INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005

REVISED
MINUTES
OCTOBER 6, 2026

CALL TO ORDER: The Chair called the videoconference meeting to order at 7:08 pm

PRESENT:	Chairman Richard Girouard	Secretary Greg Csernica
	Vice-Chairman John Lauria	Carmine DeFeo
	Robert Ferrigno	Richard Deecken
	Steve Lucas	David Verespy
ABSENT:		

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

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

NEW BUSINESS OPENED at 7:10 pm

Application 26-36	Unity Road Trumbull, LLC	Permit approval for remediation plan in response to notice of violation within a regulated area near 33 Booth Hill Road & 334 Unity Road.

Chris Russo, Attorney spoke on behalf of the property owner. This application is for remediation of tree removal that was done without the proper permitting. The cleared trees were in the regulated area and were overgrown with vines and falling. UI and the town did remove some of the trees and a storm removed some too. No work has been done since the notice of violation. Their plan is to enhance the area. It is believed that approximately 17 trees were removed in total however not all done by the property owner as previously stated. Jim McManus, Soil Scientist presented a planting plan. Proposed is 10 different trees and 20 shrubs to better buffer the wetlands; upgrading and replacing trees that are older.

Application 26-37	Mary Beth Simons	Permit approval for a conceptual development plan for 2 future dwellings within a regulated area at 21 Fuller Road.

Chris Russo, Attorney spoke on behalf of the property owner. This is for a 3 lot subdivision only. No improvements are being proposed. Conceptual plans were submitted for possible future dwellings. IWWC approval is needed for a map to be filed on the land records into 3 lots.
NEW BUSINESS CLOSED at 8:00 pm

OLD BUSINESS OPENED at 8:00 pm

Application 26-30	Cruz Anthony Delgado Jr	Permit approval for 3 car detached garage, 1st floor addition above existing garage, driveway extension, trench drain, 3 proposed trees w/in 100'setback from brook and proposed storm water drainage, installation of new vinyl fence and removal of approx. 5 trees within a regulated area of 1890 Old Town Road.

MOTION (Csernica) SECONDED (Deecken) to CONTINUE to the November 5, 2026 meeting with the applicants representative granting a waiver to extend the statutory timeframe.
VOTE TO CONTINUE CARRIED unanimously

Application 26-31	Make A Wish	Permit approval to install a pavilion, 2 decks, boat launch, sidewalks and gazebo within a regulated area at 56 Commerce Drive.

MOTION (Csernica) SECONDED (Deecken) to APPROVE with the following conditions:
IWWC General Conditions Section I 1.1 through 1.10; Section II Site Specific Conditions 2.1 and 2.9 and Section III Additional Conditions
3.1 The Commission is giving permission to the Applicant to enter and maintain the regulated areas of their property by periodically removing invasives a few times each year. Removal should be by manual extraction, hand-pulling, digging, or targeting stem cutting. The use of chemical herbicides or sprays is not approved in any regulated areas.
3.2 Permission is given to the Applicant to enter the regulated area in the open field area to clear and remove fallen tree branches and debris that fell, and to make any repairs to the walking paths and fences.
VOTE to APPROVE CARRIED unanimously

OLD BUSINESS CLOSED at 8:44 pm with the exception of Application 26-22 which will be discussed with Public Hearing Applications 25-10 and 25-11.

Motion (Ferrigno) SECONDED (Deecken) to take Public Hearing Application 26-20 out of order.
VOTE to Take Application 26-20 out of order CARRIED unanimously.

PUBLIC HEARING OPENED at 8:45 pm

Application 26-20	Christopher Dortenzio	Permit approval for a new single family residence within a regulated area at Lot 38 Pinewood Trail.

PUBLIC COMMENT OPENED at 9:04 pm
Louise Perkins, 58 Old Dike Road requested the planting plan be adhered to on property.
Janet Epstein, plantings done quickly and strictly monitored.
PUBLIC COMMENT CLOSED at 9:12

MOTION (Ferrigno) SECONDED (Lauria) to CLOSE PUBLIC HEARING on APPLICATION 26-20
VOTE TO CLOSE PUBLIC HEARING ON APPLICATION 26-20 CARRIED unanimously

