



**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
Web Based Meeting Hosted on Zoom**

APPROVED/REVISED MINUTES

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

January 23, 2025

Members present: Tim Bishop, Vice Chair; Alan Pilch, Secretary, David Smith, Carson Fincham (left at 9:18), Keith Carlson.

Members Absent: Susan Baker, Chair.

Also present, Caleb Johnson, Inland Wetlands Agent; Michael Mazzucco, Katherine Throckmorton, Donald Smith.

I. Call to order:

Mr. Bishop, Vice Chair, called the meeting to order at 7:00 PM.

II: Discussion:

- I. IW-24-44; 0 South Salem Road;** Summary Ruling application for construction of new 4-bedroom single family dwelling within the upland review area of wetlands and watercourses. *Owner: Brucemont Circle Partners LLC. Applicant: Michael Mazzucco.*
<https://ridgefieldct.portal.opengov.com/records/99462>

Mr. Mazzucco updated the Board with the revisions as suggested at prior meeting. The revisions addressing snow and the sheet flow off the driveway. North of driveway, a riprap is proposed along with plantings to address the water drainage issues.

Mr. Pilch suggested to have curb and grading at the broader part of the driveway so that the water will direct to the catch basin proposed at the corner. He also suggested the riprap behind the cultec system on the left side of house to be at least 10-15 feet wide biological swale or a level spreader which will address the sheet flow getting discharged and infiltrate before it enters the ground, towards the wetlands. Mr. Pilch suggested a clear demarcation with two-man boulders as limit of lawn.

Mr. Bishop said he has same concern as raised by Mr. Pilch. He suggested a bioswale would be a good idea. Mr. Fincham expressed concern with snow plowing over the grass area near the catch basins as there is no buffer. A berm would be a good idea. He agreed with Mr. Pilch and Mr. Bishop's idea. He added he prefers LID system as to cultecs system to address sheet flow before it enters wetlands.

Ms. Throckmorton gave the updated plant list which include all native plants. The plans show limit of lawn with buffer seed mixes.

Discussion continued to next meeting on February 13, 2025.

- 2. IW-24-48; 16 Ridgewood Road;** Summary Ruling application for construction of a single level 561 square foot ADU within the upland review area of wetlands and watercourses. *Owner/Applicant: Keith Carlson.*
<https://ridgefieldct.portal.opengov.com/records/99517>

Mr. Carlson, presented the updates. He proposes a double row of silt fence to capture runoff. Grading proposed at the left corner and will have a geotextile fabric. Plantings include native plants. Behind the accessory dwelling he proposes, switch grass and cinnamon ferns. He proposes a green roof which will have

sedum, a rain garden with butterfly milk weed and service berry is proposed to capture any runoff from the roof.

Mr. Pilch inquired if the roof will have any gutters. He suggested relocating river Birch closer to wetlands than Dogwood, as river birches thrive well near wetlands.

Mr. Carlson, said the roof will be sloped to allow the runoff off. He agreed to swap the dogwood with River Birch.

Mr. Bishop expressed concern with the maintenance of green roof in dry period of season. Mr. Carlson stated he will be responsible for the maintenance of roof and will be watering during dry season to keep the plants thriving.

Board suggested revising the plants swap and approve the application.

Mr. Smith motioned to approve the above application with standard conditions and revision stated above. Mr. Fincham seconded. Mr. Carlson abstained. Motion carried 4-0-1.

Mr. Carlson joined back as a Board member.

3. **IW-24-50; 209 Tackora Trail;** Summary Ruling application for regrade and pave existing driveway and parking areas and install storm water system within the upland review area of wetlands and watercourses. Owner: Society of Saint Pius X Ridgefield Connecticut Inc. Applicant: Donald Smith Jr.
<https://ridgefieldct.portal.opengov.com/records/99027>

Mr. Smith gave an overview of the project which include converting existing approx. 19,000 sq feet gravel driveway to asphalt. A catch basin is proposed which will be connected to existing catch basins. A fifty-foot level spreader is proposed. Due to the health code requirements the infiltration is not allowed downslope within the fifty feet of the septic system.

Mr. Pilch expressed concern with the level spreader proposed on the left given the proximity of lake Mamasasco. He suggested a rain garden or bioretention before it enters the level spreader. He suggested treating the run off from the parking area in north to be infiltrated/ treated before it enters the wetlands and eventually into the Lake Mamasasco system.

Mr. Carlson inquired about the railroad fence and they are proposing any berm at that location. He suggested he noticed debris and if that be cleaned during construction.

