

INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT

www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005



AGENDA
JANUARY 26, 2026

TO: MEMBERS OF THE INLAND WETLANDS AND WATERCOURSES COMMISSION

RE: CONTINUATION OF PUBLIC HEARING MEETING – Monday, January 26, 2026

The Town of Trumbull Inland Wetlands and Watercourses Commission will hold a Continuation of the Public Hearing meeting on Monday, January 26, 2026 at 7:00 p.m via zoom

<https://us06web.zoom.us/j/84093902288?pwd=M5uOP2zgybHLkQ4dgRmToo2zd3s1z0.1>

Webinar ID: 840 9390 2288

Password: 601124

Join by telephone: (646) 931-3860 or (888) 475-4499 (Toll Free) / Webinar ID: 840 9390 2288

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.

From: [Sarah Beck](#)
To: [Colleen Lombardo](#)
Subject: Plum tree development on wetlands
Date: Tuesday, January 13, 2026 4:19:54 PM

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

Dear Ms. Lombardo,

I am writing to share my concerns over the proposed development on Plum Tree Lane and its impact on the wetlands in our community.

I believe that our wetlands are far more important to the health, safety, and prosperity of our town than any proposed townhouses or apartments. I am sure you are working to make sure our wetlands are protected but you have my support and the support of the town as well.

Thank you for your time.

Best regards,

Sarah Beck
78 MacArthur Road

Sent from my iPhone

From: [Ariel's Gmail](#)
To: [Colleen Lombardo](#)
Subject: Re: Application for development at 5 and 15 Plum Tree Lane
Date: Tuesday, January 13, 2026 4:37:35 PM

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

To the Trumbull Inland Wetlands and Watercourses Commissions,

This letter is to formally express continued concern regarding the proposed development at 5 and 15 Plum Tree Lane. Following the Easton Inland Wetlands and Watercourses Commission meeting on January 12, 2026, where revised plans for 29 townhomes were presented, several critical issues have come to light that require immediate attention.

Our primary concerns regarding the updated proposal include:

- **Due Process and Public Review:** The applicant continues to submit significantly revised plans with very little notice, often immediately prior to public hearings. The public is entitled to review complete and final plans in advance to ensure informed testimony. This "moving target" approach undermines the transparency of the regulatory process.
- **Incomplete Assessment of Intermittent Waterways:** During the January 12 meeting, a previously unnoted stream was identified near an area believed to contain an intermittent waterway. While a third party has assessed this, the evaluation was conducted during **drought conditions** and relied partially on the applicant's expert

observations. We urge the Commissions to require a reassessment of this waterway in the spring to accurately reflect its true flow and impact during normal seasonal conditions.

- **Impact on Wood Turtle Habitat:** Expert testimony on January 12 confirmed the presence of the wood turtle, a species of special concern. The required habitat setbacks for this species are substantial, often involving a minimum 100-foot natural buffer and up to 1,000 feet of protected riparian corridor. The applicant also confirmed that approximately 300 trees over 6-inch caliper will be removed, causing severe habitat fragmentation.
- **DEEP Review and Waterway Sensitivity:** Due to the extreme environmental sensitivity of this area near the Mill River—a protected Wild Trout Management Area—the Connecticut DEEP will be conducting a formal review. We urge the Commissions to wait for these findings before making any determinations.
- **Lack of Filtration Maintenance and Design Plans:** The applicant failed to present current plans for the filtration system at the January 12 meeting and still lacks a long-term maintenance plan. Without an enforceable strategy for these systems, there is a high risk of failure and direct pollution of local watercourses. The applicant does not have a vested interest in longevity of this project as he intends to sell the property once built.
- **Feasibility and Public Safety Concerns:** Questions remain regarding whether the current plans are feasible. Specifically, there is concern that the site does not

provide enough driveway space for a fire truck to safely enter and maneuver. Post-zoning alterations to meet fire safety codes could lead to increased impervious surfaces and greater wetland encroachment.

