



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

Recording of Votes

November 14, 2024

Members present: Susan Baker, chair; Tim Bishop vice chair; Carson Fincham, Alan Pilch, Secretary; David Smith, Keith Carlson (joined at 7:56)

Also present: Caleb Johnson; Inland Wetlands Agent, Tom Beecher, Robert Jewell, Michael Mazzucco, William Bernhardt, David McConnell.

**I: Call to order:**

Ms. Baker, Chair, called the meeting to order at 7:01 PM.

**II: Discussion:**

1. **(Continued) IW-24-21; 599 Branchville Road;** Plenary Ruling application for a stream crossing and related site work for an accessway/driveway with some related drainage work within the upland review area of wetlands and watercourses. *Owner: Moreton Binn. Applicant: Robert Jewell*  
<https://ridgefieldct.portal.opengov.com/records/97450>

*Mr. Fincham motioned to deny the above application. Mr. Bishop seconded. Motion carried 5-0-0.*

2. **(Continued) 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.*  
<https://ridgefieldct.portal.opengov.com/records/97127>

*Mr. Smith motioned that the Intervenor to this application proved his case. Mr. Fincham seconded. Motion carried 5-0-0.*

*Mr. Pilch motioned to deny the above application. Mr. Bishop seconded. Motion carried 5-0-0.*

3. **(Continued) IW-24-31; 92 Danbury Road;** Summary Ruling application for demolition and removal of existing structures, including the automobile service facilities, construction of a new retail filling station and convenience store, related site work including construction of a new driveway to provide access to Ligi's Way within the upland review area of wetlands and watercourses. *Owner: NEMCO LLC. Applicant: Robert Jewell.*  
<https://ridgefieldct.portal.opengov.com/records/98274>

Continued to next regular meeting.

4. **IW-24-37; 0 Adams Road;** Summary Ruling application for construction of new three-bedroom single family dwelling, driveway, septic, well, drainage, and utilities within the upland review area of wetlands and watercourses. *Owner: Frank Zarkowsky. Applicant: Michael Mazzucco.*  
<https://ridgefieldct.portal.opengov.com/records/98633>

Continued to next regular meeting.

5. **IW-24-39; 116 Oscaleta Road;** Summary Ruling application for proposed construction of a detached garage within the upland review area of wetlands and watercourses. Owner/Applicant: William Bernhardt.  
<https://ridgefieldct.portal.opengov.com/records/98276>

*Mr. Bishop motioned to approve the above application with conditions. Mr. Pilch seconded. Motion carried 5-0-0.*

6. **IW-24-40; 0 Rippowam Road;** Summary Ruling application for replacing an existing timber bridge within the upland review area of wetlands and watercourses. Owner: Randolph Associates LLC. Applicant: Richard Williams.  
<https://ridgefieldct.portal.opengov.com/records/97732>

*Mr. Smith motioned to approve the above application with conditions. Mr. Pilch seconded. Motion carried 5-0-0.*

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

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

**V: Other Business:**

**1. 0 Pound Street – Preliminary application discussion**

**VI: Approval of Minutes:**

- **Inland Wetlands Meeting:** October 10, 2024, October 24, 2024, October 28, 2024 (Special Meeting), November 04, 2024

*Mr. Fincham motioned to approve the above minutes. Mr. Smith seconded. Motion carried 5-0-0.*

- **Inland Wetlands Sitewalk meeting:** October 20, 2024, November 10, 2024

**October 20:**

*Mr. Bishop motioned to approve the above sitewalk minutes. Mr. Fincham seconded. Motion carried 5-0-0.*

**November 10:**

*Mr. Pilch motioned to approve the above sitewalk minutes. Mr. Smith seconded. Motion carried 3-0-3 with Mr. Carlson, Mr. Fincham and Mr Bishop abstaining.*

**VII: Adjourn**

Hearing no further business, Ms. Baker adjourned the meeting at 10:28 PM.

Submitted by

Caleb Johnson  
Recording Secretary