

INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT

www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005



MINUTES
MARCH 2, 2021

CALL TO ORDER: The Chair called the videoconference meeting to order at 7:04 p.m.

PRESENT: Chairman Richard Girouard Vice-Chairman John Lauria
Secretary Richard Deecken Carmine DeFeo
Mark MacKeil Laura Pulie, alternate
Tony Silber David Verespy

ALSO

PRESENT: William Maurer, Town Engineer, IWWC Agent, Tatiana Solovey, Assistant Town Engineer, IWWC Agent; Jim Bova, Civil Engineer; Town Attorney James Cordone

For the record Town Attorney James Cordone provided an overview of the Executive Orders in place for hosting IWWC meeting via zoom teleconferencing and the procedures to be followed.

NEW BUSINESS

NO NEW BUSINESS

OLD BUSINESS

OLD BUSINESS OPENED at 7:06 pm

Application 21-05 James C. Stevens Permit approval for a proposed subdivision into 2 building lots w/ existing dwelling to remain and a new dwelling to be constructed on new lot with associated site improvements within a regulated area at 23 Hampton Road.

MOTION (Deecken) Seconded (Verespy) to MOVE this PUBLIC HEARING to April 6, 2021 with the consent of the applicants attorney. VOTE to MOVE this PUBLIC HEARING CARRIED unanimously.

Application 21-06 Hurd Realty, LLC Permit approval to construct a single family dwelling with associated grading and utilities within a regulated area at Lot 319 Sycamore Street. (Previously approved under Application 15-14)

MOTION (Verespy) Seconded (DeFeo) to CONTINUE to April 6, 2021 with the consent of the applicants attorney. VOTE to CONTINUE CARRIED (6 FOR/1 ABSTAINED-Deecken).

Application 21-07 Fairview Avenue Real Estate LLC Permit approval to construct a single family dwelling with associated grading and utilities within a regulated area at Lot 320 Sycamore Street. (Previously approved under Application 15-13)

MOTION (Verespy) Seconded (DeFeo) to CONTINUE to April 6, 2021 with the consent of the applicants attorney. VOTE to CONTINUE CARRIED (6 FOR/1 ABSTAINED-Deecken).

OLD BUSINESS CLOSED at 7:08 pm

PUBLIC HEARING OPENED at 7:09 pm

Application 21-01 Giacobbe Construction LLC Permit approval for a new house w/ 2 car garage, utilities and underground detention within a regulated area at 153 North Street.

Chris Russo, Attorney on behalf of the applicant informed the Commission and the public that this lot has been recognized and approved as a building lot by the Town in 1977. The town had a sewer lateral put in place for this property previously and a building permit has recently been approved by the zoning dept.

James Zummo, Engineer, on behalf of the applicant said some small changes were made to the original plan such as adding an extra catch basin, curbing to the driveway and smaller cultec units. All of the work is being proposed in the upland review area. Double row silt fencing with be added.

William Kenny, Soil Scientist on behalf of the applicant shared the town GIS mapping and explained how the state determines the area of wetlands and it is done by aerial photography and is good for general planning. Mr. Kenny goes out and digs holes and observes the soil and other conditions and makes a determination. He mentioned that he did go out to the site today to test the wetlands again. In response to the inquiries about the vernal pool he said it is too early in the season to confirm if there is any breeding. It may be physically appropriate but there is no forest so you wouldn't have the population of salamanders or frogs. Mostly likely there are more common animals.

The Commission expressed their concern about having a basement. The proposed pump will be running constantly. If no generator backup the basement will flood. There is a high water table and water will continue to flow in that one spreader and may erode the wetlands soil. Mr. Giacobbe said they could look at lifting up the house a bit. The Commission stated that there are concerns about the tight limit of disturbance and future residents trying to extend their cleared area. It was suggested that something substantial be used to delineate the wetlands perhaps boulders. They questioned the reasoning of some of the trees that are to be removed. Mr. Zummo said because the site is so tight near where the patio will be that they would like to have the lawn in the other area instead. The additional cultecs will take into account the additional wooded area into the grass. The trees towards the stockpile, the maples, be left? Mr. Zummo said they are hanging over the building and will be cut and leveled to the ground. The limit of disturbance will be adjusted on the plan. There will be no soil

disturbance. According to Chris Russo this would be the best location for this house. Mr. Zummo said test holes on the other side were not good and that this is the best position for the house. Mr. Giacobbe said they would like to move forward with an approval tonight. He stated adjustments can be made. He says the grading plan will make the drainage better. The water comes from the neighboring properties to his property. He is willing to provide buffers to the neighbors for privacy and to work with them. He is willing to do a deck off the ground instead of a patio.

