



TOWN OF RIDGEFIELD INLAND WETLANDS BOARD

APPROVED/REVISED MINUTES

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

June 12, 2025

Members present: Susan Baker, Chair; Alan Pilch, Secretary; Tim Bishop, Vice Chair; Carson Fincham, Keith Carlson, Noah Berkowicz, David Smith

Members Absent: none

Also present, Caleb Johnson, Inland Wetlands Agent; Aarti Paranjape, Recording Secretary; John Defoe, Mike Mazucco, Kate Throckmorton, Steve Sullivan, Michael Daher, Richard, Phillips.

I. Call to order:

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

Ms. Baker checked for the availability of members in August to hold a special meeting. All the members stated they are available in August for a Special meeting. A special meeting is scheduled for August 14, 2025.

II: Public Hearing:

1. IW-25-21; 0 Fire Hill Road; Plenary Ruling application for construction of trails, board walks, and associated site work for the Norwalk River Valley Trail system within the upland review area of wetlands and watercourses on Town of Ridgefield parcels (H11-0048, H12-0071, H12-0074, H12-0031, H12-0056) and State of Connecticut owned parcels (H13-0057, H13-0054, H13-0051, H12-0043).

Owner: Town of Ridgefield, State of Connecticut. Applicant: Alexander Wojtkowiak.

<https://ridgefieldct.portal.opengov.com/records/100987>

Ms. Baker announced, due to technical errors, the public hearing cannot be opened. The Public hearing rescheduled to open on June 26, 2025. It will be noticed twice in the newspaper also.

Ms. Baker stated on record that she listened to the audio recording of the previous meeting and she can participate in discussion and vote for the applications.

III: Discussion:

1. (Contd.) IW-25-19; 124 Spectacle Lane; 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: Glenn Boyer. Applicant: Stephanie Brown.

<https://ridgefieldct.portal.opengov.com/records/101034>

Mr. Defoe presented the updated mitigation-planting plan. The buffer is almost twelve feet wide along the stone wall and fence. The plantings include perennials and shrubs. Shrubs shall be planted outside of fence, and perennials on the inside. Drainage system is proposed for the overflow.

Mr. Bishop acknowledged the improved plan.

Mr. Pilch agreed with Mr. Bishop. He suggested that the level spreader would be better if its parallel to the fence rather than under. He added that the buffer should be six feet on both the sides of the fence, from the stone wall and pool.

Following special condition was stated:

- Six feet of plantings on each side of the fence.

Mr. Bishop motioned to approve the above Summary ruling with the special condition and standard conditions. Mr. Carlson seconded. Mr. Smith abstained. Motion carried 6-0-1

Publication date is June 19 and effective date is June 20, 2025.

2. (Contd.) IW-25-22; 75A New Street; Summary Ruling application for construction of a four-bedroom single family dwelling, septic system, driveway, and stormwater management system within the upland review area of wetlands and watercourses. Owner: Tary Tarlton. Applicant: Michael Mazzucco.
<https://ridgefieldct.portal.opengov.com/records/101118>

Mr. Mazzucco presented the revised plan. The revised plans show two-man boulders for demarcation of the limit of disturbance. The driveway shall have curb along the north side. The debris shall be cleaned from the site. Three trees of two-inch caliper are proposed in the sparse open area between the silt fence and rear of the property. He shared the details of the levels spreader, gravel shall help in infiltration, a sump pump is proposed to prevent erosion downslope.

Mr. Pilch acknowledged the modifications. He added that the species of the trees shall be specified. He suggested the location of these trees between the elevation of 638 and 640 would be better.

Mr. Mazzucco agreed to the recommendation. He added that the final as-built shall show the location of these trees. He will inform Mr. Johnson about the tree species prior to planting.

Following special conditions were stated:

- Tree species shall be specified with the specific location as discussed and shall be shown on the final As-built plan.

Mr. Bishop motioned to approve the above Summary Ruling with the special condition and standard conditions. Mr. Pilch seconded. Mr. Smith abstained. Motion carried 6-0-1

Publication date is June 19 and effective date is June 20, 2025.