Mr. Smith, there is a trail to access storage down hence no change is proposed at that location. The fire wood is piled and its not debris but he will look into it.

Mr. Smith agrees to put some mitigation as per Mr. Pilch's suggestion.

Mr. Bishop also expressed concerns similar to Mr. Pilch about the scope of work upgradient to the wetlands situated down gradient.

Mr. Pilch said that some kind of mitigation planting will be helpful in the north of the parking. He added that revision to plans shall be good to be reviewed by Board.

Continued to next regular meeting at February 13, 2025.

4. **IW-25-1; 283 Main Street;** Summary Ruling application for installation of a 12x40' swimming pool within the upland review area of wetlands and watercourses. Owner: Philip Van Riper. Applicant: Katherine Throckmorton.
<https://ridgefieldct.portal.opengov.com/records/99531>

Ms. Throckmorton gave an overview of the proposed pool within the upland review area. The rear lot is undersized lot in the vicinity of Aldrich Museum. An intermittent watercourse runs along the western edge . Wetlands are very close and has been delineated in 2002. Existing patio will be removed and replaced by deck with gravel base. Minimal grading will be involved to install this above grade prefabricated pool of 12x40 feet. No disturbance in the wetlands area.

Double row of silt fence will add protection during construction. There will be net reduction in impervious surface so no stormwater shall be required. Roughly 2000 sq ft of wetlands will be returned to native cover. The lawn has been reduced also with native plantings appropriate for water saturation level and relatively deer resistant.

Ms. Throckmorton presented the alternative plans which is not preferred in one plan the pool was closer to the wetlands and in the second alternate the pool was away from wetlands however required stormwater system. Both the plans were rejected to continue with the current plan as proposed.

Board acknowledged the proposal where there is decrease in impervious surface and lawn area. Board suggested a buffer near the deer fence.

Ms. Throckmorton agreed to install a couple of feet of herbaceous planting and readjusting the fence.

Following special condition was stated:

- Riparian buffer along the west side of the pool.

Mr. Pilch motioned to approve the above application with standard conditions. Mr. Carlson seconded. Motioned carried unanimously.

III: Applications for Receipt(s):

None.

IV: List of Ongoing Enforcement by Agent:

1. 25 Seymour Lane – Wetlands Violation

Mr. Johnson gave an overview of the ongoing violation, where Mr. Beecher had sent a letter to the property owner that the planting estimate to be submitted by November 2024 and bond shall be submitted to office by January 10, 2025. Nothing was done. Mr. Johnson reached out to counsel for further steps. The homeowner had applied for Summary ruling for Single family which was denied. The violation still stayed active. Board agreed that since the Town Counsel is involved, they support the letter send by the counsel for the next steps in order to bring the property in compliance.

V: Other Business:

1. Fee Schedule discussion

Board discussed the fee schedule. Mr. Bishop said that he would like a fee for the demolition projects review. He added that revised inspections should include the extra fees.

Mr. Bishop stated that the revised fee schedule is definitely improved with the new fees revised.

Discussion ensued to add the demolition fee and if it should be flat fee, definition of demolition etc., miscellaneous fees for minor work like making a wall.

Mr. Bishop suggested a fees for grading/ earthwork fees. Board agreed this would be a good addition.

2. Mr. Caleb asked if the Board will like to review the application for 371 Wilton Road East.

Mr. Johnson added that the Planning & Zoning Commission public hearing is scheduled for March 04, and the Commission would like comments from Wetlands Board.

Board agreed given the scope of work to the proximity of Upland Review area, the applicant should submit an application to Board for review.

VI: Approval of Minutes:

- **Inland Wetlands Meeting:** January 9, 2025

Mr. Pilch motioned to approve the above minutes. Mr. Carlson seconded. Motion carried 4-0-0.

- **Inland Wetlands Sitewalk Meeting:** January 5, 2025 and January 19, 2025

January 5, 2025:

Mr. Pilch motioned to approve the above sitewalk minutes, Mr. Carlson seconded. Mr. Smith abstained. Motion carried 3-0-1

January 19, 2025:

Mr. Smith motioned to approve the above sitewalk minutes, Mr. Carlson seconded. Mr. Bishop abstained. Motion carried 3-0-1

VII: Adjourn

Hearing no further business, Mr. Bishop adjourned the meeting at 9:28 PM.

Submitted by

Aarti Paranjape (via Zoom recording)
Recording Secretary