200

Assessment

Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	$0	$0	$0	$13,440	$13,440

Owner of Record

Owner 15 PLUM TREE LLC
Co-Owner
Address 20 VIRGINIA DR

EASTON, CT 06612

Sale Price $9,600
Book & Page 1944/0106
Sale Date 04/10/2025
Instrument 17

Ownership History

Ownership History

Owner	Sale Price	Book & Page	Instrument	Sale Date
15 PLUM TREE LLC	$9,600	1944/0106	17	04/10/2025
MONELLI ANTHONY E TR	$1	1900/0217	01	10/19/2022
DANIELS MARC & CHRISTA L/U &	$1	1826/0095	01	09/28/2020
DANIELS MARC & CHRISTA	$1	1697/0914	17	09/01/2015
DANIELS MARC & FRANKLIN	$1	1685/0839	17	04/01/2015

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes

Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Floor Covering	
Alt. Floor Cover	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Total Kitchens	
Total Elec Meters	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

C10-1 05/25/2015
(https://images.vgsi.com/photos2/TrumbullCTPhotos/\00\01\69\91.JPG)

Building Layout

(ParcelSketch.ashx?pid=10431&bid=10431)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	100
Description	Res Vacant Lnd
Zone	A
Neighborhood	110
Category	No

Land Line Valuation

Size (Acres)	0.15
Frontage	
Depth	

Outbuildings

Outbuildings	Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	$0	$0	$0	$19,200	$19,200
2022	$0	$0	$0	$19,200	$19,200
2021	$0	$0	$0	$19,200	$19,200

Assessment

Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2023	$0	$0	$0	$13,440	$13,440
2022	$0	$0	$0	$13,440	$13,440
2021	$0	$0	$0	$13,440	$13,440

FEE CALCULATION WORKSHEET

Regulated area in Trumbull= 4,992 sf.

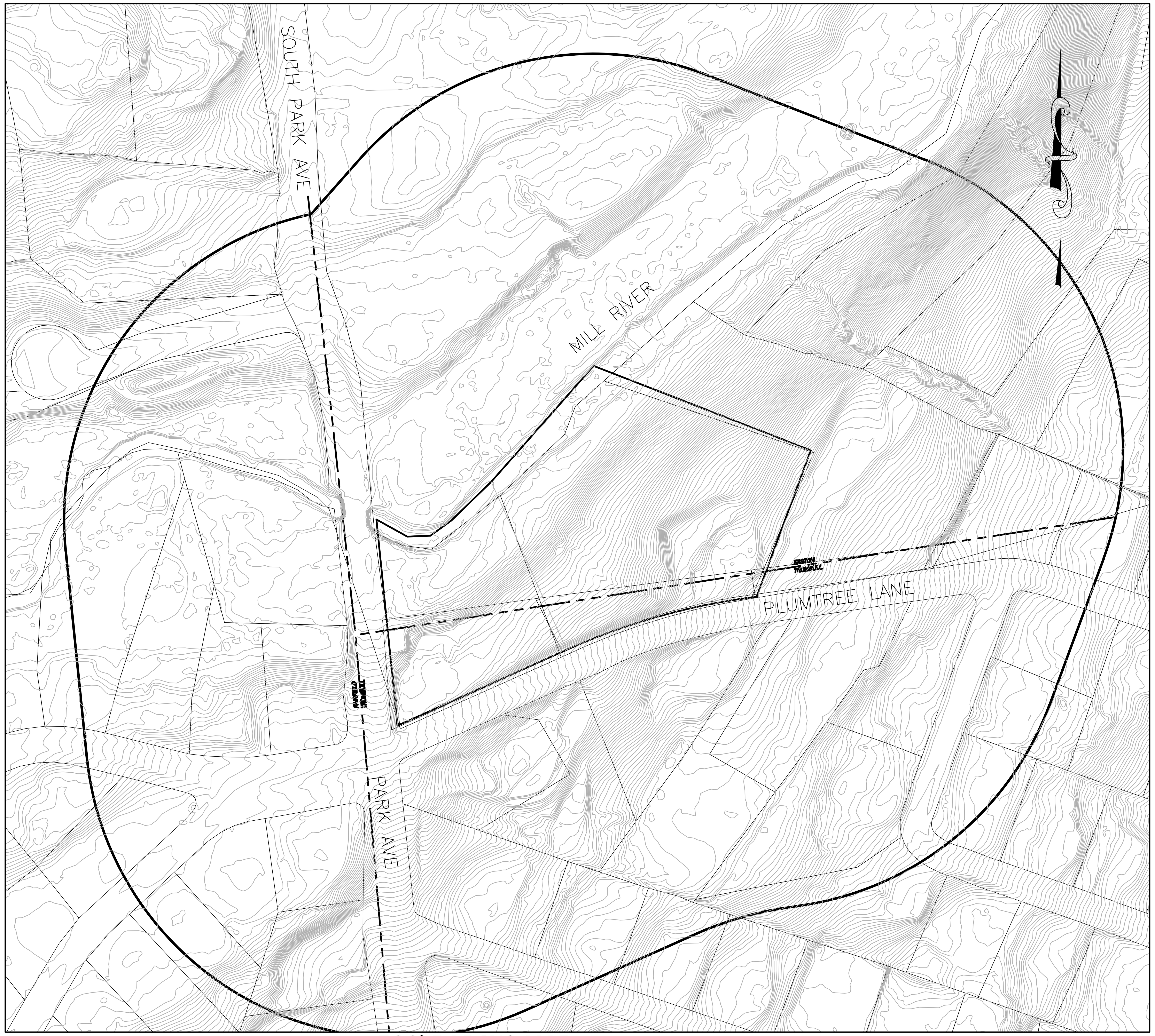
For sites of 3,000-50,000 regulated area $52.5 per 1,000 sf.

Therefore, 4,992 sf/1000 sf x $52.5= $263.0

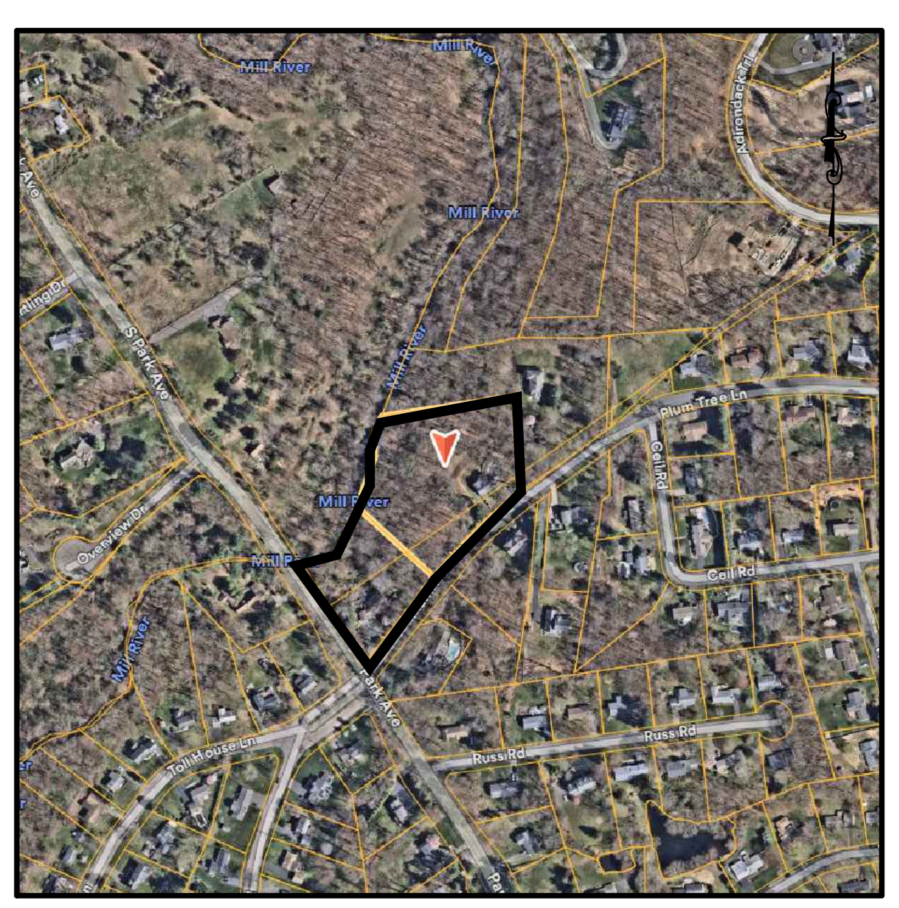
Commercial development + Schedule A= $575.0 + $60.0= $635.0

Total fee= $263.0 + $635.0= $898.0

MILL RIVER PARK
5 & 15 PLUMTREE LANE
TRUMBULL & EASTON, CONNECTICUT



500' RADIUS MAP
1"=100'



VICINITY MAP
1"=1000'

LIST OF DRAWINGS

1.0	TITLE SHEET
1.1	EXISTING CONDITIONS SURVEY
2.0	DEMOLITION PLAN
2.1	SITE PLAN
2.2	UNDERGROUND UTILITIES PLAN
2.3	EROSION CONTROL PLAN
2.4	SCHEMATIC SITE PLAN
LP.1	LANDSCAPE PLAN (BY OTHERS)
3.1–3.4	CONSTRUCTION DETAILS
DR–2 & DR–3	DRAINAGE DETAILS (BY OTHERS)

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING
227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

PERMIT SET

MILL RIVER PARK
5 & 15 PLUMTREE LANE
TRUMBULL & EASTON, CT
PREPARED FOR
15 PLUM TREE LLC

REVISIONS

#	DATE	DESCRIPTION
1	02–10–25	CLIENT
2	06–12–25	CLIENT

DATE: 10-01-23
PROJECT #: 3026
DRAWING FILE:
DRAWN BY: NDC
SCALE:

TITLE

TITLE SHEET

SHEET NUMBER

1.0

K:\PROJECTS\3026–CURCIO–5 PLUMTREE LANE, EASTON, CT AND 15 PLUMTREE LANE, TRUMBULL, CT\DRAWINGS\1.0–TITLE

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

2. REFERENCE IS MADE TO THE FOLLOWING MAPS ON FILE IN THE EASTON TOWN CLERK'S OFFICE:

   A. "PROPERTY OF ARTHUR B WEISS EASTON-TRUMBULL CONN. SCALE 1"=40' MAY 1948" PREPARED BY T. DONALD ROWE ON FILE AS MAP #247.
   B. "REVISION OF LOTS 2 & 3 ON MAP OF PROPERTY OF ARTHUR B. WEISS MAP DATED MAY 1948 REVISED EASTON TRUMBULL CONN SCALE 1"=40' MAR. 1953" PREPARED BY T. DONALD ROWE OM FILE AS MAP #249.
   C. "MAP OF PROPERTY TRUMBULL AND EASTON, CONN. WARREN B. & CLAIRE A. TAYLOR SCALE 1"=40' DEC. 12, 1964" PREPARED BY FULLER & CO. INC. ON FILE AS MAP #487.

3. THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN

4. PLAN PREPARED FOR

5. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.

6. BEARING BASED ON CONNECTICUT STATE PLANE.

7. CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.

0 40' 80' 120'

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.

J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203)-268-4205
www.jedwardsassoc.com

JASON EDWARDS, L.S. No. 70308

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

#5 & #15 PLUMTREE LANE TRUMBULL & EASTON, CT

PREPARED FOR
15 PLUM LLC

REVISIONS

#	DATE	DESCRIPTION
1	2-10-25	CLIENT
1	6-12-25	CLIENT

DATE: AUGUST 31, 2023
PROJECT #: 3026
DRAWING FILE: 3026-base
DRAWN BY: JSE
SCALE: 1"=40'

TITLE

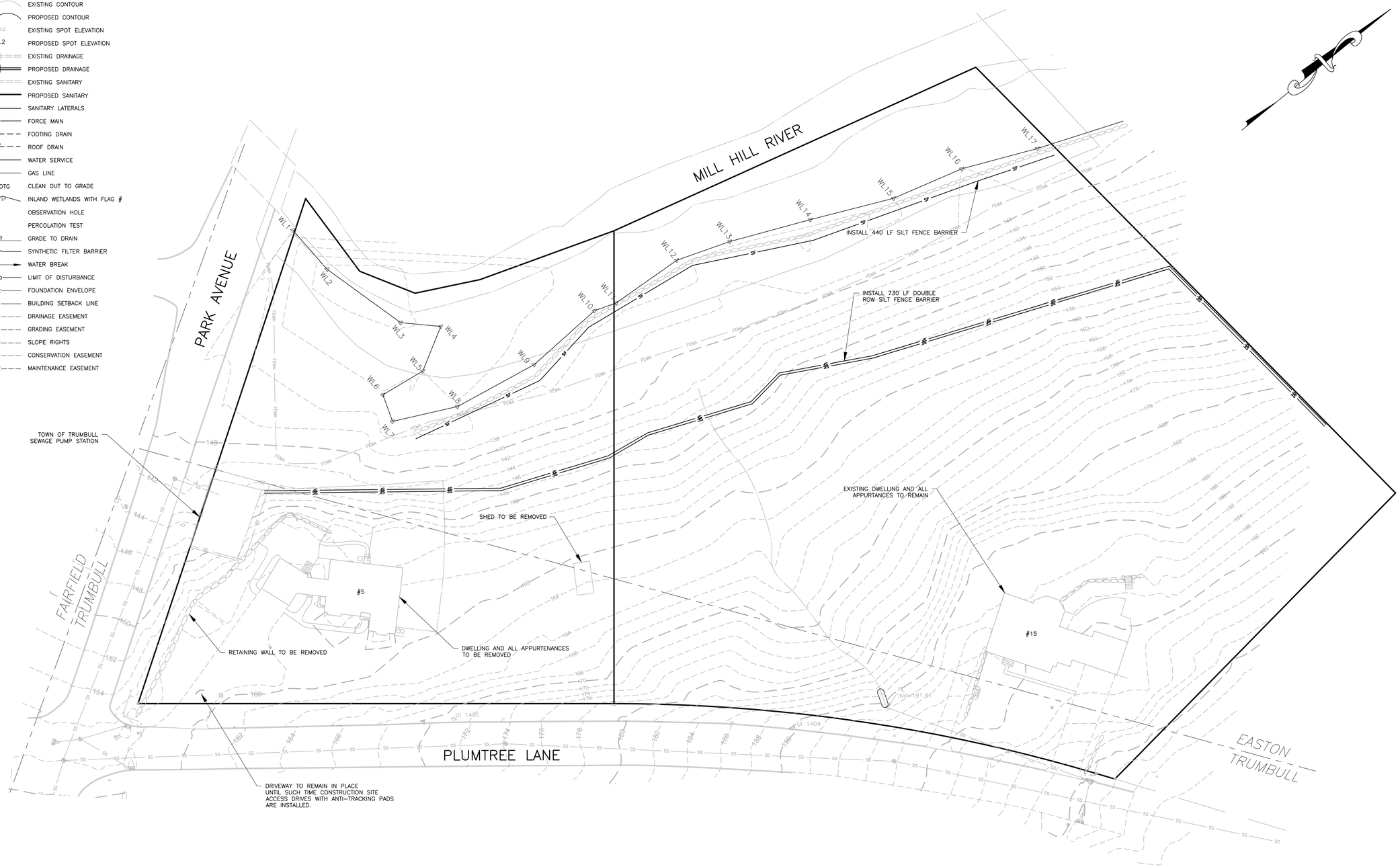
EXISTING CONDITIONS

SHEET NUMBER

1.1

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SANITARY LATERALS
- FORCE MAIN
- FOOTING DRAIN
- ROOF DRAIN
- WATER SERVICE
- GAS LINE
- CLEAN OUT TO GRADE
- INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GRADE TO DRAIN
- SYNTHETIC FILTER BARRIER
- WATER BREAK
- LIMIT OF DISTURBANCE
- FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- GRADING EASEMENT
- SLOPE RIGHTS
- CONSERVATION EASEMENT
- MAINTENANCE EASEMENT



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

PERMIT SET

MILL RIVER PARK
5 & 15 PLUMTREE LANE
TRUMBULL & EASTON, CT
PREPARED FOR
15 PLUM TREE LLC

REVISIONS

#	DATE	DESCRIPTION
1	02-10-25	CLIENT
2	06-12-25	CLIENT

DATE: 10-01-23
PROJECT #: 3026
DRAWING FILE:
DRAWN BY: NDC
SCALE: 1"=30'

TITLE

DEMOLITION PLAN

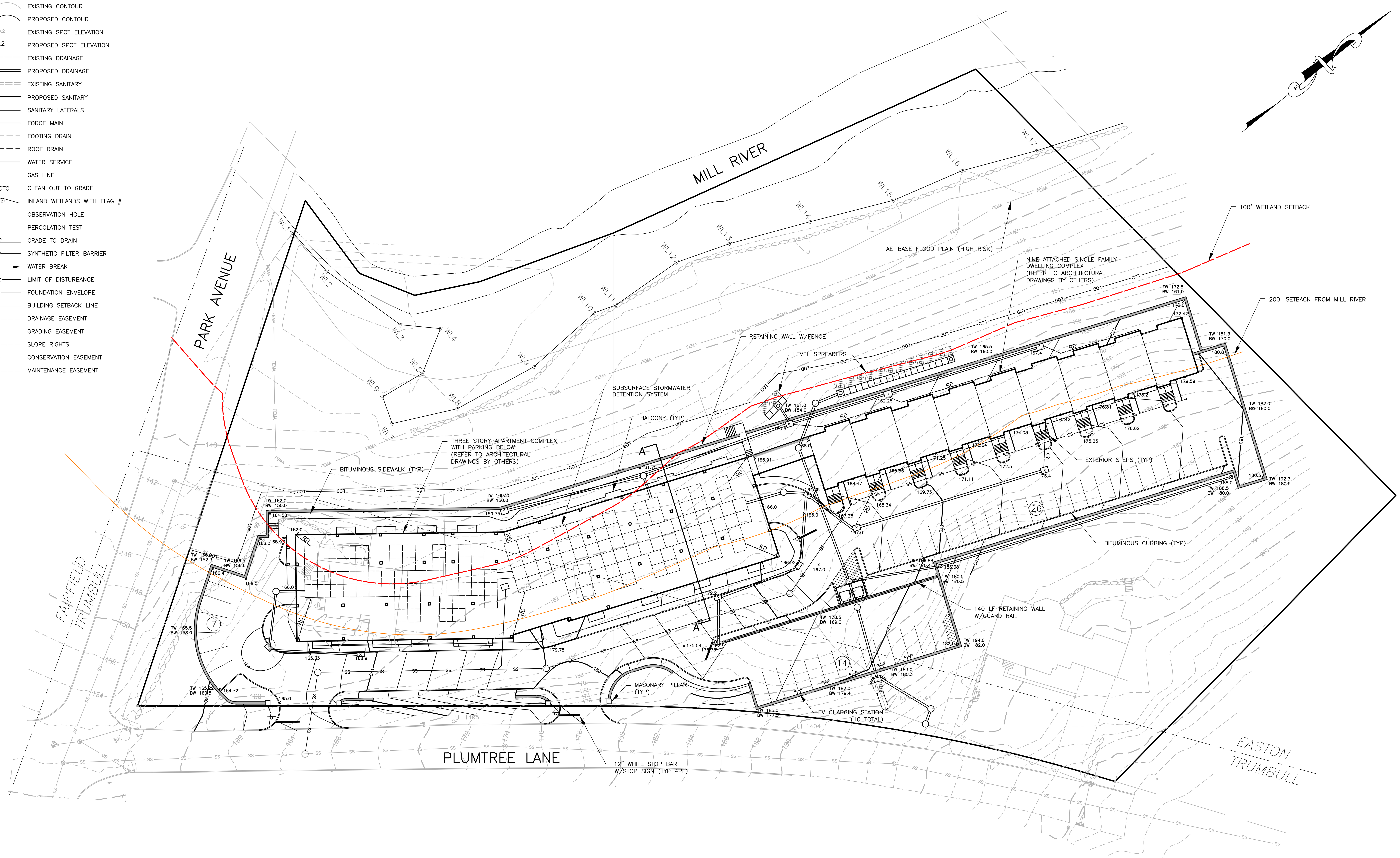
SHEET NUMBER

2.0

K:\PROJECTS\3026-CURCIO-5 PLUMTREE LANE, EASTON, CT AND 15 PLUMTREE LANE, TRUMBULL, CT\DRAWINGS\2.0 DEMOLITION PLAN

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SANITARY LATERALS
- FORCE MAIN
- FOOTING DRAIN
- ROOF DRAIN
- WATER SERVICE
- GAS LINE
- CLEAN OUT TO GRADE
- INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GRADE TO DRAIN
- SYNTHETIC FILTER BARRIER
- WATER BREAK
- LIMIT OF DISTURBANCE
- FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- GRADING EASEMENT
- SLOPE RIGHTS
- CONSERVATION EASEMENT
- MAINTENANCE EASEMENT



PERMIT SET

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING
227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

MILL RIVER PARK
5 & 15 PLUMTREE LANE
TRUMBULL & EASTON, CT
PREPARED FOR
15 PLUM TREE LLC

REVISIONS

#	DATE	DESCRIPTION
1	02-10-25	CLIENT
2	06-12-25	CLIENT

DATE: 10-01-23
PROJECT #: 3026
DRAWING FILE:
DRAWN BY: NDC
SCALE: 1"=30'

TITLE

SITE PLAN

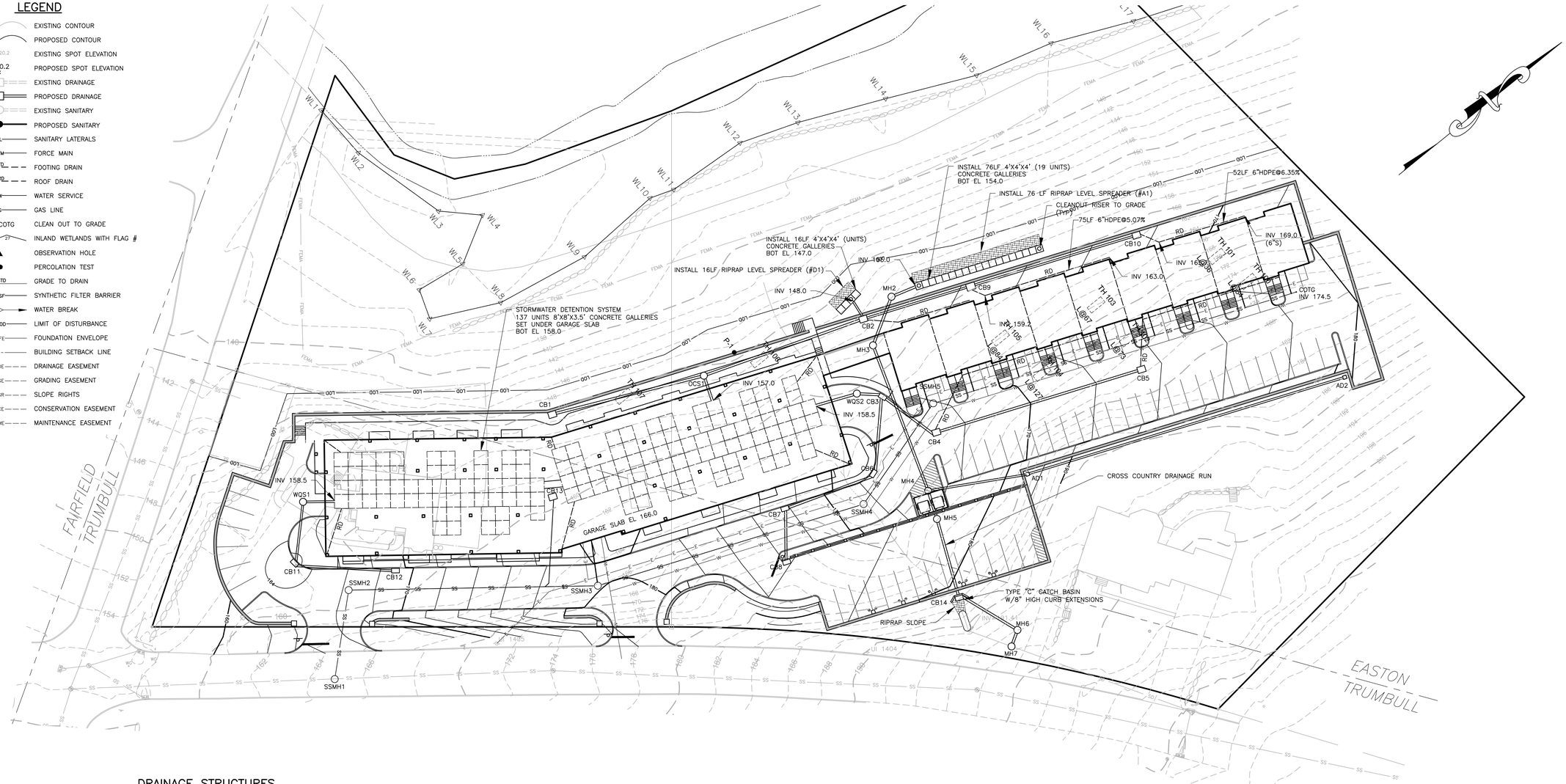
SHEET NUMBER

2.1

K:\PROJECTS\3026-CURCIO-5 PLUMTREE LANE, EASTON, CT AND 15 PLUMTREE LANE, TRUMBULL, CT\DRAWINGS\2.1 SITE PLAN

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SANITARY LATERALS
- FORCE MAIN
- FOOTING DRAIN
- ROOF DRAIN
- WATER SERVICE
- GAS LINE
- COTG — CLEAN OUT TO GRADE
- INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GTD — GRADE TO DRAIN
- SF — SYNTHETIC FILTER BARRIER
- WATER BREAK
- LOD — LIMIT OF DISTURBANCE
- FE — FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DE — DRAINAGE EASEMENT
- GE — GRADING EASEMENT
- SR — SLOPE RIGHTS
- CE — CONSERVATION EASEMENT
- ME — MAINTENANCE EASEMENT



DRAINAGE STRUCTURES

–ALL CB's ARE TYPE C UNLESS NOTED OTHERWISE
–STRUCTURE NUMBERS IN PARENTHESIS INDICATE HYDROCAD DESIGNATION

CB1(D5)** TF 159.75 INV 156.25 (12"NE)	CB2(D2)** TF 160.5 INV 154.35 (12"S) INV 156.6 (12"N) INV 149.2 (12"W)	CB3(C3) TF 164.75 INV 159.0 (12"SW) INV 159.0 (12"SE) INV 159.0 (12"E)	CB4(C4)** TF 167.0 INV 159.75 (12"W) INV 162.0 (12"N)	CB5(C5)** TF 173.5 INV 169.0 (12"S)
CB6(C6) TF 166.92 INV 163.0 (12"NW) INV 163.0 (12"S)	CB7(C7) TF 172.2 INV 167.5 (12"N) INV 167.5 (12"SE)	CB8(C8) TF 175.75 INV 170.0 (12"NW)	CB9(D3)** TF 162.25 INV 158.0 (12"S) INV 158.0 (12"N) INV 159.0 (6"E)	CB10(D4)** TF 167.4 INV 164.4 (12"S) INV 165.4 (6"NE)
CB11(B3) TF 163.25 INV 159.5 (12"NW) INV 159.5 (12"NE)	CB12(B4) TF 168.9 INV 165.5 (12"SW)	CB13** (GARAGE) TF 165.5 INV 162.0	CB14 TF 183.0 INV 176.82	AD1(A7)* TF 186.38 INV 167.0 (12"SW) INV 177.0 (12"N)
AD2(A8)* TF 188.0 INV 184.0 (12"S)	WQS1(B2) TF 165.5 INV 158.75 (12"NE) INV 158.75 (12"SE)	WQS2(C2) TF 165.4 INV 158.75 (12"SW) INV 158.75 (12"NE)	MH2(A2) TF 159.35 INV 155.2 (15"SE) INV 155.2 (15"N)	MH3(A3) TF 167.5 INV 155.6 (15"NW) INV 155.6 (15"E)
MH4(A4) TF 167.5 INV 159.0 (15"W) INV 163.5 (12"N+E)	MH5(A5) TF 179.15 INV 164.0 (15"W) INV 175.0 (15"E)	MH6 TF 196.0 INV 180.72 (15"NW) INV 192.5 (15"SW)	MH7 TF 197.4 INV 194.45 (15"NE) EXIST INV 194.25 (W)	OCS1 TF 161.75 INV 155.35 (12"N) INV 155.35 (12"SW) INV 156.7 (24"E)

* 2'X2' AREA DRAIN BY CONNECTICUT PRECAST OR APPROVED EQUAL.
** TYPE C–L BASIN

DRAINAGE PIPES

ALL PIPES ARE HDPE UNLESS NOTED OTHERWISE. PIPE LENGTHS ARE FROM CL TO CL OF STRUCTURES

FROM CB1 TO OCS1 SIZE: 12" SLOPE: 1.02% LENGTH: 88 LF	FROM OCS1 TO CB2 SIZE: 12" SLOPE: 1.05% LENGTH: 95 LF	FROM INFILT. GAL. D1 TO CB2 SIZE: 15" SLOPE: 10.0% LENGTH: 12 LF	FROM CB2 TO CB9 SIZE: 12" SLOPE: 2.61% LENGTH: 64 LF	FROM CB9 TO CB10 SIZE: 12" SLOPE: 6.46% LENGTH: 99 LF
FROM INFILT. GAL. A1 TO MH2 SIZE: 15" SLOPE: 1.43% LENGTH: 14 LF	FROM MH2 TO MH3 SIZE: 15" SLOPE: 1.54% LENGTH: 26 LF	FROM MH3 TO MH4 SIZE: 15" SLOPE: 3.45% LENGTH: 87 LF	FROM MH4 TO MH5 SIZE: 15" SLOPE: 3.57% LENGTH: 14 LF	FROM MH5 TO CB14 SIZE: 15" SLOPE: 2.22% LENGTH: 45 LF
FROM MH4 TO AD1 SIZE: 12" SLOPE: 6.36% LENGTH: 57 LF	FROM AD1 TO AD2 SIZE: 12" SLOPE: 3.72% LENGTH: 188 LF	FROM DET. SYS. TO WQS2 SIZE: 12" SLOPE: 1.09% LENGTH: 23 LF	FROM WQS2 TO CB3 SIZE: 12" SLOPE: 1.92% LENGTH: 13 LF	FROM CB3 TO CB4 SIZE: 12" SLOPE: 2.08% LENGTH: 36 LF
FROM CB4 TO CB5 SIZE: 12" SLOPE: 5.74% LENGTH: 122 LF	FROM CB3 TO CB6 SIZE: 12" SLOPE: 9.09% LENGTH: 44 LF	FROM CB6 TO CB7 SIZE: 12" SLOPE: 8.33% LENGTH: 54 LF	FROM CB7 TO CB8 SIZE: 12" SLOPE: 8.33% LENGTH: 30 LF	FROM DET. SYS. TO WQS1 SIZE: 12" SLOPE: 1.47% LENGTH: 17 LF
FROM WQS1 TO CB11 SIZE: 12" SLOPE: 2.27% LENGTH: 33 LF	FROM CB11 TO CB12 SIZE: 12" SLOPE: 10.53% LENGTH: 57 LF	FROM CB14 TO MH6 SIZE: 15" SLOPE: 10.0% LENGTH: 39 LF	FROM MH6 TO MH7 SIZE: 15" SLOPE: 19.5% LENGTH: 10 LF	FROM MH7 TO EXIST CB SIZE: 15" SLOPE: 10.88% LENGTH: 109 LF

