INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT

www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005

AGENDA
JANUARY 13, 2026

TO: MEMBERS OF THE INLAND WETLANDS AND WATERCOURSES COMMISSION

RE: CONTINUATION OF PUBLIC HEARING MEETING – Tuesday, January 13, 2026

The Town of Trumbull Inland Wetlands and Watercourses Commission will hold a Continuation of the Public Hearing meeting on Tuesday, January 13, 2026 at 7:00 p.m via zoom

https://us06web.zoom.us/j/86706585770?pwd=D5NVAKiCCiDxcvVbviFd1EbNSeX8zw.1

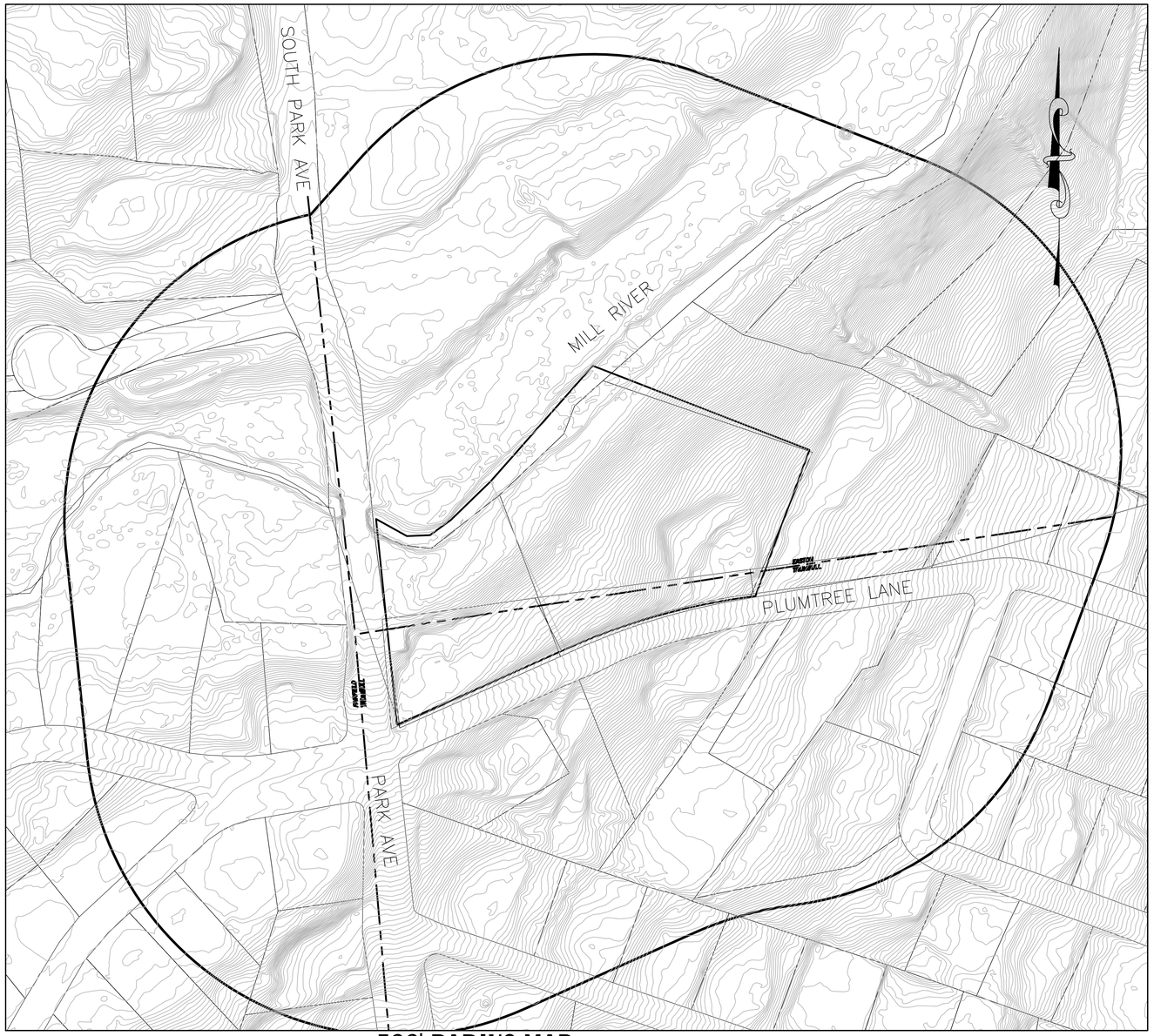
Webinar ID: 867 0658 5770

Password: 512756

Join by telephone: (646) 931-3860 / Webinar ID: 867 0658 5770

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.

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)

PERMIT SET

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STATE OF CONNECTICUT — JAMES B. EDWARDS — No. 13985 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JASON EDWARDS — No. 70308 — LICENSED LANDSCAPE ARCHITECT

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
3	12–04–25	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.

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.

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JASON EDWARDS, L.S. No. 70308

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

PREPARED FOR

15 PLUM LLC

REVISIONS

#	DATE	DESCRIPTION
1	2-10-25	CLIENT
2	6-12-25	CLIENT
3	12-4-25	CLIENT

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

TITLE

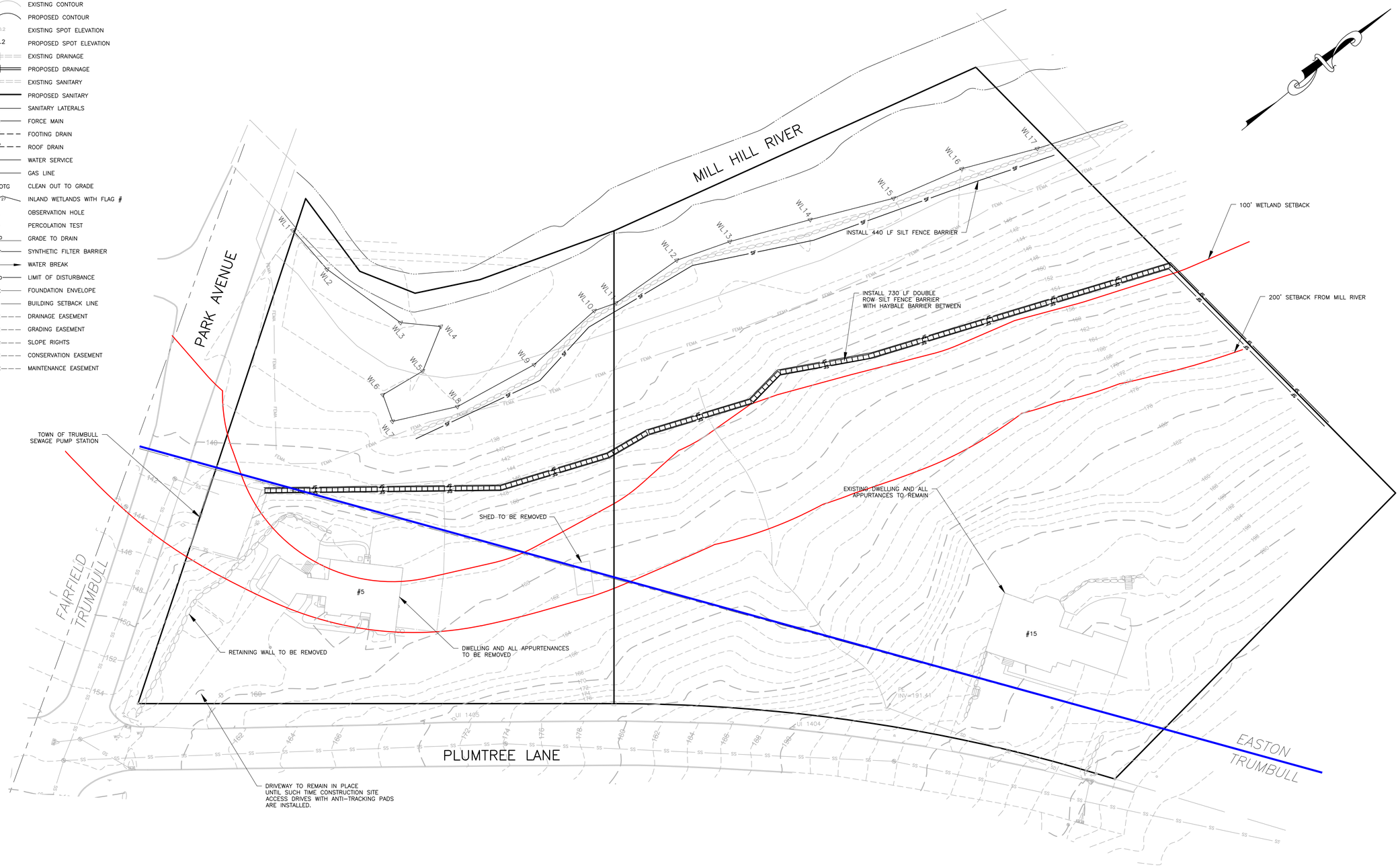
EXISTING CONDITIONS

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



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PERMIT SET

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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
3	12-04-25	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
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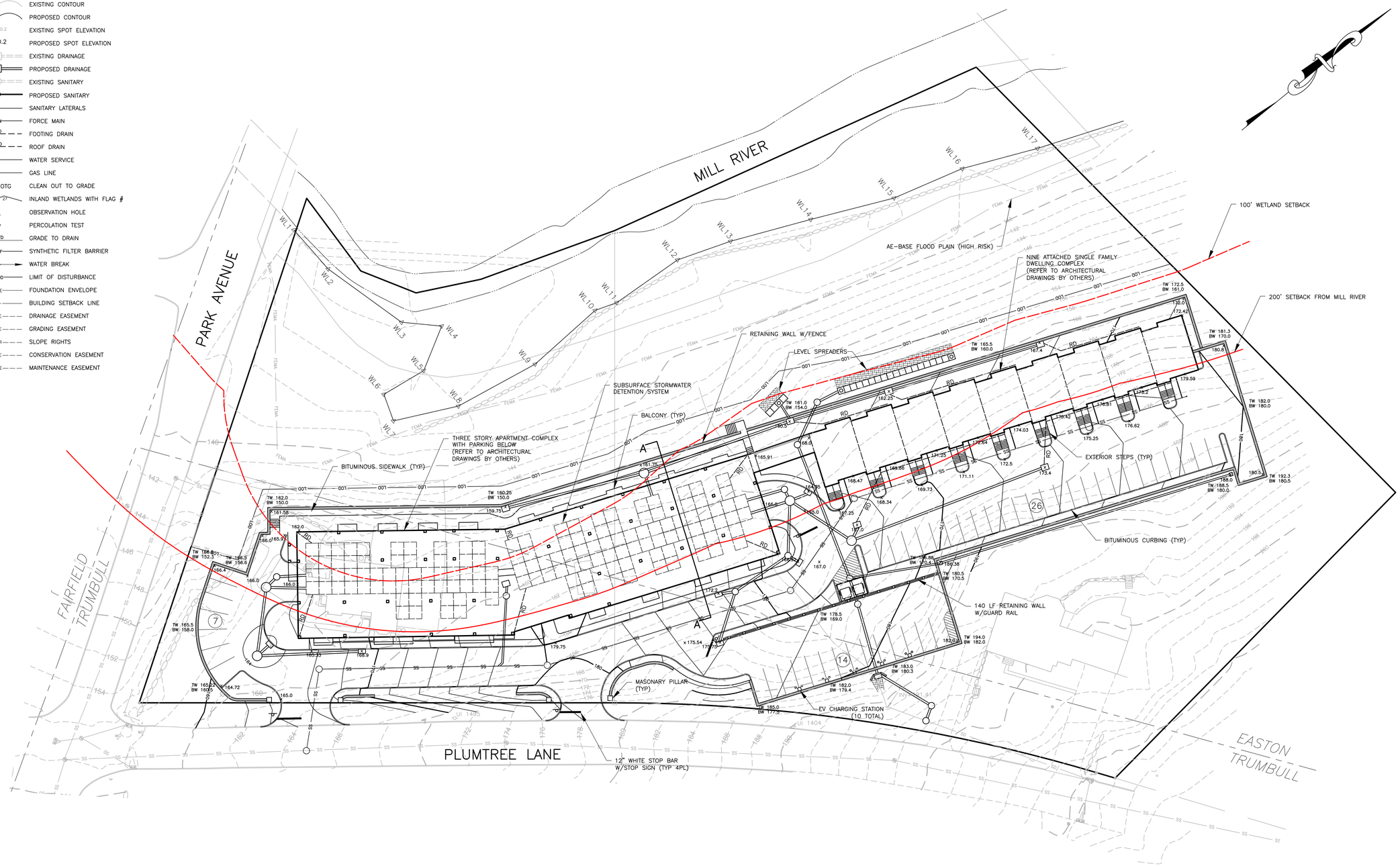
- CONSERVATION EASEMENT
- MAINTENANCE EASEMENT



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

TITLE

SITE PLAN

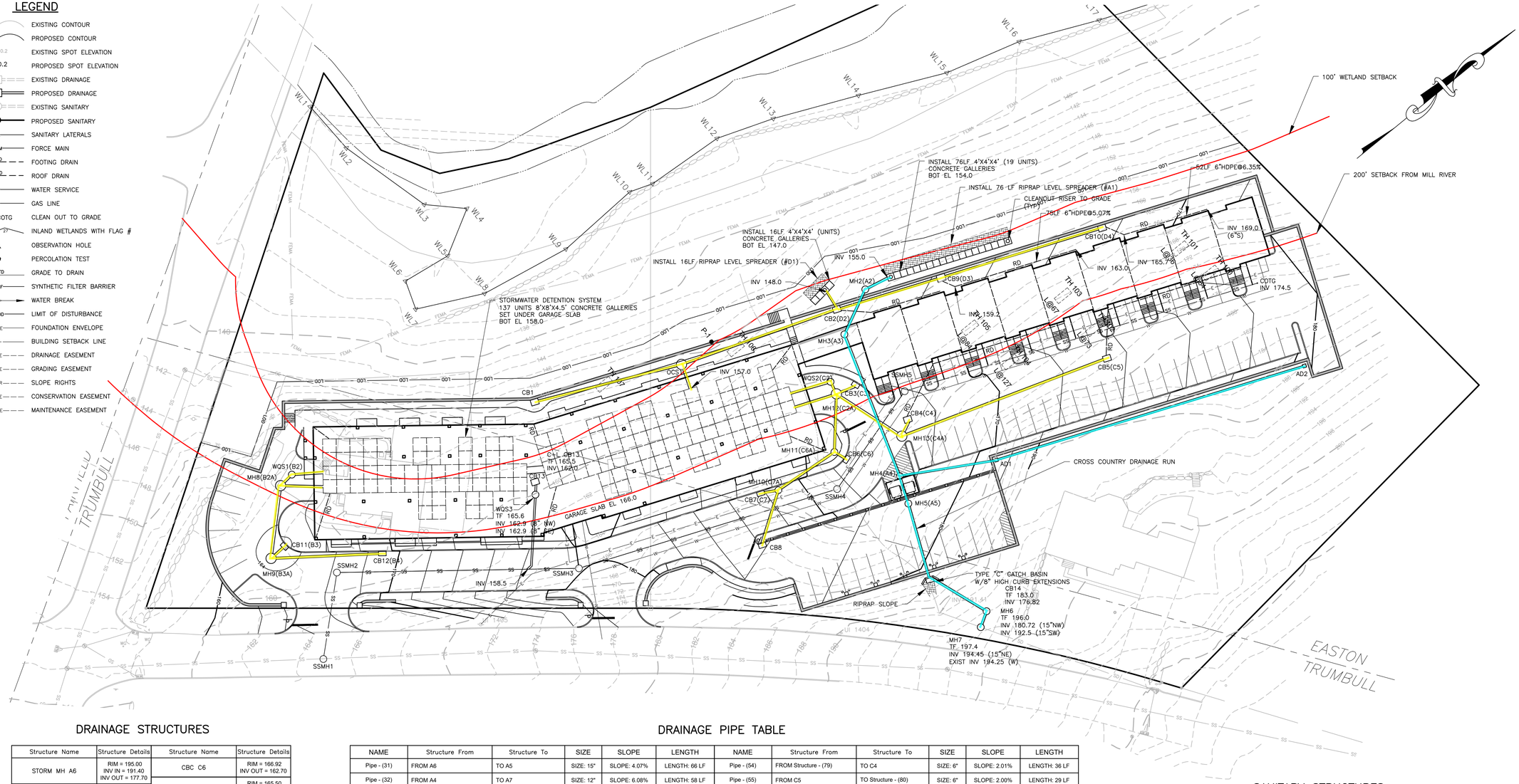
SHEET NUMBER

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
- 520.2 PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- L — SANITARY LATERALS
- FM — FORCE MAIN
- FD — FOOTING DRAIN
- RD — ROOF DRAIN
- W — WATER SERVICE
- G — GAS LINE
- COTG — CLEAN OUT TO GRADE
- WL 27 — 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

Structure Name	Structure Details	Structure Name	Structure Details
STORM MH A6	RIM = 195.00 INV IN = 191.40 INV OUT = 177.70	CBC C6	RIM = 166.92 INV OUT = 162.70
Area Drain A8	RIM = 188.00 INV OUT = 184.00	WQS B2	RIM = 165.50 INV IN = 158.72 INV OUT = 158.72
Area Drain A7	RIM = 186.38 INV IN = 177.00 INV OUT = 167.00	WQS C2	RIM = 165.50 INV IN = 158.75 INV OUT = 158.75
STORM MH A5	RIM = 179.15 INV IN = 175.00 INV OUT = 164.00	STORM MH (6Ø) C2-A	RIM = 165.50 INV IN = 158.85 INV IN = 158.85 INV IN = 158.85 INV OUT = 158.85 INV OUT = 159.35
CB C8	RIM = 175.75 INV OUT = 169.00	STORM MH (6Ø) B2-A	RIM = 165.40 INV IN = 158.82 INV OUT = 159.32 INV OUT = 158.82
CBCL C5	RIM = 173.40 INV IN = 170.00 INV OUT = 169.00	CB C3	RIM = 164.75 INV OUT = 159.00
CB C7	RIM = 172.20 INV OUT = 166.50	STORM MH (6Ø) B3-A	RIM = 163.50 INV IN = 159.50 INV IN = 159.30 INV OUT = 159.30
STORM MH C7-A	RIM = 171.80 INV IN = 165.50 INV IN = 165.50 INV OUT = 165.50	CB B3	RIM = 163.25 INV OUT = 159.75
CB B4	RIM = 168.90 INV OUT = 165.50	CBCL D3	RIM = 162.25 INV IN = 158.00 INV IN = 159.00 INV OUT = 158.00
STORM MH C6-A	RIM = 167.50 INV IN = 162.20 INV IN = 162.20 INV OUT = 162.20	OCS 1	RIM = 161.75 INV IN = 156.70 INV IN = 155.35 INV OUT = 155.35
STORMH MH A3	RIM = 167.50 INV IN = 155.60 INV OUT = 155.60	CBCL D2	RIM = 160.50 INV IN = 154.35 INV IN = 156.60 INV IN = 157.60 INV OUT = 149.20
STORM MH A4	RIM = 167.50 INV IN = 163.50 INV IN = 163.50 INV OUT = 159.00	CBCL D5	RIM = 159.75 INV OUT = 156.25
CBCL D4	RIM = 167.40 INV IN = 165.40 INV OUT = 164.40	STORMH MH A2	RIM = 159.35 INV IN = 155.20 INV OUT = 155.20
CBCL C4	RIM = 167.00 INV IN = 163.00 INV OUT = 162.00		
STORM MH (6Ø) C4-A	RIM = 167.00 INV IN = 161.85 INV IN = 161.85 INV OUT = 161.85		

DRAINAGE PIPE TABLE

NAME	Structure From	Structure To	SIZE	SLOPE	LENGTH	NAME	Structure From	Structure To	SIZE	SLOPE	LENGTH
Pipe - (31)	FROM A6	TO A5	SIZE: 15"	SLOPE: 4.07%	LENGTH: 66 LF	Pipe - (54)	FROM Structure - (79)	TO C4	SIZE: 6"	SLOPE: 2.01%	LENGTH: 36 LF
Pipe - (32)	FROM A4	TO A7	SIZE: 12"	SLOPE: 6.08%	LENGTH: 58 LF	Pipe - (55)	FROM C5	TO Structure - (80)	SIZE: 6"	SLOPE: 2.00%	LENGTH: 29 LF
Pipe - (33)	FROM A5	TO A4	SIZE: 15"	SLOPE: 2.95%	LENGTH: 17 LF	Pipe - (56)	FROM Structure - (80)	TO Structure - (81)	SIZE: 6"	SLOPE: 2.00%	LENGTH: 82 LF
Pipe - (34)	FROM A4	TO A3	SIZE: 15"	SLOPE: 3.80%	LENGTH: 90 LF	Pipe - (57)	FROM Structure - (82)	TO Structure - (83)	SIZE: 6"	SLOPE: 6.47%	LENGTH: 51 LF
Pipe - (35)	FROM A3	TO A2	SIZE: 15"	SLOPE: 1.37%	LENGTH: 29 LF	Pipe - (58)	FROM Structure - (83)	TO D4	SIZE: 6"	SLOPE: 2.22%	LENGTH: 13 LF
Pipe - (36)	FROM A8	TO A7	SIZE: 12"	SLOPE: 3.69%	LENGTH: 190 LF	Pipe - (59)	FROM Structure - (84)	TO Structure - (85)	SIZE: 6"	SLOPE: 5.11%	LENGTH: 74 LF
Pipe - (37)	FROM B1	TO B2	SIZE: 12"	SLOPE: 1.21%	LENGTH: 18 LF	Pipe - (60)	FROM Structure - (85)	TO D3	SIZE: 6"	SLOPE: 2.12%	LENGTH: 9 LF
Pipe - (38)	FROM B3-A	TO B3	SIZE: 12"	SLOPE: 2.19%	LENGTH: 11 LF	Pipe - (61)	FROM Structure - (86)	TO Structure - (87)	SIZE: 6"	SLOPE: 2.70%	LENGTH: 43 LF
Pipe - (39)	FROM B3-A	TO B4	SIZE: 12"	SLOPE: 9.45%	LENGTH: 66 LF	Pipe - (62)	FROM Structure - (87)	TO D2	SIZE: 6"	SLOPE: 8.72%	LENGTH: 20 LF
Pipe - (40)	FROM C1	TO C2	SIZE: 12"	SLOPE: 1.02%	LENGTH: 24 LF	Pipe - (35) (1)	FROM A2	TO A1	SIZE: 15"	SLOPE: 1.37%	LENGTH: 15 LF
Pipe - (41)	FROM C2-A	TO C3	SIZE: 12"	SLOPE: 1.16%	LENGTH: 13 LF	Pipe - (68)	FROM A6	TO Structure - (95)	SIZE: 15"	SLOPE: 0.00%	LENGTH: 3 LF
Pipe - (43)	FROM C6-A	TO C7-A	SIZE: 12"	SLOPE: 8.27%	LENGTH: 40 LF	Pipe - (69)	FROM C4	TO C4-A	SIZE: 12"	SLOPE: 1.43%	LENGTH: 11 LF
Pipe - (44)	FROM C7-A	TO C8	SIZE: 12"	SLOPE: 10.47%	LENGTH: 33 LF	Pipe - (70)	FROM C4-A	TO C2-A	SIZE: 12"	SLOPE: 6.53%	LENGTH: 46 LF
Pipe - (46)	FROM C4-A	TO C5	SIZE: 12"	SLOPE: 5.54%	LENGTH: 129 LF	Pipe - (71)	FROM C2-A	TO Structure - (98)	SIZE: 12"	SLOPE: 3.32%	LENGTH: 26 LF
Pipe - (47)	FROM OUT	TO 1	SIZE: 24"	SLOPE: 1.98%	LENGTH: 15 LF	Pipe - (72)	FROM C2-A	TO C2	SIZE: 12"	SLOPE: 1.27%	LENGTH: 8 LF
Pipe - (48)	FROM 1	TO D5	SIZE: 12"	SLOPE: 1.01%	LENGTH: 89 LF	Pipe - (73)	FROM C6	TO C6-A	SIZE: 12"	SLOPE: 6.26%	LENGTH: 8 LF
Pipe - (49)	FROM 1	TO D2	SIZE: 12"	SLOPE: 1.03%	LENGTH: 97 LF	Pipe - (74)	FROM C6-A	TO C2-A	SIZE: 12"	SLOPE: 9.78%	LENGTH: 34 LF
Pipe - (50)	FROM D2	TO D3	SIZE: 12"	SLOPE: 2.18%	LENGTH: 64 LF	Pipe - (43) (1)	FROM C7-A	TO C7	SIZE: 12"	SLOPE: 9.38%	LENGTH: 11 LF
Pipe - (51)	FROM D2	TO D1	SIZE: 12"	SLOPE: 10.56%	LENGTH: 11 LF	Pipe - (75)	FROM Structure - (102)	TO B2-A	SIZE: 12"	SLOPE: 3.29%	LENGTH: 25 LF
Pipe - (52)	FROM D3	TO D4	SIZE: 12"	SLOPE: 6.46%	LENGTH: 99 LF	Pipe - (76)	FROM B2-A	TO B2	SIZE: 12"	SLOPE: 1.07%	LENGTH: 9 LF
Pipe - (53)	FROM Structure - (78)	TO Structure - (79)	SIZE: 6"	SLOPE: 2.00%	LENGTH: 81 LF	Pipe - (77)	FROM B2-A	TO B3-A	SIZE: 12"	SLOPE: 1.11%	LENGTH: 43 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

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PERMIT SET

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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
3	12-04-25	CLIENT

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

TITLE

UNDERGROUND UTILITIES PLAN

SHEET NUMBER

2.2

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
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- GRADING EASEMENT
- SLOPE RIGHTS
- CONSERVATION EASEMENT
- MAINTENANCE EASEMENT

MILL HILL RIVER

PARK AVENUE

FAIRFIELD
TRUMBULL

EASTON
TRUMBULL

PLUMTREE LANE

INSTALL 440 LF SILT FENCE BARRIER

100' WETLAND SETBACK

200' SETBACK FROM MILL RIVER

INSTALL 730 LF DOUBLE ROW SILT FENCE BARRIER WITH HAYBALE BARRIER BETWEEN

INSTALL HAYBALES

INSTALL HAYBALES

TEMPORARY SEDIMENT TRAP #1
1.39 AC TRIBUTARY–186 CY REQ'D
TOP EL 154.0
BOT EL 150.0
SPILLWAY EL 153.0

TEMPORARY SEDIMENT TRAP #2
1.05 AC TRIBUTARY–145 CY REQ'D
TOP EL 170.0
BOT EL 168.0
SPILLWAY EL 169.5

TEMPORARY SEDIMENT TRAP #3
0.2 AC TRIBUTARY–27 CY REQ'D
TOP EL 159.0
BOT EL 156.0
SPILLWAY EL 158.0

INSTALL SILT SACKS @ EACH CB

INSTALL TEMPORARY DRAINAGE SWALE CROSSING TO REMAIN UNTIL LEVEL SPREADER #A1 AND CROSS COUNTRY RUN ARE CONSTRUCTED

SOIL STOCKPILE AREA

CONCRETE WASH–OUT AREA

REFUELING AREA

CONSTRUCTION TRAILER

INSTALL ANTI–TRACKING PAD

INSTALL ANTI–TRACKING PAD

INSTALL ANTI–TRACKING PAD

INSTALL WATERBREAK (TYP)

30 0 30 60

PERMIT SET

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3	12–04–25	CLIENT

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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
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- PROPOSED SPOT ELEVATION
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- PROPOSED DRAINAGE
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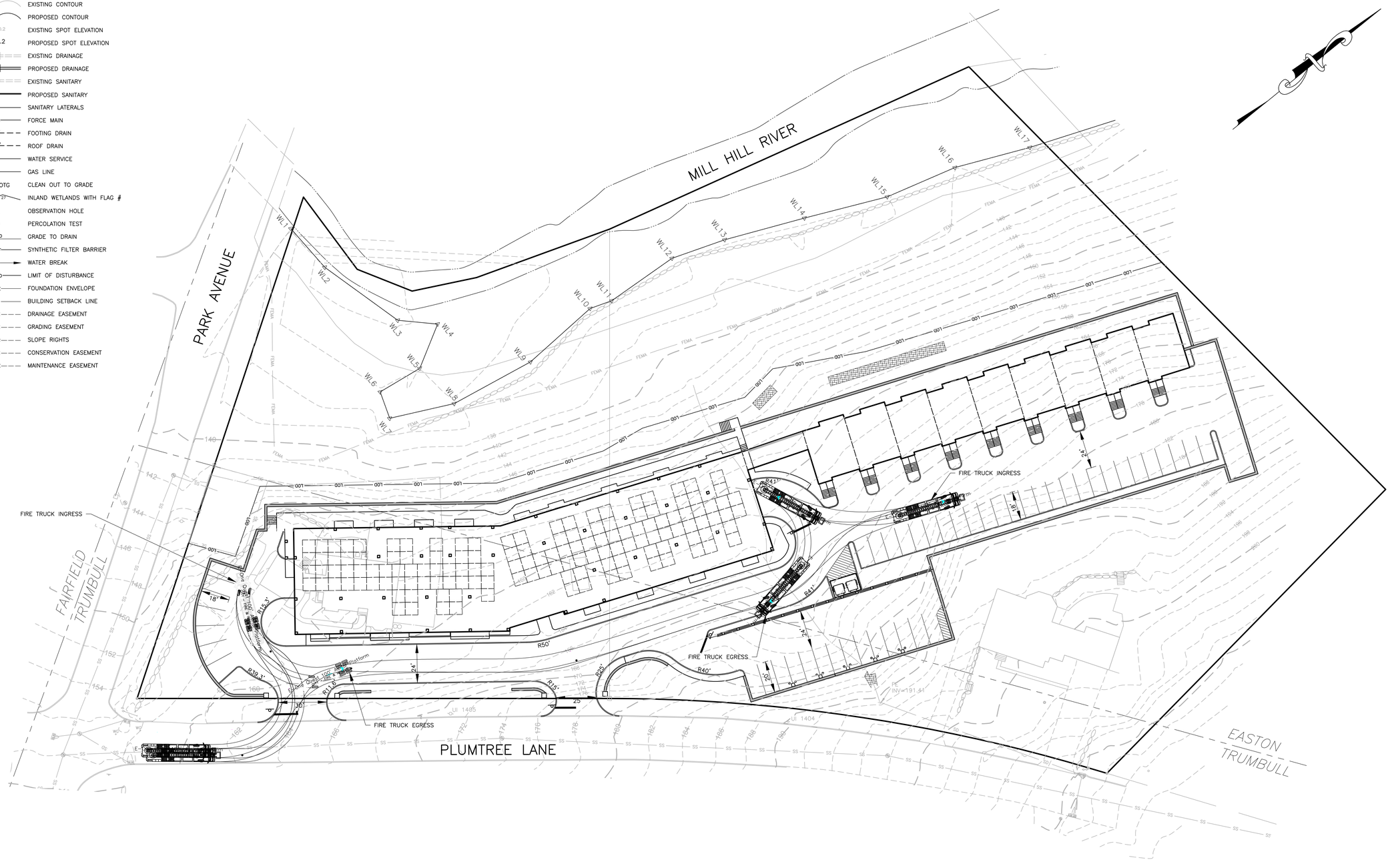
- PERCOLATION TEST
- GTD — GRADE TO DRAIN
- SF — SYNTHETIC FILTER BARRIER
- WATER BREAK
- LOD — LIMIT OF DISTURBANCE
- FE — FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DE — DRAINAGE EASEMENT
- GE — GRADING EASEMENT
- SR — SLOPE RIGHTS
- CE — CONSERVATION EASEMENT
- ME — MAINTENANCE EASEMENT



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 — ERNEST B. EDWARDS — No. 10865 — 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
3	12-04-25	CLIENT

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

TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

2.4

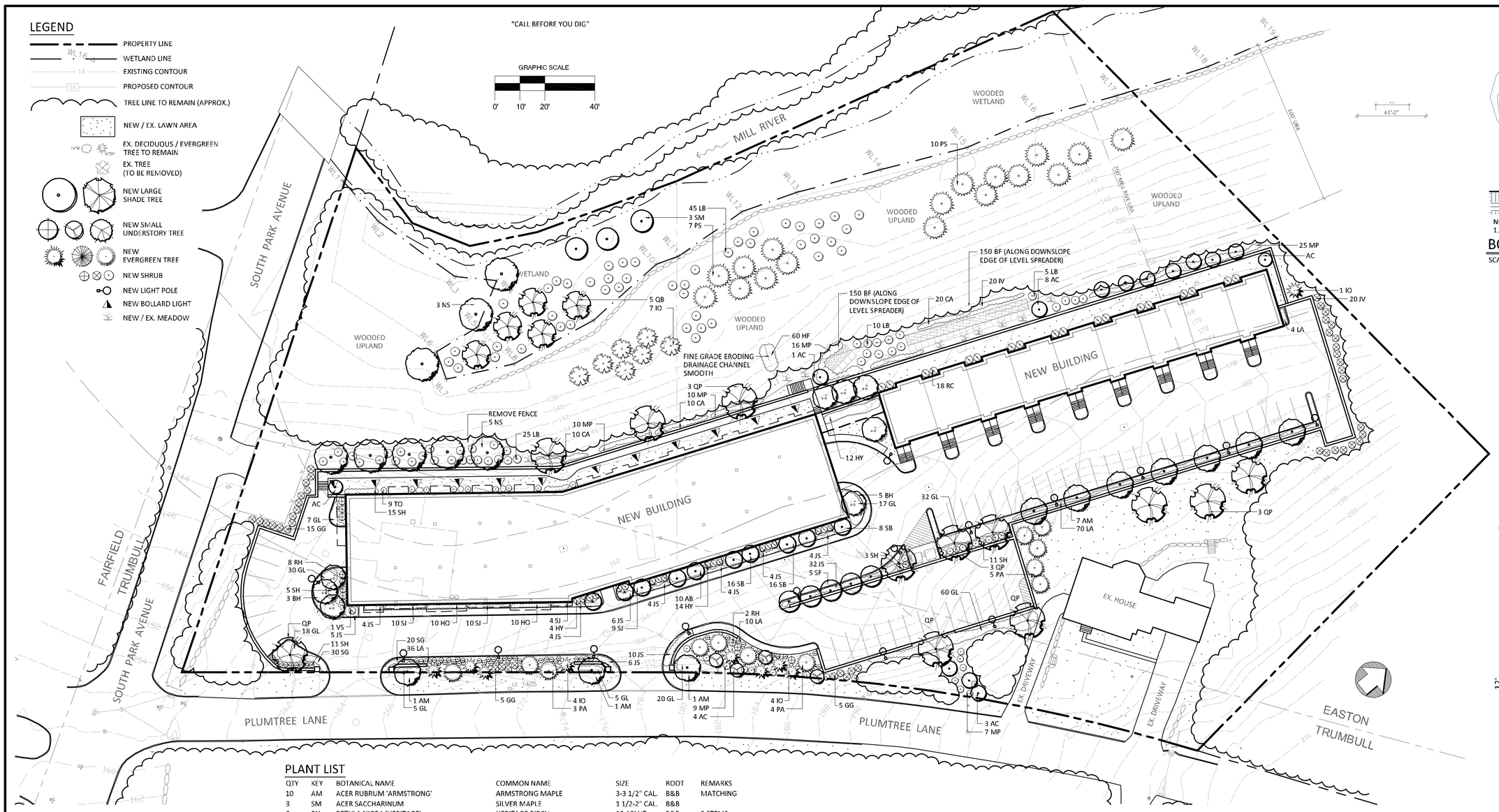
K:\PROJECTS\3026-CURCIO-5 PLUMTREE LANE, EASTON, CT AND 15 PLUMTREE LANE, TRUMBULL, CT\DRAWINGS\2.4 SCHEMATIC SITE PLAN.

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

"CALL BEFORE YOU DIG"

GRAPHIC SCALE 0' 10' 20' 40'



PLAN

SCALE: 1" = 30'

LANDSCAPE LIGHTING NOTES (TYP.)

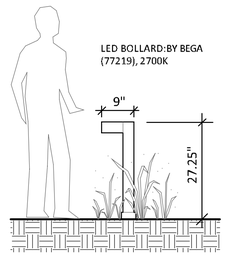
1. LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
2. THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT EXTERIOR DOORS AND BUILDING OVERHANGS.
3. 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.

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
3	SM	ACER SACCHARINUM	SILVER MAPLE	1 1/2-2" CAL.	B&B	
8	BH	BETULA NIGRA 'HERITAGE'	HERITAGE BIRCH	10-12' HT.	B&B	3 STEMS
8	NS	NYSSA SYLVATICA	BLACK GUM	8-9' HT.	B&B	
8	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	1 1/2-2" CAL.	b&b	
11	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
17	AC	AMELANCHIER CANADENSIS	SHAD	5-6' HT.	B&B	MULTI-STEM
16	IO	ILEX OPACA	AMERICAN HOLLY	5-6' HT.	B&B	
20	JV	JUNIPERUS VIRGINIA	RED CEDAR	6-7' HT.	B&B	
12	PA	PICEA ABIES	NORWAY SPRUCE	9-10' HT.	B&B	
16	PS	PINUS STROBUS	WHITE PINE	5-6' 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	
40	CA	CLETHRA 'COMPACTA'	DWARF SUMMERSWEET	3-4' HT.	CONT.	
26	HY	HYDRANGEA 'THE ORIGINAL'	THE ORIGINAL HYDRANGEA	2-3' HT.	CONT.	
45	SH	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	2-3' HT.	CONT.	
1	VS	HYDRANGEA PAN. 'VANILLA STRAWBERRY'	VANILLA STRAWBERRY	3-4' HT.	B&B	
20	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.	
85	LB	LINDERA BENZOIN	SPICEBUSH	3-4' HT.	CONT.	
77	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.	
60	HF	DENNSTAEDTIA PUNCTILOBA	HAYSCENTED FERN		1 GAL.	
200	BF	IRIS VERISCOLOR	BLUE FLAG IRIS		1 GAL.	
50	SG	PANICUM VIRGATUM	SWITCHGRASS		1 GAL.	

GENERAL NOTES (TYP.):

1. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
2. 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.
3. 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.
4. 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.
5. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
6. 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.



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:		
1	12.8.25	PER REVIEW COMMENTS

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: 4.10.25

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

PERMIT SET

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TRUMBULL & EASTON, CT
PREPARED FOR
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STATE OF CONNECTICUT – JOSEPH EDWARDS – No. 10308 – LICENSED LAND SURVEYOR

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

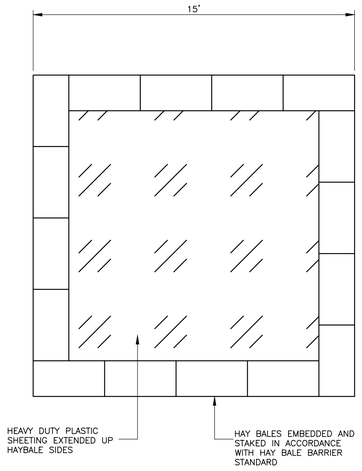
TITLE

DETAILS

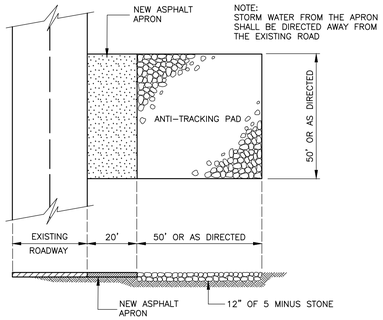
SHEET NUMBER

3.1

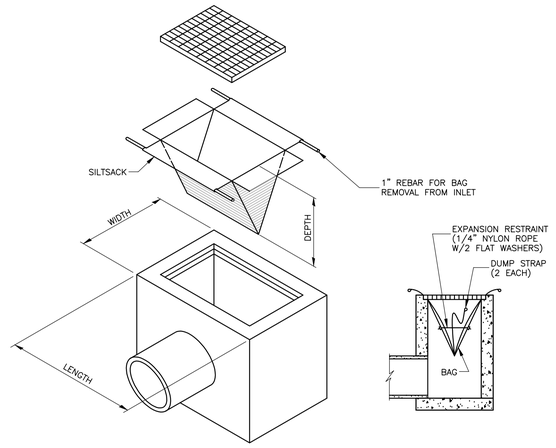
K:\PROJECTS\3026–CURCIO–5 PLUMTREE LANE, EASTON, CT AND 15 PLUMTREE LANE, TRUMBULL, CT\DRAWINGS\3.1 DETAILS



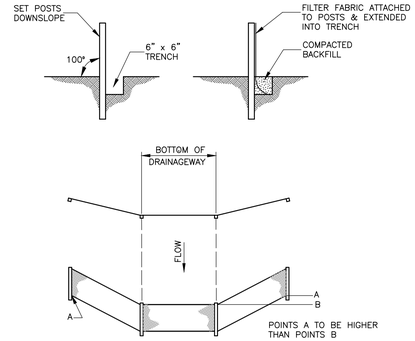
CONCRETE WASHOUT BASIN



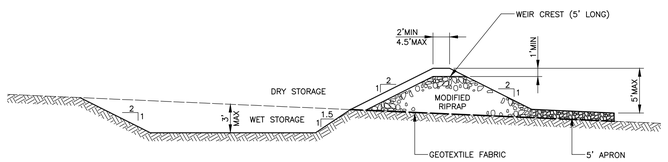
ANTI-TRACKING PAD



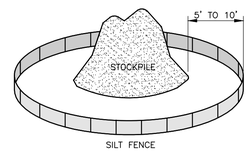
SEDIMENT CONTROL AT INLET



SYNTHETIC FILTER BARRIER

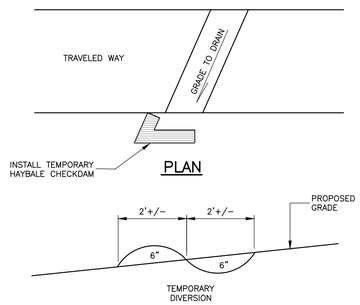


TEMPORARY SEDIMENT TRAP



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

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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

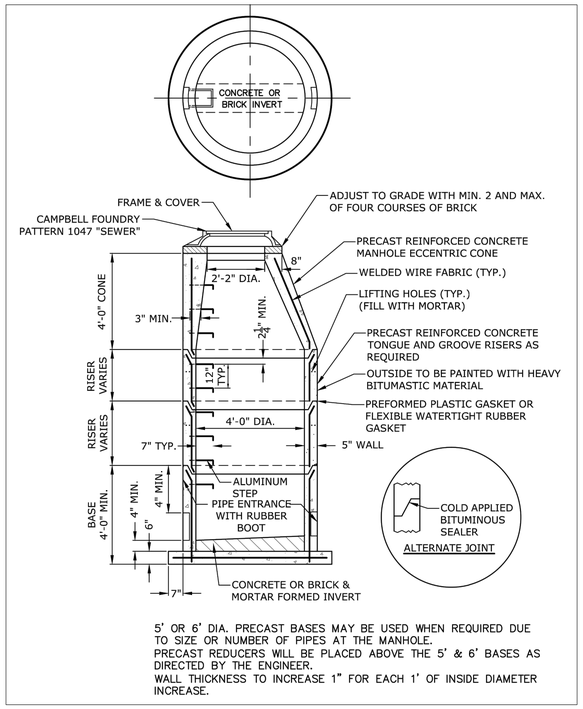
DATE: 10-01-23
PROJECT #: 3026
DRAWING FILE:
DRAWN BY: NDC
SCALE:

TITLE

DETAILS

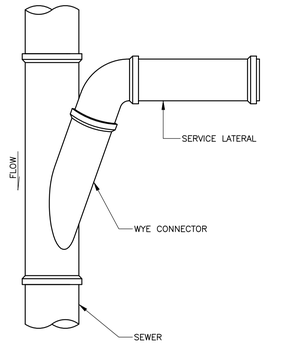
SHEET NUMBER

3.2

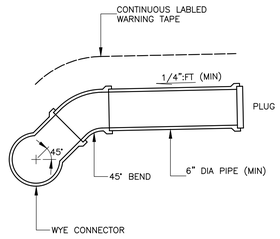


5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE.
PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER.
WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.

PRECAST SANITARY MANHOLE

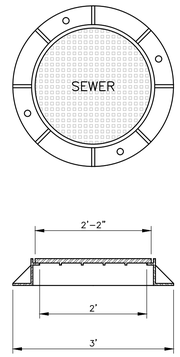


PLAN



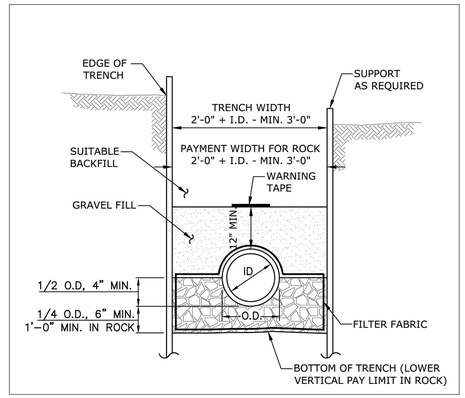
SECTION

SERVICE LATERAL CONNECTION

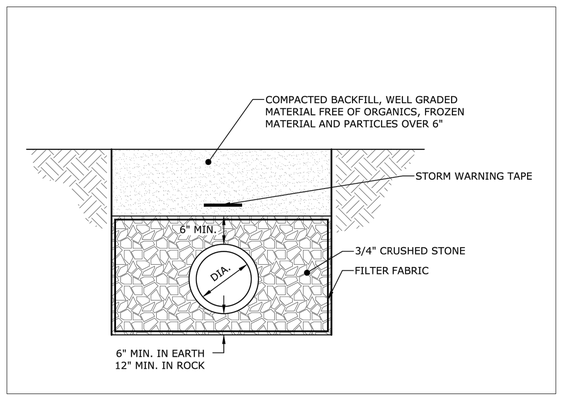


STANDARD FRAME AND COVER

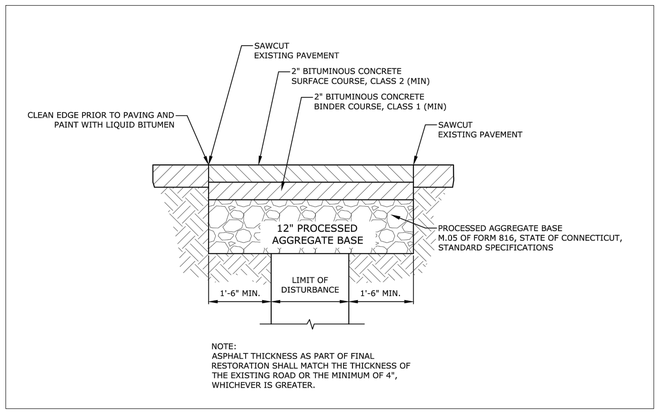
FRAME AND COVER BY LEBARON FOUNDRY COMPANY #LA268-300 OR APPROVED EQUAL



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
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227 Stepney Road Easton, CT 06612
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STATE OF CONNECTICUT — JOSEPH E. EDWARDS — No. 10608 — LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT — JOSEPH E. EDWARDS — No. 10308 — 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: NTS

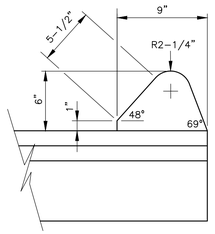
TITLE

DETAILS

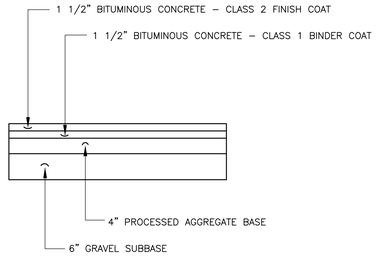
SHEET NUMBER

3.3

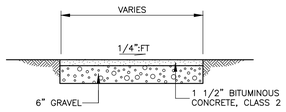
K:\PROJECTS\3026-CURCIO-5 PLUMTREE LANE, EASTON, CT AND 15 PLUMTREE LANE, TRUMBULL, CT\DRAWINGS\3.3 DETAILS



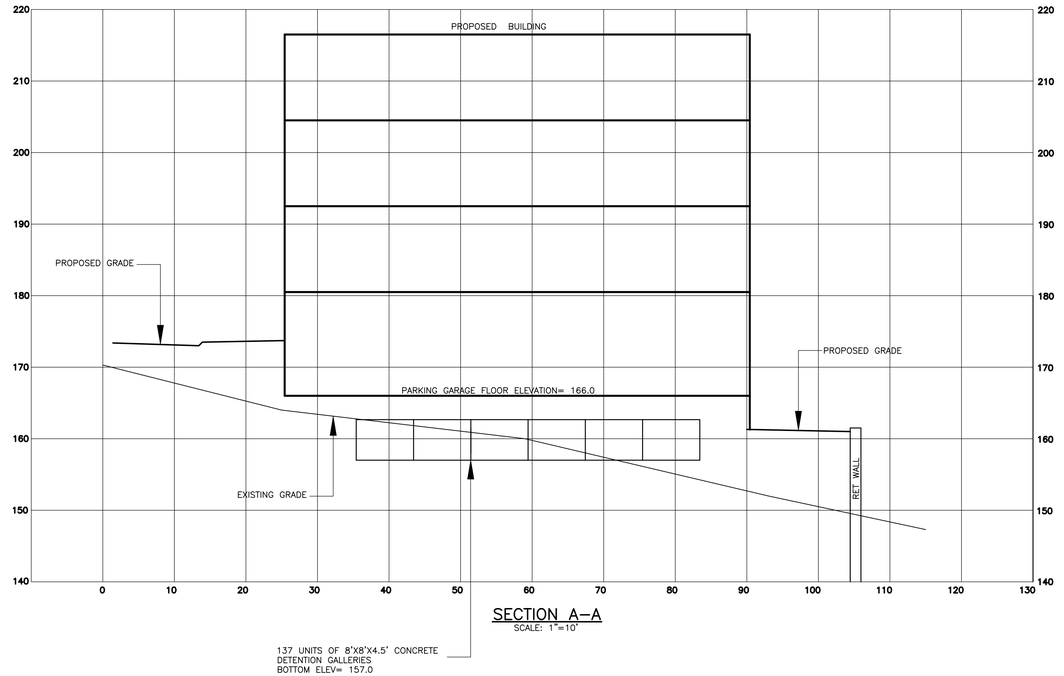
6" BITUMINOUS CONCRETE LIP CURBING



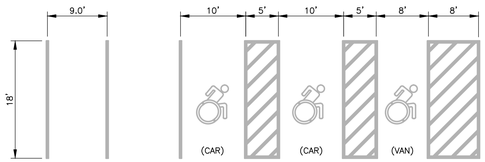
PAVEMENT SECTION–ONSITE



BITUMINOUS SIDEWALK



SECTION A–A
SCALE: 1"=10'



GUEST HANDICAP

PARKING SPACES

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

PERMIT SET

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STATE OF CONNECTICUT — JEREMY B. EDWARDS — No. 19867 — LICENSED PROFESSIONAL ENGINEER

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

MILL RIVER PARK
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15 PLUM TREE LLC

REVISIONS

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1	02–10–25	CLIENT
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DATE: 10-01-23
PROJECT #: 3026
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DRAWN BY: NDC
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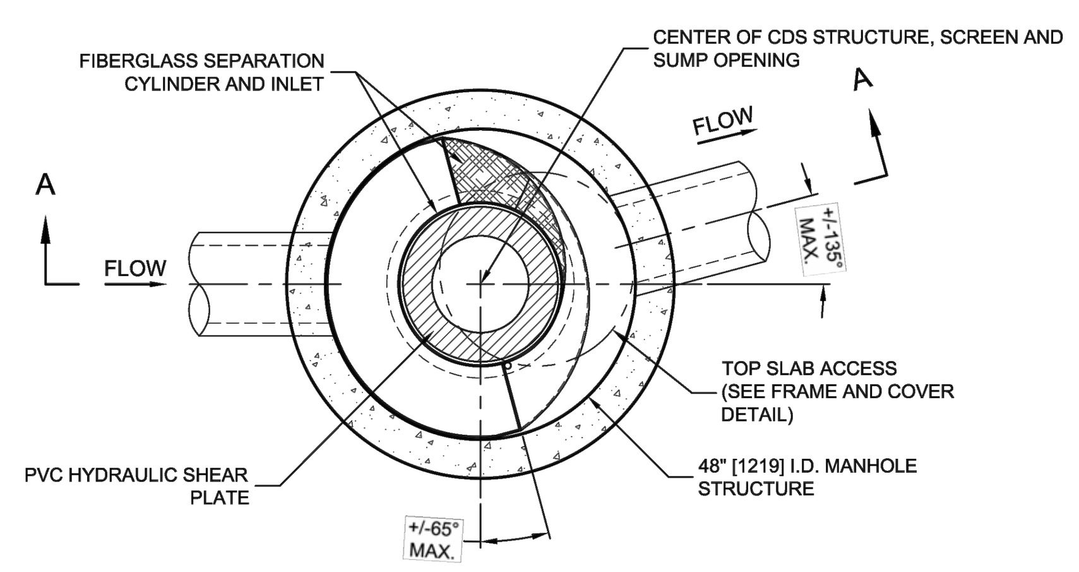
TITLE

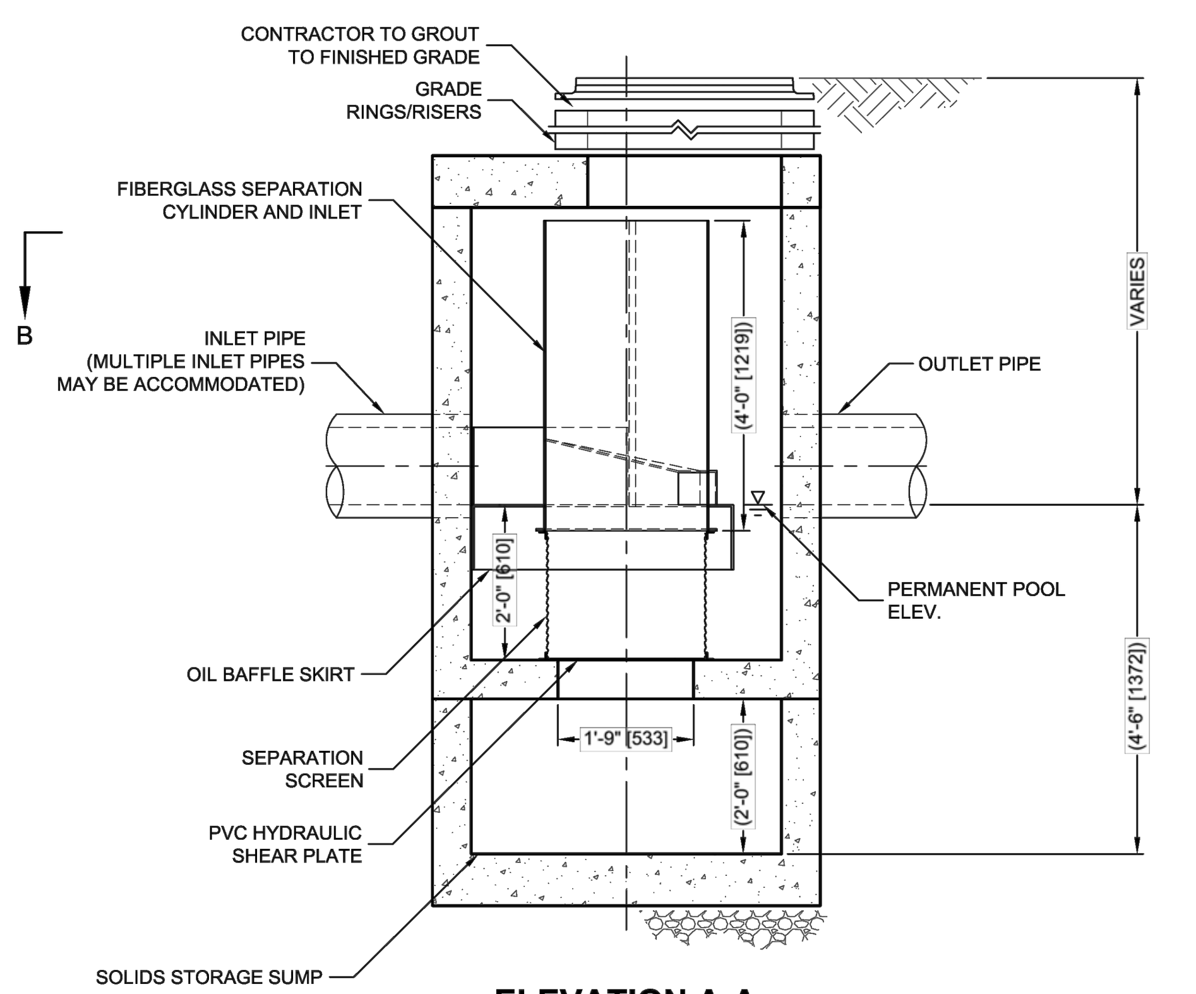
DETAILS

SHEET NUMBER

3.4



PLAN VIEW B-B
N.T.S.



