

INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT

www.trumbull-ct.gov

TOWN HALL  
Trumbull

TELEPHONE  
(203) 452-5005



MINUTES  
JULY 7, 2015

CALL TO ORDER: The Chair called the meeting to order at 7:06 p.m. All present joined in the Pledge of Allegiance.

PRESENT: Chairman Richard Girouard Vice-Chairman John Lauria  
Kevin Chamberlain, Secretary Richard Deecken  
Guido Picarazzi Mark MacKeil  
Andrew Lubin, Alternate David Molgard, Alternate

ABSENT: Carmine DeFeo

ALSO

PRESENT: William Maurer, P.E., L.S., and Town Attorney Vincent Marino.

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OLD BUSINESS

1. Application 15-13, Emilio Ferri (*Date of Receipt 06/02/2015*)-Permit approval to construct a construct a single-family house with associated grading and utilities within a regulated area at Sycamore Street, Parcel B.  
\*Both items #1 & #2 will be discussed at the same time. See next application for commentary.
2. Application 15-14, Emilio Ferri, (*Date of Receipt 06/02/2015*) - Permit approval to construct a single-family house with associated grading and utilities within a regulated area at Sycamore Street, Parcel A.

Attorney Raymond Rizio representing the applicant was present and indicated applications 15-13 and 15-14 are known as lots A & B on Sycamore Street. This presentation will cover both lots. Lot B had been previously approved. The approval has since expired. There is no filling of any wetlands. The commission had previously requested the following and Atty. Rizio indicated that they have been incorporated into the plan:

- On lot B there will be a berm, silt fencing and arborvitae planted along the top of the slope to prevent any dumping.
- Parcel A had a pile of top soil, the commission wanted to see it outside of the regulated area.

Lot C has been the subject of much discussion and is not part of these applications. This is a re-approval of Lot B. Lot A had a variance approval but had never been through wetlands because they thought it was not required.

Commissioner Chamberlain noted for the record the Town engineers' review letter dated July 1, 2015. Atty. Rizio reviewed the letter and stated items #1 and #2 are outside of the IWWC review and would be agreeable to all other comments. The rip rap at the end of the pipes needs to be on the third parcel, (parcel C) due to the grading. Mr. Maurer stated the intent is to get the overflow from the 25-year storm to the wetlands/watercourse. That is the closest point. Atty. Rizio believes when the applicant comes before the commission for Lot C, the applicant will need to submit a drainage report and will be able to handle the overflow from all of the lots. The intent is to have an easement on Parcel C as indicated on site plan sheet 1 of 7. The arborvitae barrier along the top of the grade can be seen best on the site plan. This is 40' to 50' to the wetlands.

Mr. Emilio Ferri owner of the property was present. Atty. Rizio indicated for the commission that they cannot plant the grade where the arborvitae will be. They will use hay and seed, and will be a wild grass area. Atty. Rizio respectfully asked the commission to approve both applications and extended his gratitude for the commission's help and patience through the process.

3. Application 15-15, Lamar Outdoor Advertising, *Date of Receipt 06/02/2015*)-Permit approval to maintain and repair the footings of four (4) existing billboards, hand dig 4x6x4 trenches at each base point, install "T" or "Dead Man" braces at the bottom of the posts, backfill excavated soil and the same with the kicker braces behind the billboard faces to strengthen and reinforce the platforms and bracing within a regulated area at 6175 Main Street.

There was no one present to speak on behalf of this application.

