

INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT

www.trumbull-ct.gov

TOWN HALL  
Trumbull

TELEPHONE  
(203) 452-5005



MARCH 4, 2014  
MINUTES

**MEMBERS PRESENT:** Richard Girouard, Chairman  
John Lauria, Vice Chairman  
Kevin Chamberlain, Secretary  
Carmine DeFeo  
Guido Picarazzi, Sr.  
Mark MacKeil  
Richard Deecken  
Bruce Elstein, Alternate (Not Voting)

**ABSENT:** David Molgard, Alternate

**ALSO PRESENT:** William Maurer, P.E., LS and Town Attorney Vincent Marino

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**CALL TO ORDER:** The Chair convened the meeting at 7:00 p.m. All present joined in the Pledge of Allegiance.

The Chair Opened New Business at 7:02 p.m.

Application 14-03, Mark & Annette Tice - Permit approval to relocate an existing generator, extend and relocate existing stonewalls and construct a pool within a regulated area at 35 Cherrygate Lane.

Mr. Maurer read the Application 14-03 Staff Review dated February 27, 2014 to James R. Swift, P.E. into the record (Attached). Mr. Maurer indicated for Commissioner Chamberlain that he had not been to the property to date. There is a color GIS map included in the file. It is a 2.5 acre parcel. A considerable portion of the property is wetlands.

Motion (Chamberlain), seconded (Deecken) to RECEIVE Application 14-03.

VOTE: Motion CARRIED unanimously.

Application 14-04, Clodomiro & Aida Falcon - Permit approval to install a riprap slope within a regulated area at 33 Melrose Avenue.

Mr. Maurer read the Application 14-04 Staff Review dated February 27, 2014 to James R. Swift, P.E. into the record (Attached).

The Chair explained there were shrubs and plantings along the edge of the brook, the applicants pulled out the plantings which caused an erosion problem. Mr. Maurer further explained that the property is in a floodway and flood zone. The width of the stream is not being made narrower. It is not clear where the sections indicated on the site plan are in relation to the house. The plan is not a survey it is a copy of the GIS. On the bottom of the plan the rip rap is indicated as moderate, but at the top it is just called rip rap. Mr. Maurer wants to make sure that it is sized correctly. The velocity of the upstream is approximately 9' per second. After the lower part of the section the velocity changes to 2' per second, both are significant enough to cause an erosions problem. If the rip rap is too small it can wash away. The flow is from north to south.

Motion (Deeken), seconded (Picarazzi) to RECEIVE Application 14-03.  
VOTE: Motion CARRIED unanimously.

Motion (Chamberlain), seconded (Lauria) to CLOSE New Business.  
VOTE: Motion CARRIED unanimously.  
The Chair CLOSED New Business at 7:09 p.m.

MINUTES: Motion (Chamberlain), seconded by (Lauria) to accept the previous meeting minutes as submitted. VOTE: Motion CARRIED 6-0-1 (ABSTENTION: Deeken).

#### CORRESPONDENCE:

- Fee Waiver Request: Application 13-67, Clodomiro Falcon of 33 Melrose Avenue dated September 12, 2013, submitted with said application. Application 13-67 was WITHDRAWN at the December 3, 2013 meeting. (*Application 13-67, Clodomiro Falcon - Permit approval to stabilize stream banks with riprap, soil and plantings within a regulated area at 33 Melrose Avenue.*)
  
- Fee Waiver Request: Application 14-04 Clodomiro & Aida Falcon of Melrose Avenue dated February 17, 2014 submitted with said application. (*Application 14-04, Clodomiro & Aida Falcon-Permit approval to install a riprap slope within a regulated area at 33 Melrose Avenue.*)

By unanimous consent the Inland Wetlands & Watercourses Commission agreed to postpone consideration of the Fee Waiver requests until after the Field Inspection has been conducted. The Commission will consider the fee waiver requests at the next meeting.

#### STAFF REPORT: 24 Rocky Hill Road.

Mr. Maurer read the 24 Rocky Hill Road Staff Report into the record (See Attached).

The Commission reviewed and discussed the Staff Report:

- Fill had been brought onto the property. The Staff Report includes the current mapping with the 1964 topo of the area overlaid. Originally the contour 200 was before the garage, there is approximately 150' difference.
- The pool is not in the 100' setback, only the cabana is.
- The parcel has changed ownership.
- There does not appear to be any closure to this situation.

Mr. Maurer stated it is the owner's intent to make application for the cabana within the regulated area.

The Commission directed Mr. Maurer to do the following;

- Draft a letter requesting permission from the property owner for the Inland Wetlands & Watercourses Commission to enter onto the property, a permission form for the property owner to sign and return will be included with the letter.

Mr. Maurer indicated that due to the amount of snow, the owner will most likely not be able to have a survey done in time to meet the application deadline for the April meeting.

The Chair OPENED the WORK SESSION at 7:43 p.m.

After discussion and review, the Commission took action on the following application as follows:

SCHEDULE FIELD INSPECTIONS

By unanimous consent the Inland Wetlands & Watercourses Commission agreed the Field Inspection would take place on Tuesday, March 25, 2014 leaving the Town Hall at 4:00 p.m. for APPLICATIONS 14-03 and 14-04.

There being no further business to discuss the Inland Wetlands & Watercourses Commission adjourned by unanimous consent at 7:48 p.m.

Respectfully Submitted,

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Margaret D. Mastroni, Clerk

INLAND WETLANDS AND WATERCOURSES COMMISSION

**Town of Trumbull**

CONNECTICUT  
www.trumbull-ct.gov

TOWN HALL  
5866 Main Street  
Trumbull, CT 06611

TELEPHONE:  
(203) 452-5046  
Fax: (203) 452-5061



February 27, 2014

James R. Swift, P.E.  
102 Village Drive  
Shelton, CT 06484

Subject: Staff Review of Application 14-04; 33 Melrose Avenue

Dear Mr. James R. Swift,

After reviewing the submitted application and plan for 33 Melrose Avenue, I offer the following comments:

1. Provide existing and proposed contours on the site plan. The plan should also show spot elevations of features within and adjacent to the proposed work. Depict all pertinent features such as headwalls, walkways building corners, steps, trees and any other pertinent features.
2. Show inverts of the culverts and pipes including the 4" drain from the residence.
3. Show all flood zone limits.
4. Show the proposed riprap, limits of disturbance and erosion controls on the proposed plan.
5. Submit a copy of a current/recent FEMA Elevation Certificate.
6. Please add stationing to the center line of the stream and provide the station at the cross sections.
7. Please show Section C-C (there are two sections A-A on the current plan).