Mr. Russo stated they would be willing to use the boulders to delineate the wetlands. He mentioned the zoning building lot to address questions by the residents. They believe after examining the site and in their expert opinion this is the most prudent plan. They are happy to look at raising the building and they are willing to offer privacy screening to the neighbors.

PUBLIC COMMENTS

The following residents addressed the commission with their concerns:

Trish Hajducky-166 North Street-concerned with the number of trees being removed, feels that what happens there comes into her property-she has water issues now and believes there is a stream that runs under her house-she says the structure that was there was a shack

Robert & Cornelius Salvi-135 North Street-his property has a lot of drainage from when it was built-the water comes to the side of his driveway when it rains a lot-he currently has septic and he is concerned about the water-worried if a paved driveway is put in the runoff would be more-there are a lot of peep frogs, deer back there-he has a dry basement now and is concerned that may change-privacy is a concern too-he mentioned there is a well back there possibly two

Cornelius Salvi-she appreciates the commissions sensitivity-she said the property is like a greenhouse-she enjoys it-she is concerned if any pesticides will be used

Kathleen Durand-155 North Street-unlike the applicant she can't pull her house up-she is so worried about the water-wanted to know if there would be any recourse if water became an issue-concerned about not having a comprehensive planting plan-a lot more trees spray painted than shown on the plan

Betty & George Sinko-151 North Street-he talked about the latest zoning regulations-he has deed rights over the driveway and again mentioned zoning regulations as it relates to one driveway one lot-mentioned there is a well on the property in the area where the holding tank would go-there is no outlet for any water it either evaporates or seeps into the ground the whole lot is wet-says the soil that is being tested is fill brought from somewhere else-when removing well the water will get polluted-it is unfeasible and unbuildable-the house was a 2 room cottage on a slab and the well serviced it-there is a concrete foundation that was built for a shed to keep it out of the water

Call In User lost connection – did not call back

Robert Salvi-135 North Street-would like info about the holding tanks, capacity, what are they expected to do?

The IWWC Secretary read into the record the names/addresses of resident correspondence/petition and whether they are for/against. All correspondence is attached to the agenda and is on file for viewing.

Mr. Russo responded as follows to the residents' concerns:
-trees to the west of dwelling-would agree not to remove

- there was a single family dwelling with a demo permit that was pulled back in 1978
- a drainage report was submitted and it shows they will contain all runoff per today's standards and will likely decrease runoff
- this is private property and they are developing it in a sensitive manner
- they will satisfy the comments from engineering
- from a zoning perspective they have signed off on building permit
- it was field inspected 2x
- benefits of proposal they can build to today's code and have the ability to raise the house

Mr. Zummo said there are certain regulations from state and town that need to be met. The rainwater and runoff will be routed into the culvert systems-underground dry wells. They are installed horizontally in the ground. When they fill up the purpose of the level spreader is to provide an outlet for the overflow of the system. The level spreader then pushes the water out towards the wetlands which is where the water currently goes. It's important to note that they are the low point. All runoff is coming to this property. The driveway will be maintained by them. They will just prune the trees along the wetlands to limit the amount of tree clearing. This site is filled with non-significant trees. The site will be wooded to the west. They could do more test holes in the spring. They are on board with lifting the house slightly or making basement 7 foot instead of 8 foot. Mr. Giacobbe said there is one tree that is leaning off. He would like to remove it for safety concerns. Mr. Zummo stated that he will be sure that the trees that will be marked on plan are the only ones to be removed.

The IWWC Agent said they will work with applicant on outstanding comments and needs revised plans. The Town Engineer agreed with the raising the house and that the applicant should strongly consider removing the basement or raising the house significantly.

MOTION (Verespy) Seconded (Deecken) to CONTINUE PUBLIC HEARING to April 6, 2021. VOTE to CONTINUE PUBLIC HEARING CARRIED unanimously.

MINUTES

By unanimous consent the Commission VOTED to ACCEPT the February 2, 2021 meeting minutes.

SCHEDULE FIELD INSPECTION(S) on March 19, 2021

Application 21-05	James C. Stevens	23 Hampton Road
Application 21-06	Hurd Realty LLC	Lot 319 Sycamore Street
Application 21-07	Fairview Ave Real Estate	Lot 320 Sycamore Street

A list of items to be addressed were provided by the Commission to the IWWC Agent to provide to the applicant.

By unanimous consent the Inland Wetlands and Watercourses Commission adjourned at 10:02 p.m.

Respectfully Submitted,
Colleen Lombardo
 Colleen Lombardo, Clerk