

INLAND WETLANDS AND WATERCOURSES COMMISSION

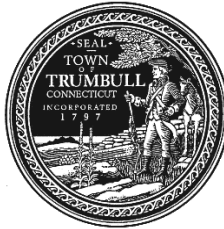
Town of Trumbull

CONNECTICUT

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TOWN HALL
Trumbull

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MINUTES
JANUARY 13, 2026

CALL TO ORDER: The Chair called the Public Hearing videoconference meeting to order at 7:04 pm

PRESENT: Chairman Richard Girouard
Vice-Chairman John Lauria
David Verespy

Secretary Greg Csernica
Carmin DeFeo
Richard Deecken

ABSENT: Robert Ferrigno

ALSO

PRESENT: John Mayer, Civil Engineer, Town Attorney James Cordone, Tatiana Solovey, Assistant Town Engineer

For the record Attorney Cordone provided an overview for hosting IWWC meeting via zoom teleconferencing and the procedures to be followed.

PUBLIC HEARING OPENED at 7:06 pm

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.

Attorney Bellis addressed the Commission. He stated that a new plan was submitted as an alternate under CT state statute and that the Commission is not expected to act this evening. He said he had administrative concerns with the town of Trumbull records containing materials from Easton. Easton had stricken various items, and they should not have been included in the Trumbull records such as the Trinkaus report. Attorney Cordone explained that the items included in Trumbull records were materials received at the last Public Hearing by the public. Attorney Bellis objecting to that material being included. Attorney Bellis provided an overview of the project stating there are no activities in the Mill River or wetlands. Activity will be in the upland review area. The proposed activity will not adversely affect the wetlands or Mill River. Landtech provided suggestions which they incorporated into the alternate plan. The alternate replaces the apartments and extended the townhouses throughout. There will be 29 townhouses/condo style with 2 car garages and driveways and guest parking. The existing house in Easton will remain and the house in Trumbull will be removed. In Trumbull are units 1 through 5 and a portion of #6, 7, and 29. Less fill will be brought in and now galleys exposed outside of unit areas. Landtech suggested moving level spreader to the left of property; less steep, less erosion and access from south

park ave. Impervious coverage will be reduced by 7%. A revised landscape was presented. Matt Popp, Landscape Architect & Wetland Scientist said the changes means less fill; entrance driveway will now be only one; steps were removed. More shade and evergreen trees have been added. Turtle protection notes will be added and they will do a wildlife sweep through the area which will be reported to the state. Michael Lambert, Professional Engineer provided an overview of the plan. Single driveway now, dumpster pad and some galleys in front and behind townhouses. Attorney Bellis said a stormwater report was provided for the apartment plan—— however they need time to submit one for the new plan. They identified trees to be removed. He said 110 trees will be removed and replaced with 85 trees. The IWWC Agent said a DEEP permit is required. She also asked if the trees to be removed were marked. Jason Edwards, Professional Land Surveyor stated the limit of disturbance was marked with stakes and ribbons and all the trees in that area are proposed to be removed. The IWWC Agent requested and overlay of the original vs alternate be submitted. Also the level spreader is close to ROW & pump station and it appears there is a infrastructure proposed to be in ROW. She inquired about if there would be a common mail area and where the snow storage areas will be. Attorney Cordone and Attorney Bellis discussed the timeline of the application and that the agreed the current remaining extension is 18 days. It was noted that it is important to receive materials in a timely manner. The Chairman opened the discussion to the Commissioners questions with the applicant's representative. Discussion included questions about fill, tree removal, the retaining wall, the vortex, phasing plans. Michael Manolakas, WSP, environmental consultant, presented the company findings as it related to the suspected intermittent watercourse. It is a dry period. There was ground water at 1' depth. It was recommended to wait for normal high in April and/or May. Michael Newhouse, WSP, discussed his findings on his site walk in regard to potential stormwater impacts, species habitat and post storm runoff. He suggested an environmental monitor to be on site during construction.

A site walk was scheduled for January 20, 2026 and it was requested the applicant stake the Trumbull line.

Public Comment Opened at 8:56 pm. 8 people spoke-all in opposition of the project expressing concerns about water, trees, wildlife, retaining wall, environmental impact, pollutants, fish in the river, intermittent watercourse and applicant presenting a new application.

Jonathan Koehm, 9 Russ Road

James Becker, 5 Cedar Hill Road

Marguerite Cotte, 85 Plumtree Lane

Chas Sterback, 78 Ross Road

Ariel Kohn, 156 Wendy Road

Rich Rosen, 180 Merrimac Drive

James Cosgrove, 2 Plumtree Lane

Judith DeGraffenried, 323 Unity Road

Public Comment Closed at 9:20 with the Commission extending a courtesy for late comment.

Michael Manolakas, WSP, stated it is reasonable to assume there is an intermittent watercourse on the property.

MOTION (Csernica) SECONDED (Deecken) to CONTINUE PUBLIC HEARING to a zoom meeting on January 26, 2026 at 7:00 pm

VOTE to CONTINUE CARRIED unanimously.

By unanimous consent the Inland Wetlands and Watercourses Commission adjourned at 9:40 pm.

Respectfully Submitted,

Colleen Lombardo

Colleen Lombardo, Clerk