- **Infrastructure and Sewer Capacity:** A development of this size will place a significant burden on Trumbull's sewer infrastructure. We remain concerned that overcapacity could lead to backups and overflows into the Mill River and Long Island Sound.

I ask that the Trumbull Commission carefully weigh the expert testimony, the drought-impacted waterway assessment, and the upcoming DEEP review. Given these outstanding issues, we request that you deny the application as currently proposed.

Sincerely,

Ariel Kohn

156 Wendy rd, Trumbull, ct

From: mcmc22@charter.net
To: ["Timothy"](#); [Roberto Librandi](#); [Colleen Lombardo](#); [Tatiana Solovey](#); ["Tom Baldwin"](#); lent4easton@gmail.com
Subject: RE: 8-30g project 5 and 15 Plum Tree Lane Concerns
Date: Wednesday, January 14, 2026 2:49:49 PM
Attachments: [Speech for 8-30g Plumtree Development in Trumbull 1-13-26 of Environmental Concerns.docx](#)

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

This is my 1/13/2025 speech from the meeting yesterday.

Thanks,
Marguerite Cotte
85 Plum Tree Ln

From: mcmc22@charter.net <mcmc22@charter.net>
Sent: Tuesday, January 13, 2026 2:22 PM
To: 'Timothy' <tbishop@fairfieldct.org>; 'Cc: 'rlibrandi@trumbull-ct.gov' <rlibrandi@trumbull-ct.gov>; 'clombardo@trumbull-ct.gov' <clombardo@trumbull-ct.gov>; 'tatianas@trumbull-ct.gov' <tatianas@trumbull-ct.gov>; 'Tom Baldwin' <tbaldwin@trumbull-ct.gov>; 'lent4easton@gmail.com' <lent4easton@gmail.com>
Subject: 8-30g project 5 and 15 Plum Tree Lane Concerns

I am concerned about this 8-30g project 5 and 15 Plum Tree Lane. There are now 29 townhouses.

This will still pollute the Mill River permanently and destroy it and the wildlife.

When Stephen Shapiro's lawyer was asked if this is still a 8-30g project, he had no comment. I question, is this a 8-30g project? They are doing a switch and bait on Easton and Trumbull. The lawyer told the Easton committee that they should not be concerned of the deed for 5 Plum Tree

Lane that states the zoning must remain as 3 acres due to the stream flowing through it.

Please do not approve this project.

From: [Judith de Graffenried](#)
To: crandall.bam@gmail.com; [Colleen Lombardo](#)
Cc: [Town Clerk](#)
Subject: Plum Tree Lane / Mill River — Material Redesign and Statutory Timelines
Date: Friday, January 16, 2026 1:36:08 AM

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

Re: Plum Tree Lane / Mill River — Material Redesign and Statutory Timelines

Submitted pursuant to pending CEPA Intervenor Petition (CGS §22a-19)

To: Trumbull Conservation Commission / Inland Wetlands & Watercourses Commission

Cc: Town Clerk

I am not submitting this comment to argue the merits of the Plum Tree Lane proposal. My purpose is limited to **process, scope, and record integrity**.

At the Commission's recent public hearing, the applicant disclosed that the previously proposed apartment-based development has now been **eliminated and replaced with a newly configured 29-unit townhouse development** distributed across the Trumbull–Easton municipal boundary. This redesign materially alters the project's configuration, stormwater architecture, impervious coverage, disturbance limits, infrastructure load, and environmental impact profile.

Because these changes affect statutory findings under CGS §22a-41, the redesign constitutes a **material change** under Connecticut land use law and requires that the revised proposal be treated as a new application for purposes of completeness review and statutory decision timelines. *Woodbury Donuts, LLC v. Zoning Commission*, 139 Conn. App. 748 (2012); *SSS Associates v. PZC*, 211 Conn. 331 (1989).

I respectfully submit this clarification solely to assist the Commission in preserving a legally defensible administrative record, and to ensure that statutory timelines are applied to the **actual project configuration now before the Commission**.

Thank you for your attention to this procedural safeguard.