Mr. Maurer referred to the Field Inspection Report and the pictures contained in it. There is a significant amount of wetlands onsite. The condition of the billboards is deteriorating. The significant amount of shoring and structural repairs would have a significant impact to the wetlands. Mr. Maurer stated this application is destructive to the wetlands therefore he did not recommend approval. The applicant has not shown how they are going to do the proposed work without causing significant damage to the wetlands and the applicant is not present to explain. The land was granted to the Town from Murphy Sign not Lamar. Lamar is the lessee. Their lease is due to expire in 2020. Atty. Marino stated the Town is the owner of the property. There are no adverse implications to the Town if Lamar does not get its approval to do what it wants to do. It does have its lease hold interest in the property and if they want to resubmit it is their right to do so. If they want to discuss terminating the lease because it cannot utilize the property the way it wants to it can discuss that with the Town as well. Anything being considered at this meeting would be for the benefit for Lamar because other than having the lease agreement with Lamar that the Town inherited with the property the Town has no real interest in maintaining these billboards at the site. At the conclusion of the lease term, if not terminated earlier, the Town will not renew the lease. There is rent that

Lamar is paying within the terms of the lease. The Town has no position to whether the application gets approved or denied. The signs are in the wetlands and will deteriorate over time. Atty. Marino has discussed with Mr. Maurer on how it would be best to take down the signs in the future. The least amount of impact to the wetlands would be to remove the billboards by crane. Ultimately the structures will not be on the site after the termination of the lease whatever point in time that is.

Commission Deecken spoke to Section 10.2 of the IWWC regulations. The Chair clarified the Town owns the land. Atty. Marino further clarified for the commission that the application before the commission is to repair. What may or may not happen in the future is not germane to this discussion. We cannot speculate on what the Town may do, there could be a different administration at that point in time and have a different view point. There has not been an action by any specific body to say what will happen in the future. This commission has an application before them for repair, which can be approved or denied. A denial from the body would not increase any liability to the Town, to the extent as owner there is a liability there now. The property is very wet and is not navigable by the community, but could be an attractive nuisance. That would have to be addressed by a different body. The focus for this body is whether the proposed activity should be approved or denied. Commissioner Lubin stated there is a substantial amount of impact to the wetlands/watercourse, the applicant has not indicated how they would mitigate the impact and the applicant is not present at this meeting to defend or support their application and spoke in favor denying the application. The Chair stated the site is encompassed with wetlands all the way around the site. This is not a case of encroaching on the wetlands; the signs are in the wetlands. Commissioner Lauria wanted to make the Town attorney aware the same application came in 2001 and was approved. Atty. Marino stated this commission is not bound by that prior decision and can exercise their discretion independently from the prior decision. The applicant had not provided feasible or prudent alternatives. The Chair added the existing footings are unsound but that is not this commission's purview.

4. Application 15-16, Michelle & Stephen Dowling (*Date of Receipt 06/02/2015*) -Permit approval to construct a 30'x25' addition with a storm water detention system and removal of a 15'x8' storage building within a regulated area at 26 Scattergood Circle.

Mr. David Bjorklund, Jr., P.E. with offices in Monroe, CT was present on behalf of the applicant. Mr. Bjorklund indicated the property is on Canoe Brook Lake. Most of the lot and activities are within the regulated area. The lot is completely developed; there is not much natural area left. There are no wetlands on the property except the lake. The applicant wants to build an addition off of their existing house, with a slight expansion to the driveway to provide access to the addition. A storm water management plan has been submitted with the application. They have added the anti-tracking pad and have extended the silt fence along the frontage, but probably will not need the anti-tracking pad but it has been added. There are no trees proposed to be removed. The stock pile can be relocated to the east. They plan for excavating is that they will spread the material not export it. Mr. Bjorklund agreed to add a grading plan to the plans. Mr. Maurer stated the flood zone is the edge of the lake. Mr. Bjorklund stated there will be footing drains for the addition that will discharge into the

storm water detention system. There is an overflow pipe for when the chamber and the stone gets full.

Mr. Steve Dowling of 26 Scattergood owner and construction manager for the project was present and indicated no trees will be removed only shrubs 3"- 4" in diameter. There are 6'-8' high 3" in diameter evergreens by the shed that will be removed. Commissioner Lauria suggested no trees larger than 4" in diameter at breast height will be removed. The applicant agreed.