MOTION (Csernica) SECONDED (Deecken) to APPROVE with the following conditions:
IWWC General Conditions Section I 1.1 through 1.10; Section II Site Specific Conditions 2.2 and 2.9 and Section III Additional Conditions
3.1 To be added/included on the Property Deed - a provision notifying all future owners that they need to comply to this IWWC permit decision, that all of the plantings in the Riparian Buffer remain, and are to be maintained, per the original approved planting plan. These permit conditions and a copy of the approved Planting Plan is located at the Trumbull Inland Wetlands & Watercourses Commission files located at Trumbull's Engineering offices.
3.2 All plantings in the Riparian Buffer need to be installed before a CO is issued.
3.3 Applicant to ensure all documents submitted to Engineering for this IWWC permit have the same consistent Lot identifying number.
3.4 The Applicant's Geotechnical Engineer needs to confirm the stability of the proposed slopes to the Engineering Department
3.5 The Applicant to confirm the Restrictive Layer to the Engineering Department at the time of construction
3.6 The Commission is giving permission to the Applicant to enter and maintain the regulated areas of their property by periodically removing invasives a few times each year. Removal should be by manual extraction, hand-pulling, digging, or targeting stem cutting. The use of chemical herbicides or sprays is not approved in any regulated areas.
3.7 The Applicant's licensed Landscape Architect to send a confirmation letter to the Engineering Dept that the type and quantity of plants have been installed/planted according to the approved Planting Plan.
VOTE to APPROVE CARRIED unanimously

PUBLIC HEARING OPENED for Applications 25-10; 25-11 and 26-22 at 9:25 pm

Commissioner Lauria excused himself at 9:25; he would not be voting on applications
Commissioner Lucas would not be participating on this application.
Attorney Cordone read into record:

- Letter dated October 6, 2026 from WSP USA recommending approval of draft conditions
- Letter dated October 6, 2026 from Jacobi & Case, P.C. recommending approval of draft conditions
- Draft Conditions IWWC General Conditions 1.1-1.10, Section II Site Specific 2.9; and Section III Additional Conditions 3.1 through 3.19 (summarized)

PUBLIC COMMENT OPENED at 9:46 pm
No public comments made
PUBLIC COMMENT CLOSED at 9:46 pm

MOTION (Ferrigno) SECONDED (Deecken) to CLOSE the PUBLIC HEARING
VOTE to CLOSE the PUBLIC HEARING CARRIED unanimously

Application 26-22	Hurd Realty LLC	Permit approval to comply with IWWC Site Specific Conditions 3.1 through 3.5 of previously approved IWWC Permit 25-09 within a regulated area at 4 Sycamore Street. Application also addresses the proposed 1-foot thick environmental cap. The cap will be 18 inches in areas where shrubbery or trees are required. No site disturbance beyond what

		is necessary to complete the engineering evaluations, safety improvements, planting requirements, environmental cap and any corrective measures specifically required by the Commission or Town Engineering Dept.

MOTION (Csernica) SECONDED (Ferrigno) to APPROVE with the following conditions:
IWWC General Conditions Section I 1.1 through 1.10; Section II Site Specific Condition 2.9 and Section III Additional Conditions 3.1 through 3.19 Specific details for these 19 additional conditions are listed one time on these Meeting Minutes. They follow immediately below the three Sycamore St. motions (for Applications 26-22, 25-10, and 25-11).
VOTE to APPROVE CARRIED (5 FOR/1 AGAINST-Verespy)

Application 25-10	Emilia Ferri	Permit approval to legalize existing improvements for retaining wall location, topographic contour changes, proposed underground infiltration system location and new rear deck within a regulated area at 6 Sycamore Street. Modification of Application 21-07.

MOTION (Csernica) SECONDED (Ferrigno) to APPROVE with the following conditions:
IWWC General Conditions Section I 1.1 through 1.10; Section II Site Specific Condition 2.9 and Section III Additional Conditions 3.1 through 3.19 Specific details for these 19 additional conditions are listed one time on these Meeting Minutes. They follow immediately below the three Sycamore St. motions (for Applications 26-22, 25-10, and 25-11).
VOTE to APPROVE CARRIED (5 FOR/1 AGAINST-Verespy)

Application 25-11	Emilia Ferri	Permit approval to legalize proposed retaining wall location, relocate scour hole location and encroachment of limit of disturbance within a regulated area at Lot 321 Sycamore Street.

MOTION (Csernica) SECONDED (Ferrigno) to APPROVE with the following conditions:
IWWC General Conditions Section I 1.1 through 1.10; Section II Site Specific Condition 2.9 and Section III Additional Conditions 3.1 through 3.19 Specific details for these 19 additional conditions are listed one time on these Meeting Minutes. They follow immediately below the three Sycamore St. motions (for Applications 26-22, 25-10, and 25-11).
3.20 - Applicant to install identification posts along the wetlands border. The posts should be 4x4 inches pressure treated lumber with a minimum 6 ft length. The posts can be spaced 10 yards apart and have a final above-ground height of 4 feet with at least 24 inches into the ground. Wetlands ID placards, which will be supplied by Engineering, are to be affixed to the posts.
VOTE to APPROVE CARRIED (5 FOR/1 AGAINST-Verespy)

Details for IWWC Additional Conditions 3.1 through 3.19 for Application 26-22, 25-10, and 25-11:

3.1 Wetlands Site Monitor. Prior to commencement, the applicant shall retain an independent CT licensed professional at applicant's expense, subject to approval by the Town Engineer, to monitor erosion controls, construction, and verify compliance with the approved IWWC permit, plans, and conditions of approval (the

"Wetlands Site Monitor"). Wetlands Site Monitor shall submit weekly reports with photographs and additional reports following rainfall events of 0.5 inch or greater. Wetlands Site Monitor shall immediately report deviations from the approved plans. The Town Engineer may lessen the reporting frequency as needed.