SANITARY STRUCTURES

SSMH1 TF 164.8 INV 156.68	SSMH2 TF 166.38 INV 161.31	SSMH3 TF 179.7 INV 162.22	SSMH4 TF 168.54 INV 163.18	SSMH5 TF 167.61 INV 163.6
COTG FG 178.7 INV 174.5				

SANITARY PIPES

FROM SSMH1 TO SSMH2 SIZE: 8" PVC SLOPE: 8.9% LENGTH: 52 LF	FROM SSMH2 TO SSMH3 SIZE: 8" PVC SLOPE: 0.64% LENGTH: 142 LF	FROM SSMH3 TO SSMH4 SIZE: 8" PVC SLOPE: 0.6% LENGTH: 159 LF	FROM SSMH4 TO SSMH5 SIZE: 8" PVC SLOPE: 0.66% LENGTH: 64 LF	FROM SSMH5 TO COTG SIZE: 6" PVC SLOPE: 5.07% LENGTH: 247 LF

30 0 30 60

PERMIT SET

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

STATE OF CONNECTICUT — TIMOTHY B. EDWARDS — No. 13965 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JASON EDWARDS — No. 70308 — LICENSED LAND SURVEYOR

MILL RIVER PARK
5 & 15 PLUMTREE LANE
TRUMBULL & EASTON, CT
PREPARED FOR
15 PLUM TREE LLC

REVISIONS

#	DATE	DESCRIPTION
1	02–10–25	CLIENT
2	06–12–25	CLIENT

DATE: 10-01-23
PROJECT #: 3026
DRAWING FILE:
DRAWN BY: NDC
SCALE: 1"=30'

TITLE

UNDERGROUND UTILITIES PLAN

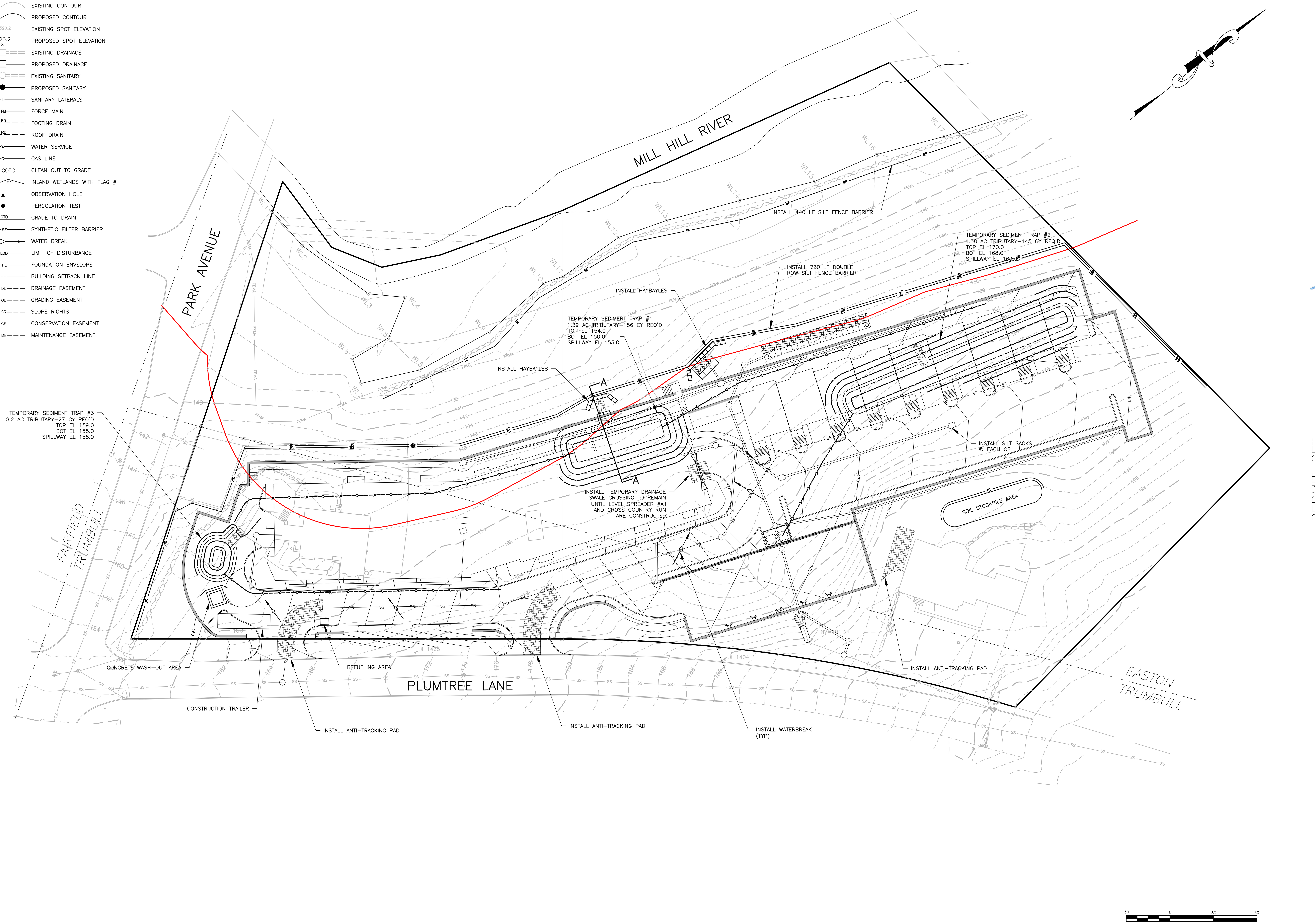
SHEET NUMBER

2.1

K:\PROJECTS\3026–CURCIO–5 PLUMTREE LANE, EASTON, CT AND 15 PLUMTREE LANE, TRUMBULL, CT\DRAWINGS\2.2 UNDERGROUND UTILITIES PLAN

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SANITARY LATERALS
- FORCE MAIN
- FOOTING DRAIN
- ROOF DRAIN
- WATER SERVICE
- GAS LINE
- COTG CLEAN OUT TO GRADE
- INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GTD GRADE TO DRAIN
- SF SYNTHETIC FILTER BARRIER
- WATER BREAK
- LOD LIMIT OF DISTURBANCE
- FE FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DE DRAINAGE EASEMENT
- GE GRADING EASEMENT
- SR SLOPE RIGHTS
- CE CONSERVATION EASEMENT
- ME MAINTENANCE EASEMENT



PERMIT SET

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

MILL RIVER PARK
5 & 15 PLUMTREE LANE
TRUMBULL & EASTON, CT
PREPARED FOR
15 PLUM TREE LLC

REVISIONS

#	DATE	DESCRIPTION
1	02–10–25	CLIENT
2	06–12–25	CLIENT

DATE: 10-01-23
PROJECT #: 3026
DRAWING FILE:
DRAWN BY: NDC
SCALE: 1"=30'

TITLE

EROSION & SEDIMENT CONTROL PLAN

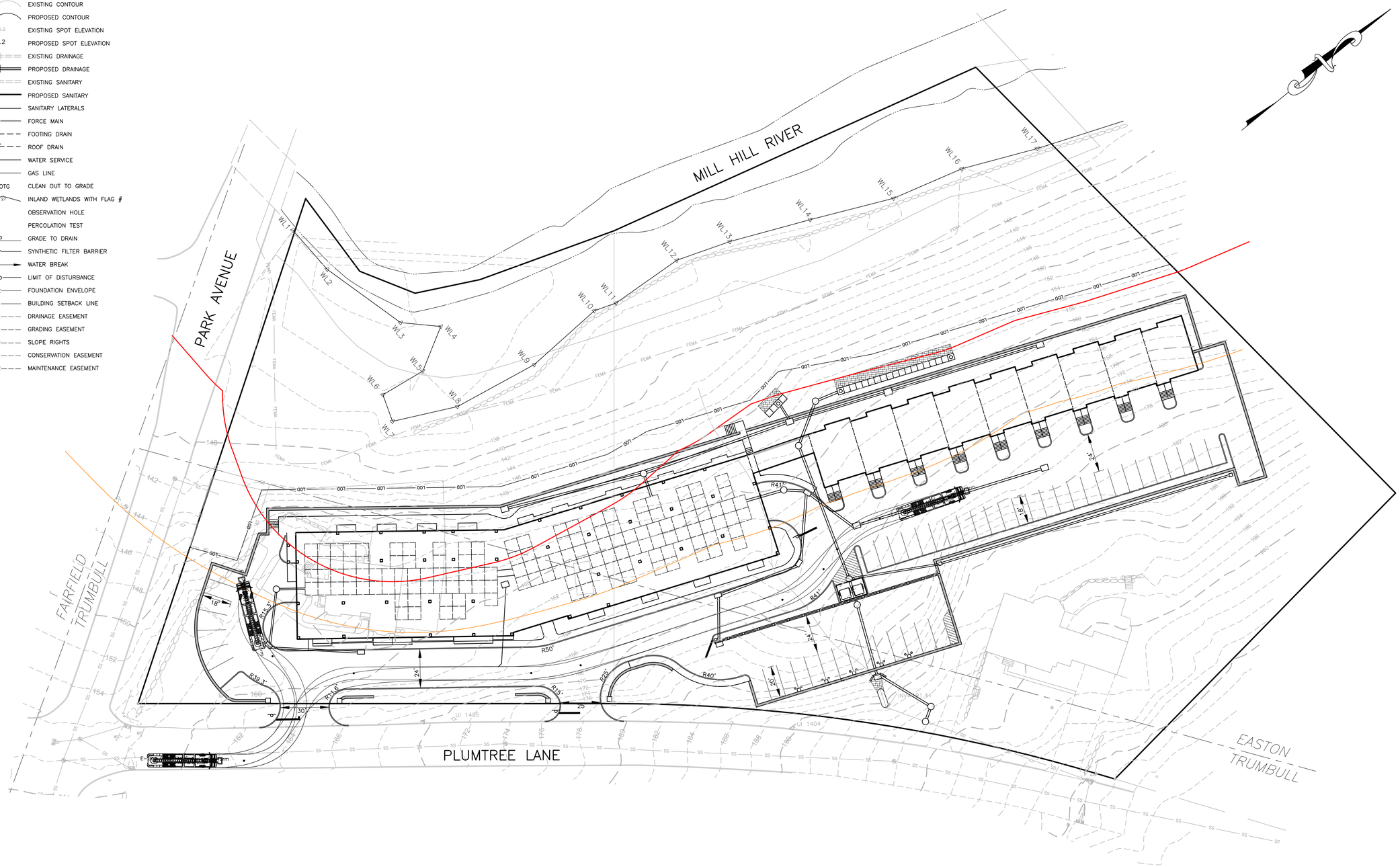
SHEET NUMBER

2.3

K:\PROJECTS\3026–CURCIO–5 PLUMTREE LANE, EASTON, CT AND 15 PLUMTREE LANE, TRUMBULL, CT\DRAWINGS\2.3 EROSION CONTROL PLAN

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SANITARY LATERALS
- FORCE MAIN
- FOOTING DRAIN
- ROOF DRAIN
- WATER SERVICE
- GAS LINE
- CLEAN OUT TO GRADE
- INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GRADE TO DRAIN
- SYNTHETIC FILTER BARRIER
- WATER BREAK
- LIMIT OF DISTURBANCE
- FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- GRADING EASEMENT
- SLOPE RIGHTS
- CONSERVATION EASEMENT
- MAINTENANCE EASEMENT



PERMIT SET

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

STATE OF CONNECTICUT — ERNEST B. EDWARDS — No. 13965 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JASON EDWARDS — No. 70308 — LICENSED LAND SURVEYOR

MILL RIVER PARK
5 & 15 PLUMTREE LANE
TRUMBULL & EASTON, CT
PREPARED FOR
15 PLUM TREE LLC

REVISIONS

#	DATE	DESCRIPTION
1	02–10–25	CLIENT
2	06–12–25	CLIENT

DATE: 10-01-23
PROJECT #: 3026
DRAWING FILE:
DRAWN BY: NDC
SCALE: 1"=30'

TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

2.4

30 0 30 60

K:\PROJECTS\3026–CURCIO–5 PLUMTREE LANE, EASTON, CT AND 15 PLUMTREE LANE, TRUMBULL, CT\DRAWINGS\2.4 SCHEMATIC SITE PLAN

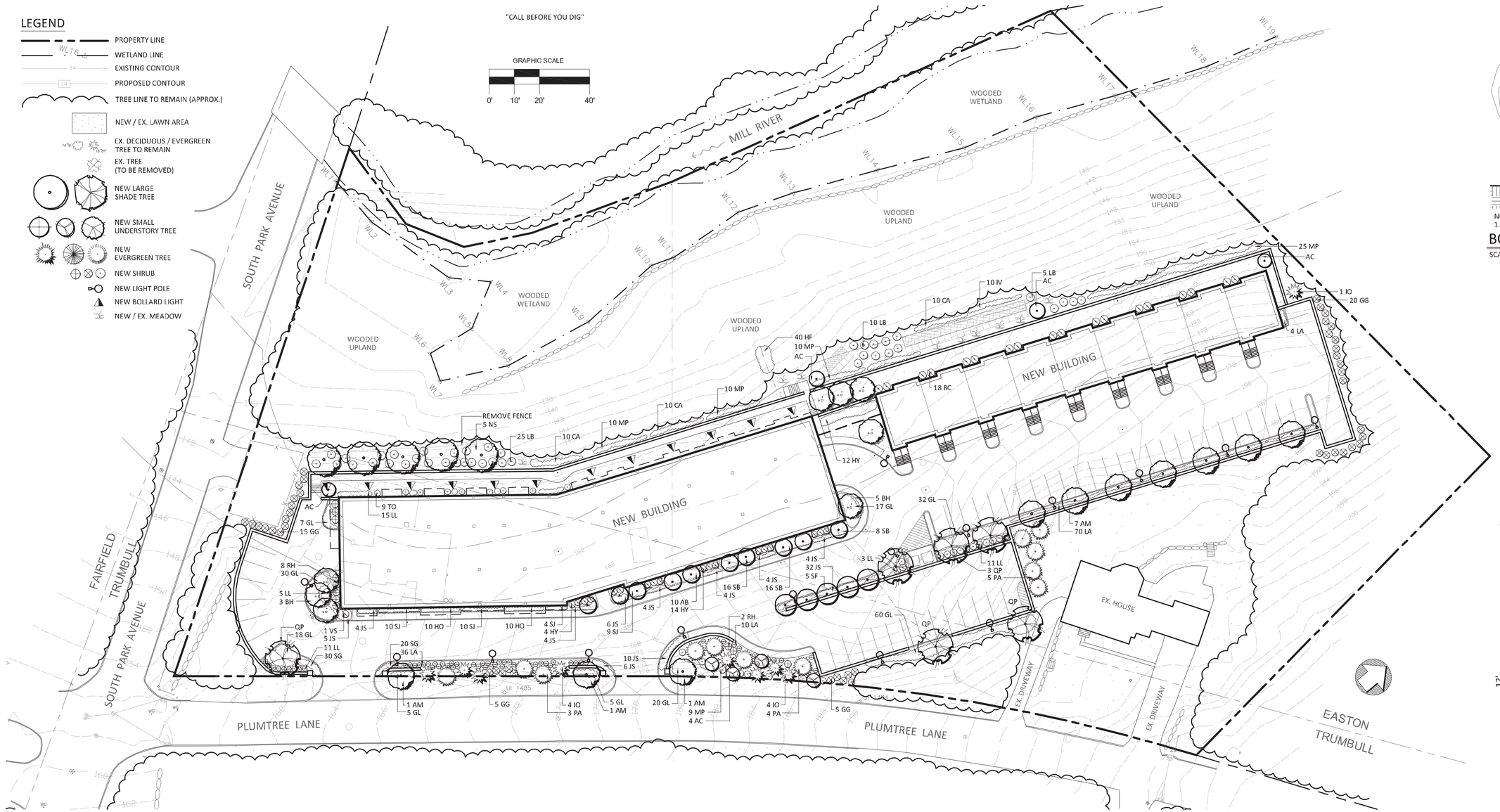
"CALL BEFORE YOU DIG"

GRAPHIC SCALE

0' 10' 20' 40'

LEGEND

- PROPERTY LINE
- WETLAND LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE LINE TO REMAIN (APPROX.)
- NEW / EX. LAWN AREA
- EX. DECIDUOUS / EVERGREEN TREE TO REMAIN
- EX. TREE (TO BE REMOVED)
- NEW LARGE SHADE TREE
- NEW SMALL UNDERSTORY TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- NEW LIGHT POLE
- NEW BOLLARD LIGHT
- NEW / EX. MEADOW



PLAN

SCALE: 1" = 30'

GENERAL NOTES (TYP.):

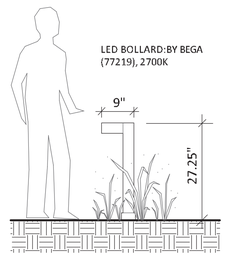
1. EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY J. EDWARDS ASSOCIATES, LLC.
2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
3. SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS MIX TURF MIX SUCH AS SEED "SMART SEED NORTHEAST MIX" BY PENNINGTON SEED, INC. OR APPROVED EQUIVALENT.
4. SEED DISTRUBED AREAS AT BASE OF REAR YARD RETAINING WALL WITH NATIVE "NEW ENGLAND LOGGING ROAD MIX" BY NEW ENGLAND WETLAND PLANTS, INC. (413-548-8000) OR EQUIVALENT APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO USE. AUGMENT THE SEED MIXTURE WITH PURPLETOP (TRIDENS FLAVUS) AT THE RATE OF 5 LBS. PER ACRE. SEED AT THE RATE AND METHODS RECOMMENDED BY THE MANUFACTURER. DO NOT FERTILIZE SOIL UNLESS SPECIFIED BY THE MANUFACTURER.
5. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
6. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
7. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING. PROTECT TRUNKS OF NEWLY PLANTED TREES FROM DEER RUBBING AS NEEDED TO MAINTAIN HEALTHY TREES.

LANDSCAPE LIGHTING NOTES (TYP.)

1. LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
2. THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT EXTERIOR DOORS AND BUILDING OVERHANGS.
3. INSTALL LIGHT FIXTURES AS RECOMMENDED BY THE MANUFACTURER.
4. LIGHT POLES LOCATED WITHIN LANDSCAPE AND PEDESTRIAN AREAS SHALL BE ON A BASE FLUSH WITH GRADE LOCATED A MINIMUM OF 3' FROM THE EDGE OF VEHICLE PAVEMENT IF FEASIBLE. LIGHT POLES LOCATED WITHIN 30" OF A FRONT OF A VEHICLE PARKING SPACE SHALL BE PLACED ON A ROUND REINFORCED CONCRETE BASE THAT HAS A HEIGHT THAT IS 3' ABOVE GRADE. LIGHT POLES PLACED ON A 3' HIGH CONCRETE BASE SHALL BE SHORTEN BY 3' TO MATCH THE HEIGHT OF THE SPECIFIED LIGHT POLE.

PLANT LIST

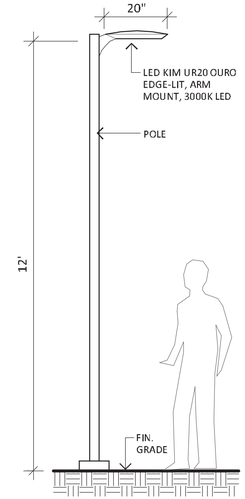
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
10	AM	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	3-3 1/2" CAL.	B&B	MATCHING
8	BH	BETULA NIGRA 'HERITAGE'	HERITAGE BIRCH	10-12' HT.	B&B	3 STEMS
5	NS	NYSSA SYLVATICA	BLACK GUM	8-9' HT.	B&B	
5	QP	QUERCUS PALUSTRIS	PIN OAK	3-3 1/2" CAL.	B&B	FULL
10	AB	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHAD	6-7' HT.	B&B	FULL
5	SF	AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SHAD	8-9' HT.	B&B	FULL
7	AC	AMELANCHIER CANADENSIS	SHAD	5-6' HT.	B&B	MULTI-STEM
9	IO	ILEX OPACA	AMERICAN HOLLY	5-6' HT.	B&B	
12	PA	PICEA ABIES	NORWAY SPRUCE	9-10' HT.	B&B	
45	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-9' HT.	B&B	
9	TO	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7' HT.	B&B	
30	CA	CLETHRA 'COMPACTA'	DWARF SUMMERSWEET	3-4' HT.	CONT.	
26	HY	HYDRANGEA 'THE ORIGINAL'	THE ORIGINAL HYDRANGEA	2-3' HT.	CONT.	
45	LL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	2-3' HT.	CONT.	
1	VS	HYDRANGEA PAN. 'VANILLA STRAWBERRY'	VANILLA STRAWBERRY	3-4' HT.	B&B	
10	IV	ILEX VERTICILLATA	WINTERBERRY	3-4' HT.	CONT.	
83	JS	JUNIPERUS CHINENSIS VAR. 'SARGENTII'	SARGENT JUNIPER	2-3' SPR.	CONT.	
116	LA	LEUCOTHOE AXILLARIS 'SARAH'S CHOICE'	SARAH'S CHOICE LEUCOTHOE	2-3' HT.	CONT.	
40	LB	LINDERA BENZOIN	SPICEBUSH	3-4' HT.	CONT.	
64	MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	3-4' HT.	CONT.	
10	RH	RHODODENDRON CATAW. 'ALBUM ELEGANS'	ALBUM ELEGANS RHODODENDRON	3-4' HT.	B&B	
18	RC	RHODODENDRON CATAW. 'CHIONOIDES'	CHIONOIDES RHODODENDRON	36-42" HT.	B&B	
194	GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2-3' SPR.	CONT.	
40	SB	SPIRAEA 'SHIROBANA'	SHIROBANA SPIREA	24-30" HT.	CONT.	
40	HF	DENNSTAEDTIA PUNCTILOBA	HAYSCENTED FERN		1 GAL.	
50	SG	PANICUM VIRGATUM	SWITCHGRASS		1 GAL.	



NOTES:
1. BOLLARD TO HAVE BRONZE COLOR.

BOLLARD LIGHT

SCALE: NOT TO SCALE



NOTES:
1. POLE AND LIGHT FIXTURE TO BE BLACK.
2. INSTALL POLE AND LIGHT FIXTURE AS PER THE MANUFACTURER'S RECOMMENDATIONS.

LIGHT POLE (TYP.)

N.T.S.

REVISIONS:

DRAWING TITLE: LANDSCAPE PLAN

PROJECT:
RESIDENTIAL DEVELOPMENT
PLUMTREE LANE
EASTON & TRUMBULL, CONNECTICUT

ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

SEAL:

DATE: 1.21.25

SCALE: AS SHOWN

DRAWING NO.: LP.1

PROJECT DESCRIPTION

The application is for the construction of an apartment building and nine attached townhouses. The buildings are served with 720 linear feet of driveway and parking facilities along with associated utilities. Stormwater runoff is treated and fed into a subsurface concrete gallery system set beneath the parking garage of the apartment building.

GENERAL NOTES

1. The proposed improvements indicated on these plans are shown as one of many possible layouts. Any variation from these plans is to be approved by a professional engineer.

2. Topography and existing features are based on a survey titled: Existing Conditions Survey #5 & #15 Plumtree Lane, Trumbull and Easton, CT Prepared For 15 Plum LLC dated August 31, 2023, Scale 1" = 40'; by J. Edwards & Associates, LLC.

3. Total area of site is 4.195 acres.

4. The site is located in Zone A (Trumbull) and Zone R3 (Easton).

5. Inland wetlands delineated On August 23, 2025 by William Kenny Associates.

6. Reference is made to a document titled: Stormwater Management Report, Proposed Residential Building, 5 & 15 Plum Tree Lane, Trumbull, Connecticut, Prepared for: J. Edwards Associates, LLC, 227 Stepney Road, Easton, CT 06612, Prepared by: Lambert Civil Design, LLC, 34 Misty Lane, Monroe, CT 06468.

7. The proposed dwellings will be served with public water and sewer.

8. The location of underground utilities, if any, is unknown. Call Before-You-Dig 1-800-922-4455.

9. It is the contractor's responsibility to verify all on-site and off-site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.

10. All construction methods, materials and system installations are to conform to Town of Trumbull Standards and/or CT DOT Standard Specification for Roads, Bridges and Incidental Construction Form 818, 2021 as amended.

11. Proposed utilities are to be underground.

12. No debris and stumps to be buried on site.

13. Approximately 2.1 acres will be disturbed for the improvements indicated on the plans.

14. Retaining walls, if any, are to be designed by a structural engineer.

15. All roadway drainage construction shall be overseen by an independent Professional Engineer licensed in the State of Connecticut to certify that the installation is in accordance with the design documents. Video inspection of all drainage pipes must be submitted to Town prior to final sign off for Certificate of Occupancy.

16. Sanitary sewer mains, laterals and manholes must be pressure tested and videoed prior to acceptance. All final construction plans and specs shall be submitted to the Trumbull Engineering Department for review.

17. Water hydrant locations are to be approved by the Town Fire Marshal(s).

18. Proposed sewer connections are to be approved by Town of Trumbull WPCA.

19. A certification letter and Mylar as-built plans will be required by Town upon project completion.

24. The contractor shall submit shop drawings for all drainage, detention, and sewer structures to design engineer for his approval prior to installation.

EROSION CONTROL AND STORM WATER POLLUTION CONTROL PLAN

Erosion and sediment control measures will be constructed in accordance with the Town of Trumbull Standards and 2024 Connecticut Guidelines for Soil Erosion and Sediment Control.

1. The Storm water Pollution Control Plan shall include all erosion and sedimentation control shown on the approved maps and detail sheets. These controls are assumed to be the minimum required, and the contractor may be required to install additional measures as site conditions and weather warrant.

2. All erosion and sediment control devices will be installed prior to the start of clearing and grubbing operations and excavation work. All the devices will be maintained as specified in this document until the disturbed earth has been paved or vegetated, at which time the devices will be removed.

3. All construction methods, materials and system installations are to conform to all applicable local and state regulations.

4. Grading to be according to all applicable regulations and normal standards of good practice.

5. Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practicable.

6. Stockpiles of topsoil and common fill shall be located outside regulated areas where possible. They should be surrounded with silt fence and temporarily stabilized by seeding with a 50-50 mix of annual and perennial rye grass at the rate of one pound per 1,000 square feet of surface area shall be employed between March 15 and June 15 or August 1 and October 1. Mulch with straw or hay at the rate of 70 to 90 pounds per 1,000 square feet until stabilized.

7. All control measures will be maintained in effective condition throughout the construction period until the area is stabilized.

8. Maintenance of the erosion controls shall consist of inspection at the start of each work day with special attention afforded following storm events. Noted deficiencies shall be corrected immediately. Accumulated sediment shall be removed from the erosion control device and dispersed temporarily on the upland portion of the disturbed area. Additional seeding or mulching shall be employed as required.

9. The contractor is to inspect the site daily during construction to insure the integrity of the erosion controls.

10. A site monitor shall be required to inspect all soil erosion controls after every rain event and or at least once per week.

11. The contractor is to have available at all times extra silt fence, hay bale mulch, grass seed and riprap to implement additional erosion control measures not foreseen in this plan.

12. Prior to closing the site down for winter, if required, the contractor shall schedule a meeting with the project engineer to review site conditions and make recommendations to minimize erosion during the winter. The meeting is to be held no later than October 1,of any given year.

13. Accumulated sediment is to be disposed of in an area approved by the design engineer.

14. Catch basins shall be protected with silt sacks, haybales, and/or silt fence during construction until all disturbed areas are stabilized.

15. Water breaks, silt fence, haybales and other measures are to be maintained until drainage is complete and site is stabilized with vegetated cover.

16. Stabilization practices may include silt fences, temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation and other vegetative and non-structural measures as identified in the Guidelines. Where construction activities have permanently ceased or have temporarily been suspended for more than seven days or when final grades are reached in any portion of the site, stabilization practices shall be implemented within three days. Areas which remain disturbed but inactive for at least thirty days shall receive temporary seeding and/or mulching in accordance with the Guidelines. Areas that will remain disturbed beyond the planting season, shall receive long-term, non-vegetative stabilization sufficient to protect the site through the winter.

17. Structural practices include but are not limited to earth dikes (diversions), drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, outlet protection, reinforced soil retained systems, gabions and temporary or permanent sediment basins and chambers.

18. Disturbance will be limited to 1 acre at any one time. Overland drainage from uphill sources will be diverted around the disturbed portions of the site until those disturbed areas have been stabilized. If more than 1 acre is to be disturbed at one time, sediment basins must be provided. These sediment basins shall have a storage capacity of 134 cubic yards per acre of tributary area.

19. All contractors and subcontractors working on site will ensure that no litter, debris, building material or similar material is discharged to the inland wetlands.

20. Contractors will implement techniques to control the generation of dust.

21. All post construction storm water structures will be cleaned of construction sediment and any remaining silt fence shall be removed.

CONSTRUCTION SEQUENCE

1. Install erosion control fencing as shown on Demolition Plan.

2. Demolish and remove existing dwelling, shed, and appurtenances.

3. Install remainder of erosion and sediment control measures as shown on plan.

4. Install pipe and temporary drainage swale crossing to access northern portion of site.

5. Land disturbance is to be kept to a minimum. Clear and stump proposed construction areas for installing northern level spreader A1 and cross country drainage run to existing flared end at Plumtree Lane.

6. No burying of stumps, slash and grubbing material is allowed on any site. Materials must be chipped or removed from the site.

7. Install level spreader with associated galleries and commence construction of cross country drainage run to existing flared end at Plumtree Lane. During a dry period, install manhole MH6 and connect piping.

8. Land disturbance is to be kept to a minimum. Clear and stump remainder of construction areas.

9. Scrape and stockpile loam in area shown on the Erosion Control plan. Secure loam stockpile with erosion and sediment controls.

10. Construct temporary sediment traps 1 through 3.

11. Direct stormwater runoff from the construction area with swales and diversion berms as necessary to flow into the temporary sediment traps.

12. Install level spreader #D1 with associated galleries.

13. Construct perimeter retaining walls.

14. Install sewer main.

15. Rough grade site and construct interior roadway system.

16. Remove temporary sediment traps.

17. Construct building foundations.

18. Install drainage pipes and structures for the interior roadway beginning at the level spreaders and proceeding upstream.