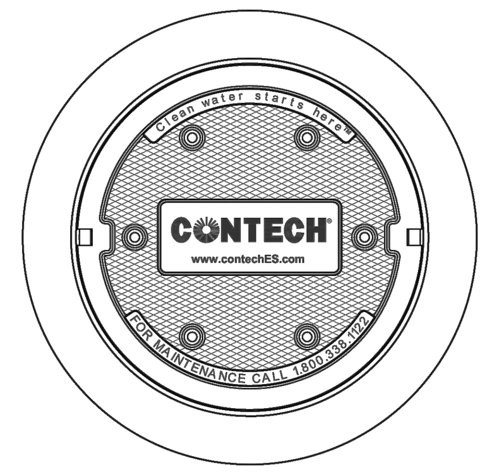
ELEVATION A-A
N.T.S.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848; 6,641,720; 6,511,595; 6,581,783; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

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

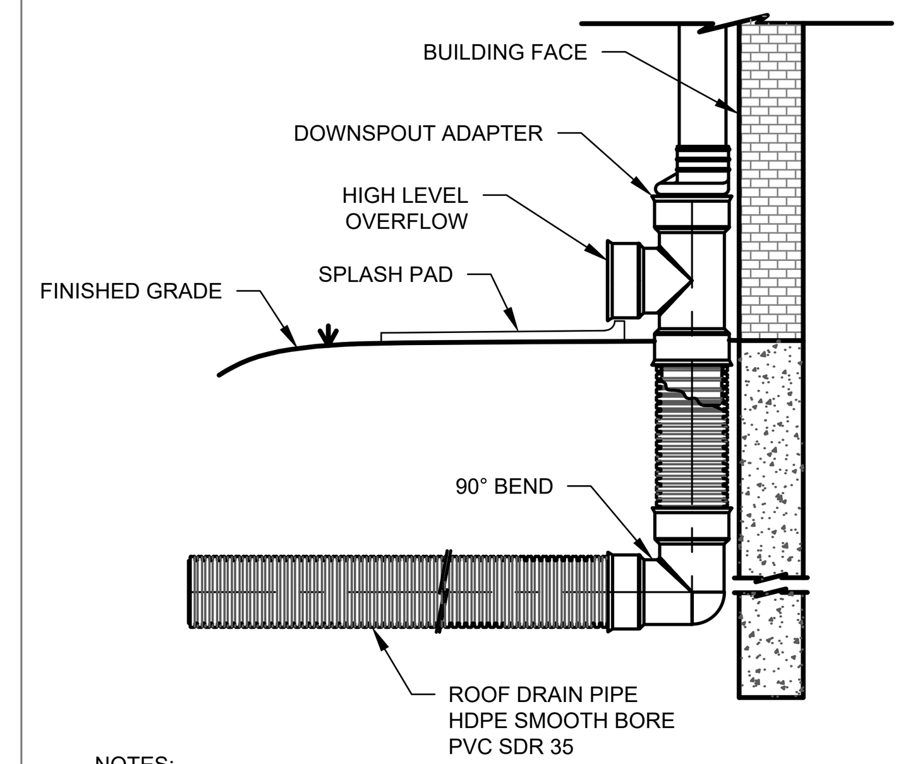
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT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

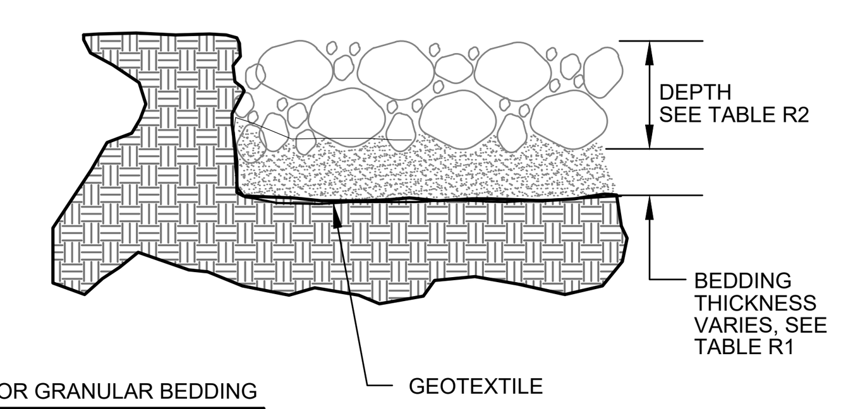
TABLE R2 CLASSIFICATION OF RIPRAP

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

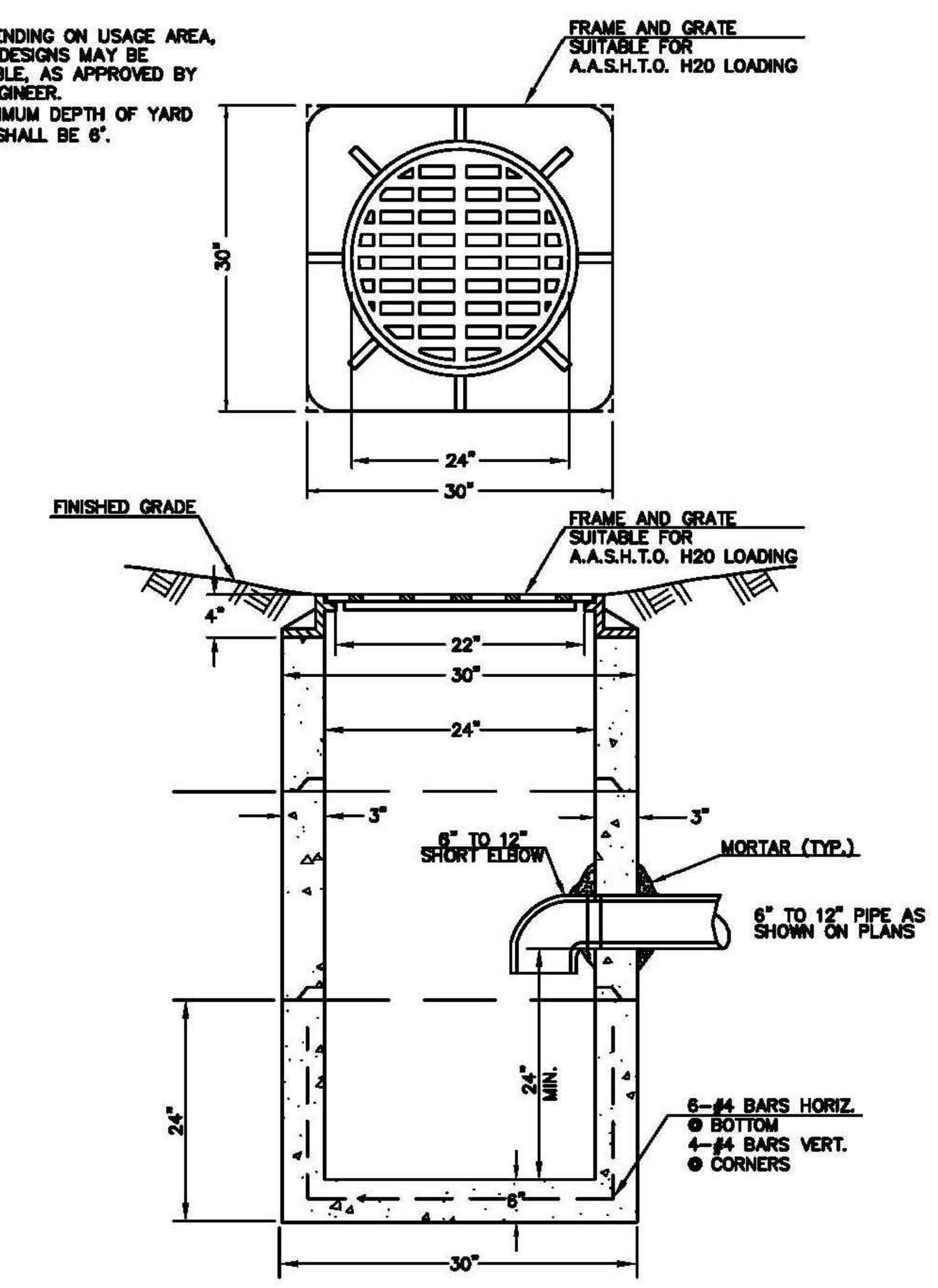
TABLE R3 GRADATION FOR GRANULAR BEDDING

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

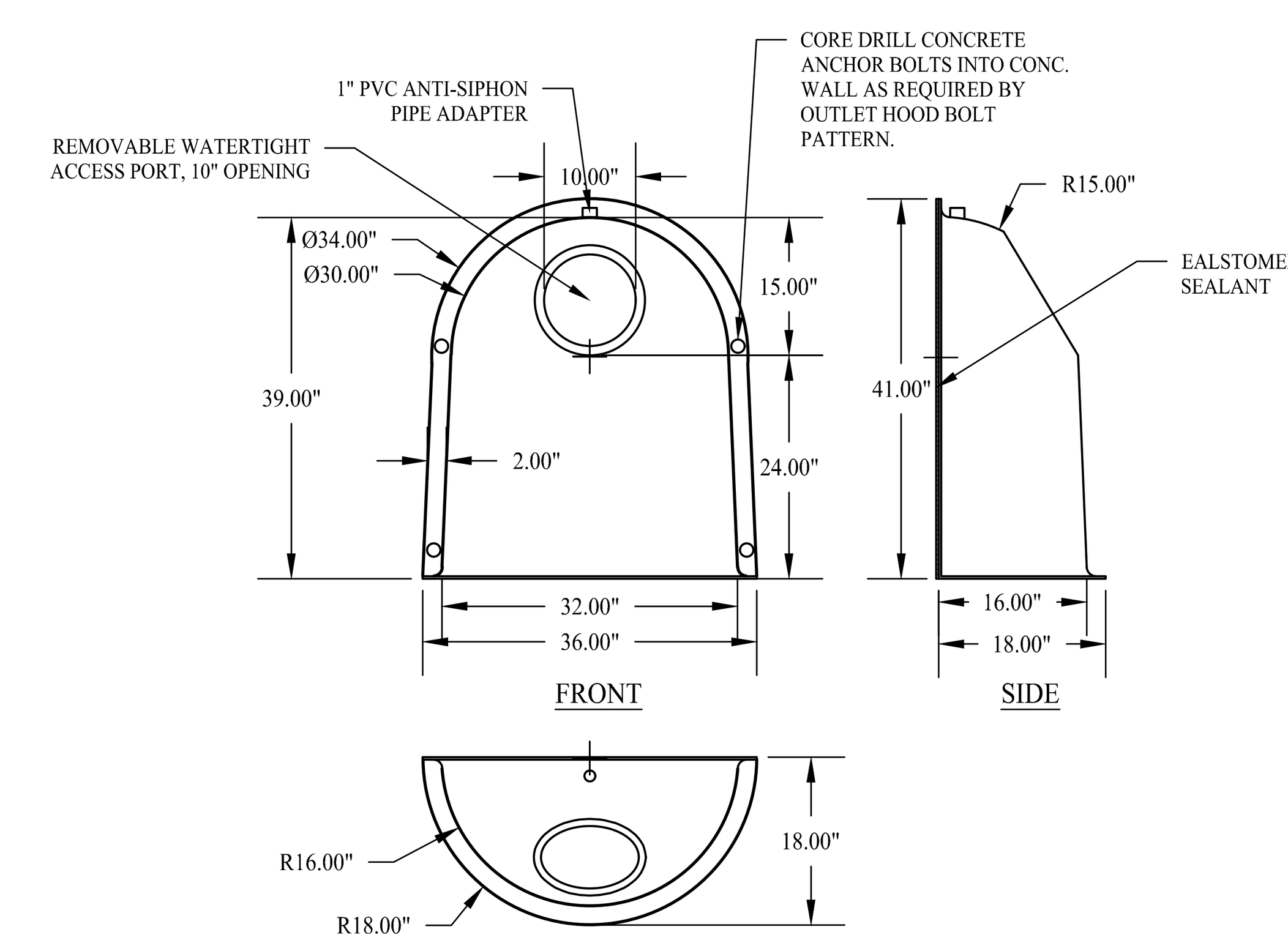


RIPRAP INSTALLATION DETAIL
N.T.S.

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'.



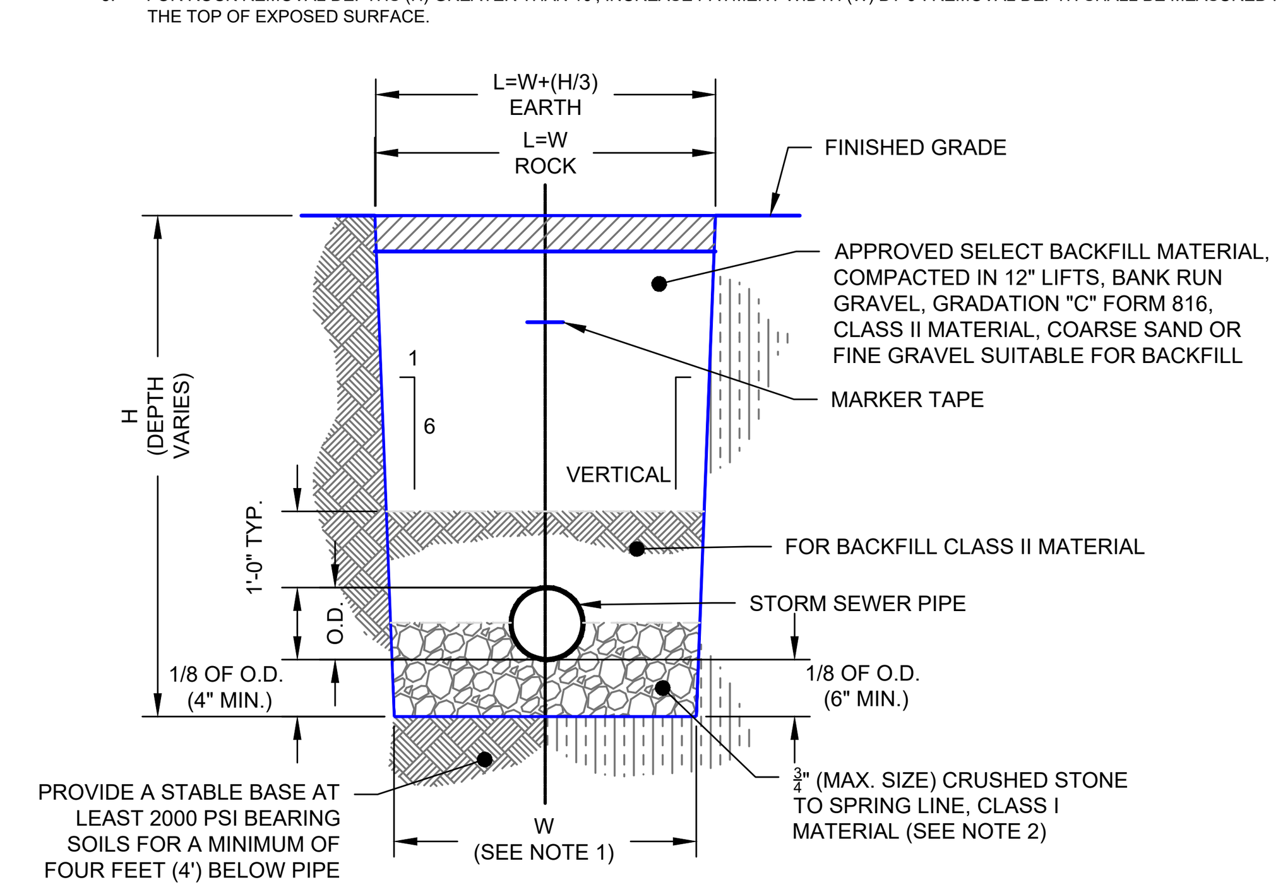
AREA DRAIN DETAIL
NOT TO SCALE



HOODED OUTLET
SCALE: NTS

NOTES:
ALL CATCH BASINS TO BE INSTALLED WITH 4' SUMPS AND HOODED OUTLET, UNLESS OTHERWISE NOTED

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.

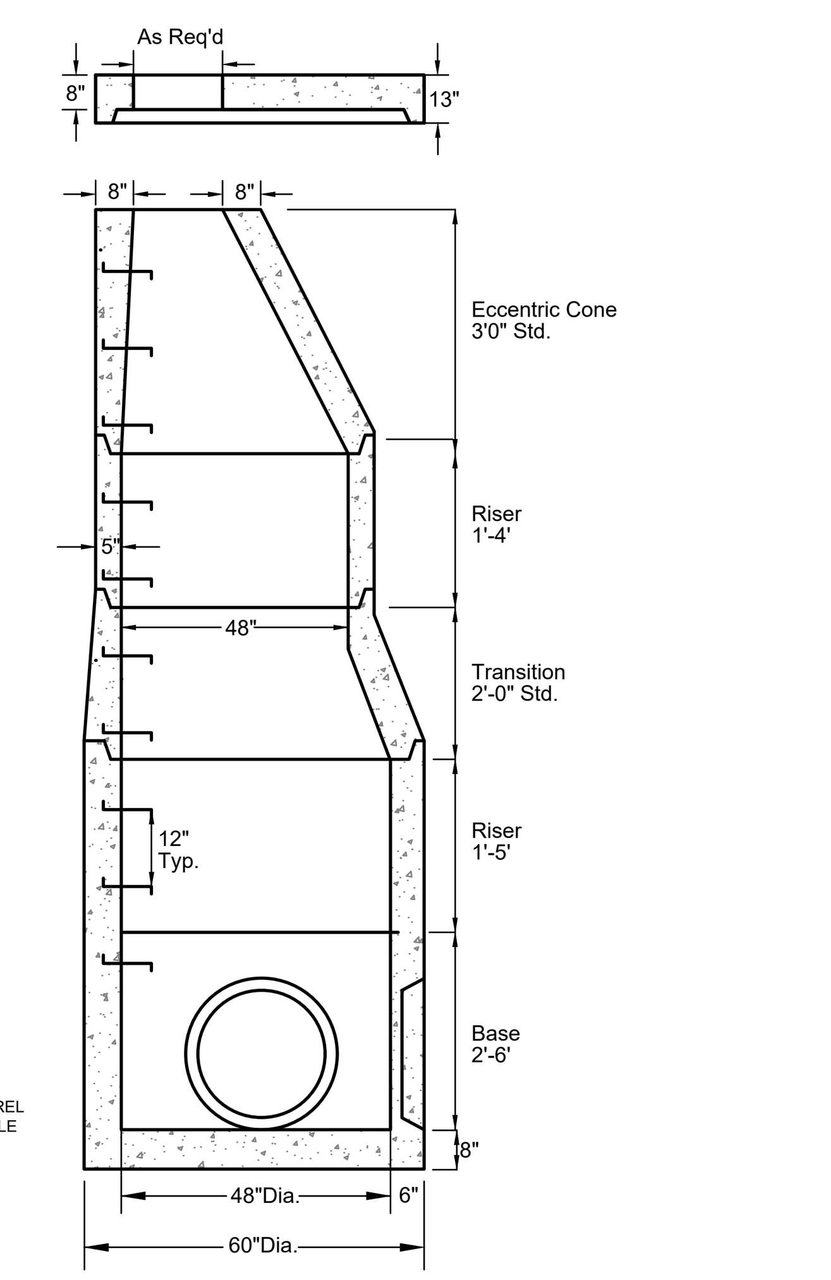


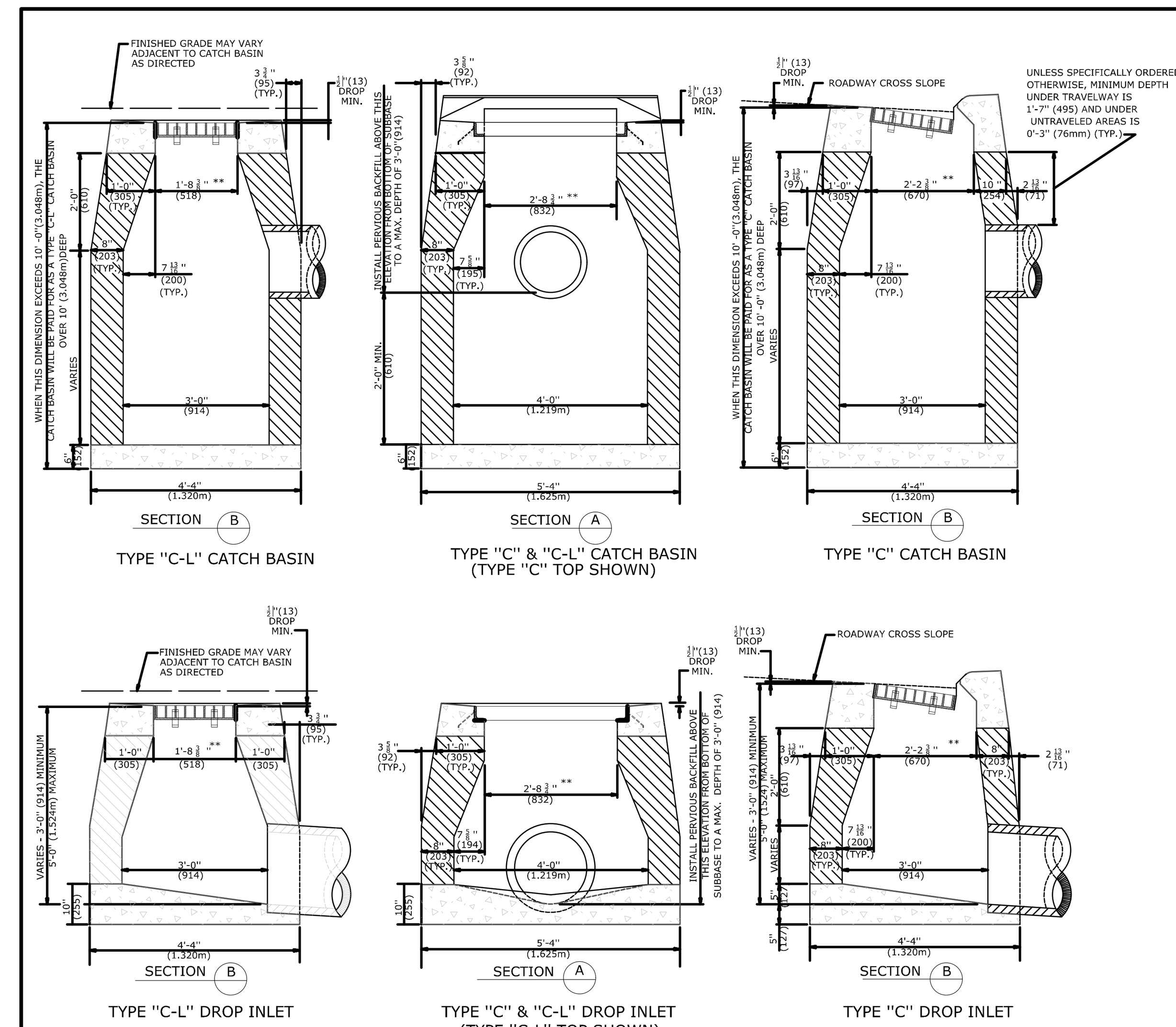
TABLE I

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

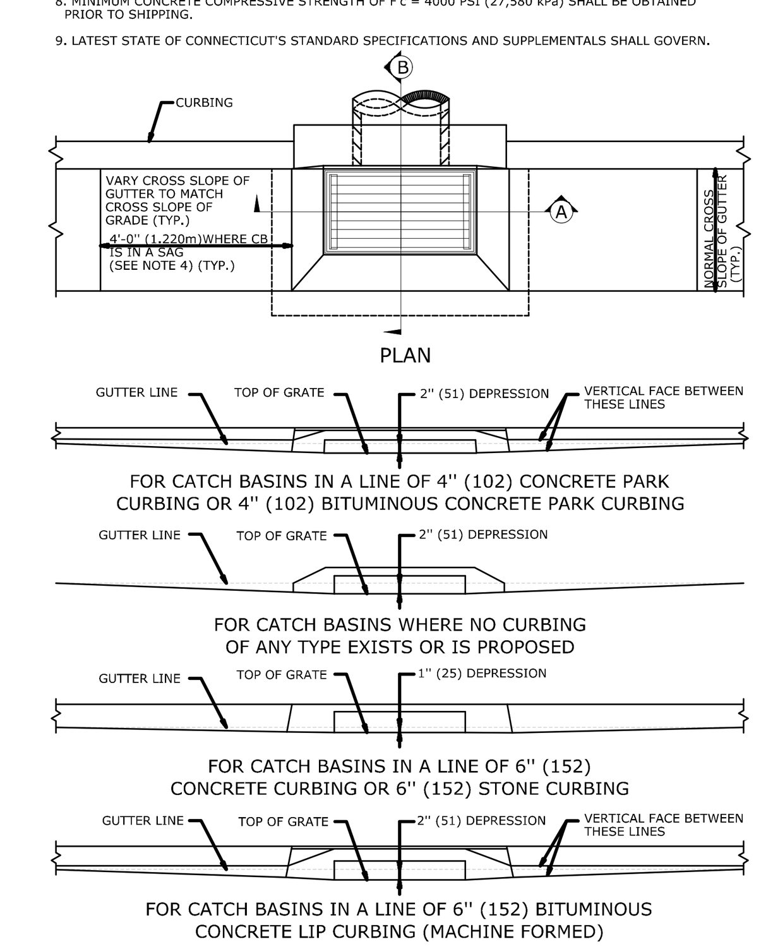
MINNIMUM MANHOLE BARREL DIAMETER FOR STRAIGHT THRU ROUND PIPE ONLY. MANHOLE BARREL DIAMETERS FOR PIPES ON AN ANGLE OR NON-ROUND PIPES SHOULD BE COMPUTED BY THE ENGINEER.

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.



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

NOT TO SCALE
STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
CTDOT STANDARD SHEET
OFFICE OF ENGINEERING
TYPE "C" , "C-L" & DROP INLET CATCH BASIN

Revisions: #	Date:	Descriptions:
01	12/02/2025	Easton/Trumbull IW Resubmission

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

Michael S. Lambert P.E. #30715 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

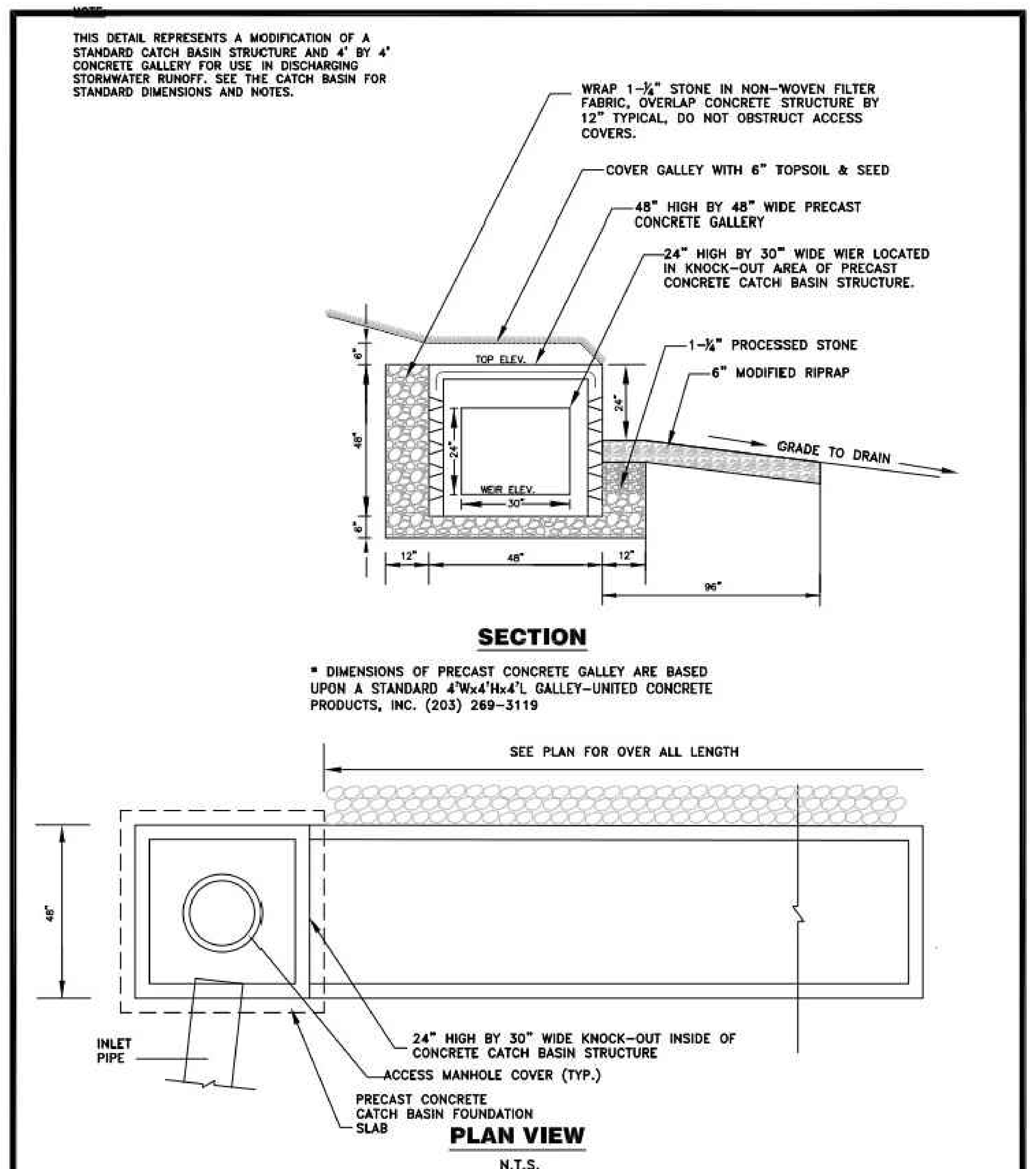
Scale:

Date: January xx, 2025

Project #: 1021

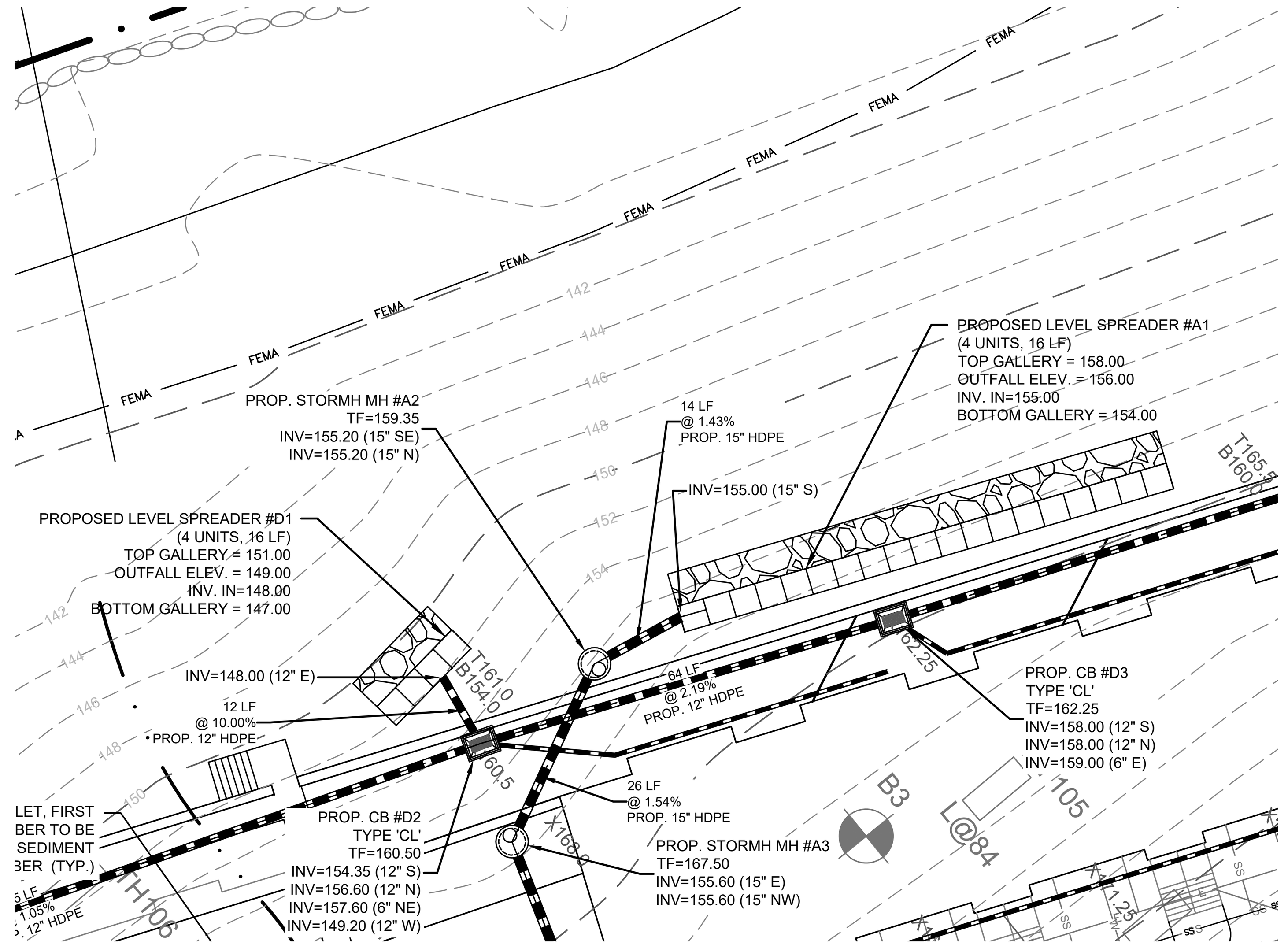
Drawn By: MSL | Approved By: MSL

Sheet #:
DR2



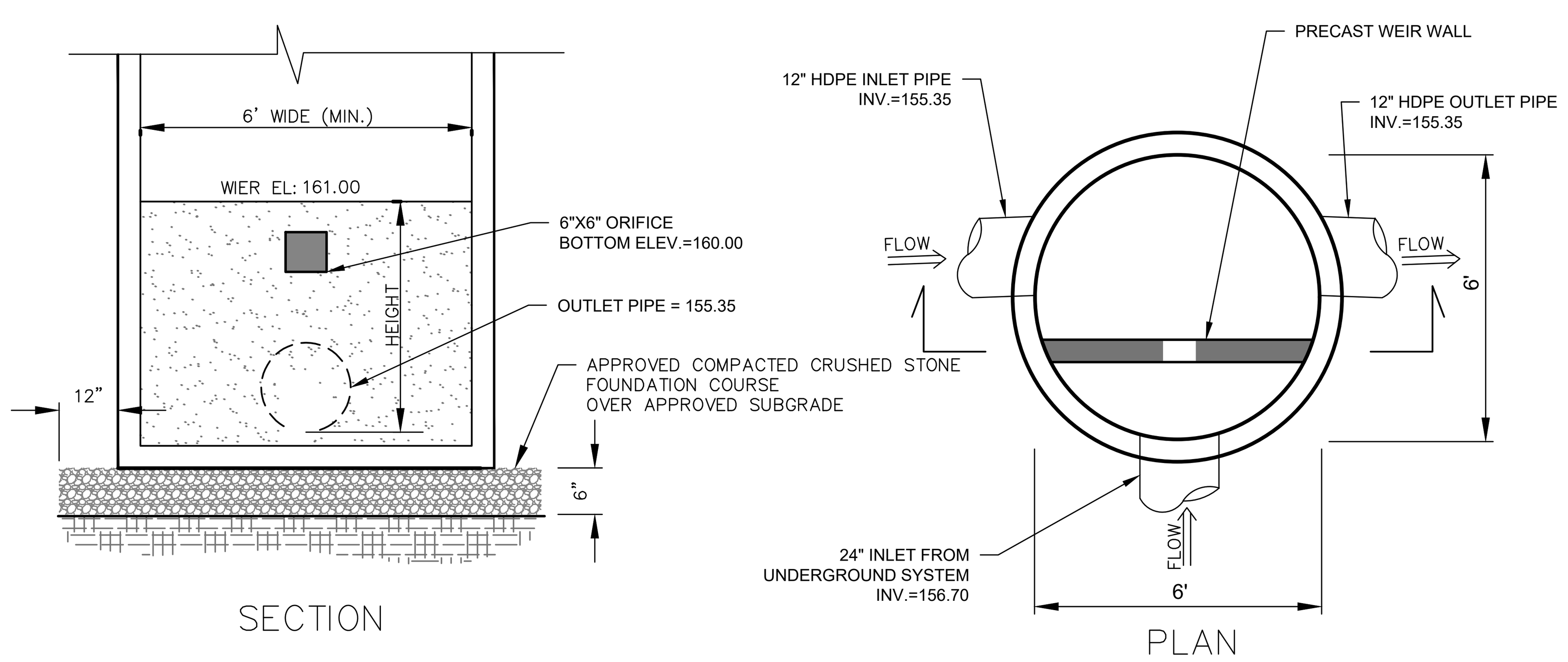
TYPICAL SECTION THROUGH INFILTRATION GALLERY LEVEL SPREADER OUTLET

N.T.S.



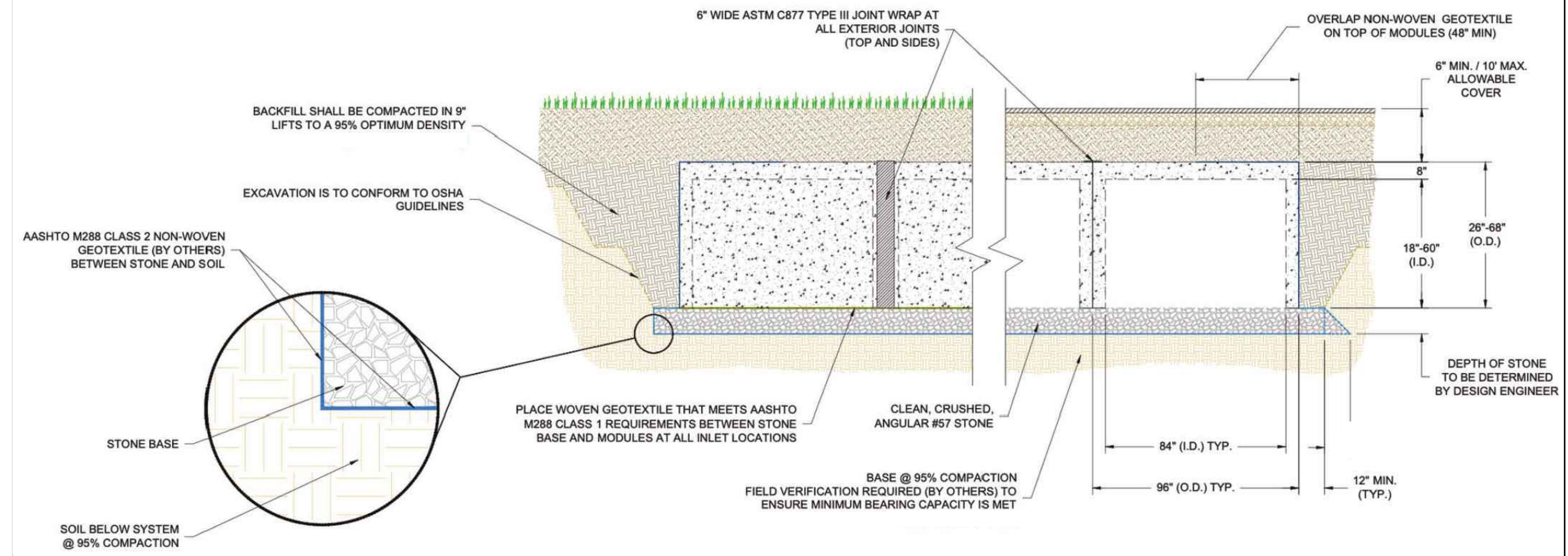
LEVEL SPREADER LAYOUT

SCALE: 1"=20'



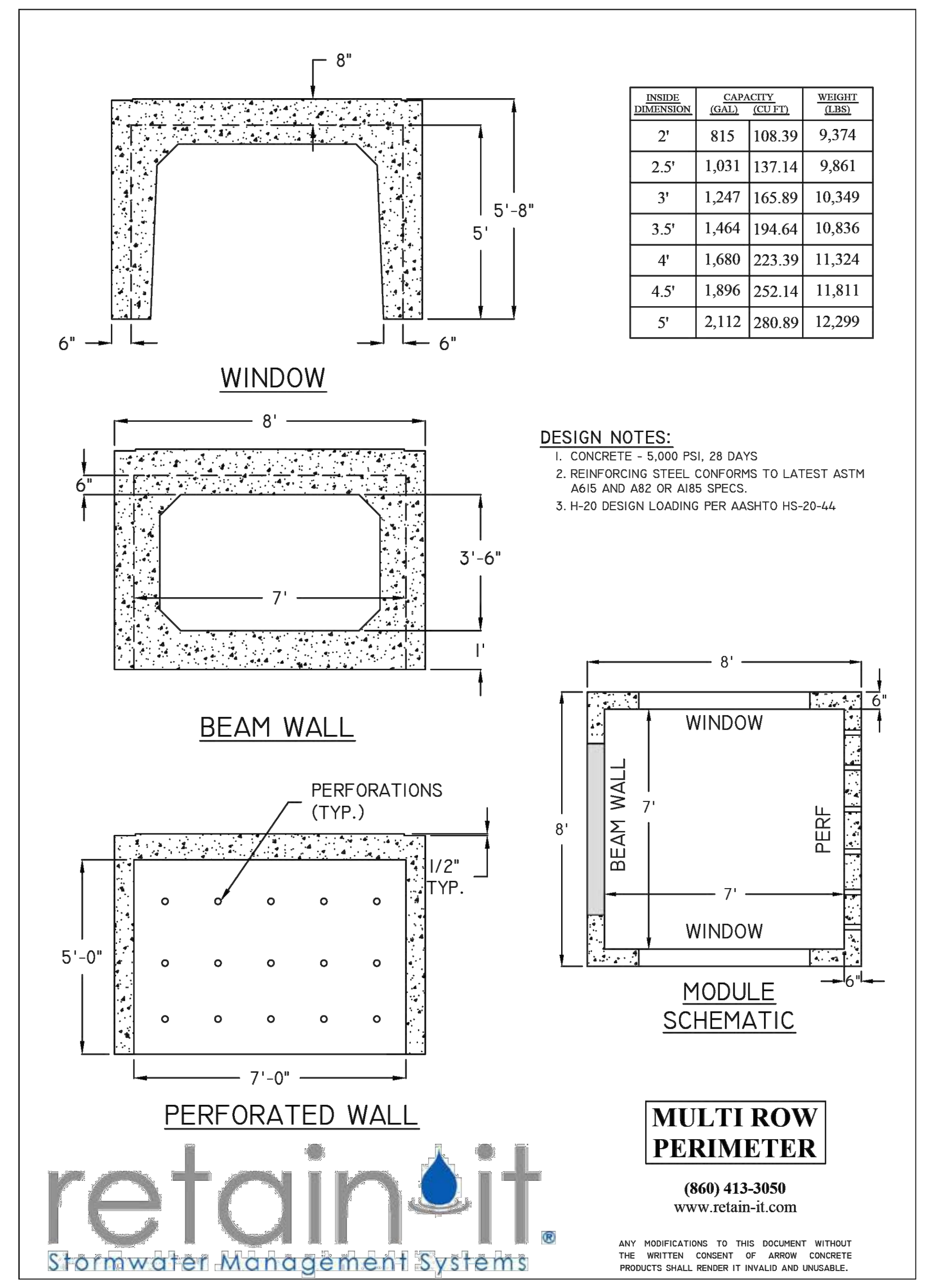
OUTLET CONTROL STRUCTURE DMH

N.T.S.



