



**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.

July 25, 2024

Members present: Susan Baker, chair; Tim Bishop, Ben Nissim (joined at 7:01PM), David Smith, Alan Pilch, Secretary; Chris Phelps (joined at 7:01PM)

Members absent: Carson Fincham

Also present: Caleb Johnson, Wetlands Agent; Aarti Paranjape, Recording Secretary; Barbara Hartman, David Battista, Dean Williams.

**I: Call to order:**

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

**II: Public Hearing(s):**

- 1. IW-24-19; 27 Abbott Avenue;** Plenary Ruling application for the construction of a 10 residential town houses with associated drainage and landscaping within the upland review area of wetlands and watercourses. *Owner: Veton Alimi. Applicant: Brian Carey.* **Reschedule Public hearing to August 22, 2024.**

<https://ridgefieldct.portal.opengov.com/records/97127>

Ms. Baker announced that the Public Hearing for above application is rescheduled and will open on August 22, 2024.

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

- 1. IW-24-24; 17 East Ridge;** Summary Ruling application for new construction and related appurtenances and site improvements of single-family dwelling damaged by fire, within the upland review area of wetlands and watercourses. *Owner/Applicant: Robert Hendrick.* For receipt and scheduling a sitewalk and discussion

<https://ridgefieldct.portal.opengov.com/records/97816>

**Mr. Pilch motioned and Mr. Bishop seconded to receive the application. Motion carried unanimously.**

**The sitewalk is scheduled for August 18 and discussion on August 22, 2024.**

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

None

## **V: Other Business:**

### **1. Lake Mamasasco dam project**

Ms. Baker informed the Board that the Mamasasco Lake dam is in need of repair. The dam is under the CT DEEP and not under the purview of Wetlands Board, however the Association wanted to give an update of their project which will be approved by CT DEEP.

Ms. Hartman, Vice President of the Mamasasco Lake Improvement Fund gave an overview. She explained the current dam does not meet the hundred-year flood requirement. The dam would need to be raised 3” to meet the 100-year mark and 8” to meet the 500-year mark. Boulders would be placed on lakeside. Additional fill would make the dam stronger.

Mr. Battista, P.E. presented the engineering involved with the proposed dam work. The dam is located at the northeasterly shore of the lake. The plans would be submitted to CT DEEP. He gave a brief summary of existing conditions stating that trees have already been cut. The crest would be raised a few inches to provide adequate board. A processed gravel driveway would be used for the maintenance road without damaging the dam. Rounded boulders will be used to avoid erosion instead of fractured rock (riprap). Gravel will be covered with few inches of topsoil to allow aquatic vegetation to grow. Temporary cofferdams will be installed on the lakebed. The contractor will decide which type of cofferdam will work best for them. Silt sacs or filter sacs would be positioned to capture the silt and strain the water before it reenters the lake. The slope will be flattened to make the dam safer, in an event of failure of the embankment.

Mr. Bishop inquired about current hazard class of the dam. Has applicant checked if the site is in Natural Diversity Database (NDDDB)? Did Division of Inland Fisheries have any comments and if Wildlife division had any comments regarding seasonal restrictions pertaining to migration?

Mr. Battista said that this site is not in NDDDB database, he has not contacted the fisheries division but in his professional experience, he hasn't come across anytime where he had to use the fish ladder. However, he will discuss during the dam safety process and DEEP will be able to comment when they submit an application. He added that typically the seasonal restrictions are from June-September, but the work will be confined within the cofferdams.

Mr. Pilch inquired about the current surface and the future surface of the dam. He asked the duration of work and will there be any impact to trail during construction?

Mr. Battista explained that current surface is grass, the improvements will include engineered fill and will have four inch of topsoil seeded with grass. The flattened surface will enable the homeowner to maintain the area by mowing. There is steep elevation between the trail and the lake and hence no impact to the trail while construction occurs. The work will completed in 30-60 days. He added that the permits have to be taken with DEEP and Army Corps of Engineers which could take a few months. The work is anticipated to start in spring 2025 once the permits are issued.

Updates will be given to Mr. Johnson when the project starts so that office has a record of the work.

### **2. Fee schedule discussion**

Members discussed the fee schedule which was prepared by Mr. Nissim.

Mr. Nissim stated that he compared Fairfield county towns when creating this schedule and mimicked towns similar to Ridgefield.

Discussion ensued regarding the single family versus multifamily and commercial categories. It was discussed how the fees will apply for multifamily if it is charged by per unit added. It should be made clear if the unit refers to building or units within the building. The mixed use building, which has commercial and residential, should be categorized as commercial.

Mr. Bishop said that a separate category of “demolition permit fees” should be added.

Discussion ensued regarding the monitoring fees and should it be added every time the agent makes a visit or a lump sum included in the initial fees.

Members agreed to increase the administrative fees as well.

Mr. Nissim will update the fee schedule as discussed and will share. Discussion shall be put on future agenda. Board members suggested a legal notice of the effective date of the new fees structure should be placed in the press. Members agreed that since staff will work with IT to incorporate the new fee structure in the Open Gov online system, effective date can be around January 2025.

Ms. Baker informed Board, that Mr. Nissim would be resigning from the Wetlands Board and joining Planning & Zoning Commission. She added that after Mr. Nissim submits the resignation, Board would then have 30 days to appoint the new member. Since Mr. Nissim belongs to Democratic Party, the new member shall be from the same party. The town’s Democratic Party will get the interested candidates; Board can interview and appoint a new member.

#### **VI: Approval of Minutes:**

- **Inland Wetlands Meeting: July 11, 2024**

Mr. Pilch suggested verbiage on page 2 to add “high” to 25 feet retaining wall.

**Mr. Pilch motioned to approve the minutes as amended. Mr. Phelps seconded. Mr. Bishop abstained. Motion carried 5-0-1.**

#### **VII: Adjourn**

Hearing no further business, Ms. Baker adjourned the meeting at 8:29 PM.

Submitted by

Aarti Paranjape  
Recording Secretary