19. Install other underground utilities and light pole bases.

20. Place silt sacks in new catch basins.

13. Place, grade and compact the processed aggregate in the roadway base.

14. Commence building construction.

16. Install first course of bituminous concrete.

17. Install curbing.

18. Apply stabilization measures to remaining disturbed areas in accordance with the Stormwater Quality Management Plan (topsoil, seeding, sodding, mulching, etc.)

19. Inspect and clean drainage system as needed.

20. Install the final course of bituminous concrete pavement.

21. Install planting materials.

22. After site is stabilized in accordance with the applicable Stormwater Quality Management Plan measures, remove temporary erosion and sediment controls.

SITE MAINTENANCE PLAN

This Site Maintenance Plan and Schedule highlights the maintenance procedures for the development. However, this does not preclude the maintenance personnel's responsibility to perform maintenance procedures properly, add other procedures as necessary and conduct maintenance in accordance with current state laws and regulations.

After construction is completed, the owner will be assigned the responsibility for implementing this Site Maintenance Plan. This responsibility includes the inspection and maintenance of control measures and informing parties engaged in activities on the site of the requirements and objectives of the plan. When the land is transferred to the Homeowners Association, this Site Maintenance Plan shall be conveyed to the Association. It shall become the responsibility of the new owners to implement the Plan. The Plan, as with any land use approval, shall run with the land.

Roadway and Parking Areas

The roadway and parking areas shall be swept with a mechanical sweeper or broom at least twice a year. One cleaning will be in the fall after the leaves are off the trees. The second will be in the spring after the last snow fall. Use of high velocity blowers is not recommended as they often "defeat the basic purpose of sweeping in an environmentally sound manner."

The sweepings shall be collected and removed from the site. The disposal method shall be determined by the personnel conducting the sweeping and shall comply with all applicable laws. In no case shall the sweepings or fall cleanup materials be allowed to enter the Storm Water Detention Basins.

Pavement markings, directional arrows and stop bars shall be inspected annually. All pavement markings and directional signs shall be replaced as necessary to insure they are clear, visible and reflective to maintain safe traffic flow.

Paved surfaces shall be crack sealed on a yearly basis and inspected for "Pot Holes". Required patching shall be done on a yearly basis every spring. Paved surfaces should be replaced every 20 years, or as site conditions warrant.

Catch Basins

The catch basins shall be cleaned twice per year. The cleaning shall be in the late fall after leaves have fallen and before snowfall. The second cleaning shall be in springtime after snow melt to remove accumulated debris and sand from the catch basin sumps. In no case, shall the sediment level exceed 50% of the sump volume of the catch basins.

A vactor truck may be used to clean the catch basins. Disposal of liquids and solids contained in the vactor truck requires specific disposal protocol and discharge permits. Operators shall be aware of the regulations. Decanted water from the catch basins may not be returned to the catch basin.

Water Quality Treatment Units

The Mechanical Treatment Devises will be maintained according to the manufacturer's recommendations. As a minimum the devises shall be inspected twice per year. The cleaning of the sediment in the sump is recommended when sediment is 6 inches deep. The floatables should be cleaned when the depth in the chamber is greater than one inch. A preliminary schedule is to clean the devise in the late fall and in springtime after snow melt. The pumper truck contents shall be delivered to an approved waste disposal facility.

Level Spreader Infiltration Galleries

The galleries shall be inspected annually. If sediment is observed at the inlet to the gallery system, it shall be removed. This is an indication that the catch basin sumps and or the stormwater treatment unit are not functioning as designed. It may be necessary to increase the frequency of the cleaning of the drainage structures.

Landscaping

The site landscaping shall be maintained including trimming and replacing plant materials that have died or diseased. All grass areas shall be maintained by cutting and fertilizing. All fertilizer application shall be based upon a yearly evaluation of the required nutrient levels and fertilizer application shall be calibrated accordingly to avoid excessive amounts of fertilizer. Litter and dead, diseased or unhealthy plants which are a safety hazard shall be removed.

SOILS TESTING

TESTING PERFORMED:4/10/2024 NDC,

#106 Roots @ 36"
0 - 11" Top Soil
11" - 132" Olive Brown Sand & Gravel w/Cobbles
No Ledge No Water No Redoximorphic Features

#107 Roots @ 37"
0 - 10" Top Soil
10" - 130" Olive Brown Sand & Gravel w/Cobbles
No Ledge No Water No Redoximorphic Features

PERCOLATION TEST RESULTS

TESTING PERFORMED:4/10/24

P-1
Depth: 36"
Diameter: 10"

12:15	Presoak
1:08	17"
1:18	19-1/2"
1:28	21-1/2"
1:38	22-3/4"
1:48	24"
1:58	25-1/4"
2:08	26-1/2"

Rate: 1" = 8 minutes

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

STATE OF CONNECTICUT LARRY B. EDWARDS No. 10937 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT JASON EDWARDS No. 70308 LICENSED LAND SURVEYOR

PERMIT SET

MILL RIVER PARK
5 & 15 PLUMTREE LANE
TRUMBULL & EASTON, CT
PREPARED FOR
15 PLUM TREE LLC

REVISIONS

#	DATE	DESCRIPTION
1	02-10-25	CLIENT
2	06-12-25	CLIENT

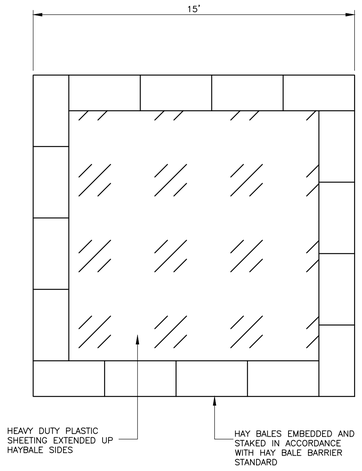
DATE: 10-01-23
PROJECT #: 3026
DRAWING FILE:
DRAWN BY: NDC
SCALE: NTS

TITLE

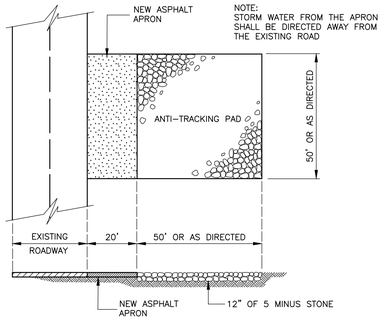
DETAILS

SHEET NUMBER

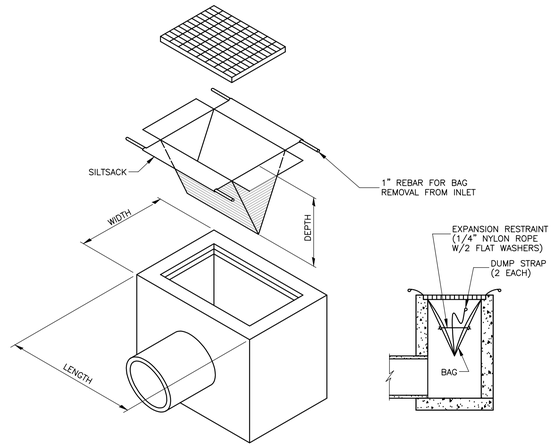
3.1



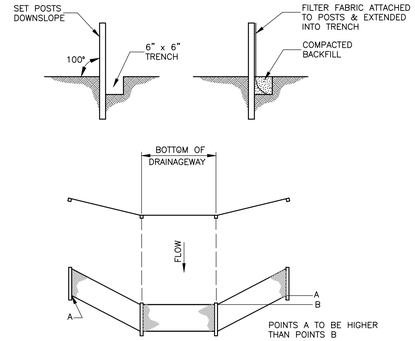
CONCRETE WASHOUT BASIN



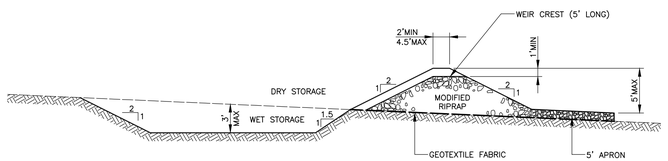
ANTI-TRACKING PAD



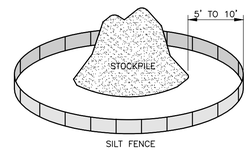
SEDIMENT CONTROL AT INLET



SYNTHETIC FILTER BARRIER

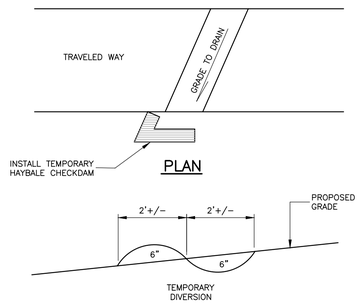


TEMPORARY SEDIMENT TRAP



APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10 LBS PER 1000 SF

STOCKPILE STABILIZATION



TEMPORARY WATER BREAK

PERMIT SET

MILL RIVER PARK
5 & 15 PLUMTREE LANE
TRUMBULL & EASTON, CT

PREPARED FOR
15 PLUM TREE LLC

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

REVISIONS

#	DATE	DESCRIPTION
1	02-10-25	CLIENT
2	06-12-25	CLIENT

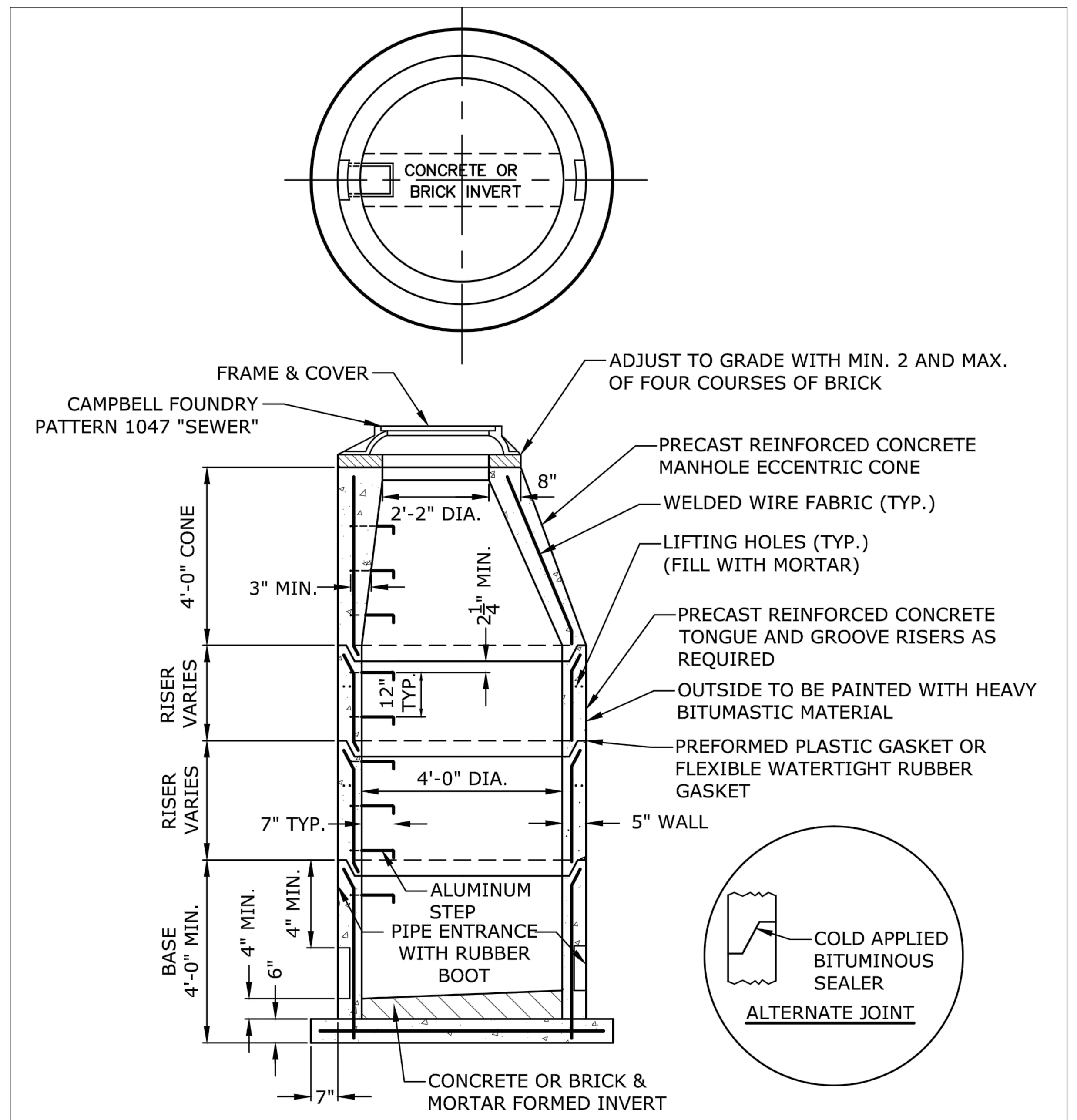
DATE: 10-01-23
PROJECT #: 3026
DRAWING FILE:
DRAWN BY: NDC
SCALE:

TITLE

DETAILS

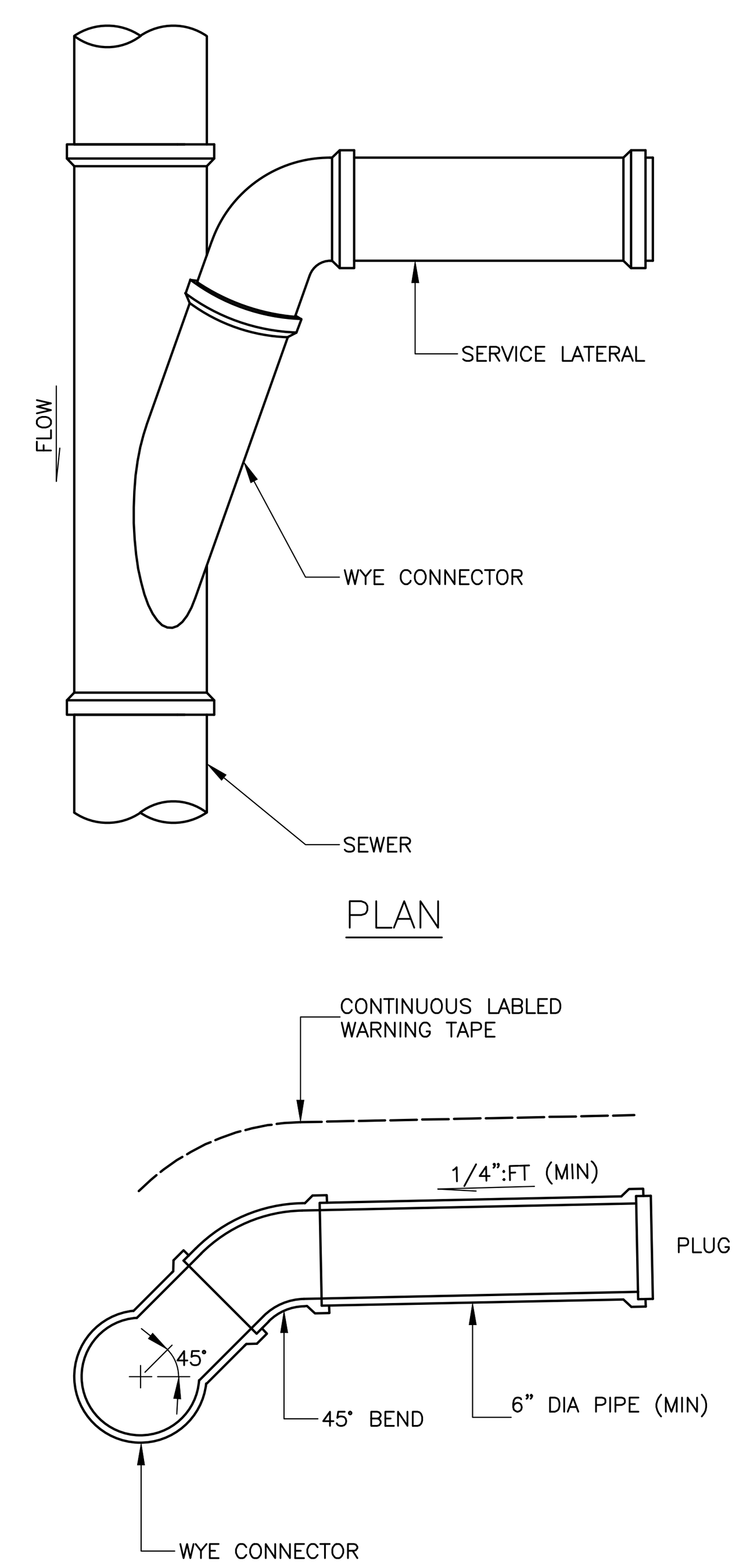
SHEET NUMBER

3.2

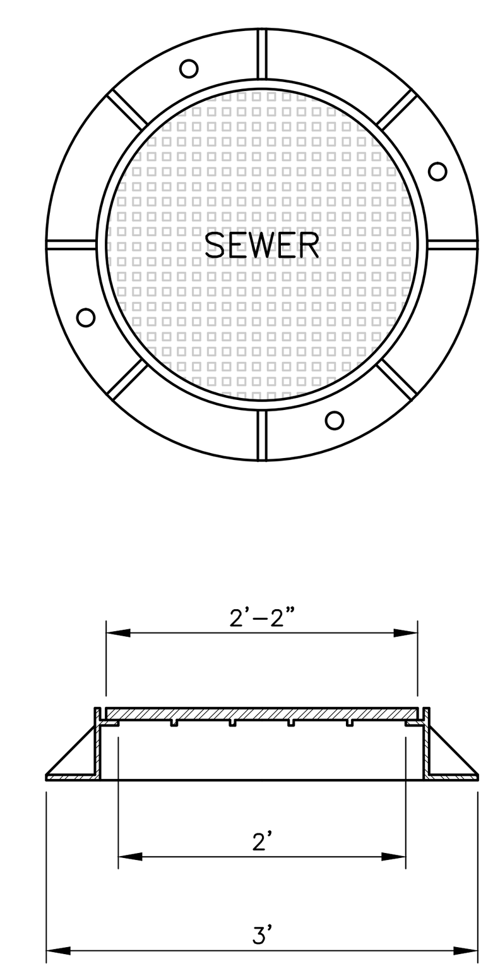


5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE.
PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER.
WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.

PRECAST SANITARY MANHOLE

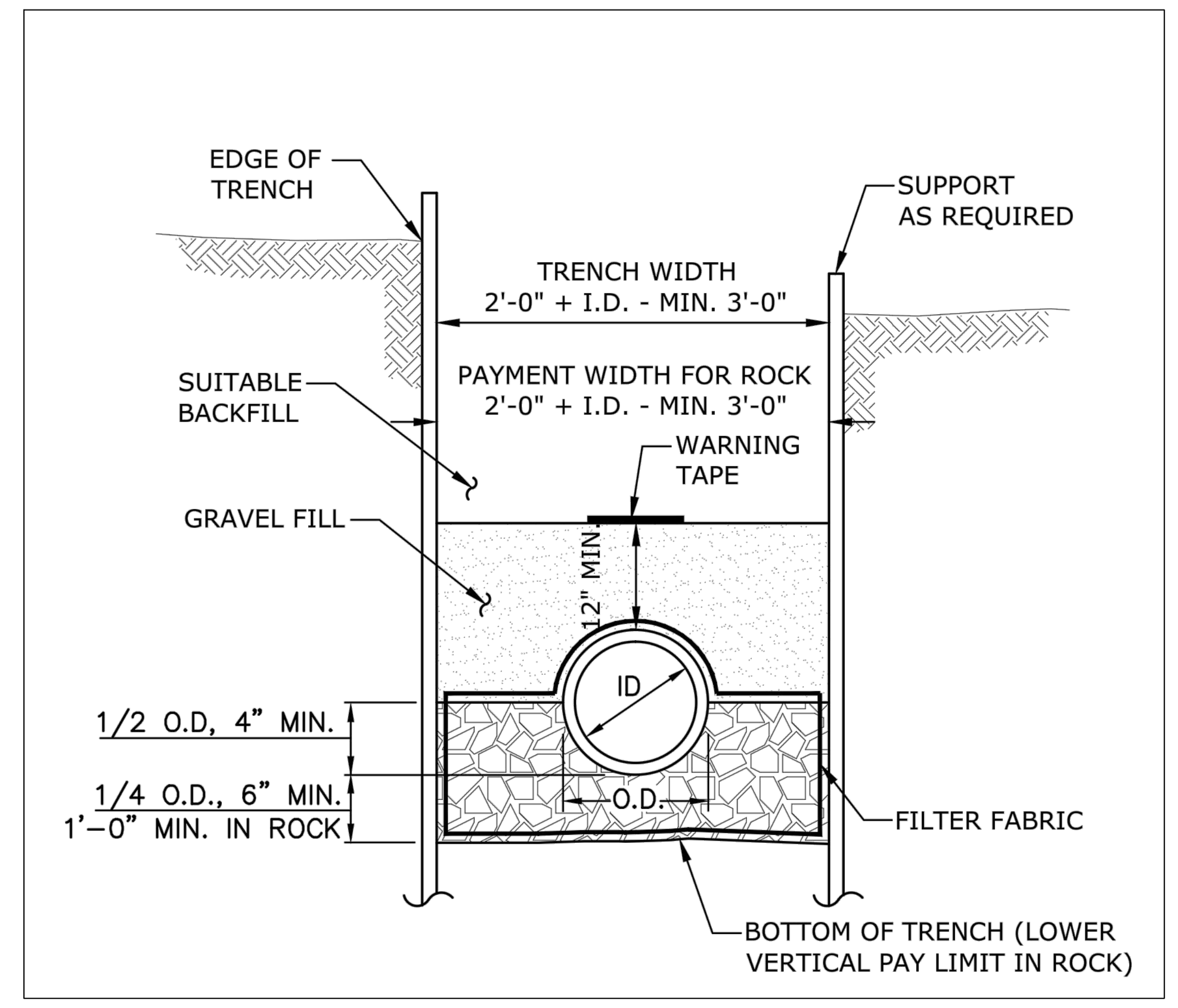


SERVICE LATERAL CONNECTION

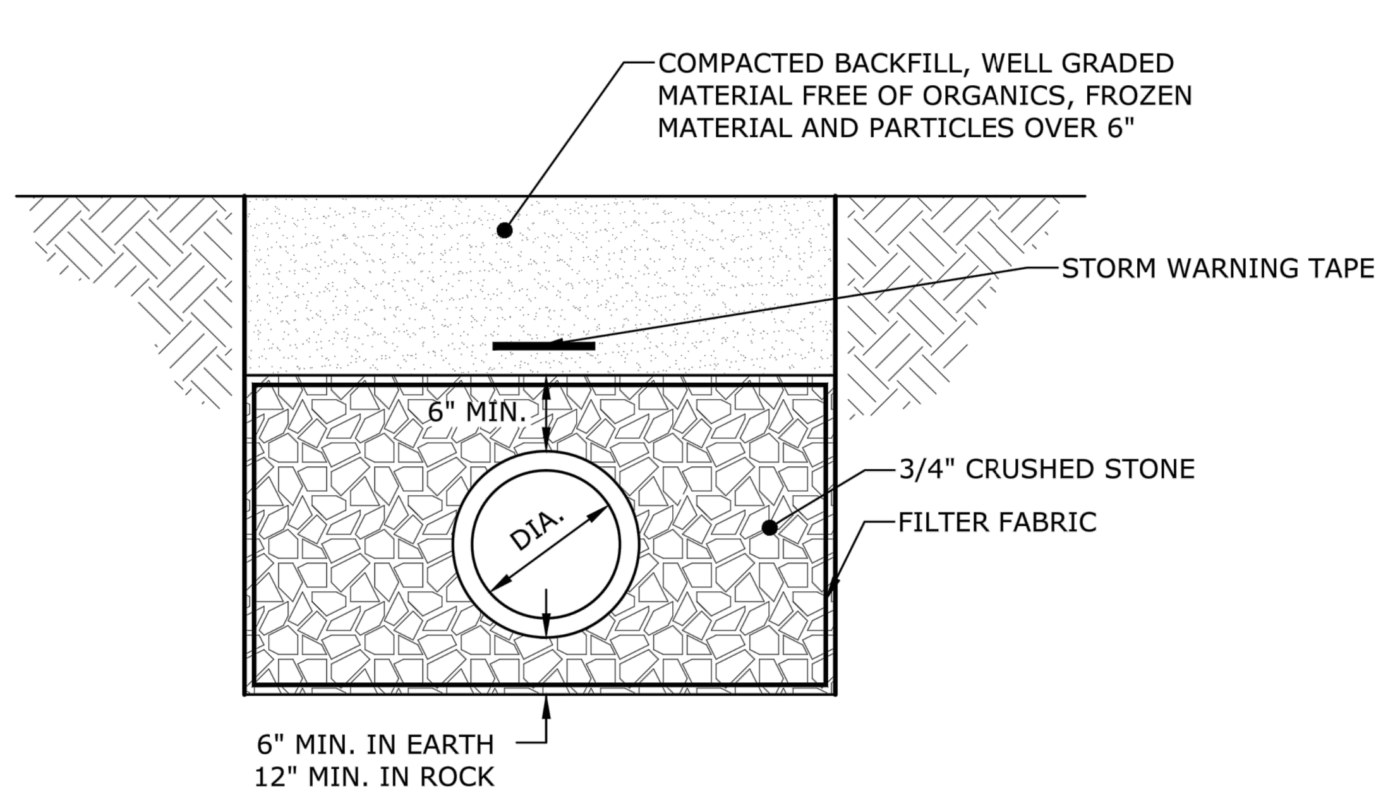


STANDARD FRAME AND COVER

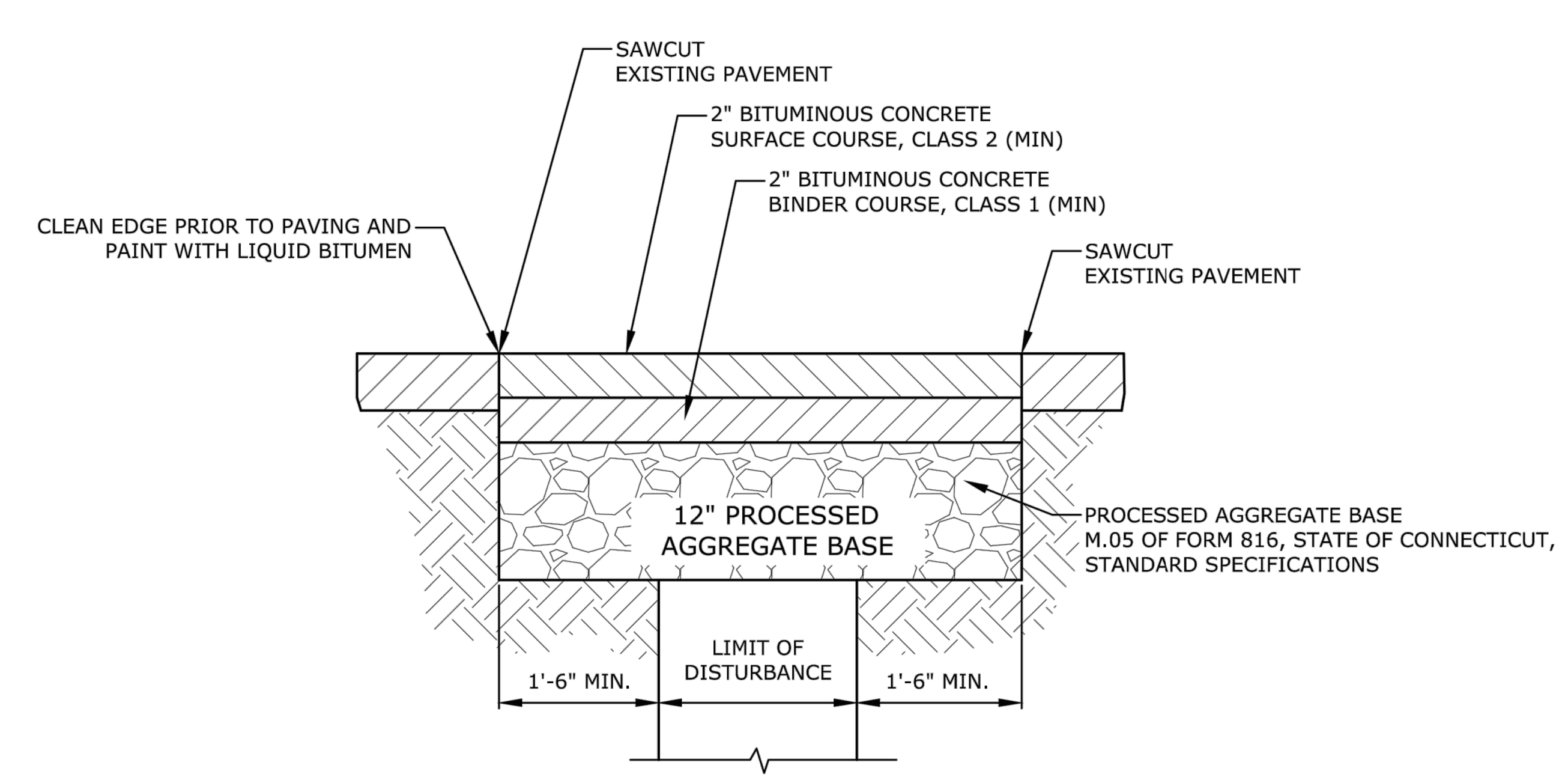
FRAME AND COVER BY LEBARON FOUNDRY COMPANY #LA268-300 OR APPROVED EQUAL



TYPICAL SANITARY TRENCH SECTION



SDR-35 TRENCH BEDDING DETAIL



NOTE:
ASPHALT THICKNESS AS PART OF FINAL RESTORATION SHALL MATCH THE THICKNESS OF THE EXISTING ROAD OR THE MINIMUM OF 4", WHICHEVER IS GREATER.