RETAIN-IT DRAINAGE SYSTEM CROSS-SECTION

NOT TO SCALE



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

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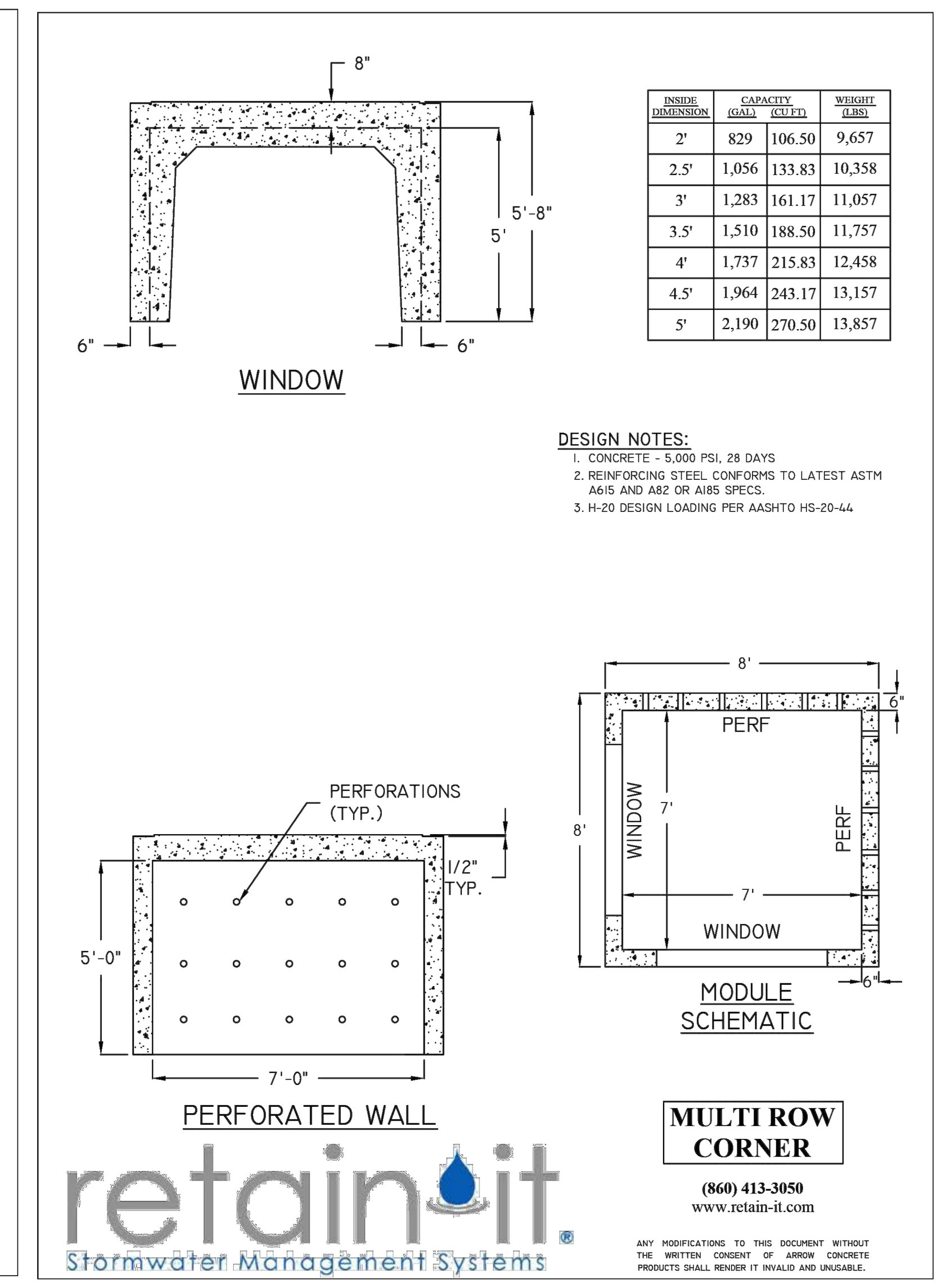

INSIDE DIMENSION	CAPACITY (GAL)	CAPACITY (CU FT)	WEIGHT (LBS)
2'	829	106.50	9,657
2.5'	1,056	133.83	10,358
3'	1,283	161.17	11,057
3.5'	1,510	188.50	11,757
4'	1,737	215.83	12,458
4.5'	1,964	243.17	13,157
5'	2,190	270.50	13,857

DESIGN NOTES:
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MULTI ROW CORNER

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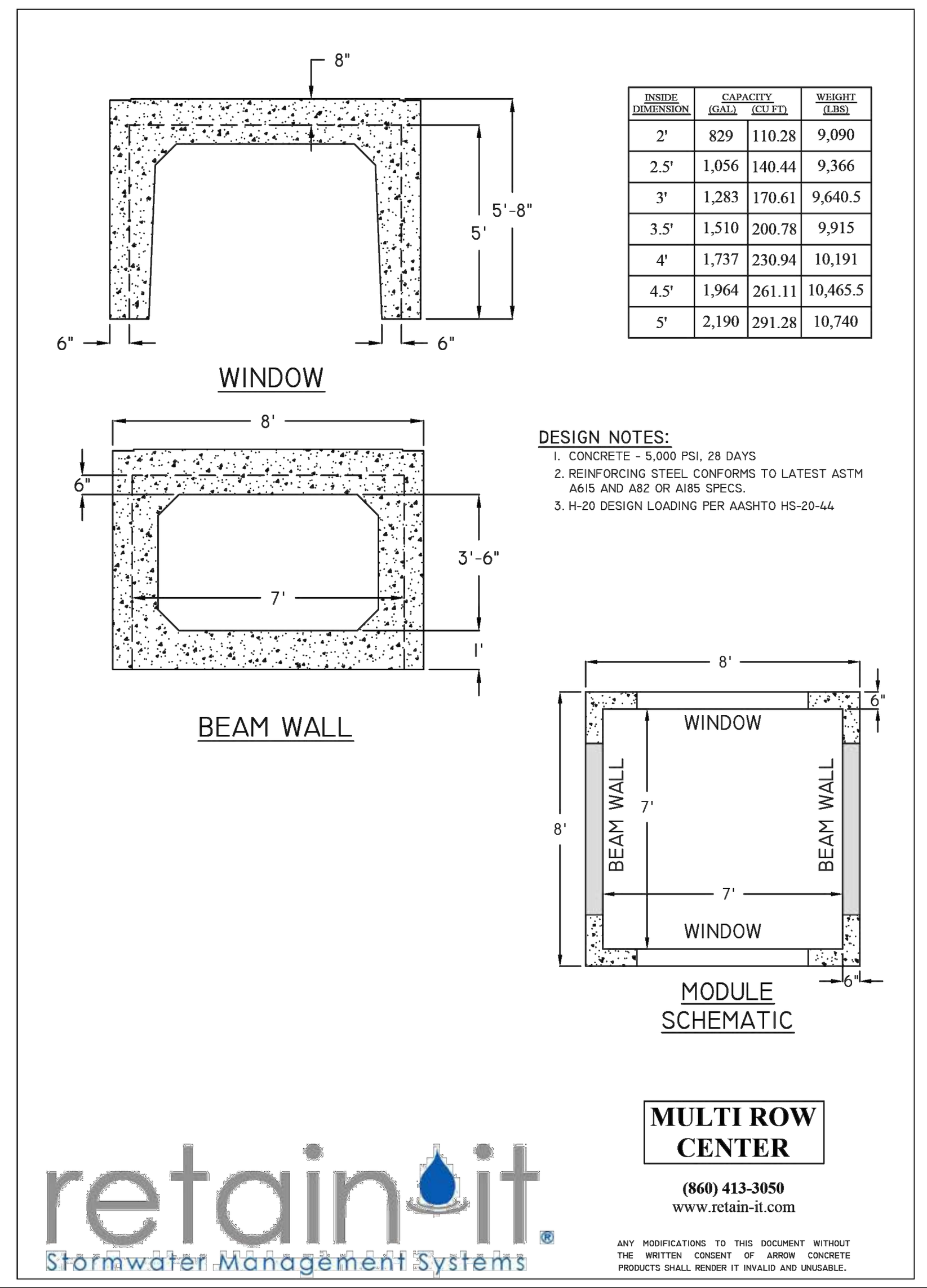

INSIDE DIMENSION	CAPACITY (GAL)	CAPACITY (CU FT)	WEIGHT (LBS)
2'	829	110.28	9,090
2.5'	1,056	140.44	9,366
3'	1,283	170.61	9,640.5
3.5'	1,510	200.78	9,915
4'	1,737	230.94	10,191
4.5'	1,964	261.11	10,465.5
5'	2,190	291.28	10,740

DESIGN NOTES:
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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

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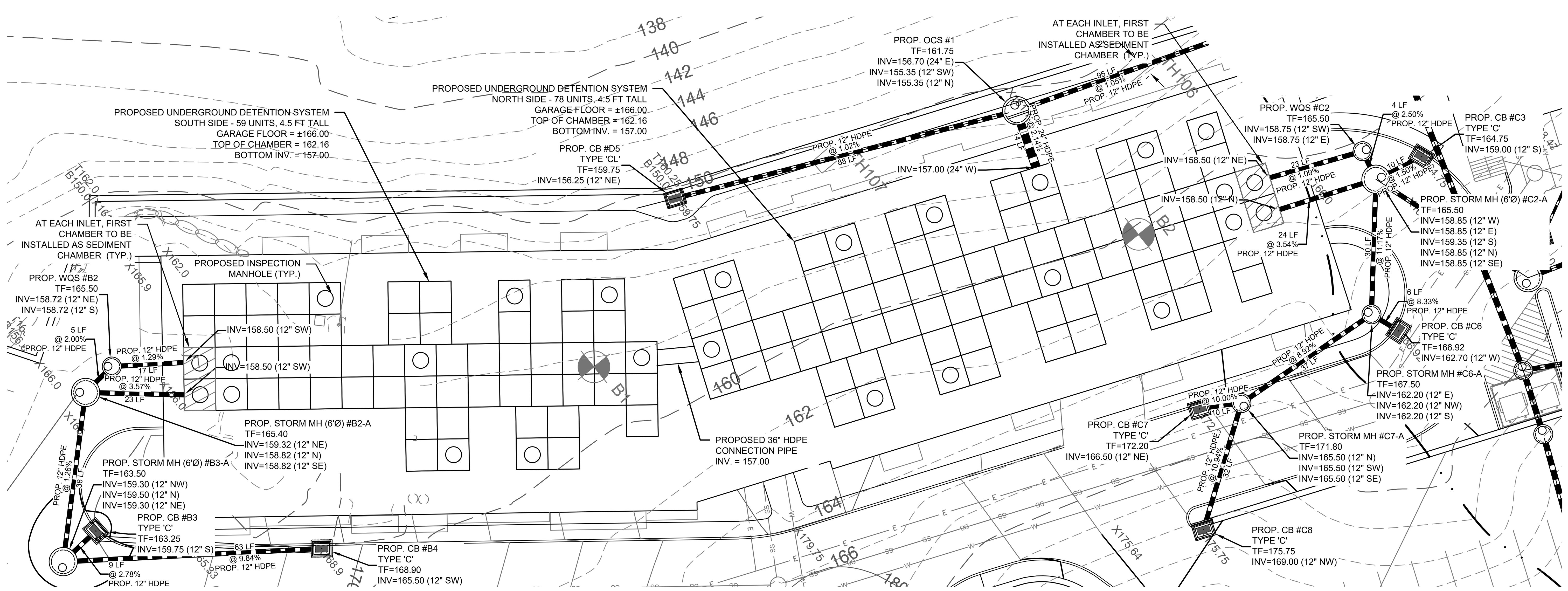


UNDERGROUND DETENTION SYSTEM LAYOUT

SCALE: 1"=20'

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

Revisions: #	Date:	Descriptions:
01	12/02/2025	Easton/Trumbull IW Resubmission

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

STATE OF CONNECTICUT · MICHAEL S. LAMBERT · No. 30715 · LICENSED PROFESSIONAL ENGINEER
Michael S. Lambert P.E. #30715 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

LIST OF EXHIBITS
TRUMBULL WETLANDS

Rec'd
12/4/2025
IWWC

1. Memorandum of Law
2. Wetland Delineation and Watercourse Map, August 9, 2023
3. William Kenny report, May 12, 2025
4. DEEP NDDB, June 16, 2025
5. Environmental Land Solutions, April 10, 2025
6. Geotech report, November 26, 2024
7. Stormwater Management report, Revised
8. Landscape plans
9. Drainage Details
10. Plans

EXHIBIT 1

WETLANDS MEMORANDUM
TRUMBULL

Pursuant to Connecticut General Statute §22a-42a(f), Wetlands Commission regulates activities not land ownership. A commission cannot assert jurisdiction simply because wetlands exist on the property it applies "only to those activities which are likely to impact or affect wetlands or watercourses". C.G.S. §22a-42a(f)(2).

The purpose of an upland review area is to determine if the activities proposed for property will have an adverse effect on wetlands. Queach Corp. v. Inland Wetlands Com'n, 258 Conn. 178, 199 (2001). However, the upland review area is not a bar to development and only allows the wetlands agency to decide if there is an impact. Id. at 201. Therefore, for this to be a "regulated activity" it requires a determination by the IWW that the Plaintiff's activity would have a likely adverse impact on wetlands.

Here, there is no substantive evidence that there is a likely significant impact. According to Trumbull's regulations, "Significant impact activity" means any activity, including, but not limited to, the following activities which may have a major effect or significant impact on the area for which an application has been filed or on another part of the inland wetland or watercourse system:

1. Any activity involving deposition or removal of material which will or may have a substantial effect on the wetland or watercourse or on wetlands or watercourses outside the area for which the activity is proposed;

2. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system;

3. Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to: support aquatic, plant or animal life and habitats; prevent flooding; supply water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other functions;

4. Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse;

5. Any activity which cause substantial diminution of flow of a natural watercourse or groundwater levels of the wetland or watercourse;

6. Any activity which is likely to cause or has the potential to cause pollution of a wetland or watercourse;

7. Any activity which damages or destroys unique wetland or watercourse areas or such areas having demonstrable scientific or educational value.

The evidence is just the opposite. Matt Popp's report of April 10, 2025 concludes that the proposed drainage system (report 2/11/2025, revised 10/1/2025) and mitigation plantings and best management practices will insure that potential adverse impact to the Mill River and adjacent flood plain wetlands are not significant.

Our Supreme Court has stated that the "sine qua non" of review of inland wetland applications is a determination of whether the proposed activity will cause an adverse impact to a wetland or watercourse. River Bend Assoc., Inc. v. Conservation & Inland Wetlands Com'n, 269 Conn. 57, 74 (2004). Evidence of mere speculation or general concerns does not suffice. Id. at 71. A commission cannot find that the proposed activities are likely to adversely affect impact wetlands absent evidence that identifies and specifies the actual harm. Id. at 77-81.

Our Appellate Court has made it clear that impacts on the upland review area even if close proximity to a wetland or watercourse is insufficient to deny a permit. Corhecchia v. Environmental Protection, 109 Conn. App. 346 (2008).

In order to deny a permit, the commission must determine the proposed activity will have a likely impact based on substantial evidence. Evidence of potential damage based on a mere possibility or a worry are insufficient. Estate of Machowski v. Inland Wetlands, 137 Conn. App. 830 (2012).

Even a general statement from an expert that some type of adverse impact is likely to result from a regulated activity is not sufficient to deny the requested permit. Three Levels Corp. v. Conservation Com'n, 148 Conn. App. 91 (2012).

Conditional approvals of wetlands permit applications are permissible. Finley v. Inland Wetlands Com'n, 289 Conn. 12, 42 (2008).

There is no need for the Commission to find a feasible and prudent alternative under C.G.S. §22a-41(b)(1) because (1) DEEP did not conduct a public hearing and (2) this public hearing was because of public interest not based on a finding that the proposed activity may have a significant impact. See Purnell v. Inland Wetlands Com'n, 205 Conn. App. 280 (2021). (The Plaintiffs claim that it was error for the Superior Court to uphold permit approval without a feasible and prudent alternative finding required by statute and municipal regulations. The Court found "They are mistaken"). (Portion of Purnell is attached).

The applicant has satisfied the "no feasible and prudent alternative" requirement of C.G.S. §22a-41(b)(2) by documenting that the site plan will preserve all existing wetland or watercourse functions.

In addition, "conservation of vegetation" within a wetland or watercourse is a non-regulated activity under C.G.S. §22a-40(b)(1).

Purnell v Inland Wetlands Washington

public hearing signed by at least twenty-five residents of the municipality in question.

In addition, with respect to any municipality "which does not regulate its wetlands and watercourses"; General Statutes § 22a-39 (i); the act authorizes the Commissioner of Energy and Environmental Protection to conduct a public hearing on applications for a permit to conduct regulated activities in that municipality.[41] General Statutes § 22a-39 (k). Because Washington has enacted inland wetlands and watercourses regulations in accordance with the act and has designated the commission as the agency charged with regulating activities in that municipality; see footnote 2 of this opinion; § 22a-39 (k) is inapplicable to the present case.

With that context in mind, we turn to General Statutes § 22a-41 (b) (1), which specifies precisely when a "feasible and prudent alternative" finding is required under Connecticut law. That statute provides in relevant part: "In the case of an application which received a public hearing pursuant to (A) subsection (k) of section 22a-39, or (B) a finding by the inland wetlands agency that the proposed activity may have a significant impact on wetlands or watercourses, a permit shall not be issued unless the commissioner finds on the basis of the record that a feasible and prudent alternative does not exist. . . ."[42] General Statutes § 22a-41 (b) (1). Section 22a-41 (b) (1) plainly provides that a feasible and prudent alternative finding is required in only two scenarios. The first is when the Commissioner of Energy and Environmental Protection has conducted a public hearing on an application pursuant to § 22a-39 (k). The second is when the municipal land use agency held a public hearing after making a threshold determination that "the proposed activity may have a significant impact on wetlands or watercourses . . . ." See General Statutes § 22a-42a (c) (1).

Neither scenario is implicated here. No hearing was held before the Commissioner of Energy and Environmental Protection. Moreover, the public hearing conducted by the commission over the course of five nights was not predicated on a finding that the activities proposed by the applicant may have a significant impact on wetlands or watercourses. Rather, that hearing was held in response to a petition signed by sixty-two residents of Washington. For that reason, the commission was not required to make a finding that no feasible and prudent alternative existed.

The plaintiffs' reliance on this court's decision in *Starble* v. *Inland Wetlands Commission*, 183 Conn. App. 280, 192 A.3d 428 (2018), is misplaced. Unlike the present case, *Starble* did not involve a public hearing held in response to a petition from local residents but, rather, one held following a determination by "[t]he commission . . . that the proposed plan could significantly impact the wetlands . . . ." Id., 283. *Starble* thus

EXHIBIT 2

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE ▪ ECOLOGICAL SERVICES

August 9, 2023

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 today, 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.

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 ° F.

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 Charlton	Loose Glacial Till	0-15	Well Drained	>6.0	--	--	>60
	Soils	Loose Glacial Till	0-15	Well Drained	>6.0	--	--	>60
306	Udorthents - Urban Land Complex	Excavated or Filled Soil (>2 feet)	0-45	Well Drained to Somewhat Poorly Drained	1.5->6.0	Apparent	Nov-May	>60
		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

Today, 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

Alexander Wojtkowiak
Soil Scientist

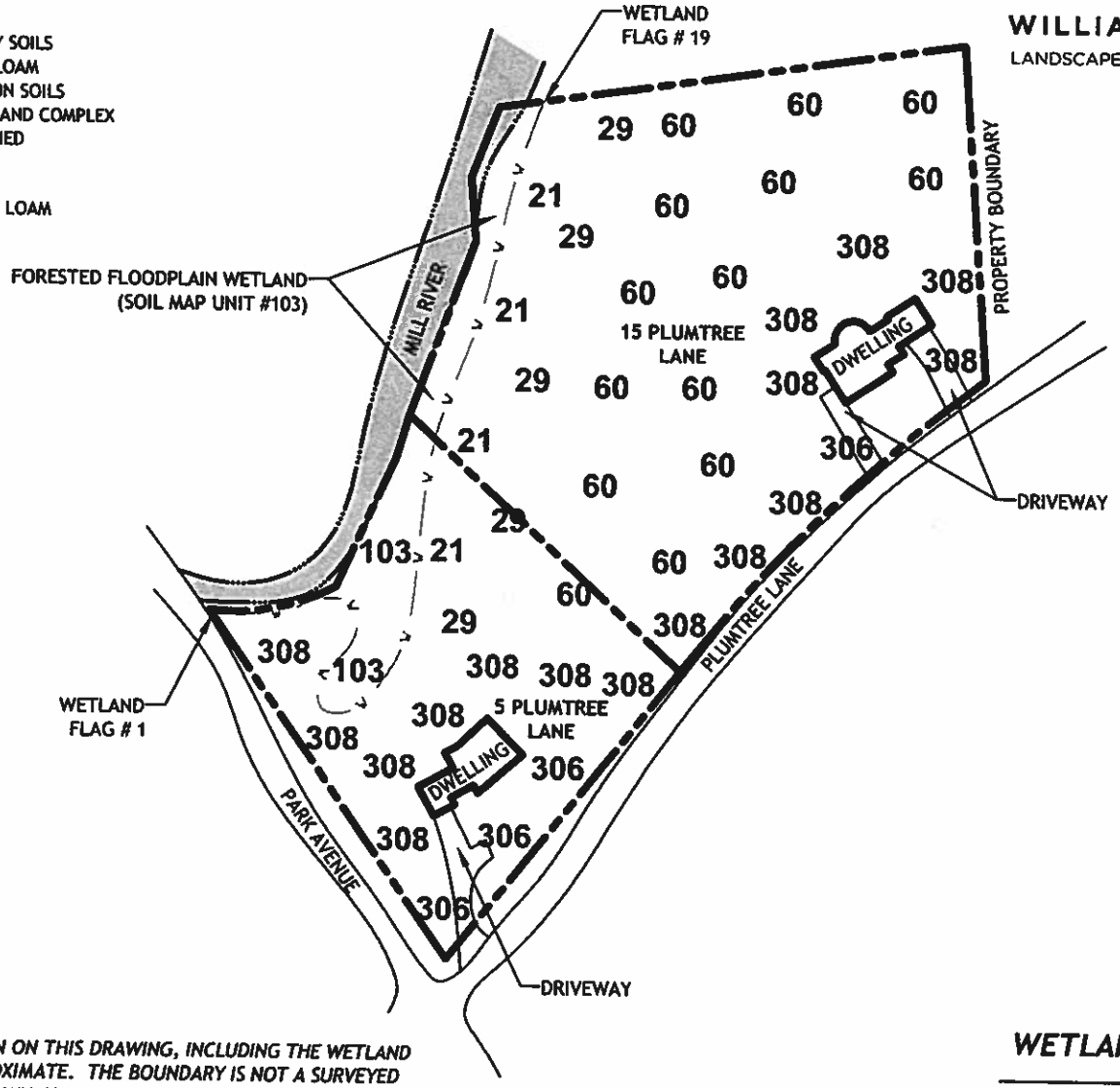
Enclosure

Ref. No. 5700

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



WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE • ECOLOGICAL SERVICES
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203 366 0588 www.wkassociates.net

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

Ref. No. 5700

NORTH

EXHIBIT 3

WILLIAM KENNY ASSOCIATES
LANDSCAPE ARCHITECTURE • ECOLOGICAL SERVICES

May 12, 2025

Mr. Steven Shapiro
15 Plum Tree LLC

Re: Wetland and Watercourse Delineation
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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 ° F.

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60	Canton and Charlton Soils	Loose Glacial Till Loose Glacial Till	0-15 0-15	Well Drained Well Drained	>6.0 >6.0	-- --	-- --	>60 >60
306	Udorthents - Urban Land Complex	Excavated or Filled Soil (>2 feet)	0-45	Well Drained to Somewhat Poorly Drained	1.5->6.0	Apparent	Nov-May	>60
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	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

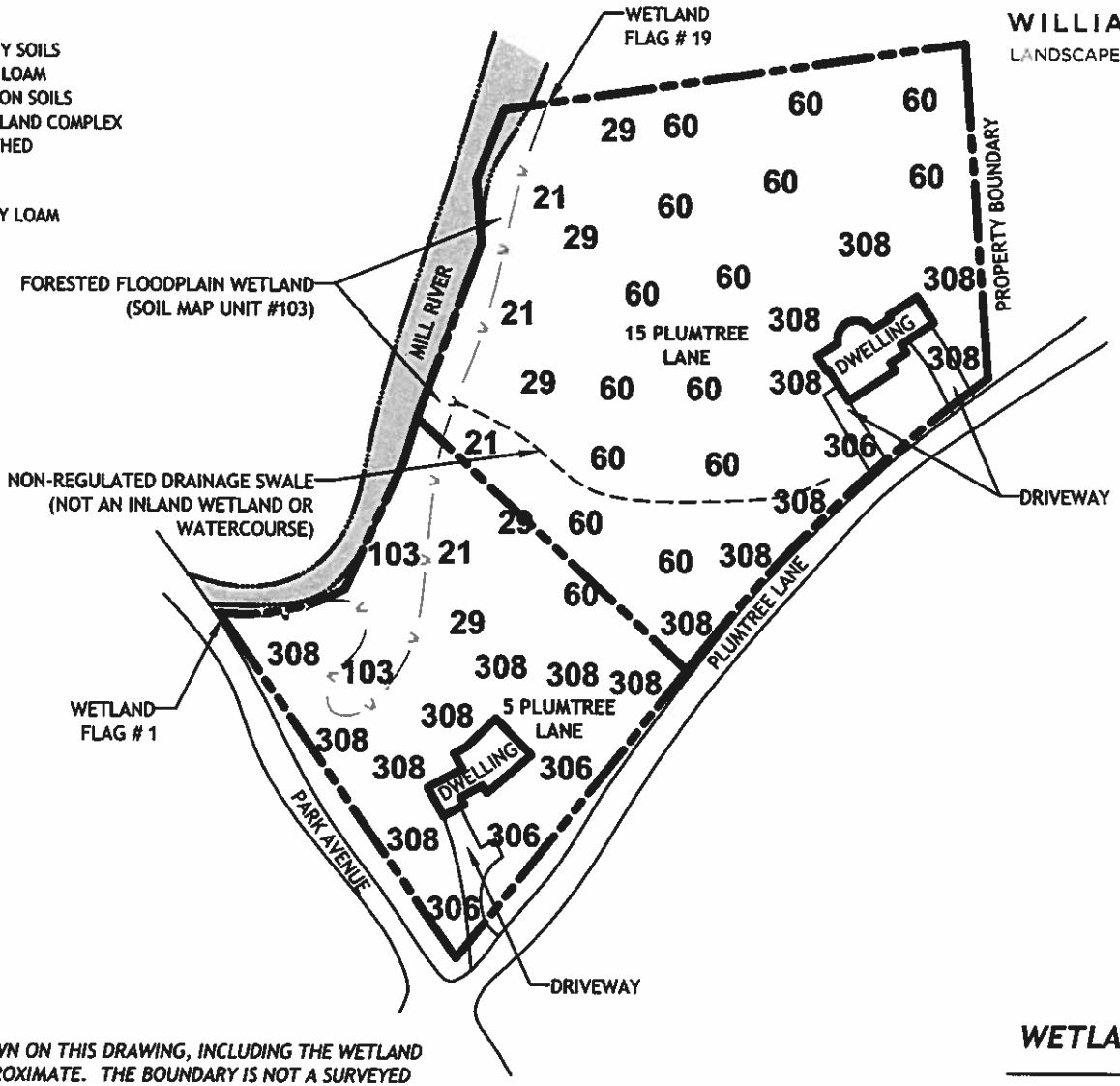
Ref. No. 5700

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

EXHIBIT 4

Generated by eNDDB on:
6/16/2025

Matt Popp
Towns: Trumbull,Easton
Automated Site Assessment: 544732174

Subject: Plumtree Lane

This is an automated site assessment and not a Natural Diversity Data Base determination. The information provided represents a snapshot that can be used for general planning purposes. **This letter cannot be used to fulfill Endangered Species Act compliance requirements.** Please see information below as well as our FAQs describing the appropriate use and limitations of the automated Site Assessment tool.

Current data maintained by the Natural Diversity Data Base (NDDB) and housed in the DEEP ezFile portal, indicates that populations of the following State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306) have been documented within or in close proximity to the area delineated. **Please see the attached table for detailed species information.**

HOW SITE ASSESSMENT SPECIES LISTS ARE COMPILED
Site assessment species lists include all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, landowners, private conservation groups and the scientific community. New and updated information is incorporated into the Data Base and accessed through the ezFile portal as it becomes available. The species list provided is not necessarily the result of comprehensive or site-specific field investigations.

WHAT PURPOSE DOES THIS SITE ASSESSMENT SERVE?
A site assessment is intended to provide a snapshot of the species that may be in the vicinity of your drawn area. It may be useful in project planning or to gain an understanding of the potential for listed species to utilize the site. The list is computer generated; it was not prepared or reviewed by program staff. Biologist review of your location may result in the addition of species not provided by the automated site assessment.

I'VE REVIEWED MY SITE ASSESSMENT, WHAT DO I DO NEXT?
If you are undertaking an activity that requires a state permit, utilizes state funding, or involves state agency action, you must demonstrate compliance with the CT Endangered Species Act. This is done through the full Natural Diversity Data Base review process. Please return to the DEEP's ezFile Portal and select Natural Diversity Data Base Review to begin this review process. Keep in mind that these detailed reviews may include additional species not identified in the automated site assessment. Program staff consider factors such as habitat characteristics, species life history and other

information to determine appropriate species of concern.

SURVEY WORK MAY BE NECESSARY

Suitable and potentially occupied habitat may extend beyond mapped NDDB areas and unmapped areas may represent potential habitat that has not been adequately surveyed for all taxa. If you are undertaking activities that involve significant ground disturbance, converting natural lands to development, or otherwise fragmenting or disturbing large areas, we recommend conducting comprehensive biological surveys and a full site habitat characterization for areas that have not been assessed through prior biological inventories. Survey work may be required as part of the NDDB review process; completing some or all of this work up front will allow the process to proceed more efficiently.

This survey and habitat characterization should be comprehensive and not strictly limited to species included in the site assessment. Field surveys should be performed by a qualified taxonomic expert with the appropriate scientific collecting permits. Surveys should be conducted at seasonally appropriate times.

A report summarizing the results of such surveys should include:

1. Survey date(s) and duration.
2. Site descriptions and photographs.
3. List of component vascular plant and animal species within the survey area (including scientific binomials).
4. Data regarding population numbers and/or area occupied by State-listed species.
5. Detailed maps of the area surveyed including the survey route and locations of State listed species.
6. Recommendations for management and protection of State-listed species with reference to project activities.
7. Statement/résumé indicating the taxonomic expert's qualifications.

Site survey reports should be sent to the CT DEEP-NDDB Program (deep.nddbrequest@ct.gov) for further review by program biologists.

SENSITIVE SPECIES

Please note that, for purposes of automated site assessments, certain sensitive species are not identified beyond their taxa. Additional information will be provided for those projects that will be conducting survey work in preparation for permitting ground disturbing activities or for other activities that might necessitate survey work. For these projects, please submit a Natural Diversity Data Base Review Request and we will provide information to your taxonomic expert.

ADDITIONAL RESOURCES

The following resources may be helpful when planning survey work

- State Listed plant species and Natural Communities documented within each CT town
- Thirteen of Connecticut's Most Imperiled Ecosystems (1998) - Metzler and Wagner
- The Vegetation of Connecticut - Metzler and Barrett
- Nature's Network identifies opportunities for conserving and connecting intact habitats and ecosystems and supporting imperiled species.
- Connecticut's Critical Habitat map. The Critical Habitat map project contains a subset of

known important natural community types and sites in CT. Refer to Resource Guide for a complete description and limitations of this product.

Additional sites of Critical Habitats and important natural communities exist, some of which are documented by NDDB and some of which have not been identified, or fully mapped or field verified. You may contact NDDB prior to conducting field reviews for more comprehensive information.

This letter is computer generated from our existing records and carries no signature. If however, any clarification/error is noted, or, if you have further questions, please contact the following:

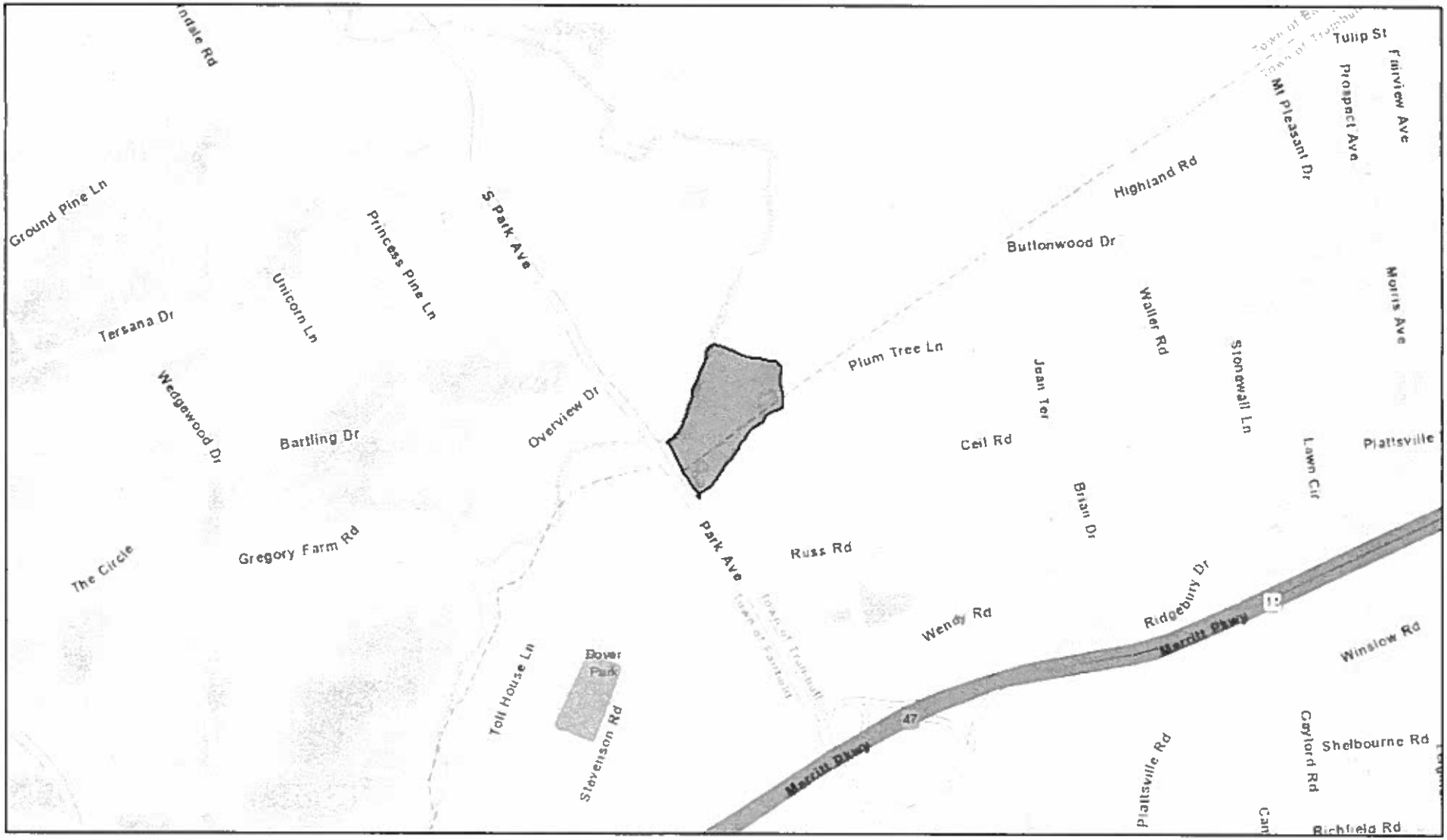
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Data Base
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please include a snapshot of the map, your last name, and the subject area town when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Common Name	Wood turtle
Scientific Name	*Glyptemys insculpta*
Listing Status[1]	SC
Taxa	reptile
General Ecology	Individuals of this species are riverine and riparian obligates, overwintering and mating in clear, cold, primarily sand-gravel and rock bottomed streams and foraging in riparian zones, fields and upland forests during the late spring and summer. They hibernate in the banks of the river in submerged tree roots between November 1 and March 31. Their summer habitat focuses within 90m (300ft of rivers) and they regularly travel 300m (0.2 mile) from rivers during this time. During summer they seek out early successional habitat: pastures, old fields, woodlands, powerline cuts and railroad beds bordering or adjacent to streams and rivers. Their habitat in Connecticut is already severely threatened by fragmentation of riverine, instream, riparian, and upland habitats, but is exacerbated by heavy adult mortality from machinery, cars, and collection. This is compounded by the species late maturity, low reproductive potential, and high nest and hatchling depredation rates.

[1]E = State Endangered, T = State Threatened, SC = State Special Concern, FE = Federally Endangered, FT = Federally Threatened, NA = Not applicable.

Plumtree Lane Map



June 16, 2025

1:9,597

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Filing #0 ezFile NDDB System

EXHIBIT 5

Environmental Land Solutions, LLC

Landscape Architecture & Environmental Planning
8 Knight Street, Suite 203, Norwalk, CT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836

April 10, 2025

Inland Wetlands and Watercourses Agency (IWWA)
Town of Easton
225 Center Road
Easton, CT 06612

Inland Wetlands and Watercourses Commission (IWWC)
Town of Trumbull, Public Works Admin Building
366 Church Hill Road
Trumbull, CT 06611

Re: Environmental Assessment - Proposed Residential Development
15 Plumtree Lane, Easton and 5 Plumtree Lane, Trumbull, CT

Dear Agency and Commission Members:

15 Plumtree, LLC is proposing to construct a residential development, consisting of two buildings, on the above referenced property located between Plumtree Lane and the Mill River. The Easton / Trumbull town lines cross near the center of the site. The site's northern property line runs through the Mill River. An inland floodplain wetland borders the Mill River. Other than mitigation plantings, no direct disturbance is proposed to any regulated wetland or watercourse area. However, within Easton, site work is proposed within 100' of the flag inland wetland line and within 200' of Mill River. In Trumbull, site work is proposed within the wetland's 100' upland review area (URA). Therefore, a permit is required from Easton and Trumbull for the proposed site work.

Environmental Land Solutions, LLC (ELS) has been retained by 15 Plumtree, LLC to prepare this Environmental Assessment report which describes the project with emphasis placed on inland wetland and watercourse resources, their functions and potential development-related impacts to these regulated areas. This report also describes proposed Best Management Practices (BMPs) and recommends mitigation measures designed to minimize development-related impacts to regulated areas and to enhance the site's overall environmental value. To complete this task, ELS staff have reviewed the site plans prepared by J. Edwards & Associates, LLC and visited the site on October 2, 2024 and April 2, 2025. ELS also prepared the Landscape Plan, dated 4/10/25, for the project.

Existing Conditions

The subject 4.91 acre site is located on the north side of Plumtree Lane with frontage on the east

side of Park Avenue. The bordering properties are residentially developed to the east, south, and west, with a field and bordering newly installed parking area (accessed from Park Avenue) on the land to the north of the Mill River. The property contains two dwellings (both accessed from Plumtree Lane), a wooded hillside found between the two dwellings, and the Mill River and adjacent wooded floodplain to the north. The site slopes from elevation 212'± in the southeast corner down to elevation 133'± in the northwest. The site's topography includes a steep embankment from Plumtree Lane down to a somewhat gently sloping plateau near the development area, then steeply sloping down to the near level Mill River floodplain, then down several feet to the Mill River. The land bordering the Mill River lies within a designated FEMA floodplain. An old farmer's stone wall crosses the property near the Mill River.

Ornamental plantings, including Forsythia, Alberta Spruce, Pieris, Pachysandra, Hosta, Bamboo, and ornamental grasses, are found growing near the two dwellings. The upland woods located between the two houses include Red Oak, American Beech, Hemlock, Red and Sugar Maples, Black Birch, Shagbark Hickory, Mayflower, Maple-leave Viburnum, Enchanters Nightshade, Christmas Fern, and Troutlily. Several nonnative and invasive plants, such as Garlic Mustard, Japanese Barberry, Japanese Knotweed, Asiatic Bittersweet, Bamboo, and Multi-flora Rose are found onsite. Some of the site's low-slope areas are thinly vegetated within the understory and shrub layer.

Wetland and Watercourse Areas

The site's wetlands and watercourses have been delineated by William Kenny Associates on August 9, 2023 and include the Mill River and bordering, 40'± wide low-lying wooded floodplain areas to the south of the river. In a western section of the site (to the north of the western dwelling), the floodplain wetland widens to a 65'± width. The wetland delineation report notes that the wetland soils are poorly drained and formed from alluvial deposits. Vegetation growing within the site's wetland include Red Maple, Ash, Spicebush, Wood and New York Ferns, Smilax, Wood Aster, Indian Poke, and Goldenrod. Many of the nonnative invasive plants listed about are also found within the wetland areas. A 12-24"± deep eroding drainage channel was observed near the middle of the site, flowing northward from Plumtree Lane embankment down to the Mill River floodplain.

Wetlands Functions

The ability and opportunity for a wetland to provide recognized functions are influenced by a number of site characteristics. Specifically, the wetland's wooded character and the presence of the perennial Mill River add to the overall value of the property's regulated area. Based upon personal experience and the publication entitled "The Highway Methodology Workbook *Supplement*, Wetland Functions and Values, *A Descriptive Approach*," prepared by the US Army Corps of Engineers, NEDEP-360-1-30a, September 1999, the primary functions that can be attributed to the site's wetlands and watercourses include the following:

Groundwater Recharge/Discharge - The low-lying landscape position of the wetland areas lend themselves to being a source of groundwater discharge.

Federal Listed Species & Significant Natural Communities" area. An application is being made to the DEEP NDDB for their review of the project.

Proposed Condition

The site plans propose two residential buildings, driveway, parking areas, utilities, landscaping, and other associated features. The existing western dwelling is proposed to be removed while the eastern home site will remain. The new development is proposed to be accessed from Plumtree Lane in two locations. Parking for the larger western building is proposed under the building. A retaining wall, located on the rear northern side of the two buildings, is proposed roughly 125' to 165' south of the Mill River. Retaining walls are also proposed on the south side of the development. The retaining walls aid in limiting grading and disturbance to the site's wooded areas. The site will be serviced by municipal water and sewer mains. The existing eroding drainage channel, located in the vicinity between the two new buildings, will be filled.

Drainage

The project proposes a drainage system to collect, treat, store, and infiltrate the site's stormwater runoff from its impervious surfaces. Stormwater runoff will be collected within the catch basins located in the driveway and from rooftop drainage inlets. The catch basins will be fitted with deep sumps to trap road sediments. A majority of the collected roadway runoff will be filtered through swirl concentrators designed to remove pollutants such as roadway sediments, vehicle oils, and litter. The collected stormwater runoff will then be discharged into underground galleries under the larger western building for flood water storage and infiltration purposes. Any overflow stormwater runoff that flows out of the detention galleries will be discharged into a 75' long level spreader on the northern, downhill side of the retaining wall within the Town of Trumbull where the separation distance to the river is the greatest. The series of proposed stormwater treatment measures together act as a "treatment train" that focus on water quality improvements and flood water storage to protect downstream wetland and watercourse resources.

Landscape Plan

The Landscape Plan proposes to plant native trees and shrubs throughout the development area. The proposed larger growing trees will provide shading of the hardscape areas that will aid to enhance wildlife habitat and reduce thermal pollution. Within the wetland and URA, native large growing deciduous and evergreen trees are proposed within the thinly wooded areas bordering the river. These trees will aid to enhance wildlife habitat and provide stream side shading of the Mill River. The evergreen trees are proposed for wildlife cover. The proposed native shrubs along the site's low-lying areas are intended to enhance the understory and shrub plant layer. The lower section of the eroding drainage channel, located below the development's rear yard retaining wall, will be fine graded and vegetated with native ferns.

Potential Impacts to Wetlands and Watercourses

Direct Impacts: The project proposes no direct disturbance to the site's wetlands and watercourses

other than the installation of native mitigation plantings proposed for the purposes of enhancing wildlife habitat, cleansing stormwater runoff by plant uptake of nutrients, and soil stabilization.

URA Activities: Activities proposed within the URA include:

a. In Easton, the retaining wall is 53' from the floodplain wetland and 121' from the Mill River at its closest point. Development activities above the retaining wall and within 100' of the wetland line include construction of two buildings, tree removal, grading, landscaping, and installation of drainage structures.

b. In Trumbull, the level spreader is located about 96' from the wetland line and 128' from the Mill River at its closest point. A 50' section of the retaining wall is within the Trumbull URA. The wall is approximately 82' from the wetland line at its closest point near the town line.

c. Native mitigation trees and shrubs are located within the URA of both towns.

Indirect Impacts: Potential development-related indirect impacts that are generally associated with land development, such as that proposed, include:

a. *Degrading long-term water quality from untreated (or under-treated) stormwater runoff*:

Stormwater runoff from impervious surfaces (roads) is proposed to be collected in catch basins fitted with sumps that traps water borne road sediments. Stormwater runoff will then be filtered through swirl concentrators that are designed to cleanse runoff by removing sediments and oils. The runoff is then discharged into underground detention galleries where stormwater runoff is detained and infiltrated into the ground to maintain groundwater levels. No adverse water quality impacts are anticipated with this project.

b. *Degrading short-term water quality from construction related erosion and sedimentation*:

During construction, short-term water quality impacts, such as erosion and sedimentation, will be controlled by the use of properly installed and maintained erosion and sediment controls. Earth disturbance proposed on the site's sloping topography will be routinely monitored to insure erosion controls are maintained in working condition.

c. *Altering the hydrology of regulated areas*:

The development proposes drainage measures that will infiltrate stormwater runoff. The project has been graded in a manner that will maintain the site's larger watersheds patterns.

d. *Long-term diminished groundwater recharge*:

The proposed use of underground infiltration galleries will recharge groundwater. The project will not diminish groundwater recharge.

e. *Reduced recreational opportunities:*

Currently the site offers limited recreational opportunities within or bordering the wetland. After redevelopment of the site, additional recreation opportunities (such as wildlife observations and fishing) within the wetland and river will be maintained.

f. *Loss of wildlife habitat:*

Within the development envelop, the site's habitat will change from woodland to suburban. The remaining undeveloped land, including all of the site's wetland and watercourse areas, and the majority of the URA, will remain. To enhance the site's wildlife habitat, the Landscape Plan proposes native deciduous and evergreen trees, and shrubs within the wetland and the URA to improve the habitat value of the Mill River corridor. The project is not anticipated to have significant impact to wetland-dependent wildlife species.

Other long-term wetland impacts, such as wetland filling, decreased groundwater recharge, reduced stream flow, increase of non-point source of water pollution (including petroleum products from vehicles and thermal pollution), diversion or dewatering of wetlands or watercourse, loss of flood water storage, loss of stream shading, alteration of riparian habitats, and discharge of road sands and oils into regulated areas are not applicable to the proposed project.

Best Management Practices

BMPs have been incorporated into the site plans of the proposed development for the purposes of avoiding and/or minimizing potential adverse environmental impacts to regulated areas and include, but are not limited to, the following:

a. *erosion and sedimentation controls* - the site plans indicate that erosion and sedimentation will be controlled by the use of silt fencing to trap sediments within stormwater runoff, anti-tracking pads to remove sediments from tires of construction vehicles, and watering of the site's soils as needed to prevent dust.

b. *catch basins fitted with sumps* - designed to improve water quality by trapping sediments from roadway stormwater runoff. Accumulated sediments will be periodically removed as needed to maintain the basins in proper working order.

c. *swirl concentrator* - designed to maintain water quality by trapping road sediments, floatables (litter), and vehicle oils and grease from stormwater runoff. Accumulated sediments, litter and oils will be periodically removed as needed to maintain the system in

proper working order.

d. *underground infiltration galleries* - designed to detain and infiltrate stormwater runoff into the ground. Underground infiltration galleries reduce flooding, recharge groundwater, and remove dissolved pollutants as it filters through the soil below. Underground galleries also reduce thermal pollution associated with heated runoff from pavement areas.

e. *level spreader* - a linear level area of stone are proposed at the discharge points for the porous pavement and underground detention galleries. The primary purpose of the level spreader is to slow the velocity of the discharged stormwater runoff to prevent erosion. Overland treatment of stormwater runoff will also occur as the water is released from the level spreader over a wide area.

f. *overland flow* - stormwater runoff flowing over vegetation results in the trapping of sediments, uptaking of nutrient by plants, and infiltrating runoff. This BMP will occur between the level spreader the wetland line.

g. *planted buffers* - native shade trees, understory trees, shrubs, and herbaceous plants are proposed within the wetland buffer for wildlife habitat and stream side shading. Planted buffers will also aid to maintain water quality by removing nutrient within stormwater runoff by plant uptake.

h. *retaining wall* - this BMP protects the natural wetland buffer by providing a visual and physical delineation barrier between the maintained landscaped areas above the wall and the naturalized lower areas to remain wooded.

i. *shade trees* - large growing native shade trees are proposed within the development for wildlife habitat and aesthetic purpose. Over time, these trees will shade pavement areas which will aid to decrease thermal pollution within stormwater runoff. Mitigation tree plantings located along the Mill River bank areas will shade the water which will also aid to maintain cool water temperatures.

Recommended Mitigation Measures

In addition to the BMPs listed above, the following mitigation measures are recommended to preserve and improve the general environmental quality of the site:

1. *Conservation Easement*: A conservation easement can be placed on the undeveloped land to preserve the wooded Mill River corridor. This easement would allow for public to pass over the land to access the Mill River.

2. Wildlife Nest Boxes: Installation of two screech owl bird nest boxes within the site's woods for habitat enhancement purposes. The nest boxes will be placed in trees at a minimum of 15' above grade.

3. *Bat Boxes*: The installation of one bat house on the south face of each building for wildlife enhancement purposes.

4. *Wildlife Sweeps:* Silt fencing should be installed along the limit of proposed disturbance before tree clearing begins. After the silt fencing is installed and prior to the start of any tree work, the development portions of the site should be searched for wildlife. Smaller wildlife (such as turtles and salamanders) will be collected from these areas and relocated to the non-disturbance side of the silt fencing.

Summary

15 Plumtree, LLC is proposing two residential buildings on the subject wooded hillside. The site contains the Mill River and adjacent floodplain wetland. Other than the installation of mitigation plantings, no disturbance to wetlands is proposed, and a significant portion of the adjacent wooded URA within the Mill River corridor will remain undisturbed. The primary potential wetland impact from the development is degrading water quality. To prevent water quality impacts to the Mill River and adjacent wetlands, the project proposes a stormwater "treatment train" drainage system that includes techniques to cleanse and infiltrate stormwater runoff. Proposed erosion controls will minimize erosion and sedimentation during construction. The retaining wall proposed to the rear of the development will aid to prevent future landscape encroachments into the wooded wetland buffer. Together, the proposed drainage system, mitigation planting, BMPs, and the recommended mitigation measures will insure that potential adverse impacts to the Mill River and adjacent floodplain wetland are not significant.

Sincerely,

Matthew J. Popp
Professional Wetland Scientist / Landscape Architect
plumtree lane 5-15-easton and trumbull-2025 ea.wpd

EXHIBIT 6

Geotechnical Engineering Report
For Proposed Multi- Family Residences
located at:

5 Plum Tree Lane
Trumbull/Easton, CT

Prepared for:
Stephen Shapiro
Gold Coast Properties
Easton, CT 06612

Prepared by:

Atlantic
Consulting &
Engineering

525 John Street
Bridgeport, CT 06604

November 26, 2024

ENGINEERING REPORT
TABLE OF CONTENTS

1.00 GENERAL SUMMARY

Based on the studies performed as discussed herein, we have prepared the following conclusions and recommendations.

1.) Variable loose to medium dense alluvial deposits overlying rock are present in the portions of the proposed construction area that were investigated. Liquefaction potential is low based on density and gradation of soils and depth of water table.

2.) The soft or loose upper surficial soils must be removed prior to construction of footings and slabs. The existing naturally deposited inorganic sand and gravel materials can be used beneath the bottom of footing, floor slabs and pavements; the fill is considered deleterious. If required, raises in grade materials beneath the pavement and floor slabs should consist of structural fill.

3.) Replacement fills for slab and footing support as required should consist of "structural fill" as defined in paragraph 7.30 and be placed and compacted to 95 percent of the optimum dry density per ASTM D-1557. It appears the existing fill may be able to be re-used as structural fill if classified by the undersigned at the time of excavation.

4.) Groundwater was encountered in excess of 16 feet below grade, and should not impact the excavation or cut areas of the proposed project.

5.) Footings may be excavated to naturally deposited inorganic materials as defined herein and the grade can be raised to bottom of footing elevation using structural fill where unsuitable bearing materials are removed. Bearing surfaces within the proposed building area are at least 3.5 feet below the existing grade, unless built on rock.

6.) Provided bearing surfaces are prepared as described herein, an allowable soil bearing capacity of 4,000 pounds per square foot may be used for design purposes in sizing the retaining walls, footings and foundations. If structural fill is used to raise the grade, 6,000 pounds per square foot can be used in the design.

7.) Footing drains are NOT required in the project due to the classification of the soils that will be used to raise the grade. If structural fill is used as specified, drainage characteristics of the replacement material should also negate the requirement for footing drains.

8.) **All work to prepare in-place materials and to construct foundation systems should be performed under the observation of the geotechnical engineer**. Specific important details of our geotechnical engineering study and recommendations are enclosed herein.

2.00 INTRODUCTION

This report presents the results of an engineering study performed by Atlantic Consulting & Engineering (ACE), at the site of the proposed new multi-family residential project on Plum Tree Lane on the Trumbull/Easton town line. Included in this report are a summary of subsurface conditions observed and the implications of these conditions with respect to the design and construction of the proposed structure. Please note that this report is subject to the limitations contained in Section 8.00.

2.10 OBJECTIVE OF STUDY

The objective of our scope of services was to explore subsurface conditions within the proposed structure and develop geotechnical recommendations for the design of spread footing foundation and floor slab support for the proposed structure. Included are design criteria for proposed pavement sections.

2.20 GEOTECHNICAL SCOPE OF SERVICES

The scope of services performed by ACE to meet the above stated objectives for geotechnical services included the following:

1. Inspection of the test borings conducted by Soiltesting, Inc. on November 15, 2024.
2. Evaluation of the alluvial deposits.
3. Recommendations were prepared for foundation and slab support for the proposed structure.
4. Recommendations for pavement section design have been prepared.
5. General recommendations have been made as to earthwork and foundation construction procedures to be followed during the construction phase of this project.

2.30 SITE AND PROJECT DESCRIPTION

The site is located on the north side of Plum Tree Lane in Trumbull and east of Park Avenue in Easton, CT. Single family homes are prevalent in the area. The site has sharp grading drop to the north where the Mill River is the northern boundary of the site. The building will extend along the southern side of the site and have grade parking and slab on grade first floor.

3.00 SUBSURFACE EXPLORATIONS

Subsurface explorations performed for this project consisted of hollow stem augured borings. Borings were terminated on partially decomposed bedrock.

Test borings were located by this office. Approximate locations of borings are shown on the Boring Location Plan. Four (4) test borings were advanced throughout the site. Copies of the test boring logs are included in Appendix A, along with a boring location plan. Test boring locations should be considered accurate only to the degree implied by measuring method used to determine them.
The test borings were conducted using a truck mounted drill rig. Soil samples from the test borings were classified in the lab by a geotechnical engineer.

4.00 SUBSURFACE CONDITIONS

All explorations revealed loose to medium dense sand beneath the surface. Loose to medium dense gravely sand was predominant throughout the rest of the exploratory effort. This material is well draining and stable to work on and is desirable as bearing material and should be prepared as outlined below.

5.00 IMPLICATIONS OF SUBSURFACE CONDITIONS

5.10 ALLUVIAL DEPOSTS (3B)

Throughout the site beginning between 12 inches and immediately beneath the surface, a loose to medium dense alluvial deposit was encountered. The material is a light to medium brown fine to medium sand with silt and gravel in most cases. The characteristics of this material make it suitable for footing support, and this should be the design bearing material for the project. This material does not meet the structural fill requirements outlined in section 7.30 and therefore cannot be reused as structural fill for raises in grade beneath footings and slabs. However, it appears to be suitable to raise the grade in paved areas provided the final 8 to 12 inches area prepared in accordance with Paragraph 7.30 below.

5.20 GROUNDWATER

Groundwater was encountered 16 feet below grade in the exploration. The elevation of the water table is well below the proposed footing elevations so it is **anticipated that dewatering should not be needed to keep the bearing surfaces dry** for the shallow footings in the cut areas that are proposed. Surface or runoff water may occur during the construction process.

6.00 DESIGN OBSERVATIONS

Spread footings are recommended for this building foundation provided that the site is improved as outlined herein. It is our recommendation that removal of the existing soils to bottom of footing elevation is acceptable. However, if soft spots are encountered, removal of deleterious materials and subsequent replacement with suitable compacted structural fill beneath the bottom of slabs and footings or construction of the footings directly on the Alluvial Stratum. For areas that contain suitable, loose materials, in-place material is determined by the Geotechical Engineer in the field to be acceptable after proofrolling and visual observations, then areas beneath the slabs can be prepared as described in Section 7.10. Where bearing surfaces require a raise in grade, structural fill can be placed above the existing silt and sandy deposits as described in Section 7.30. (See Figure 2). A deign bearing capacity of 3,000 PSF may be used for footing design.