8. Please compute the volumes of earthwork; cut and fills. Also specify the type of riprap to be placed.
9. Please add a construction sequence to the proposed plan.

Please submit the requested items above no later than March 18, 2014, in order to be discussed at the April 1, 2014 meeting. Please be aware that there may be further comments based on your submission of the above mentioned items. If you have any questions or concerns please contact me.

Sincerely

A handwritten signature in black ink, appearing to read 'William C. Maurer', followed by a long horizontal line extending to the right.

William C. Maurer, P.E., L.S.  
Civil Engineer, Wetlands Agent

INLAND WETLANDS AND WATERCOURSES COMMISSION

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February 27, 2014

James R. Swift, P.E.  
102 Village Drive  
Shelton, CT 06484

Subject: Staff Review of Application 14-03; 35 Cherrygate Lane

Dear Mr. James R. Swift,

After reviewing the submitted application and plan for 35 Cherrygate Lane, I offer the following comments:

1. Please provide a planting plan for the proposed area of disturbance.
2. Please add a note stating that; "All fill added must be clean fill and free of all debris".
3. The stone wall will need to meet all building code requirements also it will require a building permit.
4. An inspection will be required prior to backfilling the wall and after placing the filter fabric. This inspection is in addition to any inspection required by the building department.

Please submit the requested items above no later than March 18, 2014, in order to be discussed at the April 1, 2014 meeting. Please be aware that there may be further comments based on your submission of the above mentioned items. If you have any questions or concerns please contact me.

Sincerely

William C. Maurer, P.E., L.S.  
Civil Engineer, Wetlands Agent

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**Staff Report**

March 4, 2014

Inland Wetland and Watercourse Commission

Dear Commissioners,

On February 25, 2014; it was brought to my attention that there exists a pool house (cabana) at 24 Rocky Hill Road; that was being used as an apartment. Investigating further into the matter I discovered the following facts related to the property and wetlands:

1. In August of 1986 an extensive amount of fill had been place at the property. The fill consisted of building demolition, wood, metal and old cars. See Letter to Boris Perrini dated August 26, 1986, attached to this report.
2. This matter was discussed at the September IWWC meeting, a field visit was to be scheduled. The commission agreed to wait for a report from the Department of Environmental Protection. See copy of the IWWC minutes attached to this report.
3. On September 4, 1986 the Connecticut DEP issued a report concerning the demolition dumping at 24 Rocky Hill Road, see attached.
4. On September 18, 1986 the DEP issued a letter to the owners of 24 Rocky Hill Road see attached.
5. Minutes from the October IWWC indicate that the Town Engineer, Peter Finkbeiner was to continue to handle this matter and to keep the commission informed as to the activity at 24 Rocky Hill. Road.
6. A letter to Boris Perrini from Peter Finkbeiner dated October 21, 1986, indicated the slope was to be regarded to 1.5 horizontal to 1 vertical.
7. The impact of the fill and the relationship to the wetlands can be seen on the attached mapping.
8. On February 27, 2014, Douglas Wenz and myself did a site visit (see attached photo). During the site visit it was observed that the pool house has been

constructed in the wetlands review area, and that the cars placed at the toe of slope are still there.

9. After meeting with the current property owner Michael Masanotti; I informed him that no building has ever been issued for the Pool House (Cabana). Before a building permit can be issued he will have to make an application to the IWWC for the structure . also a ZBA variance will be need for the size of the structure. Also that a cease and desist order will be forth coming.

The current owner is in the process of hiring a surveyor and preparing the necessary application for the Pool House that was constructed in the upland review area. The real issue is the impact now of the fill on the wetlands.

Sincerely



William C. Maurer, P.E., L.S.  
Civil Engineer, Wetlands Agent

# Town of Trumbull

CONNECTICUT

TOWN OF TRUMBULL  
ENGINEERING DEPARTMENT

TOWN HALL  
5866 MAIN STREET  
ZIP CODE: 06611



TELEPHONE: AREA CODE (203)  
PUBLIC WORKS 452-5045  
ENGINEERING 452-5050

August 26, 1986

Boris Perrini  
24 Rocky Hill Road  
Trumbull, CT 06611

Dear Mr. Perrini:

An inspection made on August 22, 1986 on your property at 24 Rocky Hill Road indicates the following:

1. Fill has been placed closer than fifty (50) feet to the edge of the wetland.
2. Some of the fill placed is "demolition material" which is considered a solid waste and cannot be placed without acquiring a permit from the Department of Environmental Protection.
3. Two car bodies are at the base of the slope, and are likewise considered to be unacceptable fill.
4. Soil erosion protection (staked hay bales or silt fencing) has not been installed to protect the wetlands. Soil erosion protection should be placed ten (10) feet from the bottom of the fill, across the entire fill area immediately.

You are instructed through this letter to Cease and Desist all fill operations on your property.

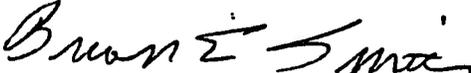
By copy of this letter to the Inland Wetlands and Water Courses Commission, I am requesting that the Commission discuss this matter at their next Public Hearing which is scheduled for September 2, 1986 at 7:30 p.m. in the Court Room of the Town Hall. In addition, I am requesting that the Commission plan a field walk of this site to better evaluate the conditions.

Boris Perrini  
24 Rocky Hill Rd.

Page 2  
August 26, 1986

If you have any further questions, please feel free to contact me at the above address or by telephone.

Very truly yours,

  
Brian E. Smith  
Assistant Town Engineer

BES/gb

cc: Frank Blanco, Inland Wetlands &  
Water Courses Commission  
Pete Finkbeiner, Town Engineer  
Kathy Alexander, D.E.P.



SEPTEMBER 2, 1986

DISCUSSION WITH REGARD TO THE FILL AT HOUSE # 24, ROCKY HILL ROAD, TRUMBULL.