PERMANENT PAVEMENT REPAIR

PERMIT SET

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING
227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

MILL RIVER PARK
5 & 15 PLUMTREE LANE
TRUMBULL & EASTON, CT
PREPARED FOR
15 PLUM TREE LLC

REVISIONS

#	DATE	DESCRIPTION
1	02-10-25	CLIENT
2	06-12-25	CLIENT

DATE: 10-01-23
PROJECT #: 3026
DRAWING FILE:
DRAWN BY: NDC
SCALE: NTS

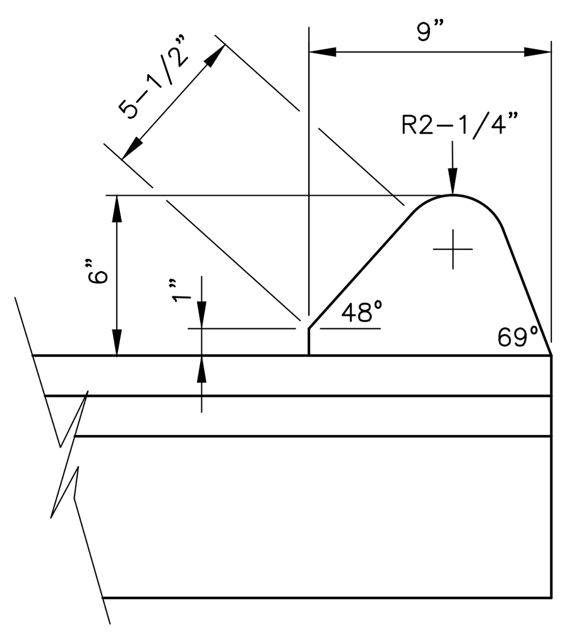
TITLE

DETAILS

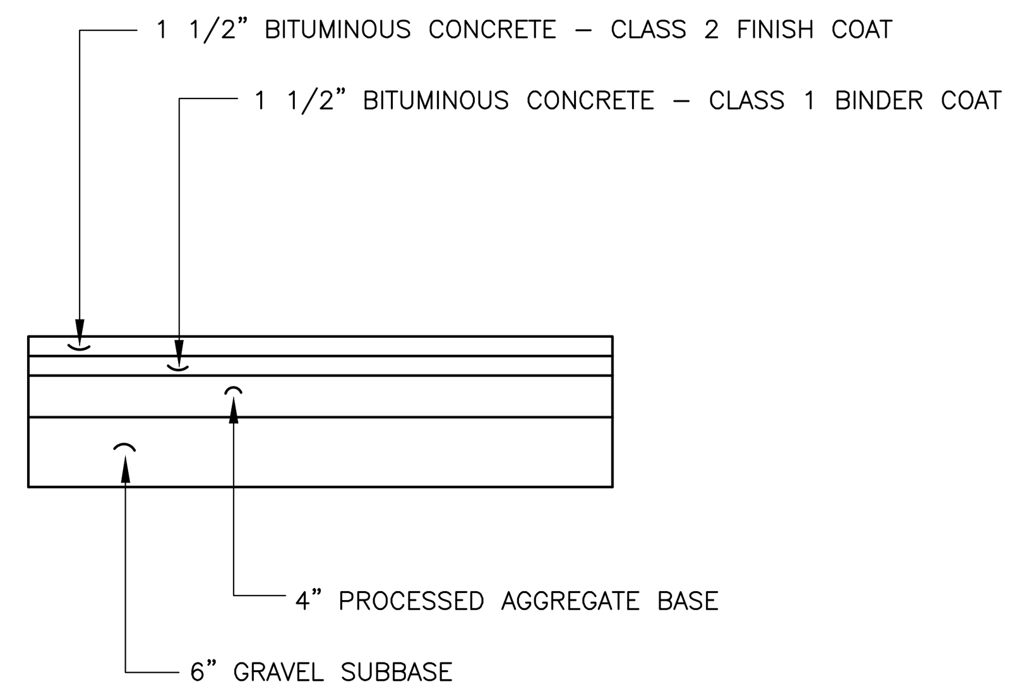
SHEET NUMBER

3.3

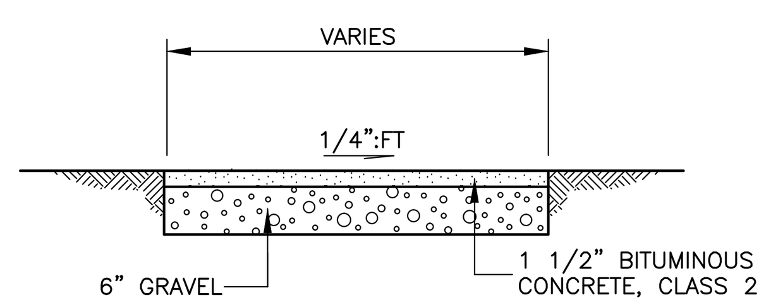
K:\PROJECTS\3026-CURCIO-5 PLUMTREE LANE, EASTON, CT AND 15 PLUMTREE LANE, TRUMBULL, CT\DRAWINGS\3.3 DETAILS



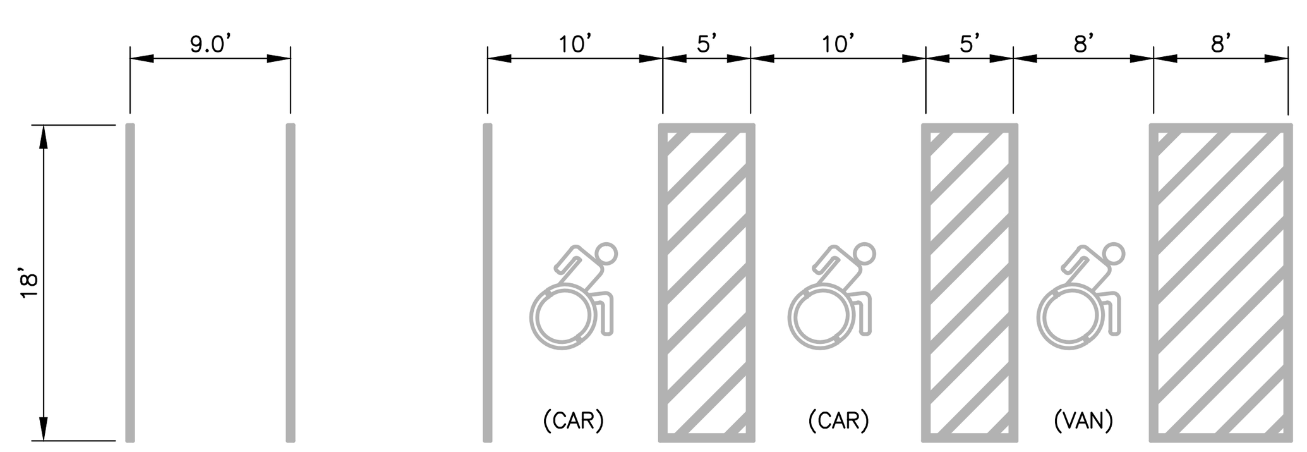
6" BITUMINOUS CONCRETE LIP CURBING



PAVEMENT SECTION–ONSITE



BITUMINOUS SIDEWALK

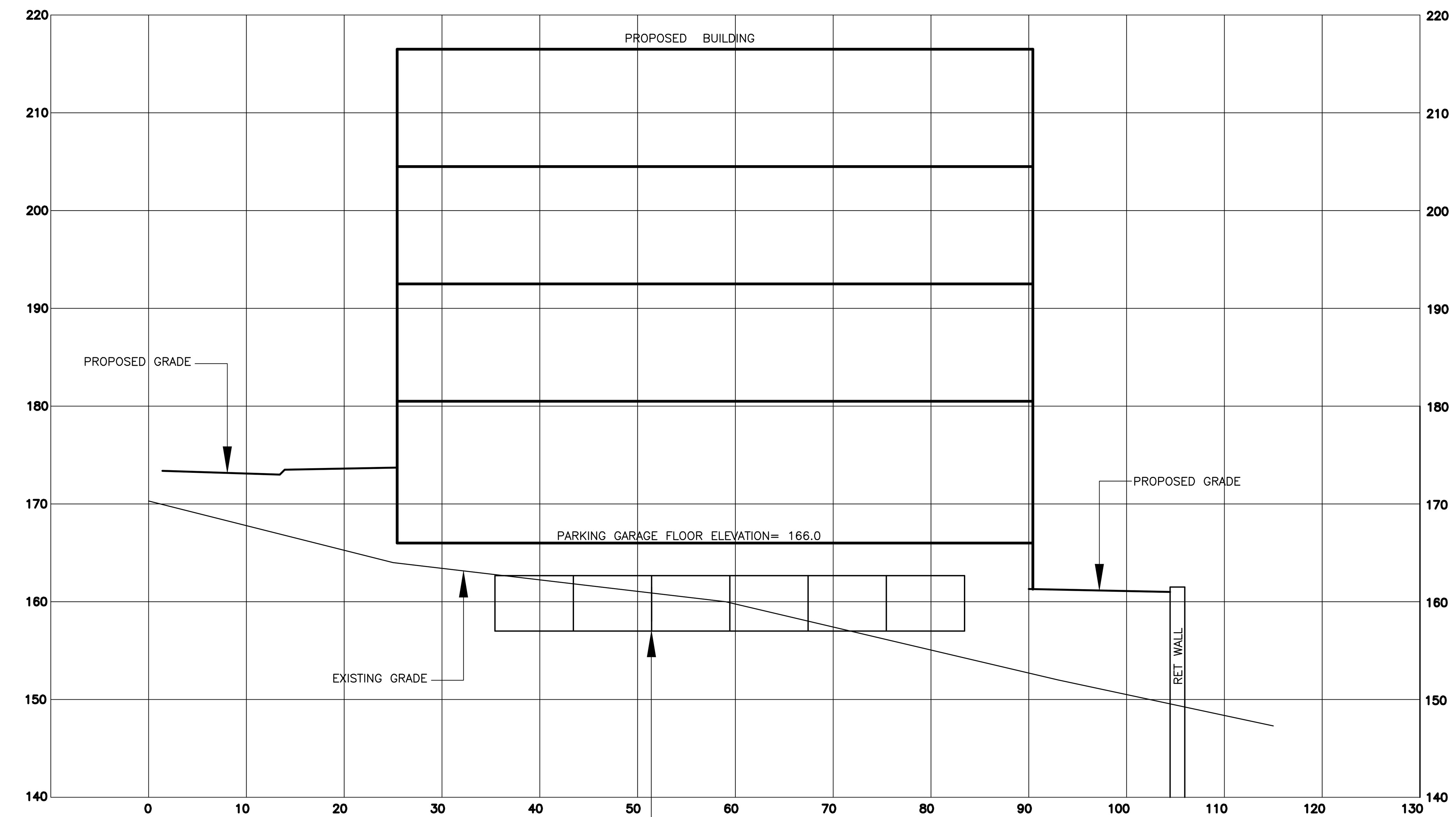


GUEST

HANDICAP

PARKING SPACES

NOTE:
HANDICAP PARKING SPACES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION



SECTION A–A
SCALE: 1"=10'

137 UNITS OF 8'X8'X4.5' CONCRETE DETENTION GALLERIES
BOTTOM ELEV= 157.0

PERMIT SET

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING
227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

MILL RIVER PARK
5 & 15 PLUMTREE LANE
TRUMBULL & EASTON, CT
PREPARED FOR
15 PLUM TREE LLC

REVISIONS

#	DATE	DESCRIPTION
1	02–10–25	CLIENT
2	06–12–25	CLIENT

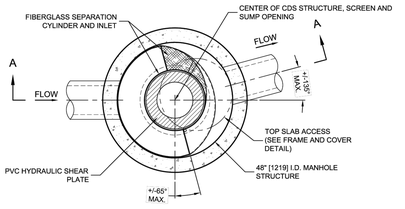
DATE:	10-01-23
PROJECT #:	3026
DRAWING FILE:	
DRAWN BY:	NDC
SCALE:	NTS

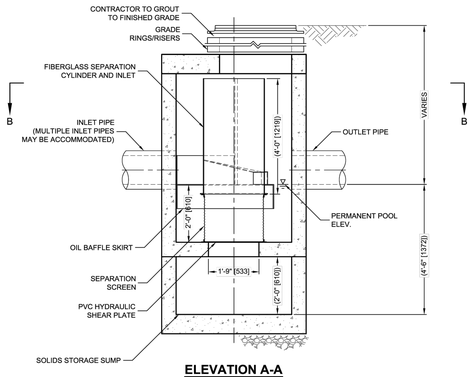
TITLE

DETAILS

SHEET NUMBER

3.4





PLAN VIEW B-B

N.T.S.

ELEVATION A-A

N.T.S.

CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

FRAME AND COVER

(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

NOTES:
1. JOINTS SHALL BE WATERTIGHT

ROOF DRAIN WITH HIGH LEVEL OVERFLOW

N.T.S.

TABLE R1 THICKNESS REQUIREMENTS FOR GRANULAR BEDDING

RIPRAP DESIGNATION	MINIMUM BEDDING THICKNESS (INCHES)
MODIFIED	6"
INTERMEDIATE	6"
STANDARD	12"
SPECIAL DESIGN	12"
GRANULAR BEDDING SHALL CONFORM TO CONN. DOT SPECIFICATION M.02.01	

TABLE R2 CLASSIFICATION OF RIPRAP

RIPRAP DESIGNATION	d_{50} (INCHES)	DEPTH (INCHES)
MODIFIED	5	12
INTERMEDIATE	8	18
STANDARD	15	36

d_{50} =MEAN PARTICLE SIZE
RIPRAP SPECIFICATIONS & GRADATIONS SHALL CONFORM TO CONN. DOT. M.12.02

TABLE R3 GRADATION FOR GRANULAR BEDDING

U.S. STANDARD SIEVE SIZE	PERCENT WEIGHT BY PASSING CONN. DOT. GRADING A
5"	100
3 1/2"	100
1 1/2"	55-100
3/4"	-
1/4"	25-60
#10	15-45
#40	5-25
#100	0-10
#200	0-5

RIPRAP INSTALLATION DETAIL

N.T.S.

NOTES:
1) DEPENDING ON USAGE AREA, OTHER DESIGNS MAY BE AVAILABLE, AS APPROVED BY THE ENGINEER.
2) MAXIMUM DEPTH OF YARD DRAIN SHALL BE 6'.

AREA DRAIN DETAIL

NOT TO SCALE

NOTES:
1. FOR UNSHEETED TRENCH WHERE PIPE O.D. IS 6" OR LESS THAN, PAYMENT WIDTH (W) = 2'-6"; WHERE PIPE O.D. IS GREATER THAN 6" BUT LESS THAN OR EQUAL TO 36" THEN, W = O.D. + 2'-0"; WHERE PIPE O.D. IS GREATER THAN 36" THEN, W = O.D. + 3'-0".
2. IF SUITABLE GRANULAR PIPE BEDDING MATERIAL IS AVAILABLE FROM ON SITE EXCAVATIONS, IT SHALL BE UTILIZED PROVIDED IT CONFORMS WITH THE "STANDARD SPECIFICATIONS", AND IS APPROVED BY THE ENGINEER. NO PAYMENT SHALL BE MADE FOR THIS MATERIAL.
3. TYPICAL FOR PIPE MATERIALS SPECIFIED, AS CAST IRON (C.I.), CONCRETE PIPE, DUCTILE IRON PIPE OR STEEL PIPE.
4. SHEETING OR SHORING OF TRENCH WALLS, WHERE UNSUITABLE CONDITIONS EXIST, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. FOR ROCK REMOVAL DEPTHS (H) GREATER THAN 10', INCREASE PAYMENT WIDTH (W) BY 6". REMOVAL DEPTH SHALL BE MEASURED FROM THE TOP OF EXPOSED SURFACE.

STORM CLASS 'C' TRENCH DETAIL

N.T.S.

TABLE I

PIPE DIAMETER	MH-BARREL DIAMETER (MIN)
24" OR LESS	4'
27"-36"	5'
42"	6'
48"	7'
54"-60"	8'

MINNIMUM MANHOLE BARREL DIAMETER FOR STRAIGHT THRU ROUND PIPE ONLY. MANHOLE BARREL DIAMETERS FOR PIPES ON AN ANGLE OR NON-ROUND PIPES SHOULD BE COMPUTED BY THE ENGINEER.

NOTES:
1. Reinforcing steel conforms to latest ASTM A185 Spec. 0.24 sq. in/llin ft. and 0.24 sq. in. (both ways) base bottom. Flat slab tops for AASHTO H20-44.
2. Reinforcing steel conforms to latest ASTM A185 Spec. 0.12 sq. in./lin. P8. 3.
3. Concrete compressive strength - 4,000 PSI - 28 days.
4. Manhole design specifications confrom to latest ASTMC478 Spec. for "Precast Concrete Manhole Sections".
5. One pour monolithic Base.
6. Steel Reinforced Copolymer Polypropylene plastic step (PS2-PFSL M.A. INDUSTRIES, INC.) conforms to latest ASTMC478 PARA-11.
7. Butyl Rubber Section Joint conforms to latest ASTM C443 SPEC and SPEC FEDERAL SS-S-210A.
8. When specified Manholes coated with KOPPERS SUPER SERVICE BLACK or equal.

STORMWATER PRECAST CONCRETE MANHOLE DETAIL

N.T.S.

GENERAL NOTES:
1. FOR DETAILS OF FRAME AND GRATE SEE STANDARD SHEET HW-507_08.
2. USE APPROPRIATE CONCRETE TOP FOR CURBING SHOWN ON PLANS. IF CURBING IS NOT SPECIFIED ON THE PLANS, IT SHALL BE CONSTRUCTED AS DIRECTED BY THE ENGINEER.
3. ALL FACES OF STRUCTURES IN CONTACT WITH CONCRETE PAVEMENT SHALL BE COVERED WITH A LAYER OF TAR PAPER OR APPROVED EQUAL. THE COST FOR THE PAPER SHALL BE INCLUDED IN THE BID PRICE FOR THE TYPE OF CATCH BASIN INSTALLED.
4. USE 6'-0" (1.830m) ON UPGRADE SIDE OF CONTINUOUS GRADE AND 1'-0" (305mm) ON DOWNGRADE SIDE OF CONTINUOUS GRADE OR AS DIRECTED.
5. IF MASONRY UNITS ARE REQUIRED, THE BASIN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE OVER ALL DIMENSIONS SHOWN HERE AND SECTION 5.07 OF THE STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS. CORBELLING SHALL BE PERMITTED TO A MAXIMUM OF 3" (75mm.) NO PROJECTION SHALL EXTEND INSIDE THE LIMITS NOTED BY **.
6. WALL THICKNESS OF ALL CB'S OVER 10' (3.048m) DEEP SHALL BE INCREASED TO 12" (305mm) THICK. INSIDE DIMENSION SHALL REMAIN THE SAME. 12" (305mm) THICKNESS WILL START AFTER THE FIRST 10' (3.048m).
7. TO CONVEY SUBSURFACE DRAINAGE, OPENINGS SHALL BE FORMED IN THE FOUR WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL.
8. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF F'c = 4000 PSI (27,580 kPa) SHALL BE OBTAINED PRIOR TO SHIPPING.
9. LATEST STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS AND SUPPLEMENTALS SHALL GOVERN.

SECTION B
TYPE "C-L" CATCH BASIN

SECTION A
TYPE "C" & "C-L" CATCH BASIN
(TYPE "C" TOP SHOWN)

SECTION B
TYPE "C" CATCH BASIN

SECTION B
TYPE "C-L" DROP INLET

SECTION A
TYPE "C" & "C-L" DROP INLET
(TYPE "C" TOP SHOWN)

SECTION B
TYPE "C" DROP INLET

FOR CATCH BASINS IN A LINE OF 4" (102) CONCRETE PARK CURBING OR 4" (102) BITUMINOUS CONCRETE PARK CURBING

FOR CATCH BASINS WHERE NO CURBING OF ANY TYPE EXISTS OR IS PROPOSED

FOR CATCH BASINS IN A LINE OF 6" (152) CONCRETE CURBING OR 6" (152) STONE CURBING

FOR CATCH BASINS IN A LINE OF 6" (152) BITUMINOUS CONCRETE LIP CURBING (MACHINE FORMED)

DETAILS OF DEPRESSED GUTTER STRIP FOR TYPE "C" CATCH BASIN

TYPE "C" , "C-L" &
DROP INLET CATCH BASIN

Revisions:
#	Date:	Descriptions:

LAMBERT
CIVIL
DESIGN
LLC

34 Misty Lane
Monroe, CT 06468

Tel: (860) 670-6308
LambertCivil@gmail.com

#30715
Michael S. Lambert P.E. Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

PROJECT NAME:
PROPOSED
RESIDENTIAL
DEVELOPMENT

Tax Map C Block 11 Lot 1
5 Plum Tree Lane
Trumbull, Connecticut

Tax Map 5514 Block 1 Lot 1
5 Plum Tree Lane
Trumbull, Connecticut

Tax Map C Block 10 Lot 1
15 Plum Tree Lane
Trumbull, Connecticut

Tax Map 5514 Block 1A Lot 2
15 Plum Tree Lane
Trumbull, Connecticut

APPLICANT:

OWNER:

EDMA CANAAN
5 PLUMTREE LANE
TRUMBULL, CT 06611

ANTHONY E MONELLI TRUST
THE FRANKLIN DANIELS TRUST
935 WHITE PLAINS ROAD
TRUMBULL, CT 06611

PLUM TREE LLC 15
15 PLUM TREE LANE
EASTON, CT 06612

Sheet Description:
DRAINAGE
DETAILS

Scale:

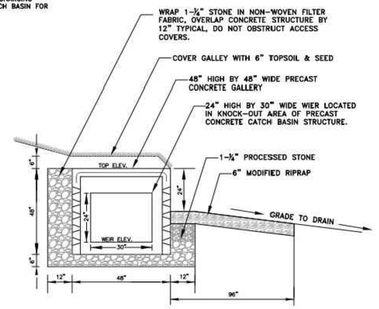
Date: January xx, 2025

Project #: 1021

Drawn By: MSL
Approved By: MSL

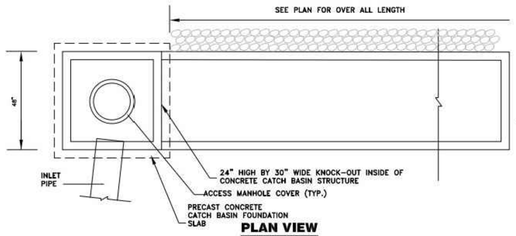
Sheet #:
DR2

NOTE:
THIS DETAIL REPRESENTS A MODIFICATION OF A STANDARD CATCH BASIN STRUCTURE AND 4' BY 4' CONCRETE GALLERY FOR USE IN DISCHARGING STORMWATER RUNOFF. SEE THE CATCH BASIN FOR STANDARD DIMENSIONS AND NOTES.



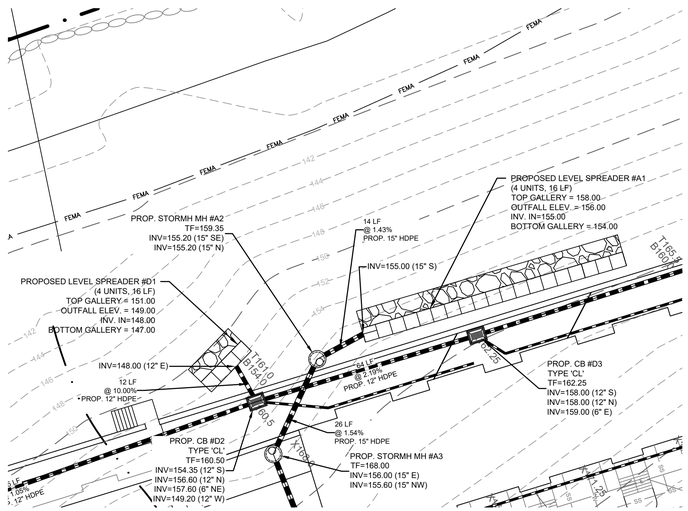
SECTION

* DIMENSIONS OF PRECAST CONCRETE GALLEY ARE BASED UPON A STANDARD 4'Wx4'Hx4'L GALLEY-UNITED CONCRETE PRODUCTS, INC. (203) 269-3119

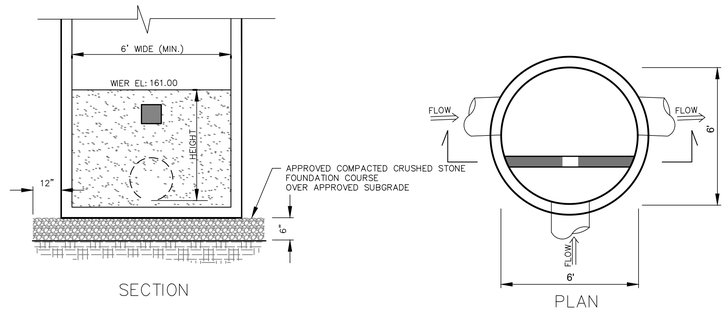


PLAN VIEW
N.T.S.

TYPICAL SECTION THROUGH INFILTRATION GALLERY LEVEL SPREADER OUTLET
N.T.S.



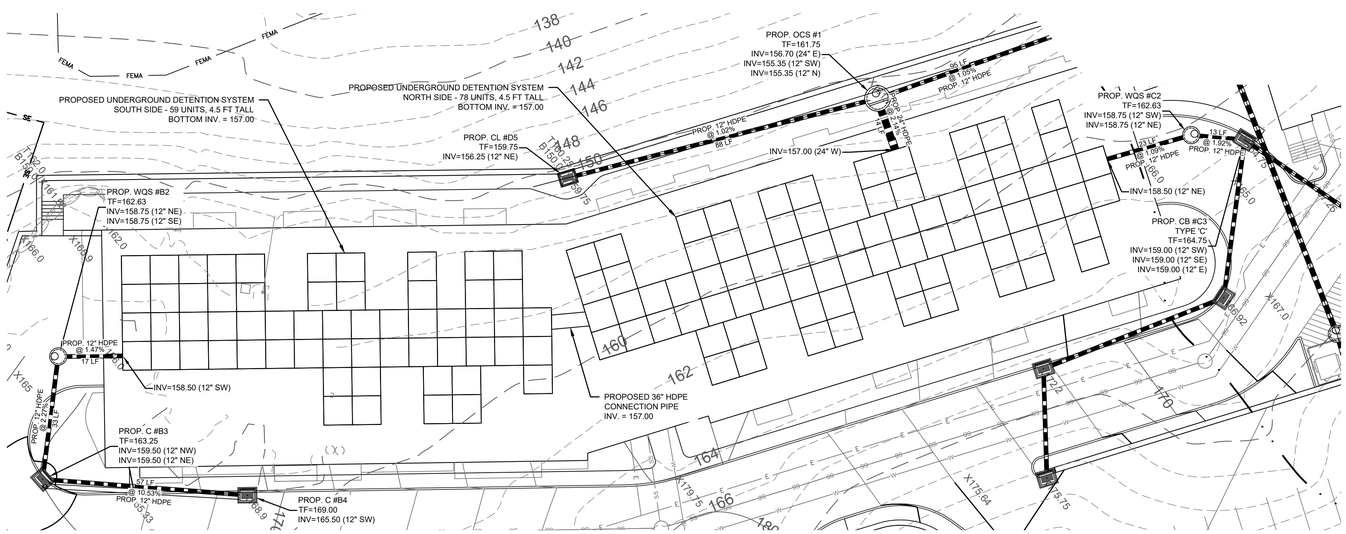
LEVEL SPREADER LAYOUT
SCALE: 1"=20'



SECTION

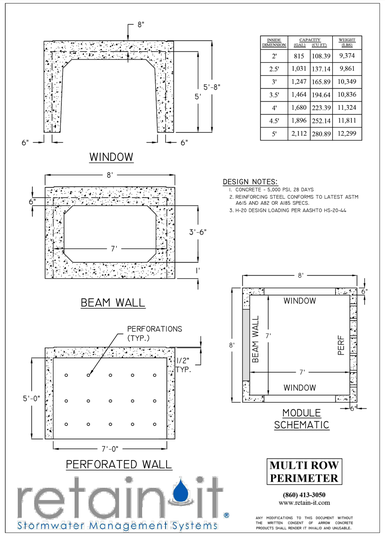
PLAN

OUTLET CONTROL STRUCTURE DMH
N.T.S.



UNDERGROUND DETENTION SYSTEM LAYOUT
SCALE: 1"=20'

NOTES:
1. Proposed Water Quality Structures #B2 and #C2 are to be installed as CDS2015-4-C or approved equal.

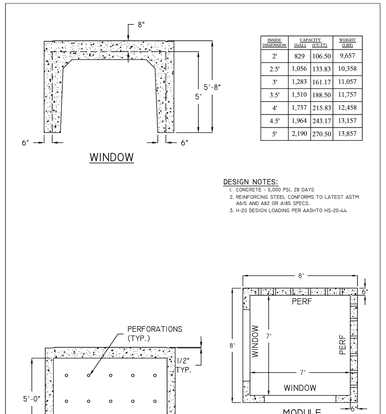


INSIDE DIMENSION	CAPACITY (GAL)	CAPACITY (CU.FT.)	WEIGHT (LBS)
2'	815	108.39	9,374
2.5'	1,031	137.14	9,861
3'	1,247	165.89	10,349
3.5'	1,464	194.64	10,836
4'	1,680	223.39	11,324
4.5'	1,896	252.14	11,811
5'	2,112	280.89	12,299

DESIGN NOTES:
1. CONCRETE - 5,000 PSI, 28 DAYS
2. REINFORCING STEEL: CONFORMS TO LATEST ASTM A615 AND A82 OR A185 SPECS.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44

MULTI ROW PERIMETER
(860) 413-3050
WWW.RETAIN-IT.COM

retain-it Stormwater Management Systems

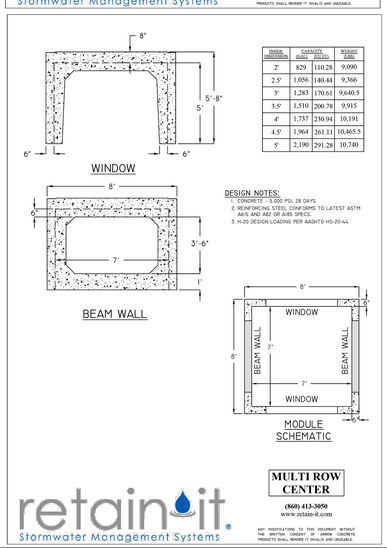


INSIDE DIMENSION	CAPACITY (GAL)	CAPACITY (CU.FT.)	WEIGHT (LBS)
2'	829	106.50	9,657
2.5'	1,056	133.83	10,358
3'	1,283	161.17	11,057
3.5'	1,510	188.50	11,757
4'	1,757	215.83	12,458
4.5'	1,964	243.17	13,157
5'	2,190	270.50	13,857

DESIGN NOTES:
1. CONCRETE - 5,000 PSI, 28 DAYS
2. REINFORCING STEEL: CONFORMS TO LATEST ASTM A615 AND A82 OR A185 SPECS.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44

MULTI ROW CORNER
(860) 413-3050
www.retain-it.com

retain-it Stormwater Management Systems



INSIDE DIMENSION	CAPACITY (GAL)	CAPACITY (CU.FT.)	WEIGHT (LBS)
2'	829	110.28	9,090
2.5'	1,056	140.44	9,366
3'	1,283	170.61	9,640.5
3.5'	1,510	200.78	9,915
4'	1,757	230.94	10,191
4.5'	1,964	261.11	10,465.5
5'	2,190	291.28	10,740

DESIGN NOTES:
1. CONCRETE - 5,000 PSI, 28 DAYS
2. REINFORCING STEEL: CONFORMS TO LATEST ASTM A615 AND A82 OR A185 SPECS.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44

MULTI ROW CENTER
(860) 413-3050
www.retain-it.com

retain-it Stormwater Management Systems

Revisions:	#	Date:	Descriptions:

LAMBERT CIVIL DESIGN LLC
34 Misty Lane
Monroe, CT 06468
Tel: (860) 670-6308
LambertCivil@gmail.com

#30715
Michael S. Lambert P.E. Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT

Tax Map C Block 11 Lot 1
5 Plum Tree Lane
Trumbull, Connecticut

Tax Map 5514 Block 1 Lot 1
5 Plum Tree Lane
Trumbull, Connecticut

Tax Map C Block 10 Lot 1
15 Plum Tree Lane
Trumbull, Connecticut

Tax Map 5514 Block 1A Lot 2
15 Plum Tree Lane
Trumbull, Connecticut

APPLICANT:

OWNER:
EDMA CANAAN
5 PLUMTREE LANE
TRUMBULL, CT 06611

ANTHONY E MONELLI TRUST
THE FRANKLIN DANIELS TRUST
935 WHITE PLAINS ROAD
TRUMBULL, CT 06611

PLUM TREE LLC 15
15 PLUM TREE LANE
EASTON, CT 06612

Sheet Description:
DRAINAGE DETAILS

Scale:

Date: January xx, 2025

Project #: 1021

Drawn By: MSL | Approved By: MSL

Sheet #:
DR3

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES

July 10, 2025

Mr. Steven Shapiro
15 Plum Tree LLC

Re: Watercourse Determination
5 & 15 Plumtree Lane, Trumbull & Easton, Connecticut

Dear Mr. Shapiro:

As requested, I reevaluated the drainage corridor that extends roughly east to west through the southern portion of 15 Plumtree Lane. I previously reviewed this drainage corridor in 2023 and again earlier this year and concluded that the area did not include a regulated watercourse. I completed my third and most recent round of field reviews of the drainage corridor on May 28 and June 20, 2025. Following this most recent review, my conclusion remains the same – a regulated watercourse is not present within the drainage corridor. The only regulated wetlands and watercourses on the properties are the Mill River and bordering floodplain wetlands, which are in the western and Town of Easton portion of the properties. No inland wetlands or watercourses found in the Trumbull part of the properties.