6.10 SPREAD FOOTINGS

Excavation to naturally deposited inorganic materials, is the most cost-effective approach for this project due to the relatively shallow depth of the unsuitable materials in the major portion of the building pad. Spread footings can bear directly on alluvial deposits or structural fill can be used to raise the grade to a minimum of 42 inches below finish grade. See Figure 2 for fill placement and area of load influence beneath the footings.

6.20 SLAB ON GRADE

It is recommended that a 4" to 6" thick slab on grade be used to support floor loads. The slab should over-lie free draining sand and gravel. Any additional fill needed to bring the slab to grade should be installed as directly shown in section 7.30.

6.30 PAVED AREAS

The subgrade soil for pavement will generally consist of the existing sandy materials currently in place at the site, which are free draining. Our standard pavement cross section consists of the following:

Roadways and Auto Parking Areas

3 - inch	Two 1 1/2" Bituminous Concrete Courses (Type 2 over Type 1)
4 - inch	Process Aggregate Base Item 4
8 - inch	Structural fill placed on compacted subgrade proofrolled prior to lift placement with 10-ton vibratory roller.

The above cross section is considered acceptable provided the existing materials are proofrolled. All subsequent replacement fills required beneath the subbase should consist of compacted structural fill. Any areas where weaving is observed should be locally excavated and replaced using structural fill.

6.40 SEISMIC CHARACTERISTICS and LIQUEFACTION POTENTIAL

For structural design, the IBC Seismic Site Soil Classification is considered to be "D". The mapped spectral response acceleration for 1 second period is S1=0.055 and for short periods Ss=0.215. For transfer of ground shear into the naturally deposited inorganic sands, a factor of 0.35 can be assumed. (See Appendix B for Seismic Charting)

Based on the results of the borings and the SPT sampling, the subsurface conditions at the site should be considered as having a low potential for liquefaction due to the density and gradation of the sand and shallow depth of the groundwater.

6.50 SOIL LATERAL LOADS

Any walls, especially retaining walls, will need to be designed for **passive, active and at-rest pressures**. To obtain K values, the Ø of the soil is needed. For the loose sands and fill Ø=28° can be used; for structural fill, Ø=37° can be used; for existing naturally deposited inorganic alluvial deposits. Ø=33° can be used. Submerged or saturated soil pressure used in design shall include the weight of buoyant soil plus hydrostatic loading which reduces capacity of the soils.

6.60 MODULUS OF SUBGRADE REACTION

The deign bearing materials described above have a K value of 400 Psi/in which indicates when fully loaded to the design bearing capacity of 4 kips per square foot, then a settlement of 3/4 to 1 inch can be anticipated. The anticipated settlement is somewhat linear so a load of 2 KSF will cause twice as much settlement as a load of 1 KSF. Column loads on footings are not all identical, so settlement at each footing will vary. This induces differential settlement. The anticipated settlement at each point load can be calculated using the modulus of subgrade reaction: Factors influencing the prediction of settlement include the zone of influence, compactness of the soil, water content as well as the sizes of the footings.

6.70 DEWATERING

It is anticipated that groundwater **should not have any** effect on the proposed work since excavation/removal operation won't extend below the water table If water is encountered, however, dewatering should be anticipated for those deeper excavations considering the fact that naturally deposited inorganic materials contain fines that are easily disturbed and are located near the water level in portions of the proposed building area. The groundwater elevations should be lowered to 24 inches below all working surfaces to prevent disturbances of design bearing materials. Dewatering plans should be submitted to the engineer prior to commencement of work if it is anticipated that any work on the project will be carried out within 24-inches of the top of the water table.

7.00 CONSTRUCTION AND EARTHWORK CONSIDERATIONS

Development of the proposed site may entail some soil and foundation-oriented problems especially with respect to the existing fill and potential groundwater within the footprint of the proposed building. Grading problems may also occur if the work is carried out in wet weather due to the relatively high silt content of some of the on-site materials. The recommendations presented in this report are predicated upon site preparations, foundation wall construction, floor slabs and pavement construction monitored under controlled conditions and the direction of the geotechnical consultant.

Key activities to note are the proof rolling of footing areas must be approved by the undersigned.

It is recommended that placement of the concrete for footings and slabs take place shortly following the preparation of the design bearing surface, since the introduction of water may adversely affect its structural characteristics to ensure minimum disturbance to bearing surfaces, the water table should be 24 inches below all working areas for deeper excavation like elevator pits.

7.10 FLOOR SLABS

Prior to placement of new structural fill, or free-draining sand, gravel base course materials, all deleterious materials, including topsoil and fill should be removed from within the limits of the building to the minimum depth below finish floor as determined by the structural engineer. The exposed subgrade materials should then be proofrolled with a minimum of 4 passes of a l0 ton roller. Any observed soft or weaving areas should be locally excavated and replaced with compacted structural fill. The final 8 inches of free draining sand and gravel shall be placed as defined in section 7.30. A 4-to-6-inch slab on grade is recommended for the use described herein.

7.20 PAVEMENTS

Prior to placement of new pavement section materials, the in-place materials should be removed to a minimum depth of below the bottom of finish pavement grades. Existing bearing surfaces should be proofrolled and subgrade should then be prepared as outlined under Section 7.10 and 7.30. Raises in grade below pavement section materials should be performed using structural fill, acceptable on-site material and processed base as described in section 6.30

7.30 MATERIALS, PLACEMENT AND COMPACTION

Structural fill to be used in backfilling within the building areas below footings and floor slabs, below the recommended 8-inch sand-gravel floor slab base course, and beneath the recommended pavement section, should be free from ice, snow, roots, stumps, and other deleterious materials. Structural fill should consist of a sandy GRAVEL or gravely SAND material having a liquid limit and plasticity limit not exceeding 40 and 15, respectively, and conform to the following gradation requirements:

Sieve Size	Percent Finer by Weight
3.5 inch	100
No. 4	30 - 65
No. 10	20 - 50
No. 40	5 - 30
No. 100	0 - 10

Free draining sand and gravel for the floor slab base course, whether existing or to be placed, should be free of ice, snow, roots, stumps, rubbish, and other deleterious materials and should consist of hard durable sand and gravel conforming to the following gradation requirements:

Sieve Size	Percent Finer by Weight
2 inch	100
1/2 inch	50 - 85
No. 4	40 - 75
No. 50	8 - 28
No. 100	0 - 10

All building areas, structural fill, floor slab base course free draining sand-gravel fill, pavement base course and pavement subbase material, should be placed in lifts not exceeding 8 inches in loose lift thickness and should be compacted to at least 95 percent of maximum dry density per ASTM D-1557. New structural fill required exterior to structural element (footings, foundation or retaining walls, floor slabs, and pavements) zone of bearing should be compacted to at least 93 percent of the maximum dry density per ASTM D-1557.

If it is necessary to re-use existing acceptable on-site materials in areas below the SLAB and in PAVED areas, compaction can be carried out by placing the material in lifts not exceeding 6 inches and should be compacted to a minimum of 95 percent of maximum dry density per ASTM D-1557. This cannot be conducted in wet weather, nor if the moisture content of the material is at a level where the desired compaction cannot be physically achieved. Proctor tests, ASTM D-1557, will have to be conducted on samples of any fill desired to be reused. All reused material shall be free of roots, stumps, ice, snow, organic and any other deleterious materials.

7.40 CONSTRUCTION MONITORING SERVICES

It is recommended that Atlantic Consulting & Engineering and Fairfield Testing Laboratory be retained to provide geotechnical engineering and construction monitoring services during the excavation, foundation, and construction phases of the project. CTBC 2022 and IBC 2021 Chapter 17 requires Special Inspections to be conducted by a 3rd party NVLAP certified inspection agency. The purpose of these services is to observe compliance with the design concepts, contract documents, and geotechnical recommendations and to allow orderly design changes during construction in the event that subsurface conditions differ from those anticipated prior to the start of construction.

During construction, the Atlantic Consulting & Engineering and Fairfield Testing field representatives would be present to provide controlled inspections including with the following:

1. Observe the general progress of site work.
2. Perform the required field control tests for earthwork, including placement of structural fill.
3. Observe earthwork operations to ensure that the minimum compactive effort and maximum lift height restrictions are enforced.
4. Observe, evaluate, and judge the suitability of prepared bearing surfaces including the possibility of using existing fill materials below slabs.
5. Observe and evaluate unanticipated subsurface conditions, when and where encountered and alternate procedures, which are proposed to address those unanticipated subsurface conditions.
6. Conduct inspections of concrete and masonry, reinforcing steel, and structural steel and framing inspections required by the city and state and directed by The Statement of Special Inspections.

8.00 FINAL COMMENTS

This report has been prepared for specific application to the subject project in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made. In the event that any changes in the nature, design or location of structures are planned, the conclusions and recommendations contained in the report should not be considered valid, unless the changes are reviewed and conclusions of this report modified or verified in writing.

The analyses and recommendations submitted in this report are based in part upon the data obtained from the referenced test borings. The nature and extent of variations between explorations may not become evident until construction. **In order to take full responsibility for information generated in this report, this geotechnical engineer must be present to certify all bearing surfaces, acceptable bearing elevations and test the compaction of structural fill.** If variations then appear evident, it will be necessary to re-evaluate the recommendation of this report.

Atlantic Consulting & Engineering should perform a general review of final design and specifications in order to determine that earthwork and foundation recommendations have been properly interpreted and implemented in the design specifications.

Respectfully Submitted by

James E. Quill

James E. Quill, PE
CTPE# 14358

EXHIBIT 7

STORMWATER MANAGEMENT REPORT

LAMBERT CIVIL DESIGN LLC

Lambert Civil Design, LLC
34 Misty Lane
Monroe, CT 06468

PROPOSED RESIDENTIAL BUILDING
5 & 15 PLUM TREE LANE
TRUMBULL, CONNECTICUT

February 11, 2025
Revised: October 1, 2025
Revised: December 1, 2025

Prepared For:
J. Edwards Associates, LLC
227 Stepney Road
Easton, CT 06612

Prepared By:
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INTRODUCTION

A. PROJECT DESCRIPTION

The applicant is seeking to merge two parcels with single family residences into a single parcel and develop a multi-family residential development. The property will be developed with a two-driveway curb cut, parking spaces in the open air and underground under Building #1. The underground parking garage will be a single level and have two means of egress.

B. EXISTING SITE CONDITIONS

The parcels are currently two parcels, each with a single-family residence. The parcel of 5 Plum Tree Lane is located to the western side of the project area near the intersection of Plum Tree Lane and South Park Avenue. A single driveway is located on Plum Tree Lane. There is a Town of Trumbull Public Utility Facility, pump station, located off South Park Avenue. The parcel of 15 Plum Tree Lane is located on the eastern side of the project area and contains two driveways off Plum Tree Lane. The Trumbull/Easton town boundaries run through the project area with 5 Plum Tree Lane home being in Trumbull and 15 Plum Tree Lane home being in Easton.

The site is also adjacent to Mill Hill River that runs along the northern property boundary. The property located in Trumbull is zoned Residence 'A'. The property located in Easton is zoned Residential 'B'.

C. PROPOSED SITE CONDITIONS

The proposed development will have one residential buildings, with areas split between apartments on the southern portion of the site and townhouses on the northern portion. The apartments will have a parking garage under the units and townhouses will have a 2-garage for each unit. Additional outdoor parking areas are provided on-site. The development will have two driveway curb cuts on the western side of the property along Plum Tree Lane. The building will be served by public water and sewer from Plum Tree Lane.

The existing single-family residential house at 15 Plum Tree Lane is to remain.

A. METHODOLOGY

The primary method of predicting the surface water runoff rates utilized in this report is a computer program entitled HydroCAD Stormwater Solutions, 10.20-5c. The HydroCAD program forecasts the rate of surface water runoff based upon several factors, including information on land use, vegetation, watershed areas, soil types, time of concentration, rainfall data, storage volumes and hydraulic capacities of structures. The program predicts the amount of runoff as a function of time.

The NOAA National Weather Service was used to determine the rainoff from the specific project location. This website supply information of the rainfall on an intensity (in/hr) and depth (inch) for the known precipitation. Rainfall events with recurrence frequencies of 2, 5, 10, 25, and 100-yr during a 24-hr duration were used a data in the HydroCAD analysis. This information can be found in Appendix B.

Soil types in the watershed were determined from the Natural Resources Conservation Service of Web Soil Survey, prepared by the United States Department of Agriculture, Soil Conservation Service. The soils over the property are show as Agawam Fine Sandy Loam, Canton and Charlton Fine Sandy Loam, and Agawam-Urban Land Complex. All these soils are listed as typically having a moderate rate of exfiltration. The soils map can be found in Appendix A.

The time of concentration was calculated for the analysis using the TR-55 method.

B. PRE-DEVELOPMENT DRAINAGE CONDITIONS

In order to evaluate the impact of the proposed development, one (1) Point of Analysis (POA) was analyzed to demonstrate that the peak rates of runoff would not increase from the site improvements. The primary POA, Design Point A, is located at the western boundary line in Mill Hill River. The existing property slopes east to west toward the river, and has various slopes ranging from of the project area as the existing property slopes east to west away from Brickyard Road. The site flows east to west with various slopes ranging from 2.0% to 33%.

The drainage area to the POA 'A' is split into three subcatchment areas. Subcatchment '1S' is the neighborhood to the south of the development and drains south to north along Park Avenue. In encompasses residential homes on Russ Road and Wendy Road. Subcatchment '2S'

is the runoff from houses on Plum Tree Lane and Ceil Road. The watershed drains to the catch basin in Plum Tree Lane and under current conditions discharge onto the property of 15 Plum Tree Lane. Subcatchment '3S' encompasses the property of 5 and 15 Plum Tree Lane as well as the northern side of Plum Tree Lane.

The existing conditions model was used to determine existing flow conditions. The existing conditions flow can be found in Appendix C.

C. Post-Development Drainage Conditions

The same POA from the Pre-Development scenario was used in the Post-Development analysis.

The overall drainage patterns remain the same as minimal areas from the site flow into Brickyard Road and the remaining areas continue the flow to the west. Runoff from the development area's impervious is captured within the collection systems and to water quality structures prior to discharge into an underground detention system. The systems are then released from an outlet constructure and routed through a level spreader towards Mill Hill River.

In the CT Stormwater Quality Manual, Chapter 10, any proposed infiltration system requires at least 1 test pit or boring per 2,000 sqft. Two test pits have been conducted at the northern edge of the proposed drainage system and consistently was able to reach 11-ft below grade in the vicinity of the underground system. No groundwater or redox was witnessed in the test pits. The depth of the test pits was limited by the excavator and no ledge was witnessed. Test Borings by the Geotech was conducted on-site with two borings within the drainage. Both borings were able to dig down to over 15ft between witnessing ledge, and no groundwater or redox was witnessed. The system location also encompasses the existing building in which does have a walkout basement.

Also, in Chapter 10 of the Manual, there is reference for field infiltration testing. For stormwater systems designed in Hydraulic Soil Groups 'C' and 'D', and when the dynamic method is used for infiltration system sizing, field verified infiltration testing is required. For this project, the soil conditions are a Hydraulic Soil Group 'B' as indicated from the NRCS mapping and the conducted test pits and borings. At the time of this report, no permeability

test has been conducted, and therefor exfiltration is not included in the HydroCAD model. Percolation test was conducted in the area, and resulted in a 1"/8-minute rate. This result was not used in the design of the storm drainage system. Static Method was used for the sizing and drain time of the design infiltration system and in compliance with the Stormwater Quality Manual.

The system is sized to retain the 100% of the water quality volume below the low-flow orifice. The system is designed to infiltrate within 48-hr using the Static Method of the soil conditions from the NCRS mapping as outlined in Appendix F. In the sizing of the system, we believe it meets the criteria set forth as Standard 1 in the 2024 Connecticut Stormwater Quality Manual.

In retaining the 100% water quality volume within the underground infiltration system, the design is able to decrease the peak flow and peak volumes during the 2-yr, 10-yr, 25-yr and 100-yr storm events. The analysis looks at the overall watershed of 27.89 acres while the development drainage is limited to 2.02 acres. The has been outlined in Table 1 and 2 shown in Appendix C. The calculations also looked at the developed site of Subcatchment 3S at approximately 6.30 acres that encompasses 5 and 15 Plum Tree Lane. In the analysis, the system designed to decrease the peak flow and peak volumes during the 2-yr, 10-yr, 25-yr and 100-yr storm events. The has been outlined in Table 3 and 4 shown in Appendix C. Although this does not directly show a 50% decrease during the 2-yr storm event, the designed underground system is self-containing during the 2-yr storm event. In the sizing of the system, we believe it meets the criteria set forth as Standard 2 in the 2024 Connecticut Stormwater Quality Manual in regard to the pre- and post-development conditions.

For Subcatchment '2S', previously it was collected and discharge onto 15 Plum Tree Lane. The outlet pipe is proposed to be extended through the property and including two area drains on the uphill side of a proposed retaining wall to the north of 15 Plum Tree Lane. The collection system is routed through the site and proposed to discharge to a level spreader to the norther side of the proposed development.

D. Stormwater Water Quality Treatment

Although the underground detention system is sized to retain the 100% of the water quality volume, the stormwater management plan is designed have the pavement area drain into a water quality structure for pretreatment prior to entering the underground system.

The WQV is the initial flush of stormwater that contains most of the sediment and pollutants as defined in the 2024 Connecticut Stormwater Quality Manual.

CT DEEP requires treatment practices to treat and/or infiltrate the Water Quality Volume through incorporated Best Management Practices. The WQV is based upon the impervious area and the required depth of runoff, depending on location and proximity to a wetland or other critical area. The treatment of the stormwater runoff is to be done through a water quality structure prior to being retained in the underground system.

The Water Quality Volume calculations are included in Appendix F. Overall, the stormwater management plan has been designed in accordance with concepts and recommendations found in the 2024 Connecticut Stormwater Quality Manual.

E. Stormwater Conveyance System

Stormwater conveyance on the site is provided by catch basins and piping. The conveyance systems have been analyzed using the Rational Method to convey the 10-year design storm in accordance with both the CT DOT Drainage Manual and the Town of Trumbull's and Town of Easton's Stormwater guidelines. The overall watershed was subdivided into catchment areas to determine the stormwater runoff to each catch basin. Inlet control capacity was also checked at each structure. The catch basin and pipe sizing calculations are included in Appendix G of this report.

Each catch basin has less than 0.25 acres of watershed, constructed with a 4-ft deep sump and hooded outlets. The collection system is designed to have a main trunk line with the catch basins in an off-line configuration.

For the drainage system on-site as well as the extension of the drainage system from Plum Tree Lane that discharges onto the property, both have been sized for the 10-yr storm event and given

proper outlet protection for the use of level spreader to protect the surrounding properties and discharge towards Mill River. In these calculations for the conveyance system, we believe it meets the criteria set forth as Standard 2 in the 2024 Connecticut Stormwater Quality Manual.

F. SUMMARY

The goal of the stormwater management system is two-fold, to ensure peak rates of runoff do not have a negative impact on down gradient properties or storm drainage systems and to provide water quality treatment of the stormwater on site by utilizing concepts and recommendations from the 2024 Connecticut Stormwater Quality Manual.

Peak rates of runoff flow and volume from this site have been mitigated by installing a stormwater systems to detain and treat the proposed stormwater runoff from the site.

The subject site complies with the Town of Trumbull's Stormwater Management Design, Town of Easton's Stormwater Management and 2024 Connecticut Stormwater Quality Manual in regards to stormwater treatment and runoff reduction. Proposed stormwater best management practices (BMP) are designed in accordance with the 2024 CT Stormwater Quality Chapter 13 – Structure Stormwater BMP Design Guidance. The underground infiltration system and conveyance systems have been sized appropriately to meet the Standard 1 and 2 of the 2024 CT Stormwater Quality Manual Standard 1. The results are reported below in Table 1 and 2 for the overall watershed discharging to Mill River. Table 3 and 4 are concentration on the development on 5 and 15 Plum Tree Lane.

Table 1: Peak Runoff

Site Pre-Development vs Post-Development (Peak Discharge Rate in CFS)

Design Point	Design Storm	24-Hr Rainfall (inches)	Existing Peak Flow (cfs)	Proposed Peak Flow (cfs)	Change in Peak Flow (cfs)
A	2	3.52	18.57	18.27	-0.30
	5	4.56	30.42	29.64	-0.78
	10	5.42	41.65	40.35	-1.30
	25	6.61	58.29	56.21	-2.08
	100	8.44	85.54	82.66	-2.88

Notes:

1. Peak flows at Design Point A are a summation of all watersheds

Table 2: Peak Volume

Site Pre-Development vs Post-Development (Storm Volume in Acre Feet)

Design Point	Design Storm	24-Hr Rainfall (inches)	Existing Peak Volume (ac-ft)	Proposed Peak Volume (ac-ft)	Change in Peak Volume (ac-ft)
A	2	3.52	2.446	2.354	-0.092
	5	4.56	3.825	3.681	-0.144
	10	5.42	5.110	5.002	-0.108
	25	6.61	7.049	6.985	-0.064
	100	8.44	10.296	10.280	-0.016

Table 3: Peak Runoff (On-Site)

Site Pre-Development vs Post-Development (Peak Discharge Rate in CFS)

Design Point	Design Storm	24-Hr Rainfall (inches)	Existing Peak Flow (cfs)	Proposed Peak Flow (cfs)	Change in Peak Flow (cfs)
On-Site Discharge	2	3.52	2.48	1.76	-0.72
	5	4.56	4.88	3.22	-1.66
	10	5.42	7.27	4.66	-2.61
	25	6.61	10.90	6.83	-4.07
	100	8.44	16.99	10.85	-6.14

Notes:

1. Existing Peak Flow is only 3S. Proposed Peak Flow is all development on-site (3S, 4S, 5S, 6S, 7S) and release from detention basin (5P and 6R)

Table 4: Peak Volume (On-Site)

Site Pre-Development vs Post-Development (Storm Volume in Acre Feet)

Design Point	Design Storm	24-Hr Rainfall (inches)	Existing Peak Volume (ac-ft)	Proposed Peak Volume (ac-ft)	Change in Peak Volume (ac-ft)
On-Site Discharge	2	3.52	0.372	0.244	-0.128
	5	4.56	0.635	0.425	-0.210
	10	5.42	0.890	0.685	-0.205
	25	6.61	1.285	1.077	-0.208
	100	8.44	1.966	1.721	-0.245

Standard 1 – Runoff Volume & Pollutant Reduction

For the site, due to the site constraints of the proposed development, the use of non-structural LID stormwater practices was not possible to be implemented. For the Retention Volume, the underground system provides more than 100% of the Water Quality Volume below the low-flow orifice. Additional water quality is provided through structural hydrodynamic separators.

Standard 2 – Stormwater Runoff Quality Control

In determining the 2-year, 24-hour peak flow rates, the flows on the property are significantly reduced. Although the Point of Analysis does not show a 50% reduction from Pre-Development to Post-Development, the proposed development is directed into the underground detention and has a 0.00 cfs discharge during the 2-yr, 24-hr storm event.

During the 10-year, 24-hour storm event, the peak flows are decreased in comparing the Pre- and Post-Development peak flow rates. During the 100-year, 24-hour storm event, the peak flows are decreased in comparing the Pre- and Post-Development peak flow rates.
The system is designed to provide a decrease in peak flows and peak volumes on all storm events up to, and include the 100-year, 24-hour storm event.
The conveyance system has been sized for the 10-year, 24-hours storm event.

Standard 3 – Construction Soil Erosion and Sediment Control
The site plans have been development in respect to the 2024 Connecticut Guidelines for Soil Erosion & Sediment Control. Information is provided in this report, within the Operation & Maintenance section; and in this project narrative.

Standard 4 – Post-Construction Operation and Maintenance
An Operation & Maintenance Report has been provided as part of Appendix H in this report.

EROSION & SEDIMENT CONTROL PROVISIONS

A. TEMPORARY EROSION CONTROL MEASURES

Temporary erosion and sediment control measures are indicated on the design plans, construction details, general notes and within the drainage report. Although not integral to this stormwater report, due to the size of the proposed development both temporary and permanent erosion control measures will also be specified within the project's Stormwater Pollution Prevention Plan (SWPPP). All erosion control measures specified are designed to reduce or eliminate potential soil migration and water quality degradation, both during and after the construction period.
The following temporary erosion control measures will be implemented;

- Silt Fence and/or Silt Logs
- Catch Basin Filters – Silt Sock or Dandy Bags
- Erosion Control Blankets on slopes 3:1 and steeper
- Riprap Aprons & Spillway Stabilization
- Turf Establishment - Hydroseeding with mulch and tackifiers

These temporary erosion control measures are also discussed in the project's Operation and Maintenance plan contained in the appendices of this report.

In addition to the above-listed erosion control measures, references are made throughout the project documents to the 2024 Connecticut Guidelines for Soil Erosion & Sediment Control for additional measures, as necessary.

B. Construction Sequence

A site-specific construction sequence sensitive to limiting soil loss due to erosion and associated water quality degradation was prepared specifically for this project and is shown on the project plans. As pointed out in the erosion control notes, it is important for the contractor to recognize that proper judgment in the implementation of work will be essential if erosion is to be limited and protection of completed work is to be realized. Moreover, any specific changes in sequence and/or field conditions affecting the ability of specific erosion control measures to adequately serve their intended purpose should be reported to this office by the contractor. Furthermore, the contractor is encouraged to supplement specified erosion control measures during the construction period where and when in his/ her best judgment, additional protection is warranted.

C. Permanent Erosion Control Measures

Similar to temporary erosion control measures, all permanent erosion control measures are indicated on the design plans, construction details, general notes, drainage report, SWPPP and O & M project documents. The following permanent erosion control measures will be implemented;

- Bituminous Paved Roadway and parking lots
- Closed drainage system (catch basins & piping)
- Erosion Control Blankets
- Inlet & Outlet Protection - Riprap Stabilization
- Stormwater Basins with multi-stage outlets
- Spillway Stabilization
- Turf Establishment - Hydroseeding with mulch and tackifiers

Each of the above-mentioned permanent erosion control measures are designed in a project-specific manner within both state and local regulatory compliance standards.

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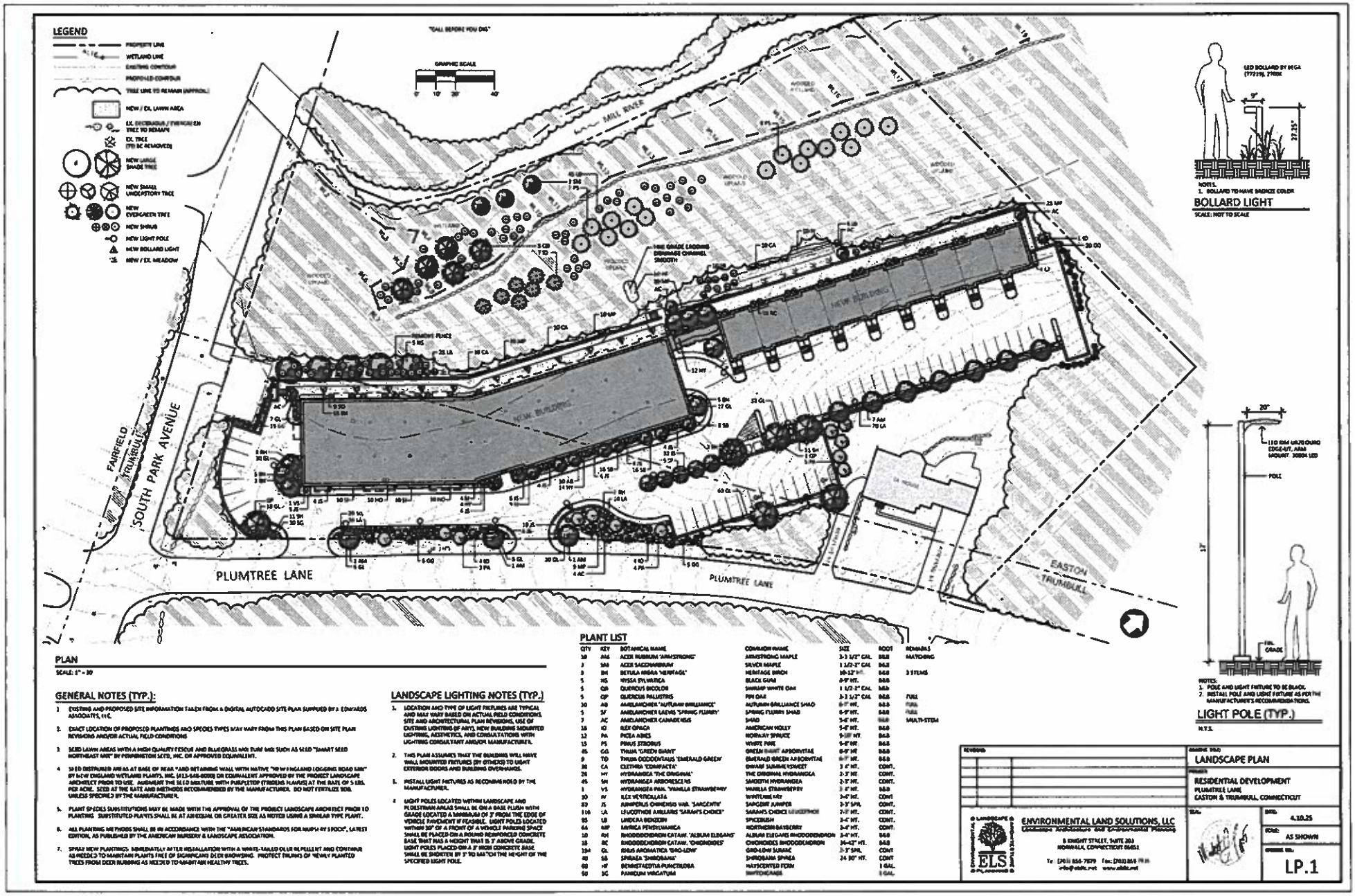
APPENDIX 'A'

FIGURES

EXHIBIT 8



PLAN

SCALE: 1" = 30'

GENERAL NOTES (TYP.):

1. EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY A. 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 SUCH AS SEED "SMART SEED NORTHEAST MIX" BY PENNINGTON SEED, INC. OR APPROVED EQUIVALENT.
4. SEED DISTURBED 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. INOCULANT 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 REINSTALLATION 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 CUSTOM LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER'S.
2. THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT EXTERIOR DOORS AND BUILDING ENTRANCES.
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	AAS	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	3-3 1/2" CAL	B&B	MATCHING
3	SM	ACER SACCHARINUM	SILVER MAPLE	3 1/2-4" CAL	B&B	
3	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	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3 1/2-4" CAL	B&B	
5	QP	QUERCUS PALUSTRIS	PIN OAK	3-3 1/2" CAL	B&B	FULL
30	AB	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHAD	6-7' HT.	B&B	FULL
5	SF	AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SHAD	6-7' HT.	B&B	FULL
7	AC	AMELANCHIER CANADENSIS	SHAD	5-6' HT.	B&B	MULTI-STEM
16	IO	ILEX OPACA	AMERICAN HOLLY	5-6' HT.	B&B	
12	PA	PICEA ABIES	NORWAY SPRUCE	9-10' HT.	B&B	
15	PS	PINUS STROBUS	WHITE PINE	5-6' HT.	B&B	
45	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-7' HT.	B&B	
9	TO	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7' HT.	B&B	
30	CA	CLETHRA 'COMPACTA'	CHINAR SUMMERSWEET	3-4' HT.	CONT.	
26	HY	HYDRANGEA 'THE ORIGINAL'	THE ORIGINAL HYDRANGEA	2-3' HT.	CONT.	
45	SH	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	2-3' HT.	CONT.	
1	VS	HYDRANGEA PAN. 'VANILLA STRAWBERRY'	VANILLA STRAWBERRY	3-4' HT.	B&B	
20	AV	ILEX VERTICILLATA	WINTERBERRY	3-4' HT.	CONT	
23	JS	JUNIPERUS CHINENSIS VAR. 'SARGENTII'	SARGENT JUNIPER	3-5' SPR.	CONT.	
116	LA	LEUCOTHOE AXILLARIS 'SARAH'S CHOICE'	SARAH'S CHOICE LEUCOTHOE	2-3' HT.	CONT.	
35	LB	LINDERA BENZOIN	SPICEBUSH	3-4' HT.	CONT.	
64	MP	MORICA 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	
104	GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2-3' SPR.	CONT	
40	SS	SPIRAEA 'SHIROBANA'	SHIROBANA SPIREA	24 30" HT.	CONT	
60	NF	DENNSTAEDTIA PUNCTILOBA	HAYSCENTED FERN		1 GAL	
50	SG	PANICUM VIRGATUM	SWITCHGRASS		1 GAL	

REVISIONS	

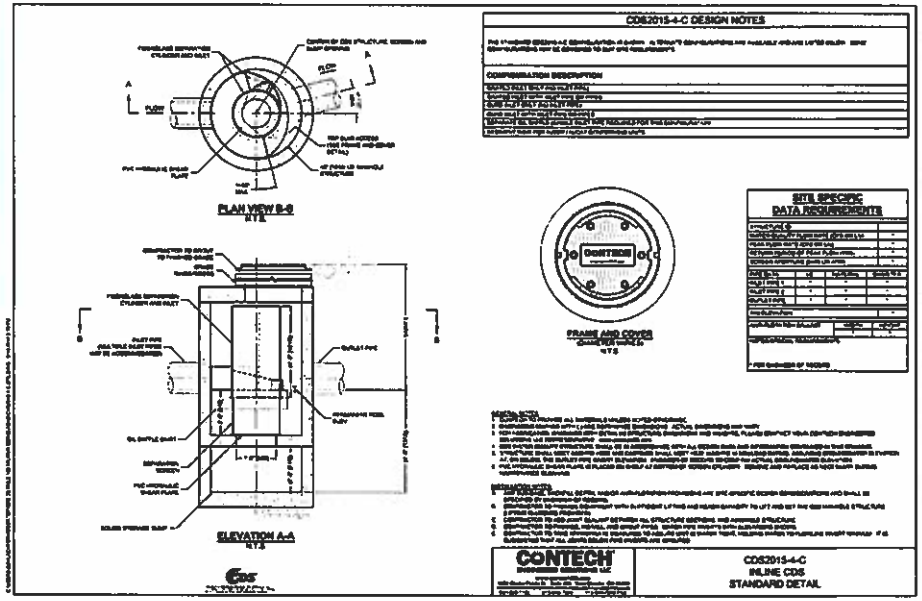
DRAWING TITLE: LANDSCAPE PLAN

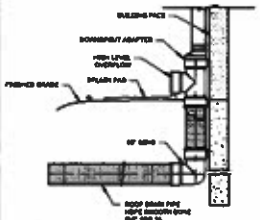
PROJECT: RESIDENTIAL DEVELOPMENT
PLUMTREE LANE
EASTON & TRUMBULL, CONNECTICUT

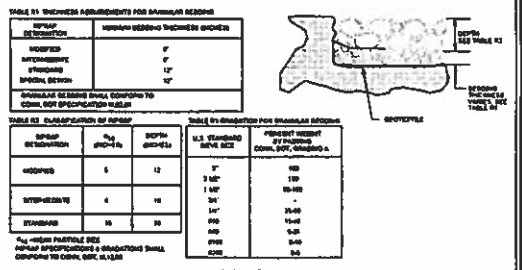
ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 866-7879 Fax: (203) 854-7938
info@elsllc.net www.elsllc.net

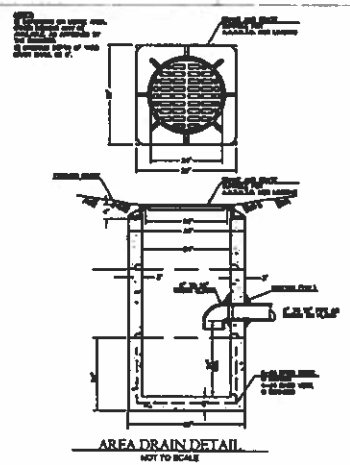
DATE: 4.10.25
SCALE: AS SHOWN
DRAWING NO.: LP.1

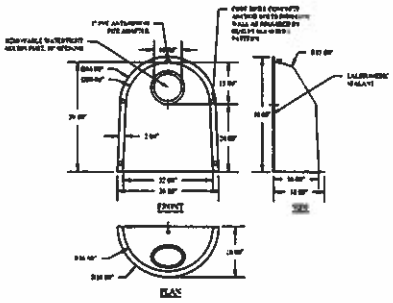
EXHIBIT 9

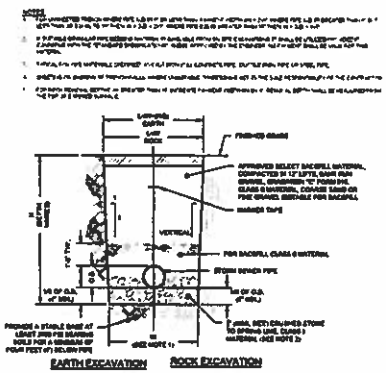


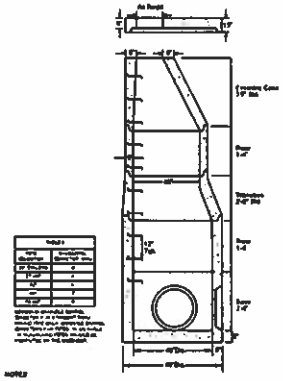


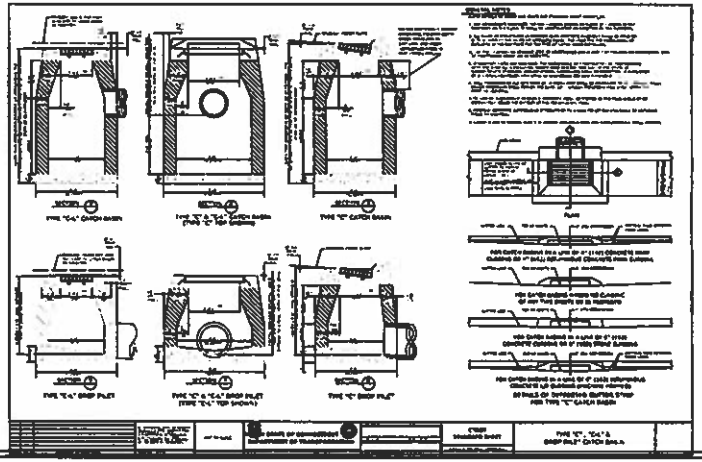












#	Revisions Description	Date
01	Revised Footprint W/ Redimension	12/05/2025

LAMBERT CIVIL DESIGN LLC

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT

APPLICANT

OWNER:

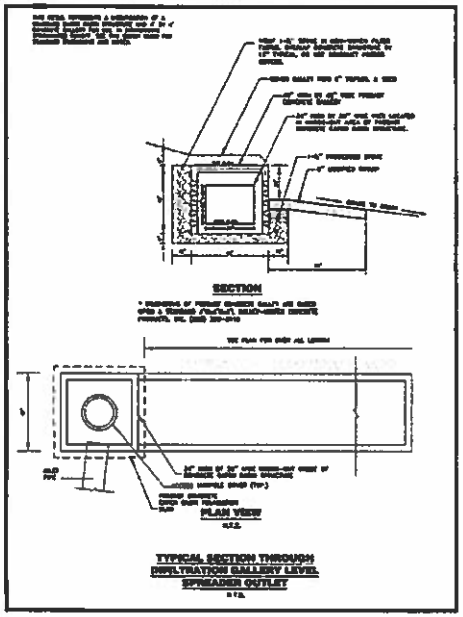
Sheet Description
DRAINAGE DETAILS

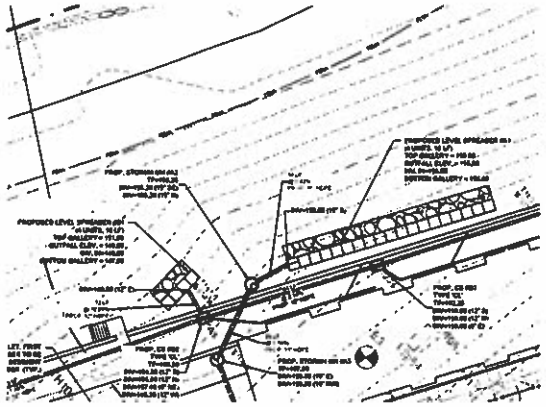
Date January xx, 2026

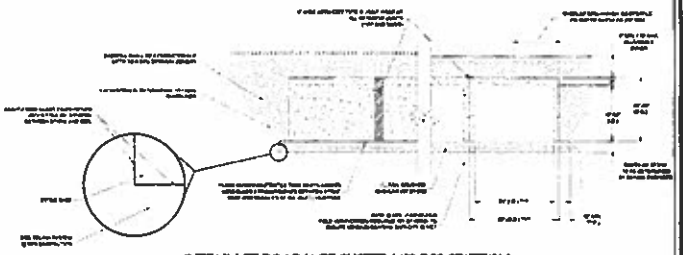
Project # 1621

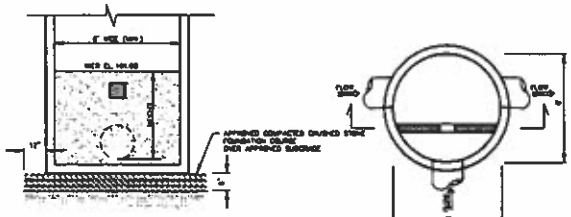
Drawn By MDL | Approved By MDL

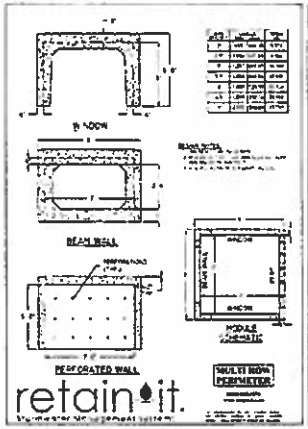
Sheet #
DR2

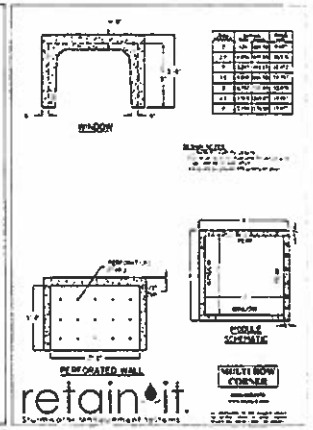


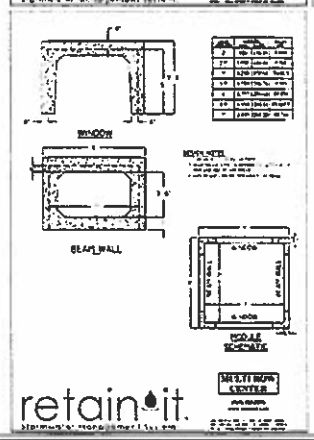

LEVEL SPREADER LAYOUT
SCALE 1"=20'

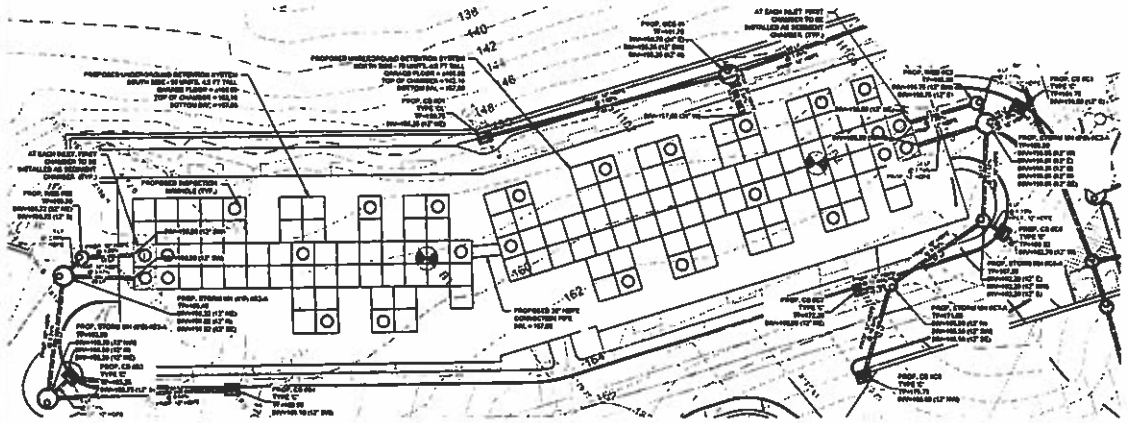

RETAIN-IT DRAINAGE SYSTEM CROSS-SECTION
NOT TO SCALE


SECTION
PLAN
OUTLET CONTROL STRUCTURE DMH
N.T.S.








UNDERGROUND DETENTION SYSTEM LAYOUT
SCALE 1"=20'

NOTES
1. Proposed Water Quality Structures #S1 and #C2 are to be installed as CDS2015-4-C or approved equal.