5. Application 15-03, Stanley & Zmira Battat (*Date of Receipt 04/01/2015 Continued 35 days from June 2, 2015*)- Permit approval to re-establish lawn within a regulated area at 1487 Huntington Turnpike. WITHDRAWN BY APPLICANT

The Chair stated the application began as a violation, but ownership of the property has changed. Mr. Benjamin Grant is now the property owner. The application has been withdrawn. Mr. Grant will resubmit the application in September. Mr. Maurer stated the owner is pursuing a new septic design, which involves taking down the garage. There will be a comprehensive plan submitted in September. There has been no further activity either in the wetlands or the upland review area since being notified of the violation.

Motion (Chamberlain), seconded (MacKeil) to ACCEPT the withdrawal of Application 15-03. VOTE Motion CARRIED unanimously.

Motion (Chamberlain), seconded (Deecken) to CLOSE Old Business at 7:46 p.m.  
VOTE: Motion CARRIED unanimously

MINUTES: Motion (Chamberlain), seconded (Deecken) to ACCEPT the June 2, 2015 meeting minutes as presented.  
VOTE: motion CARRIED 7-0-1 (ABSTENTION: Lubin)

CORRESPONDENCE - None

The Chair on behalf of the commission expressed gratitude to the Southwest Conservation for expediency on their report for the 147 Daniels Farm Road application.

The Chair OPENED the Work Session at 7:47 p.m.

After review, the Commission took action on the following agenda items as follows:

Application 15-13, Emilio Ferri-Permit approval to construct a single-family house with associated grading and utilities within a regulated area at Sycamore Street, Parcel B.

Motion (Chamberlain) seconded (Deecken) to approve as submitted subject to the General Conditions as established by the Commission and the following specific conditions:

1. All review comments contained in the attached letter from Frank Smeriglio, P.E. and William Maurer, P.E. dated July 1, 2015 shall be incorporated as conditions of approval.
2. Any tree stumps removed shall not be buried on-site.

\* Commissioner Picarazzi did not vote due to his absence at the last meeting.

\* Alternates Voting: David Verespy and David Molgard.

VOTE: Motion CARRIED unanimously.

Application 15-14, Emilio Ferri, - Permit approval to construct a single-family house with associated grading and utilities within a regulated area at Sycamore Street, Parcel A.

Motion (Chamberlain) seconded (Deecken) to approve as submitted subject to the General Conditions as established by the Commission and the following specific conditions:

1. All review comments contained in the attached letter from Frank Smeriglio, P.E. and William Maurer, P.E. dated July 1, 2015 shall be incorporated as conditions of approval.
2. Any tree stumps removed shall not be buried on-site.

\* Commissioner Picarazzi did not vote due to his absence at the last meeting.

\* Alternates Voting: David Verespy and David Molgard.

VOTE: Motion CARRIED unanimously.

Application 15-15, Lamar Outdoor Advertising, -Permit approval to maintain and repair the footings of four (4) existing billboards, hand dig 4x6x4 trenches at each base point, install "T" or "Dead Man" braces at the bottom of the posts, backfill excavated soil and the same with the kicker braces behind the billboard faces to strengthen and reinforce the platforms and bracing within a regulated area at 6175 Main Street.

Motion (Deecken), seconded by MacKeil to DENY Application 15-15 due to the following reasons:

1. The application does not conform to the Trumbull Inland Wetlands and Watercourses Regulations Section 10.2 subsections a. through f., and
2. The application is defective due to the fact it does not include a plan or a construction staging plan and no feasible and prudent alternatives were submitted.

Commissioners Voting: Verespy, Deecken, MacKeil, Chamberlain, Lauria and Girouard.

VOTE: Motion CARRIED unanimously.

Application 15-16, Michelle & Stephen Dowling (*Date of Receipt 06/02/2015*) -Permit approval to construct a 30'x25' addition with a storm water detention system and removal of a 15'x8' storage building within a regulated area at 26 Scattergood Circle.