Chairman Blanco indicated there was a letter on file to Boris Trini, 14 Rocky Hill Road, Trumbull from Brian Smith, Assistant Engineer in regard to unauthorized fill at 24 Rocky Hill Road. Attorney Andrew Cretella stated he could not advise the Commission on this matter because of conflict of interest.

Brian Smith indicated a cease and desist order had been made and that the Department of Environmental Protection would be checking into this matter.

The Commission agreed to wait for the report from the Department of Environmental Protection, and then discuss this matter further.

A field trip will be scheduled.

Commissioner Arminio moved and Commissioner Simalchik seconded to adjourn the meeting, all were in favor.

CHAIRMAN BLANCO called the Public Hearing to order at 7:30 p.m. The Secretary read the Legal Notice:

NOTICE IS HEREBY GIVEN that the Inland Wetlands and Water Courses Commission of the Town of Trumbull will hold a Public Hearing on Tuesday, September 2, 1986 at 7:30 p.m. in the Trumbull Town Hall on the following applications and Administrative Rulings.

Application for Permit by Anthony H. Salce, Jr. for permission to construct an office building on land located on the east side of Rt. 111 just to the south of Corporate Drive where a portion of the proposed site falls within an inland wetland and water course area.

Application for Permit by Mary & Phillip Kuchma for permission to construct 6 single family dwellings and driveways in a subdivision of land located on the southern terminus of Highwood Place where a portion of the proposed site falls within an inland wetlands and water course area.

Amendment to the Rules and Regulations. Public Hearing 6.3b.

General Conditions for Permit. Anti Tracking Pad.

At this hearing, all interested persons shall have the right to be

*Brian*

INLAND WETLANDS AND WATER COURSES COMMISSION

**Town of Trumbull**

CONNECTICUT



TOWN HALL  
TRUMBULL, CONNECTICUT

TO: MEMBERS OF THE INLAND WETLAND  
AND WATER COURSE COMMISSION

RE: MEETING - September 2, 1986

NOTICE is hereby given that the agenda for the September 2, 1986 meeting of the Inland Wetland and Water Course Commission is amended to add the following as part of the Work Session:

Discussion with regard to the fill at House #24, Rocky Hill Road, Trumbull.

NOTICE is hereby given that the Work Session will begin at 7:00 p.m. followed by the Public Hearing at 7:30 p.m.

BES/brs  
8/28/86

RECEIVED

SEP 29 1986

PUBLIC WORKS

STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
SOLID WASTE MANAGEMENT

To: Tom Pregman, Principal Environmental Analyst      Sept. 4, 1986  
From: Kathy Alexander, Sr. Environmental Analyst      KA  
Subject: Investigation of complaint #'s 86-171 and 86-179 concerning  
demolition dumping on Rocky Hill Road, Trumbull.

On August 16, 1986, Jim Dziuba and myself investigated the above mentioned complaints which alleged dumping by the Connecticut Building Wrecking Company on Rocky Hill Road in Trumbull. The complainant claimed to have followed company trucks from 329 Central Ave. and Elm St. to the site in Trumbull.

Upon inspection, we observed a filled area measuring approximately 100' long X 50' wide X 25' deep behind #24 Rocky Hill Road, Trumbull, owned by Mr. & Mrs. Perrini. The surface of the fill was fairly level and covered with dirt, and the side slopes were very steep. Soil had been spilled over the slopes and only a small amount of wood and bricks were visible. More demolition material may, in fact, be buried under the clean fill. The only piece of equipment on-site was an idle bulldozer with a stamped number 5K5461 9 located on a block of metal between the blade and the front of the dozer body. It was very hard to read due to dents, scratches and paint, and may actually be incorrect.

In speaking with Mrs. Perrini, she told me that they had hired the Mallozzi Excavating Company to place more clean fill on top of what they had had done last year by another contractor, Jullian. She said they started filling on Tuesday the 19th and stopped on Friday the 22nd when the local building and wetlands officials arrived on the scene. After that, she parked her car over the driveway to prevent any further dumping. She said she assumed that all the trucks belonged to Mallozzi, since he was the one they hired, and the trucks were either unmarked or had Mallozzi written on them. She knew there was a wetland in the back of her property, but had no idea they were dumping so close to it, nor did she think they were dumping demolition waste. When the town officials arrived and explained that she shouldn't be accepting this type of material, she told the truck drivers not to bring any more.

Discussions with the local officials from Trumbull and Bridgeport both before and after our site investigation indicate that more than just clean fill entered the site. Mr. Pete Finkbeiner, Trumbull Town Engineer, phoned Tom Pregman on 8/26/86 to say that four trucks were using the site on 8/22/86 while he was there and that he saw a relatively new black truck with a temporary plate 706 W or W 706 dumping demolition debris. He also said that Duane Capozziello from Connecticut Building Wrecking was on-site arguing with Paul Marsala, the Bridgeport building inspector. It was rumored that the bulldozer belonged to him. Also noticed at the toe of slope was two small cars, seemingly pushed over the edge by the bulldozer. Mr. Donald Murray, the building official and zoning enforcement officer for Trumbull, indicated that

he called Russel Capozziello and asked him to stop dumping, and he agreed. Murray also said that he saw a red truck with a silver trailer the day he was on-site. I had also spoken to Don Cohen, a private investigator, who indicated that he had followed a New England Demolition Company truck from a demolition site on Sylvan Ave. in Bridgeport to the company yard on Dekalb Ave. and then to Mr. Perrini's back yard.

A letter dated August 26, 1986 to Boris Perrini from Brian Smith, assistant town engineer, Trumbull, was copied to the department. It indicates that an inspection of the property was conducted on 8/22/86 and that 1) fill has been placed closer than 50' from the wetland, 2) some of the fill placed was unacceptable demolition material, 3) two car bodies were at the base of the slope and are also unacceptable fill, and 4) soil erosion protection should be placed 10' from the bottom of the fill. The letter instructs Mr. Perrini to cease and desist fill operations and that this matter will be discussed at the next Wetlands Commission Public Hearing on September 2, 1986.

Because the Perrini's yard had been previously filled to some degree with clean fill, I would recommend that test holes be dug to determine the extent of demolition waste as part of any enforcement actions. I would also recommend that the two cars at the toe of slope be removed. A determination must be made as to what enforcement action will be taken concerning the demolition waste.

