



**TOWN OF RIDGEFIELD**  
**Inland Wetlands Board**  
**WEB BASED MEETING VIA ZOOM SPECIAL MEETING**

**APPROVED/REVISED MINUTES**

These minutes are a general summary of the meeting and are not a verbatim transcription.

April 18, 2024

Members present: Susan Baker, chair; Carson Fincham, Tim Bishop vice chair; David Smith, Chris Phelps (left at 7:45 and joined again in about 45 minutes), Alan Pilch, secretary.

Members Absent: Ben Nissim

Also present: Caleb Johnson, IW Agent; Aarti Paranjape, Recording Secretary; Allan Welby; Conservation Commission, Eric Keller; Conservation Commission; Robert Jewell, Tyler Campbell, Doug Reich, Wayne D'Avanzo, William Dexter, Daniel Saltus, Dean Pushlar, Salvator Casabianca

**I: Call to order:**

Ms. Baker, Chair, called the Special meeting to order at 7:00 PM.

**II: Application for Discussion:**

1. **IW-24-10; 0 Lauzun Lane:** Summary Ruling Application for the McKeon Farm stream riparian habitat restoration project within the upland review area of wetlands and watercourses. *Owner: Town of Ridgefield Conservation Commission. Applicant: Allan Welby. For receipt and scheduling a sitewalk and discussion.*  
<https://ridgefieldct.portal.opengov.com/records/95663>

Mr. Welby gave an overview of the project which involves identifying the plants which are invasive species and brush clearing of approximately 300 feet. The existing stream is seasonal, and clearing the brush will open up the area. The large trees and native plants will be saved. The proposal is to plant a native riparian habitat. No mechanical equipment will be used, work will use manual tools like loppers and chain saw, shovels.

Work doesn't involve any earth disturbance other than removal of roots of invasive species in some cases.

Members acknowledged and commended the work proposed by Conservation Commission and agreed that this will be beneficial with no negative impact.

The following special condition was stated:

- Submit plant list which will substitute for the identified invasive species to be removed.

**Mr. Bishop motioned to approve the Summary Ruling application with special and standard conditions. Mr. Pilch seconded. Motion carried unanimously**

2. **IW-24-11; 824 Ethan Allen Highway:** Summary Ruling Application for maintenance of existing greens on partial golf course within the upland review area of wetlands and

watercourses. *Owner: GOLF824 LLC. Applicant: Robert Jewell. For receipt and scheduling a sitewalk and discussion. <https://ridgefieldct.portal.opengov.com/records/96001>*

Mr. Jewell gave an overview of the project where about 20000 sq ft area will be re graded to grow grass greens. The applicant was in violation when a pile of sand was deposited within the upland review of wetlands and watercourses. The pile of sand has been removed from the upland area.

Mr. Bishop expressed concerns about this property being in violation in the past as well. He stated on record that any activity involving earth disturbance or maintenance shall be addressed to Board approval. He noted that dumping of vegetation was noticed near the wetlands which shall be removed. Proper erosion measures shall be installed.

Mr. Pilch noted that a large pile of sand and material was deposited on the root system of the large tree.

Discussion ensued and members expressed concern with the large pile of deposited material near the driveway other than the sand piles in the prior violation, silt fence not installed to the proper standards.

Members inquired if the material was to redo the driveway.

My. Campbell confirmed material was not brought for the intention of making a driveway. The accessway always been in existence.

Members stated following special conditions:

- Robust protection along the river-Combination of silt fence and coir logs.
- Removal of vegetation deposited near wetlands.
- Any material not used for the greens to be removed.
- Stone material lying around the tree roots shall be removed.

**Mr. Pilch motioned to approve the Summary Ruling application with special and standard conditions. Mr. Fincham seconded. Mr. Bishop and Mr. Phelps abstained. Motion carried 4-0-2.**

- 3. IW-24-12; 25 Seymour Lane:** Summary Ruling Application for new home construction of a single-family 2-story colonial style dwelling within the upland review area of wetlands and watercourses. *Owner: Ferrandino Enterprises LLC. Applicant: Jason Ferrandino. For receipt and scheduling a sitewalk and discussion. <https://ridgefieldct.portal.opengov.com/records/96042>*

Mr. Jewell gave an overview of the application. The house has been pushed back moving it closer to the wetlands as per the health review requirements for the septic. The mitigation planting as per the recent violation on the property will not be affected.

Mr. Reich, Engineer, stated a site plan shows the new location of house and the separation from the well and septic. The infiltration system is proposed to catch the roof runoff. Infiltration system has a wide spread gallery. Erosion measures to protect the wetlands will be properly installed. Tracking apron at the entrance and the silt sacs at the catch basins will be installed.

Mr. Fincham inquired about the stormwater system being at close proximity to wetlands given the property is relatively flat. He asked if applicant has looked into other alternatives such as LID.

Mr D'Avanzo, engineer, stated that rain gardens or swales would not have enough retention capacity and would not be feasible at this site.

Discussion ensued on the high water table at the site and possible water in the basement.

Members asked if any sump pumps were proposed.

