



TOWN OF RIDGEFIELD INLAND WETLANDS BOARD

APPROVED/REVISED MINUTES

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

April 24, 2025

Members present: Susan Baker, Chair; Carson Fincham, Keith Carlson, Noah Berkowicz.

Members Absent: Alan Pilch, Secretary; David Smith, Tim Bishop, Vice Chair

Also present, Caleb Johnson, Inland Wetlands Agent; Roman Rozinka, Joseph Fossi, Brandon Arcamone

I. Call to order:

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

II: Discussion:

1. **(Continued) IW-25-9; 238 Mimosa Circle;** Summary Ruling application for excavation related to basement expansion within the upland review area of wetlands and watercourses. Owner/Applicant: Roman Rozinka.
<https://ridgefieldct.portal.opengov.com/records/100583>

Mr. Carson explained that due to a conflict of interest, he would be recusing himself from this application. Ms. Baker noted that with his absence a quorum would not be present and therefore no motion or vote could be taken. *The application was continued to the May 8 meeting without further discussion.*

2. **IW-25-10; 54 Ketcham Road;** Summary Ruling application for construction of single-family residence and associated grading within the upland review area of wetlands and watercourses. Owner: Joseph Fossi. Applicant: Steven Trinkaus.
<https://ridgefieldct.portal.opengov.com/records/100658>

Mr. Fossi reviewed the location of the new residence, which is a few feet into the 100-foot wetland setback on the east side of the property. He noted that the position of the house avoided ledge to the northwest and also situated it better in terms of solar panels to be use on the roof. The location is on a relatively flat plateau above a steep slope to the wetlands and there will be no incursion into the slope for any purpose.

Mr. Carlson asked how many trees would need to be removed to allow for full sun on the solar panels. Mr. Fossi said that the trees that would need to be removed for the driveway and septic system area were the ones that would have blocked sun to the panels, so there would not need to be more trees removed for that purpose.

Ms. Baker asked if the location shown on the site map at the meeting for the septic system was now final, given that at the site walk he had indicated it might change. Mr. Fossi responded that the location was not final pending further work by the engineer, Mr. Trinkaus.

The application was continued to the May 8 meeting.

3. **IW-25-13; 384 Branchville Road;** Summary Ruling application for installation of an above ground swimming pool with partial wrap around deck within the upland review area of wetlands and watercourses. Owner/Applicant: Brandon Arcamone.
<https://ridgefieldct.portal.opengov.com/records/100803>

Mr. Arcamone presented plans for an above ground swimming pool and wraparound deck. The plans show a 33' x 18' oval pool that will be placed on a sand base, surrounded with a deck supported by posts that will be in hand-dug holes with concrete. He stated that he chose the location that would have the least need for grading. The decking will have spaces between the boards so that it will be pervious. The safety fence will be on top of the deck, with a gate at the stairs that lead down to the ground.

Mr. Carson noted that the structure will be only 17' from the wetlands, which is closer than the board has approved for similar projects and asked if the pool could be brought closer to the house and further from the wetlands and if both the deck and the pool could be made smaller. He also stated that the current grassed area was not good for the wetlands and an approval would likely include plantings for mitigation.

Mr. Arcamone explained that moving more than 3' closer to the house was not possible because there needed to be room to install a pump chamber on that side of the house in case the current septic field were to fail and access was needed to the backup location. He also mentioned that he had already purchased the 33' x 18' pool and therefore it would not be possible to make it smaller. The property setbacks do not allow for the pool deck to be repositioned so that it is closer to the west side of the property, and the location is constrained on the east side by the current septic system. He indicated a willingness to review the project again to see what he could propose.

Ms. Baker brought up that the IWB had recently sent the applicant a notice of violation regarding tree removal and depositing of material in and adjacent to the wetlands. She also noted that during the site walk, members did not see the planting that had been part of a 2021 resolution of agreement for a permit to construct the garage. She said that rather than replanting the earlier plan, a new, more robust plan would be needed as part of this application, and that it should include trees to replace the ones removed.

Mr. Arcamone will work with Mr. Johnson to resolve the violation, and he stated that he would work with a landscape architect or nursery on a planting plan to submit as part of the pool application.

The application was continued to the May 8 meeting.

III: Applications for Receipt(s):

- 1. IW-25-16; 3 Tackora Trail;** Summary Ruling application for construction of an inground swimming pool, patio and stormwater management system within the upland review area of wetlands and watercourses. Owner: Michael Morano. Applicant: Michael Mazucco. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/100936>
- 2. IW-25-17; 0 Blue Ridge Road;** Summary Ruling application for installation of a beaver deceiver at Turtle Pond within the watercourse. Owner/Applicant: Eight Lakes Community Association. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/100957>

Mr. Fincham motioned and Mr. Berkowicz seconded to receive the above applications. Motion carried unanimously.

Sitewalk scheduled on May 4 and discussion on May 10, 2025.

IV: List of Ongoing Enforcement by Agent:

- 1. 384 Branchville Road – Wetlands Violation**

Discussed during the above application.

V: Other Business:

Ms. Baker noted that during the summer months it was important if members were going to be absent from meetings that they notify both the Chair and Mr. Johnson as early as possible so that it could be determined if there would be a quorum present.

VI: Approval of Minutes:

- **Inland Wetlands Meeting:** April 10, 2025
- **Mr. Berkowicz motioned to approve the above minutes. Ms. Baker seconded. Mr. Fincham and Mr. Carlson abstained. Motion carried 2-0-2.**
- **Sitewalk Minutes:** April 19, 2025

Mr. Fincham motioned to approve the above minutes with amendments. Ms. Carlson seconded. Motion carried 4-0.

VII: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 7:56 PM.

Submitted by

Susan Baker, Chair