KA/ka

STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



September 18, 1986

Mr. and Mrs. Boris Perrini  
24 Rocky Hill Road  
Trumbull, CT 06611

Dear Mr. and Mrs. Perrini:

Enclosed is a report of investigation of demolition waste disposal to the rear of your property on Rocky Hill Road.

It is a violation of Connecticut Solid Waste Management statutes and regulations to dispose of or allow the disposal of solid wastes, including demolition materials other than clean fill, in excess of five tons in one year without a permit. The placement of such materials on your property is a violation of these laws.

I have visited the site briefly on September 4, 1986 and noted the top perimeter to be severely cracked and venting steam from the heat of decomposition. This slope is now unstable and portions can slough off into the wetland.

The Department will coordinate stabilization and relocation or removal requirements and actions with appropriate local officials and order such corrective action in the near future.

No further waste disposal should be allowed, and you should control access to prevent unauthorized use. Someone from the State Public Safety Agency may contact you for sworn statements as to the user and operator of this area. Your continued cooperation will be appreciated. If you have any questions or comments, please contact me or Kathy Alexander at 566-5847.

Very truly yours,

*Thomas H. Pregman*

Thomas H. Pregman  
Principal Environmental Analyst  
SOLID WASTE MANAGEMENT UNIT

TP/amy

cc: Peter Finkbeiner  
Director of Health  
Frank Blanco

Phone:

165 Capitol Avenue • Hartford, Connecticut 06106

An Equal Opportunity Employer

RECEIVED  
SEP 20 1986  
PUBLIC WORKS

October 7, 1986

APPLICATION #86-17-----2 Lot Subdivision  
Mischa Hill Road

After reviewing this application, Commissioner Altieri moved and Commissioner Simalchik seconded to grant a permit to Mr. Philip Nucera to conduct the proposed regulated activity subject to the General Conditions for Permit and the following specific condition:

The surface drainage is to be redirected northerly along the property line to the brook.

NEW BUSINESS:

APPLICATION#86-19-----Section Two  
Strawberry Brook Est.  
Lake Ave. & Main St.

Mr. Michael Buturla, L.S. with the firm of Spath-Bjorklund Assoc. approached the Commission representing the applicant. Their proposal is to fill a portion of the Regulated Area to construct the 3 proposed single family homes and sewer facilities as shown on the plans.

Commissioner Simalchik moved and Commissioner Arminio seconded to receive the application, all were in favor.

APPLICATION #86-20-----5 Lot Subdivision  
Plattsville Rd.

Mr. Michael Buturla, L.S. with the firm of Spath-Bjorklund Associates approached the Commission representing the applicant. Their proposal is to fill a portion of the regulated area for the proposed 5 lot residential subdivision, sanitary sewers crossing and storm drainage system.

Commissioner Altieri moved and Commissioner Herman seconded to receive the application, all were in favor.

VIOLATION:

After much discussion, the Commission decided that as long as Mr. Perini was complying with the written request of the Town Engineer, Mr. Peter Finkbeiner, then he should continue to handle this matter. Mr. Finkbeiner shall continue to keep the Commission informed in regards to the activity at 24 Rocky Hill Rd.

# Town of Trumbull

CONNECTICUT

PAUL A. KALLMEYER  
DIRECTOR OF PUBLIC WORKS  
AND TOWN ENGINEER



TOWN HALL  
5866 MAIN STREET  
ZIP CODE: 06611

TELEPHONE:  
(203) 261-3631

October 21, 1986

Boris Perrini  
24 Rocky Hill Rd.  
Trumbull, CT. 06611

Dear Mr. Perini:

This letter is a follow up to the Cease and Desist Order that was issued to you on August 26, 1986. Since that time your violations have been reviewed by both the Trumbull Inland Wetlands and WaterCourses Commission and the State Dept. of Environmental Protection.

It is imperative that you immediately place sediment controls 10' from the toe of slope. This is most easily accomplished with a line of hay bales 150' in length. When these controls are established, please notify my office so that I may inspect them for proper installation. Suppliers of hay may be found in the Yellow Pages.

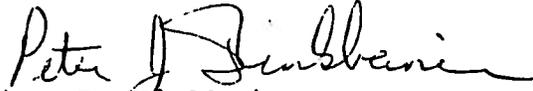
Thereafter, you must winch the cars to the top of the slope and dispose of them properly by having them removed from the site. Also, the steep slope will have to be regraded so that there is a maximum grade of 1½' horizontal to 1' vertical. In order to accomplish this, you will have to hire a large excavator that has a reach of 35'. No additional filling will be permitted beyond the existing toe of slope. Hence, the excavator will have to pull the excess material from the slope to the top of the hill. During this operation the top of the slope will be moved from its present position approximately 30' toward your house. This operation will help decrease the dangers created by your filling. By springtime the site should be ready to seed with grass to finalize stabilization of the slope. The optimum planting time is between March 15 and April 15.

Please notify my office when you commence work with the excavator. The Dept. of Environmental Protection has recommended test pits to determine the amount of demolition fill. These test pits will be required and inspected while the excavator is on site.

No more fill will be allowed to be brought on to your property with the exception of topsoil.

In reviewing your violations neither the Inland Wetlands and Watercourses Commission nor the Dept. of Environmental Protection has rendered a final decision. Effectively both agencies shall continue to monitor your progress. If you have any questions on any of these matters, you may contact me at Trumbull Town Hall.

Sincerely yours,



Peter J. Finkbeiner  
Town Engineer and  
Wetlands Enforcement Officer

PJF/rr

cc: D.E.P.  
IWWC  
File ✓

# Town of Trumbull

CONNECTICUT

TOWN OF TRUMBULL  
ENGINEERING DEPARTMENT

TOWN HALL  
5866 MAIN STREET  
ZIP CODE: 06611



TELEPHONE: AREA CODE (203)  
PUBLIC WORKS 452-5045  
ENGINEERING 452-5050

October 21, 1986

Rev. John Harris  
20 Rocky Hill Road  
Trumbull, CT. 06611

Dear Rev. Harris

As you are no doubt aware, your neighbor, Mr. Perini has been filling his backyard. While investigating various problems associated with this filling operation, it was discovered that he has probably crossed your property line with his fill. Although the actual extent of this encroachment will not be well defined until either you or Mr. Perini hire a land surveyor, it is probably about 50' in width. This encroachment onto your property is a civil matter to be resolved between you and Mr. Perini.