Motion (Deecken), seconded (Chamberlain) to approve as submitted subject to the General Conditions as established by the Commission and the following specific conditions:

1. Any tree stumps removed shall not be buried on-site.
2. No trees greater than 4" in diameter at breast height shall be removed.
3. The stock pile shall be moved to an area upslope of the existing wall in a manner that does not require tree removal.
4. If the site is to be graded with excavation soils a record map shall be submitted showing how the grading shall be accomplished.
5. A record map shall be filed showing how the overflow pipe from the groundwater recharge system is to be directed.

Commissioners Voting: Verespy, Deecken, Chamberlain, MacKeil, Girouard and Lauria.  
VOTE: Motion CARRIED unanimously.

SCHEDULE FIELD INSPECTION(S) – None

The Chair stated Commissioners DeFeo, Chamberlain and Girouard will be reviewing and working on a fine schedule over the summer and will report back to the full commission in the fall.

There being no further business to discuss the Inland Wetlands and Watercourses  
Commission adjourned by unanimous consent at 8:00 p.m.

Respectfully Submitted,

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Margaret D. Mastroni, Clerk

TOWN OF TRUMBULL  
CONNECTICUT



July 1, 2015

Joseph C. Pereira, P.E.  
One Enterprise Drive  
Suite 312  
Shelton, CT 06484

RE: Lots #319 and 320 Sycamore Street

Dear Mr. Joseph C. Pereira,

Based on the following documents submitted to the Engineering Department for review on June 18, 2015, as part of an application by Emilio Ferri, for Inland Wetland and Water Course Commission approval on application 15-13 and 15-14:

1. "Proposed Site Development Plans – Site Plan," sheet 1 of 7; prepared for Emilio Ferri, for Lot #319 and #320 Sycamore Street; Trumbull, Connecticut. Prepared by Pereira Engineering, LLC, dated May 19, 2015 with the latest revision dated 6/12/15.
2. "Proposed Site Development Plans – Grading and Utilities Plan," sheet 2 of 7; prepared for Emilio Ferri, for Lot #319 and #320 Sycamore Street; Trumbull, Connecticut. Prepared by Pereira Engineering, LLC, dated May 19, 2015 with the latest revision dated 6/12/15.
3. Proposed Site Development Plans – Road Profile," sheet 3 of 7; prepared for Emilio Ferri, for Lot #319 and #320 Sycamore Street; Trumbull, Connecticut. Prepared by Pereira Engineering, LLC, dated May 19, 2015.
4. "Proposed Site Development Plans – Soil Erosion and Sediment Control Plan," sheet 4 of 7; prepared for Emilio Ferri, for Lot #319, #320 and #321/322 Sycamore Street; Trumbull, Connecticut. Prepared by Pereira Engineering, LLC, dated May 19, 2015 with the latest revision dated 6/12/15.
5. "Proposed Site Development Plans – Details," sheet 5 of 7; prepared for Emilio Ferri, for Lot #319, and #320 Sycamore Street; Trumbull, Connecticut. Prepared by Pereira Engineering, LLC, dated May 19, 2015.
6. "Proposed Site Development Plans – Details I," sheet 6 of 7; prepared for Emilio Ferri, for Lot #319, and #320 Sycamore Street; Trumbull, Connecticut. Prepared by Pereira Engineering, LLC, dated May 19, 2015.

7. "Proposed Site Development Plans – Details II," sheet 7 of 7; prepared for Emilio Ferri, for Lot #319, and #320 Sycamore Street; Trumbull, Connecticut. Prepared by Pereira Engineering, LLC, dated May 19, 2015.
8. "Proposed Site Development Plans – Drainage Calculations"; prepared for Emilio Ferri, for Lot #319, #320 and #321/322 Sycamore Street; Trumbull, Connecticut. Prepared by Pereira Engineering, LLC, dated May 19, 2015.