3.2 3rd -Party LEP Oversight. Prior to any work or environmental remediation, a 3rd -Party CT Licensed Environmental Professional selected by the Town (the "3rd-Party LEP ") shall submit a reasonable estimate of costs of the 3rd-Party LEP's or their field staff's charges on a per-lot basis to be promptly paid by the applicant prior to commencement. The 3rd-Party LEP's role is to oversee and approve all of the applicant's LEP's (see Section 3.19 below) investigations, remediation, reporting, environmental capping, regulatory coordination, and project closeout in accordance with all applicable laws and regulations. The Wetlands Site Monitor and the 3rd -Party LEP may be the same entity in the discretion of the Town Engineer. At the time of this approval, WSP USA has been selected and approved to be both the Wetlands Site Monitor and the 3rd -Party LEP.

3.3 Project Certification. Prior to issuance of each Certificate of Occupancy, the Wetlands Site Monitor and 3rd -Party LEP shall submit a certification report for each lot that the project, including restoration and plantings, was completed in accordance with the approved permit.

3.4 Release Response Contractor. All environmental remediation work shall be done under supervision of a licensed/registered Response Contractor identified by the applicant and approved by the 3rd -Party LEP and the Town.

3.5 Work Supervision. Applicant, applicant's agents and/or contractors shall not perform any site work without the presence of the 3rd -Party LEP (or the 3rd Party LEP's staff) or the Wetland's Site Monitor unless the respective monitor consents in writing, in advance, for specific site work to be conducted without the presence of said monitor. Any site work that is completed without the presence or approval of the 3rd-Party LEP and/or Wetland's Site Monitor will result immediately in a stop work order and the applicant will be subject to fines.

3.6 Phasing Plan and Environmental Cap. Prior to commencement of any work, applicant shall submit a detailed phasing plan prepared by the applicant's PE for approval by the Town Engineer and 3rd -Party LEP . The phasing plan shall be comprehensive and include lots 4, 6 & 321 Sycamore Street, the Town Right-of-Way, and adjacent properties (identified in Section 3.15 below) as required, and identify the sequence of remediation, construction, restoration, and landscaping. The phasing plan may be modified based on field conditions, contractor availability, and the like. Various tasks described in the phasing plan may be conducted concurrently. The phasing plan shows the environmental cap limits and thicknesses and demarcation layer elevations (as required in Section 3.13 below) and restoration details for Lots 4, 6 & 321 Sycamore Street. The final plan will show a cap on all of Lot 4, unless a visual site inspection of test pits and/or other testing in the front yard, at the direction of the 3rd -Party LEP , results in a recommendation by the 3rd -Party LEP to reduce the capping limits in the front yard based on field conditions. The final plan must be approved by the 3rd -Party LEP and Town Engineer and will be attached hereto as an exhibit.

3.7 Planting Plan. Prior to commencement of any site work or remediation, applicant will submit a revised planting plan to the Town Engineer and 3rd -Party LEP for approval showing native vegetation and plantings required by the IWWC. The approved planting plan will be attached hereto as an exhibit.

3.8 Performance Bond. Prior to remediation, applicant will submit a performance bond in an amount reasonably approved by the Town Engineer and the 3rd-Party LEP to guarantee completion of the remediation and restoration work performed on each lot. The 3rd -Party LEP shall sign-off prior to any bond release.

3.9 Contaminated Fill Removal. Remove contaminated fill under the oversight of the 3rd --Party LEP in the areas identified in Figure 2 of that certain report issued by WSP USA titled "Remedial Action Evaluation, Sycamore Street Development, Trumbull, CT, April 1, 2026" (the "WSP Remediation Report") as follows:

1) Sample 4, located on the eastern property line of Lot 6;
2) TP-8 located on the northern property line of Lot 6; and
3) The area of Sample 9, including TP-9 and TP-13, located in the southwestern portion of Lot 321in the Town's ROW – just off of the southwestern property line of Lot 321(hereinafter collectively referred to as "Contaminated Fill" and each of the individually numbered referred to as the "Respective Contaminated Fill"). (WSP Remediation

Report is on file at IWWC Office). The Contaminated Fill must be removed off-site to a permitted disposal facility. Excavation limits must be confirmed with post-excavation soil sampling related to each Respective Contaminated Fill. The 3rd -Party LEP will oversee and approve the collection and analysis of all samples.