Lambert Civil Design LLC

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT

APPLICANT

OWNER

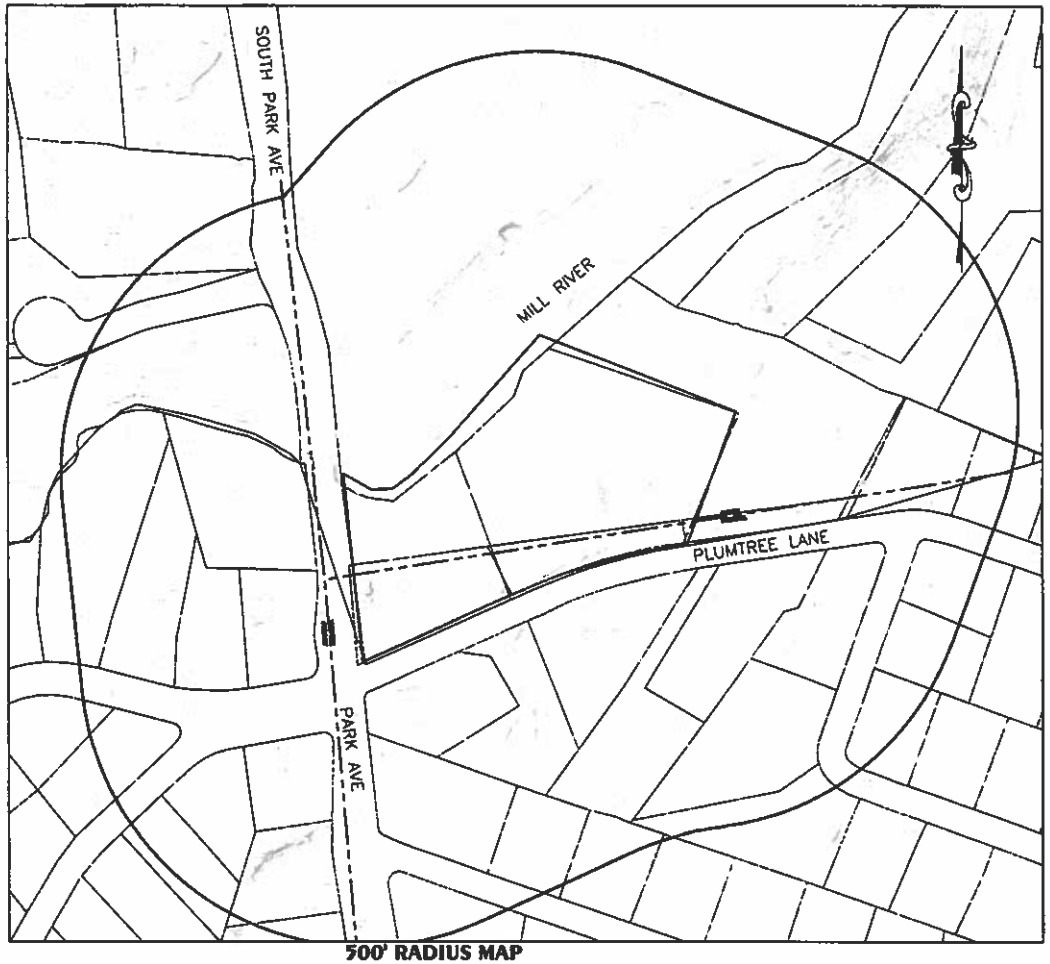
Sheet Description:
DRAINAGE DETAILS

Date: January 21, 2025

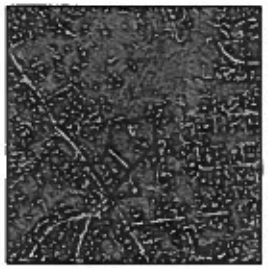
DR3

EXHIBIT 10

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



500' RADIUS MAP
1"=100'



VICINITY MAP
1"=1000'

LIST OF DRAWINGS

PERMIT SET

J. EDWARDS & ASSOCIATES LLC

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

REVISIONS

#	DATE	DESCRIPTION
1	02-10-23	CLIENT
2	04-12-23	CLIENT
3	12-04-23	CLIENT

DATE 10-01-23
PROJECT # 2026
DRAWING FILE
DRAWN BY MDC
SCALE

TITLE

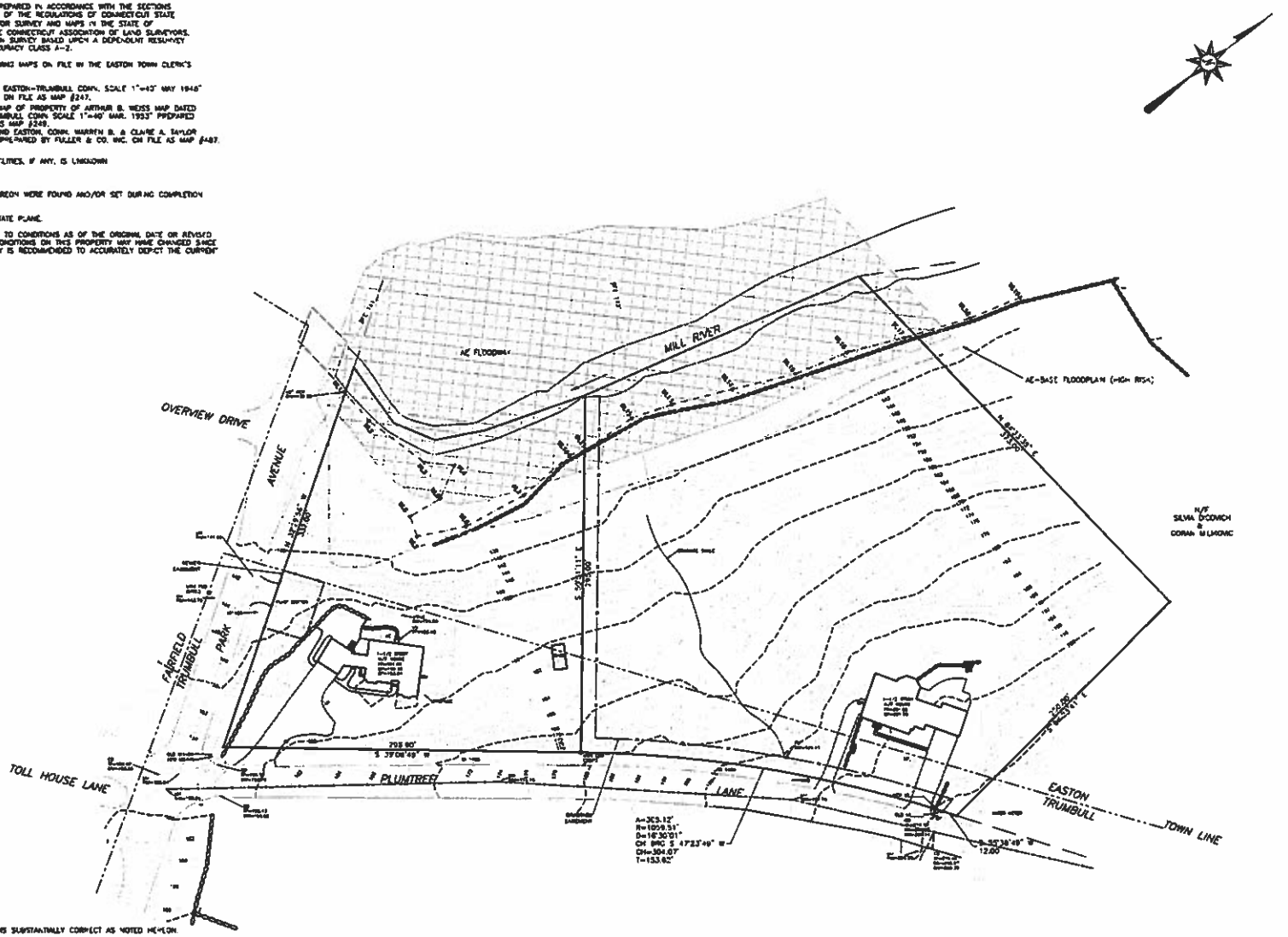
TITLE SHEET

SHEET NUMBER

1.0

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 I. DONALD POWE 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 POWE ON FILE AS MAP #248.
   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



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 Stepping Stone Road
Easton, CT 06612
(203) 268-4288
www.jedwardsassociates.com

JASON EDWARDS, L.S. No. 70308

0 40' 80' 120'

J. EDWARDS & ASSOCIATES LLC

#5 & #15 PLUMTREE LANE
TRUMBULL & EASTON, CT
PREPARED FOR
15 PLUM LLC

REVISIONS

#	DATE	DESCRIPTION
1	2-10-26	CLIENT
2	2-12-26	CLIENT
3	2-24-26	CLIENT

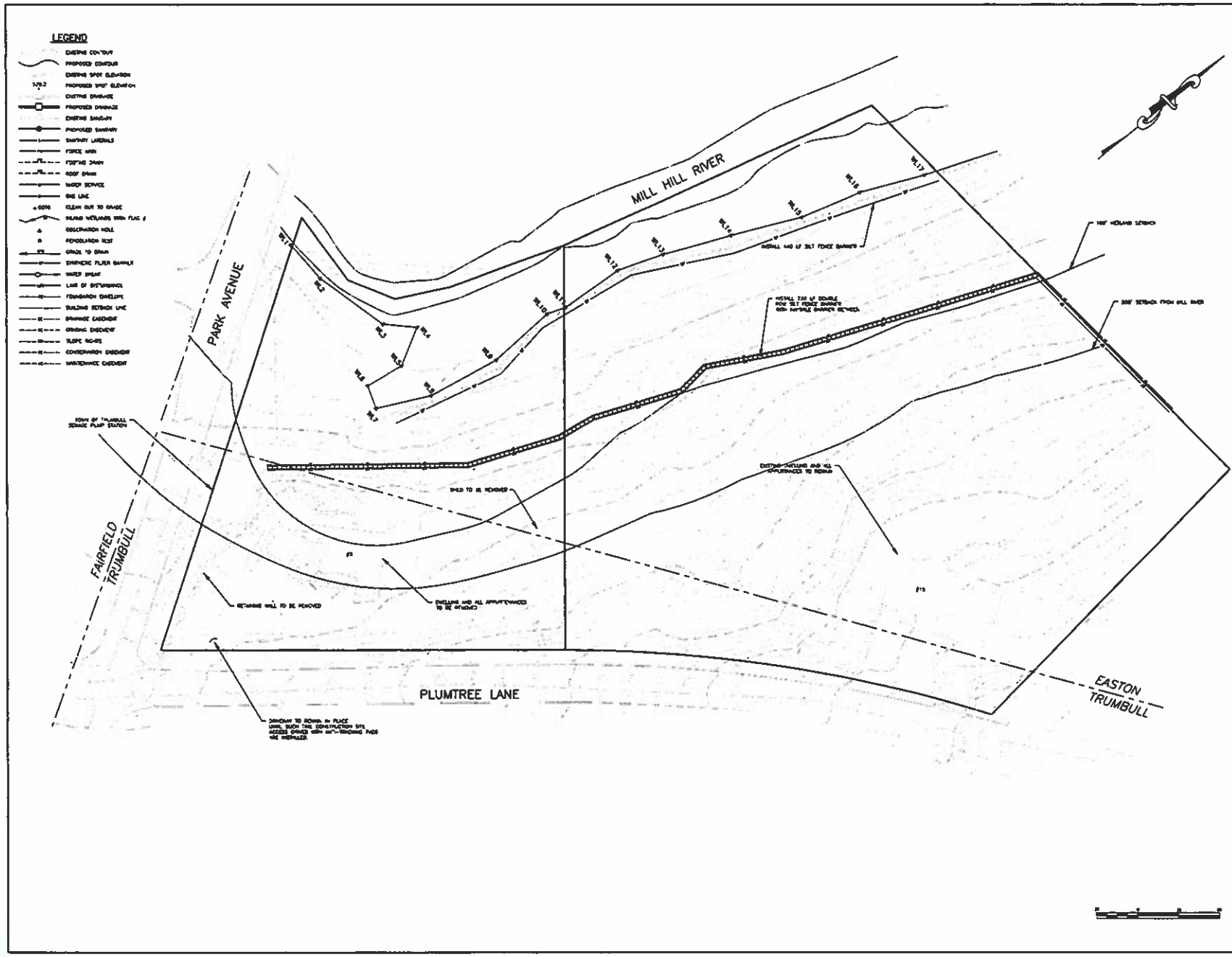
DATE: AUGUST 31, 2025
PROJECT #: 3026
DRAWING FILE: 3026-base
DRAWN BY: JSE
SCALE: 1"=40'

TITLE

EXISTING CONDITIONS

SHEET NUMBER

1.1



PERMIT SET

J. EDWARDS & ASSOCIATES LLC

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

REVISIONS

#	DATE	DESCRIPTION
1	03-30-23	CLICHE
2	06-12-23	CLICHE
3	11-06-23	CLICHE

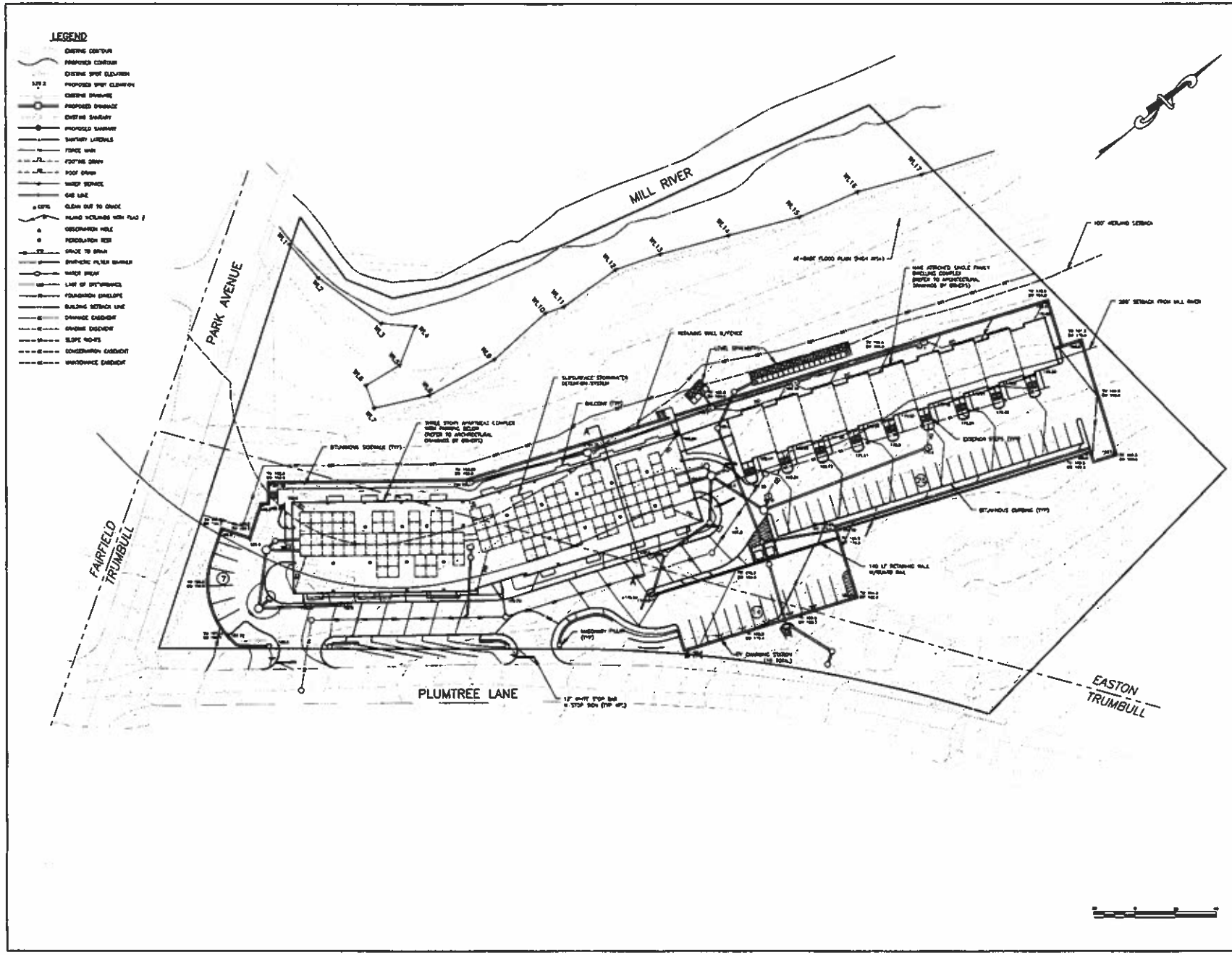
DATE 10-01-22
PROJECT # 3026
DRAWING FILE
DRAWN BY NDC
SCALE 1"=30'

TITLE

DEMOLITION PLAN

SHEET NUMBER

2.0



J. EDWARDS & ASSOCIATES LLC

PERMIT SET

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

REVISIONS

#	DATE	DESCRIPTION
1	02-10-23	CLIENT
2	04-12-23	CLIENT
3	12-04-23	CLIENT

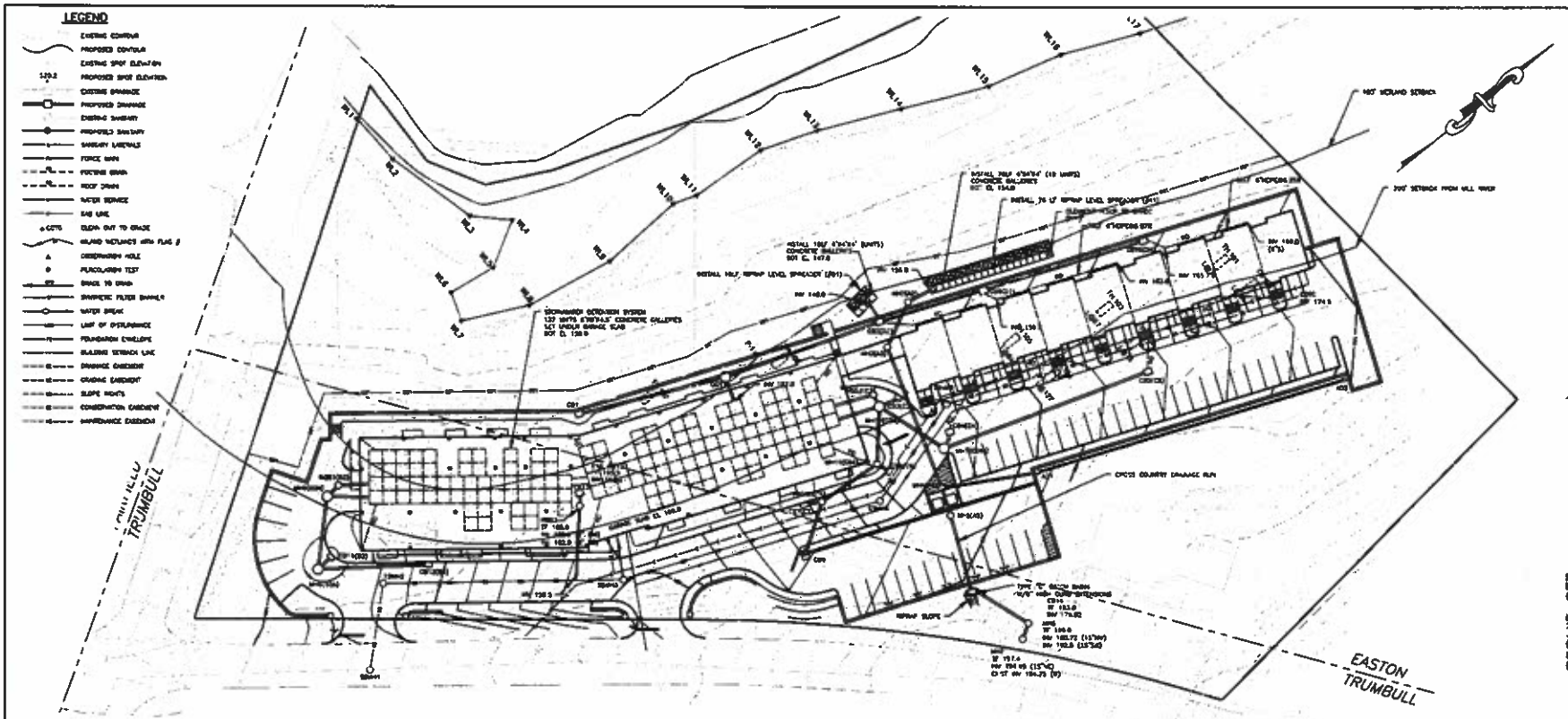
DATE 10-01-22
PROJECT # 3329
DRAWING FILE
DRAWN BY MDC
SCALE 1"=30'

TITLE

SITE PLAN

SHEET NUMBER

2.1



DRAINAGE STRUCTURES

Structure Name	Structure Details	Structure Name	Structure Details
STORM MH A6	RIM = 183.55 INV IN = 171.45 INV OUT = 177.70	CBCL C6	RIM = 183.00 INV OUT = 182.70
Area Drain A6	RIM = 183.55 INV OUT = 181.55	CBCL C2	RIM = 183.00 INV OUT = 182.72
Area Drain A7	RIM = 185.35 INV IN = 177.05 INV OUT = 167.55	CBCL C2	RIM = 183.00 INV OUT = 182.76
STORM MH A5	RIM = 179.10 INV IN = 170.44 INV OUT = 166.59	STORM MH #SB-C3-A	RIM = 185.00 INV IN = 176.22 INV OUT = 170.05 INV OUT = 169.35
CB C5	RIM = 175.75 INV OUT = 165.65	STORM MH #SB-B3-A	RIM = 185.40 INV IN = 169.55 INV OUT = 169.33 INV OUT = 169.23
CBCL C5	RIM = 173.40 INV IN = 170.50 INV OUT = 169.50	CB C2	RIM = 183.75 INV OUT = 169.50
CB C7	RIM = 172.20 INV OUT = 169.70	STORM MH #SB-B3-A	RIM = 183.00 INV IN = 170.10 INV IN = 169.20 INV OUT = 169.00
STORM MH C7-A	RIM = 171.00 INV IN = 165.10 INV IN = 164.20 INV OUT = 163.00	CB B3	RIM = 183.25 INV OUT = 170.75
CB B4	RIM = 169.00 INV OUT = 165.50	CBCL B3	RIM = 183.25 INV IN = 169.55 INV IN = 169.45 INV OUT = 169.35
STORM MH C6-A	RIM = 167.00 INV IN = 162.20 INV IN = 162.10 INV OUT = 162.00	DCS 1	RIM = 181.75 INV IN = 169.75 INV IN = 169.65 INV OUT = 169.55
STORM MH A3	RIM = 167.00 INV IN = 165.50 INV OUT = 165.40	CBCL B2	RIM = 169.50 INV IN = 164.55 INV IN = 164.45 INV OUT = 164.35
STORM MH A4	RIM = 167.00 INV IN = 165.50 INV OUT = 165.40	CBCL B5	RIM = 169.75 INV OUT = 169.25
CBCL B4	RIM = 167.00 INV IN = 165.60 INV OUT = 165.50	STORM MH A2	RIM = 169.30 INV IN = 162.30 INV OUT = 162.20
CBCL C4	RIM = 167.00 INV IN = 165.60 INV OUT = 165.50		
STORM MH #SB-C4-A	RIM = 167.00 INV IN = 161.55 INV IN = 161.35 INV OUT = 161.25		

DRAINAGE PIPE TABLE

NAME	Structure From	Structure To	SIZE	SLOPE	LENGTH	NAME	Structure From	Structure To	SIZE	SLOPE	LENGTH
Pipe - C31	FROM A5	TO A5	SIZE: 18"	SLOPE: 4.00%	LENGTH: 45 LF	Pipe - C4A	FROM Structure - C7A	TO C4	SIZE: 6"	SLOPE: 2.50%	LENGTH: 36 LF
Pipe - C32	FROM A4	TO A7	SIZE: 12"	SLOPE: 4.00%	LENGTH: 50 LF	Pipe - C5	FROM C5	TO Structure - C5A	SIZE: 6"	SLOPE: 2.50%	LENGTH: 30 LF
Pipe - C33	FROM A5	TO A4	SIZE: 18"	SLOPE: 2.00%	LENGTH: 91 LF	Pipe - C5A	FROM Structure - C5A	TO Structure - C7A	SIZE: 6"	SLOPE: 2.50%	LENGTH: 62 LF
Pipe - C34	FROM A4	TO A3	SIZE: 18"	SLOPE: 2.00%	LENGTH: 50 LF	Pipe - C6A	FROM Structure - C6A	TO Structure - C5A	SIZE: 6"	SLOPE: 5.47%	LENGTH: 54 LF
Pipe - C35	FROM A3	TO A3	SIZE: 18"	SLOPE: 1.37%	LENGTH: 39 LF	Pipe - C7	FROM Structure - C7	TO B4	SIZE: 6"	SLOPE: 2.22%	LENGTH: 13 LF
Pipe - C36	FROM A6	TO A7	SIZE: 12"	SLOPE: 3.00%	LENGTH: 103 LF	Pipe - C7A	FROM Structure - C7A	TO Structure - C7A	SIZE: 6"	SLOPE: 5.11%	LENGTH: 34 LF
Pipe - C37	FROM B4	TO B3	SIZE: 12"	SLOPE: 1.21%	LENGTH: 39 LF	Pipe - C8	FROM Structure - C8	TO B3	SIZE: 6"	SLOPE: 2.12%	LENGTH: 31 LF
Pipe - C38	FROM B3-A	TO B3	SIZE: 12"	SLOPE: 2.10%	LENGTH: 41 LF	Pipe - C8A	FROM Structure - C8A	TO Structure - B7	SIZE: 6"	SLOPE: 2.50%	LENGTH: 40 LF
Pipe - C39	FROM B2-A	TO B2	SIZE: 12"	SLOPE: 6.48%	LENGTH: 69 LF	Pipe - C9	FROM Structure - B7	TO B2	SIZE: 6"	SLOPE: 2.70%	LENGTH: 20 LF
Pipe - C40	FROM C1	TO C2	SIZE: 12"	SLOPE: 1.02%	LENGTH: 39 LF	Pipe - C9A (1)	FROM A2	TO A3	SIZE: 15"	SLOPE: 1.27%	LENGTH: 16 LF
Pipe - C41	FROM C2-A	TO C3	SIZE: 12"	SLOPE: 1.10%	LENGTH: 13 LF	Pipe - C9B	FROM A6	TO Structure - C6A	SIZE: 15"	SLOPE: 0.50%	LENGTH: 31 LF
Pipe - C42	FROM C3-A	TO C7-A	SIZE: 12"	SLOPE: 6.39%	LENGTH: 65 LF	Pipe - C10	FROM C4	TO B4-A	SIZE: 12"	SLOPE: 1.43%	LENGTH: 11 LF
Pipe - C43	FROM C7-A	TO C6	SIZE: 12"	SLOPE: 10.40%	LENGTH: 33 LF	Pipe - C10A	FROM C4-A	TO C3-A	SIZE: 6"	SLOPE: 4.50%	LENGTH: 45 LF
Pipe - C44	FROM B4-A	TO C5	SIZE: 12"	SLOPE: 5.54%	LENGTH: 139 LF	Pipe - C11	FROM C3-A	TO Structure - C6A	SIZE: 6"	SLOPE: 3.33%	LENGTH: 30 LF
Pipe - C47	FROM C5/7	TO 1	SIZE: 24"	SLOPE: 1.00%	LENGTH: 16 LF	Pipe - C12	FROM C3-A	TO C2	SIZE: 12"	SLOPE: 1.25%	LENGTH: 31 LF
Pipe - C48	FROM 1	TO B5	SIZE: 12"	SLOPE: 1.01%	LENGTH: 99 LF	Pipe - C13	FROM C5	TO C5-A	SIZE: 12"	SLOPE: 0.50%	LENGTH: 51 LF
Pipe - C49	FROM 1	TO B6	SIZE: 12"	SLOPE: 1.02%	LENGTH: 91 LF	Pipe - C14	FROM C5-A	TO C3-A	SIZE: 12"	SLOPE: 0.76%	LENGTH: 34 LF
Pipe - C50	FROM B5	TO B6	SIZE: 12"	SLOPE: 2.10%	LENGTH: 40 LF	Pipe - C15 (1)	FROM C3-A	TO C7	SIZE: 12"	SLOPE: 0.30%	LENGTH: 11 LF
Pipe - C51	FROM B2	TO B1	SIZE: 12"	SLOPE: 10.50%	LENGTH: 41 LF	Pipe - C15A	FROM Structure - C15A	TO C2-A	SIZE: 12"	SLOPE: 2.20%	LENGTH: 30 LF
Pipe - C52	FROM B2	TO B4	SIZE: 12"	SLOPE: 5.48%	LENGTH: 69 LF	Pipe - C16	FROM B3-A	TO B2	SIZE: 12"	SLOPE: 1.18%	LENGTH: 31 LF
Pipe - C53	FROM Structure - C7A	TO Structure - C7A	SIZE: 6"	SLOPE: 2.50%	LENGTH: 61 LF	Pipe - C17	FROM B2-A	TO B2-A	SIZE: 12"	SLOPE: 1.11%	LENGTH: 43 LF

SANITARY STRUCTURES

SSMH1 TF 164.9 INV 156.88	SSMH2 TF 168.36 INV 161.34	SSMH3 TF 170.7 INV 162.27	SSMH4 TF 166.56 INV 153.19	SSMH5 TF 167.61 INV 153.5
CB90 FD 170.7 INV 174.5				

SANITARY PIPES

FROM SSMH1 TO SSMH2 SIZE: 8" PVC SLOPE: 0.90 LENGTH: 32 LF	FROM SSMH2 TO SSMH3 SIZE: 8" PVC SLOPE: 0.643 LENGTH: 142 LF	FROM SSMH3 TO SSMH4 SIZE: 8" PVC SLOPE: 0.40 LENGTH: 130 LF	FROM SSMH4 TO SSMH5 SIZE: 8" PVC SLOPE: 0.900 LENGTH: 84 LF	FROM SSMH5 TO CB90 SIZE: 8" PVC SLOPE: 0.870 LENGTH: 247 LF

PERMIT SET

J. EDWARDS & ASSOCIATES LLC

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

REVISIONS

#	DATE	DESCRIPTION
1	02-10-23	C.O.T.
2	06-12-23	D.E.P.
3	12-06-23	C.O.T.

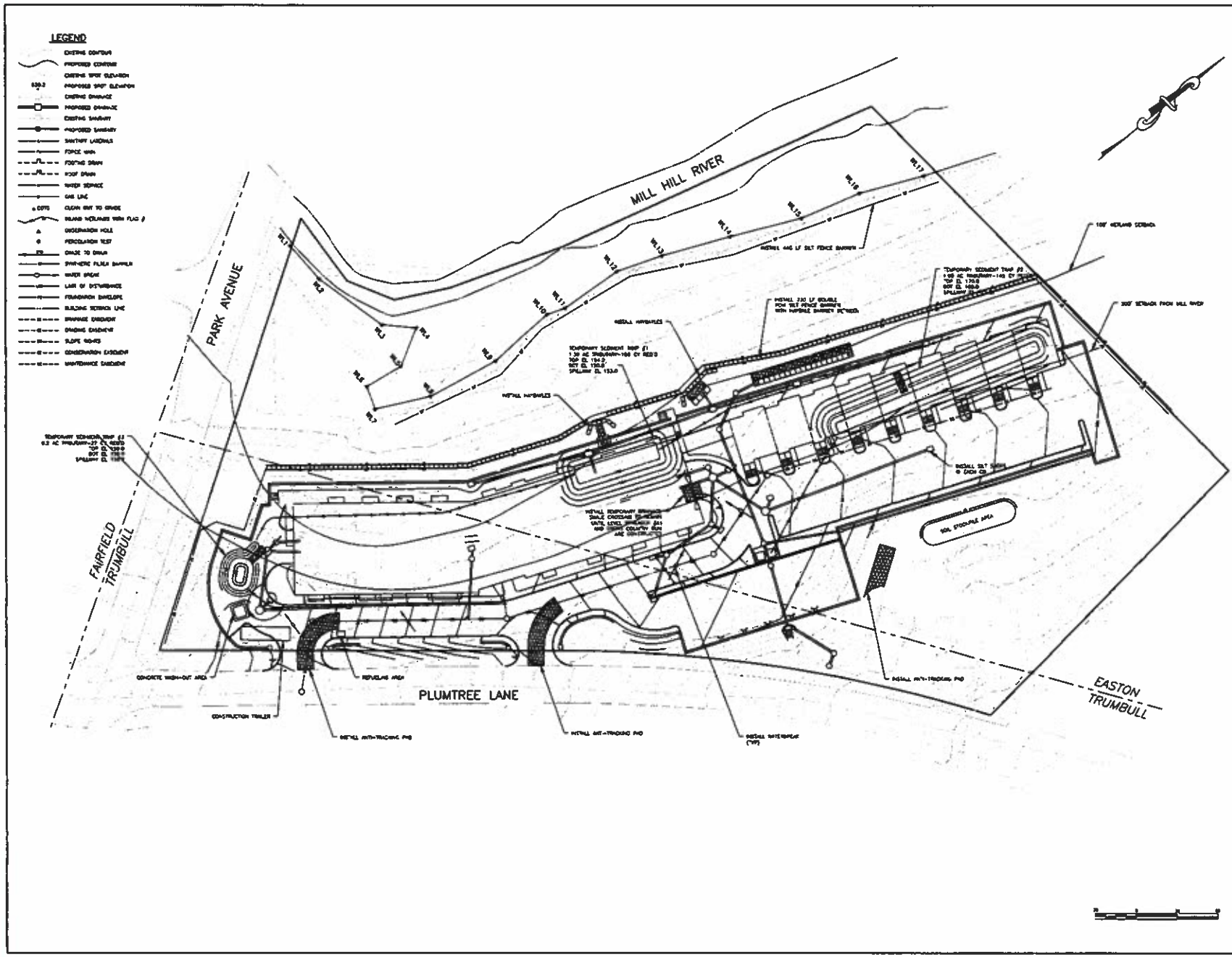
DATE 10-01-23
PROJECT # 2026
DRAWING FILE
DRAWN BY MDC
SCALE 1"=30'

TITLE

UNDERGROUND UTILITIES PLAN

SHEET NUMBER

2.2



J. EDWARDS & ASSOCIATES LLC

PERMIT SET

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

REVISIONS

#	DATE	DESCRIPTION
1	03-16-23	CLIENT
2	09-13-23	CLIENT
3	12-06-23	CLIENT

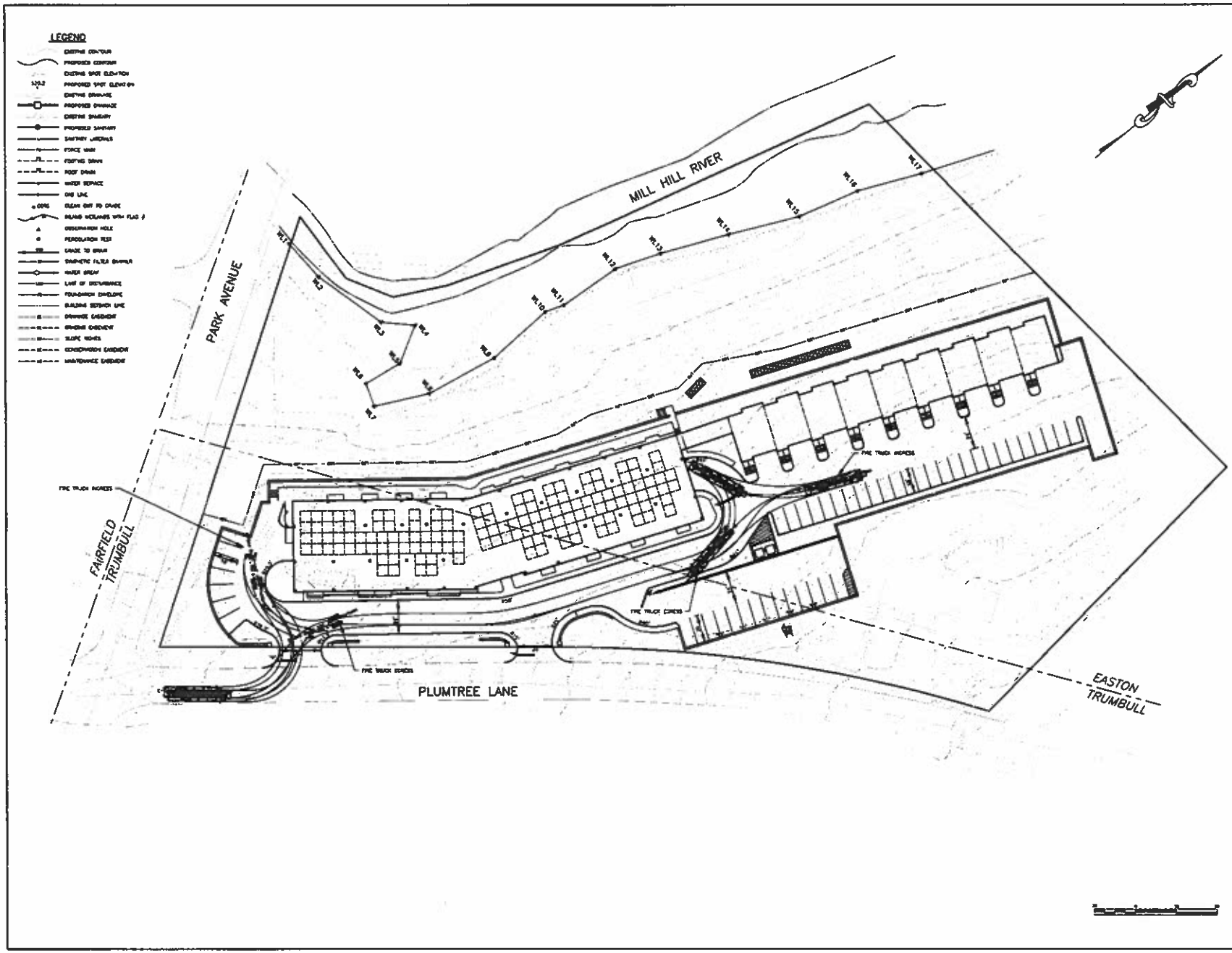
DATE 10-01-23
PROJECT # 3026
DRAWING FILE
DRAWN BY MDC
SCALE 1"=30'

TITLE

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

2.3



J. EDWARDS & ASSOCIATES LLC

PERMIT SET

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

REVISIONS

#	DATE	DESCRIPTION
1	07-16-25	CLIENT
2	08-12-25	CLIENT
3	12-09-25	CLIENT

DATE 10-01-23
PROJECT # 2025
DRAWING FILE
DRAWN BY NDC
SCALE 1"=30'

TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

2.4

Return to:
Beth A. Vitello, Paralegal
Wiggin and Dana LLP
P.O. Box 1832
New Haven, Connecticut 06508-1832

EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, RIDGE VIEW BUILDERS LLC, a Connecticut limited liability company having a mailing address at 48 Cedarhurst Lane, Milford, CT, 06461 (the "Grantor"), for One Dollar and other valuable consideration paid, does hereby give, grant, bargain, sell and confirm unto **HOCON GAS, INC.** a Connecticut corporation with a mailing address of 6 Armstrong Road 3rd Floor, Shelton, Connecticut 06484 (the "Grantee"), and unto its successors and assigns, forever, the easement, rights, privileges and authorities to construct, install, maintain, inspect, repair, remove, replace and operate gas distribution facilities and equipment, including meters, tanks, lines, conduits, monuments, valves and related structures, equipment, improvements, facilities, and any other appurtenances as Grantee may from time to time require (hereinafter collectively called the "Facilities"), upon, over and under certain portions of Grantor's real property depicted and/or described in Schedule A attached hereto and made a part hereof (the "Easement Area") as reasonably necessary or desirable in connection with Grantee's siting, location, construction, installation, maintenance, inspection, repairs, removal, replacement, updating, and operation of a gas distribution system serving portions of Grantor's real property commonly known as 20 Spring Street, Seymour, Connecticut and more particularly described in Schedule B attached hereto and made a part hereof (the "Property"). Together with the right to enter upon the Easement Area and the Property in the exercise of said easement, rights, privileges and authorities.

Grantee, by its acceptance hereof, agrees, for itself and its successors and assigns, that upon completion of any construction, installation, maintenance, inspection, repair, removal or replacement of its Facilities that significantly disturbs the surface of any portion of the Easement Area, such disturbed surface area shall be restored by such Grantee to its former condition to the extent reasonably practicable, given the presence of the Facilities. Such restoration, however, will not include the replacement or other restoration of such trees, brush, roots, flowers or other growth as may be removed at any time pursuant to the rights herein granted.

Grantee shall have the right, at any time and from time to time, to trim, cut, take down and remove any or all trees, parts of trees, limbs, branches, roots, brush, flowers or other growth on, over or under the Easement Area and/or the Property that, in the judgment of such Grantee, might interfere with or endanger the construction, installation, maintenance, inspection, repair, removal, replacement or operation of any Facilities or access thereto.

Grantor agrees, for itself and its successors and assigns, that each and every part of the Facilities shall be and remain the sole and exclusive personal property of Grantee.

Grantor further agrees, for itself and its successors and assigns, that neither Grantor, nor any servant, agent, employee, contractor, invitee, licensee, tenant, or other representative of Grantor, its successors or assigns (each a "Grantor Party"), shall have any right of access to the Facilities without the prior written consent of Grantee, and, as between Grantor and Grantee and their respective successors and assigns, Grantee shall have full and exclusive control of the same.

Grantor further agrees, for itself and its successors and assigns, that no Grantor Party shall either erect any structure or plant any tree or shrub in a location, or change the grade of the Easement Area in a manner that will interfere with or endanger the operation or maintenance of any of the Facilities or

Grantee's right of access to the same. Grantor further agrees, for itself and its successors and assigns, that Grantee shall have the right to require Grantor and its successors and assigns, at their sole cost and expense, to remove any such structure, tree, or shrub and/or restore the grade of the Easement Area upon ten (10) days' written notice (provided no notice shall be required in the event of an emergency), failing which, Grantee shall have the right to so remove or re-grade, all at Grantor's and its successors' and assigns' sole cost and expense.

Grantor further agrees, for itself and its successors and assigns, that if any work in connection with any improvement now or hereafter situated on the Property might be liable to cause damage to or otherwise adversely affect any of the Facilities, then no such work shall be commenced by any Grantor Party unless and until Grantee shall have been given prior written notice of the same and given an opportunity to take such measures as it deems necessary to provide protection for the Facilities. The Grantor further agrees, for itself and its successors and assigns, to defend, indemnify and hold harmless the Grantee and its officers, directors, employees, agents and contractors, from and against any and all claims, suits, damages, losses, fines, penalties and expenses, including but not limited to reasonable attorneys' fees, arising out of or resulting from any Grantor Party's failure to comply with any of the Grantor's responsibilities, agreements and/or obligations under this Easement.

Whenever the context of this instrument shall so require, but not when this instrument indicates otherwise, the singular shall refer to and include the plural.

TO HAVE AND TO HOLD the above-granted easement, rights, privileges and authorities unto Grantee, and unto its successors and assigns forever, to its and their own proper use and behoof.

[Remainder of page intentionally left blank; signatures to follow.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this ____ day of _____, 2025.

Signed, Sealed and Delivered
In the Presence of:

FIRST WITNESS:

Signature: _____
Print Name:

SECOND WITNESS:

Signature: _____
Print Name:

RIDGE VIEW BUILDERS LLC

By:_____
Name: Danny Mickolyzck
Its: Member
Hereunto Duly Authorized

STATE OF CONNECTICUT)
: ss. _____
COUNTY OF _____) (town/city)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Danny Mickolyzck, in his capacity as Member of **Ridge View Builders LLC**, who acknowledged the same to be his free act and deed in such capacity, and the free act and deed of said **Ridge View Builders LLC**.

_____
Notary Public
My Commission Expires: _____

SCHEDULE A
EASEMENT AREA DESCRIPTION/DEPICTION

[Insert.]

SCHEDULE B
LEGAL DESCRIPTION

[Insert.]

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:

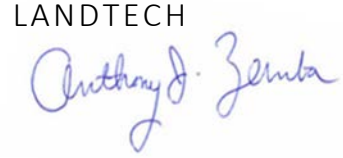
- Evidence of scour or deposits of recent alluvium or detritus;
- The presence of standing or flowing water for a duration longer than a particular storm incident; and,
- The presence of hydrophytic vegetation.

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%**

Rec'd 12/4/25 @ IWUC meeting

The Connecticut Department of Energy & Environmental Protection (**DEEP**) has issued **multiple consent orders** to the City of Bridgeport and its Water Pollution Control Authority (WPCA) to address chronic sewage overflows and upgrade its two aging wastewater treatment plants.

Link to Consent order: https://portal.ct.gov/-/media/deep/enforcement/consentorder/aowrmu19001.pdf

Key Details of the Consent Orders

- **Purpose:** The orders mandate upgrades to the East Side and West Side Wastewater Treatment Plants (WWTPs) to improve reliability, increase capacity during storm events, eliminate sewage overflows (CSOs), and meet state and federal water quality standards.
- **Violations Addressed:** The enforcement actions stem from violations of the Clean Water Act and ongoing issues, including manual operation of automated systems, equipment past its design life, and untreated sewage discharges during storms into Bridgeport Harbor and Long Island Sound.
- **Administrative Order AOWRMU19001:** A key order was issued on March 1, 2019, which required the submission of a Facilities Plan to outline the necessary modifications and upgrades.
- **Facilities Plan and Schedule:** In response to the orders, a comprehensive Facilities Plan was submitted in November 2020. This plan proposed a multi-year project, with construction expected to finish by approximately October 2028 for the West Side plant and the end of 2029 for the East Side plant.
- **Funding and Impact:** The projects are being funded in part by the state's Clean Water Fund. The extensive cost of the upgrades has led to significant debates over potential, steep increases in local sewer rates for residents to help pay for associated loans.
- **Oversight:** Environmental advocacy groups like Save the Sound are actively tracking the progress and compliance with the consent orders to ensure the required repairs and upgrades are completed on schedule.

The full, official consent orders and related documents can often be found on the CT DEEP website within their formal enforcement case database

The City of Bridgeport is currently under multiple active **consent orders** from the Connecticut Department of Energy & Environmental Protection (DEEP) to address chronic sewage overflows and upgrade its two wastewater treatment plants. The most recent and significant administrative order is **AOWRMU19001**, issued on March 1, 2019, which requires major facility upgrades and compliance with the Clean Water Act.

Key Details of the Consent Order and Upgrades

- **Objective:** To eliminate chronic combined sewer overflows (CSOs) into Bridgeport Harbor and Long Island Sound and improve the reliability and capacity of the East and West Side Wastewater Treatment Plants (WWTPs).
- **Facilities:** The

  East Side WPCF at 695 Seaview Avenue

  and the

  West Side WPCF at 205 Bostwick Avenue

- **Violations Addressed:** The orders address various issues, including equipment that has exceeded its design life, manual operation of automated systems, and the inability of plants to handle flow from common storm events, leading to the discharge of untreated or partially treated sewage.
- **Required Actions:**
  - Submission and implementation of a Facilities Plan and Long-Term Control Plan Update.
  - Construction of significant upgrades at both the East and West Side plants.
  - Potential construction of underground storage tanks to hold waste during storms in areas where pipe separation is not feasible.

- **Timeline:** The original schedule proposed a completion of the West Side plant by approximately October 2028 and the

  East Side plant

  by the end of 2029.

- **Funding and Oversight:** The projects are funded, in part, by the state's Clean Water Fund (CWF). The EPA provides oversight, and the city faces potential fines of $25,000 to $50,000 per day for non-compliance.

- **Public Impact:** The extensive upgrades have led to significant discussions about the associated costs, with projections indicating potential substantial increases in ratepayer fees to help finance the projects.

Accessing the Full Document

The full, official consent order documents and related planning materials are publicly available on the official CT DEEP website and the City of Bridgeport's website. You can also find summaries of formal enforcement cases on the CT DEEP data portal.

What actions are stipulated in the Bridgeport WWTP consent order?
What are the proposed upgrades for the East and West Side treatment plants?
What are the specific Connecticut Clean Water Act provisions related to sewage overflows and CSOs?

12 sites

- Bridgeport Sewage Overflows - Save the Sound
  Oct 3, 2024 — Bridgeport Sewage Overflows * Location: Bridgeport, CT | Status: Active. * Summary: Save the Sound successfully advocat...

  Save the Sound

- Bridgeport sewer upgrades could nearly triple fees by 2033
  Mar 14, 2021 — And, she argued, if Bridgeport does not proceed, it faces massive fines of "$25,000 to $50,000 per day" by the state D...

  CTPost

- ROD Bridgeport Facilities Planning Wastewater Treatment 12 Oct 2021

Oct 11, 2021 — * 1. Record of Decision for City of Bridgeport Facilities Planning for East Side and West Side Wastewater Treatment Pl...

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The Connecticut Department of Energy and Environmental Protection (DEEP) has issued multiple consent orders to the City of Bridgeport and its Water Pollution Control Authority (WPCA) to address chronic sewage overflows and upgrades to its aging wastewater treatment plants.

Rec'd 12/4/2025 @ IWWC meeting

Before the towns of Easton and Trumbull spend significant taxpayer dollars on legal, environmental, and engineering costs related to future development, is it possible for these towns to request pre-approval or provisional approval of sewer hookups during the consent period? This would ensure that if connections cannot ultimately be made to the transfer stations, the project would not proceed, saving both towns from unnecessary expenditures.

Deep ordered consent orders for Trumbull regarding sewage overflow systems are part of ongoing regulatory efforts to manage and mitigate sewage overflow issues.

Current Status:

- The Connecticut Department of Energy and Environmental Protection (DEEP) oversees consent orders related to sewage systems.
- Trumbull has been involved in addressing Combined Sewer Overflows (CSOs) and sanitary sewer overflows (SSOs).

Key Points:

- Consent orders typically require municipalities to implement specific improvements and monitoring systems.
- Trumbull's efforts may include infrastructure upgrades, regular reporting, and compliance with state and federal regulations.

Resources:

- For detailed information, consult the Connecticut DEEP website or local government publications.
- Public records may provide insights into specific consent orders and compliance status.

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

STATE OF CONNECTICUT :
V. :
CITY OF BRIDGEPORT :

Rec'd 12/4/2025 @ IWWC meeting

ORDER

A. The Commissioner of Energy and Environmental Protection ("the Commissioner") finds:

1. The City of Bridgeport ("the Municipality") owns and operates a sanitary sewerage system, including a sewage treatment facility and discharges treated sanitary sewage under the terms and conditions of National Pollutant Discharge Elimination System (NPDES) Permit No. CT0101010 (East Side) and NPDES Wastewater Discharge Permit No. CT0100056 (West Side).

2. The Municipality maintains a sewerage system, which includes two activated sludge wastewater treatment plants. The East Side Plant has an annual average design flow capacity of 10 million gallons per day (mgd) and the West Side Plant has an annual average design flow capacity of 30 mgd. Both treatment plants serve a sewerage system which includes sewer that convey both stormwater and sanitary sewage ("combined sewers"). All wet weather flows in excess of secondary treatment capacity receive primary treatment before being blended with secondary effluent followed by disinfection with chlorine. The peak secondary treatment capacity of the East Side Plant is 24 mgd and the West Side Plant is 58 mgd.

3. The East Side and West Side plants completed nitrogen removal upgrades in the early 1990s and partial mechanical refurbishments between 1993 and 2001. These upgrades have exceed their design life leading to increased risk of equipment failure and effluent violations.

4. DEEP Order No. WC5498 issued March 20, 2009, required both plants to automate the chlorination and dechlorination systems. Both plants continue to operate chlorination and dechlorination systems manually.

5. On February 3, 2012, the Respondent submitted for the Commissioner's review and approval the Report entitled *Bridgeport Sludge Processing Systems Evaluation.* The Report was approved on April 3, 2018.

6. On November 21, 2013, the Respondent submitted for the Commissioner's Review and Approval the Report entitled *Bridgeport WPCA Low Level Nitrogen Removal Study.* The Report was approved in March 2, 2018.

7. On October 24, 2017, during a major storm event, the Bridgeport West Side Plant experienced screen failures resulting in floatables and debris not being removed from the influent. The bypass screen was repaired and the main screen was replaced. On January 17, 2018, Bridgeport reported that the West Side Plant main influent bar screen was out of service for scheduled repair/maintenance and not put back online until April 23, 2018.

8. On April 24, 2018, the Bridgeport West Side Plant reported an NPDES permit violation of the maximum daily limit for BOD5. On April 25, 2018, the Bridgeport West Side Plant reported an NPDES permit violation of the maximum daily limit and two times the limit for total suspended solids. The report listed out of service sludge collectors on one of the clarifier tanks, storm events and the main sewer trunks leading to the plant undergoing cleaning during the period as contributing factors.

9. During the June 6 and 8, 2018 inspection of the Bridgeport East Side Plant, it was noted that numerous equipment were out of service awaiting repair.

10. The Reports referenced in paragraphs A.5 and A.6 identify and include recommendations to upgrade the treatment plants to provide added reliability and additional pollutant removal. Action to design and construct such upgrades have not been made. Major long term recommendations include:

    a. West Side recommended improvements include adding computerized SCADA control of the biosolids process, adding odor control units, replacing the existing pumps, adding new sludge storage tanks, adding dewatering units, and anticipates a future additional drying building with dryers and possible energy recovery system. East Side recommended improvements include adding computerized SCADA control of the biosolids process, replacing existing pumps, adding a new scum handling system, replacing the existing sludge handling facility thickening equipment, adding new sludge storage tanks, building a truck bay, and a long term goal of shipping sludge to the West Side for final drying.

    b. The Nitrogen removal study long term plans for both the East and West Side Plants include enhanced nitrogen removal through the use of motor operated sluice gates at step feed points in the aeration basins. The installation of concrete baffles should be used to create an anoxic zone at the head of each pass of the basins with a top mounted mixer for each anoxic zone. In addition, new mixed liquor suspended solids (MLSS) recycle pumps are to be installed. Monitoring and control equipment for the aeration system, blowers, and sluice gates are recommended.

11. By virtue of the above, the Municipality is maintaining facilities or conditions that can reasonably be expected to create a source of pollution to the waters of the state.

B. The Commissioner, acting under §22a-6§22a-424, §22a-425, §22a-427, §22a-428, §22a-430, and §22a-431 of the Connecticut General Statutes, orders the Municipality as follows:

1. a. On or before August 31, 2019, the Municipality shall retain one or more qualified consultants acceptable to the Commissioner until this order is fully complied with, and, within ten days after retaining any consultant other than the one identified in this paragraph, the Municipality shall notify the Commissioner in writing of the identity of such other consultant. The consultant(s) retained shall be a qualified professional engineer licensed to practice in Connecticut and shall be acceptable to the Commissioner. The Municipality shall submit to the Commissioner a description of a consultant's education, experience and training which is relevant to the work required by this order within ten days after a request for such a description. Nothing in this paragraph shall preclude the Commissioner from finding a previously acceptable consultant unacceptable.

b. On or before November 30, 2020, a Facilities Planning Report shall be submitted for the Commissioner's review and approval. The Facilities report shall contain an assessment of critical components at the treatment plants, and include recommendations including a schedule to complete suggested upgrades to the treatment plants. The Respondent shall incorporate recommendations from the reports referenced in paragraphs A.5 and A.6.

c. On or before May 31, 2022, 100% design plans and specifications shall be submitted to the Commissioner for review and approval incorporating upgrades recommended by the Reports referenced in A.5 and A.6.

d. The Municipality shall begin construction of the approved remedial actions in accordance with the approved schedule, but in no event shall the approved remedial actions be begun later than 1644 calendar days from the effective date of this Order.

e. The Municipality shall complete construction of the approved remedial actions in accordance with the approved schedule, but in no event shall the approved remedial actions be completed later than 2739 calendar days after the effective date of this Order. Within fifteen days after completing such actions, the Municipality shall certify to the Commissioner in writing that the actions have been completed as approved.

2. Progress reports: On or before the last day of June, and December of each year after issuance of this order, and continuing until all actions required by this order have been completed as approved and to the Commissioner's satisfaction, the Municipality shall submit a progress report to the Commissioner describing the actions which Municipality has taken to date to comply with this order.

3. Full compliance. The Municipality shall not be considered in full compliance with this order until all actions required by this order have been completed as approved and to the Commissioner's satisfaction.

4. Approvals. The Respondent shall use best efforts to submit to the Commissioner all documents required by this order in a complete and approvable form. If the Commissioner notifies Respondent that any document or other action is deficient, and does not approve it with conditions or modifications, it is deemed disapproved, and the Respondent shall correct the deficiencies and resubmit it within the time specified by the Commissioner or, if no time is specified by the Commissioner, within 30 days of the Commissioner's notice of deficiencies. In approving any document or other action under this order, the Commissioner may approve the document or other action as submitted or performed or with such conditions or modifications as the Commissioner deems necessary to carry out the purposes of this order. Nothing in this paragraph shall excuse noncompliance or delay.

5. Definitions. As used in this order, "Commissioner" means the Commissioner or a representative of the Commissioner.

6. Dates. The date of "issuance" of this order is the date the order is deposited in the U.S. mail or personally delivered, whichever is earlier. The date of submission to the Commissioner of any document required by this order shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under this order, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is deposited in the U.S. mail or is personally delivered, whichever is earlier. Except as otherwise specified in this order, the word "day" as used in this order means calendar day. Any document or action which is required by this order to be submitted or performed by a date which falls on a Saturday, Sunday or a Connecticut or federal holiday shall be submitted or performed by the next day which is not a Saturday, Sunday or Connecticut or federal holiday.

7. Certification of documents. Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under this order shall be signed by a principal executive officer or ranking elected official or duly authorized representative of such person, as those terms are defined in §22a-430-3(b)(2) of the Regulations of Connecticut State Agencies, and by the individual(s) responsible for actually preparing such document, and each such individual shall certify in writing as follows:

"I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify, based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, that the submitted information is true, accurate and complete to the best of my knowledge and belief. I understand that any false statement made in the submitted information may be punishable as a criminal offense under §53a-157b of the Connecticut General Statutes and any other applicable law."

8. Noncompliance. This order is a final order of the Commissioner with respect to the matters addressed herein, and is nonappealable and immediately enforceable. Failure to comply with this order may subject the Respondent to an injunction and penalties under Chapters 439, and 445 or 446k of the Connecticut General Statutes.

9. False statements. Any false statement in any information submitted pursuant to this order may be punishable as a criminal offense under §22a-438 or 22a-131a of the Connecticut General Statutes or, in accordance with §22a-6, under Section 53a-157 of the Connecticut General Statutes and any other applicable law.

10. Notice of transfer; liability of the Respondent and others. Until the Respondent has fully complied with this order, the Respondent shall notify the Commissioner in writing no later than 15 days after transferring all or any portion of the facility, the operations, the site or the business which is the subject of this order or after obtaining a new mailing or location address. The Respondent's obligations under this order shall not be affected by the passage of title to any property to any other person or Respondent.

11. Commissioner's powers. Nothing in this order shall affect the Commissioner's authority to institute any proceeding or take any other action to prevent or abate violations of law, prevent or abate pollution, recover costs and natural resource damages, and to impose penalties for past, present, or future violations of law, including but not limited to violations of any permit issued by the Commissioner. If at any time the Commissioner determines that the actions taken by the Respondent pursuant to this order have not successfully corrected all violations, fully characterized the extent or degree of any pollution, or successfully abated or prevented pollution, the Commissioner may institute any proceeding to require Respondent to undertake further investigation or further action to prevent or abate violations or pollution.

12. The Respondent's obligations under law. Nothing in this order shall relieve Respondent of other obligations under applicable federal, state and local law.

13. No assurance by Commissioner. No provision of this order and no action or inaction by the Commissioner shall be construed to constitute an assurance by the Commissioner that the actions taken by Respondent pursuant to this order will result in compliance or prevent or abate pollution.

14. Access to site. Any representative of the Department of Energy and Environmental Protection may enter any sewage facility without prior notice for the purposes of monitoring and enforcing the actions required or allowed by this order.