A defined permanent channel and bank extends through much of the referenced corridor and there is evidence of scour and deposits of recent alluvium and detritus. However, hydrophytic vegetation and standing or flowing water for a duration longer than a particular storm incident are not present within the channel or on the banks. As such, the channel is not a regulated watercourse. Immediately uphill of the eastern end of the channel, in the town of Trumbull, is short segment of a steep manmade slope covered with riprap stabilization. The riprap slope does not include a defined permanent channel and bank, as such I find that the steep, riprap slope is not a regulated watercourse.

At the top of the slope is the end of a drainage pipe that conveys stormwater flow from a large portion of the paved Plumtree Lane. It appears that the stormwater runoff that flows from this pipe has eroded and created the downhill channel. Uphill and near the eastern boundary of 15 Plumtree Lane, the pipe connects to two catch basins in the road. Another pipe connects with and conveys water into the southern catch basin. This inflow pipe extends south from 18 Plumtree Lane. This pipe was discharging a low volume of water during my field review on May 28, which occurred during a meeting with town of Trumbull representatives. This water then flowed from the catch basin to the end of the pipe at 15 Plumtree Lane and to the steep riprap slope. When this water reached the base of the riprap slope, it readily infiltrated into the underlying soils. It did not travel through the down hill channel.

1899 Bronson Road
Fairfield CT 06824
203 366 0588
www.wkassociates.net

If you should have any questions or comments, please do not hesitate to contact me.

Sincerely,

William L. Kenny, PWS, PLA
Soil Scientist

Ref. No. 5700

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES

May 12, 2025

Mr. Steven Shapiro
15 Plum Tree LLC

Re: Wetland and Watercourse Delineation
5 & 15 Plumtree Lane in Easton, Connecticut

Dear Mr. Shapiro:

As requested, we visited the referenced properties to determine the presence or absence of wetlands and/or watercourses, to demarcate (flag) the boundaries of wetlands and watercourses identified, and to identify onsite soil types. This letter includes the methods and results of our investigation, which we completed on August 9, 2023. In summary, one inland wetland and watercourse system was identified and delineated. The system, which extends and flows north to south along the western property boundaries is a segment of the Mill River and bordering wet woodland floodplain wetlands.

Regulatory Definitions

The Inland Wetlands and Watercourses Act (Connecticut General Statutes §22a-38) defines inland wetlands as "land, including submerged land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain." Watercourses are defined in the act as "rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof." The Act defines Intermittent Watercourses as having a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Methodology

A second order soil survey in accordance with the principles and practices noted in the USDA publication *Soil Survey Manual* (1993) was completed at the subject site. The classification system of the National Cooperative Soil Survey was used in this investigation. Soil map units identified at the project site generally correspond to those included in the *Soil Survey of the State of Connecticut* (USDA 2005).

1899 Bronson Road
Fairfield CT 06824
203 366 0588
www.wkassociates.net

Wetland determinations were completed based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils. Soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, test pits and/or borings (maximum depth of two feet) were completed at the site.

Intermittent watercourse determinations were made based on the presence of a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Wetland boundaries were demarcated (flagged) with pink surveyor's tape (hung from vegetation) or small flags (on wire stakes) labeled "William Kenny Associates" that are generally spaced a maximum of every 50 feet. Complete boundaries are located along the lines that connect these sequentially numbered flags. The wetland boundaries are subject to change until adopted by local, state, or federal regulatory agencies.

Results

The two residential properties are located at 5 and 15 Plumtree Lane in Easton, Connecticut. The properties are approximately 3.7-acres total. Plumtree Lane borders the southern property boundaries and Park Avenue borders the western property boundary of 5 Plumtree Lane. Property improvements include two single-family residences and three asphalt driveways. The primary vegetative cover at the properties is a broadleaved deciduous woodland. An unmaintained lawn is present surrounding the residence in the eastern portion of 15 Plumtree Lane. Lawn and other ornamental vegetation and trees surround the residence at 5 Plumtree Lane.

One inland wetland and watercourse system was identified and delineated. The system, which extends and flows north to south along the western property boundaries is a segment of the Mill River and bordering wet woodland floodplain wetlands. Wetland soils are primarily poorly drained and formed from alluvial deposits. The approximate location of the system is shown on the attached map. The boundary of the system was marked at the site with flags numbered 1 to 19.

A non-regulated drainage swale is present at 15 Plumtree Lane. It is not an inland wetland or watercourse. The swale primarily conveys stormwater runoff from 15 Plumtree Lane. Although it has a permanent channel and bank and evidence of scour and deposits of recent alluvium and detritus, it does not have the presence of standing or flowing water for a duration longer than a particular storm event and it does not have hydrophytic vegetation.

Six soil map units were identified on the property (one wetland and five upland). Each map unit represents a specific area on the landscape and consists of one or more soils for which the unit is named. Other soils (inclusions that are generally too small to be delineated separately) may account for 10 to 15 percent of each map unit. The mapped units are identified in the following table by name and symbol and typical characteristics (parent material, drainage class, high water table, depth to bedrock, and slope). These characteristics are generally the primary characteristics to be considered in land use planning and management. A description of each characteristic and their land use implications follows the table. A complete description of each soil map unit can be found in the *Soil Survey of the State of Connecticut* (USDA 2005), and at

https://soilseries.sc.egov.usda.gov/osdname.aspx. On the day of the review, the upland soil was dry to moist and the wetland soil was wet to inundated. The sky was clear and air temperatures were in the 80's º F.

Map Unit Sym.	Map Unit Name	Parent Material	Slope (%)	Drainage Class	High Water Table Depth (ft)	High Water Table Kind	High Water Table Mos.	Depth To Bedrock (in)
	Upland Soil							
21	Ninigret and Tisbury soils	Glacial Outwash	0-8	Moderately Well Drained	1.5-3.5	Apparent	Nov-Apr	>60
29	Agawam fine sandy loam	Glacial Outwash	3-8	Well Drained	>6.0	--	--	>60
60	Canton and	Loose Glacial Till	0-15	Well Drained	>6.0	--	--	>60
	Charlton Soils	Loose Glacial Till	0-15	Well Drained	>6.0	--	--	>60
306	Udorthents -	Excavated or Filled Soil (>2 feet)	0-45	Well Drained to Somewhat Poorly Drained	1.5->6.0	Apparent	Nov-May	>60
	Urban Land Complex	Pavement & structures account for 85% or more of the area. Additional investigations required to determine characteristics						
308	Udorthents, Smoothed	Excavated or Filled Soil (>2 feet)	0-45	Well Drained to Somewhat Poorly Drained	1.5->6.0	Apparent	Nov-May	>60
	Wetland Soil							
103	Rippowam fine Sandy loam	Alluvium	0-3	Poorly Drained	0.0-1.5	Apparent	Nov-Jun	>60

Parent material is the unconsolidated organic and mineral material in which soil forms. Soil inherits characteristics, such as mineralogy and texture, from its parent material. Glacial till is unsorted, nonstratified glacial drift consisting of clay, silt, sand, and boulders transported and deposited by glacial ice. Glacial outwash consists of gravel, sand, and silt, which are commonly stratified and deposited by glacial melt water. Alluvium is material such as sand, silt, or clay, deposited on land by streams. Organic deposits consist of decomposed plant and animal parts.

A soil's texture affects the ease of digging, filling, and compacting and the permeability of a soil. Generally sand and gravel soils, such as outwash soils, have higher permeability rates than most glacial till soils. Soil permeability affects the cost to design and construct subsurface sanitary disposal facilities and, if too slow or too fast, may preclude their use. Outwash soils are generally excellent sources of natural aggregates (sand and gravel) suitable for commercial use, such as construction sub base material. Organic layers in soils can cause movement of structural footings. Compacted glacial till layers make excavating more difficult and may preclude the use of subsurface sanitary disposal systems or increase their design and construction costs if fill material is required.

Generally, soils with steeper slopes increase construction costs, increase the potential for erosion and sedimentation impacts, and reduce the feasibility of locating subsurface sanitary disposal facilities.

Drainage class refers to the frequency and duration of periods of soil saturation or partial saturation during soil formation. Seven classes of natural drainage classes exist. They range from excessively drained, where water is removed from the soil very rapidly, to very poorly drained, where water is removed so slowly that free water remains at or near the soil surface during most of the growing season. Soil drainage affects the type and growth of plants found in an area. When landscaping or gardening, drainage class information can be used to assure that proposed plants are adapted to existing drainage conditions or that necessary alterations to drainage conditions (irrigation or drainage systems) are provided to assure plant survival.

High water table is the highest level of a saturated zone in the soil in most years. The water table can affect the timing of excavations; the ease of excavating, constructing, and grading; and the supporting capacity of the soil. Shallow water tables may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

The depth to bedrock refers to the depth to fixed rock. Bedrock depth affects the ease and cost of construction, such as digging, filling, compacting, and planting. Shallow depth bedrock may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

Conclusions

We investigated the properties at 5 and 15 Plumtree Lane in Easton, Connecticut and identified and delineated one inland wetland and watercourse system. Thank you for the opportunity to assist you. If you should have any questions or comments, please do not hesitate to contact us.

Sincerely,

William L. Kenny, PWS, PLA
Soil Scientist

Enclosure

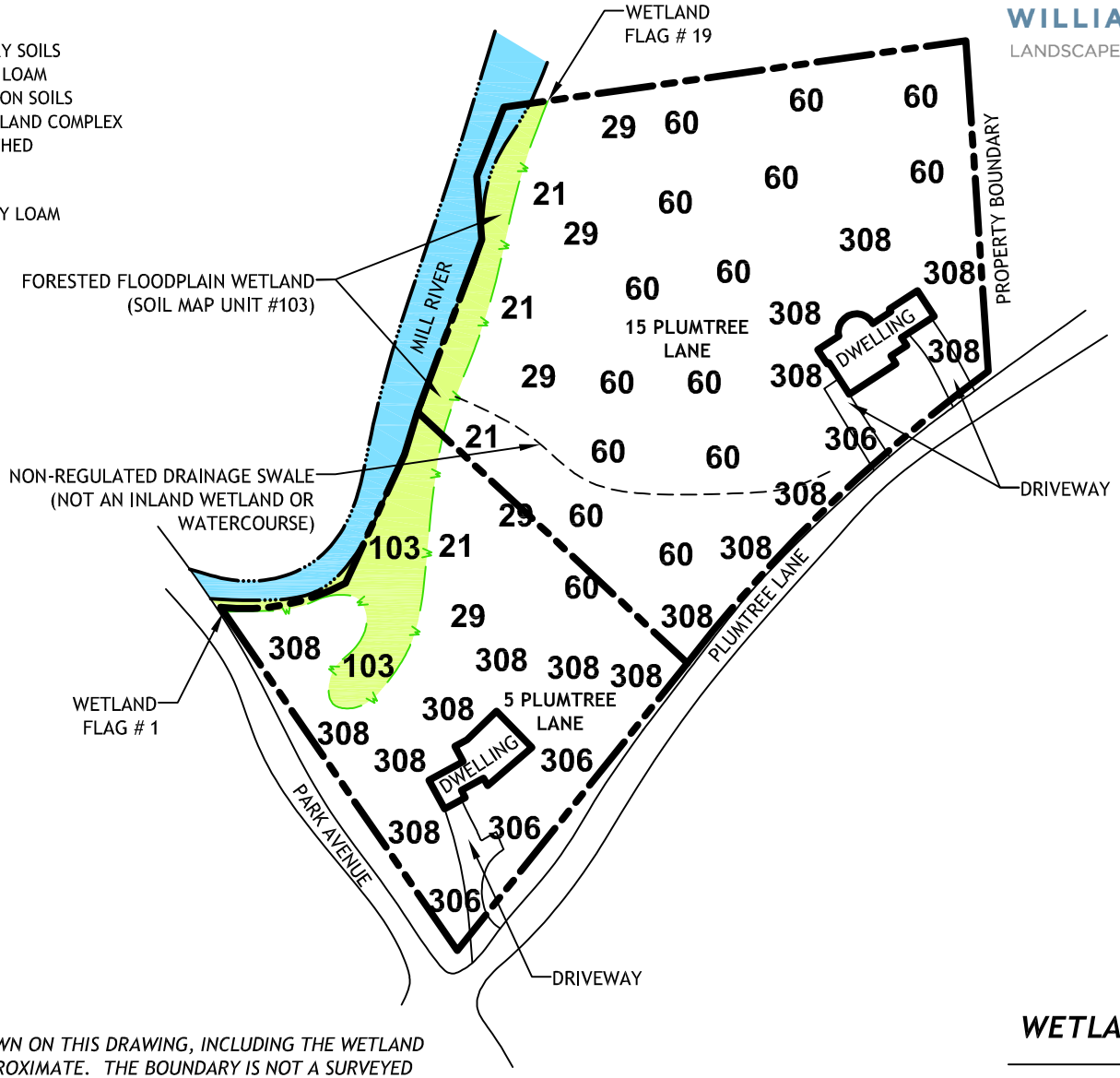
Ref. No. 5700

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES
1899 Bronson Road Fairfield CT 06824
203 366 0588 www.wkassociates.net

SOIL LEGEND

UPLAND
21 NINIGRET AND TISBURY SOILS
29 AGAWAM FINE SANDY LOAM
60 CANTON AND CHARLTON SOILS
306 UDORTHENTS-URBAN LAND COMPLEX
308 UDORTHENTS, SMOOTHED

WETLAND
103 RIPPOWAM FINE SANDY LOAM



NOTES:
- *INFORMATION SHOWN ON THIS DRAWING, INCLUDING THE WETLAND BOUNDARY, IS APPROXIMATE. THE BOUNDARY IS NOT A SURVEYED REPRESENTATION OF WHAT WAS FIELD MARKED (FLAGGED).*
- *WETLAND AND SOIL INFORMATION PROVIDED BY WILLIAM KENNY ASSOC. OTHER INFORMATION TAKEN FROM A TOWN OF EASTON GIS MAP.*
- ***21, 29, 60, 306, 308** AND **103** ARE SOIL MAPPING UNIT SYMBOLS. SEE WETLAND DELINEATION REPORT FOR THE SOIL MAP UNIT NAMES AND ADDITIONAL RELATED INFORMATION.*

I CERTIFY THAT THIS WETLAND MAP SUBSTANTIALLY REPRESENTS THE SOILS AND WETLANDS MAPPED IN THE FIELD

WILLIAM L. KENNY, SOIL SCIENTIST

WETLAND & WATERCOURSE MAP

5 & 15 PLUMTREE LANE
EASTON, CONNECTICUT

SCALE: NOT TO SCALE
DATE: AUGUST 9, 2023
MAY 12, 2025 - REV. 1

Ref. No. 5700

NORTH

LANDTECH

Civil Engineering · Site Planning
Environmental Science & Engineering
Landscape Architecture · Land Surveying
Permit Coordination & Management
Construction Management & Financing

December 3, 2025

SOIL SCIENTIST REPORT

Inland Wetland and Watercourse Delineation Verification
5-15 Plum Tree Lane, Trumbull, CT

Introduction

An on-site investigation of the property located at 5-15 Plum Tree Lane in Trumbull, CT was conducted on October 21st, 2025. The project site is a 4.91± acre site located in both Easton (3.7 acres) and Trumbull (1.21 acres), CT. The parcel contains undeveloped wooded land in Easton, and two residential structures one at 5 and another at 15 Plum Tree Lane in Trumbull. Prior to the site visit, we reviewed the following documents related to the site that were prepared by others:

- Soil Scientist Report Prepared by William Kenney Associates, dated May 12th, 2025, and
- Environmental Report Prepared by Environmental Land Solutions, LLC, dated April 10th, 2025.

The purpose of the site investigation was to verify the conclusions of the soil scientist report prepared by William Kenney Associates dated May 12, 2025. The William Kenney Associates soil scientist report provided details of the wetland delineation conducted on the Easton portion of the property. William Kenney Associates (WKA) delineated wetlands associated with the Mill River. WKA reported no Connecticut Inland Wetland and watercourse resources ("resources") on the Trumbull portion of the project site.

Regulatory Applicability

Under Connecticut criteria, "Wetlands" means land, including submerged land, not regulated pursuant to CT General Statutes (CGS) Sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soil Survey, as may be amended periodically by the Natural Resources Conservation Service of the USDA. Poorly drained and very poorly drained soils are generally saturated to within about 12 inches of the surface during a portion of the growing season and have redoximorphic features. Alluvial soils may have any drainage class ranging from excessively drained to very-poorly drained but are regulated as wetlands in CT because of their origin as water-deposited material.

Watercourses are rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private which are contained within, flow through, or border upon this state or any portion thereof, not regulated pursuant to CGS Sections 22a-28 to 22a-35, inclusive. Intermittent watercourses are delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.. The limits of federal wetlands are determined by the presence of three parameters: the presence of hydric soils, a preponderance of hydrophytic vegetation, and supportive hydrology.

The Federal definition of wetlands as defined under Section 404 of the Clean Water Act is a follow; "Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." (EPA, 40 CFR 230.3 and CE, 33

CFR 328.3). By USACOE criteria, "Waters of the United States" include rivers, streams, ponds, other open water areas, mud flats, etc. Wetlands as defined by the USACOE must meet the three parameter "criteria" of having hydric soils, hydrology, and vegetation.

Federal limits of watercourses are delineated at the Ordinary High-Water Mark (OHWM). ACOE guidance says that if the adjacent floodplain is actually a wetland, then use wetland delineating procedures for capturing the jurisdictional boundary. If the immediate floodplain is uplands that typically does not get inundated on an annual/semi-annual basis (e.g., takes extreme weather events only), then do not extend the OHWM up out of the defined banks.

Mapped NRCS Soil Series

According to the Natural Resource Conservation Service (NRCS) web-based soil survey, the soils on the site are mapped as belonging to the Canton and Charlton fine sandy loam 15-35% slopes, Agawam fine sandy loam 0 -3%, Charlton-Urban land complex 8-15%, and Agawam - Urban land Complex 0-8% slope in the uplands. The Mill River is depicted on the NRCS mapping transecting a unit of soil mapped as Agawam fine sandy loam. Agawam soil series is a well-drained soil of glaciofluvial deposits. No wetland soils are depicted on the NRCS mapping.

National Wetlands Inventory Mapper

The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) On-line Wetlands Mapper depicts the Mill River watercourse as a Riverine Unknown Perennial Unconsolidated Bottom Watercourse (R5UBH) transecting the project area.

The NWI defines these terms as follows:

> System Riverine (R): The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.
>
> Subsystem Unknown Perennial (5): This Subsystem designation was created specifically for use when the distinction between lower perennial, upper perennial, and tidal cannot be made from aerial photography and no data is available.
>
> Class Unconsolidated Bottom (UB): Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.
>
> Water Regime Permanently Flooded (H): Water covers the substrate throughout the year in all years.

It is important to note that while the NWI provides a useful regional overview of wetland distribution based on aerial imagery and remote sensing, it is not intended to serve as a substitute for site-specific investigations. Wetlands may be present on a site even if they are not depicted in the NWI database.

Municipal Mapping

The Towns of Trumbull and Easton on line GIS mapping depict no wetlands on the property.

On-Site Findings and Conclusions

The evaluation for the presence of wetland and watercourse resources as part of this verification effort was conducted by walking the property and visually examining the soil profile with a soil auger in selected areas, as well as visually observing the topography, vegetation, and searching for evidence of hydrology. On-site observations of the soil profiles, vegetation, and hydrologic features confirmed the presence of the Mill River and associated bordering vegetated wetlands growing on poorly drained alluvial soils on the Easton portion of the property proximal to the Mill River.

We observed the locations of the wetland delineation flags placed on site by William Kenney Associates and agree that they accurately depict the limits of the wetland.

The soils within the delineated limits of the wetland exhibited characteristics of alluvial soils and fluvaquents.

Characteristic vegetation noted on site within upland areas consisted of Black Birch (*Betula lenta*), American Beech (*Fagus grandifolia*), Shagbarck Hickory (*Carya ovata*), White Ash (*Fraxinus americana*) and Sugar Maple (*Acer saccharum*) in the tree layer; Witch Hazel (*Hamamelis virginiana*), Ironwood (*Carpinus carolinensis*), Maple-leaved Viburnum (*Viburnum acerifolium*), Japanese Barberry (*Berberis thunbergii*), Wineberry (*Rubus phoenicolasius*), and Winged Euonymus (*Euonymus alatus*) in the shrub layer; Virginia jumpseed (*Persicaria virginiana*), Christmas Fern (*Polystichium acrosticoides*), Hay-scented Fern (*Dennsteadtia punctilobula*), American Pokeweed (*Phytolacca americana*), Garlic mustard (*Alliaria petiolata*), White Wood Aster (*Eurybia divaricatus*), and White Ash seedlings in the herbaceous layer, and Japanese honeysuckle (*Lonicera japonica*) and Oriental Bittersweet (*Celastrus orbiculatus*) in the liana layer.

Characteristic vegetation within the alluvial floodplain delineated on site consisted of Red Maple (*Acer rubrum*) in the tree layer, Northern Spicebush (*Lindera benzoin*) in the shrub layer, and Sensitive Fern (*Onoclea sensibilis*), New York Fern (*Parathelypteris noveboracensis*), and False Hellebore (*Veraturm viride*) in the herbaceous layer.

We observed the eroding drainage channel near the middle of the site mentioned in the April 10th correspondence from Environmental Land Solutions, LLC to the inland wetlands and watercourse commissions of both Easton and Trumbull; and as described in the Soil Scientist Report Prepared by William Kenney Associates, dated May 12th, 2025. We observed the channel extending from the vicinity of Plum Tree Lane's roadway shoulder, where it originates from a 15" High Density Polyethylene pipe, and extends downgradient (westward) to the Mill River floodplain. Although it has a defined channel and bank and recent alluvium in the upper reaches where it erodes a steep gradient glacial till hillside, it lacks hydrophytic vegetation.

Due to the drought conditions the state was currently in, we could not confirm the presence of standing or flowing water after a storm event. Therefore, we referred to William Kenny's report which states that they found no standing or flowing water for a duration longer than a particular storm event during their August 9th, 2023 investigation. Mr. Kenny returned to the site on May 28th and June 20th, 2025 and evaluated the channel again and found no water in the channel. We looked at the precipitation amounts for those dates and found that August 9th, 2023 was after two days of rain totaling 0.92", May 28th, 2025 had around 0.26" of rain, while the June 20th visit occurred after four days of rain totaling 0.17", as recorded in Bridgeport, CT.

On Friday October 31st, LANDTECH's Sr. Ecologist Tom Ryder returned to 5 & 15 Plumtree Lane to observe the drainage channel. The site visit was preceded by over two inches of rainfall the previous day and into that morning. Mr. Ryder walked and inspected the entire channel from the base of the slope up to the road and found no standing or flowing water at any location within the channel.

As stated above, an intermittent watercourse in Connecticut is defined as: having a defined permanent channel and bank and the occurrence of two or more of the following characteristics:

- Evidence of scour or deposits of recent alluvium or detritus;
- The presence of standing or flowing water for a duration longer than a particular storm incident; and,
- The presence of hydrophytic vegetation.

Previously we determined that the channel was defined and had scour and alluvium but it did not contain hydrophytic vegetation. Due to drought conditions, we had not personally witnessed the channel after a storm event and therefore, relied on the Applicant's Soil Scientist's data for determining any flow after a storm event. The rain on Thursday and into Friday morning allowed us to personally inspect the channel after a rain incident.

Town of Trumbull staff inspected the channel on May 16th of this year after a day of rain, and found flowing water in a section of the channel. Our inspection was in October after a drought summer and early fall. We cannot opine as to why WKA did not see flowing water during their May 28th 2025 site visit.

With the exception of the Trumbull Staff's data, the channel was not observed to have standing or flowing water for a duration longer than a particular storm event. Therefore, based solely on our observations presented in the above information, the channel does not appear to meet the definition of an intermittent watercourse in Connecticut and therefore, would not be regulated.

Very Truly Yours,
LANDTECH

Anthony Zemba
Senior Ecologist / Soil Scientist

Cc: file T:\1. Active Projects\ 25198-01 WSP 5-15 Plum Tree Lane-Trumbull, CT\Reports\Wetlands

Soil Map—State of Connecticut, Western Part
(5-15 Plum Tree Lane, Trumbull, CT)

Map Scale: 1:1,720 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29A	Agawam fine sandy loam, 0 to 3 percent slopes	1.3	20.0%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	0.2	2.4%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	4.0	63.1%
229B	Agawam-Urban land complex, 0 to 8 percent slopes	0.7	11.7%
260C	Charlton-Urban land complex, 8 to 15 percent slopes	0.2	2.7%
Totals for Area of Interest		**6.4**	**100.0%**

From: Gia Mentillo
To: Ariel"s Gmail
Cc: Colleen Lombardo; Roberto Librandi
Subject: RE: 15 plumtree lane development
Date: Tuesday, September 2, 2025 10:02:47 AM

Good Morning Ariel,

The application regarding 5 & 15 Plumtree Lane has been submitted to the Trumbull Inland Wetlands and Watercourses Commission and is not currently before the Trumbull Planning & Zoning Commission nor the Zoning Board of Appeals.
I have cc'd the Inland Wetlands & Watercourses Commission clerk, Collen Lombardo, here so that she may direct your comments accordingly.

All the best,
Gia Mentillo
Administrative Clerk
Land Use | Economic & Community Development
Office: 203-452-5044

-----Original Message-----
From: Ariel's Gmail <ariel.belek@gmail.com>
Sent: Saturday, August 30, 2025 7:20 PM
To: Gia Mentillo <gmentillo@trumbull-ct.gov>
Subject: 15 plumtree lane development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening,
I am writing to you to oppose the development being planned at 5 and 15 plumtree lane. I live in the neighborhood at 156 Wendy rd. This neighborhood is primarily families with young children. As it is pulmtree lane, ceil rd, Waller rd, and Wendy rd all are high traffic roads due to proximity to the Merrit parkway . The addition of a 3 story apartment building and town homes will increase traffic even further. This will cause safety risk to our children playing. In addition frenchtown elementary is already one of the largest elementary schools in Trumbull due to the apartment located near the mall. Frenchtown will be further crowded it is already at capacity. This development is also half I'm Trumbull and half on Easton. Yet they will be utilizing Trumbull sewer and water for the entire project. Therefore some people who are not paying Trumbull taxes will be benefiting from our public works. This will also decrease property values as adding an apartment complex will make the area which is largely wooded more industrial. I also have concerns about environmental impact. As the area is wetland and a river runs through the middle of the proposed property. Building an apartment building and town homes in this area will displace wildlife and potentially worsen flooding. This area is zoned as single family residential area. This zoning should be maintained. I expect the zoning board to maintain current single family residential and not make exceptions for this property.

Thank you,
Ariel Kohn

Sent from my iPhone

From:	Ariel"s Gmail
To:	Colleen Lombardo
Subject:	Re: Application for development at 5 and 15 Plum Tree Lane
Date:	Monday, October 6, 2025 10:28:13 PM

Wetlands commission ,

This letter is to formally express concern regarding the proposed development at 5 and 15 Plum Tree Lane, which falls under the jurisdiction of both the Trumbull and Easton Inland Wetlands and Watercourses Commissions. As residents, we urge the commissions to thoroughly evaluate the potential environmental and safety impacts of this project, which we believe pose significant risks to the surrounding wetlands, local communities, and the Easton Reservoir.

Our primary concerns regarding this proposal include:
Wetlands and watercourse impacts:

- The project involves a substantial amount of fill to be placed behind large retaining walls. This activity presents a serious risk of sediment and chemical runoff polluting nearby wetlands and watercourses.
- We are especially concerned about the potential for pollution to the Mill River, which is a protected Wild Trout Management Area located adjacent to the proposed development.
- Altering the topography with fill and retaining walls can disrupt natural drainage patterns and impact water quality through increased turbidity and the introduction of pollutants.

Flooding risk:

- The planned removal of a significant wooded area and vegetation could increase surface runoff and alter existing drainage patterns.
- This increase in runoff could worsen flooding for homes and properties located downhill in both Fairfield and Easton.
- Forests and vegetation play a crucial role in absorbing rainwater, and their removal can increase peak discharge and surface runoff.

Wildlife displacement:

- The conversion of natural wooded areas into a high-density housing complex will result in habitat loss and fragmentation, displacing native wildlife.
- Increased human activity, noise, and light pollution will further stress local wildlife populations.
- This project could also lead to a higher risk of human-wildlife conflicts as animals are pushed out of their natural habitat.

Public health and safety:

The location of this development is in close proximity to the Easton Reservoir. Any pollution resulting from construction runoff or future issues with the sewer system could compromise the public water supply.
- The increased vehicle traffic from the development presents significant safety concerns on Plum Tree Lane, including a higher risk of accidents.
- The potential for cars to be parked on the street could further impede traffic flow and create additional hazards for residents and commuters.

Infrastructure capacity:

- A development of this size will place a considerable burden on Trumbull's existing sewer system, which already uses pump stations and relies on gravity flow where possible.
- Overburdening the sewer system could lead to potential backups and overflows, threatening public health and polluting local streams and Long Island Sound.
- The proposal will need approval from the Water Pollution Control Authorities of both Trumbull and Bridgeport for the sewer hookup.