Mr. Bishop stated that he noted possible hydric soils closer to the northern side of the property. That area also showed the vegetation supporting evidence of presence of wetlands. He added that a second opinion by D. Danzer will be helpful to show the presence of any hydric soils other than the flagging showing the wetlands in the back of the property. He also expressed concern with the deposition of C&D material near the entrance of the driveway.

Mr. Pilch, licensed Civil Engineer, asked if the dwelling can be moved closer to the front by twenty feet which will still meet the separation of septic requirements of fifty feet. Discussion was held on the existing and proposed grade for the infiltration chambers. He added that given the water table at the property, the proposed chamber will not work to its full capacity.

Applicant will address following concerns before the next meeting:

- Neighbor concerns regarding runoff onto their property.
- New planting plan which will include additional wetland planting.
- Footing drain requirement-Will the basement sump pumps be required.
- Opinion from Soil Scientist Dr. Danzer for the possible hydric soils noticed at the site closer to street along neighboring property near the driveway location.
- Check if building can be moved closer to the street in the front.
- Stormwater report in relation to the new location of the dwelling.
- Soil data in the vicinity of the cultec system.

Mr. Johnson will talk with the health department about the possibility of moving the house closer to front.

#### **Discussion continued to April 25, 2024.**

- 4. IW-24-13; 7 Casa Torch Lane:** Summary Ruling Application for replacement of failing septic system within the upland review area of wetlands and watercourses. *Owner: Joyce Ligi. Applicant: William Dexter. For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.portal.opengov.com/records/95662>

Mr. Dexter gave an overview of the septic repair for the failing system. The leaching fields are below the seventy five foot well radius.

He said the system is designed per the State Public Health codes and meets the standards of MLSS (Minimum Leaching System Spread). Proper erosion measures shall be installed.

Discussion ensued on the fill brought, discharge drains, no mow zone and clear demarcation of wetlands by boulders.

Members agreed that this is an emergency repair for the septic, which is currently hazardous to human health. Proposed septic work shall have no negative impact on wetlands.

Following special conditions were stated:

- Silt fence to be installed
- Boulders delineating the wetlands, and a mowing once a year beyond the boulders.

**Mr. Bishop motioned to approve the Summary Ruling application with special and standard conditions. Mr. Smith seconded. Motion carried unanimously**

5. **IW-24-14; 49 Nursery Road:** Summary Ruling Application for installation of drainage pipe to extend to current existing catch basin within the upland review area of wetlands and watercourses. *Owner/Applicant: Daniel Saltus. For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.portal.opengov.com/records/93798>

Mr. Saltus presented the application proposing an underground drainage pipe to address the water issues on his property and on the town roads. The runoff gets hazardous in winter when it freezes on the road. The highway department has to salt the area more frequently. The proposed pipe will connect to the existing catch basin and thus will avoid the runoff on street and directly towards wetlands.

Discussion ensued; members agreed that the proposed work is a reasonable plan to address the drainage issues which is also a safety issue. Less salt/chemicals will reach the wetlands and the project will have no negative impact to the wetlands.

Mr. Pilch noted a that the plan shown should state the 6" pipe as perforated and instead of underdrain it should state curtain drain.

Following special condition was stated:

- The plan shall be submitted stating the 6" pipe as perforated curtain drain.

**Mr. Bishop motioned to approve the Summary Ruling with special and standard conditions. Mr. Phelps seconded. Motion carried unanimously**

### **III: Applications for Receipt(s):**

1. **IW-24-15; 24 Craigmoor Road North:** Summary Ruling Application for additions and improvements within the upland review area of wetlands and watercourses. *Owner: Brian Milton. Applicant: Nicholas Yuschak.* <https://ridgefieldct.portal.opengov.com/records/96126>

**Mr. Pilch motioned to receive the above application and schedule a sitewalk and discussion. Mr. Fincham seconded. Motion carried unanimously**

Sitewalk scheduled for May 05 and discussion on May 09, 2024.

### **IV: List of Ongoing Enforcement by Agent:**

1. 120 Old West Mountain Road

Mr. Pushlar gave an overview of the violation, where the homeowner removed debris and regraded the area around a low depression pond. Robust remediation planting is proposed near the low ponding area, creating a buffer. Plants includes natives like *Amanlanchier*, button bush, ferns, iris and fescues. Boulders will demarcate the lawn edge. No mechanical equipment will be involved while the work is being performed.

Discussion ensued, applicant will submit a planting estimate to Mr. Johnson and a bond will be posted, which will be held for 2 years. .

### **VI: Other Business:**

**VII: Approval of Minutes:**

- **Inland Wetlands Meeting:** March 28, 2024

**Mr. Bishop motioned and Mr. Fincham seconded to approve the minutes. Motion carried unanimously**

- **Inland Wetland Sitewalk Minutes:** April 14, 2024

**Mr. Fincham motioned and Mr. Smith seconded to approve the minutes. Mr. Bishop and Mr. Phelps abstained. Motion carried 4-0-2.**

**VIII: Adjourn**

Hearing no further business, Ms. Baker adjourned the meeting at 9:21PM.

Submitted by

Aarti Paranjape  
Recording Secretary