The following Items must be addressed prior to our approval:

1. The proposed road does not meet the current standards for horizontal geometry. However it appears that the road was previously approved as part of Inland Wetland and Watercourse application 05-40. Applicant must obtain approval from Planning and Zoning, all Emergency Services, Police Department Traffic Commission and the Board of Education for bus access for proposed road.
2. A turn around easement may be required to accommodate large vehicles.
3. Depict the location and data for the test pits conducted for the proposed underground storage.
4. Depict location and data from the percolation tests. Exfiltration should not be used for Cultec units placed in undocumented fill. The percolation hole #319 does not appear to have sufficient data.
5. The Outlet Control Structure must be constructed in a manhole not in a catch basin. Also there are conflicting orifice sizes refer to detail on sheet 6 of 7
6. If Cultec units are placed in fill when compared to the 1964 contours, engineer to verify and state that stormwater galleries will not bleed out to the surface.
7. All asphalt and other debris previously deposited on the site must be removed and disposed of on a proper fashion.
8. Catch basin to catch basin pipe runs are not allowed all catch basin pipes must terminate at a manhole or outlet structure.
9. All drainage pipes proposed in Town right of way must be either RCP or PVC SDR with gaskets.

10. All catch basin tops in Town right of way to have galvanized grates and frames refer to the Town of Trumbull Engineering Standard Details.
11. Bituminous lip curbing to be installed on binder course.
12. Asphalt patch limits on Pine Street must be depicted and in accordance to town standards.
13. All roadway work, sanitary and drainage work shall be inspected by an independent Engineer under the supervision of a Professional Engineer (not the design engineer), all material testing and compaction testing results shall be signed by the inspecting engineer.
14. After completing the road base and prior to paving, all sanitary and storm drainage must be video and submitted to the Town Engineer for review.
15. Sanitary sewer mains and laterals must be pressure tested, and video prior to acceptance. All final construction plans and specs shall be submitted for review.
16. All road construction must comply with the State of Connecticut Department of Transportation Standard Specification for Roads, Bridges and Incidental Construction form 816 and/or Town of Trumbull Standards.
17. All property line corners must be monument with acceptable markers prior to CO Signoff. All center line iron pins must be set prior to acceptance of the road.
18. A street opening permit must be obtained for any work in the Towns right of way.
19. All water mains and hydrant locations must be approved by the Fire Marshall.
20. As-built plans and certification letter by the design engineer for each lot development must be submitted prior to CO Signoff.
21. A site monitor shall be required to inspect all soil erosion controls after every rain event and or at least once a week.
22. All street trees are to be planted on private property not on the proposed Town right of way. A planting plan must be submitted and approved by the Town Tree Warden.
23. Crushed stone to be place beneath all proposed sundecks. If concrete or other impervious surface is proposed beneath the sundeck this area must be included in the stormwater runoff calculations.
24. A site bond for the Soil Erosion and Sedimentation in the amount favorable to the Town Engineer must be posted prior to any site disturbance.
25. All existing structures, fences and any other encroachments into the Town right of way must be removed prior to start of construction.

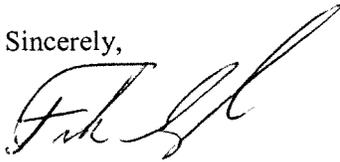
26. Prior to the issuance of Certificate of Occupancy, an as-built plan and certification letter in accordance with Trumbull's drainage manual shall be submitted.

27. An application to the WPCA will be required for the sanitary sewer connection.

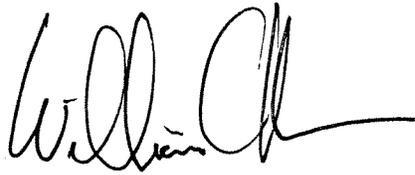
**Based on the amount of items required to be modified as listed above, these comments shall be considered preliminary. There may also be further comments based on the response of the above mentioned items.**

**Please note; these plans are considered preliminary. Final construction plans for the site and roadway shall be submitted for engineering review and approval. If you have any questions or concerns please contact me.**

Sincerely,



Frank M. Smeriglio, PE  
Town Engineer



William Maurer, PE, LS  
Civil Engineer

Cc: Jamie Bratt Director Economic Development

Inland Wetland and Watercourse Commission

Vincent Marino

Emergency Services

Traffic Commission

Board of Education