We ask that both the Trumbull and Easton Inland Wetlands and Watercourses Commissions carefully consider the cumulative impacts of this project and not allow it to proceed as currently proposed. We request that the commissions hold public hearings to allow for further public input on these serious concerns.
Thank you for your time and consideration of these critical environmental and safety issues.
Sincerely,
Ariel B.Kohn
156 Wendy rd, Trumbull, CT
Ariel.belek@gmail.com

From:	Dan Lent
To:	Mike C
Cc:	jborofsky@eastonct.gov; Timothy Bishop; tony@tonyhwang.org; First Selectman; agoodman@aspetucklandtrust.org; Roberto Librandi; Colleen Lombardo; Tatiana Solovey; katurn@charter.net; Laura Flavell
Subject:	Re: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT
Date:	Friday, September 26, 2025 1:52:57 PM

Hi Lent4Easton is against it. Happy to help. https://www.instagram.com/reel/DOzGymjAT8t/?igsh=eGxwNGdqczdpYm1n
watch my video here

Anne Hughes is for it in CT Post. The Dems in Easton have a record of weakening zoning and wetlands protections and promoting commercialization too.

We don't even have the fire trucks that can handle multi story apartment buildings.

I was on theEaston wetlands Agency also.

Can you find someone to be an environmental intervenor?I have done that.

Best,

Dan Lent
860 888 2374

> On Sep 26, 2025, at 1:12 PM, Mike C <michaelcct1@yahoo.com> wrote:
>
> Sorry to bother you all again. But our neighbor team in Fairfield and Trumbull just saw some Easton Selectman signs of Dan Lent on Trumbulls Plumtree Lane property that is in front of the Applicants proposed area. So I have reattaced the PDF of Conservation / Wetland concerns for Dan to see. We are pleased to see that this Easton Selectman candidate also has a passion for Conservation in our community. Thank you.
> Mike and Trumbull / Fairfield Neighborhood Team.
>
> On Wednesday, September 24, 2025 at 11:09:26 AM EDT, Mike C <michaelcct1@yahoo.com> wrote:
>
> So good to hear that Jeffrey. Our sincere thanks to you for your efforts.
> Best,
> Mike

Sent from Yahoo Mail on Android

On Wed, Sep 24, 2025 at 10:57 AM, Jeffrey Borofsky <jborofsky@eastonct.gov> wrote:

I wouldn't say that Easton is in favor of this project. Both parties' candidates for first selectman have come out against the project.

From: Mike C <michaelcct1@yahoo.com>
Sent: Tuesday, September 23, 2025 5:50 PM
To: Bishop, Timothy <tbishop@fairfieldct.org>; TONY@TONYHWANG.ORG
Cc: firstselectman@trumbull-ct.gov; 'AGoodman@AspetuckLandTrust.org' <agoodman@aspetucklandtrust.org>; Jeffrey Borofsky <jborofsky@eastonct.gov>; 'rlibrandi@trumbull-ct.gov' <rlibrandi@trumbull-ct.gov>; 'clombardo@trumbull-ct.gov' <clombardo@trumbull-ct.gov>; 'tatianas@trumbull-ct.gov' <tatianas@trumbull-ct.gov>; katurn@charter.net; Laura Flavell <lflavell11@gmail.com>
Subject: Re: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT

Hi Tony

Please scroll down to my original September 14th email and read the PDF. Tim has been awesome with his participation.

So far Easton Wetlands and Trumbull Wetlands have conducted their property walk-through, and Trumbull had their first Conservation / Wetlands meeting.

Easton's first Conservation / Wetlands meeting **is tomorrow Wednesday at 7:30PM.**

I have met with several owners on Stevenson Rd and Tollhouse Lane in Fairfield who mentioned that they have been in contact with you already. I just wanted to share this tread and attachment with you.

The feeling is that Easton / Anne Huges are all in favor of this. Trumbull and Fairfield are opposed, and we are hoping that Easton is made to be transparent and assure that nothing is side stepped. Particularly because Fairfield and Trumbull have the most to lose if this mess passes Wetlands / Conservation.

We would appreciate if you can assist facilitating the measures within, and using your position and knowledge. Thanks so much, and feel free to reach out to me independently.

Best,

Mike Coscia

On Tuesday, September 16, 2025 at 11:29:21 AM EDT, Mike C <michaelcct1@yahoo.com> wrote:

Thanks Tim!

I forwarded that over to the Fairfield Dover Park Organizers(Stevenson Rd and Tollhouse Lane)

On Tuesday, September 16, 2025 at 08:29:46 AM EDT, Bishop, Timothy <tbishop@fairfieldct.org> wrote:

Good morning,

Thank you Mike.

I also wanted to let everyone on this thread that I mistyped a date regarding the next IWA meeting, which are typically scheduled the 1st Wednesday of every month.

Due to the holiday that week, Fairfield's Inland Wetland Agency will not meet until the 2nd Wednesday in October (10/8).

Sorry for any confusion for planning purposes.

Thank you.

Best,

Timothy J. Bishop, MS, CEP, PWS, CE

Director

<image001.png>

Town of Fairfield – Conservation Department

725 Old Post Road – 1st Floor

Fairfield, CT 06824

Office: (203) 256-3071

Email: tbishop@fairfieldct.org

Web: https://fairfieldct.org/service/conservation/index.php

Online Wetland Permits:
https://citysquared.com/#/app/FairfieldTownCT/landing

"*In every walk with nature, one receives far more than he seeks*" – John Muir

---

From: Mike C <michaelcct1@yahoo.com>
Sent: Monday, September 15, 2025 2:17 PM
To: Bishop, Timothy <TBishop@fairfieldct.org>
Cc: firstselectman@trumbull-ct.gov; 'AGoodman@AspetuckLandTrust.org' <agoodman@aspetucklandtrust.org>; 'JBorofsky@EastonCT.gov' <jborofsky@eastonct.gov>; 'rlibrandi@trumbull-ct.gov' <rlibrandi@trumbull-ct.gov>; 'clombardo@trumbull-ct.gov' <clombardo@trumbull-ct.gov>; 'tatianas@trumbull-ct.gov' <tatianas@trumbull-ct.gov>
Subject: Re: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT

Hi Timothy,

Thanks so much for your fast reply, and especially for sharing / adding to this distribution, and advising of Fairfield Meetings. I want to make copies of my letter and your meetig schedule and put them in mailboxes on the river side of Tollhouse Lane and lower Plumtree Lane. I asked Trumbull if I can use their copiers.

Thanks so much, and eel free to call on me any time.

Best,

Mike

On Monday, September 15, 2025 at 02:00:38 PM EDT, Bishop, Timothy <tbishop@fairfieldct.org> wrote:

Good afternoon Mike,

I have added your letter to our files, as this item is scheduled for informational/discussion purposes by the Town of Fairfield Inland Wetlands Agency on October 1st. The Agenda will be issued for publication later this month.

All agenda files are uploaded to our Cloud and accessible to the public via my Department homepage.

Also copying everyone on this thread so they're aware that Fairfield is aware of the matter from non-Fairfield residents.

Please let me know if you have any questions.

Thank you.

Regards,

Timothy J. Bishop, MS, CEP, PWS, CE

Director

<image001.png>

Town of Fairfield – Conservation Department

725 Old Post Road – 1st Floor

Fairfield, CT 06824

Office: (203) 256-3071

Email: tbishop@fairfieldct.org

Web: https://fairfieldct.org/service/conservation/index.php

Online Wetland Permits:
https://citysquared.com/#/app/FairfieldTownCT/landing

"*In every walk with nature, one receives far more than he seeks*" – John Muir

---

From: Mike C <michaelcct1@yahoo.com>
Sent: Sunday, September 14, 2025 9:54 PM
To: 'clombardo@trumbull-ct.gov' <clombardo@trumbull-ct.gov>; ConservationEmail <Conservation@fairfieldct.org>; 'AGoodman@AspetuckLandTrust.org' <agoodman@aspetucklandtrust.org>; 'JBorofsky@EastonCT.gov' <jborofsky@eastonct.gov>; 'tatianas@trumbull-ct.gov' <tatianas@trumbull-ct.gov>; 'rlibrandi@trumbull-ct.gov' <rlibrandi@trumbull-ct.gov>; 'First Selectman' <firstselectman@trumbull-ct.gov>
Cc: firstselectman@trumbull-ct.gov
Subject: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT

Hi Folks,

Please see the attached, relative to Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT).

I included all involved Municipalities and parties in this email for reasons discussed within. I isolated my thoughts and concerns to the Inland Wetlands portions of the Application; and I hope that Trumbull, Fairfield, Easton, and Aspetuck Land Trust will speak to each bullet:

- **In your own Private Meetings / Discussions,**
- **At all Public Meetings,**
- **And particularly, in cross-municipality Meetings / Discussions you may have with each other and State Conservation, Waterways, Wetland, Flood Control.**

I had been a longtime resident of Dover Park in Fairfield from 1957-1983, and visiting my mom there from 1983-2023. Therefore I am way too familiar with the history of the Mill River and associated flooding to Tollhouse Lane homes and properties.

I have been a resident of Trumbull since 1989, with my current Trumbull address less than 1,500' from the Applicants property.

Regards,

Mike Coscia.

<Plumtree Lane Wetlands Letter 09-15-2025.pdf>
<image001.png>

From:	RICHARD ROSEN
To:	First Selectman; Colleen Lombardo; Tatiana Solovey
Cc:	jeffrey.yates@tu.org; David Ader; jerryg@goldsteinlawct.com; richr@nutmegtrout.org
Subject:	Proposed Plum Tree apartment development
Date:	Sunday, September 7, 2025 1:23:26 PM
Attachments:	Plumb Tree Lane response Sept 2025.docx

Dear Ms. Tesoro,

As you know, on September 2nd there was a presentation to the Inland Wetlands Committee by the developer to build a large apartment complex on Plumtree Lane, mostly in Trumbull.

During the presentation the developer said the Trout Unlimited supports this project. **This claim is entirely false. The Nutmeg chapter of Trout Unlimited (nor the national office) was never contacted by these people and we certainly do not support the program.**

As President of the local Trout Unlimited chapter, this was a big surprise to me and quite frankly, very upsetting!

I would like to make a few points:

1. It is good that the developer thinks an endorsement from Trout Unlimited is important. Too bad they do not have it.
2. There is NO way that Trout Unlimited supports this project.
    a. The developer has never contacted me or anyone on our Board of Directors about this project.
    b. I checked with Trout Unlimited's HQ representative, and he was also unaware of this project.
    c. The developer may have a friend who is a member of Trout Unlimited, but that member cannot speak for the organization.
3. The location of an apartment complex on the Mill River would be harmful to the river and wild trout. This section of the Mill River supports wild brown and brook trout, one of only nine rivers in the state with wild brook trout. As a matter of fact, Trout Unlimited is working closely with the Aspectuck Land Trust to improve the quality of the this stretch of the Mill River and fish habitat. This project would do the opposite.

Trout Unlimited **DOES NOT Support** this apartment complex.

Respectfully submitted,

Richard Rosen
President, Nutmeg Trout Unlimited

firstselectman@trumbull-ct.gov
clombardo@trumbull-ct.gov
Tatianas@trumbull-ct.gov

From: Joe Pifko
To: Colleen Lombardo
Subject: Plumtree Project -Please forward
Date: Friday, October 3, 2025 2:01:31 PM

Please forward this email to Richard Girouard, Inland Wetlands

Oct 3, 2025

Mr. Girouard,

Thank you for your service to the Town of Trumbull as Chair of the Inlands Wetlands Commission. I represent the 5th District on the Town Council.

I have received a great number of inquiries from residents in the Plumbtree area of my District. The purposed building project presents concerns many of which are environmental. Since many of the residents in the area have been there a long time they have considerable knowledge of the property in question. In addition, some of them have a legal and engineering backgrounds that could be beneficial to your commission coming to a decision.

I was really surprised that your commission only meets virtually. I am not aware of any other board or commission that has this policy. I would ask you to consider having this meeting in person. There are aspects of this application that need in person attendance.

Thank you for considering this and I look forward to hearing from you.

Regards,

Joe Pifko

Trumbull Town Council

District 5

Colleen Lombardo

From:	katurn@charter.net
Sent:	Tuesday, September 2, 2025 2:40 PM
To:	Colleen Lombardo
Cc:	Conservation@FairfieldCT.org; AGoodman@AspetuckLandTrust.org; JBorofsky@EastonCT.gov
Subject:	Concerns on Application 25-25 (5 & 15 Plumtree Lane): Mill River Impacts to Trumbull, Easton & Fairfield
Attachments:	Letter to Trumbull Inland Wetlands and Watercourses Commission.9-2-2025.pdf; 3 Story Apartments and Townhouses Plan & Documents.pdf

Dear Colleen,

Thank you for delivering this to the Chairman and Members of the Trumbull Inland Wetlands and Watercourses Commission.

My husband and I are submitting the attached letter regarding **Application 25-25 (5 & 15 Plumtree Lane)** for a **3-story apartment building with 70 apartments and nine townhouses**. We live in Trumbull, close to the site, and we respectfully outline flooding and water-quality concerns.

We're copying **Fairfield Conservation** and **Easton's Conservation Commission/Inland Wetlands Agency**, as well as **Aspetuck Land Trust**, because the Mill River system crosses town lines and the downstream effects from this proposal will not stop at the Trumbull/Easton boundary. Increased runoff, pollutant loads from roofs and asphalt, loss of tree cover, and stormwater system failures upstream could **amplify flooding and degrade water quality** for Fairfield neighborhoods and Mill River resources (e.g., Cascades Wildlife Ponds, Lake Mohegan, Lake Hills), as well as protected lands stewarded by Aspetuck Land Trust.

For others on this email that wish to observe, the **Trumbull IWWC hearing is tonight (Tuesday, September 2, 2025) at 7:00 PM ET** via Zoom:

- Join link: https://us06web.zoom.us/j/87651146720?pwd=wL3sGKHnDRKKB7bgHbLgddl47HbKPS.1
- Webinar ID: **876 5114 6720**
- Passcode: **667562**
- Dial-in: **(646) 931-3860** (Webinar ID: 876 5114 6720)

Thank you very much for your time and for your continued work protecting our region's wetlands and waterways.

Respectfully,

James and Kathleen Turner
katurn@charter.net

Attachments:

1. Letter – Application 25-25 (Plumtree Lane) — James & Kathleen Turner (dated Sept. 2, 2025)
2. 3-Story Apartments & Townhouses – Plan & Documents (PDF)

September 2, 2025

Trumbull Town Hall
5866 Main Street
Trumbull, CT 06611

Re: Application 25-25 (5 & 15 Plumtree Lane – Proposed 3-Story Apartments & Townhouses)

Dear Chairman and Members of the Trumbull Inland Wetlands and Watercourses Commission,

We are James and Kathleen Turner, and we reside in Trumbull, very close to the proposed development site at 5 & 15 Plumtree Lane. We are grateful for the important work this Commission does to safeguard Trumbull's natural resources, and we respectfully share our concerns about the potential impact of Application 25-25.

1. Stormwater Runoff & Flooding Risk

This proposal would substantially increase impervious surfaces (roofs, pavement, parking). That raises serious concerns about stormwater runoff overwhelming the proposed detention system, with potential flooding of neighboring properties and erosion into nearby wetlands.

2. Impact on Wetlands & Water Quality

The Mill River and bordering floodplain wetlands are directly connected to this property. Additional runoff, pollutants, and erosion could degrade water quality and impact downstream habitats. We believe that an independent review of the stormwater plan would provide valuable reassurance before any approval is given.

According to what we have been told, the Mill River already floods behind homes on Tollhouse Lane in Fairfield, surrounding properties during flash floods and prolonged rains, conditions that have worsened due to climate change. Toxic oils and pollutants from asphalt and rooftops will wash into the river unless there is an extremely large detention area, which this property does not have the space to accommodate.

Removing trees and natural ground cover at the site will further reduce the land's ability to absorb rainwater, increasing the river's volume during storms. The Mill River also feeds into essential community resources, including the Cascades Wildlife Ponds (behind the former GE site), Lake Mohegan, and the Lake Hills area in Fairfield. Any degradation here will ripple downstream and impact these water bodies that residents and wildlife depend upon.

3. Soil, Drainage & Legal Definitions

According to **Section 2 – Definitions of the Trumbull Inland Wetlands and Watercourses Regulations (based on DEEP Model Regs, §2.1(y))**, an *intermittent watercourse* is defined as having a permanent channel and bank, **plus at least two of the following**:

A) evidence of scour (*erosion caused by fast-moving water*) or deposits of alluvium (*sediment left behind by flowing water*),
(B) the presence of standing or flowing water for a duration longer than a particular storm incident, or
(C) the presence of hydrophytic vegetation.

The applicant's own soil scientist acknowledged the presence of a defined channel with scour and deposits of alluvium. This satisfies part of that definition and raises questions about whether the drainage swale should, in fact, be considered a regulated watercourse. We respectfully ask that this determination be independently reviewed to ensure full compliance with the regulations.

If we understand this correctly, when a channel has clear banks and exhibits signs such as erosion or sediment deposits, as this site does, it may be legally considered a watercourse. That would mean it should be given more protection than the developer has suggested.

4. Long-Term Maintenance & Enforcement

Even the best-engineered systems fail if not properly maintained. Who will monitor the stormwater detention systems, drains, and level spreaders in the years ahead? Without clear oversight, these systems often fail over time, resulting in flooding and erosion issues for residents and the town.

5. Precedent & Cumulative Impact

Approving a project of this density in a sensitive area sets a troubling precedent. If one high-density development is permitted in or near wetlands, it encourages similar proposals on adjacent properties, magnifying runoff, flooding, and water quality issues over time.

6. Regional Scale of the Project

It is also important to note that this project spans two towns, which includes a 70-unit apartment building and nine houses. The proposal also requires connecting the entire development to the Trumbull sewer system. This cross-town impact underscores the project's extraordinary intensity and reinforces the need for the highest level of scrutiny.

Request: With great respect for the Commission's role, we ask that you carefully consider these concerns. If we understand this correctly, the evidence suggests that this project poses real risks to flooding, water quality, and the protection of a watercourse. For that reason, we hope the Commission will deny the application as presented, or at the very least, require independent review and stronger protections.

Thank you for your time, your service, and your dedication to the Town of Trumbull.

Respectfully,

James & Kathleen Turner

James and Kathleen Turner

Email: katurn@charter.net

From:	Mike C
To:	jborofsky@eastonct.gov; Bishop, Timothy; TONY@TONYHWANG.ORG
Cc:	First Selectman; "AGoodman@AspetuckLandTrust.org"; Roberto Librandi; Colleen Lombardo; Tatiana Solovey; katurn@charter.net; Laura Flavell
Subject:	RE: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT
Date:	Wednesday, September 24, 2025 11:09:41 AM
Attachments:	image001.png

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

So good to hear that Jeffrey. Our sincere thanks to you for your efforts.
Best,
Mike

Sent from Yahoo Mail on Android

On Wed, Sep 24, 2025 at 10:57 AM, Jeffrey Borofsky <jborofsky@eastonct.gov> wrote:

> I wouldn't say that Easton is in favor of this project. Both parties' candidates for first selectman have come out against the project.
>
> ---
>
> **From:** Mike C <michaelcct1@yahoo.com>
> **Sent:** Tuesday, September 23, 2025 5:50 PM
> **To:** Bishop, Timothy <tbishop@fairfieldct.org>; TONY@TONYHWANG.ORG
> **Cc:** firstselectman@trumbull-ct.gov; 'AGoodman@AspetuckLandTrust.org' <agoodman@aspetucklandtrust.org>; Jeffrey Borofsky <jborofsky@eastonct.gov>; 'rlibrandi@trumbull-ct.gov' <rlibrandi@trumbull-ct.gov>; 'clombardo@trumbull-ct.gov' <clombardo@trumbull-ct.gov>; 'tatianas@trumbull-ct.gov' <tatianas@trumbull-ct.gov>; katurn@charter.net; Laura Flavell <lflavell11@gmail.com>
> **Subject:** Re: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT
>
> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Hi Tony
>
> Please scroll down to my original September 14th email and read the PDF. Tim has been awesome with his participation.
>
> So far Easton Wetlands and Trumbull Wetlands have conducted their property walk-through, and Trumbull had their first Conservation / Wetlands meeting.
>
> Easton's first Conservation / Wetlands meeting **is tomorrow Wednesday at 7:30PM.**
>
> I have met with several owners on Stevenson Rd and Tollhouse Lane in Fairfield who

mentioned that they have been in contact with you already. I just wanted to share this tread and attachment with you.

The feeling is that Easton / Anne Huges are all in favor of this. Trumbull and Fairfield are opposed, and we are hoping that Easton is made to be transparent and assure that nothing is side stepped. Particularly because Fairfield and Trumbull have the most to lose if this mess passes Wetlands / Conservation.

We would appreciate if you can assist facilitating the measures within, and using your position and knowledge. Thanks so much, and feel free to reach out to me independently.

Best,
Mike Coscia

On Tuesday, September 16, 2025 at 11:29:21 AM EDT, Mike C <michaelcct1@yahoo.com> wrote:

Thanks Tim!
I forwarded that over to the Fairfield Dover Park Organizers(Stevenson Rd and Tollhouse Lane)

On Tuesday, September 16, 2025 at 08:29:46 AM EDT, Bishop, Timothy <tbishop@fairfieldct.org> wrote:

Good morning,

Thank you Mike.

I also wanted to let everyone on this thread that I mistyped a date regarding the next IWA meeting, which are typically scheduled the 1st Wednesday of every month.

Due to the holiday that week, Fairfield's Inland Wetland Agency will not meet until the 2nd Wednesday in October (10/8).

Sorry for any confusion for planning purposes.

Thank you.

Best,

Timothy J. Bishop, MS, CEP, PWS, CE

Director

Town of Fairfield – Conservation Department

725 Old Post Road – 1st Floor

Fairfield, CT 06824

Office: (203) 256-3071

Email: tbishop@fairfieldct.org

Web: https://fairfieldct.org/service/conservation/index.php

Online Wetland Permits: https://citysquared.com/#/app/FairfieldTownCT/landing

"*In every walk with nature, one receives far more than he seeks*" – John Muir

---

From: Mike C <michaelcct1@yahoo.com>
Sent: Monday, September 15, 2025 2:17 PM
To: Bishop, Timothy <TBishop@fairfieldct.org>
Cc: firstselectman@trumbull-ct.gov; 'AGoodman@AspetuckLandTrust.org' <agoodman@aspetucklandtrust.org>; 'JBorofsky@EastonCT.gov' <jborofsky@eastonct.gov>; 'rlibrandi@trumbull-ct.gov' <rlibrandi@trumbull-ct.gov>; 'clombardo@trumbull-ct.gov' <clombardo@trumbull-ct.gov>; 'tatianas@trumbull-ct.gov' <tatianas@trumbull-ct.gov>
Subject: Re: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT

Hi Timothy,

Thanks so much for your fast reply, and especially for sharing / adding to this distribution, and advising of Fairfield Meetings. I want to make copies of my letter and your meetig schedule and put them in mailboxes on the river side of Tollhouse Lane and lower Plumtree Lane. I asked Trumbull if I can use their copiers.

Thanks so much, and eel free to call on me any time.

Best,

Mike

On Monday, September 15, 2025 at 02:00:38 PM EDT, Bishop, Timothy <tbishop@fairfieldct.org> wrote:

Good afternoon Mike,

I have added your letter to our files, as this item is scheduled for informational/discussion purposes by the Town of Fairfield Inland Wetlands Agency on October 1st. The Agenda will be issued for publication later this month.

All agenda files are uploaded to our Cloud and accessible to the public via my Department homepage.

Also copying everyone on this thread so they're aware that Fairfield is aware of the matter from non-Fairfield residents.

Please let me know if you have any questions.

Thank you.

Regards,

Timothy J. Bishop, MS, CEP, PWS, CE

Director

Town of Fairfield – Conservation Department

725 Old Post Road – 1st Floor

Fairfield, CT 06824

Office: (203) 256-3071

Email: tbishop@fairfieldct.org

Web: https://fairfieldct.org/service/conservation/index.php

Online Wetland Permits: https://citysquared.com/#/app/FairfieldTownCT/landing

"*In every walk with nature, one receives far more than he seeks*" – John Muir

---

From: Mike C <michaelcct1@yahoo.com>
Sent: Sunday, September 14, 2025 9:54 PM
To: 'clombardo@trumbull-ct.gov' <clombardo@trumbull-ct.gov>; ConservationEmail <Conservation@fairfieldct.org>; 'AGoodman@AspetuckLandTrust.org' <agoodman@aspetucklandtrust.org>; 'JBorofsky@EastonCT.gov' <jborofsky@eastonct.gov>; 'tatianas@trumbull-ct.gov' <tatianas@trumbull-ct.gov>; 'rlibrandi@trumbull-ct.gov' <rlibrandi@trumbull-ct.gov>; 'First Selectman' <firstselectman@trumbull-ct.gov>
Cc: firstselectman@trumbull-ct.gov
Subject: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT

Hi Folks,

Please see the attached, relative to Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT).

I included all involved Municipalities and parties in this email for reasons discussed within. I isolated my thoughts and concerns to the Inland Wetlands portions of the Application; and I hope that Trumbull, Fairfield, Easton, and Aspetuck Land Trust will speak to each bullet:

- **In your own Private Meetings / Discussions,**
- **At all Public Meetings,**
- **And particularly, in cross-municipality Meetings / Discussions you may have with each other and State Conservation, Waterways, Wetland, Flood Control.**

I had been a longtime resident of Dover Park in Fairfield from 1957-1983, and visiting my mom there from 1983-2023. Therefore I am way too familiar with the history of the Mill River and associated flooding to Tollhouse Lane homes and properties.

I have been a resident of Trumbull since 1989, with my current Trumbull address less than 1,500' from the Applicants property.

Regards,

Mike Coscia.

From:	Mike C
To:	jborofsky@eastonct.gov; Bishop, Timothy; TONY@TONYHWANG.ORG; lent4easton@gmail.com
Cc:	First Selectman; "AGoodman@AspetuckLandTrust.org"; Roberto Librandi; Colleen Lombardo; Tatiana Solovey; katurn@charter.net; Laura Flavell
Subject:	Re: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT
Date:	Friday, September 26, 2025 1:12:29 PM
Attachments:	Plumtree Lane Wetlands Letter 09-15-2025.pdf image001.png

---

Sorry to bother you all again. But our neighbor team in Fairfield and Trumbull just saw some Easton Selectman signs of Dan Lent on Trumbulls Plumtree Lane property that is in front of the Applicants proposed area. So I have reattaced the PDF of Conservation / Wetland concerns for Dan to see. We are pleased to see that this Easton Selectman candidate also has a passion for Conservation in our community. Thank you.
Mike and Trumbull / Fairfield Neighborhood Team.

On Wednesday, September 24, 2025 at 11:09:26 AM EDT, Mike C <michaelcct1@yahoo.com> wrote:

So good to hear that Jeffrey. Our sincere thanks to you for your efforts.
Best,
Mike

Sent from Yahoo Mail on Android

On Wed, Sep 24, 2025 at 10:57 AM, Jeffrey Borofsky <jborofsky@eastonct.gov> wrote:

> I wouldn't say that Easton is in favor of this project. Both parties' candidates for first selectman have come out against the project.
>
> ---
>
> **From:** Mike C <michaelcct1@yahoo.com>
> **Sent:** Tuesday, September 23, 2025 5:50 PM
> **To:** Bishop, Timothy <tbishop@fairfieldct.org>; TONY@TONYHWANG.ORG
> **Cc:** firstselectman@trumbull-ct.gov; 'AGoodman@AspetuckLandTrust.org' <agoodman@aspetucklandtrust.org>; Jeffrey Borofsky <jborofsky@eastonct.gov>; 'rlibrandi@trumbull-ct.gov' <rlibrandi@trumbull-ct.gov>; 'clombardo@trumbull-ct.gov' <clombardo@trumbull-ct.gov>; 'tatianas@trumbull-ct.gov' <tatianas@trumbull-ct.gov>; katurn@charter.net; Laura Flavell <lflavell11@gmail.com>
> **Subject:** Re: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT
>
>

> links or open attachments unless you recognize the sender and know the content is safe.

Hi Tony

Please scroll down to my original September 14th email and read the PDF. Tim has been awesome with his participation.

So far Easton Wetlands and Trumbull Wetlands have conducted their property walk-through, and Trumbull had their first Conservation / Wetlands meeting.

Easton's first Conservation / Wetlands meeting **is tomorrow Wednesday at 7:30PM.**

I have met with several owners on Stevenson Rd and Tollhouse Lane in Fairfield who mentioned that they have been in contact with you already. I just wanted to share this tread and attachment with you.

The feeling is that Easton / Anne Huges are all in favor of this. Trumbull and Fairfield are opposed, and we are hoping that Easton is made to be transparent and assure that nothing is side stepped. Particularly because Fairfield and Trumbull have the most to lose if this mess passes Wetlands / Conservation.

We would appreciate if you can assist facilitating the measures within, and using your position and knowledge. Thanks so much, and feel free to reach out to me independently.

Best,

Mike Coscia

On Tuesday, September 16, 2025 at 11:29:21 AM EDT, Mike C <michaelcct1@yahoo.com> wrote:

Thanks Tim!

I forwarded that over to the Fairfield Dover Park Organizers(Stevenson Rd and Tollhouse Lane)

On Tuesday, September 16, 2025 at 08:29:46 AM EDT, Bishop, Timothy <tbishop@fairfieldct.org> wrote:

Good morning,

Thank you Mike.

I also wanted to let everyone on this thread that I mistyped a date regarding the next IWA meeting,

which are typically scheduled the 1st Wednesday of every month.

Due to the holiday that week, Fairfield's Inland Wetland Agency will not meet until the 2nd Wednesday in October (10/8).

Sorry for any confusion for planning purposes.

Thank you.

Best,

Timothy J. Bishop, MS, CEP, PWS, CE

Director

Town of Fairfield – Conservation Department

725 Old Post Road – 1st Floor

Fairfield, CT 06824

Office: (203) 256-3071

Email: tbishop@fairfieldct.org

Web: https://fairfieldct.org/service/conservation/index.php

Online Wetland Permits: https://citysquared.com/#/app/FairfieldTownCT/landing

"*In every walk with nature, one receives far more than he seeks*" – John Muir

---

From: Mike C <michaelcct1@yahoo.com>
Sent: Monday, September 15, 2025 2:17 PM
To: Bishop, Timothy <TBishop@fairfieldct.org>
Cc: firstselectman@trumbull-ct.gov; 'AGoodman@AspetuckLandTrust.org' <agoodman@aspetucklandtrust.org>; 'JBorofsky@EastonCT.gov' <jborofsky@eastonct.gov>; 'rlibrandi@trumbull-ct.gov' <rlibrandi@trumbull-ct.gov>; 'clombardo@trumbull-ct.gov' <clombardo@trumbull-ct.gov>; 'tatianas@trumbull-ct.gov' <tatianas@trumbull-ct.gov>

Subject: Re: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT

Hi Timothy,

Thanks so much for your fast reply, and especially for sharing / adding to this distribution, and advising of Fairfield Meetings. I want to make copies of my letter and your meetig schedule and put them in mailboxes on the river side of Tollhouse Lane and lower Plumtree Lane. I asked Trumbull if I can use their copiers.