3.10 Town Right-of-Way. Applicant will remove the contaminated fill described in Section 3.09(3) above (TP-9 & TP-13) within the Town Right-of-Way and will conduct confirmatory sampling and complete any other required environmental investigation and remediation, if any, in accordance with the requirements of all applicable laws. The 3rd Party LEP will supervise and oversee the requirements of this condition. The applicant will be responsible for the payment of any and all fees, including but not limited to federal and/or state regulatory fees, that may be associated with compliance with applicable environmental laws.

3.11 Construction Debris Removal. Remove all unauthorized boulders, asphalt, concrete, and construction debris from the southern portion of Lot 321 (not to be deposited on Lots 4 & 6, or 321 Sycamore Street, or the Right-of-Way) to an approved aggregate recycling facility and restore the disturbed areas under the supervision of the Wetlands Site Monitor and the 3rd -Party LEP. As determined by the 3rd -Party LEP , post-excavation soil sampling may be required. The 3rd -Party LEP will supervise and oversee the collection and analysis of all samples if needed.

3.12 Groundwater Monitoring. Leachable lead was detected in fill at levels above the regulatory criteria for Pollutant Mobility and Groundwater Protection. Per WSP Remediation Report, the two Monitoring Wells (MW-1 & MW-2) that were drilled will require quarterly sampling of groundwater for ETPH and total lead a minimum of four quarters or until demonstration of compliance with the groundwater criteria.

3.13 Environmental Cap. As defined in Section #7.6 of WSP Remediation Report, the applicant will be required to construct at minimum a 1- foot thick environmental cap with an underlying demarcation layer over the contaminated fill on the site in areas of lawn on the approved Phasing Plan. The cap thickness must be a minimum of 18-inches in areas where shrubbery or trees are required per approved plan. The work to be overseen by the 3rd-Party LEP.

3.14 Safety Fence. Obtain all required permits and install a safety fence along the retaining wall in accordance with approved plans.

3.15 Adjacent Parcel. The 3rd -Party LEP and the applicant's LEP shall confirm by visible inspection that no unauthorized fill remains on the adjacent property known as 4285 Madison Ave.

3.16 Recording on Land Records. Prior to commencement, the Town will record a copy of this IWWC Decision Letter on the Trumbull land records. Referenced environmental reports will be available in the Trumbull Inland Wetland & Watercourses Commission files located at the Trumbull's Public Works Administration Building at 366 Church Hill Road, as follows:

1) Remedial Action Evaluation, Sycamore Street Development, Trumbull, CT; Date April 1, 2026; by WSP USA; and

2) Subsurface Investigation Report, 0, 4, & 6 Sycamore Street, Trumbull, CT; Date January 13, 2026; by WSP USA.

3.17 Fine for Site Violations. No certificate of occupancy will be issued for any of the lots until the applicant has paid all fines assessed by the Town for the existing site violations on the three lots.

3.18 Completion. All environmental remediation work required by this permit shall be completed within 18 months of the effective date, weather permitting, of all of the approvals related to the construction of the residences on Lots 4, 6 & 321 Sycamore Street, including approvals from the Planning and Zoning Commission and Zoning Board of Appeals unless an extension is granted by the Commission in accordance with the Inland Wetlands Regulations.

3.19 Applicant's LEP. Prior to commencement, the applicant shall retain an independent CT Licensed Environmental Professional (LEP) at applicant's expense, subject to approval by the Town Engineer, to complete the investigation and remediation required under this approval. At the time of this approval, Jay Soltis of Reef Environmental has been selected and approved to be the applicant's LEP. The applicant's LEP shall be responsible

for preparing reports documenting the investigation and remediation work and any reporting required under all applicable laws, including any potential reporting required under all applicable laws associated with the remediation of fill, if any, within the Town Right-Of-Way. To the extent required by applicable law, the

applicant's LEP will be responsible for issuing any LEP Verifications. At all times, the applicant's LEP will cooperate with and follow the directives of the 3rd-Party LEP.

OLD BUSINESS CLOSED at 10:07 pm

MINUTES
By unanimous consent the Commission VOTED to ACCEPT the meeting minutes of September 1, 2026

SCHEDULE FIELD INSPECTION(S) October 26th at 3:00 pm
Application 26-36 Unity Road Trumbull LLC 33 Booth Hill Rd & 334 Unity Road

Commissioner Deecken informed the Commission that P&Z approved the project at White Plains & Reservoir with conditions.

Commissioner Verespy announced to the Commission and staff that he would be resigning his position as of October 31, 2026. He will no longer be a Trumbull resident. The Commission and staff wished him well, thanked him for his service and told him that he would be missed.

By unanimous consent the Inland Wetlands and Watercourses Commission adjourned at 10:17 pm.

Respectfully Submitted,

Colleen Lombardo, Clerk