I respectfully request that this submission be entered into the official administrative record for the Plum Tree Lane application.

Respectfully submitted,

Judith de Graffenried
Pending CEPA Intervenor, CGS §22a-19
323 Unity Rd
1/16/2026

Sent with [Proton Mail](#) secure email.

From: [Judith de Graffenried](#)
To: [Colleen Lombardo](#); crandall.bam@gmail.com
Cc: [Town Clerk](#)
Subject: Plum Tree Lane / Mill River — Record Clarification Regarding Easton Expert Testimony
Date: Friday, January 16, 2026 1:37:59 AM

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

Re: Plum Tree Lane / Mill River — Record Clarification Regarding Easton Expert Testimony

Submitted pursuant to pending CEPA Intervenor Petition (CGS §22a-19)

To: Trumbull Conservation Commission / Inland Wetlands and Watercourses Commission

Cc: Town Clerk

I am not submitting this comment to argue the merits of the Plum Tree Lane proposal. My purpose is limited to record clarity and procedural integrity.

During the recent public hearing, reference was made to actions taken by the Easton Inland Wetlands Agency regarding certain testimony and materials. For clarity of the Trumbull record, I respectfully note that the Easton Agency did not strike the sworn in-person testimony of the consulting engineer who appeared before that Agency, nor did it strike the technical findings introduced through that testimony. Rather, my understanding is that the Easton Agency removed executive commentary by a Town official, while the expert's sworn testimony and technical report remain part of the Easton wetlands record.

Because this project lies within a shared watershed and riparian corridor, I submit this clarification solely to ensure that Trumbull's record accurately reflects the procedural status of relevant scientific evidence developed in the Easton proceeding.

Thank you for your attention to this record safeguard.

I respectfully request that this submission be entered into the official administrative record for the Plum Tree Lane application.

Respectfully submitted,
Judith de Graffenried
Pending CEPA Intervenor, CGS §22a-19
1/16/2026

Sent with [Proton Mail](#) secure email.

From: [Tatiana Solovey](#)
To: [Colleen Lombardo](#)
Subject: FW: Plumtree Lane project
Date: Friday, January 16, 2026 12:56:03 PM
Attachments: [easton experts list 1-16-26.docx](#)

Best,

Tatiana Solovey, PE
Assistant Town Engineer
Town of Trumbull
Engineering / IWWC / WPCA
tatianas@trumbull-ct.gov
203-452-5050

From: topdown999@gmail.com <topdown999@gmail.com>
Sent: Friday, January 16, 2026 12:53 PM
To: Tatiana Solovey <tatianas@trumbull-ct.gov>
Cc: Dori Wollen <tmw.wollen129@gmail.com>
Subject: Re: Plumtree Lane project

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

Tatiana Solovey
Trumbull Conservation Commission
Trumbull, CT

cc: Dori Wollen
Easton Conservation Commission

Hello,

I live in Easton and am writing to share some information that I compiled that might be helpful to the Trumbull Conservation Commission as it evaluates the Plum Tree Lane development proposal that involves property in both Easton and Trumbull.

Below is a link to the Easton Conservation Commission Hearing on Plum Tree, 1/12/26.

<https://vimeo.com/showcase/easton-conservation-commission>

Below that are descriptions of the experts Dori Wollen invited to speak to

our Commission, links to their organizations or resumes, and, in some cases, short audio clips of their presentations to the Commission. I think stormwater expert Steve Trinkaus and wildlife expert Michael Klemmens, in particular, are worth listening to.

They raised significant concerns about the impact of the proposed development on the endangered species on the site, the soil, the wetlands, the Mill River its fish.

Perhaps your Commission would like to invite them to speak at your next hearing on Plum Tree or retain them to review the proposal. I am sure Dori can help you get in touch with them if your Commission is interested.

Thank you,

Dana Benson
34 Pond Rd.
Easton, CT
310-962-9912
dana.benson.la@gmail.com

List of Experts:

Tom Ryder, an ecologist and wetland scientist; Rob Pryor, the director of site planning and engineering; and Anthony Zemba, a senior soil scientist from Landtech Corp, gave expert testimony to the Commission. Landtech is a land consulting firm based in Westport, CT.