Thanks so much, and eel free to call on me any time.

Best,

Mike

On Monday, September 15, 2025 at 02:00:38 PM EDT, Bishop, Timothy <tbishop@fairfieldct.org> wrote:

Good afternoon Mike,

I have added your letter to our files, as this item is scheduled for informational/discussion purposes by the Town of Fairfield Inland Wetlands Agency on October 1st. The Agenda will be issued for publication later this month.

All agenda files are uploaded to our Cloud and accessible to the public via my Department homepage.

Also copying everyone on this thread so they're aware that Fairfield is aware of the matter from non-Fairfield residents.

Please let me know if you have any questions.

Thank you.

Regards,

Timothy J. Bishop, MS, CEP, PWS, CE

Director

Town of Fairfield – Conservation Department

725 Old Post Road – 1st Floor

Fairfield, CT 06824

Office: (203) 256-3071

Email: tbishop@fairfieldct.org

Web: https://fairfieldct.org/service/conservation/index.php

Online Wetland Permits: https://citysquared.com/#/app/FairfieldTownCT/landing

"*In every walk with nature, one receives far more than he seeks*" – John Muir

---

From: Mike C <michaelcct1@yahoo.com>
Sent: Sunday, September 14, 2025 9:54 PM
To: 'clombardo@trumbull-ct.gov' <clombardo@trumbull-ct.gov>; ConservationEmail <Conservation@fairfieldct.org>; 'AGoodman@AspetuckLandTrust.org' <agoodman@aspetucklandtrust.org>; 'JBorofsky@EastonCT.gov' <jborofsky@eastonct.gov>; 'tatianas@trumbull-ct.gov' <tatianas@trumbull-ct.gov>; 'rlibrandi@trumbull-ct.gov' <rlibrandi@trumbull-ct.gov>; 'First Selectman' <firstselectman@trumbull-ct.gov>
Cc: firstselectman@trumbull-ct.gov
Subject: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT

Hi Folks,

Please see the attached, relative to Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT).

I included all involved Municipalities and parties in this email for reasons discussed within. I isolated my thoughts and concerns to the Inland Wetlands portions of the Application; and I hope that Trumbull, Fairfield, Easton, and Aspetuck Land Trust will speak to each bullet:

- **In your own Private Meetings / Discussions,**
- **At all Public Meetings,**
- **And particularly, in cross-municipality Meetings / Discussions you may have with each other and State Conservation, Waterways, Wetland, Flood Control.**

I had been a longtime resident of Dover Park in Fairfield from 1957-1983, and visiting my mom there from 1983-2023. Therefore I am way too familiar with the history of the Mill River and associated flooding to Tollhouse Lane homes and properties.

I have been a resident of Trumbull since 1989, with my current Trumbull address less than 1,500' from the Applicants property.

Regards,

Mike Coscia.

From: mcmc22@charter.net
To: "DEEP CTWildlife"; dph.epi@ct.gov; nancinator@att.net; Colleen Lombardo
Subject: Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT)
Date: Thursday, September 18, 2025 7:18:32 PM

I am concerned about the Wetland Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT 06611) Apartment complex that would be onto of the Mill River wetlands of Mr. Steve Shapiro.
I want to bring to your attention a heath concern to individuals that would be living on top of the Mill River in a 3 story 79 unit building in 4 acres of wetlands.

My name is Marguerite Cotte. I been living at 85 Tree Lane in Trumbull for 24 years. I live in a single home area with wonderful neighbors and love living here.

In 2020 I walked every day for 2 miles on Adirondack Trail in Easton and watched lovely homes being built. On that street, there are multiple streams that flow into the Mill River. I have Asthma and did not realize the removing of the trees and digging of the foundations in the wetlands were going to hurt me.

I became very ill with major beathing problems. I have good doctors that sent me to get a cat scan that showed a very bad infection in my lungs. My doctors said I think you have Avium. I had a bronchoscopy to confirm it. They sent samples to the state of CT. After the procedure, I was told “we do not know how you are functioning”. That was scary for me that my lungs were that bad.

It took 3 months for the state of CT to confirm I had Avium. That delayed my treatment. I asked how did I get Avium? The doctor said by walking in the woods where there are wetlands. I contracted it by beathing in dusty soil that contains Mycobacterium Avium Complex, that is found in soil and water. People with weakened immune systems and Asthma like me can get it.

Avium is a cousin to Tuberculous or TB. If left untreated, it is deadly. It is microorganisms that eat and damages your lungs. I had to immediately start a one-and-a-half-year regiment of 3 TB antibiotics. I was very sick the whole time on the medication and it eventually damaged my liver. Today I am still sick from that illness and struggle with it every day. CT has the highest number of Avium cases. Removing the trees and digging the soil on the Plum Tree Lane wet lands will unleash this Mycobacterium and cause someone to get sick.

Other concerns include:
Where does the overflow of cars park? On Park Avenue or the extremely steep hill on Plum Tree Lane? Both are dangerous with blind turns and speeding cars that bypass the traffic on the Meritt.
Where do the children play or college students hang out? By the Mill River? If there is a big rain storm, the river comes down like rapids. Someone could drown.
Please do not allow this development complex on Plum Tree Lane that would risk the lives of 200 plus people.

From: Gia Mentillo
To: Phillip Wren
Cc: robsaunders4404@gmail.com; Brian Fitzgerald; First Selectman; Colleen Lombardo
Subject: RE: Proposed Development at 5 and 15 Plumtree Lane
Date: Tuesday, September 2, 2025 10:02:21 AM

Good Morning Phillip,

The application regarding 5 & 15 Plumtree Lane has been submitted to the Trumbull Inland Wetlands and Watercourses Commission and is not currently before the Trumbull Planning & Zoning Commission nor the Zoning Board of Appeals.
I have cc'd the Inland Wetlands & Watercourses Commission clerk, Collen Lombardo, here so that she may direct your comments accordingly.

All the best,
Gia Mentillo
Administrative Clerk
Land Use | Economic & Community Development
Office: 203-452-5044

From: Phillip Wren <pgwren@gmail.com>
Sent: Sunday, August 31, 2025 11:38 AM
To: Gia Mentillo <gmentillo@trumbull-ct.gov>; robsaunders4404@gmail.com; Brian Fitzgerald <bfitzgerald@trumbull-ct.gov>; First Selectman <firstselectman@trumbull-ct.gov>
Subject: Proposed Development at 5 and 15 Plumtree Lane

To the Trumbull Zoning Board, First Selectman, Zoning Enforcement Officer, Planning & Zoning Chairman

The following information is provided to formally oppose the proposed development at 5 and 15 Plumtree Lane. As a resident of 45 Plumtree Lane, Trumbull, my property is directly adjacent to this proposed project, and there are serious concerns about its potential impact on our neighborhood.

The proposal to build a three-story apartment building and townhomes is incompatible with the existing character of this primarily single-family

residential area, and a request is made that the current zoning remain unchanged. Objections are based on the following impacts:

Increased Traffic and Safety Risk: Plumtree Lane, Ceil Road, Waller Road, and Wendy Road already experience high traffic volume due to their proximity to the Merritt Parkway. Adding a high-density development will exacerbate this issue, creating significant safety risks for the numerous young children who live and play in our neighborhood.

Overburdened School System: Frenchtown Elementary School is already one of Trumbull's largest elementary schools, currently operating at or near capacity. This development would further crowd the school system, a burden that should be carefully considered by the board.
Strain on Public Services: The development is planned to span both Trumbull and Easton. This creates a scenario where non-Trumbull taxpayers could potentially utilize public works, specifically sewer and water systems, without contributing to the town's tax base that supports these services.
Decreased Property Values: The introduction of an apartment complex would change the character of our neighborhood from a largely wooded residential area to a more industrial one, which could negatively impact the property values of nearby homes.

Environmental Impact: The proposed site includes wetland areas and a running river. Construction of this scale in such an environmentally sensitive location poses risks of wildlife displacement and potential flood zone issues.

It is trusted the board will uphold the current single-family residential zoning for this area and deny the exception requested for this property. Thank you for your time and consideration.

Sincerely,
Phillip Wren
45 PlumtreeLane

Supporting documentation :

https://www.trumbull-ct.gov/AgendaCenter/ViewFile/Agenda/_09022025-5839

https://www.eastonct.gov/sites/g/files/vyhlif3071/f/minutes/conservation_commission_regular_meeting_minutes_08-12-2025.pdf

https://www.eastonct.gov/sites/g/files/vyhlif3071/f/agendas/conservation_commission_regular_meeting_agenda_08-12-2025_0.pdf

Tatiana Solovey
Trumbull Inland Wetlands & Watercourses Commission

September 3, 2025

Dear Tatiana,

Thank you for your comments at the Inland Wetlands & Watercourses Commission meeting on September 2nd, regarding the proposed development at 5 & 15 Plumtree Lane, Trumbull.

I wish to formally oppose the proposed development at 5 and 15 Plumtree Lane. As a resident of 45 Plumtree Lane, Trumbull, my property is directly adjacent to this proposed project, and there are serious concerns about its potential impact on our neighborhood.

The proposal to build a three-story apartment building and townhomes is incompatible with the existing character of this primarily single-family residential area, and I believe that the current zoning should remain unchanged.

As noted in the meeting last night, there were 88 people in attendance. As such, I agree with the suggestion voiced to hold a separate in-person public meeting, not via Zoom. This proposal is highly contentious and frankly, the idea of allowing 79 dwellings to replace 2 dwellings in a single-family home zone is simply preposterous!

I was also shocked to hear the developer state at the end of the meeting that the apartments would ALL be affordable "a-30g" properties. And I was equally shocked to hear him state that none of the properties fall within Trumbull P&Z regulations.

Looking at the drawings of the proposal, the proximity to the homes at #15 and #29 Plumtree Lane are unbelievably close. I believe the parking areas and numerous 12' streetlamps will also generate a huge amount of light pollution for the residents.

The developer states that drainage currently isn't an issue on the site. If that's the case, why does the plan itemize 137 units of 8'x8'x4.5' concrete water detention galleries below the parking garage? That is 39,456 cubic feet of water detention. The equivalent of almost an acre at 1 foot deep!

Objections are based on the following impacts:

- Increased Traffic and Safety Risk: Plumtree Lane, Ceil Road, Waller Road, and Wendy Road already experience high traffic volume due to their proximity to the Merritt Parkway. Adding a high-density development will exacerbate this issue, creating significant safety risks for the numerous young children who live and play in our neighborhood. This development would mean between 120 - 160 more cars coming in & out of this development alone.

- Overburdened School System: Frenchtown Elementary School is already one of Trumbull's largest elementary schools, currently operating at or near capacity. This development would further crowd the school system, a burden that should be carefully considered by the board.
- Strain on Public Services: The development is planned to span both Trumbull and Easton. However, as Easton has no public sewer system, the sewage for these 79 dwellings will feed into the Trumbull system. This means non-Trumbull taxpayers will utilize public works, specifically sewer and water systems, without contributing to the town's tax base that supports these services.
- Decreased Property Values: The introduction of an apartment complex would **drastically change the character of our neighborhood** from a largely wooded residential area to a more industrial one, which could negatively impact the property values of all nearby homes.
- Environmental Impact: The proposed site includes wetland areas and a running river. A river that goes all the way through to Long Island Sound.
- Construction of this scale in such an environmentally sensitive location poses risks of wildlife displacement and potential flood zone issues.

I am putting my trust in you that the board will uphold the current single-family residential zoning for this area and deny the exception requested for this property.

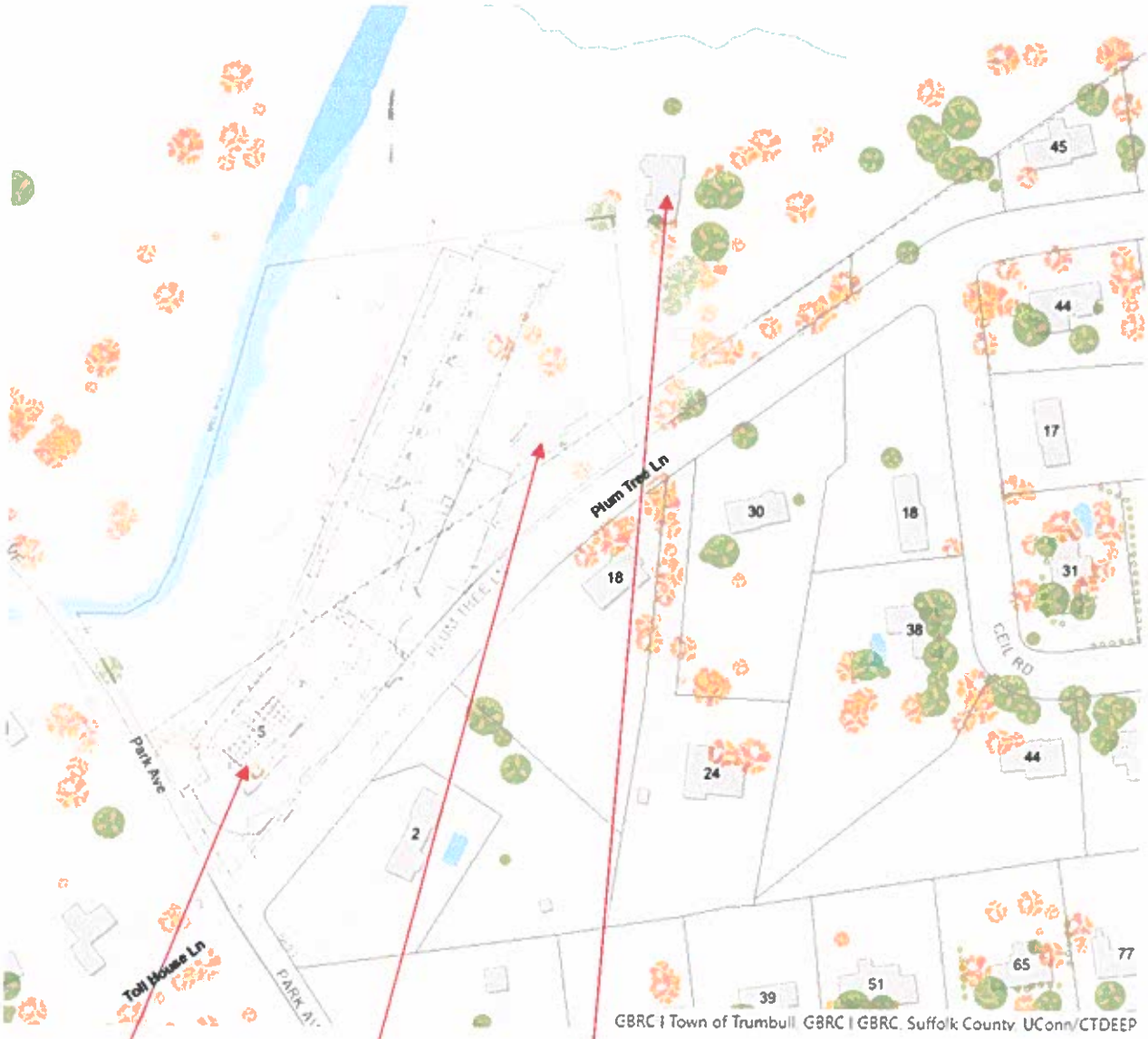
Thank you for your time and consideration.

Sincerely,

Phillip G. Wren

45 Plumtree Lane

203-496-0838



#5 Plumtree

#15 Plumtree

#29 Plumtree

From:	Phillip Wren
To:	rdeecken@trumbull-ct.cov; dverespy@trumbull-ct.gov; gcsernica@trumbull-ct.gov; tsolovay@trumbull-ct.gov; jlauria@trumbull-ct.gov; cdefoe@trumbull-ct.gov; Colleen Lombardo
Cc:	james@cordonelaw.com
Subject:	Proposed development at 5 & 15 Plumtree Lane Trumbull
Date:	Wednesday, September 3, 2025 2:07:56 PM

For the attention of:

Richard Girouard, Rich Deecken, David Verespy, Gregory Csernica, Tatania Solovay, John Lauria, Carmine Defeo. *CC: James Cordone*

Thank you for your comments at the Inland Wetlands & Watercourses Commission meeting on September 2nd, regarding the proposed development at 5 & 15 Plumtree Lane, Trumbull.

I wish to formally oppose the proposed development at 5 and 15 Plumtree Lane. As a resident of 45 Plumtree Lane, Trumbull, my property is directly adjacent to this proposed project, and there are serious concerns about its potential impact on our neighborhood. The proposal to build a three-story apartment building and townhomes is incompatible with the existing character of this primarily single-family residential area, and I believe that the current zoning should remain unchanged.

As noted in the meeting last night, there were 88 people in attendance. As such, I agree with the suggestion voiced to hold a separate in-person public meeting, not via Zoom. This proposal is highly contentious and frankly, the idea to allow 79 dwellings to replace 2 dwellings in a single family home zone is simply preposterous!

I was also shocked to hear the developer state at the end of the meeting that the apartments would ALL be affordable "a-30g" properties. And equally shocked to hear him state that none of the properties fall within Trumbull P&Z regulations.

Looking at the drawings of the proposal, the proximity to the homes at #15 and #29 Plumtree Lane are unbelievably close. I believe the parking areas and numerous 12' street lamps will also generate a huge amount of light pollution for the residents.

The developer states that drainage currently isn't an issue on the site. If that's the case, why does the plan itemize 137 units of 8'x8'x4.5' concrete water detention galleries below the parking garage? That is 39,456 cubic feet of water detention. The equivalent of almost an acre at 1 foot deep!

Objections are based on the following impacts:

- Increased Traffic and Safety Risk: Plumtree Lane, Ceil Road, Waller Road, and Wendy Road already experience high traffic volume due to their proximity to the Merritt Parkway. Adding a high-density development will exacerbate this issue, creating

significant safety risks for the numerous young children who live and play in our neighborhood. This development would mean between 120 - 160 more cars coming in & out of this development alone.

- Overburdened School System: Frenchtown Elementary School is already one of Trumbull's largest elementary schools, currently operating at or near capacity. This development would further crowd the school system, a burden that should be carefully considered by the board.
- Strain on Public Services: The development is planned to span both Trumbull and Easton. However, as Easton has no public sewer system, the sewage for these 79 dwellings will feed into the Trumbull system. This means non-Trumbull taxpayers will utilize public works, specifically sewer and water systems, without contributing to the town's tax base that supports these services.
- Decreased Property Values: The introduction of an apartment complex would **drastically change the character of our neighborhood** from a largely wooded residential area to a more industrial one, which could negatively impact the property values of all nearby homes.
- Environmental Impact: The proposed site includes wetland areas and a running river. A river that goes all the way through to Long Island Sound.
- Construction of this scale in such an environmentally sensitive location poses risks of wildlife displacement and potential flood zone issues.

I am putting my trust in you that the board will uphold the current single-family residential zoning for this area and deny the exception requested for this property.

Thank you for your time and consideration.

Sincerely,

Phillip G. Wren

45 Plumtree Lane

203-496-0838

From: Tara Verulkar
To: Colleen Lombardo
Subject: Application for development at 5 and 15 Plum Tree Lane
Date: Tuesday, October 7, 2025 10:25:44 AM

Hello,

This letter is to formally express concern regarding the proposed development at 5 and 15 Plum Tree Lane, which falls under the jurisdiction of both the Trumbull and Easton Inland Wetlands and Watercourses Commissions.

As residents, we urge the commissions to thoroughly evaluate the potential environmental and safety impacts of this project, which we believe pose significant risks to the surrounding wetlands, local communities, and the Easton Reservoir. As I'm sure you know, these things are core to the identity of the towns we love and why many choose our towns to move to, to work hard to stay in (for those of us that grew up here) and to raise our families in.

Our primary concerns regarding this proposal include:

Wetlands and watercourse impacts:

The project involves a substantial amount of fill to be placed behind large retaining walls. This activity presents a serious risk of sediment and chemical runoff polluting nearby wetlands and watercourses.

We are especially concerned about the potential for pollution to the Mill River, which is a protected Wild Trout Management Area located adjacent to the proposed development. Altering the topography with fill and retaining walls can disrupt natural drainage patterns and impact water quality through increased turbidity and the introduction of pollutants.

Flooding risk:

The planned removal of a significant wooded area and vegetation could increase surface runoff and alter existing drainage patterns.

This increase in runoff could worsen flooding for homes and properties located downhill in both Fairfield and Easton. Forests and vegetation play a crucial role in absorbing rainwater, and their removal can increase peak discharge and surface runoff.

Wildlife displacement:

The conversion of natural wooded areas into a high-density housing complex will result in habitat loss and fragmentation, displacing native wildlife.

Increased human activity, noise, and light pollution will further stress local wildlife populations. This project could also lead to a higher risk of human-wildlife conflicts as

animals are pushed out of their natural habitat.

Public health and safety:

The location of this development is in close proximity to the Easton Reservoir. Any pollution resulting from construction runoff or future issues with the sewer system could compromise the public water supply.

The increased vehicle traffic from the development presents significant safety concerns on Plum Tree Lane, including a higher risk of accidents.

The potential for cars to be parked on the street could further impede traffic flow and create additional hazards for residents and commuters.

Infrastructure capacity:

A development of this size will place a considerable burden on Trumbull's existing sewer system, which already uses pump stations and relies on gravity flow where possible.

Overburdening the sewer system could lead to potential backups and overflows, threatening public health and polluting local streams and Long Island Sound. The proposal will need approval from the Water Pollution Control Authorities of both Trumbull and Bridgeport for the sewer hookup.

We ask that both the Trumbull and Easton Inland Wetlands and Watercourses Commissions carefully consider the cumulative impacts of this project and not allow it to proceed as currently proposed. We request that the commissions hold public hearings to allow for further public input on these serious concerns.

Thank you for your time and consideration of these critical environmental and safety issues.

Sincerely,

Tara (O'Halloran) Verulkar

341 Shelton Road, Trumbull, CT

(Easton native/resident of 25 years)

Tara.Verulkar@gmail.com

203-383-9499

September 7, 2025

To: Vicki Tesoro and the Inland Wetlands and Watercourses Committee

Subject: Plumtree Lane proposal

On September 2nd there was a presentation to the Inland Wetlands Committee by the developer to build a large apartment complex on Plumtree Lane, mostly in Trumbull.

During the presentation the developer said the Trout Unlimited supports this project. **This claim is entirely false. The Nutmeg chapter of Trout Unlimited (nor the national office) was never contacted by these people and we certainly do not support the program.**

As President of the local Trout Unlimited chapter, this was a big surprise to me and quite frankly, very upsetting!

I would like to make a few points:

1. It is good that the developer thinks an endorsement from Trout Unlimited is important. Too bad they do not have it.
2. There is NO way that Trout Unlimited supports this project.
    a. The developer has never contacted me or anyone on our Board of Directors about this project.
    b. I checked with Trout Unlimited's HQ representative, and he was also unaware of this project.
    c. The developer may have a friend who is a member of Trout Unlimited, but that member cannot speak for the organization.
3. The location of an apartment complex on the Mill River would be harmful to the river and wild trout. This section of the Mill River supports wild brown and brook trout, one of only nine rivers in the state with wild brook trout. As a matter of fact, Trout Unlimited is working closely with the Aspectuck Land Trust to improve the quality of the this stretch of the Mill River and fish habitat. This project would do the opposite.

Trout Unlimited **DOES NOT Support** this apartment complex.

Respectfully submitted,

Richard Rosen
President, Nutmeg Trout Unlimited

firstselectman@trumbull-ct.gov
clombardo@trumbull-ct.gov

Town of Fairfield

Timothy J. Bishop MS, CEP, PWS, CE
Director

Conservation Commission
Inland Wetlands Agency

Sullivan Independence Hall
725 Old Post Road
Fairfield, CT 06824
conservation@fairfieldct.org
(203) 256-3071

STAFF REVIEW AND RECOMMENDATIONS
FOR
INLAND WETLAND PERMIT APPLICATION No. 25-726 (Easton) & 25-25 (Trumbull)
October 17, 2025

APPLICANT:	15 Plum Tree, LLC 20 Virginia Drive Easton, CT 06612
PROPERTY OWNERS:	Edna Canaan 5 Plumtree Lane Trumbull, CT 06611 15 Plum Tree LLC 20 Virginia Drive Easton, CT 06612
PROPERTY LOCATION:	5 and 15 Plumtree Lane, Easton, Trumbull, CT Mbl: 5514/1/1 & 5514/1A/2
REGULATED ACTIVITY:	Seeking authorization to construct a 3-story apartment building and 9 attached townhouses, a retaining wall, subsurface stormwater detention system, level spreader, sidewalks and storm drainage
PLANS AND PREPARER:	1. Title Sheet, Prepared by J. Edwards & Associates LLC, 227 Stepney Road, Easton, Connecticut at a scale of 1" = 100', dated June 12, 2025, and stamped received by the Conservation Department on September 29, 2025. 2. Existing Conditions, Prepared by J. Edwards & Associates LLC, 227 Stepney Road, Easton, Connecticut at a scale of 1" = 40', dated June 12, 2025, and stamped received by the Conservation Department on September 29, 2025.

3. Demolition Plan, Prepared by J. Edwards & Associates LLC, 227 Stepney Road, Easton, Connecticut at a scale of 1" = 30', dated June 12, 2025, and stamped received by the Conservation Department on September 29, 2025.

4. Site Plan, Prepared by J. Edwards & Associates LLC, 227 Stepney Road, Easton, Connecticut at a scale of 1" = 30', dated June 12, 2025, and stamped received by the Conservation Department on September 29, 2025.

5. Underground Utilities Plan, Prepared by J. Edwards & Associates LLC, 227 Stepney Road, Easton, Connecticut at a scale of 1" = 30', dated June 12, 2025, and stamped received by the Conservation Department on September 29, 2025.

6. Erosion & Sediment Control Plan, Prepared by J. Edwards & Associates LLC, 227 Stepney Road, Easton, Connecticut at a scale of 1" = 30', dated June 12, 2025, and stamped received by the Conservation Department on September 29, 2025.

7. Schematic Site Plan, Prepared by J. Edwards & Associates LLC, 227 Stepney Road, Easton, Connecticut at a scale of 1" = 30', dated June 12, 2025, and stamped received by the Conservation Department on September 29, 2025.

8. Details, Prepared by J. Edwards & Associates LLC, 227 Stepney Road, Easton, Connecticut, Not to Scale, dated June 12, 2025, and stamped received by the Conservation Department on September 29, 2025.

SUPPORTING DOCUMENTS:

Applicant:

1. Landscape Plan, prepared by Environmental Land Solutions, LLC, 8 Knight Street, Suite 203, Norwalk, Connecticut at a scale of 1" = 40', dated January 21, 2025, and stamped received by the Conservation Department on September 29, 2025.

2. Drainage Details, prepared by Lambert Civil Design, LLC, 34 Misty Lane, Monroe, Connecticut, dated January, 2025, and stamped and received by the Conservation Department on September 29, 2025.

3. Watercourse Determination, prepared by William Kenny Associates, LLC, 1899 Bronson Road, Fairfield,

Connecticut, dated July 10, 2025, and stamped and received by the Conservation Department on September 29, 2025.

4. Wetland and Watercourse Delineation, prepared by William Kenny Associates, LLC, 1899 Bronson Road, Fairfield, Connecticut, dated May 12, 2025, and stamped and received by the Conservation Department on September 29, 2025.

5. Site Walk, prepared by the Easton Conservation Commission/Inland Wetlands Agency, dated September 20, 2025, and stamped and received by the Conservation Department on September 29, 2025.

BACKGROUND

Two residential properties are location at 5 and 15 Plumtree Lane in Easton and Trumbull, Connecticut (the "Site"). Combined, the Site occupies approximately 5.3 acres, and currently developed with two single-family residences, a shed, and three asphalt driveways. The property is bounded by Plumtree Lane to the south, Park Avenue to the west, a single-family home at 29 Plum Tree Lane to the east, while the Mill River flows southerly along the northwestern border of the Site. The Site exhibits a steep grade, rising in elevation from approximately 130 feet near the Mill River to about 200 feet toward Plum Tree Lane. Existing vegetation primarily consists of broadleaved deciduous trees with areas of lawn and ornamental vegetation surrounding the residences on the Site.

The Town of Fairfield Conservation Commission ("Commission") and Inland Wetlands Agency (the Agency") was notified by the Towns of Easton and Trumbull of the proposed activities due to the proximity to the Site (i.e. municipalities located within 500-feet). It should also be noted that the Commission/Agency or its Agent(s) [including the Conservation Department] were provided or access all available application materials for the review herein. As a result, only the information at-hand was reviewed and comments provided.

REGULATED AREA

The Site is located within the Mill River Watershed, which includes a 100-foot URA in both municipalities.

Based on information provided by the CTDEEP, the entire Site is occupied by the Connecticut Department of Energy & Environmental Protection ("CTDEEP") Natural Diversity Database ("NDDB"). Therefore, a NDDB Review Request should be submitted by the applicant to CTDEEP and the results provided to the appropriate municipalities prior to Site-specific decision-making or approval of any permit. This is critical, as without the direct knowledge of the species of concern contained in the database, the Commission(s)/Agency(s) reviewing this application cannot make informed decisions on all aspects of this permit application.

According to FEMA's Flood Insurance Rating Map (FIRM) No. 09001C0426F dated June 18, 2010, the Site is mapped with Special Flood Hazard Areas (i.e. Zone AE w/o BFE) and a Regulatory Floodway.

REGULATED ACTIVITY

The proposed regulated activities consist of the following:

- Demolition of one of the existing buildings and a shed;
- Construction of a 3-story apartment building;
- Construction of 9 attached townhouses
- Installation of a retaining wall;
- Installation of sidewalks and parking areas;
- Installation of sediment and erosion controls, including silt fence, hay bales, temporary sediment traps, and anti-tracking apron;
- Installation of stormwater management such as a level spreader, precast concrete manholes, trench drains, and an underground stormwater detention system.

ANTICIPATED IMPACTS AND DISCUSSION

The primary anticipated impact for this development proposal is the significance of both temporary and permanent adverse impacts to the Site's URA, including activities such as vegetation clearing, filling, grading, excavation, construction of structures and impervious surfaces and stormwater management. The impervious surface is anticipated to increase approximately 85,000-square feet, prompting additional requirements to manage on-Site stormwater. To address this, the proposed plans include several stormwater treatments such as precast concrete manholes, catch basins, roof drains with high level overflow, Storm Class 'C' trench drains, a level spreader, outlet control structures, and an underground detention system with 137 concrete galleries. The proposed level spreader is designed to convert concentrated stormwater discharge into a uniform sheet flow over a stabilized, vegetated surface, thereby minimizing erosion and enhancing water quality through natural filtration and infiltration.

