

INLAND WETLANDS AND WATERCOURSES COMMISSION

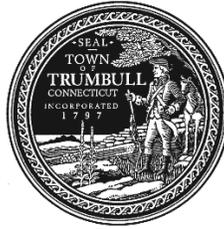
Town of Trumbull

CONNECTICUT

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TOWN HALL  
Trumbull

TELEPHONE  
(203) 452-5005



MINUTES  
MAY 7, 2019

CALL TO ORDER: The Chair called the meeting to order at 7:06 p.m.

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

ALSO

PRESENT: Tatiana Smotritskaya, P.E. Civil Engineer, IWWC Co-Agent, Town Attorney James Cordone

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The following is a brief summary of the meeting. A complete record is on tape, on file, in the office of the Inland Wetland and Watercourses Commission located in the Trumbull Town Hall.

Chairman Richard Girouard seated Laura Pulie as a voting member. The Chairman announced that Application 19-16 MGM Properties II, LLC is not a public hearing. Letters indicating such were sent out in error. Mr. Ray Rizzio representing the applicant clarified that as well.

NEW BUSINESS OPENED at 7:06 p.m.

Application 19-16 MGM Properties II, LLC-Permit approval for modification of IWWC Application 17-55 for reduction in development size, lot area and ownership within a regulated area at 6540 Main Street and Map No. E04-1. Ray Rizzio representing the applicant addressed the Commission. This application was approved about one year ago. His client has redesigned the project that was previously approved. They are not changing any of the work done in the regulated area. The project has been reworked and has been downsized with regards to scale. They shortened the building from the left keeping the setbacks, reducing the parking area, reducing the impervious area, reducing almost all the blasting and kept everything in place that was in the regulated area. Patrick O'Leary, VHB gave an overview of the plan that was approved in March 2018. The overall program will be reduced by 10,000 square feet of building and associated reduction in parking. The water quality program that was originally proposed is still exactly the same. All grades have been maintained as originally proposed. Although they believe it is not necessary to be at this meeting the developer for the project is adamant about being transparent in providing this information to the community. The only things that have changed on the proposed development lay well outside of the regulated area. This is an overall smaller program by approximately an acre. There is a reduction in parking. The site plan there is an increase in impervious of about 7,000 square feet. They have more than compensated for and continue to compensate for stormwater

runoff by incorporating a new detention system. There is no additional impact associated with this plan. The only changes are the number of lots involved and the size of the development. There is a significant reduction of about 33,000 impervious area from what is currently existing. Ray Rizzio requested that this application be approved without a public hearing. Nothing is changing from what they are already permitted to do. Blasting will not be done for this project. Some chipping with a pneumatic camera will be. The IWWC Agent stated that this is a modification of active permit 17-55 so all conditions of approval should be carried over to this permit—and that the drainage report was received and will be reviewed for compliance. The Town Attorney referred the Commission to a letter from Attorney Tim Herbst, who represents Angelo Magliocco the record owner of the property adjacent, requesting a public hearing for this matter and expresses some concerns including his desire to retain an environmental expert. The Chairman again stated for those present that this is not a public hearing.

Application 19-17 Daniels Farm Estates LLC-Permit approval for 30 single family detached dwellings with new roadway, utilities, sewer improvements and drainage within a regulated area at 147 Daniels Farm Road. David Bjorklund, Spath-Bjorklund Associates presented the application. The entire project was approved in March 2017 and the reason the Commission has not seen this development is all of the activities are east of the 100 foot setback. The primary resources here are the Pequonnock River. They are here for a sanitary line they are Proposing to reroute that. Previously they had a pump station. As far as the regulated activity goes they would like to install 80 feet of sanitary sewer into an existing sanitary sewer manhole. This is not directly in a wetland. It is in the regulated upland area. They are also proposing to install a hiking/walking trail with benches. The work that is proposed is according to a tree preservation plan. They have located all major trees over 10-12 inches. None of this work is going to require the removal of any trees except for one that is next to the existing manhole and sewer line. They have incorporated some crushed stone areas in the walking trail. The level spreader comes out of the detention basin so during storm events the water flowing through will lead out of the level spreader come down hit the trail and leave through the stone on the trail and ultimately come out into the Pequonnock River. All of the site work has already been approved and reviewed by Engineering and is ready for construction. The IWWC Commission asked why this was not brought to them before P&Z. Mr. Bjorklund said that there was no work being proposed in the wetlands or upland review area therefore it was not brought to IWWC. Commissioners expressed their unhappiness and concern that this application was not brought before the IWWC Commission before this time. The Town Attorney said that what is before the Commission tonight is an application to connect to the sewer system in a regulated area the town staff has properly made the determination that this is something that should come before the IWWC and whether something is in upland review area has to come before this commission or not are determinations that have to be made by the applicant and town staff. The determination was made that this project was not in the regulated area or the upland review area so that's why it was approved without coming before this commission which is his understanding of this. The IWWC Agent informed the Commission that this was approved on March 15, 2018 by Planning & Zoning and that a landscaping bond in the amount of \$450,000 that is a condition of approval. Her comments to the applicant were there have been a few submittals for this project and she would like the applicant to submit a final full set that includes the landscaping plan, show the floodway and floodzone, also the 2<sup>nd</sup> level spreader detail and specify material of the proposed trail. Mr. Bjorklund said it is detailed on the detailed sheet. Retaining walls along the swale change the amount of cut and fill volume from what was previously provided? Mr. Bjorklund said it does change the amount. It reduces the amount of cut. They are proposing to snake the trail to avoid the significant trees that are in the area and work with the contours of the trail and fit it into the landscape. All infrastructure will be maintained by the association which was a condition of P&Z approval. The Commission requested that the applicant stake out the sewer line and the trail. The commissioners went on record to express their dissatisfaction with the fact that this is the first time this Commission is seeing this project and this type of activity should not be occurring without this Commission looking at these in the future. They feel strongly that this should have gone through this Commission.