15. No effect on rights of other persons. This order neither creates nor affects any rights of persons or municipalities that are not parties to this order.

16. Notice to Commissioner of changes. Within 15 days of the date Respondent becomes aware of a change in any information submitted to the Commissioner under this order,

or that any such information was inaccurate or misleading or that any relevant information was omitted, Respondent shall submit the correct or omitted information to the Commissioner.

17. Notification of noncompliance. In the event that Respondent becomes aware that it did not or may not comply, or did not or may not comply on time, with any requirement of this order or of any document required hereunder, Respondent shall immediately notify by telephone the individual identified in the next paragraph and shall take all reasonable steps to ensure that any noncompliance or delay is avoided or, if unavoidable, is minimized to the greatest extent possible. Within five (5) days of the initial notice, Respondent shall submit in writing the date, time, and duration of the noncompliance and the reasons for the noncompliance or delay and propose, for the review and written approval of the Commissioner, dates by which compliance will be achieved, and Respondent shall comply with any dates which may be approved in writing by the Commissioner. Notification by Respondent shall not excuse noncompliance or delay, and the Commissioner's approval of any compliance dates proposed shall not excuse noncompliance or delay unless specifically so stated by the Commissioner in writing.

18. Submission of documents. Any document required to be submitted to the Commissioner under this order shall, unless otherwise specified in this order or in writing by the Commissioner, be submitted in an electronic format to:

Catharine Chu, Sanitary Engineer 2
Department of Energy and Environmental Protection
Bureau of Water Protection and Land Reuse
Water Planning & Management Division
79 Elm Street
Hartford, Connecticut 06106-5127
E-mail: catharine.chu@ct.gov

Issued as a final order of the Commissioner of Energy and Environmental Protection.

Katharine S. Dykes
~~Acting~~ Commissioner

Date 3/1/19

AOWRMU19001

December 3, 2025

Joe & Tracy Distefano
18 Plum Tree Lane
Trumbull CT 06611

Rec'd 12/4 @ IWWC meeting

Attn: Conservation Commission/Inland Wetlands Agency
Town of Trumbull
Town Hall, 5866 Main Street
Trumbull, CT 06611

Re: Application for development at 5 and 15 Plum Tree Lane

To the Trumbull Inland Wetlands and Watercourses Commissions,

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, the Mill River and the Easton Reservoir.

We have lived at 18 Plum Tree Lane in Trumbull since May 2007. The property for this proposed development was originally designed for just two families. To now propose a dense development that would bring over one hundred residents and vehicles into this space is not only excessive, but also irresponsible.

The wooded area across from our home is more than just scenery. It's a vital corridor for local wildlife, connecting grazing grounds to the Mill River. Deer, turtles, fish, foxes, birds, and other animals rely on this habitat, and its destruction would disrupt their patterns and survival. Often, we watch wildlife traverse from the wooded area of our property to the river across the street. With the proposed monstrosity this will no longer be possible.

I have recently learned that this development is strongly opposed by The Nutmeg chapter of Trout Unlimited. They have stated that this development

would be harmful to the river and wild trout. This further confirms the negative impact this development will have on this property.

With over a hundred cars comes the inevitable runoff of motor oil, antifreeze, and other pollutants into the soil and waterways. The Mill River, already vulnerable, could become a dumping ground for toxins that leach from parking lots and roadways. With access for hundreds of residents to have a "nature walk" will inevitably add cigarette butts tossed carelessly into the street and river—sadly, a common habit among smokers—and you have a recipe for environmental degradation.

I am also very concerned about the proposed water retention system. The system is to be installed under the building. How is it accessed? Can it be replaced in the future if it fails? How often will it need maintenance? Who will maintain it? What impacts are there if the maintenance schedule is not adhered to or the system gets overburdened? There seems like many points of failure and seems like it will depend on "someone" to always make sure the system is 100% efficient.

Since 15 Plum Tree Lane was sold to its current owner (the developer), we've already experienced two separate incidents of street digging that left us with brown water for days. Whether coincidence or not, it raises serious concerns about what will happen during full-scale construction and after. What will the impact be on our aging sewer and water systems when hundreds of new toilets, sinks, and showers are added?

Winter brings its own hazards. Living at the bottom of Plum Tree Lane and Park Avenue hills, we've seen cars slide off the road during even light snowfalls. And of course, black ice is extremely dangerous and common in the winter. Now imagine that multiplied by the volume of vehicles this development will introduce. Street parking will only worsen the danger.

Housing of every type is necessary. There is no need to destroy home values in existing neighborhoods to accommodate affordable, town workers or any housing. There are plenty of areas in all towns/cities that will not impact existing neighborhoods. It's just common sense. Contrast this with the development at 5545 Park Ave in Fairfield. That project wasn't shoehorned

into an established neighborhood—it is surrounded by the Merritt Parkway, a soccer field, a medical building, and woods without a river. This has zero impact on an existing neighborhood. Also, it reportedly still has vacancies.

None of us want to come to meetings like this and we shouldn't have to. We are not getting paid to be here and speaking for myself it costs me to be here. Why should we have to fight to keep our neighborhood? The direct neighbors to this proposed development have lived in our homes on average of 20 plus years.

Attorney Bellis recently said they have the law on their side. That is what makes these developers so dangerous. Developers can't buy property fast enough to exploit these laws. So as a legal matter 830g, 8002 and whatever else is out there, yes, the law is the developer's side. **We** need to address and fight these laws now locally. I am confident they will be changed once law makers somehow vote with common sense. Sadly, I don't think anything will get better until things get much worse. How many neighborhoods must be ruined and how much money do homeowners have to lose? For most families their homes are their biggest investment and developments like this are very disheartening.

To have the property of two single family homes replaced by hundreds of people and vehicles is hard to believe and I am sickened by it. We all know the intent is not to provide housing for town workers or provide affordable housing, it is just a way to take advantage of flawed laws and make money.

Thank you,

Joe Distefano
18 Plum Tree Lane
Trumbull CT 06611
203-395-4172

LOW IMPACT SUSTAINABLE
LISD
DEVELOPMENT
TRINKAUS ENGINEERING

Trinkaus Engineering, LLC
114 Hunters Ridge Road
Southbury, Connecticut 06488
203-264-4558 (office & fax)
+1-203-525-5153 (mobile)
E-mail: strinkaus@earthlink.net
http://www.trinkausengineering.com

Rec'd 12/4/2025 @ FWWC meeting

November 14, 2025

Mr. Dan Lent, First Selectman
Town of Easton
225 Center Road
Easton, Connecticut 06612

Re: Mill River Park
5 & 15 Plumtree Lane
Trumbull & Easton, Connecticut

Dear Mr. Lent,

At your request, I have performed a preliminary assessment of the civil engineering plans for the above-referenced project, which warrant the Town of Easton obtaining an independent civil engineering review of the project. I have the following preliminary comments on the site plans dated: Revised to 6/12/25.

1. The primary stormwater detention system is located under the parking garage. This is problematic for the following reasons:
    a. The bottom of the system is located 8' below the garage slab, and there are no provisions for inspection or maintenance ports on any portion of the detention system.
    b. Two online hydrodynamic separators are proposed on either end of the detention system. Online hydrodynamic separators will only reduce TSS loads by 29% to 38% based upon field monitoring conducted by the University of New Hampshire Stormwater Center and the American Society of Civil Engineers BMP Database.
    c. No soil tests were conducted within the actual footprint of the underground detention system, which is required by the CT DEEP 2024 Storm Water Quality Manual.
    d. No double-ring infiltration tests were conducted at or below the bottom of the underground detention system, which is necessary to properly model the underground detention system.
    e. The DEEP Manual is only a Guidance Document; it is not a law or mandated regulation. The design professional must provide computations that meet the requirements of the DEEP Manual.
    f. It has not been proven that runoff volumes will be reduced as no infiltration tests were carried out.

g. It has not been proven that the underground detention system will reduce non-point source pollutant loads.
h. As the catch basins and online hydrodynamic separators will provide minimal treatment of the runoff, increased non-point source pollutant loads will be discharged to the wetland system and the Mill River.

2. No treatment is provided for any runoff from the underground parking garage which is being discharged to the sanitary sewer system. The CT DEEP requires treatment of this runoff prior to discharging.
3. The turning movement plan is incomplete as it does not show how the fire truck will turn around at the site and exit back onto Plumtree Road.
4. The dumpster cannot be accessed by a garbage truck without fully blocking the main driveway, as shown.
5. The stormwater report claims reductions of runoff volume, which are not correct, as it has not been demonstrated that any infiltration will occur in the underground detention system. Without infiltration of runoff, significantly higher runoff volumes will be discharged from the level spreaders on the uphill slope, where erosion will occur over time.
6. The use of Rawls Rates (national average infiltration rates from 1982) is only to be used to determine the general feasibility of a site for infiltration practice. Field infiltration testing must be done, but none has been done.
7. A percolation test was done; however, the DEEP Manual forbids the use of percolation tests for the design of an infiltration practice.
8. Simply providing the Water Quality Volume in a stormwater practice and claiming that pollutant load reductions by DEEP will be met is not supported by science as non-point source pollutants are found in particulate and soluble form. A pollutant loading analysis must be provided.
9. The stormwater management system does not comply with the CT DEEP 2024 Storm Water Quality Manual as far as the design of the underground and surface practices proposed, and the two types of systems will not reduce non-point source pollutant loads as required by the manual, as well as the Town of Easton MS-4 permit.

Please contact my office if you have questions on these preliminary assessments.

Respectfully Submitted,
Trinkaus Engineering, LLC

Steven D. Trinkaus, PE

December 22, 2025

Joe & Tracy Distefano
18 Plum Tree Lane
Trumbull CT 06611

Attn: Conservation Commission/Inland Wetlands Agency
Town of Trumbull
Town Hall, 5866 Main Street
Trumbull, CT 06611

Re: Application for development at 5 and 15 Plum Tree Lane

To the Trumbull Inland Wetlands and Watercourses Commissions,

This letter is to formally express additional concerns and questions regarding the proposed development at 5 and 15 Plum Tree Lane, which falls under the jurisdiction of both the Trumbull & Easton Inland Wetlands and Watercourses Commissions. These concerns and questions have come up since the last Trumbull Public Hearing held on December 4, 2025. I have submitted a letter and spoke briefly at the December 4 hearing and that should already be on record.

Attorney Bellis continues to state that there must be proof that this development will have a negative impact on the wetlands and our watercourse. He also states that there is currently no proof of a negative impact. I am certainly not an expert on the matter but sitting in on three public hearings and a Trumbull Zoom that was not open to public speaking, I strongly disagree with him. He also says the development will make “things better” Now that’s just plain nonsense and really makes me question his credibility.

Here are some of my additional questions and concerns.

- When I spoke at the December 4, 2025, public hearing I mentioned the manhole at the end of my driveway. I thought this might have something to do with the underground spring. If you look in the storm

drain in the street by my driveway there appears to be a pipe coming from the direction of the manhole. (Picture included)

- Where will snow removal with automobile fluid leakage, salt and sand be stored? Will this have a negative impact?
- If there were a catastrophic fire, how would the debris affect the area compared to a single-family home? Will this have a negative impact?
- We were told in the Easton public hearing **that every tree on both properties** will be removed. Will this have a negative impact?
- Will the shade provided by the building(s) have a negative impact?
- They initially mentioned stairs to a "nature walk" for residents at the back of the buildings where the apartment building ends and the townhouses begin as a positive feature. When asked, they could not provide specifics on the stairs. They are now backing off on the stairs and on the nature walk altogether. Whether there are stairs or not there will be access to the river for hundreds of people, pets, trash, cigarettes, etc. Will this have a negative impact?
- How will equipment, materials and trailers be stored during construction on this property? Will this have a negative impact?
- I have mentioned this before, but they change the water retainage system or at least present it differently at every meeting. Can the system as proposed handle flood waters of all storms? 2,5,10,25, 100 etc. and will the system be maintained by the owner? Who will police this to make sure it will not have a negative impact? My opinion, if humans must maintain the system regularly it will eventually be neglected and fail.
- We were told in the Easton Public Hearing that the three towns (Trumbull, Easton and Fairfield) could not compare notes or read/view public hearings or information from the other towns. It seems to me that since this developer is proposing a large development spanning two towns and directly impacting a third, the towns should be able to collaborate. Is this a legal thing or a town preference?

Thank you for working on this unique and difficult proposal. Feel free to reach out to me if you need any clarifications on my questions/concerns.

Joe Distefano
joe.distefano25@gmail.com
18 Plum Tree Lane
Trumbull CT 06611
203-395-4172

December 3, 2025

Joe & Tracy Distefano
18 Plum Tree Lane
Trumbull CT 06611

Rec'd 12/4 @ IWWC meeting

Attn: Conservation Commission/Inland Wetlands Agency
Town of Trumbull
Town Hall, 5866 Main Street
Trumbull, CT 06611

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We have lived at 18 Plum Tree Lane in Trumbull since May 2007. The property for this proposed development was originally designed for just two families. To now propose a dense development that would bring over one hundred residents and vehicles into this space is not only excessive, but also irresponsible.

The wooded area across from our home is more than just scenery. It's a vital corridor for local wildlife, connecting grazing grounds to the Mill River. Deer, turtles, fish, foxes, birds, and other animals rely on this habitat, and its destruction would disrupt their patterns and survival. Often, we watch wildlife traverse from the wooded area of our property to the river across the street. With the proposed monstrosity this will no longer be possible.

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With over a hundred cars comes the inevitable runoff of motor oil, antifreeze, and other pollutants into the soil and waterways. The Mill River, already vulnerable, could become a dumping ground for toxins that leach from parking lots and roadways. With access for hundreds of residents to have a "nature walk" will inevitably add cigarette butts tossed carelessly into the street and river—sadly, a common habit among smokers—and you have a recipe for environmental degradation.

I am also very concerned about the proposed water retention system. The system is to be installed under the building. How is it accessed? Can it be replaced in the future if it fails? How often will it need maintenance? Who will maintain it? What impacts are there if the maintenance schedule is not adhered to or the system gets overburdened? There seems like many points of failure and seems like it will depend on "someone" to always make sure the system is 100% efficient.

Since 15 Plum Tree Lane was sold to its current owner (the developer), we've already experienced two separate incidents of street digging that left us with brown water for days. Whether coincidence or not, it raises serious concerns about what will happen during full-scale construction and after. What will the impact be on our aging sewer and water systems when hundreds of new toilets, sinks, and showers are added?

Winter brings its own hazards. Living at the bottom of Plum Tree Lane and Park Avenue hills, we've seen cars slide off the road during even light snowfalls. And of course, black ice is extremely dangerous and common in the winter. Now imagine that multiplied by the volume of vehicles this development will introduce. Street parking will only worsen the danger.

Housing of every type is necessary. There is no need to destroy home values in existing neighborhoods to accommodate affordable, town workers or any housing. There are plenty of areas in all towns/cities that will not impact existing neighborhoods. It's just common sense. Contrast this with the development at 5545 Park Ave in Fairfield. That project wasn't shoehorned

into an established neighborhood—it is surrounded by the Merritt Parkway, a soccer field, a medical building, and woods without a river. This has zero impact on an existing neighborhood. Also, it reportedly still has vacancies.

None of us want to come to meetings like this and we shouldn't have to. We are not getting paid to be here and speaking for myself it costs me to be here. Why should we have to fight to keep our neighborhood? The direct neighbors to this proposed development have lived in our homes on average of 20 plus years.

Attorney Bellis recently said they have the law on their side. That is what makes these developers so dangerous. Developers can't buy property fast enough to exploit these laws. So as a legal matter 830g, 8002 and whatever else is out there, yes, the law is the developer's side. **We** need to address and fight these laws now locally. I am confident they will be changed once law makers somehow vote with common sense. Sadly, I don't think anything will get better until things get much worse. How many neighborhoods must be ruined and how much money do homeowners have to lose? For most families their homes are their biggest investment and developments like this are very disheartening.

To have the property of two single family homes replaced by hundreds of people and vehicles is hard to believe and I am sickened by it. We all know the intent is not to provide housing for town workers or provide affordable housing, it is just a way to take advantage of flawed laws and make money.

Thank you,

Joe Distefano
18 Plum Tree Lane
Trumbull CT 06611
203-395-4172

SUBMITTED 12/15/2025
[Date]

DEC 22 2025
INLAND WETLANDS COMMISSION
BY _____

Trumbull Wetlands Commission
Town Hall
5866 Main Street
Trumbull, CT 06611

Subject: Concerns Regarding Application for 5 and 15 Plumtree Lane Development Project

To the Members of the Trumbull Wetlands Commission:

I am writing to express my significant concerns regarding the proposed development project at 5 and 15 Plumtree Lane, particularly following the public hearing held on December 4, 2025. I urge the Commission to thoroughly reconsider this application, taking into account the following points.

First, during the public hearing on December 4, 2025, new information was presented that had not been available to the public beforehand. This practice limits the ability of concerned residents to adequately prepare. The public has a right to review all pertinent application materials and data prior to the hearing. Residents often lack professional expertise in engineering or environmental science and require sufficient time to consult with experts or conduct their own research to understand the plans and their potential impact fully. Presenting critical information for the first time at the hearing undermines the transparency and fairness of the public review process.

Second, the independence of the third-party assessment of the waterway is questionable. The expert conducted their review based on observations and data provided by the applicant's own experts. Due to drought conditions that were experienced at the time they made an assessment of the site. To ensure a truly impartial evaluation, I formally request that the independent assessor be directed to conduct their own, original site observations, specifically by visiting the property during the spring season when water flow and wetland indicators are typically most evident.

Third, information shared during the public hearing raised doubts about the existence and delineation of wetlands on the site where the existing home is slated for demolition. Due to historical changes in the local landscape, including the re-routing of streams across the street into catch basins, there is a possibility of previously unmapped or altered stream flows originating uphill and impacting this specific property. I request a review of past wetland boundary drawings for accuracy and formally ask for soil sampling to be conducted by an independent, certified soil scientist to definitively determine if the proposed development site is, in fact, part of the wetlands area.

Fourth, the proposed plans include the construction of stairs leading down to the Mill River, which is designated as a Class A waterway. This addition will inevitably increase human activity, including dog walking. Such increased access raises concerns about potential pollution from dog waste and general trash, as well as significant disruption to

the natural wildlife habitat within this sensitive ecological area. The Commission must consider the impact of facilitating direct public access to such a protected waterway.

Fifth, the property in question has a very steep grade. Given this challenging topography, it is highly improbable that developers can guarantee zero pollution runoff into adjacent water bodies during and after construction. The risk of sedimentation and other pollutants seeping downhill into the sensitive wetlands and the Mill River is substantial and poses an unacceptable environmental threat.

Sixth, a significant point disclosed during the public hearing was the applicant's intention to immediately resell the property once construction is complete. This indicates that the builder has no vested interest in the long-term longevity of the property or the sustained maintenance of proposed environmental mitigation measures, such as the filtration system and underground tanks. The applicant solely seeks to build and turn a profit. The Commission has received no detailed proposal regarding how the necessary servicing and long-term maintenance of these underground systems will be managed and enforced after the sale. Without a clear, enforceable maintenance plan that survives the change of ownership, these critical systems are likely to fall into disrepair, leading to inevitable environmental harm.

Seventh, it has come to light that a deed restriction exists on one of the properties included in this application. This restriction may impose significant limitations on how the land can be developed or used, potentially preventing the project from progressing as planned. The Commission must verify the nature and enforceability of this deed restriction immediately, as it may fundamentally call into question the viability and legality of the entire proposed project.

Finally, because the proposed development site is immediately uphill from the Mill River, a Class A waterway, I formally request that the Trumbull Wetlands Commission refer this application to the Connecticut Department of Energy & Environmental Protection (CT DEEP) for an independent review and assessment of the potential impacts on this protected natural resource.

I strongly urge the Trumbull Wetlands Commission to consider these points thoroughly, require further independent study and data gathering, and ultimately deny this application as currently proposed to protect our vital wetland resources and the integrity of the Mill River.

Thank you for your time and dedication to preserving Trumbull's natural environment.

Sincerely,

Ariel B Kohn

[Signature]

156 Wendy Rd, Trumbull, CT, 06611

[Your Name]

Ariel Kohn

[Your Address]

December 4, 2025

TO: Conservation Inland / Wetlands of Trumbull, CT, Fairfield, CT, and Easton, CT, Aspetuck Land Trust, and State of Connecticut.

FROM: Michael Coscia and other concerned homeowners in Trumbull, Fairfield, and Easton, CT.

SUBJECT: Application by Stephen Shapiro, who is an Easton resident.
Application 25-25 (5 & 15 Plumtree Lane, Trumbull, CT) for a 3-story apartment building with 70 apartments and nine townhouses.

It has become clear that all three affected Municipalities (Easton, Trumbull, Fairfield, Aspetuck Land Trust, State of Connecticut) Conservation / Wetland-Waterway Authorities) possess a wealth of Technical Talent, Experience, including Tribal Knowledge / History of the Mill Rivers issues over the years.

We feel it is vital that all the above mentioned Municipalities work together in concert and assure that all processes, plans, requirements, testing, inspections, engagement of third party testing, required bonds, approvals and denials are agreed upon and have buy-in among all Municipalities during each process-step. This synergy will assure that every possible concern will be exposed and addressed proactively.

I offer the following points of concern based on the facts that:

1. I have lived in Dover Park from 1958 to 1982 which abuts the Mill River directly across Park Ave in Fairfield. In my 24 years there I have witnessed flooding of the Mill River, and cause.
2. I was an original owner and Board President at Trumbull Town Commons Condominium Association from 1989 to 2001 which required Wetlands Approval and "significant storm water management design" in which Trumbull required the Developer to secure bonds during construction, and for several years after completion to assure design integrity, expose hidden non-compliance, etc.
3. I currently live in Trumbull since 2002 several house up Plumtree Lane from the near the proposed project.

Studies needed to be conducted in concert by all Municipalities and some paid Private Talent:

Will the Applicant's property during the pre-approval phase (both Easton and Trumbull sections), and other owners' properties up Plumtree Lane, be formally tested for underground springs and underground waterways at the applicants expense?
Presently, most of the homes on the entire length of the subject side of Plumtree Lane report water in their basements during sudden heavy or prolonged rains.

Will there be pre-approval formal testing/study to potentially update the wetlands lines within the Applicants area for a re-draw of the old wetlands map at the applicant's expense?

Will there be a pre-approval formal testing study to assess and verify pollutant loads entering the Mill River from roofs and asphalt, and compliance or violations/risks, given that the Mill River is a Class 1 Wild Trout Management Area (WTMA)? See the following related questions below relating to Detention Pond capacity at the applicants expense.

Will there be pre-approval Formal Flood / Water Volume Discharge and Rate Testing / Study and mandated Water Detention pond area size and capacity requirements based on Storm Water Volume, drawdown time, and detention time mutually agreed upon by all concerned Wetland / Flood Municipalities? Particularly, the downstream flood impact on the Fairfield Toll House Lane Mill River front homes, and the Trumbull Plumtree Lane homes on the associated sides? Will it include checking for springs, and the total water discharge rate and volume resulting from the Applicants submission at the applicant's expense?

- The Applicants current water management plan is for under the building posing design and routine maintenance issues as opposed to one full open water detention pond area that would require little or no maintenance and be the only method to be effective in high flood conditions, similar to Trumbull Town Commons which continues to be successful at almost 40 years. The applicant is choosing the under-building plan as the only desperate method available to allow for space to build on this unsuitable property.

- The applicant conducted his water table drilling in locations not representative of the true water table. In addition, we are in a sever drought which further skews what can be defined as a legitimate water table.

- Presently, all of the home properties on the Mill River side of Fairfield, Tollhouse Lane, and the Easton home on 5917 Park Avenue are in a severe river flood zone (with the exception of the first home on Tollhouse Lane). These homes are directly across Park Avenue from the Applicant's proposed area. In fact, during heavy or prolonged rains, some of these homes currently experience flooding from Mill River flooding up to and against their homes, and many experience significant basement flooding. In some cases, the lower area of Tollhouse Lane becomes underwater, and is shown on the flood zone map.

- During the September 2 meeting, the Applicant's Engineer indicated that their plan is to limit their site discharging water to the farthest possible upstream location away from the Mill River underpass on Park Avenue in order to help reduce the effects of additional water flowing under the Mill River Bridge at Park Avenue. This is of great concern because the Mill River and water load on the 5 and 15 Plumtree properties are already at high risk levels, exacerbated by yearly climate issues.

- It was mentioned in the Sept 2 meeting that certain Plumtree Lane storm drain water currently drains into the subject property, and that Plumtree Lane is a very steep and long road. There are no other storm drains until the end of the Applicant's proposed area, which is Park Avenue.

- There are newer dual drainage pipes that were installed underground at the Applicant's 15 Plumtree Lane home that run downward (right to left), starting in-ground against the home (left of the garage), across the entire house, through the left retaining wall, then under the left unpaved 2nd driveway. These pipes are visible in the retaining wall and also visible to the open air when the pipes discharge into the Applicant's proposed property for approval.

Will there be a Formal Risk Study, Recommendation and Approval of removal of downstream trees on the nearby banks of the Mill River at the applicant's expense?

There are many downstream trees on the nearby banks of the Mill River that can flood over the banks with rushing water during storms. This risks trees falling into the river and damming water that will further exacerbate opportunity for homeowner property flooding on Tollhouse Lane and S Park Ave. This is a very common problem when changes are introduced in river water volume and flow.

Will / Can Fairfield or other mentioned Wetland Municipality mandate a Pre-Approval Formal Study of Water Contamination based on the above?

Will the municipalities review, test, and ensure that any of the Applicant's plans for management of oils, contaminants, and other materials prevent them from entering the Mill River? As stated, this is a fish rich area; and Fairfield has a vested interest is assuring clean water for fishing and swimming in the Mill River fed areas of Cascades, Lake Mohegan, Lake Hills Lake, Samp Mortar Lake and Reservoir, Riverside Park on Brookside Dr, and other water bodies all the way to Southport Harbor, before exiting into Long Island Sound.

Will Trumbull and Easton Conservation / Wetlands Municipalities mandate a Surety Bond(s) paid by the applicant, and issue a property lien as one of the conditions for exiting any Wetlands Approval Stage? Just like Trumbull did with Trumbull Town Commons Condominium.

The applicant indicated that the property will be sold to another entity upon project completion. I worry that this can create cloud legal accountability for remedy to any underlying systemic problems occurring soon thereafter that can end up at cost to municipalities. Based the "Complexity and Scope" of the Application and the above mentioned concerns relating to Formal Study, Testing, Verification and agreed-upon Approvals, all "Conditions for Approval" must be adhered to during the any land processing, with no deviation or violation. This Application is of higher unique importance because it involves an important and vulnerable waterway, and the property resides directly on the border of two Towns that bear the highest risk if not done correctly.

Should the Trumbull Inland / Wetlands notify Trumbull DPW to proactively assess the need for an additional storm drain on Plumtree Lane as part of the Applicant's engineering process?

During the storm drain discussion at the Sept 2 meeting, one of the Trumbull members mentioned that Plumtree Lane is probably the longest and steepest road in Trumbull. Currently, there is only one storm drain at the top of the Applicant's total property, which is on the right side of his right driveway (top of his total property). The next downhill storm drain is a few feet off Park Avenue at the bottom of Plumtree Lane.

We believe it is vital that all the above be responded to, addressed, well-documented, and agreed upon by all Municipalities and Agencies before any Wetland, Conservation, and Flood approvals are decided upon.

Respectfully,

Michael Coscia

Michael Coscia.

From: jeff lawlor
To: Colleen Lombardo
Subject: Plum Tree Lane
Date: Wednesday, December 3, 2025 4:57:35 PM

Attn: Conservation Commission/Inland Wetlands Agency
Town of Trumbull
Town Hall, 5866 Main Street
Trumbull, CT 06611
Re: Application for development at 5 and 15 Plum Tree Lane
To the Trumbull and Easton Inland Wetlands and Watercourses Commissions,

This letter is to formally express concern regarding the proposed development at 5 and 15 Plum Tree. I live at 30 Plum Tree lane and urge the commissions to thoroughly evaluate the potential environmental and safety impacts of this project.

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 Fairfield, Trumbull, 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 believe that approving a high-capacity housing structure in a single-family residential zone sets a concerning precedent. We request that the Commissions prioritize the long-term environmental health and safety of our shared community.

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

Sincerely,
Jeffry and Christine Lawlor
30 Plum Tree Lane
Trumbull, CT 06611
Jeffrylawlor@yahoo.com

From: Ariel"s Gmail
To: Colleen Lombardo
Subject: Re: Application for development at 5 and 15 Plum Tree Lane
Date: Wednesday, December 3, 2025 2:54:40 PM

To the Trumbull and Easton Inland Wetlands and Watercourses Commissions,

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 Fairfield, Trumbull, 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 believe that approving a high-capacity housing structure in a single-family residential zone sets a concerning precedent. We request that the Commissions prioritize the long-term environmental health and safety of our shared community.

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: Samuel Feda
To: Colleen Lombardo
Subject: 25-25 15 Plum Tree LLC Permit
Date: Thursday, December 4, 2025 6:27:57 PM

Hello My name is Sam Feda, a resident of 18 Ceil Rd, Trumbull, CT 06611 which is very close to the proposed property on Plumtree Lane.

I am deeply concerned about the proposed property on Plumtree Lane and the significant disruption it may cause to our neighborhood and environment.

1. Stormwater Impact and Runoff Concerns
This site sits at the base of elevated terrain. During major storms, the volume of water flowing down into that area is substantial. While the applicant has referenced studies based on current site conditions, my concern is that these studies do *not* fully address the impacts once a large multi-unit development is constructed.

- How will stormwater behave once a substantial structure, paved areas, and altered grading are in place?
- Do the studies sufficiently account for how water will be redirected, collected, or discharged after the land is significantly changed?

2. Extensive Fill and Alteration of Natural Landform
As the commissioners observed when walking the property, this parcel is currently a steep, elevated hillside overlooking the Mill River. To support a development of this size—multi-family buildings, townhomes, and associated parking—there would need to be extensive fill and substantial alteration of the natural topography.

- What disruption will this cause to the stability of the slope and the surrounding natural infrastructure?
- Where is the analysis of the long-term impact of adding such volume of fill to steep terrain?
- Why is there no clear study or contingency plan addressing these unavoidable structural changes?

This land appears to not be naturally suited for a development of this scale, and altering it to make it so may have irreversible environmental consequences.

3. Neighborhood and Environmental Disruption
This project, as proposed, will disrupt the character of our neighborhood, alter the environmental balance, and potentially threaten the natural infrastructure that residents rely on. The scale and placement of this development simply do not align with the capabilities or limitations of this parcel.

For these reasons, I strongly urge the commissioners to deny this project and preserve the integrity of our neighborhood and environment.

Thank you for your time and consideration.

Sam Feda

SOUTHWEST CONSERVATION DISTRICT

January 7, 2026

Dori Wollen, Chairperson
Conservation Commission/Inland Wetlands Agency
225 Center Road
Easton, CT 06612

Re: 5 & 15 Plumtree Lane Trumbull, CT – Application Peer Review, Application #25-726

Dear Dori Wollen:

The Southwest Conservation District (SWCD) is pleased to provide technical assistance and recommendations regarding the proposed development at 5 & 15 Plumtree Lane in Easton & Trumbull, CT. As you are aware, the SWCD provides support for municipalities in our service area on a range of conservation matters.

The document has been broken down into several subsections for ease of reading and includes several attachments for visual representation of points of discussion through maps and photos. All visual references to attachments are ***italicized and bolded*** and photos are **bolded**. There are also references to various Easton and CT DEEP Policies and Regulations; *excerpts of these are indented, in times new roman font, and italicized*. Main points are further highlighted in yellow.

Review of Proposed Development

As part of our requested review of this proposal we reviewed several files that were submitted to the Town. These included:

- Inland Wetlands Permit Application #25-726 –7-3-2025 & updated 12-4-2025
- Demolition Plan – 7-3-2025
- Existing Conditions – 7-3-2025

- ❖ Proposed Site Plan – 7-3-2025
- ❖ William Kenny Associates Wetland and Watercourse Delineation – 7-3-2025
- ❖ Environmental Land Solutions, LLC Environmental Assessment – 7-3-2025
- ❖ Staff Review & Recommendation from Town of Fairfield – 10-17-2025
- ❖ Landtech Peer Review of Application– 10-27-2025
- ❖ Trinkaus Engineering, LLC. Preliminary Assessment of the Civil Engineering Plan – 11-14-2025
- ❖ Geotechnical Engineering Report – 11-20-2025
- ❖ Jason Edwards Response to Landtech Peer Review Comments – 11-20-2025
- ❖ Trinkaus Engineering , LLC Peer Review – 12-3-2025
- ❖ Landtech Second Peer Review of Application – 12-4-2025
- ❖ Landtech Engineering Peer Review of Application – 12-4-2025
- ❖ Construction Stormwater General Permit
- ❖ Town of Easton Inland Wetlands and Watercourses Regulations
- ❖ Town of Trumbull Inland Wetlands and Watercourses Regulations

SWCD Staff Background

Chris Sullivan is the Executive Director of SWCD and has a bachelors degree in Environmental Science from Allegheny College and a Masters in Public Administration from the University of New Haven. He worked at CT DEEP for 11 years in the Water Bureau, developing TMDLs, working on stormwater permitting, evaluating ecological risk assessments, and doing watershed planning. He also assisted with water quality monitoring efforts during that time. He has previously completed Municipal Inland Wetlands Agency Comprehensive Training Program. He also worked with CT DEEP on the creation and release of the newly updated Connecticut Stormwater Quality Manual and the Connecticut Guidelines for Soil Erosion and Sediment Control. Mr Sullivan is included in the acknowledgements for both of these State documents. He has been leading the SWCD for 6 years and regularly works on peer review and technical recommendations documents to provide support to Municipal Land Use Agencies across the service area of SWCD.

Courtney Gilligan has degrees in Natural Resources (A.S.) and Biological Sciences; Biodiversity, Ecology and Conservation track (B.A). Additionally, 19 years of work experience in land management and natural resource protection. As the District's Natural Resource Specialist, I regularly develop land management plans for residents, land trusts & municipalities and provide support for IW Commissions. This includes conducting peer reviews and assisting landowners that have been served NOVs get back into compliance with local wetland regulations. I have completed the Municipal Inland Wetlands Agency Comprehensive Training Program. Also, as a certified Qualified Inspector of Stormwater, I review plans and conduct E&S control inspections for all large solar array developments within the District to support CT DEEP.

Technical Recommendation

The applicant submitted materials on July 3, 2025 and revisions on December 4th, 2025. SWCD was requested to provide peer review of the proposed sediment & erosion controls, stormwater management plan, & adverse impacts to the Mill River and associated wetlands.

Overview

- The application is missing: an alternative, additional information about the proposed trees to be removed, and additional information on the NDDB request. The Commission has the right to deny an incomplete application.
- The soils on site are not ideally suited to the proposed developments and stormwater management for the site. Costly installation, poor performance and high maintenance can be expected.
- The current application will have adverse impacts to the Mill River and its associated wetlands by physically changing river character, altering slope stability & site hydrology, and altering wood turtle & trout habitat.

Missing Application Pieces

There are several pieces that are missing from the application; an alternative (prudent and feasible) plan, which is listed as a requirement for all applications in the Town of East Wetlands regulations, and additional ecological information and the applicant's NDDB request, which have been requested by the Commission to aid in their consideration.

According to Easton's Inland Wetland Regulations, 8.7:

> *"Incomplete applications may be denied."*

Alternative Plan

The application is missing an alternative plan that would cause less or no environmental impact to the wetlands & watercourses on site. Easton's Inland Wetland Regulations, 7.5. states:

> *"All applications shall include the following information in writing or on maps or drawings:...*
>
> *...f. Alternative which would cause less or no environmental impact to wetlands or watercourses and why the alternative as set forth in the application was chosen; all such alternatives shall be diagrammed on a site plan or drawing."*

Additionally, Easton's Inland Wetland Regulations, 10.2.b states that the Commission shall utilize in their consideration:

> *"The alternatives to the proposed action, including a consideration of alternatives that might enhance environmental quality or have a less detrimental effect, and which could feasibly attain the basic objectives of the activity proposed in the application ."*

Further, Easton's Inland Wetland Regulations, 10.3 states:

> *"In the case of any application, which received a public hearing pursuant to a finding by the Agency that the proposed activity may have a significant impact on wetlands or watercourses, a permit shall not be issued unless the*

Agency finds that a feasible and prudent alternative does not exist. In making this finding, the Agency shall consider the facts and circumstances set forth in Section 10 of these regulations. This finding and the reasons therefore shall be stated on the record in the decision of the Agency ."

And, according to Easton's Inland Wetland Regulations, 10.4 asserts that if:

"In the case of any application, which is denied on the basis of a finding that there may be feasible and prudent alternatives to the proposed regulated activity which would have less adverse impact on wetlands or watercourses, the Agency shall propose on the record in writing the types of alternatives which the applicant my investigate provided this subsection shall not be construed to shift the burden from the applicant to prove that he is entitled to the permit or to present alternatives to the proposed regulated activity."

The applicant should include an alternative plan, or the Commission has the right to deny the application.

Additional Ecological Information

The Commission has requested additional information on the existing vegetation that is being requested to be removed in this development application. The Commission specifically asked for the number of trees to be removed and their trunk diameters. The applicant should supply this information for the Commission's consideration. If they do not, the Commission can deny their application.

Easton's Inland Wetland Regulations, 7.6 states that:

"At the discretion of the Agency or its agent, or when proposed activity involves a significant impact, additional information, based on the nature and anticipated effects of the activity, include but not limited to the following is required:...

...d. A description of the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed activity on these communities and wetland functions;

e. A description of how the applicant will change, diminish, or enhance the ecological communities and function of the wetlands or watercourses involved in the application and each alternative which would cause less or no environmental impact to wetlands or watercourses, and a description of why each alternative considered was deemed neither feasible nor prudent "

The applicant should supply the requested information about tree removals in the area surrounding the Mill River, or the Commission has the right to deny the application.

NDDB Request and Wood Turtle Mitigation

Additionally, the Commission requested a copy of the applicant's NDDB request. This information should be provided to the Commission. SWCD is in agreement with the concerns stated by Dr Michael Klemens in this regard.

Further, species-specific protection & management measures should be added to the plans to avoid or minimize impacts on the species during construction. The applicant should consult with CT DEEP to ensure that any mitigation plan is appropriate.

Connecticut's General Permit, Appendix A states that:

"In order to be eligible for coverage under the General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities ("GP" or "the GP"), under section 3(b)(2) of the GP, a registrant must ensure that the construction activity, as defined in Section 2 of the GP, does not threaten the continued existence of any state or federal species listed as endangered or threatened ("listed species") or result in the destruction or adverse modification of any habitat associated with such species."

Further, Connecticut's General Permit states:

"Notwithstanding the NDDB screening results, if a listed species is encountered at the site of the construction activity, the registrant shall promptly contact the Department and may need to take additional action to ensure that the registrant does not violate section 3(b)(2) of the GP."

Additionally, Connecticut's General Permit states:

> *"The Department's Wildlife Division may determine that the construction activity has the potential to adversely impact listed species or their associated habitat. However, it may be possible to modify the construction activity or undertake certain on-site measures to avoid or significantly minimize such impacts. If the species or associated habitat in question is a state listed endangered or threatened species under section 26-306 of the general statutes, a registrant shall consult with the Department's Wildlife Division to determine if an acceptable mitigation plan can be developed so impacts can be avoided or minimized such that a registrant remains in compliance with section 3(b)(2). If the species in question is a federally listed threatened or endangered species, any such consultation shall also include the U.S. Fish and Wildlife Service."*

The applicant should supply the requested information, or the Commission has the right to deny the application.

Proposed Stormwater Management Design

Other peer reviewers have reviewed the proposed stormwater management design in depth. It appears that the applicant has been taking recommendations into consideration and has been modifying the proposed stormwater management design.

SWCD mapped the site using the USGS Web Soil Survey tool. This information can be useful for assessing and planning based upon the soils on site. These maps provide guidance, but on-site confirmation will provide the most accurate information. The applicant's soil scientist provided a soil map (***Attachment B***). The applicant soil map shows that the USGS Web Soil Survey mapping is fairly accurate (***Attachment C***).

The soils onsite are primarily Canton and Charlton fine sandy loams and Agawam fine sandy loams. Where there has previously been development, soils are Udorthents or Charlton/Urban land complex, which means the soil has been disturbed and contains a mixture of native soil and fill.

Fine sandy loams are ideal for growing a wide variety of plants due to their balanced composition of sand, silt, and clay. Further, fine sandy loams offer good water holding capacity and fertility. Both Canton & Charlton and Agawam soils are well-draining and have medium surface runoff potential (***Attachment D***). Also, because their sand texture

is fine, these soils are prone to compaction. Compaction can be avoided by not working soil when it is wet and avoiding the use of heavy equipment and machinery. It is also essential to keep permanent vegetation growing on these soils to prevent erosion.

Basically, because most of the soil on the site is sandy loam, it drains well, but because the sand is fine and prone to compaction, some areas can become less well drained. Additionally, due to the area's topography and hydrology, some of these soils are wetlands. It is important to avoid compaction and maintain pore space in the soil. Maintaining vegetation and avoiding bare soil on site will not only prevent erosion but also help maintain pore space for water and air within the soil to keep them well drained. Vegetation, especially deep-rooted vegetation, will also help slow and absorb stormwater runoff from impervious surfaces.

SWCD used the NRCS Web Soil Survey tool to generate suitability maps for various development and stormwater management designs. These give ratings on why soils may be considered suitable or unsuitable for different applications.

Areas in red are considered "very limited" and areas in yellow are considered "somewhat limited" and green are considered "not limited". Soil features are rated on a scale of 0-1.00, with 1.00 being the largest negative impact. All negative features over 0.50 are highlighted in the corresponding table below each map.

"Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

"Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

"Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome

without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Color coding in following text descriptions for each soil suitability map /attachment to this report is based upon the applicant's soil scientist determination of the predominant soils onsite being 60 Canton & Charlton soils. Please note that 62 is also Canton & Charlton, only with a greater slope percentage (hence why it is deemed more unsuitable for most applications). See attached maps and associated tables for more details about each of these categories.

Attachment E shows a map of the site's **suitability for dwellings with basements**. The site's major negative features are slope, depth to saturated zone, and depth to hard bedrock. These features will affect the ease and amount of excavation required to accomplish the proposed development.

Attachment F shows a map of the site's **suitability for unlined retention systems**. These are stormwater BMPs that are meant to retain runoff from impervious surfaces. The site's major negative soil features are slope, insufficient groundwater, vegetation establishment, and hard bedrock. These features will affect the construction of and how well the BMP will function. Excessive slope may cause lateral seepage and surfacing of the water in downslope areas. Some slopes may become unstable and move upon addition of water.

Attachment G shows a map of the site's **suitability for shallow infiltration systems**. These are stormwater BMPs that are 1-3 feet in the ground. The site's major negative soil features are slope, vegetation establishment, wetness, water movement and hard bedrock. These features will affect the construction of and how well the BMP will function.

Attachment H shows a map of the site's **suitability for deep infiltration systems**. These are stormwater BMPs that are 3-5 feet in the ground. The site's major negative soil features are slope, vegetation establishment, wetness, water movement and hard bedrock. These features will affect the construction of and how well the BMP will function.

Attachment I shows a map of the site's **lawns, landscaping, and golf fairways potential**. The site's major negative soil features are slope, low exchange capacity, depth to saturated zone, and droughty. These features will affect the establishment of new plantings. The sandy loams onsite are well draining and easily leach away nutrients (when plant roots have been removed and rhizosphere microbiome is disturbed). New plantings will need to be consistently irrigated and fertilized until established.

Attachment J shows a map of the site's **pesticide leaching potential**. This measures the likelihood that the soil will transmit pesticides (or other water-based contaminants, such as fertilizer) to groundwater. The site's major negative soil features are wetness and seepage. Similar to above, water is expected to move quickly through these soils. Any fertilization needs to be carefully monitored to ensure excess nutrients are not leached into the water table which then quickly enter the Mill River.

Attachment K shows a map of the site's **pesticide runoff potential**. This measures the likelihood that the soil will transmit pesticides (or other water-based contaminant, such as fertilizer) to surface water. The site's major negative soil feature is excessive runoff. Surface runoff is expected to move quickly through and over these soils (due to slope). Any fertilization needs to be carefully monitored to ensure excess nutrients do not travel via surface runoff into the Mill River.

Temporary & Permanent Impacts to the Mill River & Associated Wetlands

The current application has probable temporary and permanent impacts to the Mill River and associated wetlands.

Easton's Inland Wetland Regulations, 2.1. states that:

> *"'Regulated Activity' means any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses, but shall not include the specified activities in Section 22a-40 of the Connecticut General Statutes (permitted uses As of Right--see Section 4 of these*

*Regulations). Furthermore, any clearing, grubbing, filling, grading, paving, excavating, constructing, depositing, or removing of material and discharging of storm water on the land within one hundred (100) feet, measured horizontally, from the boundary of any wetland or watercourse or two hundred (200) feet, measured horizontally, from the Aspetuck River**, Mill River** (bold added for emphasis by SWCD), Saugatuck Reservoir, Aspetuck Reservoir, Hemlock Reservoir, Easton Lake Reservoir, or Pfeiffer Pond, or other ponds having an area in excess of three (3) acres, is a regulated activity. Measurement of a boundary from bodies of water shall be measured from the ordinary high water mark. The Agency may rule that any other activity located within such upland review area or in any other non-wetland or non-watercourse area is likely to impact or affect wetlands or watercourses and is a regulated activity."*

Attachment A shows the approximate location of Easton's 100-foot upland review area, the Mill River's 200-foot upland review area, CT DEEP's NDDB layer (300-foot habitat focus area), parcel boundaries and town boundaries.

Intermittent Stream/Runoff Ditch

Additional rainfall data for intermittent stream evaluation dates:

August 9th, 2023	N/A	N/A
May 28th, 2025	Rainfall May 28th	0.40"
June 20th, 2025	Rainfall June 16-18th	0.32"

Data from Morelli's Weather - KCTTRUMB35 -Trumbull, CT

Removal of Existing Tree Canopy will Change River Character

The proposed development includes the removal of mature tree canopy that will change the physical character of the riparian buffer of the Mill River and associated wetlands. The Commission needs to consider the environmental impact of the proposed action in their decision making.

Easton's Inland Wetland Regulations, 10.2.a states that:

"The environmental impact of the proposed action, including the effects on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control

sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote health and safety."

Further, Easton's Inland Wetland Regulations, Appendix C, Guidelines, Upland Review Area Regulations, Connecticut's Inland Wetlands & Watercourses Act, June 1997 states:

> *"While requiring a permit for specified activities within defined upland review area boundaries, these wetland agencies still maintain their authority to regulate proposed activities located in more distant upland areas if they find that the activities are likely to impact or affect a wetland or watercourse."*

Specifically, controlling temperature is listed as an important role in the Upland Review Area and Mill River Review Area. Easton's Inland Wetland Regulations, Appendix C, Guidelines, Upland Review Area Regulations, Connecticut's Inland Wetlands & Watercourses Act, June 1997 states:

> *"**Control(ling) Temperature**:*
>
> *Shrubs and trees shade wetlands and watercourses and help maintain cold water aquatic habitats in summer and insulate them from deep frost in winter.*
>
> *Water temperatures suitable for fish spawning and egg and fry development are maintained.*
>
> *Cooler water supports higher dissolved oxygen."*

The proposed development will likely change the temperature of the Mill River and its associated wetlands by removing mature tree canopy and all associated shading provided by this canopy.

Further, Easton's Inland Wetland Regulations, Appendix C, Guidelines, Upland Review Area Regulations, Connecticut's Inland Wetlands & Watercourses Act, lists specific regulated activities and their potential wetland and watercourse impacts:

> *"**Clearing, grubbing & grading**:*

Loss of stream shading, Increased surface water temperature, Loss of food source for aquatic organisms, Loss of riparian habitat/diminished in stream habitat value, Increased storm-water runoff, Reduced capacity to remove nutrients and other impurities from runoff, Soil erosion/sedimentation, Destabilization of stream banks, Increased disturbance of aquatic and wetland animals, Release of nutrients bound in the soil, and Loss of instream habitat diversity from wind-thrown trees & branches."

*"**Excavating**:*

Soil erosion/sedimentation, Altered surface and ground-water discharge patterns and quantity, Diversion or dewatering of wetland/watercourse, and Destabilization of watercourse channels."

*"**Constructing**:*

Soil erosion/deposition, Disturbance of adjacent fish and wildlife habitats, Increased non-point sources of water pollution, and Fragmentation of wetland/watercourse habitats."

*"**Depositing Material**:*

Erosion/loss of material into regulated area, Leaching/pollution potential, Disturbance of adjacent aquatic habitats, Alteration of riparian habitats and Other impacts similar to filling and constructing."

*"**Removing Material**:*

Discharge/loss of material to regulated area, Modification of riparian habitats, Surface drainage changes, and Other impacts similar to clearing, grubbing or grading."

All highlighted impacts are potential adverse impacts to the Mill River and are not addressed by the current application.

Removal of Existing Trees will Alter Slope Stability and Site Hydrology

Vegetation is an important component in riparian systems and how they function. It minimizes erosion, maintains soil health and function, and affects hydrology.

Vegetation aids in the mitigation of erosion. While soil type certainly plays a role in the erodibility of an area, the plant community that resides there also maintains a role. The mature forest on site with a robust understory of shrubs and herbaceous plants has currently prevented erosion on-site despite the steep slope that exists on the property. A diversity of vegetation supplies a mixture of varying root structures which provide soil stabilization, water regulation, and soil structure that promotes infiltration (Ossola et al., 2015). Plant roots, plant exudates, and organic matter from plant residues protect soil structure, function and resiliency from changing environmental conditions. Soils with poor structure have less soil aggregate stability and are more prone to erosion (USDA-NRCS, 2008). Vegetation decreases erosion because it supports the biological soil processes that chemically bind soil particles together (soil aggregate stability) and its root structures provide physical stability.

A diversity of plants leads to a high diversity of other organisms, including soil microbes. A majority of soil microbes reside in the rhizosphere, or soil surrounding plant roots. These microbes are essential for soil aggregate stability, as well as nutrient and pollutant removal from water moving through soils. Decreasing presence and diversity of plants and their associated soil microbes can lead to increased invasion of non-native plant species and decreased nutrient uptake from water (Dodds et al., 2020). Nutrients, such as nitrogen and phosphorus, are removed from stormwater when soil microbes convert them to forms to be utilized by other microbes and plants (Akpor, 2014). Vegetation and associated soil microbes create healthy soil that is highly functioning and resilient in nature.

Vegetation affects the hydrology of soil. Trees reduce runoff, increase infiltration of stormwater and regulate hydrology through canopy interception, infiltration, and transpiration (Baker et al., 2021, Dowtin et al., 2023). The tree canopy provides a buffer that disperses the energy of rainfall, absorbs and stores rainfall, and funnels rainfall from stems down the base of trees into the roots and surrounding soil. The presence of vegetation not only helps stormwater infiltrate into the soil by more than 60% compared to unvegetated soil but also stores water in leaves and bark that is later transpired back into the system (Dowtin et

al., 2023). Additionally, shrubs and herbaceous vegetation carry out similar processes on smaller scales. Vegetation is an important component of a soil's hydrology because it helps regulate water within the soil despite changing environmental conditions.

The removal of mature trees on site will alter the slope's stability and the site's existing hydrology.

Further, the primary soils onsite are denoted in Soil Survey Mapping has having the limitations of slope and vegetation establishment.

Removal of Existing Trees will Alter Wood Turtle and Brook Trout Habitat

Wood Turtles

Wood Turtles (*Glyptemys insculpta*) are found near forested streams, requiring a mix of riverine, open fields and forested riparian habitat to survive. Wood turtles use adjacent upland forest within 300ft of rivers for foraging ("focus" habitat) and regularly travel up to about 1000ft away from the river edges (CT DEEP). Sandy soils are required for nesting. Wood turtles can live up to 60 years and cannot breed until they are around 14 years old. Late maturity and low reproductive potential lead to an increased susceptibility of this species to disturbances in habitat (USFWS, 2022).

It is crucial to leave buffer zones and minimize disturbance along waterways, maintain good water quality, control sedimentation, and restrict pesticide use near waterways to help preserve Wood turtle habitat (Michigan State University, 2025).

The removal of upland forest adjacent to the Mill River will affect the current possible habitat of wood turtles temporarily. The building of the retaining wall will decrease the current possible habitat of wood turtles permanently by restricting their movement to approximately 100 feet from the river. This would decrease the "focused" existing potential habitat by at least 100-200 feet

(depending upon current site conditions of forest or development) and limit their regular habitat by approximately 900 feet.

