INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT
www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005

MINUTES
APRIL 7, 2026

CALL TO ORDER: The Chair called the videoconference meeting to order at 7:04 pm

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

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.

Attorney Cordone asked as a point of order if Attorney Willinger was present for 25-10 and 25-11. At that time, he was not present. The meeting proceeded.

NEW BUSINESS OPENED at 7:06 pm

Application 26-08	Aleksandra Moch	Permit approval for an in-ground pool with a spa, pool terrace, pool equipment pad and stormwater detention system within a regulated area at 112 Hilltop Drive.

Aleksandra Moch, Environmental Consultant for the applicant presented an overview of the project. The pool will be 16'x36' to be located behind the residence; grading will be minimal. A 4 cultex chamber system will be installed for mitigation. Erosion controls will be in place; silt fencing and hay bales. No trees will be removed. There will be no increase in stormwater discharge. Wetlands are flagged. Town staff said the current patio and firepit next to the pond was not previously permitted and it should be added to the application. The pool will be freshwater and confirmation of filter needs to be confirmed. The Commission requested flagging of the 4 corners of the pool and patio and the location of the water detention system.

Attorney Cordone as a point of order suggested that the Commission vote to continue Applications 25-10 and 25-11 at this point in the meeting so the applicant would not have to wait until the end of the meeting. A meeting between the town LEP and applicants LEP that was expected to take place has not yet. Attorney Charles Willinger joined the meeting; representing the applicant. He said they would prefer not to delaying it anymore and if at the

end of the proceedings they believe a meeting to tie up some loose ends would be necessary they would agree. They would like to get the main argument presented tonight. The meeting continued with new business.

Application 26-10	Machados Properties LLC	Permit approval to build a single family residence within a regulated area at 33 Broadway.

Veronica Ventreschi of Ventreschi Design LLC presented the project overview. No wetlands are on the lot however the setback runs through the middle of the lot. At the rear of the house will be a retaining wall. Foundation is in. A cultex system will be installed and is already in place. Detailed aerial photos were requested for the next meeting showing before and after. This is in a 500- zone flood zone. Plantings are required between proposed activities and wetlands. It would be beneficial for a planting plan to be submitted. They need to be native plants.

NEW BUSINESS CLOSED AT 7:39 pm.

OLD BUSINESS OPENED at 7:40 pm

Application 26-02	Joseph Juliano	Permit approval for an inground pool within a regulated area at 17 Apple Gate Lane.

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; 2.2; 2.9, Pool Conditions 2.14 through 2.17 and Section III Additional Conditions
3.1 – Pool contractor needs to acknowledge the IWWC permit with a confirmation letter or email back to Trumbull Engineering before commencement.
3.2 – Three (3) additional boulders need to be added to the existing line of 7 boulders to more clearly identify the existing Demarcation Line. From west to east, add one new boulder between existing boulders 1 & 2, 3 & 4, and 4 & 5.
3.3 – ID posts on the Demarcation line are unstable. Change out the 4-ft length 4x4 posts to 6-ft 4x4 posts and bury 24 inches into the ground. The posts will have a final above-ground height of 4 ft.
3.4 – Applicant to issue a final as-built drawing of the rain garden with final shape, dimensions, and location to the Trumbull Engineering Dept prior to the CO so it may be filed on the property's land records.
3.5 – Existing stockpile of dirt on the east side needs to be removed around the trees to avoid killing them.
3.6 – Applicant to identify and forward to Trumbull Engineering the name of their Site Monitor who is responsible for inspection and monitoring of erosion control.
3.7 – Applicant to identify to Trumbull Engineering a licensed Site Monitor (a CT licensed/certified Landscape Architect or LEP) who will be responsible to confirm that the project and all landscape plantings were completed and installed as approved by the Trumbull IWWC permit. At the end of the project and before a CO is issued, the Site Monitor to return to Trumbull Engineering a print set with their seal/stamp certifying that the project work was completed per Trumbull's approved plans.
VOTE to APPROVE CARRIED unanimously

Application 25-43	Aris W. Stalis	Permit approval for restoration & reconstruction of existing residence; landscaping, replacing driveway & front walk and installation of stormwater retention system within a regulated area at a regulated area at 201 Old Dike Road.