<https://www.landtechconsult.com/about/company>

Chris Sullivan, Executive Director, and Courtney Gilligan, Natural Resource Specialist, spoke on behalf of the Southwest Conservation District. The Southwest Conservation District is one of five regional nonprofit consulting organizations established and funded by the state to protect the environment.

<https://conservect.org/southwest/about/>

Michael Klemens, is a wildlife expert who has published more than 80 books and articles on amphibian and reptile conservation over his 50-year career.

His “The Conservation of Amphibians and Reptiles in CT” is considered a definitive work in this area.

Klemens explained that, because several “state-listed” declining species were on the property, including the wood turtle, the applicant should have hired a scientist to conduct a species survey and develop a conservation plan. That has not been done.

He also mentioned that the State Department of the Environment had guidelines stating that development should be kept to a minimum within 300 feet of the river, as that’s where the turtles forage and lay eggs. Klemens said “Putting a sheer wall of development 130 feet from the river” was inappropriate and incompatible with the State’s guidance.

Klemens’s

resume: https://www.eastonct.gov/sites/g/files/vyhlf3071/f/pages/mwk_cv_revised_january_16th_2021_2.pdf

Klemen's audio clips:

<https://vimeo.com/1154158173?share=copy&fl=sv&fe=ci>

<https://vimeo.com/1154159027?share=copy&fl=sv&fe=ci>

Steve Trinkaus, a licensed professional engineer in CT, who is an expert in the field of Low Impact Development, and also has a Bachelor of Science in Forest Management from the University of New Hampshire, spoke. He has over 45 years of land development experience, having worked with municipalities in Connecticut, and has been an invited presenter and consultant on Low Impact Development in Taiwan, China, and South Korea.

The developer proposed cutting down 300 trees and replacing them with 85 two-inch trees, stating that this “clear-cutting” was outside the Conservation Commission's jurisdiction.

Trinkaus said that performing a timber harvest, where a forest is selectively thinned by the removal of both large and small trees, is an exemption under the Inland Wetland Statute. However, “clear-cutting,” which is the removal of all trees for a construction project, is not exempt from the Inland Wetland Statute, and thus the Conservation Commission can review it for impacts to wetlands and watercourses.

He expressed concern that the proposed stormwater management system would discharge all site runoff at a single location, whereas currently, site runoff occurs as overland flow to the wetlands and the Mill River. By changing natural drainage patterns, the amount of runoff reaching the wetland boundary would be significantly altered, thereby altering the wetland's hydroperiod.

Trinkhaus's resume:

<https://trinkausengineering.com/wp-content/uploads/CV-2022.pdf>

Trinkhaus audio clips:

<https://vimeo.com/1154156684?share=copy&fl=sv&fe=ci>

<https://vimeo.com/1154157456?share=copy&fl=sv&fe=ci>

Keith Ainsworth, an environmental attorney based in New Haven, spoke. He manages his own independent, full-service conservation, land-use, and litigation practice. He has been the acting chairman of the CT Council on Environmental Quality since 2019. Resume:

<https://www.linkedin.com/in/keith-ainsworth-a9a096a/>

Schylar Sherwood, Fire Marshal, Easton, CT, stated that Fire Department access was inadequate. Audio clip:

<https://vimeo.com/1154159560?share=copy&fl=sv&fe=ci>

David Brant, Executive Director of Aspetuck Land Trust, spoke. Aspetuck Land Trust is a nonprofit membership organization founded in 1966 and is the most active land trust in Fairfield County. Their mission is to protect land forever. He spoke about the importance of this section of the Mill River. It is one of the few Class A trout-breeding streams in southern CT.

Link to Aspetuck Land Trust website:

<https://www.aspetucklandtrust.org/>

Audio clip of David Brant:

<https://vimeo.com/1154160056?share=copy&fl=sv&fe=ci>