Brook Trout

Brook Trout (*Salvelinus fontinalis*) are found only in small headwater streams where habitat alteration, angling pressure and competition from brown trout are low. They prefer to live in water at 13-18°C (~55-65° F) and will migrate to seek refuge if the habitat becomes too warm (>22ºC or ~72°F) (Eastern Brook Trout Joint Venture, 2012).

Sufficient dissolved oxygen is also critical to brook trout survival. Optimum oxygen levels for brook trout are ≥7 mg/l at temperatures < 15°C (59°F) and ≥9 mg/l at temperatures ≥15°C (59°F) (Raleigh, R. F.,1982). A decline in brook trout populations serves as an early warning that the health of an entire system is at risk.

The proposed removal of trees would decrease the canopy cover along the southeastern side of the Mill River. This will increase direct sunlight to the Mill River, resulting in increased water temperatures and decreased dissolved oxygen levels.

Wildlife Habitat is Wetland and Watercourses

When considering their decision, the Commission, according to Easton's Inland Wetland Regulations, 10.5 should :

> *"For the purpose of this section, 'wetlands and watercourses' include aquatic, plant or animal life and habitats in wetlands or water courses."*

Further, Easton's Inland Wetland Regulations, 10.5 asserts:

> *"The agency shall not deny or condition an application for a regulated activity in an area outside wetlands or watercourse on the basis of an impact or effect on aquatic, plant, or animal life unless such activity will likely impact or affect the physical characteristics of such wetlands or watercourses."*

The removal of mature upland forest adjacent to the Mill River will affect the current physical characteristics of the Mill River and in turn alter available habitat for wood turtles and brook trout.

Conclusions

Our main concerns with the existing proposed plan are:

-The applicant should include an alternative, additional information about the proposed trees to be removed, and the NDDB request to complete their application. The Commission has the right to deny an incomplete application.

-The soils found on site are not ideally suited to the proposed developments for the site. Poor performance and high maintenance can be expected based on soil characteristics.

- Removal of the existing tree canopy will physically change river character, alter slope stability & site hydrology, and impact wood turtle & trout habitat.

We believe the current proposal is not a complete application. Additionally, there are some concerns whether it adheres to Easton's Inland Wetland & Watercourse Regulations as it will have impacts on the Mill River and its associated wetlands.

We recommend denying the current proposal. Connecticut's and the Town of Easton's Regulations highlighted above clearly show that considering these factors is necessary for CT DEEP approval and in the Commission's decision-making process.

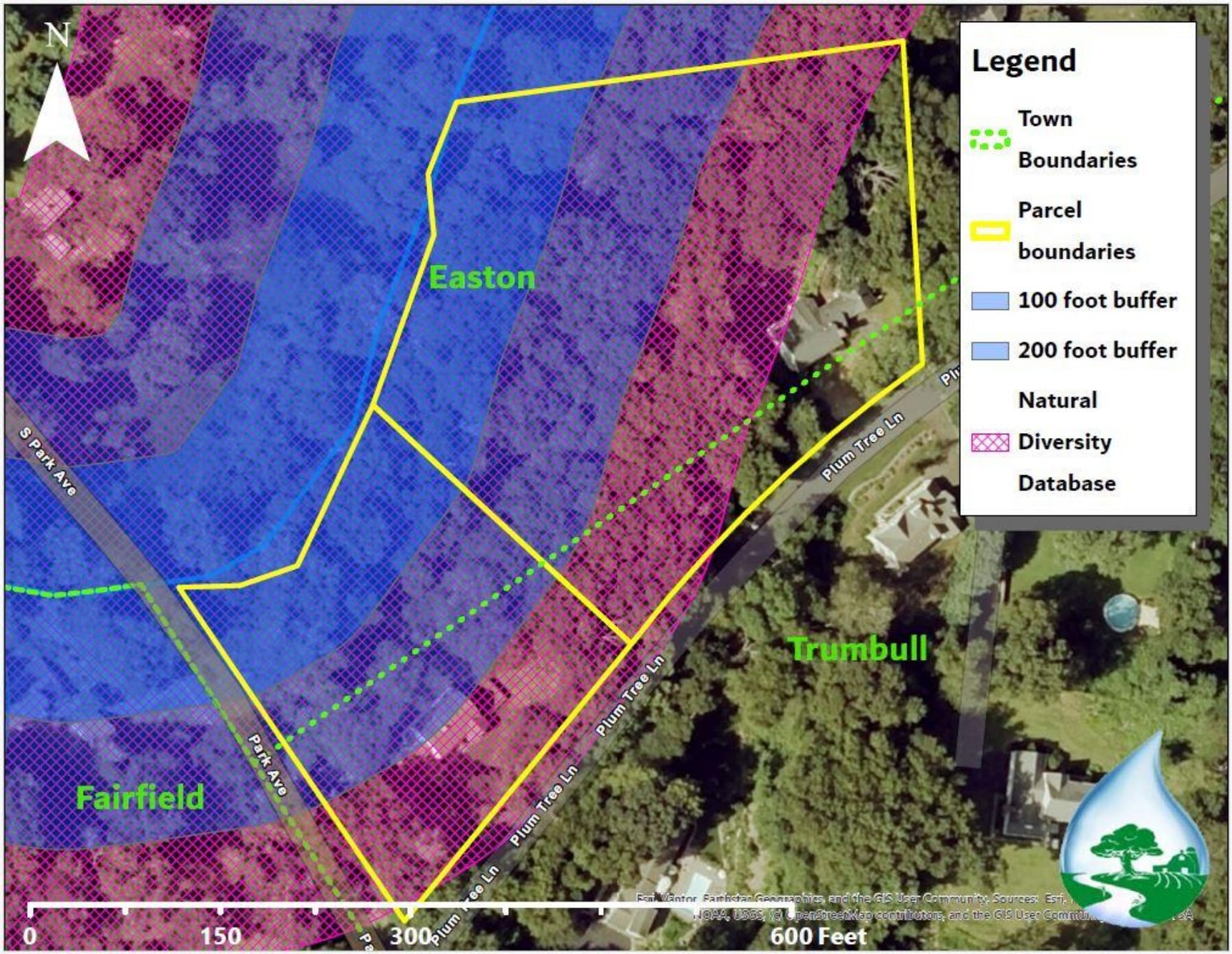
Sincerely,

Chris Sullivan
Executive Director

Courtney Gilligan
Natural Resource Specialist

Attachment A

Buffers Map


N
Legend
Town Boundaries
Parcel boundaries
100 foot buffer
200 foot buffer
Natural Diversity Database
Easton
Trumbull
Fairfield
S Park Ave
Park Ave
Plum Tree Ln
0
150
300
600 Feet

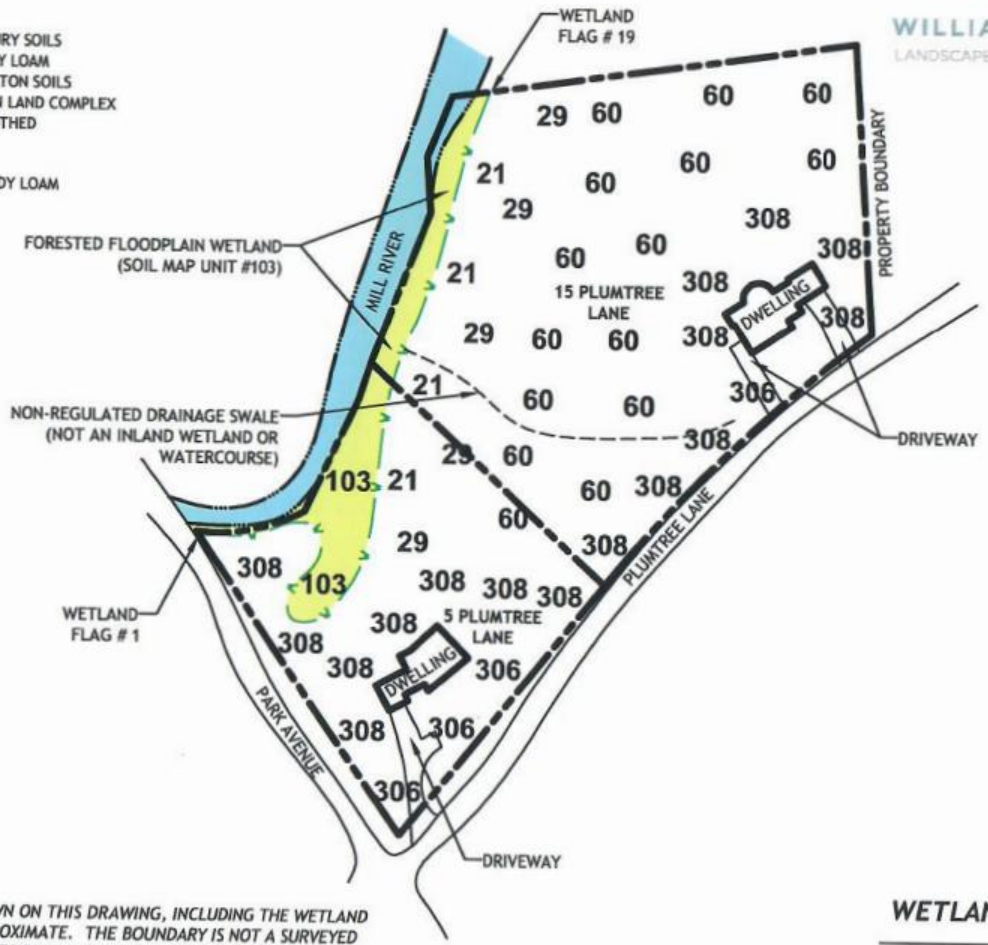
Attachment B

Applicant Soil Map

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



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

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

Attachment C

Soil Map

Custom Soil Resource Report
Soil Map (5 & 15 Plumtree Lane Easton & Trumbull)

Map Scale: 1:1,380 if printed on A portrait (8.5" x 11") sheet.
Meters
0 20 40 80 120
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

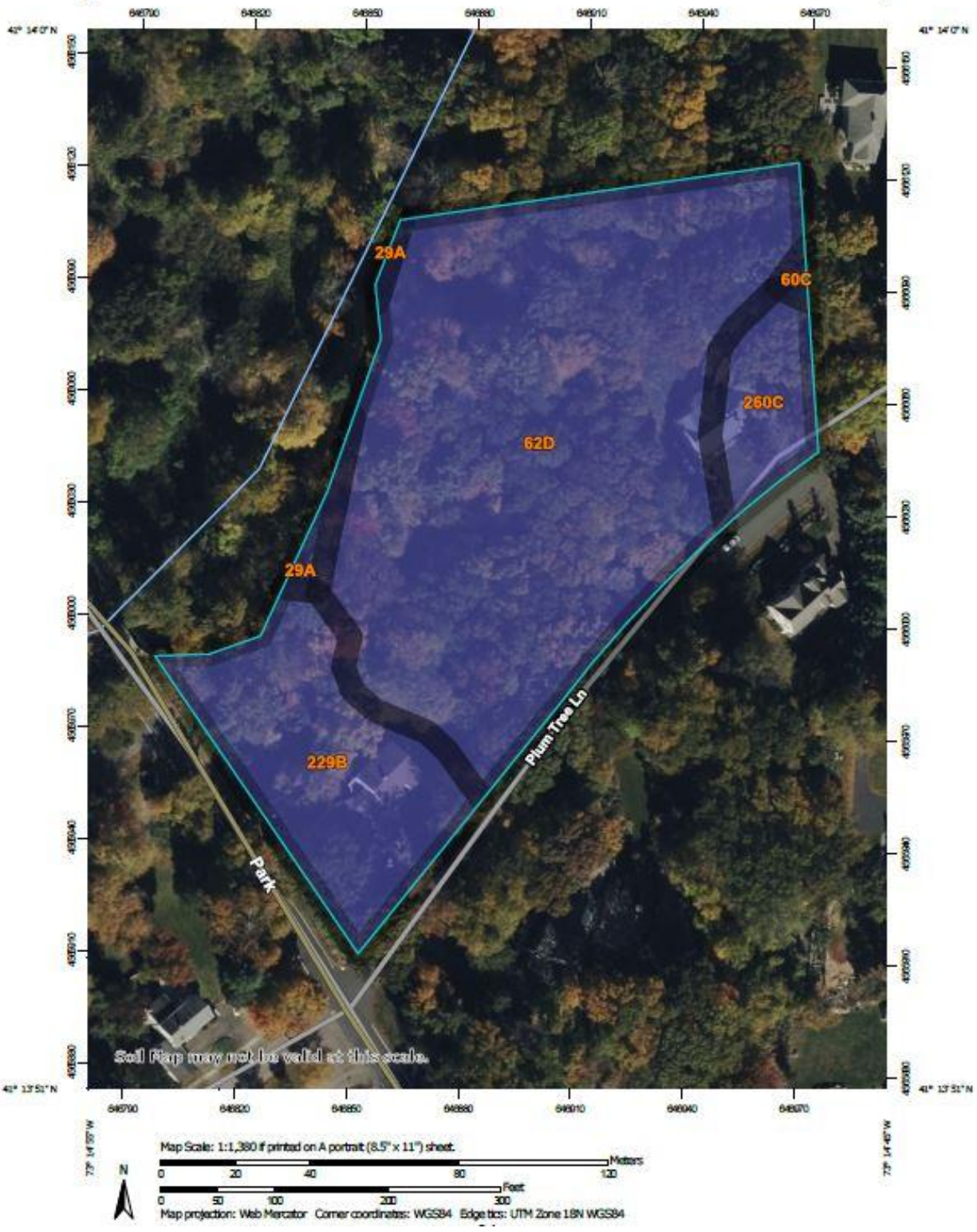
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29A	Agawam fine sandy loam, 0 to 3 percent slopes	0.1	1.2%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	0.0	0.3%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	3.3	71.6%
229B	Agawam-Urban land complex, 0 to 8 percent slopes	0.9	20.0%
260C	Charlton-Urban land complex, 8 to 15 percent slopes	0.3	6.8%
Totals for Area of Interest		**4.7**	**100.0%**

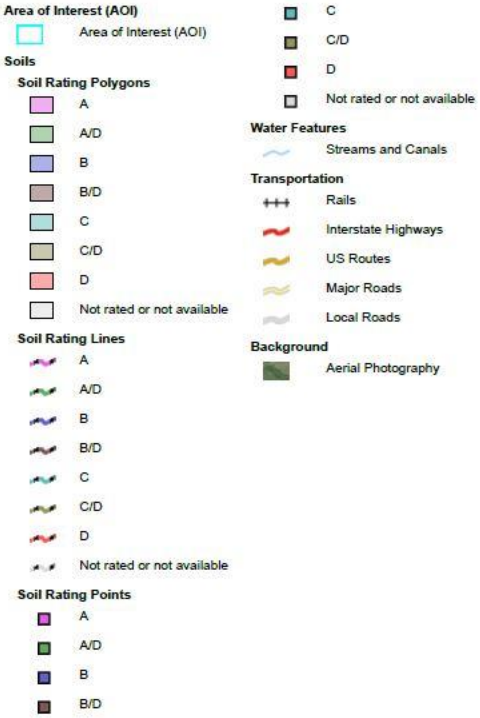
Attachment D

Hydrologic Soil Group Map

Custom Soil Resource Report
Map—Hydrologic Soil Group (5 & 15 Plumtree Lane Easton & Trumbull)



MAP LEGEND



MAP INFORMATION

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

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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

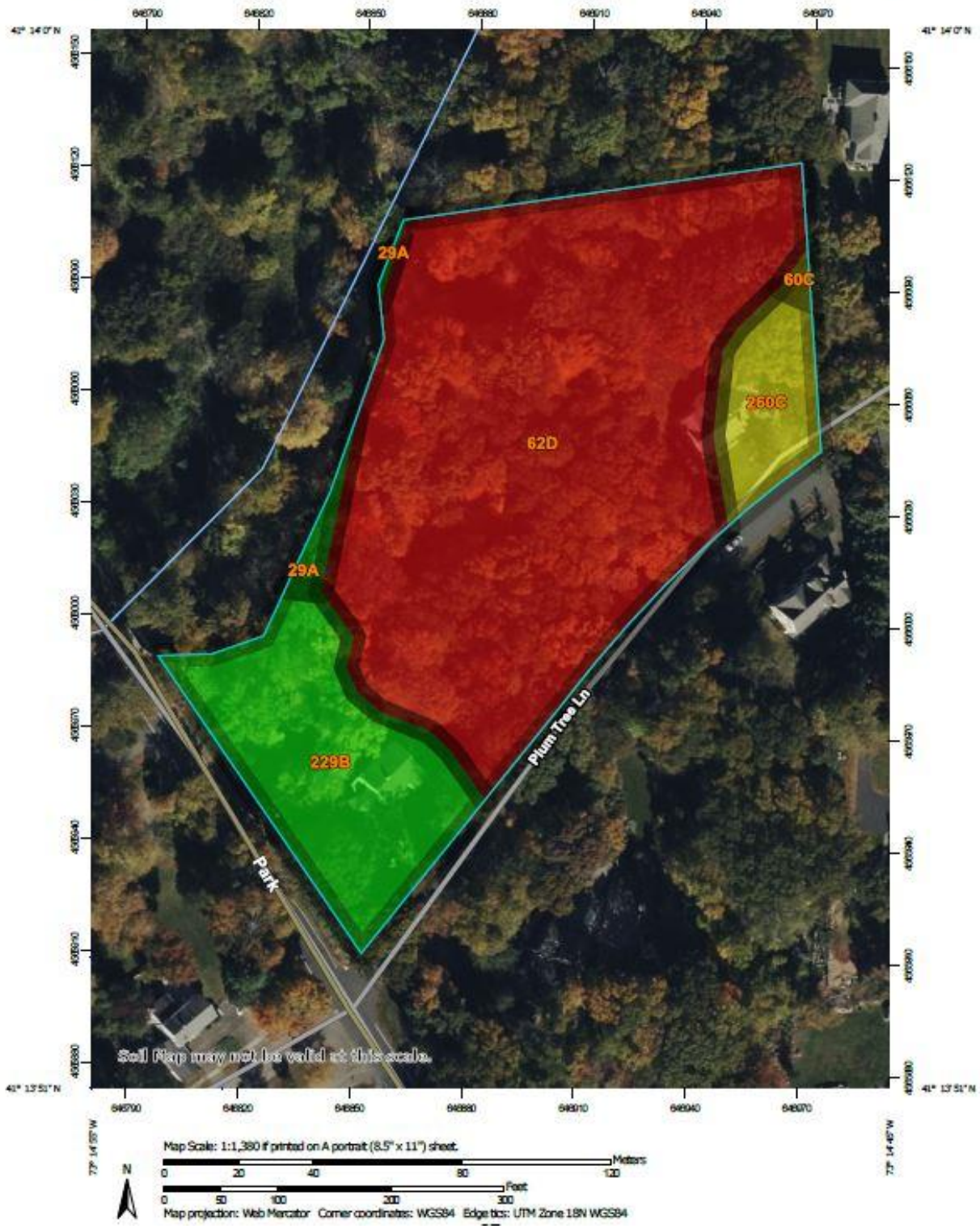
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
29A	Agawam fine sandy loam, 0 to 3 percent slopes	B	0.1	1.2%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	B	0.0	0.3%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	B	3.3	71.6%
229B	Agawam-Urban land complex, 0 to 8 percent slopes	B	0.9	20.0%
260C	Charlton-Urban land complex, 8 to 15 percent slopes	B	0.3	6.8%
Totals for Area of Interest			**4.7**	**100.0%**

Attachment E

Suitability for Dwellings with Basements Map

Custom Soil Resource Report
Map—Dwellings With Basements (5 & 15 Plumtree Lane Easton & Trumbull)



MAP LEGEND

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

Background
- Aerial Photography

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

MAP INFORMATION

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

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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.

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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.

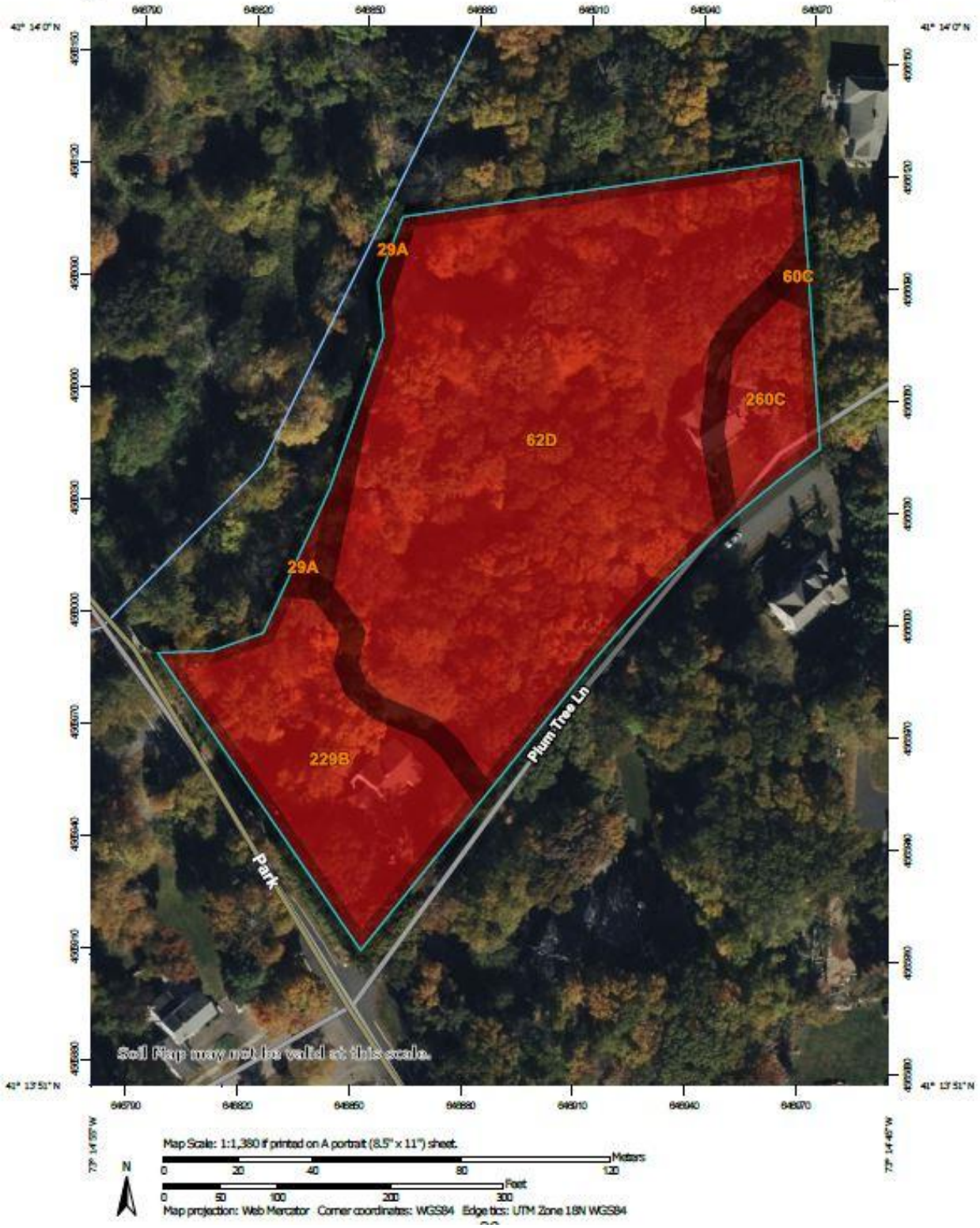
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
29A	Agawam fine sandy loam, 0 to 3 percent slopes	Not limited	Agawam (85%)		0.1	1.2%
			Windsor (4%)			
			Hinckley (3%)			
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	Somewhat limited	Canton (50%)	Slope (0.63)	0.0	0.3%
			Charlton (35%)	Slope (0.63)		
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	Very limited	Canton, extremely stony (55%)	Slope (1.00)	3.3	71.6%
			Charlton, extremely stony (30%)	Slope (1.00)		
			Sutton, extremely stony (5%)	Slope (1.00)		
				Depth to saturated zone (1.00)		
			Chatfield, extremely stony (5%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Hollis, extremely stony (5%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
229B	Agawam-Urban land complex, 0 to 8 percent slopes	Not limited	Agawam (40%)		0.9	20.0%
			Urban land (35%)			
			Hinckley (5%)			
			Merrimac (5%)			
260C	Charlton-Urban land complex, 8 to 15 percent slopes	Somewhat limited	Charlton (40%)	Slope (0.63)	0.3	6.8%
			Urban land (35%)	Slope (0.63)		
Totals for Area of Interest					**4.7**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Very limited	3.3	71.6%
Not limited	1.0	21.2%
Somewhat limited	0.3	7.1%
Totals for Area of Interest	**4.7**	**100.0%**

Attachment F

Suitability for Unlined Retention Systems Map

Custom Soil Resource Report
Map—Retention Systems, Unlined (5 & 15 Plumtree Lane Easton & Trumbull)



MAP LEGEND

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

Background
- Aerial Photography

Soils

Soil Rating Polygons
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

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 symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
29A	Agawam fine sandy loam, 0 to 3 percent slopes	Severely limited	Agawam (85%)	Insufficient groundwater (1.00)	0.1	1.2%
				Water movement (0.18)		
				Vegetation establishment (0.16)		
			Windsor (4%)	Insufficient groundwater (1.00)		
				Vegetation establishment (0.50)		
				Water movement (0.25)		
			Hinckley (3%)	Insufficient groundwater (1.00)		
				Vegetation establishment (0.35)		
				Water movement (0.25)		
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	Severely limited	Canton (50%)	Insufficient groundwater (1.00)	0.0	0.3%
				Slope (1.00)		
				Vegetation establishment (0.29)		
				Water movement (0.18)		
			Charlton (35%)	Insufficient groundwater (1.00)		
				Slope (1.00)		
				Water movement (0.18)		
				Vegetation establishment (0.12)		
			Sutton (5%)	Slope (1.00)		
				Wetness interferes with installation (0.42)		
				Water movement (0.18)		
				Vegetation establishment (0.05)		
			Chatfield (5%)	Hard bedrock (1.00)		
				Insufficient groundwater (1.00)		
				Slope (1.00)		
				Vegetation establishment (0.30)		
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	Severely limited	Canton, extremely stony (55%)	Insufficient groundwater (1.00)	3.3	71.6%
				Slope (1.00)		
				Water movement (0.25)		
				Vegetation establishment (0.21)		
			Charlton, extremely stony (30%)	Insufficient groundwater (1.00)		
				Slope (1.00)		
				Water movement (0.25)		
				Vegetation establishment (0.18)		
			Sutton, extremely stony (5%)	Slope (1.00)		
				Wetness interferes with installation (0.42)		
				Water movement (0.25)		
				Vegetation establishment (0.05)		
			Chatfield, extremely stony (5%)	Hard bedrock (1.00)		

				Insufficient groundwater (1.00)		
				Slope (1.00)		
				Vegetation establishment (0.21)		
			Hollis, extremely stony (5%)	Hard bedrock (1.00)		
				Insufficient groundwater (1.00)		
				Slope (1.00)		
				Vegetation establishment (0.25)		
229B	Agawam-Urban land complex, 0 to 8 percent slopes	Severely limited	Agawam (40%)	Insufficient groundwater (1.00)	0.9	20.0%
				Water movement (0.25)		
				Vegetation establishment (0.16)		
				Slope (0.04)		
			Hinckley (5%)	Insufficient groundwater (1.00)		
				Vegetation establishment (0.48)		
				Water movement (0.25)		
			Merrimac (5%)	Insufficient groundwater (1.00)		
				Vegetation establishment (0.31)		
				Water movement (0.25)		
			Udorthents (5%)	Insufficient groundwater (1.00)		
				Water movement (0.18)		
				Vegetation establishment (0.12)		

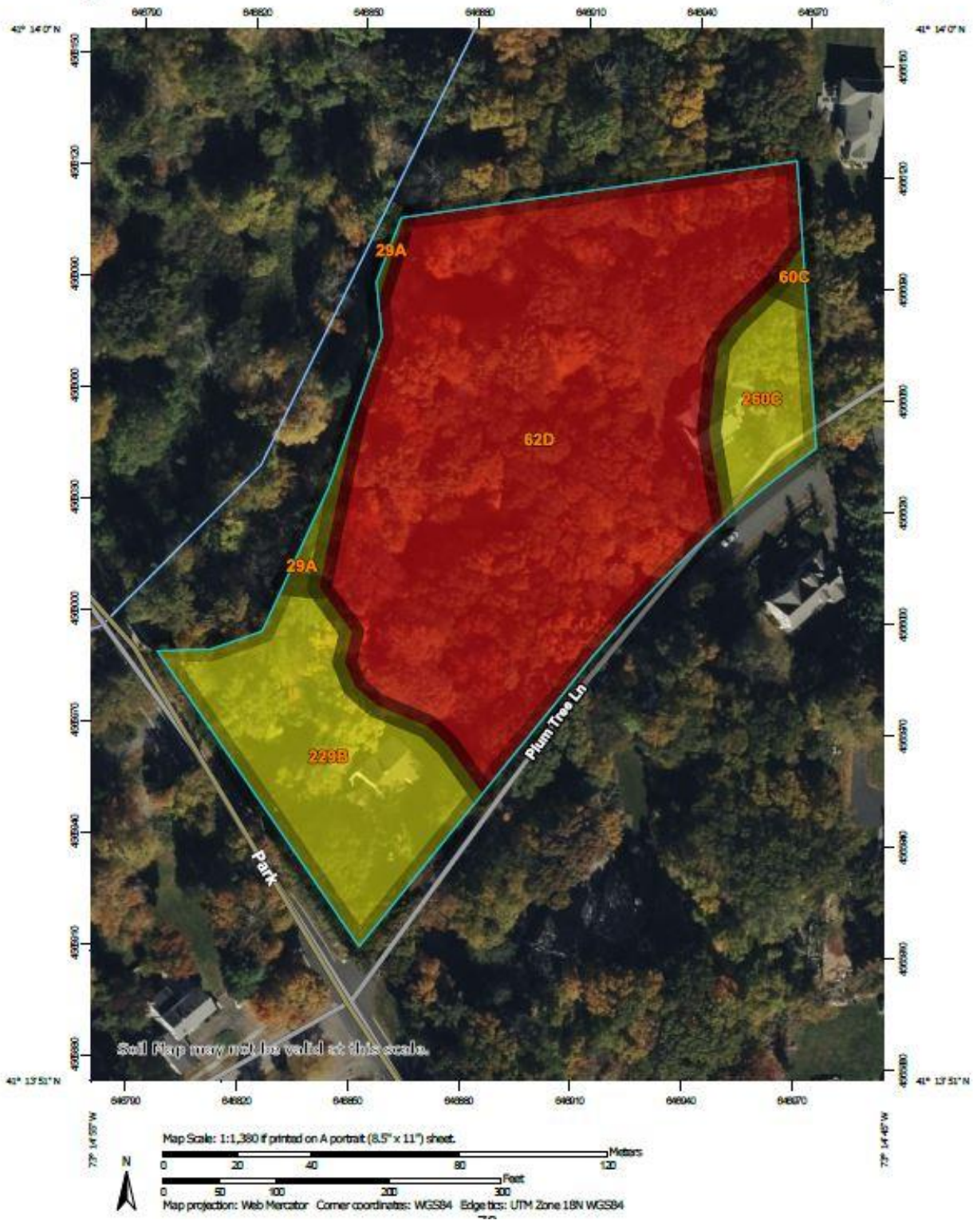
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Slope (0.12)		
260C	Charlton-Urban land complex, 8 to 15 percent slopes	Severely limited	Charlton (40%)	Insufficient groundwater (1.00)	0.3	6.8%
				Slope (1.00)		
				Water movement (0.18)		
				Vegetation establishment (0.12)		
			Chatfield (10%)	Hard bedrock (1.00)		
				Insufficient groundwater (1.00)		
				Slope (0.97)		
				Vegetation establishment (0.30)		
			Udorthents (5%)	Insufficient groundwater (1.00)		
				Water movement (0.01)		
Totals for Area of Interest					**4.7**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Severely limited	4.7	100.0%
Totals for Area of Interest	**4.7**	**100.0%**

Attachment G

Suitability for Shallow Infiltration Systems Map

Custom Soil Resource Report
Map—Infiltration Systems, Shallow (5 & 15 Plumtree Lane Easton & Trumbull)



MAP LEGEND

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

Background
- Aerial Photography

Soils

Soil Rating Polygons
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

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 symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
29A	Agawam fine sandy loam, 0 to 3 percent slopes	Somewhat limited	Agawam (85%)	Adsorptive capacity (0.25)	0.1	1.2%
				Vegetation establishment (0.16)		
			Windsor (4%)	Vegetation establishment (0.50)		
				Adsorptive capacity (0.25)		
			Hinckley (3%)	Vegetation establishment (0.35)		
				Adsorptive capacity (0.25)		
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	Somewhat limited	Canton (50%)	Slope (0.70)	0.0	0.3%
				Vegetation establishment (0.29)		
				Adsorptive capacity (0.25)		
			Charlton (35%)	Slope (0.70)		
				Water movement (0.29)		
				Adsorptive capacity (0.15)		
				Vegetation establishment (0.12)		
			Chatfield (5%)	Hard bedrock (0.73)		
				Slope (0.70)		
				Vegetation establishment (0.30)		
				Adsorptive capacity (0.25)		
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	Severely limited	Canton, extremely stony (55%)	Slope (1.00)	3.3	71.6%
				Adsorptive capacity (0.25)		
				Vegetation establishment (0.21)		

			Charlton, extremely stony (30%)	Slope (1.00)		
				Water movement (0.29)		
				Adsorptive capacity (0.24)		
				Vegetation establishment (0.18)		
			Sutton, extremely stony (5%)	Wetness (1.00)		
				Slope (1.00)		
				Water movement (0.29)		
				Adsorptive capacity (0.25)		
				Vegetation establishment (0.05)		
			Chatfield, extremely stony (5%)	Slope (1.00)		
				Hard bedrock (0.73)		
				Adsorptive capacity (0.25)		
				Vegetation establishment (0.21)		
			Hollis, extremely stony (5%)	Hard bedrock (1.00)		
				Slope (1.00)		
				Vegetation establishment (0.25)		
				Adsorptive capacity (0.25)		
229B	Agawam-Urban land complex, 0 to 8 percent slopes	Somewhat limited	Agawam (40%)	Adsorptive capacity (0.25)	0.9	20.0%
				Vegetation establishment (0.16)		
				Slope (0.01)		
			Hinckley (5%)	Vegetation establishment (0.48)		
				Adsorptive capacity (0.25)		
			Merrimac (5%)	Vegetation establishment (0.31)		
				Adsorptive capacity (0.25)		
260C	Charlton-Urban land complex, 8 to 15 percent slopes	Somewhat limited	Charlton (40%)	Slope (0.70)	0.3	6.8%
				Water movement (0.29)		
				Adsorptive capacity (0.15)		
				Vegetation establishment (0.12)		
			Chatfield (10%)	Hard bedrock (0.73)		
				Slope (0.35)		
				Vegetation establishment (0.30)		
				Adsorptive capacity (0.25)		
			Udorthents (5%)	Water movement (0.89)		
Totals for Area of Interest					**4.7**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Severely limited	3.3	71.6%
Somewhat limited	1.3	28.4%
Totals for Area of Interest	**4.7**	**100.0%**

Attachment H

Suitability for Deep Infiltration Systems Map

Custom Soil Resource Report
Map—Infiltration Systems, Deep (5 & 15 Plumtree Lane Easton & Trumbull)

MAP LEGEND

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

Background
- Aerial Photography

Soils

Soil Rating Polygons
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

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 symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
29A	Agawam fine sandy loam, 0 to 3 percent slopes	Somewhat limited	Agawam (85%)	Adsorptive capacity (0.25)	0.1	1.2%
				Vegetation establishment (0.16)		
			Windsor (4%)	Vegetation establishment (0.50)		
				Adsorptive capacity (0.25)		
			Hinckley (3%)	Vegetation establishment (0.35)		
				Adsorptive capacity (0.25)		
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	Somewhat limited	Canton (50%)	Slope (0.70)	0.0	0.3%
				Vegetation establishment (0.29)		
				Adsorptive capacity (0.25)		
			Charlton (35%)	Slope (0.70)		
				Water movement (0.29)		
				Adsorptive capacity (0.25)		
				Vegetation establishment (0.12)		
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	Severely limited	Canton, extremely stony (55%)	Slope (1.00)	3.3	71.6%
				Adsorptive capacity (0.25)		
				Vegetation establishment (0.21)		
			Charlton, extremely stony (30%)	Slope (1.00)		
				Water movement (0.29)		
				Adsorptive capacity (0.25)		
				Vegetation establishment (0.18)		

			Sutton, extremely stony (5%)	Wetness (1.00)		
				Slope (1.00)		
				Water movement (0.29)		
				Adsorptive capacity (0.25)		
				Vegetation establishment (0.05)		
			Chatfield, extremely stony (5%)	Hard bedrock (1.00)		
				Slope (1.00)		
				Adsorptive capacity (0.25)		
				Vegetation establishment (0.21)		
			Hollis, extremely stony (5%)	Hard bedrock (1.00)		
				Slope (1.00)		
				Vegetation establishment (0.25)		
				Adsorptive capacity (0.25)		
229B	Agawam-Urban land complex, 0 to 8 percent slopes	Somewhat limited	Agawam (40%)	Adsorptive capacity (0.25)	0.9	20.0%
				Vegetation establishment (0.16)		
				Slope (0.01)		
			Hinckley (5%)	Vegetation establishment (0.48)		
				Adsorptive capacity (0.25)		
			Merrimac (5%)	Vegetation establishment (0.31)		
				Adsorptive capacity (0.25)		
260C	Charlton-Urban land complex, 8 to 15 percent slopes	Somewhat limited	Charlton (40%)	Slope (0.70)	0.3	6.8%
				Water movement (0.29)		
				Vegetation establishment (0.12)		
			Udorthents (5%)	Water movement (0.89)		
Totals for Area of Interest					**4.7**	**100.0%**

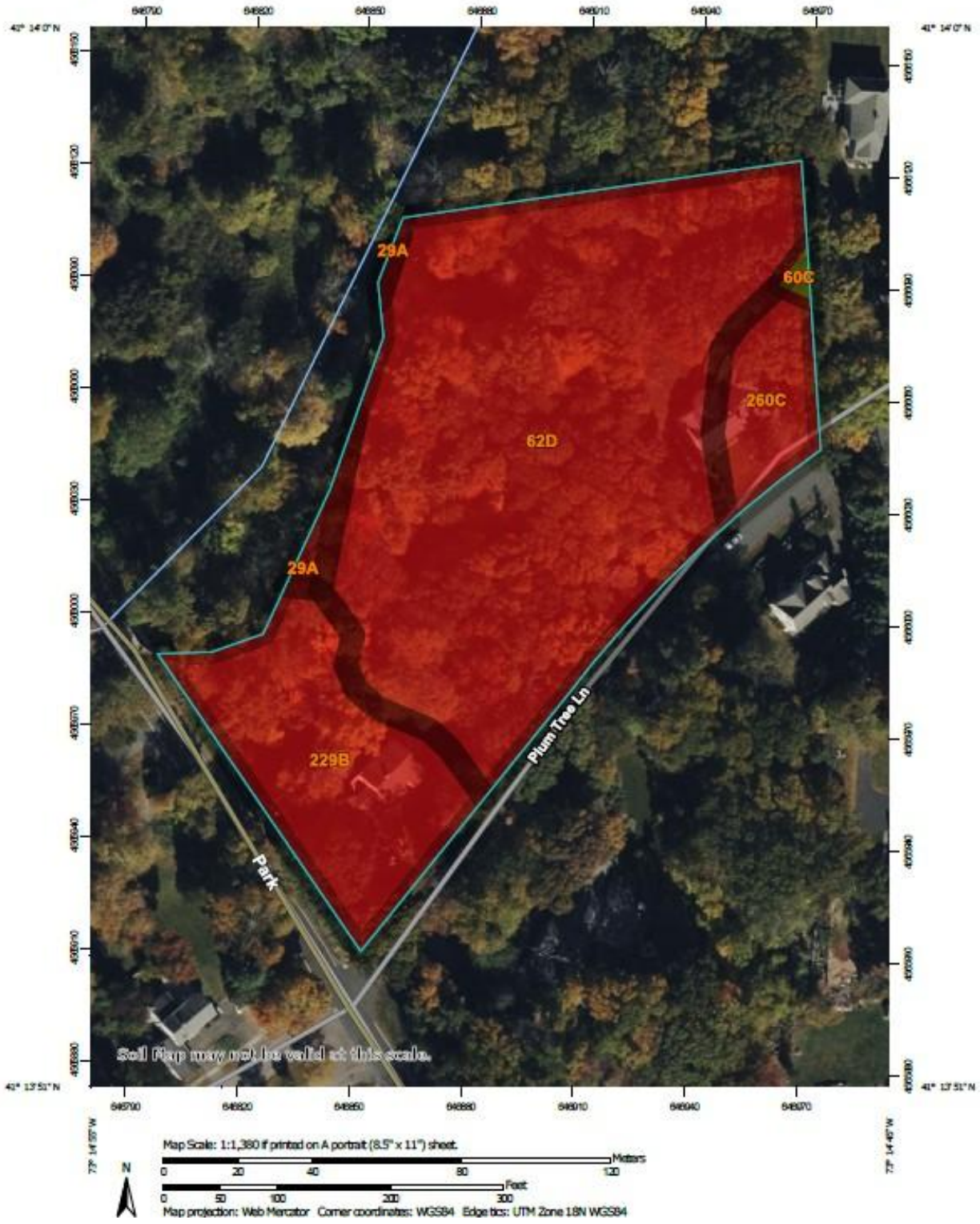
Rating	Acres in AOI	Percent of AOI
Severely limited	3.3	71.6%
Somewhat limited	1.3	28.4%
Totals for Area of Interest	**4.7**	**100.0%**

Attachment I

Lawns, Landscaping, and Golf Fairways Map

Custom Soil Resource Report

Map—Lawns, Landscaping, and Golf Fairways (5 & 15 Plumtree Lane Easton & Trumbull)



MAP LEGEND

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

Background
- Aerial Photography

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

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 symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
29A	Agawam fine sandy loam, 0 to 3 percent slopes	Very limited	Agawam (85%)	Low exchange capacity (1.00)	0.1	1.2%
				Droughty (0.18)		
				Dusty (0.00)		
			Ninigret (5%)	Low exchange capacity (1.00)		
				Depth to saturated zone (0.88)		
				Droughty (0.18)		
				Dusty (0.00)		
			Walpole (3%)	Depth to saturated zone (1.00)		
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	Somewhat limited	Canton (50%)	Low exchange capacity (0.75)	0.0	0.3%
				Droughty (0.70)		
				Slope (0.63)		
				Dusty (0.00)		
			Sutton (5%)	Depth to saturated zone (0.83)		
				Low exchange capacity (0.75)		
				Slope (0.63)		
				Dusty (0.00)		
			Chatfield (5%)	Low exchange capacity (0.75)		
				Slope (0.63)		
				Depth to bedrock (0.46)		
				Dusty (0.00)		
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	Very limited	Canton, extremely stony (55%)	Slope (1.00)	3.3	71.6%
				Droughty (0.17)		
				Dusty (0.00)		
			Charlton, extremely stony (30%)	Slope (1.00)		
				Dusty (0.00)		
			Sutton, extremely stony (5%)	Slope (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Depth to saturated zone (0.68)		
				Dusty (0.00)		
			Chatfield, extremely stony (5%)	Slope (1.00)		
				Depth to bedrock (0.46)		
				Dusty (0.00)		
			Hollis, extremely stony (5%)	Slope (1.00)		
				Depth to bedrock (1.00)		
				Droughty (0.75)		
				Gravel content (0.01)		
				Dusty (0.00)		
229B	Agawam-Urban land complex, 0 to 8 percent slopes	Very limited	Agawam (40%)	Low exchange capacity (1.00)	0.9	20.0%
				Dusty (0.00)		
			Hinckley (5%)	Droughty (1.00)		
				Low exchange capacity (0.75)		
				Large stones content (0.12)		
				Gravel content (0.05)		
			Walpole (5%)	Depth to saturated zone (1.00)		
				Droughty (0.06)		
				Dusty (0.00)		
			Scarboro (3%)	Ponding (1.00)		
				Organic matter content (1.00)		
				Depth to saturated zone (1.00)		
				Droughty (0.34)		
				Dusty (0.02)		
260C	Charlton-Urban land complex, 8 to 15 percent slopes	Very limited	Charlton (40%)	Low exchange capacity (1.00)	0.3	6.8%
				Slope (0.63)		
				Dusty (0.00)		
			Sutton (5%)	Low exchange capacity (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Depth to saturated zone (0.83)		
				Dusty (0.00)		
			Leicester (5%)	Depth to saturated zone (1.00)		
				Low exchange capacity (1.00)		
				Large stones content (0.05)		
				Dusty (0.00)		
Totals for Area of Interest					**4.7**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Very limited	4.6	99.7%
Somewhat limited	0.0	0.3%
Totals for Area of Interest	**4.7**	**100.0%**

Attachment J

Pesticide Leaching Potential Map

Custom Soil Resource Report
Map—Pesticide Leaching Potential (5 & 15 Plumtree Lane Easton & Trumbull)

MAP LEGEND

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

Background
- Aerial Photography

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

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.

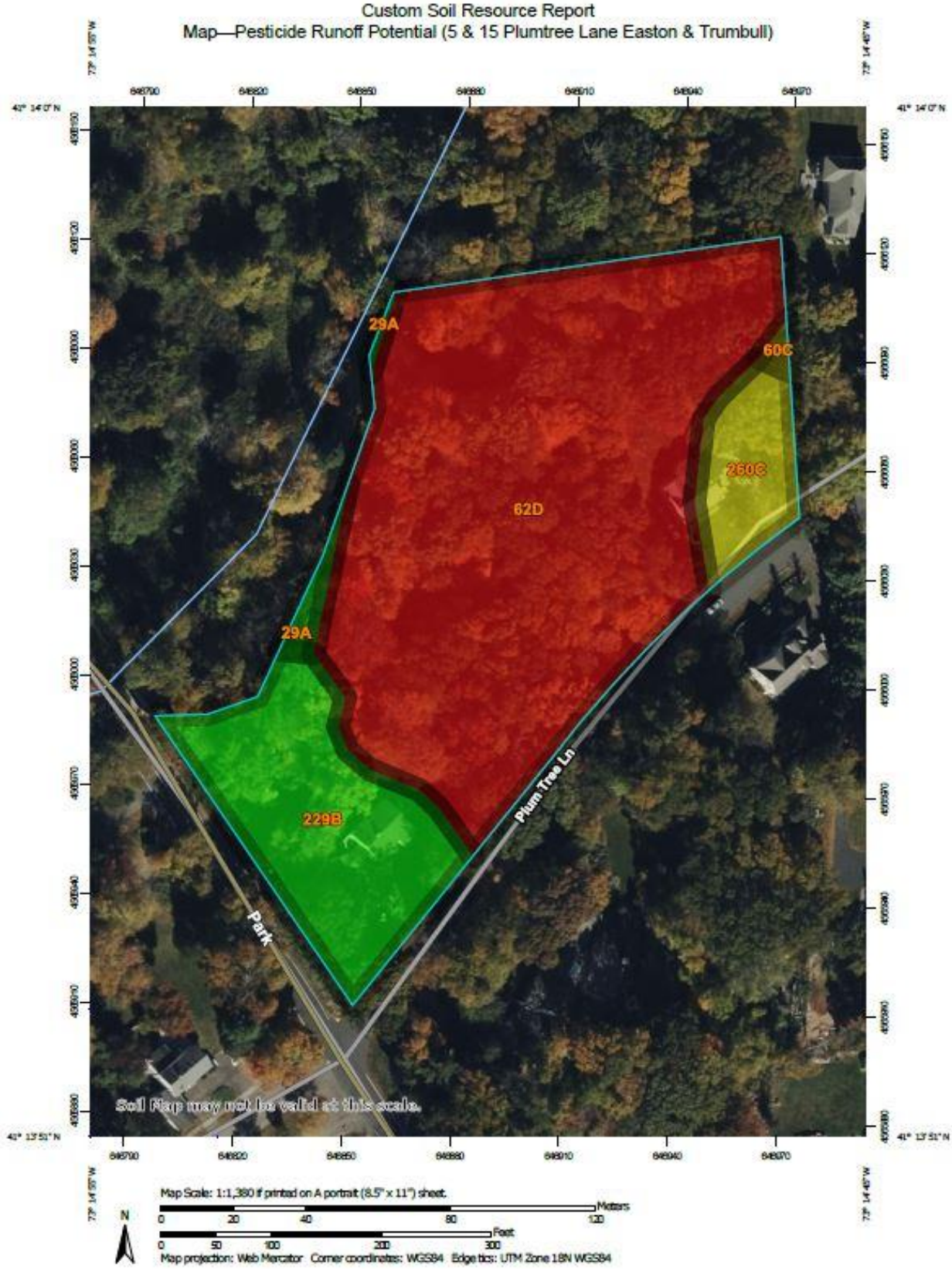
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
29A	Agawam fine sandy loam, 0 to 3 percent slopes	Very limited	Agawam (85%)	Seepage (1.00)	0.1	1.2%
			Ninigret (5%)	Wetness (1.00)		
				Seepage (0.50)		
			Windsor (4%)	Seepage (1.00)		
			Walpole (3%)	Wetness (1.00)		
				Seepage (0.50)		
			Hinckley (3%)	Seepage (1.00)		
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	Somewhat limited	Canton (50%)	Seepage (0.50)	0.0	0.3%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	Very limited	Canton, extremely stony (55%)	Seepage (1.00)	3.3	71.6%
			Sutton, extremely stony (5%)	Wetness (1.00)		
229B	Agawam-Urban land complex, 0 to 8 percent slopes	Somewhat limited	Agawam (40%)	Seepage (0.50)	0.9	20.0%
			Merrimac (5%)	Seepage (0.50)		
			Udorthents (5%)	Wetness (0.50)		
260C	Charlton-Urban land complex, 8 to 15 percent slopes	Not limited	Charlton (40%)		0.3	6.8%
			Urban land (35%)			
			Chatfield (10%)			
			Udorthents (5%)			
Totals for Area of Interest					**4.7**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Very limited	3.4	72.8%
Somewhat limited	0.9	20.3%
Not limited	0.3	6.8%
Totals for Area of Interest	**4.7**	**100.0%**

Attachment K

Pesticide Runoff Potential Map

Custom Soil Resource Report
Map—Pesticide Runoff Potential (5 & 15 Plumtree Lane Easton & Trumbull)



MAP LEGEND

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

Background
- Aerial Photography

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

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 symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
29A	Agawam fine sandy loam, 0 to 3 percent slopes	Not limited	Agawam (85%)		0.1	1.2%
			Ninigret (5%)			
			Windsor (4%)			
			Walpole (3%)			
			Hinckley (3%)			
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	Somewhat limited	Canton (50%)	Excess runoff (0.50)	0.0	0.3%
			Charlton (35%)	Excess runoff (0.50)		
			Sutton (5%)	Excess runoff (0.50)		
			Chatfield (5%)	Excess runoff (0.50)		
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	Very limited	Canton, extremely stony (55%)	Excess runoff (1.00)	3.3	71.6%
			Charlton, extremely stony (30%)	Excess runoff (1.00)		
			Chatfield, extremely stony (5%)	Excess runoff (1.00)		
			Hollis, extremely stony (5%)	Excess runoff (1.00)		
229B	Agawam-Urban land complex, 0 to 8 percent slopes	Not limited	Urban land (35%)		0.9	20.0%
			Hinckley (5%)			
			Merrimac (5%)			
			Walpole (5%)			
			Scarboro (3%)			
260C	Charlton-Urban land complex, 8 to 15 percent slopes	Somewhat limited	Charlton (40%)	Excess runoff (0.50)	0.3	6.8%
			Chatfield (10%)	Excess runoff (0.50)		
Totals for Area of Interest					**4.7**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Very limited	3.3	71.6%
Not limited	1.0	21.2%
Somewhat limited	0.3	7.1%

Attachment L

Citations

Citations

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LANDTECH

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

October 27, 2025

Dori Wollen, Chairperson
Conservation Commission/Inland Wetlands Agency
225 Center Road
Easton, CT 06612

RE: 5 & 15 Plumtree Lane Trumbull, CT - Application Peer Review, Application #25-726

Dear Ms. Wollen:

LANDTECH has conducted a review of application documents pertaining to proposed site improvements at 5 & 15 Plumtree Lane and conducted on-site evaluations of the project area.