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; 2.9 and Section III Additional Conditions
3.1 – Applicant to identify and forward to Trumbull Engineering the name of their Site Monitor who is responsible for inspection and monitoring of erosion control.
3.2 – Applicant to identify to Trumbull Engineering a licensed Site Monitor (a CT licensed/certified Landscape Architect or LEP) who will be responsible to confirm that the project and all landscape plantings were completed and installed as approved by the Trumbull IWWC permit. At the end of the project and before a CO is issued, the Site Monitor to return to Trumbull Engineering a print set with their seal/stamp certifying that the project work was completed per Trumbull's approved plans.
VOTE to APPROVE CARRIED unanimously

OLD BUSINESS-CONTINUATION OF PUBLIC HEARINGS OPENED at 8:17 pm

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.
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.

Commissioner Lauria abstained and excused himself at 8:17 pm.
Attorney Charles Willinger addressed the Commission. September 2, 2025 was the last time they appeared. It was requested at that time rather than having a town LEP perform tests, etc that it was more proper for their LEP to do the same and a peer review be done. That was denied costing his client money and delay. WSP issued an investigation report and remedial action letter. Attorney Cordone said he didn't believe it was in the record because it was in draft form and was exchanged with the 2 LEPs and the plan was to have an agreed upon report. The Town LEP has not yet been submitted to Commission.
Attorney Willinger wanted to introduce their own LEP report. Extensive testing was done on the properties. The intention is to have 2 additional houses constructed with the 3 houses being owner occupied. Testing and sampling was completed and were exactly as Jay Soltis found months ago. There are a few hotspots and they are minor. Mr Soltis recommends the hot spots be removed and properly exposed of. The excavation removed will be replaced with clean fill. There will be a cap on the property as indicated on the remediation plan. On Feb 28th the former transfer act was abolished. March 1 new regulations were issued. RBCRs were enacted. For the record there is now an exemption from clean up from residential properties. Their LEP had numerous conversations with DEEP, Kevin Neary. Based on their LEP reading a determination was made that no remediation is required on this property. An email was sent to Jay verifying this. They are willing to do a significant amount of remediation. The letter to Derrick Jones was shared dated 3/20/2026 to Mr Jones regarding the applicants remediation plan. A request was made for it to be made as an exhibit to the applications. Mr. Willinger summarized the letter for the commission. He went over what the applicant would do for remediation; addressing the towns concerns. Attorney Willinger stated that an environmental use restriction will not happen under any circumstance. It will destroy the marketability of the three homes. They would like the applications approved. The Commission explained that without their LEP's report at this time nothing will be approved. Attorney Cordone wanted to make clear that this commission has not gone on the record to requesting an environmental use restriction. The town will need to

consult with their LEP and it was recommended a meeting be held before the next meeting discussing if there is an agreement between the two LEPs. Attorney Willinger has no objection to the two LEPs having a meeting. The hope is to wrap this up in May. The Commission asked Mr. Soltis questions regarding their testing and asked for clarification on areas to be cleaned up. The Commission stated for the record this application has been before this commission since 2005. The Commission would like to see it all cleaned up and occupied. With the history of this project it is not unreasonable to have the towns own professional to go out and work together to be fixed. It needs to be done the right way.
MOTION (Csernica) SECONDED (Ferrigno) to CONTINUE Applications 25-10 & 25-11 to the May 5, 2026 meeting.
VOTE TO CONTINUE CARRIED (5 YES/1 NO-Deecken/1 ABSTAINED-Lauria)

Commissioner Lauria rejoined the meeting at 9:03 pm

OLD BUSINESS CLOSED at 9:03 pm

MINUTES
By unanimous consent the Commission VOTED to ACCEPT the meeting minutes of March 3, 2026

SCHEDULE FIELD INSPECTION(S)-TUESDAY, APRIL 21, 2026 beginning at 2:30 pm

Application 26-08	Aleksandra Moch	112 Hilltop Drive
Application 26-10	Machados Properties	33 Broadway
Applications 25-10 & 25-11	Emilia Ferri	6 Sycamore Street & Lot321

Commissioner Deecken: P&Z update – Unity and Booth Hill apartments

By unanimous consent the Inland Wetlands and Watercourses Commission adjourned at 9:20 pm.

Respectfully Submitted,

Colleen Lombardo, Clerk