



**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 27, 2025

Members present: Susan Baker, Chair; Tim Bishop, Vice Chair Alan Pilch, Secretary, Carson Fincham, Keith Carlson.

Members Absent: David Smith

Also present, Caleb Johnson, Inland Wetlands Agent; Aarti Paranjape, Recording Secretary; Michael Mazzucco

I. Call to order:

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

II: Discussion:

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: Pavel Ilmenev. Applicant: Michael Mazzucco.
<https://ridgefieldct.portal.opengov.com/records/100104>

Mr. Mazzucco gave an overview of the application. Site is a vacant lot, proposal is for a two-bedroom house with a septic system that will require fill package on the property. The property has water supply from Aquarion. Ms. Jaehnig's report shows a bit of wetlands ninety feet away from the corner of property. The property slopes from the rear to road. Drainage runs from the property to the road. However, there are no drainage catch basins on the road. In the rear the drainage is directed from the property above towards a ditch on site. A proposed catch basin will collect the runoff and is directed towards existing drainage on site.

Mr. Pilch commented that most of the activity is outside of the upland review area. He suggested if applicant can do planting within the drainage outlet, it will screen the stones as well help with infiltration. He inquired about the grades at the north side of the lot and if there were comments from public works regarding the drainage discharging at the road. He suggested a separation between septic and discharge by installing a six-to eight-inch depression like a plunge pool or sump which will also help with percolation.

Mr. Bishop agreed with Mr. Pilch's comments. He inquired if public works is okay with the discharge of the runoff onto the road.

Mr. Mazzucco agreed to the suggestions of reshaping the drainage area with plantings and separating the area from the septic area with a depression. He also mentioned he will check with the highway department and if any alterations in drainage are needed he will come back to the wetlands board.

Board stated following special conditions:

- Approval from Highway Department for onsite drainage being discharged as described on the plan.
- Planting sedges and fern within the stones at discharge drain.
- Add a depressed area of 6-8 inches separating the septic and drain.

Mr. Bishop motioned to approve the Summary Ruling with above special conditions and normal conditions. Mr. Pilch seconded. Motion carried unanimously.

Publication date is March 06 and effective date is March 07, 2025.

III: Applications for Receipt(s):

- 1. IW-25-4; 15 Bear Mountain Road;** Subdivision application for resub division of one lot into two lots within the upland review area of wetlands and watercourses. Owner: Giovanni Capocci. Applicant: Michael Mazzucco. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/100238>

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

Sitewalk scheduled for March 09 and discussion on March 13.

IV: List of Ongoing Enforcement by Agent:

None.

V: Other Business:

1. 371 Wilton Road West

Members discussed the emails sent by Mr. Jewell regarding the application, proposing a sitewalk by the members.

Members scheduled a special sitewalk meeting on Sunday March 02, 2025 at 9:00AM and opined that a Summary Ruling application shall be submitted for the proposed work at site.

Office will post the sitewalk notice and request the Summary Ruling application from the applicant.

2. Fee Schedule discussion

Mr. Johnson shared the fee schedule prepared by Mr. Bishop.

Members looked into the existing fees and the revised new fees for each type of applications.

Discussion ensued regarding the construction of structures to existing dwelling versus a single-family new construction. Whether rebuilding on same foundation would be considered new construction. It was determined that if any earth disturbance was involved (such as an additional foundation for a larger building), it should be deemed as new construction and fees charged accordingly. Members agreed to create definitions for what would be considered a new construction for single family versus addition to existing structures etc. so that it will be clear when fees are calculated. Edits and changes were finalized.

Staff suggested since IT will have to incorporate the changes in the online system, the effective date will take a few weeks.

Members announced that the effective date shall be March 31, 2025, and all applications submitted from that date will follow the new fee schedule. This will give enough time for the IT department to make the necessary changes into the online permit system.

Mr. Pilch suggested informing the new fees schedule to public.

Staff suggested a press release and announcements on the town website to publicize the new fees schedule for all the inland wetlands permits submitted starting March 31, 2025.

The Chair acknowledged the hard work of all the members in preparing the new fee schedule.

3. Preliminary regulation discussion

Members discussed the need for some text amendments to the existing wetlands regulations. A public hearing shall be required for the text amendment application. An amendment regulation application shall be received by Board at the next scheduled meeting and a public hearing can be scheduled for March 27, 2025. There will be no deadline set for final approval of the updated regulations; it will depend on the time it takes to discuss and make final changes.

VI: Approval of Minutes:

- **Inland Wetlands Meeting:** February 13, 2025

Mr. Pilch motioned to approve the above minutes. Mr. Fincham seconded. Mr. Bishop abstained. Motion carried 4-0-1.

- **Sitewalk Minutes:** February 23, 2025

Mr. Carlson motioned to approve the above minutes. Mr. Pilch seconded. Mr. Fincham and Mr. Bishop abstained. Motion carried 3-0-2.

VII: Adjourn

Mr. Pilch suggested to share the updated contact list for all the board members.

Hearing no further business, Ms. Baker adjourned the meeting at 8:46 PM.

Submitted by

Aarti Paranjape
Recording Secretary