Reviewed application documents include:

- Inland Wetlands Permit Application – 25-726.
- "Mill River Park 5 & 15 Plumtree Lane, Trumbull & Easton, Connecticut", prepared by J. Edwards & Associates, LLC, 21 Sheets, dated 10-01-23 revised 06-12-2025.
- Landscape Plan, prepared by Environmental Land Solutions, LLC, dated 1.21.25
- Letter report to Mr. Steven Shapiro from William Kenny titled "Wetlands and Watercourse Delineation 5 & 15 Plumtree Lane in Easton, Connecticut, dated May 12, 2025.
- Letter report to Mr. Steven Shapiro titled "Watercourse Determination 5 & 15 Plumtree Lane, Trumbull & Easton, Connecticut, dated July 10, 2025.
- Letter report to Inland Wetlands and Watercourses Agency Town of Easton and Inland Wetlands and Watercourses Commission Town of Trumbull, from Matthew J Popp, dated April 10, 2025.

Based on our October 22, 2025 site visit and a review of the above application documents, we offer the following environmental comments for your consideration.

ENVIRONMENTAL COMMENTS

1) Application materials claim 0.13 acres of wetland/watercourse restoration, enhancement, or creation, the Environmental Assessment states no direct wetland disturbance beyond native mitigation plantings, however, LP.1 shows no in-wetland plantings. Either (a) identify and map the specific in-wetland enhancement actions and limits totaling 0.13 acres, or (b) revise all documents to remove the claim and reclassify the work as upland-buffer plantings. Submit updated plans with a keyed planting plan (species, sizes, methods, quantities), a reconciliation table of acreages, performance standards with a two-year monitoring program, and consistent language across the application, Environmental Assessment, and LP.1.

2) The 100-foot and 200-foot regulated setback lines are shown on some plans but not others and in some cases, the lines are shown but they are not labeled. Both the 100 and 200-foot regulatory setback lines should be shown on all the site plans.

3) The "URA Activities" section of the Environmental Assessment addresses activities within the 100-

ft Upland Review Area but omits the 200-ft regulated setback to the Mill River defined in §2.1 ('Regulated Activity'). The applicant should update the Environmental Assessment to identify and quantify all proposed activities within the 200-ft Mill River regulated area, including grading, utilities, stormwater BMPs, access, and vegetation clearing, and provide a table summarizing impacts and mitigation within each zone."

4) Subsurface detention is shown beneath the parking area under the building. This creates inspection, cleanout, and replacement constraints. Provide: (a) an O&M plan with inspection frequencies, pretreatment, sediment storage, and responsible party; (b) access details including vehicle access for jetting and vacuuming; (c) service life, warranty, and a replacement approach without structural demolition; (d) a defined bypass and overflow path during maintenance or clogging; (e) structural design loads, and (f) an alternatives analysis explaining why under-building placement is needed versus siting in accessible open areas.

5) How will the soil in the footprint of the detention system, which requires infiltration in the soil, be protected from compaction during the construction process?

6) The Erosion and Sediment Control Plan (Sheet 2.3) shows a double row of silt fencing along the limit of disturbance. Due to the disturbance of the upgradient steep slope and the large area of overall disturbance on the property, we recommend the placement of hay bales in between the two rows of fencing. The hay bales will provide additional stability to the upgradient fencing as well as additional filtration capability to the controls.

7) A defined channel is located in the center of the property from a leak off on Plumtree Lane, the channel becomes less defined at the bottom of the steep slope. This channel was evaluated to determine if it met the definition of an intermittent watercourse.

   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.

   Our inspection on October 21, 2025 found that the channel was well defined and that scour and alluvium detritus was present. The channel did not contain hydrophytic vegetation. Due to the drought conditions we are currently in, we could not confirm the presence of standing or flowing water after a storm event. Therefore, we refer 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 Augus t 9, 2023 investigation. Mr. Kenny returned to the site on May 28 and June 20, 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 9, 2023 was after two days of rain totaling 0.92", May 28, 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.

   Based on the above information, the channel does not appear to meet the definition of an intermittent watercourse and therefore would not be regulated.

8) The Environmental Assessment prepared by Environmental Land Solutions provides an assessment of the wetland's functions and values. Under Fish and Shellfish Habitat the report merely states that the Mill River provides finfish habitat.

The section of Mill River flowing from just south of the Easton Reservoir to the Merritt Parkway is a Class 1 Trout brook which affords it certain protections. The Mill River has a watershed of approximately 32 mi^2 in six municipalities with the majority of the river being located in Easton (52.9%) and Fairfield (33.9%)[1]. This property is within the Canoe Brook subwatershed encompassing 16.8% of the total watershed. The portion of the river on the property is designated as Class A water. In 2004 the Mill River was added to the 303(d) list of impaired waterbodies (as designated in the Clean Water Act) for not meeting Connecticut Water Quality Standards due to exceedances of E. coli bacteria[1].

These waters need to be protected from temperature changes so the riparian community is vital to these waters. This designation also affords it protections against an influx of suspended solids, turbidity, increases in water temperature (requiring protections of the riparian community), nutrient loading (phosphorous, nitrogen and ammonia) and bacteria including E. Coli. Management recommendations from the Mill River Management Plan is to control nitrogen input through stormwater quality treatments and controlling streambank erosion and stormwater volume reductions via increasing perviousness, and infiltration or detention which the proposed site development plan addresses. However, streambank enhancement efforts should be considered such as planting native shrubs which provide soil stability, shading and wildlife habitat and trees which provide canopy cover shade, soil stability through deeper roots and transpiration of water.

The Applicant should review the Mill River Watershed Management Plan and make sure the project complies with its recommendations. Information should be provided by the Applicant recognizing the sensitivity of this resource and explain how the proposed project will or will not impact the special needs of the river.

9) The Environmental Assessment understates the riparian corridor. The Applicant should expand the analysis beyond 'suburban-adapted species' to cover: habitat connectivity and edge-avoidant species use; shading and cold-water protection; bank stability and large woody debris recruitment; flood storage and hyporheic exchange; nutrient and bacteria attenuation; leaf-litter and invertebrate production; and migration/refuge functions. Map existing canopy, understory, and invasive cover; quantify gaps. Propose buffer enhancements (native trees and shrubs, no-mow zones, invasive control), with performance standards and two-year monitoring.

10) These properties lie within a Natural Diversity Database area. The Applicant should provide the results of their NDDB request. The Environmental Assessment was prepared in April and NDDB response letters are typically generated in minutes or in more complex sites, the report may take a couple weeks for a DEEP biologist to review. The results should be available now and should be presented.

11) The proposed treatment train directs roof and pavement runoff to deep-sump catch basins for gross solids, then to hydrodynamic separators for finer sediment and floatables. Flows enter an underground detention system designed for infiltration and groundwater recharge. Excess

[1] Mill River Watershed Management Plan

discharges to a level spreader for sheet flow dispersion and additional soil filtration before reaching the Mill River. This sequence is appropriate for a project of this scale provided pretreatment, sizing, access, and O&M are adequate. We have not reviewed the project specific stormwater management report; if requested, we can perform a compliance review against Town standards and the Connecticut Stormwater Quality Manual.

12) The property's ability to handle water onsite will be altered by the removal of mature trees which, by way of their roots, take up water for metabolic processes. The Applicant should explain how the proposed plan will compensate or mitigate for this change.

13) Note 18 says disturbance will be limited to 1 acre at any time. Note 13 says Approximately 2.1 acres will be disturbed. This indicates that the project is to be phased, but no phasing is noted. Application should reconcile these notes

14) The Underground Utilities Plan is labeled as Sheet 2.1 when it appears it should be labeled as 2.2. This should be corrected for clarity.

Please contact us if you have any questions or require clarification.

Very truly yours,
LANDTECH

Thomas Ryder,
Senior Ecologist

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December 3, 2025

Ms. Dori Wollen, Chairman
Inland Wetlands Agency
Town of Easton
225 Center Road
Easton, Connecticut 06612

Re: Mill River Park
5 & 15 Plumtree Lane
Trumbull & Easton, Connecticut

Dear Ms. Wollen and Members of the Inland Wetlands Agency,

At the request of the Town of Easton, I have performed a review of the civil engineering plans for the above reference project. I have reviewed the following documents.

Documents Reviewed:

a. 14 sheet plan set by J. Edwards & Associates, LLC, revised to 6/12/25.
b. Stormwater Management Report by Lambert Civil Design, LLC revised to 10/1/25.

Executive Summary:

A. The stormwater management system will not reduce non-point source pollutant which will result in their discharge to the Mill River, where adverse water quality impacts will occur over time.
B. There are issues with the proposed site design that will require significant changes to the proposed development plan to address them. These changes will likely place more of the development closer to the wetland boundary and the Mill River.

After reviewing the above documents, I have the following comments for consideration by the Inland Wetlands Commission.

Site Plans:

Sheet 1.0: No comment on this sheet.

Sheet 1.1:

1. This map has not been signed by the soil scientist who delineated the inland wetlands on the site. This is common practice for the soil scientist to sign the map which confirms the accuracy of the delineation.

Sheet 2.0: No comment on this sheet.

Sheet 2.1 (site plan):

2. Several of the proposed retaining walls are located in very close proximity to existing property lines and if these walls utilize a geogrid system, the geogrid will extend beyond the property line in the Right of Way for Plumtrees Lane. All construction must be limited to the applicant's property unless easements have been obtained for work outside the limit of the property line.

Sheet 2.1 (underground utility plan):

3. The primary stormwater detention system is located under the parking garage. This is problematic for the following reasons:
    a. The bottom of the system is located 8' below the garage slab and there are no provisions for inspection or maintenance ports on any portion of the detention system.
    b. Two online hydrodynamic separator are proposed on either end of the detention system. Online hydrodynamic separators will only reduce TSS loads by 29% (University of New Hampshire Stormwater Center) or 38% (American Society of Civil Engineers BMP Database) which is an average of online and offline configurations). These removal rates are based upon actual field monitoring data and not results from a lab.
    c. No soil tests were conducted within the actual footprint of the underground detention system which is required by the CT DEEP 2024 Storm Water Quality Manual "2024 Manual".
    d. No double ring infiltration tests were conducted at or below the bottom of the underground detention system, which is necessary to properly model the underground detention system and are also required under the 2024 Manual.
    e. The 2024 Manual is only a Guidance Document; it is not a law or mandated regulation. The design professional must provide computations that meet the requirements of the 2024 Manual.
    f. It has not been proven that runoff volumes will be reduced as no infiltration tests were carried out.
    g. Roof drains are shown being connected directly to the underground detention system with no treatment of this runoff. Approximately 40% of annual nutrient loads (phosphorous and nitrogen) are the result of atmospheric deposition on an impervious surface so treatment of the roof runoff must be provided.
    h. It has not been proven that the underground detention system will reduce non-point source pollutant loads.
    i. As the catch basins and online hydrodynamic separators will provide minimal treatment of the runoff, increased non-point source pollutant loads will be discharged to the wetland system and the Mill River.

4. No treatment is provided for any runoff from the underground parking garage which is being discharged to the sanitary sewer system. The CT DEEP requires treatment of this runoff prior to discharging.
5. Only a single catch basin is proposed in the under-building parking area. It is unclear how snowmelt and drips from cars in the parking area will be directed to the single catch basin.
6. No layout of the under-building parking spaces has been provided, so it cannot be evaluated if the aisle width is adequate for the movement of vehicles.
7. Two level spreaders consisting of precast 48" x 48" galleries are proposed for the discharge of runoff onto the upland slope. Galleries do not provide a uniform discharge of runoff so discharges from the level spreader will become concentrated at the low points of the gallery system. This concentrated flow will cause erosion of the upland slope above the delineated inland wetland system.

Sheet 2.3:

8. No labeling of the contours for the temporary sediment traps have been provided. Contours and the area of each contour are necessary so the stated volume of the temporary sediment trap can be confirmed.
9. No top of berm elevation has been provided for all three sediment traps. Additionally, no invert for the end of the spillway has been provided.
10. The proposed erosion control measures are shown to be more or less perpendicular to existing contours. The CT DEEP 2024 Guidelines for Soil Erosion and Sediment Control "2024 Guidelines" require that erosion control measures shall be installed parallel to the existing contours to avoid concentrated flow along the face of the erosion control measure.
11. A siltation fence barrier is shown just above the delineated inland wetland boundary. Does the applicant have plans to disturbed the slope below the general limit of construction shown on the plans? If not, then what is the purpose of this barrier?
12. The location of the construction trailer appears to interfere with the movement of concrete trucks to access the concrete wash-out area. If the trailer is to remain in this location, it needs to be demonstrated that the concrete truck can drive around the trailer.

Sheet 2.4:

13. The turning movement plan is incomplete as it does not show how the fire truck will turn around in the site and exit back onto Plumtree Road. This is a relevant issue because if the driveway alignment must change for the movement of emergency vehicles, it will force the proposed development closer to the delineated inland wetland boundary.
14. The dumpster cannot be accessed by a garbage truck without fully blocking the main driveway as shown.

Sheet LP-1: No comment on this sheet.

Sheet 3.1:

15. The Erosion Control and Storm Water Pollution Control Plan states that only one acre will be disturbed at each time. In this is the case, then a phasing plan is necessary, and a phasing plan has not been provided.

16. The sequence of construction states that erosion control measures will be installed prior to tree clearing. This will result in the trees being cut and likely falling across erosion control measures, damaging them.
17. Under Roadway and Parking Areas, it is stated that sweeping will be done twice a year which will result in negligible reductions of non-point source pollutant loads from the driveway/parking surfaces.
18. While no mottling was observed in the two test pits, the depth of roots is indicative of a seasonal high groundwater table being a few inches below the observed root depth as roots will be in an aerobic zone, just above available water. I made this comment as an expert in Forestry based upon my Bachelor of Science in Forest Management. The depth of roots should be considered as a restrictive depth in the soil unless infiltration tests performed 12" below the root depth confirms infiltrative capacity of the underlying soil.

Sheet 3.2: No comment on this sheet.

Sheet 3.3: No comment on this sheet.

Sheet 3.4: No comment on this sheet.

Sheet 3.5:

19. The dimensions of the outlet control orifice are not defined in detail.
20. No invert elevation of the outlet control orifice has been provided on detail.
21. The detail of the "Infiltration Gallery Level Spreader Outlet" is not a level spreader from a stormwater management perspective. The reason for this is simple, the multiple holes on the side of the gallery are never at the exact same elevation, thus runoff will always find the lowest point and discharge at that location resulting in concentrated flow. Concentrated flow over an undisturbed upland slope will cause erosion over time. Any soil eroded by the flow travel down the slope toward the wetlands.
22. Was the soil testing witnessed by either a representative of the Town of Easton or Trumbull?

Stormwater Management Report:

23. The stormwater report claims reductions of runoff volume which are not correct as it has not been demonstrated that any infiltration will occur in the underground detention system. Without infiltration of runoff, significantly higher runoff volumes will be discharged from the level spreaders on the uphill slope where erosion will occur over time.
24. It is stated on page 3 that the system is designed to infiltrate within 48 hours, but then goes on to state that exfiltration was not included in the HydroCAD model. If exfiltration is not included in the hydrologic model, then there is no basis to claim infiltration from the system.
25. Simply providing the Water Quality Volume in a stormwater practice and claiming that pollutant load reductions by DEEP will be met is not supported by science as non-point source pollutants are found in particulate and soluble form. A pollutant loading analysis must be provided.

26. According to the routing analysis of the Retain It system, invert of the 6" x 6" orifice will be set at elevation 160.0' which is three (3) feet above the bottom of the Retain It system. As it has not been demonstrated that any infiltration will occur, the storage volume between 157.0' and 160.0' within the Retain It system cannot be considered as available storage volume, thus the system is significantly under-sized, and the claims of peak rate reduction are not valid.
27. The calculation which states that the system will drain down in 27.16 hours is not valid as you cannot use Rawls Rates (national average infiltration rates from 1982) as they are not specific to this site. Field infiltration testing must be done, but none has been done.
28. A percolation test was done; however, the DEEP Manual forbids the use of percolation tests for the design of an infiltration practice.
29. The TSS removal rates cited in the Contech literature are based on lab results and not real world conditions. As noted above, TSS removal rates vary widely in the field and are dependent upon the configuration of the unit.
30. The CT DEEP requires that Total Suspended Solids (TSS) be reduced by 90%, Total Phosphorous (TP) by 60%, and Total Nitrogen (TN) by 40%. Using the data in the stormwater report and Scheuler's Equation I calculated the pollutant loads which will be generated by this site and then applied published removal efficiencies to determine if the proposed stormwater management system will meet the CT DEEP requirements. The results are shown below.

APARTMENT PROJECT - 5 & 15 PLUMTREES LANE, EASTON-TRUMBULL, CT											
WATERSHED	**TOTAL AREA**		**IMPERVIOUS AREA**		**RUNOFF COEFFICIENT**		**WATER QUALITY STORM (INCHES)**				
BASIN	**A(acres) =**	**1.767**	**I (%) =**	**83.6**	**Rv =**	**0.8**	**P =**	**1.3**			
POLLUANT LOADS DETERMINED BY SCHUELER EQUATION: L = (0.226)*(P)*(Pj)*(Rv)*(C)*(A)											
HIGH DENSITY RESIDENTIAL											
TSS =	60	mg/l									
TP =	0.3	mg/l									
TN =	1.5	mg/l									
ZN =	0.07	mg/l									
TPH =	2	mg/l									
CALCULATED POLLUTANT LOADS - WATER QUALITY STORM (1.3"/24 HOURS)											
HIGH DENSITY RESIDENTIAL											
TSS	23.74401	lbs									
TP	0.11872	lbs									
TN	0.5936	lbs									
ZN	0.027701	lbs									
TPH	0.791467	lbs									
STORMWATER MANAGEMENT TREATMENT SYSTEMS											
Catch Basin with 24" deep sump											
Pollutant	Removal		Removal Percent								
TSS	**1.187201**	lbs	5.00%								
TP	**0**	lbs	0.00%								
TN	**0**	lbs	0.00%								
ZN	**0.000554**	lbs	2.00%								
TPH	**0.055403**	lbs	7.00%								
ONLINE HYDRODYNAMIC SEPARATOR											
Pollutant	Removal		Removal Percent		Cumulative Percent						
TSS	**6.541476**	lbs	29.00%		**32.55**						
TP	**0**	lbs	0.00%		**0**						
TN	**0**	lbs	0.00%		**0**						
ZN	**0.005701**	lbs	21.00%		**22.58**						
TPH	**0.309147**	lbs	42.00%		**46.06**						

31. The proposed stormwater management system will not achieve the required TSS, TP, and TN reductions as found in the 2024 Manual. As TSS is not being adequately reduced, neither are metals and hydrocarbons which commonly bind to fine sediment particles. The result of the lack of compliance with the CT DEEP Water Quality Standards will result in the discharge of these pollutants to the Mill River. It is well documented in professional literature the adverse water quality impacts associated increased pollutant loads in aquatic systems.
32. The stormwater management system does not comply with the CT DEEP 2024 Storm Water Quality Manual as far as the design of the underground and surface practices proposed and the two types of systems will not reduce non-point source pollutant loads as required by the manual as well as the Town of Easton MS-4 permit.

A copy of professional qualifications is attached for the record. Please contact my office if you have questions on these preliminary assessments.

Respectfully Submitted,
Trinkaus Engineering, LLC

Steven D. Trinkaus, PE

LANDTECH

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

December 4, 2025

Dori Wollen, Chairperson
Conservation Commission/Inland Wetlands Agency
225 Center Road
Easton, CT 06612

RE: 5 & 15 Plumtree Lane Trumbull, CT - Application Peer Review, Application #25-726

Dear Ms. Wollen:

LANDTECH has conducted a review of application documents pertaining to proposed site improvements at 5 & 15 Plumtree Lane relative to the site engineering aspects of the project.

Reviewed application documents include:

- Inland Wetlands Permit Application – 22-726.
- "Mill River Park 5 & 15 Plumtree Lane, Trumbull & Easton, Connecticut", prepared by J. Edwards & Associates, LLC, 21 Sheets, dated 10-01-23 revised 06-12-2025.
- "Stormwater Management Report", dated February 11, 2025, revised to October 1, 2025, prepared by Lambert Civil Design, LLC.
- "Geotechnical Engineering Report for Proposed Multi-Family Residences", dated November 26, 2024, prepared by Atlantic Consulting & Engineering.

Based on our review of the above application documents, we offer the following comments for your consideration.

Sheet 1.1. – Existing Conditions:

1.1a. The size of the drainage pipe entering/discharging from Plumtree Lane should be called out.
1.1b. Existing storm drainage pipe material and size should be called out.
1.1c. Sanitary sewer sizes, pipe material, and pipe sizes should be called out

Sheet 2.1 – Site Plan:

2.1a. The type of the proposed retaining walls should be called out. Detailed engineering of the walls should be required prior to obtaining building permits.
2.1b. Typical parking space dimensions, driveway widths, and curb radii should be called out.
2.1c. Based on the grades shown, the proposed stairs at the rear of the complex do not appear to contain enough steps.

Sheet 2.2 (Mislabeled as 2.1) – Underground Utilities Plan:

Level Spreaders:

The proposed level spreaders are of a design that I personally have not seen before. This design

utilizes concrete galleries and the perforation in the sides of the gallery to distribute discharge across the length of the level spreader and onto a rip rap apron. In this case, two such level spreaders are proposed, one for the UG detention system discharge, and a larger one for the town drainage that is being routed through the project area. We have several concerns:

2.2a. The design appears to rely on an eight-foot-long rip rap apron to reduce outlet velocities and convert the multiple discrete discharge points from the multiple orifices in the side of the concrete gallery into a uniform sheet flow off the end of the apron. Based on the slope of the length and steepness of the apron, it is unclear that the intended result will be achieved.

2.2b. Both level spreaders are set at the top of an extremely steep slope (30% ±). It is our experience that discharging stormwater to the top of such a steep slope will generally result in shallow concentrated flows, causing erosion and gullies to form in the natural soils. The applicant should consider relocating the discharge points to the bottom of the slope where grades are flatter and the risk of potential erosion is reduced.

2.2c. The lower discharge lip rip rap apron of the longer level spreader is set on a significant cross-slope (from Elevation 157 to 155.5±, approximately an 18" -24" change across the length). In addition, the discharge elevation of the level spreader is called out as 156.00, but there is an existing 156 contour downgradient of the level spreader, with the existing grade at the northern end of the apron at 157. We believe that this condition will tend to concentrate flows coming off the rip rap apron, further exacerbating the potential erosion described above. The applicant is encouraged to revise this design as necessary to avoid the concentration of flows.

Stormwater Collection System:

Per the SWM Report, stormwater conveyance on the site is designed to convey the 10-year recurrence design storm. While this approach may meet the various regulatory requirements, the applicant needs to address the following concerns:

2.2d. Relative to the town drainage system connection adjacent to Plumtree Lane; the plan calls for a type CL catch basin adjacent to the proposed cut wall with 8" high curb extensions. In storm events exceeding the 10-year design storm, the proposed piping system will surcharge and ponding may occur in the behind the retaining wall. CB 14 is set with a grate elevation of 183.00, so the top of the extended curb is 183.67. The top of the retaining wall is set at 182.0-183.0. There is a confining existing contour at 184 behind the wall. If ponding occurs in more severe storm events, the ponded water will necessarily flow over the top of the retaining wall and onto the site. This additional flow has not been accounted for in any of the stormwater calculations for the proposed on-site conveyance and UG detention system. Based on our preliminary calculations, the maximum capacity of the proposed system will be less than 13 c.f.s., with the 100-year flow being reported as 14.68 c.f.s. The applicant is encouraged to further develop this design and analysis to eliminate or accommodate this condition.

2.2e. Similar to above, the on-site grading and drainage plan results in two collection points (CB1 and CB3) situated in low points within the paved areas adjacent to the driveway entrances to the covered parking area. These two basins are the last structures prior to the hydrodynamic separators and the UG detention system. As previously discussed, all

stormwater piping is designed to accommodate the 10-year storm event, yet the applicant reports reductions in post-development flow rates and volumes for the all storms up to the 100-year storm event. Based on the design of the conveyance system, it is unclear how the 25-year, 50-year, and 100-year storms runoff would be conveyed to the UG system. The reality of the proposed design is that ponding would likely occur at the previously discussed low points, and then overflow the curbing, flowing in an uncontrolled manner to the west and the Mill River. The applicant is encouraged to further develop this design to eliminate the potential bypass of stormwater flows or revise the stormwater model to reflect this condition.

2.2f. Similar conditions exist at area drains AD1 and AD2. The applicant needs to evaluate potential overflow/bypass at these locations and additionally evaluate the inlet capacity of the drainage inlets themselves.

Underground Detention System:

The underground detention system is comprised of concrete galleries and is located within the footprint of the lager apartment building. The layout is designed to avoid conflicts with the proposed building foundations/footings. The location and layout result in the following comments:

2.2g. The applicant needs to provide access manholes into the system for inspection and maintenance purposes. The complicated layout will require a significant number of access points.

2.2h. The O&M plan calls for maintenance of the UG detention system using a vacuum truck. Is there sufficient headroom provided in the garage to allow vacuum truck access?

2.2i. The proposed system will introduce water into the soils around and under the proposed column footings for the garage. The geotechnical report does not mention if any addition subdrainage will be required. If foundation drainage is required, where will it discharge too? Is there a possibility that foundation drainage will tend to short circuit the infiltration system and result in direct discharge to the surface?

2.2j. The drainage system for the parking area under the building discharges to the sanitary sewer system. At this time, there is no treatment provided for this system. Generally, an oil/grit separator is required, at a minimum.

Sheet 2.3 – Erosion & Sediment Control Plan:

The proposed E&S plan associated construction sequence appears to lack the necessary detail and robustness for a project of this size. Our comments are as follows:

2.3a. Based on the test pit information provided, the underlying subsoil on the site consists of sand & gravel. This type of granular soil is highly erodible, a characteristic that is exacerbated by the steep slopes within and downgradient from the project site. These soil conditions will require additional diligence and monitoring.

2.3b. The proposed perimeter sediment control barrier on the down-gradient side of the project consists of a double row of silt fence. Due to the steepness of the slope and the relative inaccessibility of this area once the perimeter retaining walls are installed, we believe that a more robust system is required. The applicant should consider the use of a combination of silt fencing and staked coir logs for this location. Other more robust methodologies may also be considered. We applaud the proposed installation of the

sediment barrier at the toe of slope for additional protection of the wetland/watercourse resources.

2.3c. Two of the three temporary sediment traps are proposed within the footprints of the proposed buildings. Based on the sequence of construction, the building foundations will be installed (rendering the temporary sediment basins useless) long in advance of the remainder of the site being stabilized. The applicant needs to further demonstrate how water-borne sediments will be contained/controlled once the temporary sediment basins are removed at the time of building construction. The buildings will likely take 8-10 months to construct, during which time there will be no temporary sediment basins.

2.3d. The proposed UG detention system will likely be installed shortly after the building foundations are completed. How will the system be protected from sedimentation until the site is fully stabilized?

2.3e. The proposed sequence of construction lacks the necessary detail for a project of this complexity. There appears to be the consideration of phasing to limit the extent of the area of disturbance, but no phasing plan or detailed documentation of the project phasing is included.

2.3f. The E&S plan should also include construction laydown areas and provisions for contractor parking. The development and temporary stabilization of these areas should be integrated into a comprehensive construction phasing plan.

2.3g. Due to the described site characteristics, we recommend that the applicant be required to retain the services of an independent site monitor to inspect site conditions on a weekly basis and before & after rainfall events to ensure that the proposed E&S controls are maintained throughout the construction period and until the site is fully stabilized. The commission may also consider requiring that the E&S controls be inspected and approved prior to any earthmoving operations occur on site.

Stormwater Management Report:

SWMRa. Based on a review of the report, the overall general methodology used is reasonable and appropriate for the application.

SWMRb. The Drainage Area labels on the watershed maps do not seem to be consistent with the drainage area numbering in the HydroCAD report.

SWMRc. There is a discrepancy between the Existing Conditions and Proposed Conditions overall drainage areas. In existing conditions, the overall watershed area draining to the Mill River (Link A) is listed as 27.888 acres. In the proposed condition, the area draining to the same location is only 27.704 acres, a difference of 0.184 acres (8,015 s.f.) This discrepancy represents less than 1% of the drainage study area, and may not affect the overall results, but the applicant should correct the discrepancy for the sake of accuracy.

Stormwater Quality:

SQa The proposed stormwater system is designed so that the UG detention system can store the entire Water Quality Volume (WQV) below the outlet of the system, with no allowance for infiltration. The 2024 CT SWQM essentially states that if the entire required WQV is retained/infiltrated on site, that the system is deemed to meet the pollutant removal goals of the manual. Notwithstanding our additional comments below relative to soil testing and TMDL requirements, the proposed system meets the criteria.

SQb Our statement above is predicated on the assumption that the WQV will be completely infiltrated into the underlying soils. The applicant has not performed the necessary infiltration testing to demonstrate this conclusively. The percolation testing provided is not an acceptable means of determining soil permeability. The applicant needs to perform permeability testing in accordance with the 2024 CT Storm Water Quality Manual. While the soil profile appears to favorable for infiltration, we recommend that the necessary infiltration testing be performed prior to approval.

SQc The required maximum drawdown period of 48-hours cannot be demonstrated because the required infiltration testing has not been performed.

SQd Portions of the proposed UG detention system are to be installed in fill. The plans must specify the characteristics of the fill material, in detail, relative to compaction, gradation, and in-place permeability.

SQe Pretreatment of the runoff using hydrodynamic separators is an accepted method of pre-treatment and will help to prolong the life of the underground detention system.

SQf The westward facing roofs of the townhouse-style units as well as the lawn/landscaped areas west of the buildings receive no SW quality treatment. Runoff from these areas is simply conveyed to the smaller of the two proposed level spreaders. While the SWQM is more lenient with "clean roof runoff", it does prefer and recommend simple disconnection and infiltration, which is not proposed by the applicant. We recommend that the applicant consider routing these roof drains to the proposed UG detention system or potentially discharging them to grade to allow infiltration into the adjacent lawn/landscaped areas.

SQg The segment of the Mill River receiving runoff from this project is subject to an EPA-approved bacteria TMDL which requires (a) attainment of the Class A E. coli criteria (geometric mean ≤ 126 cfu/100 mL and single sample ≤ 576 cfu/100 mL) and (b) an average reduction in indicator bacteria loads on the order of 19–55% (about 27% on a watershed-wide basis) relative to existing conditions in this reach. For any new or increased stormwater discharge from 5 & 15 Plum Tree Lane to be consistent with that TMDL, the project must, at a minimum, be designed and demonstrated to:

- **Avoid any net increase in bacteria loading to the Mill River compared to existing conditions**, accounting for all new and redeveloped impervious areas on the site; and
- **Provide on-site stormwater controls that are sized, configured, and documented to achieve a load reduction for bacteria commensurate with the approximately 27% watershed-average reduction required by the TMDL**, which in practice means:
    - Capturing and treating the full water-quality volume from all new and redeveloped impervious areas through BMPs with documented bacteria-removal performance (e.g., bioretention, surface infiltration practices, or equivalent), and
    - Ensuring long-term functionality of those BMPs through accessible design and enforceable operation and maintenance measures so that the bacteria-removal performance is maintained over the life of the project.
- Expressed more simply in wetlands-regulation terms: this project may not be permitted to increase the frequency or magnitude of untreated or under-treated stormwater discharges to the Mill River floodplain wetland, and any approved design must either (a) measurably reduce the site's contribution to the river's bacteria load in line with the

TMDL reduction targets, or (b) at an absolute minimum, demonstrate no measurable increase in bacteria export relative to the existing condition. If the applicant cannot provide credible hydraulic and water-quality evidence that these conditions are met, the project does not meet the TMDL-based water-quality standard for this segment and, as a result, cannot satisfy §10.2(b), (e), and (f) of the Easton Inland Wetland Regulations.

Conclusions:

While the application materials contain much of the information required, there are critical gaps in the information that must be provided and additional detailed analysis performed before this reviewer can agree with the conclusions reached by the applicant. Furthermore, we believe that this additional information, and the subsequent revisions to the documents must be submitted and reviewed **prior to closing the public hearing**, so that it can be made part of the record and reviewed.

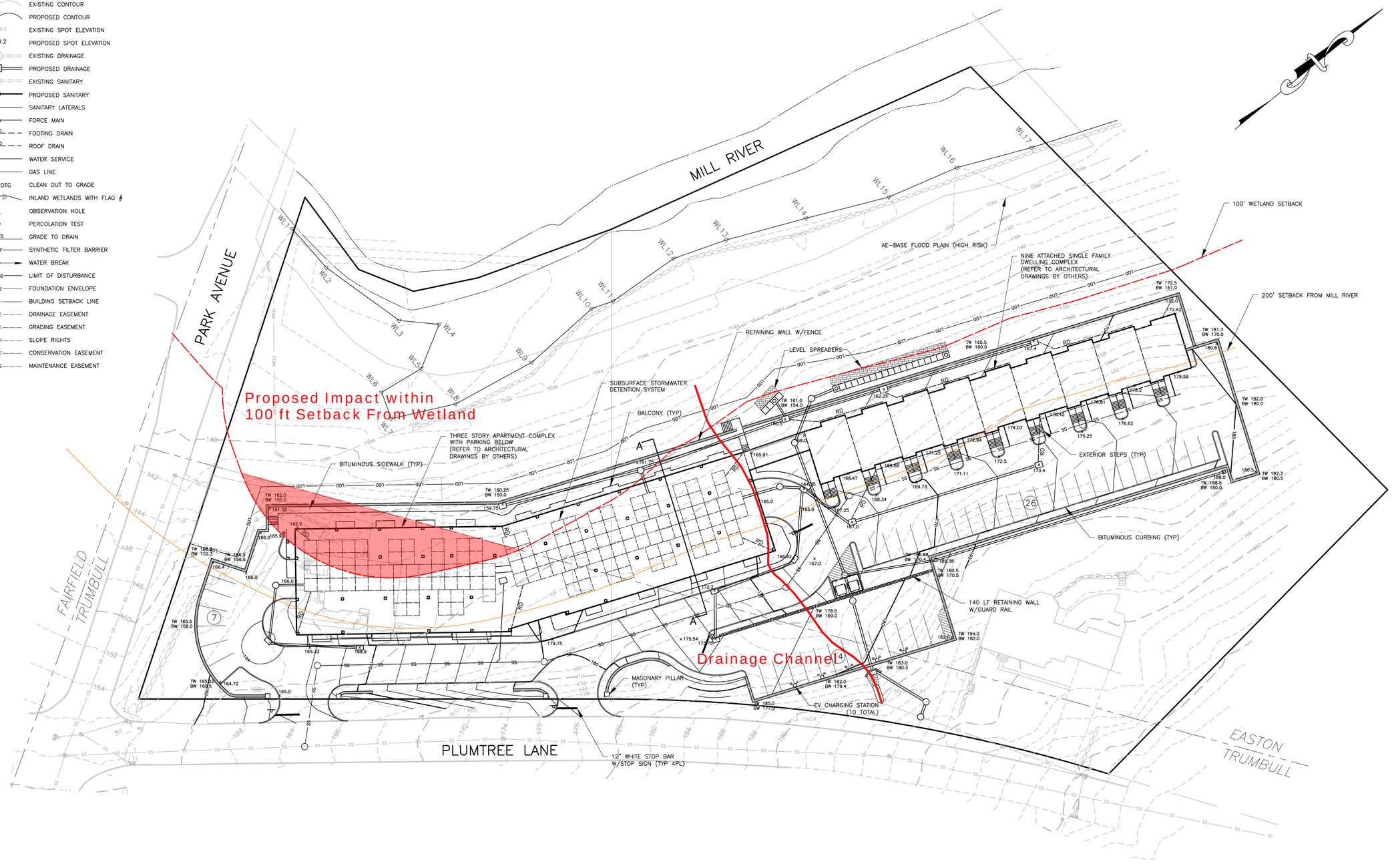
Once the requested revisions have been completed, we can complete our review. Please contact us if you have any questions or require clarification.

Sincerely,
LANDTECH

Robert P. Pryor, P.E., L.S.
Chief Engineer

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

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STATE OF CONNECTICUT — JASON EDWARDS — No. 70308 — LICENSED LANDSCAPE ARCHITECT

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

Michael W. Klemens,LLC
Environmental Land Use Planning
5 Miner Street/POB 8
Falls Village, CT 06031
January 5, 2026

Ms. Dori Wollen, Chair
Town of Easton
Conservation Commission/Inland Wetlands Agency
225 Center Road
Easton, CT 06612

In Re: Proposed 8-30g Multifamily Housing Development, 5-15 Plumtree Lane, Easton/Trumbull CT

Dear Chair Wollen and Members of the Easton CC/IWA:

At the Town of Easton's request, I have reviewed the following documents, letters, and other relevant materials pertaining to this application:

Plan Set (7 sheets) J. Edwards and Associates LLC: 1.0, 2.0. 2.2, 2.3 (all revised 12-04-2025); 3.4 (revised 06-12-2025); LP.1 (revised 12-8-2025); DR3 dated January xx 2025
NDDB letter to Joan Winter for 18-22 South Park Avenue dated August 13 2018
NDDB (automated response letter) dated June 16 2025
List of Exhibits Easton Wetlands Agency (included many of the reports listed below)
Submission by Easton Wetlands Agency to DEEP Fisheries

- Geotechnical Engineering Report (Prepared 11-26-2024)
- Jason Edwards Response to Landtech Peer Review Comments (Dated 11-20-2025)
- Landtech Second Peer Review of Application (Dated 12-4-2025)
- Landtech Peer Review of Application (Dated 12-4-2025)
- Landtech Peer Review of Application (Dated 10-27-2025)
- Trinkaus Engineering, LLC Preliminary Assessment of the Civil Engineering Plan (Dated 11-14-2025)
- Trinkaus Engineering, LLC Peer Review (Dated 12-3-2025)
- Staff Review and Recommendations from Timothy J. Bishop-Fairfield Conservation Department (Dated 10-17-2025)
- Environmental Land Solutions, LLC Environmental Assessment (Dated 4-10-2025)
- William Kenny Associates Wetland and Watercourse Delineation (Dated 5-12-2025 and 9-8-2023)

- Letter from Joshua Bailey (Dated 11-10-2025)
- Letter from Michael Coscia (Dated 12-4-2025)
- Letter from Michael Coscia (Dated 9-15-2025)
- Letter from Marguerite Cotte (Dated 11-20-2025)
- Letter from Joseph & Tracy Distefano (Dated 10-14-2025)
- Letter from Mary S. & Jonathan S. Kohem,Esq. (Dated 11-10-2025)
- Letter from Trout Unlimited (Dated 11-20-2025)
- Letter from Judith de Graffenried (Dated 11-20-2025)
- Letter from Ross Ogden (Dated 11-20-2025)
- Letter from Timothy J. Bishop-Fairfield Conservation Department (Dated 9-3-2025)

There is a large amount of information in the record, some are duplicate postings of the same document, however all were accessible for my review. The bulk of the record pertinent wetlands deals with issues of wetland delineation, stormwater management, flooding and floodplains, as well as sewer capacity and sewage discharge. These are being addressed by various submissions of the Applicant, and have been reviewed by Land Tech and Trinkaus Engineering. It is my understanding that the Easton portion of the site 3.7 acres and references to 4.91 acres is the entire site including the contiguous portion in Trumbull.

My review of the site is limited to biodiversity, specifically wetland-dependent species. My findings primarily draw upon the submissions of Matt Popp (Environmental Land Solutions LLC), William Kenny Associates wetland delineations and reports, and selected portions of Land Tech's reviews. I also reviewed two communications from the DEEP NDDB—a detailed response generated for the nearby Winter parcel (2018) and the automated response received by the Applicant from NDDB (June 16 2025). The automated response is not a clearance from the NDDB/DEEP in fact it is request that surveys be conducted for certain species which include the following parameters:

Survey dates and duration.
Site descriptions and photographs.
Lists of component vascular plants and animal species within the survey area, including scientific binomials.
Population numbers and area occupied by State-listed species.
Detailed maps of areas surveyed including survey routes and locations of State-listed species.
Conservation strategies. Recommendations for management and protection of State-listed species with references to project activities.
Qualifications of the biologist(s) conducting the surveys.

If the Applicant fails to conduct such surveys, DEEP and the Applicant then must assume the presence of these State-listed species and the Applicant (with concurrence/input from DEEP) creates habitat conservation strategies as part of the proposed development as well as employing procedures/protocols to avoid incidental take of any State-listed species. Incidental take is mortality caused by the construction process which can included crushing by heavy equipment, destruction of nests, and the creation of ecological traps (basically constructed features on the site that create mortality). Examples of ecological traps are curbs and catch basins, certain types

of stormwater detention basins, window wells, in ground swimming pools, and lighting that attracts animals toward sources of mortality such as roads and driveways.

The Applicant has not conducted any surveys of the site, but dismisses the wildlife on site as "species adapted to suburban residential habitats', small woodland tracts, edges, and **perennial rivers** [emphasis added]. This approach is puzzling as the NDDB flagged the wood turtle (*Glyptemys insculpta*) as having the potential to use the site and could be affected by the proposed development. Wood turtles have been reported in the Mill River drainage (Klemens, et al 2021). Wood turtles are also a candidate species for listing under the Federal ESA (*see* USFWS-RIN Data: RIN 1018-BH32-Spring 2024-*attached to this report*). It appears that the Applicant has assumed presence of wood turtles both by (1) their lack of surveys as well as (2) their discussion of conservation strategies. These conservation strategies are totally inadequate and uniformed by the literature or any field experience with the wood turtle (*Glyptemys insculpta*). As per NDDB/DEEP, conservation of wood turtles is focused on three zones. Zone 1 is the in-stream habitat; Zone 2 is 300-foot buffer including floodplain on each side of the stream; and Zone 3 is an additional 700 feet for a total buffer around a high-quality wood turtle stream ideally 1,000 feet. The following summary is provided by the NDDB:

"Individuals of this species are riverine and riparian obligates, overwintering and mating in clear, cold, primarily sand-gravel and rock bottomed streams and foraging in riparian zones, fields and upland forests during the late spring and summer. They hibernate in the banks of the river in submerged tree roots between November 1 and March 31. Their summer habitat focuses within 90m (300ft of rivers) and they regularly travel 300m (0.2 mile) from rivers during this time. During summer they seek out early successional habitat: pastures, old fields, woodlands, powerline cuts and railroad beds bordering or adjacent to streams and rivers. Their habitat in Connecticut is already severely threatened by fragmentation of riverine, instream, riparian, and upland habitats, but is exacerbated by heavy adult mortality from machinery, cars, and collection. This is compounded by the species late maturity, low reproductive potential, and high nest and hatchling depredation rates."

Concerning the specifics of the subject property:

Zone 1 is the in-stream habitat where no impacts should occur. There is a small area of Zone 1 habitat on the subject property that includes the Mill River and the floodplain wooded forest.

Zone 2 is the vitally important buffer to protect the terrestrial habitat to support wood turtles and *where (as per NDDB/DEEP) impacts should be kept to a minimum.* From what I can glean from the project plans and survey, Zone 2 encompasses the remainder of the site and will suffer a major impact from the project as proposed.

Zone 3 allows connectivity between population nodes within a riparian system. Zone 3 lies beyond the subject parcel.

The "conservation strategy" that is proposed is to "fence out" the wood turtles from the bulk of their Zone 2 habitat using a stone wall. There are two basic flaws in this proposed approach. As Land Tech correctly surmises in their December 4th 2025 comments on page 5:10 "The existing

stone wall is not continuous and would not reliably prevent turtles from accessing the slope" and to that I will add that a rough stone wall—even if continuous—does not form an insurmountable barrier as wood turtles are excellent climbers, especially the males as they are dorsally compressed (flattened) and equipped with large claws which they use to effectively climb, even over small wire fences and rough stone walls. But this discussion misses the entire conservation premise. I remind the IWA of my earlier points, that the Applicant has chosen to assume presence, —but has failed to develop any meaningful conservation strategies—in fact quite to the contrary they propose to place a large linear development (parallel to the river) that will obliterate the majority of Zone 2 habitat on site. What is proposed, in its intensity and configuration does not, in any stretch of the imagination, follow the guidance for Zone 2 that *impacts should be kept to a minimum.*

As the Applicant has not conducted any wildlife surveys of the proposed site, I would direct the Agency's attention to the area of Rippowam Fine Sandy Loam (Labelled 103 on Mr. Kenny's reports of August 9 2023 and May 12 2025). This area of wooded swamp/floodplain, apart from serving as Zone 1 wood turtle habitat, could also support, between wetland flags 1-19, especially the lobate area below the dwelling at the junction of Park Avenue and Plumtree Lane, ponded areas that may potentially function as cryptic vernal pools (*sensu* Calhoun and Klemens, 2002). Why this is so critical for the IWA is that if wood frogs (*Rana (Lithobates) sylvatica*) breed in that wooded swamp the proposed development would also impact that species as like the wood turtle, wood frogs have extensive seasonal use of upland habitat ranging 750 feet or more from their natal breeding wetlands.

Unlike most amphibians, there is a clear linkage between the presence of wood frog tadpoles and the quality of waters within wetlands. Wood frog tadpoles are efficient recyclers of nutrients from leaves and other vegetation within wetlands in which they breed. Wetlands that lose their breeding wood frog populations are subject to higher levels of eutrophication by the accumulation of leaves, grass clippings, and other herbaceous material. Had the Applicant taken the time and effort to properly inventory the wildlife on the subject property, rather than dismissing it as common suburban wildlife, there might have been sufficient site characterization for proper Agency review. Although the surrounding landscape could be characterized as suburban, the Mill River itself remains a natural linear habitat that is rich in biodiversity. These perennial riverine greenbelts flowing from more forested and less developed areas toward Long Island Sound have repeatedly been shown to extend the range of wood and box turtles (and other "non-suburban species") well into the developed portions of Fairfield County (*see* Klemens et al., 2021).

In summary, the application as presented should be deemed incomplete, as there are insufficient data in the record to allow the IWA to reach an informed conclusion of whether the development as presented is or is not reasonably likely to unreasonably affect the biological values of the riverine and wetland resources that you are charged with protecting. I will be present at your meeting of January 12th to answer questions about my findings.

Sincerely,

Michael W. Klemens, PhD

Literature Cited:

Klemens, M. W., H.J. Gruner, D. P. Quinn, and E.R. Davison. 2021. Conservation of Amphibians and Reptiles in Connecticut. CT-DEEP i-xix + pp 1-305.

Calhoun, A. J. K. and M. W. Klemens. 2002. Best Development Practices (BDPs) for Conserving Pool-breeding Amphibians in Residential and Commercial Developments. MCA Technical Paper No. 5, Metropolitan Conservation Alliance, Wildlife Conservation Society, Bronx, NY

Attachments (2): RIN DATA and Klemens CV

RIN Data

DOI/FWS **RIN:** 1018-BH32 **Publication ID:** Spring 2024

Title: Endangered and Threatened Wildlife and Plants; Listing Determination and Critical Habitat Designation for Wood Turtle

Abstract:

FWS will make a listing determination, based on the best available scientific and commercial data, for the wood turtle (*Glyptemys insculpta*) under the Endangered Species Act. This turtle is found in Connecticut, District of Columbia, Iowa, Massachusetts, Maryland, Maine, Michigan, Minnesota, New Hampshire, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, Virginia, Vermont, Wisconsin, West Virginia, and Canada. If we determine that listing is warranted, we will also propose to designate critical habitat for the species, if prudent and determinable.

Agency: Department of the Interior(DOI)

Priority: Substantive, Nonsignificant

RIN Status: Previously published in the Unified Agenda

Agenda Stage of Rulemaking: Proposed Rule Stage

Major: No

Unfunded Mandates: No

CFR Citation: 50 CFR 17

Legal Authority: 16 U.S.C. 1531 et seq.

Legal Deadline: None

Timetable:

Action	Date	FR Cite
NPRM	09/00/2024	

Regulatory Flexibility Analysis Required: No

Government Levels Affected: Federal

Federalism: No

Included in the Regulatory Plan: No

RIN Data Printed in the FR: No

Agency Contact:

Caitlin Snyder
Branch of Domestic Listing, Ecological Services Program
Department of the Interior
United States Fish and Wildlife Service
5275 Leesburg Pike, MS: ES,
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William C. Maurer, PE, LS
Town Engineer

TOWN OF TRUMBULL
CONNECTICUT

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Applicant: 15 Plum Tree LLC **Project: 5 & 15 Plumtree Ln**	**TOWN OF TRUMBULL** **ENGINEERING DEPARTMENT** **REVIEW COMMENTS**	**Designer:** **J Edwards Associates, LLC** **Lambert Civil Design LLC**	
		Review # 1	**Date: 1/8/26**

Based on the review of the proposed Site Plans and Drainage Report, re-submitted on 12/4/25, the Engineering Department offers the following comments (**please provide written responses in the space below)**:

PROJECT COMMENTS

Comment Number	Page or Sheet #	Review Comments – General Comments	Designer Response
1		Please specify total proposed cut and fill volume for the project.	
2		Will the SWS location compromise the structural integrity of the building?	
3		Assure clearance under the building for maintenance equipment.	
4		Stormwater system is placed in fill, engineer to verify and state that stormwater galleries will not bleed out to the surface.	
5		Building Permit for the retaining walls will be required.	
6	Site plan	Prior to permit sign-off, submit retaining wall design and details, including railings, by a licensed structural engineer. Provide complete drainage details, including outlet locations, construction details, and discharge protection.	

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7		The front retaining walls and pillars appear to be next to the Town ROW. No footings or tie backs will be allowed beyond the property line.	
8		Update LOD to include proposed grading of the eroding drainage channel.	
9		Please depict all test pit and boring locations on the plan and provide data for all tests performed on site.	
10		Additional perc tests may be needed.	
11		How are the level spreaders and units on the West side are going to be accessed and maintained?	
12		Verify sizing of the southern level spreader is adequate.	
13		Depict inspection / clean-out locations on the plan.	
14		Provide stormwater pollution remediation for the dumpster pad.	
15		Depict snow storage areas.	
16		The property owner to assume full responsibility for all drainage operation and maintenance.	
17		The WQV calculations shall account for the whole site.	
18		The proposed WQS #B2 & C2 seem to treat only half of the inflow. Consider routing the entire flow through the WQS to ensure SWS remain operational.	
19		Verify adequate clearance between SW pipe runs MH2 A2-MH3 A3& CB2 D2-CB3 D3	
20	Site plan	Provide name & phone number for person assigned the responsibility for implementing and maintaining erosion and sediment controls.	

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21		Provide a bond estimate for all soil erosion controls in the amount agreeable to the Town Engineer. Bond must be posted prior to any site disturbance and will be retained for one year after completion.	
22		Existing Southern driveway at 15 Plumtree to be removed.	
23		Provide approval from the Local Traffic Authority.	
24		Submit construction staging and phasing plan (not just sequencing list).	
25		Street opening permit and a Hold Harmless agreement are required prior to any work within Town Right-of-Way.	
26		No debris & stumps to be buried on site.	
27		Provide 3rd Party environmental site monitor. Name and qualifications must be submitted for approval prior to commencement.	
28		WPCA approval is required.	
29		A certification letter and as-built plan will be required upon project completion. **Minimum as-built requirements:** o Stormwater system elevations; o Size of chambers, if applicable; o All underground connections with invert elevations (roof leaders, piping, etc.); o Yard drain / catch basins data; o Final topography;	
30		As part of the Engineering review fee, please provide an estimate for the proposed stormwater system. Refer to the Engineering fee schedule available on the Town of Trumbull website, under Engineering Department.	
		Wetlands questions	
31		Depict on a plan all trees to be removed of 6" caliper and greater.	
32		Provide feasible and prudent alternatives.	

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33		What analysis shows that the proposed impervious cover and riparian clearing within the 200-foot setback will not thermally impact the Mill River's coldwater or wild trout habitat?	
34		What baseline stream temperature data for the Mill River (including seasonal and daily max) and predicted stormwater discharge temperatures were used to evaluate thermal impacts, and under what flow conditions were they measured or modeled?	
35		How does the project demonstrate compliance with CT DEEP requirements to maintain existing coldwater conditions necessary to support natural trout survival and reproduction?	

The Engineering Department may issue further comments based on the responses to the above mentioned items and/or design modifications. If you have any questions or concerns please contact us.

Sincerely,

William C. Maurer, PE, LS
Town Engineer

Tatiana Solovey, PE
Assistant Town Engineer