If you would like to meet with me on-site to discuss these matters, please call my office and make an appointment.

Sincerely yours,

Peter J. Finkbeiner  
Town Engineer and  
Wetlands Enforcement Officer

PJF/rr  
cc: Boris Perini  
IWWC  
File ✓

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ML : G/11 / 00028/ 000/  
 Location: 24 ROCKY HILL ROAD  
 Owner Name: MASANOTTI MICHAEL J  
 Account Number: 00564400

**Parcel Value**

<b>Current Appraised Value</b>	<b>Current Assessed Value</b>	<b>FY 2011 Appraised Value</b>	<b>FY 2011 Assessed Value</b>
267,100	187,100	267,100	187,100

**Owner of Record**

MASANOTTI MICHAEL J  
 24 ROCKY HILL ROAD  
 TRUMBULL, CT 06611

**Ownership History**

Owner Name	Book/Page	Sale Date	Sale Price
MASANOTTI MICHAEL J	956/ 219	4/1/1998	110,000

**Land Use**

Land Use Code	Land Use Description
101	Single Family Res

**Land Information**

Size	Zone
1.00 AC	A

**Construction Detail**

<b>Building # 1</b>	<b>Stories:</b> 1 1/2 Stories	<b>Occupancy 1</b>
<b>STYLE</b> Cape Cod	<b>Roof Structure:</b> Gable	<b>Roof Cover</b> Asph/F Gls
<b>Exterior Wall 1</b> Wood Shingle	<b>Floor Covering</b> Hardwood	<b>Heat Fuel</b> Oil
<b>Interior Wall 1</b> Drywall	<b>AC Type:</b> None	<b>Total Bedrooms:</b> 03
<b>Heat Type:</b> Hot Water	<b>Total Rooms:</b> 5	
<b>Total Bthrms:</b> 2		

**Building Information**

<b>Living Area:</b> 1,491 square feet	<b>Year Built:</b> 1940	<b>Depreciation:</b> 30%
<b>Building Value:</b> 109,800		

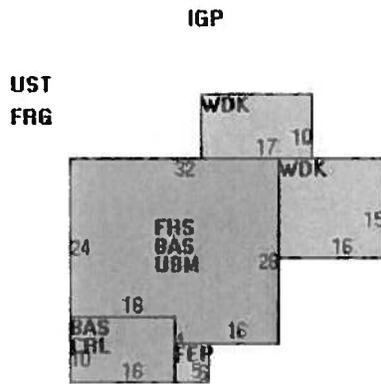
**Extra Features**

Code	Description	Units
FPL	Fireplace	1 Units
TUB	Whirlpool Tub	1 Units

**Outbuildings**

Code	Description	Units
SPL1	InGround Pool   Vinyl	512 S.F.
FGR1	Garage   Frame	252 S.F.
SHD1	Shed   Frame	80 S.F.

**Building Sketch**



**Subarea Summary**

Code	Description	Gross Area	Living Area
BAS	First Floor	992	992
CRL	Crawl Space	160	0
FEP	Enclosed Porch	30	0
FHS	Finished Half Story	832	499
UBM	Unfinished Basement	832	0
WDK	Wood Deck	410	0