A planting plan was submitted for the northwestern side of the property, which includes native shade trees such as Red Maple (*Acer rubrum*), Shadblow Serviceberry (*Amelanchier canadensis*), and River Birch (*Betula nigra*), along with native shrubs like Black Chokeberry (*Aronia melanocarpa*) and Sweet Pepperbush (*Clethra alnifolia*). The plan also features a proposed rain garden planted with native perennials, including Turtlehead (*Chelone glabra*), Coastal Joe Pye Weed (*Eupatorium dubium*), and Sensitive Fern (*Onoclea sensibilis*). In our professional opinion, these species provide food and enhance habitat for wildlife, including pollinator species, as well as provide additional functions such as interception of pollutants and nutrients and provide for stabilization of soils within the riparian buffer adjacent to the off-Site wetland.

A landscaping plan was also submitted for the residential development area. This plan includes native species such as Black Gum (*Nyssa sylvatica*), Pin Oak (*Quercus palustris*), and Switchgrass (*Panicum virgatum*); however, a total of 54 Green Giant/Emerald Green Arborvitaes (*Thuja spp.*)

are proposed for screening, and these species do not provide the same physical or ecological benefits as native vegetation. It is recommended that the applicant reconsider substituting at least half of these with native evergreens that offer comparable screening functions, such as Eastern Red Cedar (*Juniperus virginiana*), American Holly (*Ilex opaca*), native spruces or other similar species. While not required, but as a result of the Site being mapped by CTDEEP's NDDB, it is recommended that all proposed planting plans utilize native trees and shrubs to enhance habitat value and ecological function for both terrestrial and aquatic wildlife.

Given the extent of this project and the currently forested nature of the Site, a detailed plan should also be provided identifying the approximate quantity, location, species and size (dbh [diameter at breast height]) of trees proposed for removal within the development area. The loss of tree canopy on a Site with notable steep slopes, Regulated Area of inland wetlands and watercourses, development within the URA and significant addition of impervious surfaces poses a potential of significant adverse impacts to natural resources, specifically due to the reduction in tree canopy interception of precipitation. According to the U.S. Department of Agriculture's *Interception of Precipitation by Northern Hardwoods* (Leonard, 1961), there were "*striking differences in amounts of stemflow between species were found. Rankins in order of amounts of stemflow were 1- American Beech, 2-Sugar Maple, and 3-Yellow Birch.*" As a result, providing inventory of existing tree conditions in order to opine on proposed plans, including planting plan(s), is an important factor during this review process and should be considered by the reviewing Commissions.

As indicated on the plans, sedimentation and erosion (S&E) controls will be installed prior to construction including double row silt fencing around the limit of disturbance perimeter, an additional row of silt fencing downhill of the construction, and three temporary sediment traps will be installed in the construction area. Three anti-tracking pads are planned for the construction entrances along Plumtree Lane. The proposed plans include stockpile locations during construction with soil and erosion control measures to contain material flow from these stockpiles. With the grading changes, it is recommended that additional sediment and erosion control measures, such as hay bales should be placed along silt fences, especially in close proximity to the Mill River. Additional hay bales should also be added to stockpile areas and surrounding catch basins.

According to the Technical Paper No. 1 by the Non-point Education for Municipal Officials (Gibbons, Jim – UConn Extension Land Use Educator, 1998) offers the following, as a stormwater management plan should include the following:

As drainage and stormwater management are among the most critical public improvements within a subdivision, the applicant must show the planning commission that the proposed subdivision will have no adverse impact on existing drainage facilities and will protect or enhance the community's water resources. A critical area to be addressed is the ability of the proposed development to accommodate existing upstream drainage and prevent increases in downstream flooding. A sound stormwater management plan addresses not only quantity of water to be generated by the new development but also how that development will be protective of water quality. To adequately determine the impact a proposed subdivision might have on water quantity and water quality; the subdivision regulations should require the submission of a detailed Stormwater Management Plan. It is suggested that any stormwater management plan be based on the following principles:

• *Encourage on-site infiltration of water rather than diversion by impervious roads, parking areas and drainage structures. Diverted storm water alters the natural hydrologic cycle producing increased runoff and flooding.*

• *Development should retain the natural landscape by minimizing grading and disturbance of existing vegetation. Storm water management systems should utilize natural drainage patterns.*

• *Compensate for development impacts by protecting and enhancing riparian buffers.*

• *Minimize impervious surfaces and encourage permeable paving.*

• *Permit flexible road designs to create narrow, gently curving, porous roads draining to grassed swales rather than wide, straight impervious roads draining to curbs and storm drains.*

• *Permit shared and porous paved driveways and sidewalks.*

• *Stormwater should be carried as sheet drainage, diffused over large surfaces such as the face of gentle slopes, as opposed to concentrated drainage directed to curbs, storm sewers or ditches.*

• *Where pipes are used, encourage perforated over closed pipes to allow leaching or filtration.*

• *Drainage from roads, parking and roofs should be carried on the surface in shallow, gently sloping swales. Swales regulate velocity, minimize erosion and maximize percolation.*

• *Curbs, catch basins, storm drains and imperviously lined ditches should be avoided in favor of open swales. In areas where curbs are necessary, their length should be shortened to minimize stormwater volume and velocity.*

It should be required that a Site Monitor to oversee all construction to ensure that the S&E controls are utilized and in good condition. In the Town of Fairfield Inland Wetlands and Watercourses Regulations Section 2.1.39, a Site Monitor is defined as follows, and the permit-issuing municipalities may define something similar in their Regulations, Ordinances and/or other requirements:

"Site Monitor" means a competent professional with documented experience, licensing and credentials (i.e. CPESC) in engineering, soil sciences, wetland sciences, construction management, stormwater management, sediment & erosion control or similar technical background, who is retained by the applicant for the purposes of monitoring the project site before, during and upon completion for the purposes of disturbance or potential disturbance to an on or off-site wetlands, watercourse, waterbody or other receptor. Additionally, regular progress reports prior to, during and upon completion will be provided to the Department confirming the following, but not limited to, field observations, project progress and conformance to the conditions established by the permit.

The Site's Regulated Area of wetlands and watercourses currently provides valuable flow conveyance, flood water storage, low-flow recharge, and wildlife habitat. However, due to the currently unknown NNDB results and the quality of the Mill River itself as having highly-valuable sections of trout stream (stocked by CTDEEP's Div. of Inland Fisheries), it is recommended that the following occur as part of this application:

1. A qualified professional in the area of wetland ecology, provide an assessment of the *Wetlands Function and Values*, in accordance with the U.S. Army Corp. of Engineers guidance documents.

2. Complete a consultation with CTDEEP Division of Inland Fisheries if the results of the NDDB inquiry indicates species are found on-Site are within their purview.

3. That a third-party consultant with expertise in wetlands/soil science as well as stormwater management/engineering review the application for proposed development as it relates to both temporary and permanent adverse impacts to wetlands wand watercourses.

It is unclear what the 200-foot Mill River Setback is and who regulates it, but on Site plan Sheet 2.1, however, there is significant amounts of disturbance planned within that area. Additionally, no proposed final grades or grading plan was proposed for review. Grading is a significant impact to the Site during development and post-construction. We recommend that these details be supplied as part of this application for review and that both Engineering and Planning & Zoning Departments in both municipalities review this application, as it relates to their purview.

While probably necessary to the overall engineering current Site design, the proposed retaining wall(s) may be problematic in the sense of creating a new barrier and impede the migration of wildlife to and from the wetlands and watercourses located on-Site and off-Site. Currently, we were unable to review the retaining wall design or specifications, so we cannot opine on the height, material, footings, construction sequencing, related area of disturbance, etc. Revised Site plans should also include a limit of disturbance line too. While these slopes towards the Mill River are natural steep, additional considerations should be taken to reduce the massive structure along almost the entire northwestern edge of the development, especially at the southern portion which is located within the URA.

Multiple level spreaders are proposed on the western edge of the development envelope and are located on steep slopes. While an apron of rip-rap stone is also being proposed at the discharge location, we recommend consideration that the permit be conditioned following a revision to the planting plan which includes native shrubs and grasses at the terminus of the rip-rap. The selection of these plants should consider native varieties that provide habitat and food for wildlife and pollinators. The addition of these native shrubs and herbaceous material will further contribute to slope stabilization, prevent erosion, add additional habitat/food lost in other locations around the Site as part of the development activities.

The Site plans such as Sheet 2.1 should remove *Conservation Easement* and other descriptions from the Legend if they do not exist on the Site. This creates confusion or gives the impression that information is missing or incorrect on the plans.

The re-routing, piping and treatment of the "non-Regulated drainage swale" identified in the *Wetland and Watercourse Delineation* performed by William Kenny and Associates and dated May 12, 2025 is most likely an improvement to water quality to both on-Site and off-Site wetland resources. Based on the report, it appears that this swale is stormwater dependent from Plum Tree Lane and contributes low-quality surface water run-off, including pollutants to the natural system down-gradient. As a result, the piping of this swale into the stormwater management system as currently proposed, will eliminate the detrimental effects and convey the same volume of water towards the intended system for infiltration and subsequent recharge at a higher rate of quality than its current state.

VI. CONCLUSIONS AND RECOMMENDATION

As currently proposed, the potential for adverse temporary and permanent impacts to both on-Site and off-Site inland wetlands and watercourses could be minimized if the applicant incorporates and maintains the recommended stormwater management measures and sediment & erosion controls throughout construction. Proper implementation of these practices will help prevent sediment or nutrient migration and avoid hydrologic changes that could otherwise affect off-Site resources.

Although this project is located outside the Town of Fairfield, it goes without saying that the Town of Fairfield is directly *downstream,* has a vested interest in the proposed project and continues to care deeply about projects adjacent to its borders as well as the watershed. We recommend that the reviewing agencies for the Towns of Easton and Trumbull kindly accept our review and comments for your consideration during the evaluation of this application.

Please contact us at (203) 256-3071 should you have any questions.

Respectfully Submitted,

Nicole DeFelice, MS, WPIT, AWB
Natural Resources Specialist

Sarah Neafsey
Wetlands Compliance Officer

Timothy J. Bishop, MS, CEP, PWS, CE
Director

SWS PCP EDUCATION EXPERIENCE PWS ETHICS TIMOTHY J. BISHOP 3934 PWS PROFESSIONAL WETLAND SCIENTIST

Intervenor: Judith de Graffenried (legal name of living man or woman), Beneficial Owner of All Natural Resources Held in Public Trust

Mailing Location: 366 Church Hill Rd, Trumbull CT

Date of Filing: November 18th, 2025
To Be Entered Into the Administrative Record of the Trumbull Wetlands and Watercourses Commission

SECTION 1:

BEFORE THE TRUMBULL INLAND WETLANDS AND WATERCOURSES COMMISSION

NOTICE OF INTERVENTION AND DEMAND FOR CONSTITUTIONAL AND CEPA REVIEW

Pursuant to Connecticut General Statutes (CGS) §22a-19, the original organic Constitution for the united States of America, circa 1787, as amended with the Bill of Rights of 1791 (hereinafter the national Constitution)

RE: Proposed §8-30g Affordable Housing Development at 5 & 15 Plum Tree (Plumtree) Lane, Easton and Trumbull, Connecticut

I. INTRODUCTION AND LEGAL STANDING

COMES NOW, the undersigned Intervenor, appearing in a fiduciary and constitutional capacity, as a living man (or woman) holding property within the Town of _____, Connecticut, and as Beneficial Owner of natural resources held in public trust. This Intervention is made pursuant to:

- **Connecticut Environmental Protection Act (CEPA), CGS §22a-19(a)**, which grants any person the right to intervene as a matter of law in any administrative proceeding where the conduct in question is reasonably likely to cause **unreasonable pollution, impairment, or destruction** of the air, water, or other natural resources of the state.
- **The national Constitution** and **the first ten Articles of Amendments known as the Bill of Rights (1791)**, which establish the inalienable rights of the People to life, liberty, property, due process, environmental integrity, and the preservation of natural resources for themselves and future generations.
- **The Public Trust Doctrine**, which mandates that air, water, and natural resources are held by the State in trust for the benefit of the People, and that **municipal bodies serve only as trustees with no lawful authority to impair these assets for private gain**.

Intervenor submits this Notice of Intervention to preserve and defend the environmental integrity and constitutional rights of the people affected by the proposed development at 5 & 15 Plum

Tree Lane, a site within the Mill River watershed and public drinking supply protection area, currently before the Easton and Trumbull Inland Wetlands Commissions.

II. STATEMENT OF PROPOSED ACTIVITY AND IDENTIFICATION OF NATURAL RESOURCES SUBJECT TO IMPAIRMENT

The applicant proposes to construct a high-density residential development consisting of a three-story, sixty-unit apartment building and nine townhouse-style units (approximately seventy units in total) at 5 & 15 Plum Tree (Plumtree) Lane, spanning both the Town of Easton and the Town of Trumbull. This proposal is submitted under the Affordable Housing Land Use Appeals Act (CGS §8-30g) and seeks to override conventional zoning restrictions in a rural residential watershed protection area.

The proposed site is located within the Mill River watershed, a state-recognized Class A public drinking water supply basin and cold-water trout stream ecosystem. The area is currently forested with mature tree canopy, interspersed wetlands, headwater seeps, groundwater recharge zones, and wildlife corridors. There is no public sewer infrastructure on the Easton side of the parcel; all wastewater would therefore be treated through subsurface septic systems, discharging into groundwater that feeds both private wells and the Mill River system.
There is no public transportation or mass transit infrastructure serving the development area. Residents would be fully dependent on private automobiles for all work, school, medical, and commercial activities. This location is a designated transit desert, which is inconsistent with the stated legislative intent of CGS §8-30g to provide accessible and sustainable housing opportunities.

Natural Resources Subject to Pollution, Impairment, and Destruction
The proposed activity is reasonably likely to cause **unreasonable pollution, impairment, or destruction** of the following natural resources, each held in public trust for the People of Connecticut:

A. Water Resources: Mill River, Wetlands, and Groundwater

- The **Mill River** is a state-recognized high-quality tributary that supplies downstream public drinking water reservoirs and supports sensitive aquatic ecosystems.
- **Wetlands and groundwater recharge areas** located on-site will be directly impacted by clearing, grading, septic discharge, and stormwater flows.
- **Septic system effluent**, containing nitrogen, phosphorus, nitrates, pharmaceuticals, and emerging contaminants, poses a **foreseeable threat to groundwater quality** and surface water integrity.
- **Impervious surfaces** from rooftops, roadways, and parking lots will **accelerate stormwater runoff**, carrying pollutants including:
    - **Microplastics**
    - **Tire residue and synthetic rubber particulates**
    - **Heavy metals (lead, zinc, copper, cadmium)**
    - **Petroleum hydrocarbons and brake dust**
- These pollutants will enter the Mill River system, causing **physical, chemical, and thermal degradation**.

B. Forest & Wildlife Habitat

- The project requires the removal of significant native tree canopy, which currently provides stormwater absorption, air purification, wildlife habitat, and climate regulation.
- Fragmentation of forestland disrupts ecological corridors essential to birds, mammals, amphibians, and pollinators.
- Tree removal creates **irreversible environmental loss** that cannot be mitigated through ornamental landscaping or post-construction planting.

C. Air Quality Impacts from Vehicle Emissions

- Due to the absence of transit infrastructure, residents will make **100% vehicular trips**, increasing:
  - **Tailpipe emissions (CO_2, NOx, PM2.5)**
  - **Ground-level ozone precursors**
  - **Tire and brake particulates** entering air and water
- The increased daily traffic will exacerbate air pollution and roadway runoff, contributing directly to impairment of wetlands and Mill River resources.
- This burdens low-income residents with additional transportation costs and environmental exposure, contrary to the statutory intent of affordability under §8-30g.

D. Environmental Energy (RF/EMF) Pollution

- High-density developments are routinely required to host wireless infrastructure, smart utility meters, Wi-Fi relay equipment, and possible cellular small-cell facilities, which generate radiofrequency radiation.
- Radiofrequency radiation is a form of environmental energy recognized in legal and scientific literature as capable of impacting bees, birds, pollinators, soil microbiota, and human health.
- The presence of nearby existing telecommunications and radar installations further contributes to cumulative RF/EMF irradiation, warranting environmental review under CEPA's mandate to evaluate *cumulative and reasonably foreseeable impacts.*

E. Sewer System Burden and Public Infrastructure Impact

- The Trumbull portion of the proposed development would be connected to the regional sewer system, which is not operated by Trumbull but is dependent on the Bridgeport Water Pollution Control Authority (WPCA) for wastewater treatment.
- Trumbull does not operate its own wastewater treatment plant; therefore, all sewage must be conveyed to and processed by the Bridgeport WPCA, a system currently operating under financial stress and infrastructure upgrade mandates totaling approximately $395 million.
- Adding approximately seventy (70) residential units, including townhouses, will significantly increase wastewater flow, hydraulic load, and infrastructure burden, resulting in higher treatment costs and potential rate increases for existing Trumbull residents and businesses.
- This additional load constitutes an unreasonable environmental and financial burden under CEPA, as it transfers infrastructure stress, economic harms, and environmental risk to existing ratepayers without demonstrating the absence of feasible and prudent alternatives.

  • Any development approval affecting the Trumbull sewer connection, without a full sewer capacity certification and financial impact report from the Bridgeport WPCA, would constitute a violation of the Public Trust Doctrine, CEPA, and the statutory

requirement to protect existing residents from undue environmental and economic burdens.

III. LEGAL BASIS FOR MANDATORY REVIEW

Under **CGS §22a-19**, upon the filing of this intervention:
"The agency shall consider the alleged unreasonable pollution, impairment or destruction of the public trust in the air, water, or other natural resources of the state and shall consider *feasible and prudent alternatives* to the proposed action."

Accordingly, **no permit or approval may lawfully issue** unless and until the Commissions have:

1. Fully evaluated the harms described above; and
2. Required the applicant to submit **environmental impact studies and alternative analyses**, including:
    - Septic/groundwater hydrological studies
    - Full stormwater pollutant loading model
    - Tree removal and habitat impact assessment
    - Traffic impact and air quality report
    - RF/EMF cumulative exposure
    - Alternatives with reduced footprint or no-build conditions

III. LEGAL REQUIREMENT TO CONSIDER FEASIBLE AND PRUDENT ALTERNATIVES

Pursuant to **CGS §22a-19(b)**, once an intervention is filed alleging reasonable likelihood of environmental impairment, the agency **"shall consider the alleged unreasonable pollution, impairment or destruction of the public trust in the air, water, or other natural resources of the state and shall consider *feasible and prudent alternatives.*"**

The burden of proof now shifts to the applicant.
The applicant must provide *substantial evidence* that there exists *no feasible and prudent alternative* to this proposed activity that would cause less environmental harm. Under CEPA and the Public Trust Doctrine:

- Economic gain or private profit **is not a lawful justification** for environmental destruction.
- The commission **must deny** the application if a less harmful alternative exists — *even if more costly or inconvenient to the applicant*.
- The doctrine requires *preservation over development* where public trust resources are affected.

A. Legally Required Alternatives to Be Evaluated Include (but are not limited to):

1. **Reduction in Unit Density**
    a. Elimination of the multi-story apartment building
    b. Single-family or duplex alternatives with low-impact footprints

2. **Alternative Siting**
    a. Relocation away from watershed protection and groundwater recharge zones
    b. Alternative parcels within serviced sewer districts
3. **Infrastructure-Based Alternatives**
    a. Requirement of public sewer (not septic) to protect groundwater
    b. Prohibition of impervious surface expansion without appropriate stormwater retention and treatment
4. **Preservation Alternative**
    a. Permanent conservation easement or passive recreation use, given the site's watershed protection designation and ecological importance
5. **No-Build Alternative**
    a. Required to be considered under CEPA and constitutional trust doctrines where the *public interest outweighs private development interest*
6. **Sewer Capacity and Financial Burden Alternatives**
    a) Prior to any approval, the applicant must obtain a formal written certification from the Bridgeport WPCA verifying adequate treatment capacity exists to absorb the additional flow from this development without imposing cost increases, capital assessments, or infrastructure burdens on existing Trumbull residents.
    b) If the WPCA cannot provide such certification—or if the development would result in increased sewer rates, debt obligations, or system expansion costs—then feasible and prudent alternatives must include relocation to an area with verified sewer capacity or a reduced-density/no-build option.
    c) Under CEPA and the Public Trust Doctrine, economic gain for private developers cannot justify environmental or infrastructure harm to existing residents; therefore, the Commission is required to select the alternative that avoids public burden.

B. Constitutional and Public Trust Obligations

- Natural resources are held not for private exploitation, but for the common good of present and future generations.
- Under the public trust doctrine, municipal commissions act as trustees, not as agents to facilitate private development.
- Any decision resulting in irreversible environmental harm where alternatives exist violates:
    - **The Public Trust Doctrine**
    - **Article I, Sections 1 & 2 of the national Constitution**
    - **Rights retained by the People under the 1791 Bill of Rights**

C. Transit & Affordability Alternatives

Because the subject location:

- Is in a transit desert, with no bus service, train access, or pedestrian infrastructure, and
- Requires 100% private vehicle usage, imposing an environmental and economic burden on low-income populations,

...the commission must consider whether a feasible and prudent alternative exists in a serviced area with existing transit and infrastructure, consistent with the stated goals of CGS §8-30g.

D. Cumulative Impact Alternatives
The commission is obligated to evaluate **cumulative effects**, including:

- Future RF/EMF infrastructure deployment
- Traffic and emissions over time
- Intensified stormwater runoff from impervious buildout
- Loss of tree canopy affecting watershed integrity

Any failure to evaluate cumulative impacts and alternatives constitutes a violation of CEPA and renders any approval *arbitrary, capricious, and unlawful.*

Under CEPA and the constitutional Public Trust Doctrine, if the Commission determines that the proposed activity is reasonably likely to cause environmental harm, and that any feasible and prudent alternative exists which would avoid or minimize such harm, then the Commission is not merely authorized, but is *legally obligated* to deny the application or condition it so as to eliminate the harm. Failure to do so constitutes a violation of CGS §22a-19, the Public Trust Doctrine, and the constitutional rights secured under the national Constitution and 1791 Bill of Rights.

SECTION IV – DEMAND FOR MANDATORY ENVIRONMENTAL REVIEW AND SUBSTANTIAL EVIDENCE PRIOR TO ANY DECISION

Pursuant to CGS §22a-19(b), the Public Trust Doctrine, and the constitutional obligations of municipal commissions acting in fiduciary capacity, the agency may not lawfully proceed to approval unless and until the applicant has supplied complete environmental impact assessments and alternatives analyses demonstrating *no feasible and prudent alternative exists* that would avoid or reduce environmental impairment.

The Intervenor hereby demands that the following studies, reports, and expert certifications be entered into the administrative record *prior to any vote or decision*:

A. Hydrological and Septic System Analysis

The applicant must provide:

1. **Groundwater mounding studies** to model septic effluent travel through the subsurface.
2. **Nitrogen loading analysis**, including nitrate plume migration into the Mill River watershed and private wells.
3. **Seasonal high-water table mapping**, demonstrating adequacy of separation to groundwater.
4. **Fail-safe and cumulative load assessment**, considering multiple septic systems converging into a single groundwater basin.

Without these studies, any approval would be arbitrary, capricious, and in violation of CEPA.

B. Stormwater, Runoff, and Impervious Surface Impact Studies

Applicant must supply:

1. Pre- and post-construction stormwater modeling, with pollutant loading analysis.
2. Evidence of on-site retention and infiltration capacity, accounting for projected microplastics, oil, tire particulates, and heavy metals from vehicle traffic.
3. A thermal loading assessment, showing increased discharge temperature into the Mill River and its tributaries, affecting trout habitat.

C. Wetlands and Wildlife Habitat Impact Assessment

Applicant must present:

1. **Functional wetlands evaluation by a certified soil scientist**.
2. **Wildlife habitat fragmentation analysis**, with emphasis on endangered or keystone species.
3. **Tree canopy removal impact report**, including loss of ecological services (carbon sequestration, stormwater absorption, shade cooling, biodiversity).

D. Traffic, Emissions, and Air Quality Impact Study

The applicant must conduct and disclose:

1. Estimated daily vehicle trips (ADT) and traffic volume impact on surrounding local residential roads.
2. Air quality impact, including PM2.5, NOx, CO_2, and tire particulate emissions.
3. Impact of vehicular runoff on watercourses due to lack of public transportation options.
4. Assessment of economic burden on low-income residents, undermining the statutory intent of CGS §8-30g.

E. RF/EMF Environmental Energy Impact Study (cumulative impact)

The applicant must provide:

1. Declaration of all planned and foreseeable wireless infrastructure related to the development (Wi-Fi repeaters, smart meters, potential antenna sites, fixed wireless infrastructure, Broadband).
2. Cumulative RF exposure assessment, including existing and proposed sources.
3. Feasible alternatives favoring hard-wired fiber optic service and full opt-out of wireless utility meters.

F. Feasible and Prudent Alternatives Analysis (mandatory under CEPA)

Applicant must submit a detailed analysis showing:

1. Alternatives with reduced density, reduced impervious coverage, or No-Build option.
2. Alternatives located in areas serviced by public sewer and public transportation.

3. The results of a cost-benefit analysis are *not a permitted justification* for rejecting a less harmful alternative.

Absence of an alternatives analysis is a direct violation of CGS §22a-19(b), which mandates consideration of feasible and prudent alternatives.

G. Constitutional and Public Trust Compliance

Municipal commissions are trustees of public natural resources, and as such:

- They must require the highest environmental protection standards;
- They may not approve any project that would impair public resources where alternatives exist;
- To do otherwise would violate:
  - **CEPA (CGS §22a-19)**
  - **The Public Trust Doctrine**, and
  - **Rights secured under the national Constitution and the 1791 Bill of Rights**, which recognize the People's inherent rights to safety, property, and the preservation of natural environmental resources essential to life.

FAILURE TO COMPLY IS A VIOLATION OF LAW AND FIDUCIARY DUTY:

Any action by the Commissions to approve, conditionally approve, or otherwise advance this application without first obtaining and formally entering into the record all environmental studies, cumulative impact assessments, and a feasible and prudent alternatives analysis, shall constitute a breach of fiduciary duty under the Public Trust Doctrine, a violation of CGS §22a-19, and a violation of the Intervenor's Constitutional rights secured under the national Constitution and 1791 Bill of Rights. Such action shall immediately invoke the Intervenor's right to seek judicial review, injunctive relief, and Constitutional remedies in Superior Court or other courts of competent jurisdiction.

SECTION V – RESERVATION OF RIGHTS, CONSTITUTIONAL AUTHORITY, AND FORMAL DEMAND FOR AGENCY ACTION

Intervenor hereby places the Easton Conservation Commission / Inland Wetlands and Watercourses Agency, the Trumbull Inland Wetlands and Watercourses Commission, and all associated municipal entities or agents on formal notice that:

A. Constitutional Reservation of Rights

This Intervention is supported by and grounded in the **national Constitution** and the **Bill of Rights of 1791**, which recognize and secure:

- The natural and unalienable rights of the People to life, liberty, property, safety, and environmental integrity;

- The duty and right of the People to protect the natural resources held in common for current and future generations;
- The supremacy of the People ad the Constitution over statutory municipal constructs, corporate interests, or profit-based development pressures.

B. Fiduciary Obligations Under Public Trust Doctrine

All municipal commissions act as **trustees** of the state's natural resources. Accordingly:

- They have no lawful authority to permit destruction or impairment of air, water, forests, wetlands, wildlife, or public health where feasible and prudent alternatives exist.
- Approval in the absence of full environmental review would constitute a breach of fiduciary duty.

C. Reservation of All Rights and Remedies

Intervenor expressly reserves all rights secured by:

- The **Connecticut Constitution**
- The **national Constitution**
- The **Bill of Rights of 1791**
- The **Public Trust Doctrine**
- **Customary and natural law**
- **CGS §22a-19**

This includes but is not limited to the right to:

- **Seek immediate judicial review**
- **Petition the Superior Court for injunctive relief**
- **File a Writ of Mandamus**
- **Pursue Constitutional claims against individual officers or agents who act outside their lawful authority**

No part of this filing shall be construed as a waiver of rights, remedies, defenses, or immunities, all of which are hereby retained without prejudice.

D. Formal Demand

Accordingly, the Intervenor **demands** that:

1. The above-referenced application shall not be approved, advanced, or acted upon unless and until all environmental studies, analyses, and feasible/prudent alternatives have been fully obtained, reviewed, and entered into the public record;
2. The Commission shall act in strict compliance with CEPA and constitutional duties;
3. The Commission shall issue a written finding acknowledging its obligation under CGS §22a-19 to evaluate environmental impairment and alternatives.

Respectfully Submitted,

Judith de Graffenried

Beneficial Owner of All Natural Resources Held in Public Trust
Mailing Location:

Date: November 18, 2025
Signature: Judith de Graffenried

certified mail #: 9589 0710 5270 2726 2696 8

SUBMITTED

NOV 20 2025

INLAND WETLANDS COMMISSION

BY _____

From Nutmeg Chapter of Trout Unlimited – November 20, 2025

Position relative to the proposed Plum Tree Lane development.

Speaking on behalf of the wild brown and brook trout in the Mill River.

1. The Nutmeg Chapter of Trout Unlimited is NOT in favor of this project.
2. There are only nine wild trout streams in Connecticut, the Mill River being one of them. The wild trout population has been declining and Trout Unlimited and the Aspetuck Land Trust have been working together to try to improve the trout habitat. This develop would degrade the trout habitat.
3. In the section of the Mill River along Plum Tree Lane, right where the project would sit, DEEP studies show the trout population in decline. Since 2016 the brown trout population is down by 42% and the brook trout population is down 93%.
    a. In 2016 – 2019 there were estimated to be 964 brown trout/km and 120 brook trout/km.
    b. In 2023 there were estimated to be 685 brown trout/km and 15 brook trout/km.
    c. In 2025 there were estimated to be 558 brown trout/km and 8 brook trout/km.
4. The long-term impact on the river will be irreversible.
    a. Fewer trees will mean:
        i. Increased water temperatures, trout start to die around 70 degrees F.
        ii. Increased erosion, smothering the trout nesting areas (Redds) and making the river shallower. Further increasing water temperatures in the summer and less safe for fish from predators.
        iii. Increased chemical runoff and increased stormwater discharge, polluting the water and threatening the fish.
    b. More the 100 additional souls living along the river will cause significant harm. It would not be unexpected for these souls to party along, and in, the river and walk their dogs, leaving behind:
        i. Trash.
        ii. Increased bank erosion (further widening the river, making it shallower and less habitable for the wild trout). Perhaps destroying the Redds in the process.
        iii. Dog waste.

    All in all, from a conservation and ecological point of view, the Plum Tree Lane project is a BAD IDEA.

    On behalf of the Nutmeg Chapter of Trout Unlimited.

Richard Rosen
President of the Nutmeg Chapter