



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

APPROVED/REVISED MINUTES

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

May 09, 2024

Members present: Susan Baker, chair; Carson Fincham, Tim Bishop, vice chair; Ben Nissim, David Smith, Alan Pilch, Secretary; Chris Phelps

Also present: Caleb Johnson, Aarti Paranjape, Recording Secretary, Robert Jewell, Doug Reich, Wayne D'Avanzo, Louis Bottali

I: Call to order:

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

II: Discussion(s):

1. **(Contd.) 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.*
<https://ridgefieldct.portal.opengov.com/records/96042>

Ms. Baker indicated to the applicant as the updated plans and materials were uploaded the day of the meetings, discussion might be continued to next meeting due to lack of time to review materials by members.

Mr. Jewell at the meeting expressed concerns with the documents submitted right before the meeting by a member. He said that this is not a public hearing hence no material shall be submitted by Board members. Mr. Johnson will clarify this issue with the Town Counsel.

Mr. Jewell and team of Mr. Reich and Mr. D'Avanzo presented the new plans to address Board concerns raised at last discussion.

Mr. Reich stated that the dwelling has been shifted ten feet towards the street side. It still maintains the setbacks from the septic as per the State codes. The stormwater system is also moved away from wetlands. The level spreader is now fifty feet as opposed to 25 feet. The basement plans show sump pump to mitigate the low water table issues. Mr. D'Avanzo stated that the new proposal will not have negative impacts to the wetlands.

Discussion ensued and members expressed concerns with the stormwater specifications- the small distance between the chambers and the groundwater table, not addressing the redoximorphic features of soil and presence of wetlands plants near the entrance by a soil scientist, updating the planting plan in relation to new location of house and patio.

Discussion continued to May 23, 2024, applicant will address the above concerns raised by the Board.

2. **IW-24-17; 1 Twopence Rd;** Summary Ruling application for constructing an Accessory Dwelling structure within the upland review area of wetlands and watercourses. *Owner/Applicant: Louis Bottali.*
<https://ridgefieldct.portal.opengov.com/records/96534>

Mr. Bottali gave an overview of the proposed accessory dwelling. He said the location is proposed at the existing pool and patio site which will be removed. The building has to be twenty-five feet from the septic, hence this location was chosen. The wetlands are on western and northern property line. The plantings are proposed parallel to septic fields.

Members expressed concerns with the fence installed in wetlands; the proposed plantings are not native, if any walkways proposed and mitigation for the roof runoff.

Discussion ensued and applicant will submit following at the next meeting:

- Plans showing the removal of fence and proposing screening of native plants suitable in wetlands.
- Plans to show any walkways or access from parking to accessory dwelling.
- Planting plan to be updated with native plants.
- Plans should show if shed would be removed.

Discussion continued to May 23, 2024 meeting.

III: Application(s) for receipt:

None

III: List of Ongoing Enforcement by Agent:

None

IV: Other Business:

None.

V: Approval of Minutes:

- **Inland Wetlands Meeting: April 25, 2024**

Mr. Bishop motioned and Mr. Smith seconded to approve the minutes. Mr. Pilch and Mr. Phelps abstained. Motion carried 5-0-2.

- **Sitewalk Minutes: May 05, 2024**

Mr. Pilch motioned and Mr. Nissim seconded to approve the minutes. Mr. Bishop, Mr. Fincham and Mr. Phelps abstained. Motion carried 4-0-3.

VI: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 8:05 PM.

Submitted by

Aarti Paranjape

Recording Secretary