Application 19-20 Robert & Taylor Priest-Permit approval for expanded 2 car garage and shed within a regulated area at 55 Tanglewood Road. Robert Priest, homeowner addressed the Commission. They are looking to expand their garage. They have hired an engineering firm to advise on how to manage the stormwater due to the increase in the impervious area. They have overbuilt the system to accommodate for the existing patio. There is one area of concern which is that when the paving company pulled a permit for the driveway the driveway was approved by wetlands about 5 years ago and there seems to be a grey area about whether or not the storm basin that flows into the stream is supposed to be there or not. This was only brought to his attention that day and he has not been able to produce the building permit but he will work on it. They would be willing to put in a retention system to manage that water if that's an issue. To clarify they are here asking to expand their garage and add a shed. The Commission suggested he put some kind of retention system with some way to remove the sediments that accumulate. He said he believes the existing catch basin has the sump in it to catch the silt and he will verify. The Commission said they look for increased buffer areas for the wetland limit line. Native plants 5 foot on center to create a 10 foot wide buffer along that property line so any water going off lawn goes through the plantings before getting to the wetlands for water quality and storage. Their system is overbuilt for the existing patio and garage. They would be happy to accommodate the driveway issue. His engineer said they could put 2 18" units for the side of the driveway that would be compliant with all the parameters. The Commission asked if this application is for a shed as well. He said yes. The Commission asked that the shed and garage be staked out. The IWWC Agent asked to have engineer depict the existing drainage easement that runs along the culvert and add the existing patio to be included in review and application. A revised plan showing cultecs and clarification on whether the existing house is going to cultecs. The patio needs to be added to the application.

NEW BUSINESS CLOSED at 8:58 p.m.

OLD BUSINESS OPENED at 9:04 p.m.

Application 19-10	Pereira Engineering LLC	Permit approval to remove trees, clear vegetation, construct a 10'x14' shed, chicken coop and dredge pond within a regulated area at 699 Booth Hill Road.
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MOTION (Deecken) Seconded (MacKeil) to APPROVE

MOTION (Deecken) to AMEND the motion to exclude approval of the chicken coop and pond dredging and to include the following conditions:

IWWC General Conditions Section I 1.1 through 1.10

IWWC Site Specific Conditions Section II 2.1, 2.4, 2.5, 2.9 and IWWC Section III Additional Condition:

3.1 The green giant arborvitae that are shown on the plan will be replaced with native shrubs.

3.2 Add native plantings from the gravel driveway up to the concrete dam.

3.3 Recommend compliance with DEEP requirements for dam Class A.

VOTE to APPROVE as amended CARRIED unanimously.

Application 19-11	Suzanne McCabe	Permit approval for proposed swale, tree removal, patio and walkways within a regulated area at 15 Harvest Hill Drive. This application modifies a previous approval of Application 16-12, 41 Hedgehog Road.
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MOTION (Deecken) Seconded (Pulie) to APPROVE

MOTION (Deecken) to AMEND the motion to include the following conditions:

IWWC General Conditions Section I 1.1 through 1.10

IWWC Site Specific Conditions Section II 2.1, 2.2, 2.4, 2.5, 2.6, 2.9, 2.10, and IWWC Section III Additional Condition:

3.1 Homeowner must maintain the design capacity of the detention pond.

3.2 Place additional plantings in the buffer around the northern wetland.

VOTE to APPROVE as amended CARRIED unanimously.

Application 19-13

2207-2213 Huntington Turnpike  
LLC c/o Daniel Riccio

Permit approval for modification of IWWC Application 15-06 for work beyond limits of disturbance: 2 rain gardens, sewer laterals, plantings and other modifications within a regulated area at 2207-2213 Huntington

MOTION (Deecken) Seconded (Pulie) to APPROVE

MOTION (Deecken) to AMEND the motion to include the following conditions:

IWWC General Conditions Section I 1.1 through 1.10

IWWC Site Specific Conditions Section II 2.1, 2.2, 2.4, 2.5, 2.6, 2.9, 2.10 and IWWC Section III Additional Condition:

3.1 Modify the raingarden such that no damage to existing trees occurs per the Town Engineer.

3.2 Reroute post stone wall to run in front of the northern raingarden.

3.3 Adhere to all plans submitted on 04-23-2019.

3.4 Install raingardens to the satisfaction of the Town Engineer and/or his Agent.

3.5 Upland restoration seed mix to be applied to the areas in between the plantings that are not intended to be lawn.

3.6 Planting plans should be prepared by a licensed landscape architect and environmental professional.

3.7 The trees on the northern side (8-10) to be evaluated by an independent licensed arborist at the expense of the applicant/developer.

3.8 "No Mow Zone" signs to be purchased by the applicant and posted on the stone walls.

VOTE to APPROVE as amended CARRIED unanimously.

OLD BUSINESS CLOSED at 10:17 p.m.

### MINUTES

By unanimous consent the Commission VOTED to ACCEPT the April 2, 2019 meeting minutes as submitted.

SCHEDULE FIELD INSPECTION(S)-Wednesday, May 22<sup>nd</sup> leaving Town Hall at 3:00 p.m.

Application 19-17

Daniels Farm Estates LLC

147 Daniels Farm Road

Application 19-20

Robert & Taylor Priest

55 Tanglewood Road

### IWWC CONDITIONS

By unanimous consent the Commission VOTED to ACCEPT the revised IWWC Conditions.

By unanimous consent the Inland Wetlands Watercourses Commission adjourned at 10:49 p.m.

Respectfully Submitted,

Colleen Lombardo

Clerk