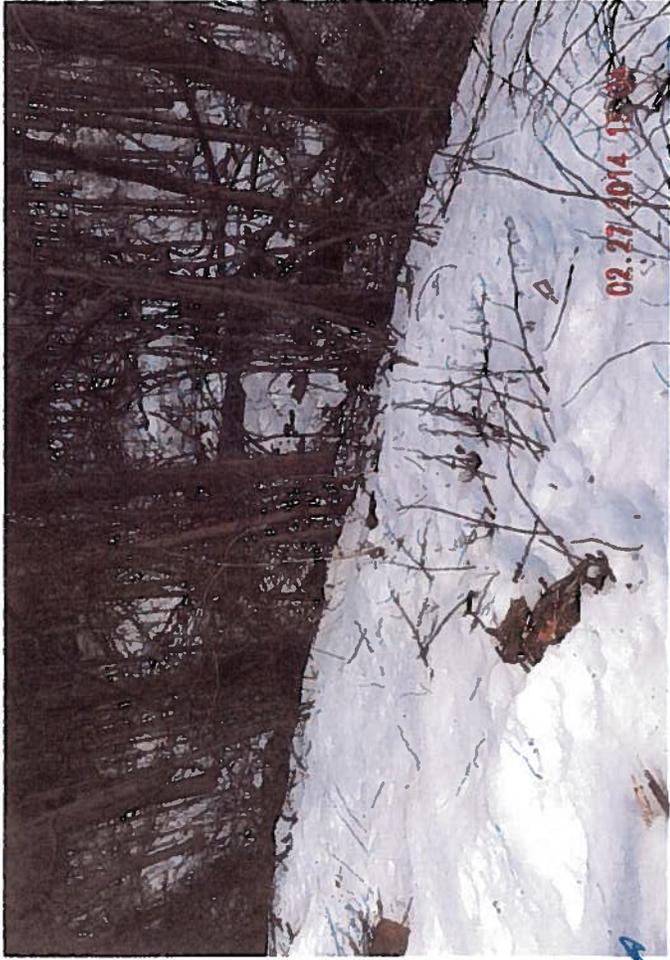


A VIEW FROM POOL DECK LOOKING WEST TO FIRE



Two V's @ TOE OF SLOPE

Car



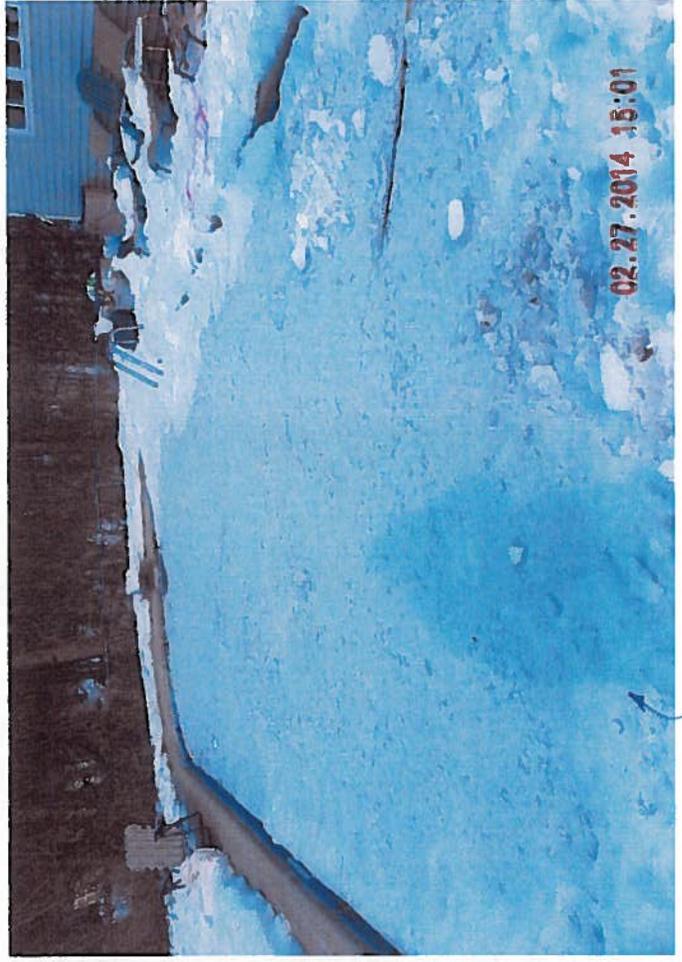
VIEW FROM SOUTH SIDE OF POOL LOOKING EAST (DOWN SLOPE)



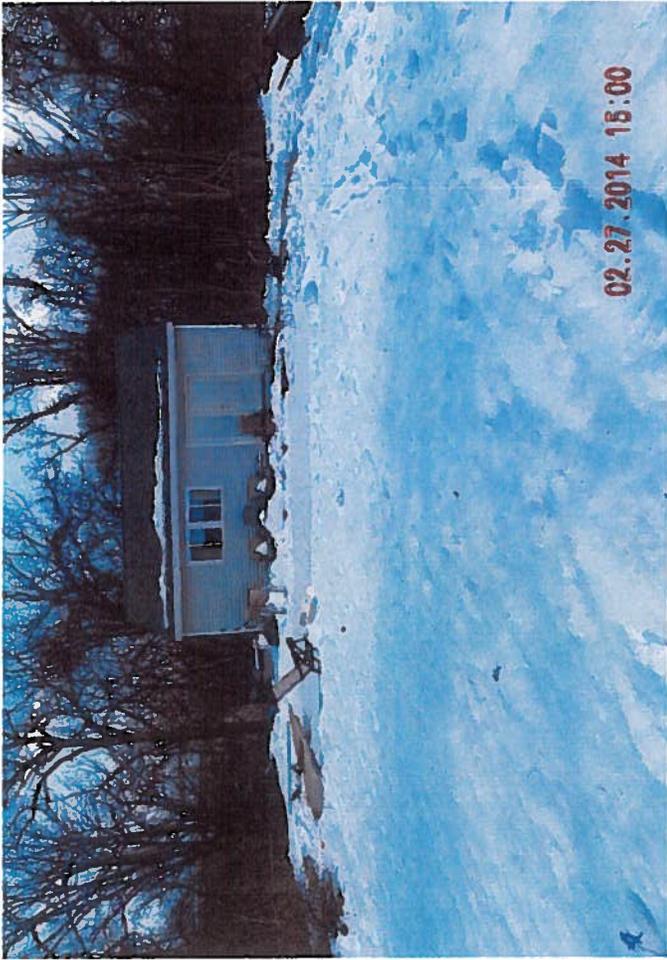
VIEW FROM SOUTH SIDE OF POOL HOUSE LOOKING NORTH EAST -NOTE THE RED V @ TOE OF SLOPE



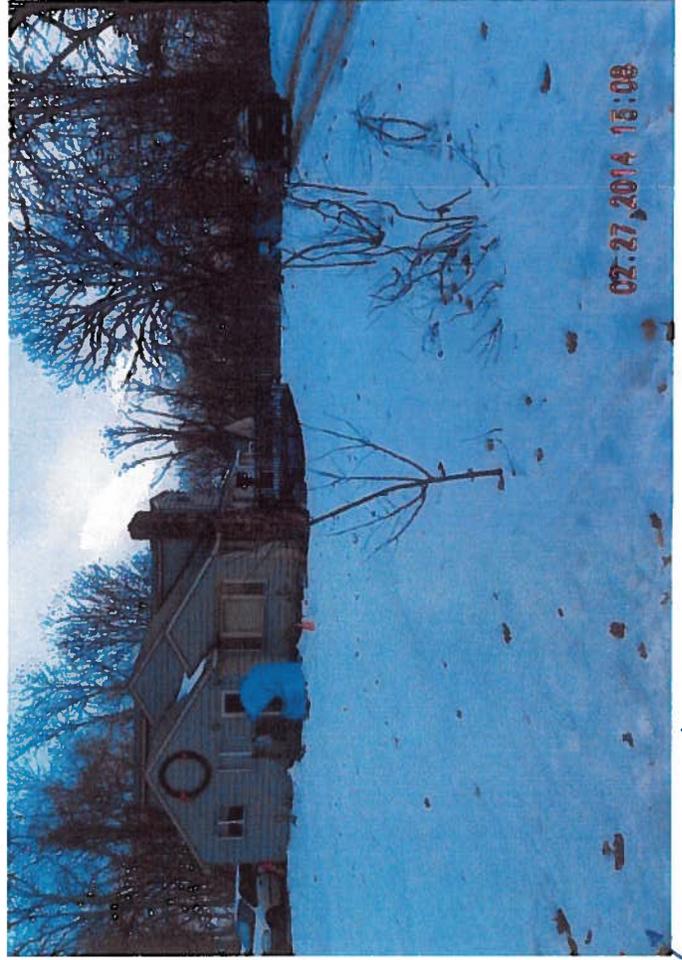
Pool House approx 17' x 27'



