



**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.

February 13, 2025

Members present: Susan Baker, Chair; Alan Pilch, Secretary, David Smith, Carson Fincham, Keith Carlson.

Members Absent: Tim Bishop, Vice Chair

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

I. Call to order:

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

II: Discussion:

1. **(Contd.) 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 presented the minor changes as suggested by the Board. He said the plans show clearly limit of lawn, the plunge pool has plants around it. Curbing is added wrapping around the catch basin and all the flow is directed towards the basins.

Mr. Pilch suggested adding biological uptake to the plunge pool rather than just depressed rocks.

Ms. Throckmorton agreed to arrange the plants around the discharge points and can incorporate the sedges all around the catch basins.

Mr. Fincham agreed with Mr. Pilch's suggestion and said the biological uptake will enhance the LID functioning.

Ms. Throckmorton said she will submit to office a plan for the rip rap with top soil and then seed mix over it.

Members approved the revisions and stated following special conditions:

- Introduction of plantings with seed mix into the plunge pool area.

Mr. Pilch motioned to approve the above Summary ruling with special conditions and standard conditions. Mr. Carlson seconded. Motion carried unanimously.

Publication date of February 20, and effective date of February 21, 2025.

2. **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 revisions since the last meeting. He added that a three-four feet wide grass line swale is added towards the contours near the paving off the north curb line.

Plantings include shadblow and spice bush towards the outside of the swale.

He added that the improvement of paving over gravel would give better control of parking and use of the area. Portion of existing parking is in upland review area. Conservation seed mix is proposed in the grass swale.

Mr. Pilch inquired the location of the seed mix.

Mr. Smith confirmed a berm is proposed on the east and the exposed area near the pipeline will have seed mix.

Mr. Pilch added that last meeting Board discussed having a rain garden and have a depressed area. He suggested regrading and then a berm and some kind of depression at the of grass swale which will retain water before it infiltrates to ground. This will give a higher level of treatment for the runoff from the newly paved area more than just a grass swale, which is just thirty to forty feet in length.

Mr. Smith stated that some of roof leaders pipe into a six-inch pipe daylight in the area which also has elevation issues. He expressed concerns with the rain garden which fills up and overtops and can cause issues with the septic system located at the south.

Mr. Fincham also suggested aggressive grading and then daylighting the roof leaders away from the wetlands. Discussion ensued regarding the roof leaders, grading and a longer grass swale.

Board stated following special conditions:

- Plans to show location of the seed mix.
- Depressed area six inches deep along the three feet wide drainage swale located near the discharge point.

Mr. Pilch motioned to approve the above Summary ruling with special conditions and standard conditions. Mr. Fincham seconded. Motion carried unanimously.

Publication date of February 20 and effective date of February 21, 2025.

1. **IW-25-3; 0 Rustic Road;** Summary Ruling application for construction of a two-bedroom dwelling, septic, driveway, and drainage within the upland review area of wetlands and watercourses. Owner: Ilmenev Pavel. Applicant: Michael Mazzucco. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/100104>

Mr. Fincham motioned to receive the above application. Mr. Smith seconded. Motion carried unanimously.

Sitewalk scheduled for February 23 and discussion on February 27, 2025

IV: List of Ongoing Enforcement by Agent:

None.

V: Other Business:

1. Mr. Johnson informed the Board that Mr. Beecher is going to take next steps for the two ongoing violations at 40 Mountain Rd. and 25 Seymour.
2. Board discussed the letter sent by Attorney Jewell, where he stated that since the proposed application has no work in the hundred-foot review area, they do not require submitting a wetlands application. The project is outside of upland review area.

Discussion ensued and members agreed that even though the work is outside of upland review area the effect of a storm water system is concerning. The runoff from the property goes into the significant

wetlands area. The Board feels that they have a jurisdiction to review the effects of the storm water impact on the wetlands even if the work is outside of upland review area.

Board decided to consult the Town counsel. . Mr. Beecher can review the letter sent by applicant and the discussion held between the members, in order to alleviate concerns raised by the Board.

3. Mr. Johnson informed about the AECOM letter for the Waste Water treatment facility application. The wetlands enhancement planting is one of the conditions which has to be met by the applicant. AECOM is at the final stages of project and they are looking into closing all the building permits, Mr. Johnson mentioned since the application is from 2019, when the Inland Wetlands Board applications were not online, that once he completes the sign off on the building permits nothing will appear to be outstanding and all projects shall show complete. Board will not have any way of asking the applicant to complete the Wetlands plantings,as there was no bond posted at that time.
It was suggested that if AECOM can post a bond for the wetland's enhancement planting, the Town can complete the work after the other permits are closed.
Mr. Johnson will contact AECOM's representative Mr. Formica to figure out the way to complete the condition of Wetlands enhancement plantings.
4. Fee schedule discussion tabled to next meeting.

VI: Approval of Minutes:

- **Inland Wetlands Meeting:** January 23, 2025

Mr. Carlson motioned to approve the above minutes. Mr. Pilch seconded. Motion carried unanimously.

VII: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 7:50 PM.

Submitted by

Aarti Paranjape
Recording Secretary