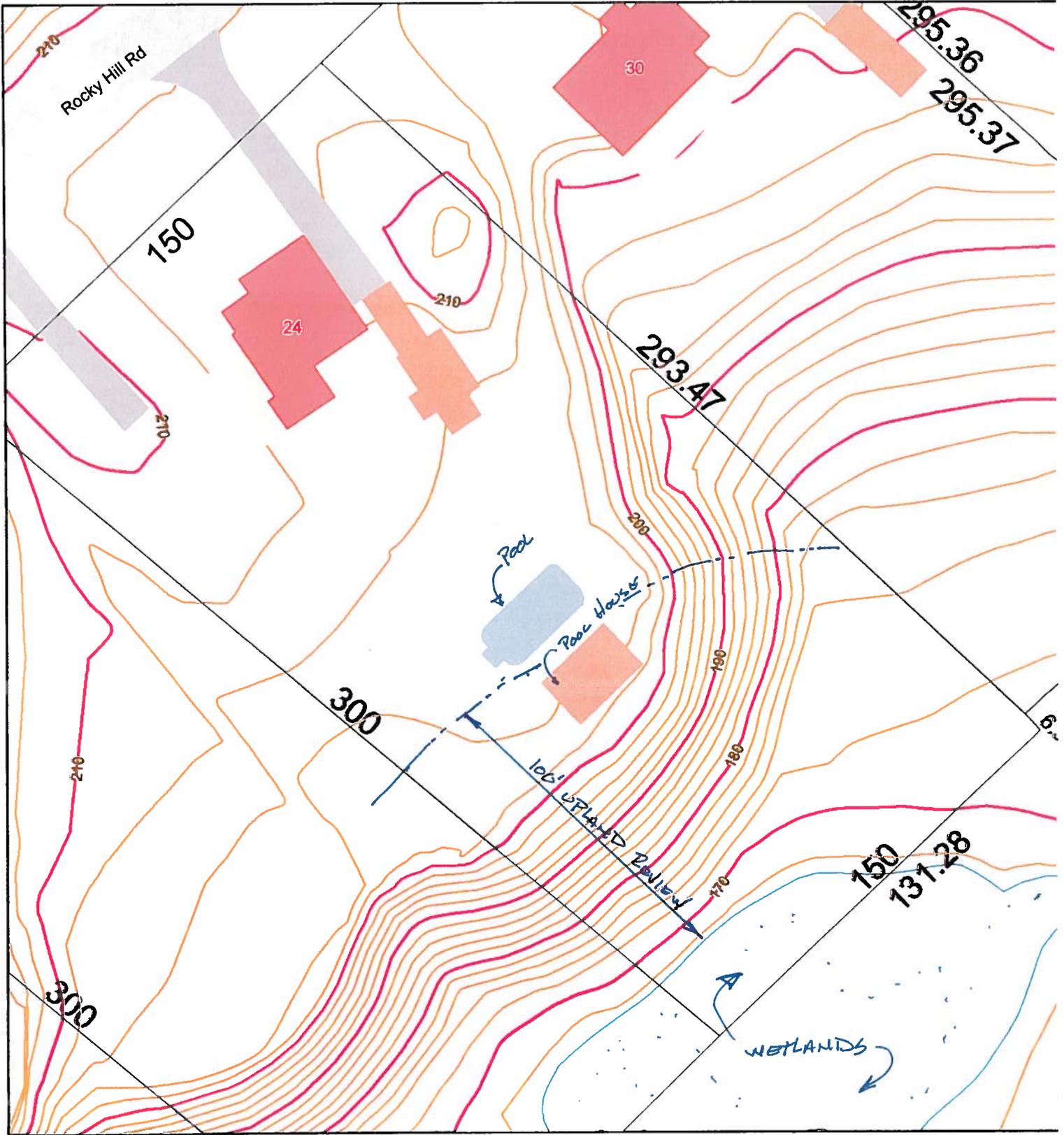
14' Ground Pool



INGRANIS Pool & Pool House



24 Rocky Hill View From Street

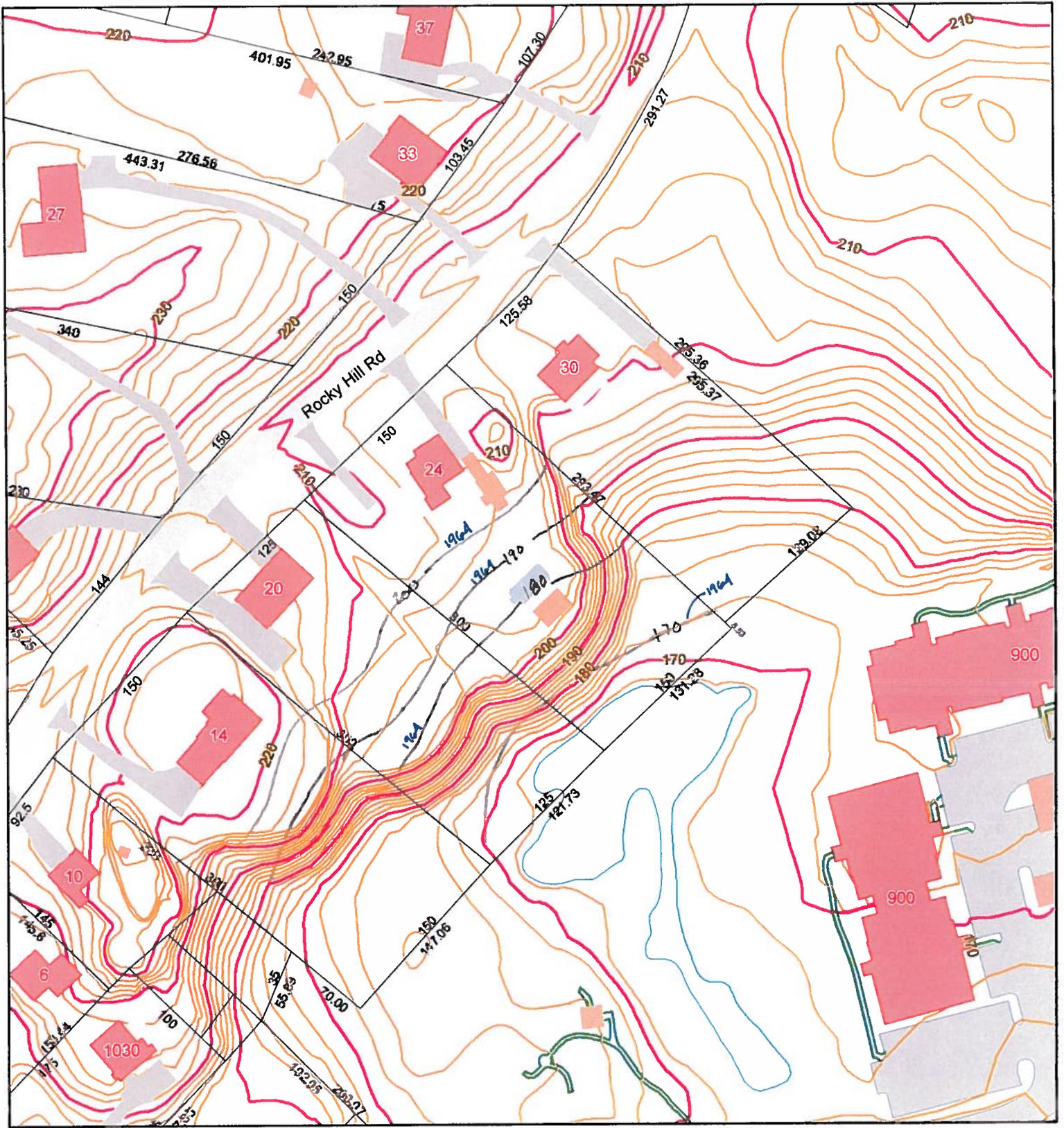


## 24 Rocky Hill Road

1 inch = 40 feet



Legend



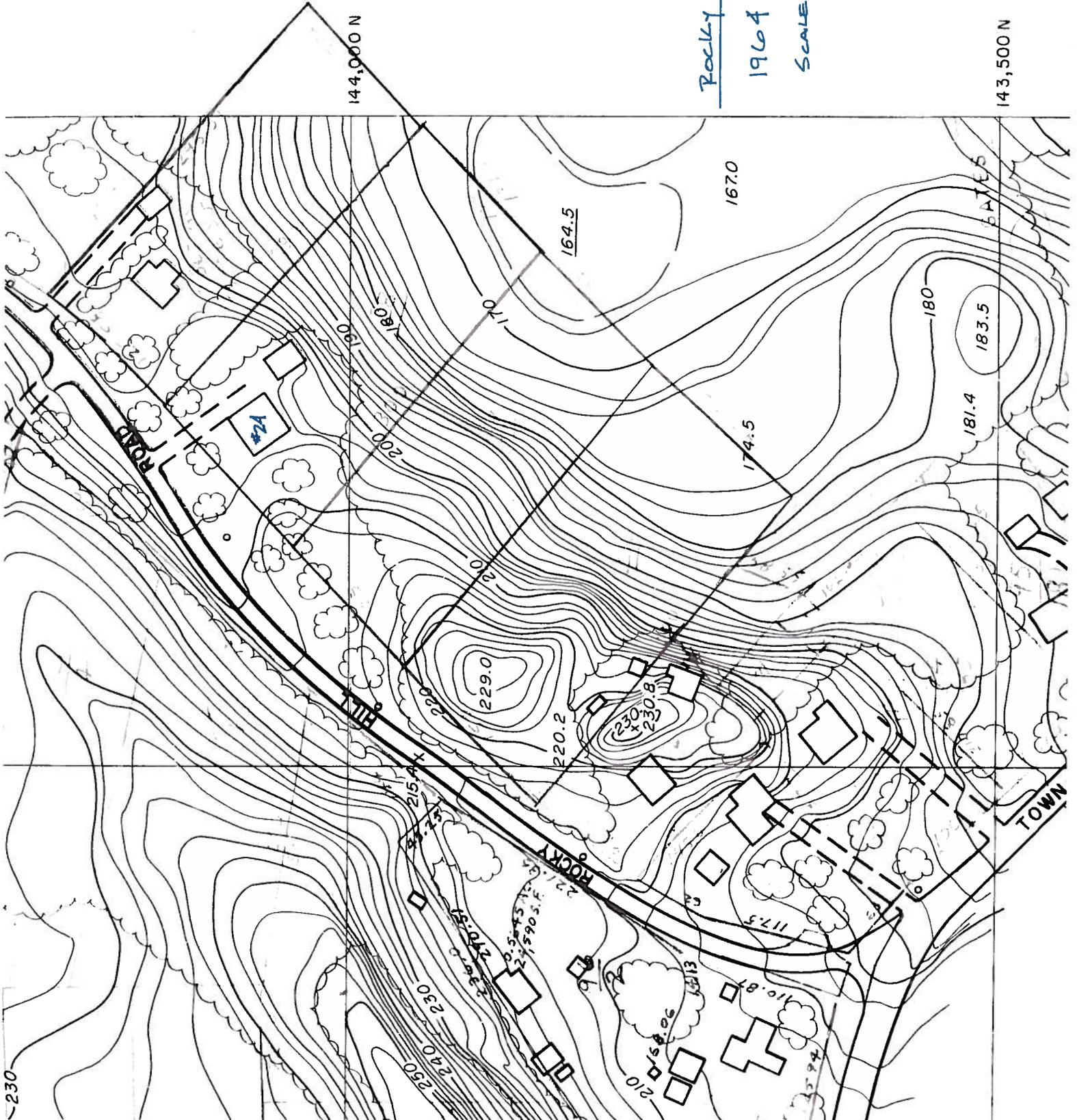
# 24 Rocky Hill Road

1 inch = 100 feet



TOTO FROM 2010 FLIGHT

Legend



Rocky Hill Road

1964 TOPO

SCALE: 1" = 100'

230

144,000 N

143,500 N

ROCKY HILL ROAD

#2A

ROCKY HILL

BATES TOWN

164.5

167.0

170

180

190

200

210

220

230

174.5

180

181.4

183.5

229.0

220.2

230.8

230.8

230

240

250

260

270

280

290

300

310

320

330

340

350

360

370

380

390

400

410

420

430

230

## 24 Rocky Hill - TITLE HISTORY

1983, MAY 2 PEREZ, ANA → ~~B~~ PERINI, KEVAN WD  
PERINI, BORIS

12/24/87 PERINI, BORIS → PERINI, KEVAN QC

11/23/88 PERINI, KEVAN → STOKES, PAMELA WD

06/12/95 PERINI, KEVAN → KONT, JESSICA KISS WD  
STOKES, PAMELA KISS, BELA

11/28/97 KONT, JESSICA KISS → PAWLING SAVINGS FC  
KISS, BELA BANK

04/01/98 PAWLING SAVINGS → MASAVOTT, MICHAEL WD  
BANK