3. (Contd.) IW-25-23; 283 Main Street; Summary Ruling application for revision to prior Inland Wetlands Board approval IW-25-1. Owner: Philip Van Riper. Applicant: Katherine Throckmorton.
<https://ridgefieldct.portal.opengov.com/records/101073>

Ms. Throckmorton gave an overview of the revisions. The sump pump shall not be set at the lowest point, but at the deep end which happens to be the driest point of the whole property. It will be set five feet below the coping. This is significantly higher than the current footings for the house and basement. This alleviates the concerns for additional draw down on the water table beyond the existing basement. The pool has a closed system cartridge which doesn't require backwashing. Seasonal drawdowns will be allowed to discharge on the gravel pad. The vegetative buffer of ten feet is increased significantly, which includes shrubs and trees, enhancing the wetlands functioning. Boulder demarcation is along the entire length. The impervious surface created due to pool is being compensated with the pervious pavers which is replacing part of the driveway.

Mr. Fincham acknowledged the improvements such as reducing the impervious surface by transitioning to pervious pavers, increased buffer and the seasonal drawdown towards the gravel pad. He inquired where is the existing sump pump from basement is directed. He added his concerns regarding the discharge from the pool itself seems to have been addressed.

Ms. Throckmorton confirmed that the pad is almost seventy-five feet away from buffer, and fairly long travel way over the existing vegetation. She said the four-inch discharge pipe should be reasonable to handle the drawdown rate in a controlled manner.

Mr. Pilch expressed concern that the four-inch discharge pipe looks fairly large in diameter.

Mr. Sullivan P.E. clarified that the discharge pipe is two inch and not four as stated earlier.

Following special conditions were stated:

- Discharge pipe for the drawdown shall be two inch in diameter.
- Sump pump not more than five feet below the coping.

Mr. Fincham motioned to approve the above Summary ruling with the special conditions and standard conditions. Mr. Carlson seconded. Mr. Smith abstained. Motion carried 6-0-1

Publication date is June 19 and effective date is June 20, 2025.

IV: Applications for Receipt(s):

1. IW-25-24; 145 High Ridge Avenue; Plenary Ruling application for proposed environmental remediation activities followed by construction of a multifamily development and associated site work within the upland review area of wetlands and watercourses. Owner: The Greylock Group LLC. Applicant: Peter Olson. *For receipt and scheduling a sitewalk and public hearing.*
<https://ridgefieldct.portal.opengov.com/records/101646>

The Public Hearing is scheduled for August 14, 2025. It shall be noticed as a special meeting. Sitewalk scheduled for August 10, 2025.

2. IW-25-25; 5 Palmer Court; Summary Ruling application for installation of an 18'x 36' inground swimming pool and stormwater management system within the upland review area of wetlands and watercourses. Owner/Applicant: Steven Bronfield. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/101600>

3. IW-25-26; 59 South Street; Summary Ruling application for decommissioning of a pump station, construction of new gravity sewers, and construction of a new force main from the new pump station to the South Street Wastewater Treatment Facility within the upland review area of wetlands and watercourses. Owner: Town of Ridgefield. Applicant: Matthew Formica. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/100527>

4. IW-25-27; 321 Florida Hill Road; Summary Ruling application for proposed pond dredging within the upland review area of wetlands and watercourses. Owner: Brian Truskowski. Applicant: Joe Santarsiero. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/101681>

Discussion for Application 2, 3 and 4 are scheduled on July 10, 2025 and sitewalk on June 29, 2025.

Mr. Smith motioned to receive the above four applications schedule Public hearing, Discussions, and sitewalks as stated above. Mr. Pilch seconded. Motion carried unanimously.

V: List of Ongoing Enforcement by Agent:

1. 25 Chestnut Hill Road – Wetlands Violation

Mr. Johnson gave an update regarding the violation at above property. He mentioned a Notice of Violation was issued for tree cutting, soil deposition and some vegetation removal within the wetlands. The homeowner didn't stop the work, so he then issued a Cease and Desist with a fine to the homeowner. Homeowner was told to attend tonight's meeting to discuss corrective action. Mr. Johnson

shared pictures of the site where it showed soil disturbance. He added that since the wetlands delineation is not on file he cannot confirm if it was in the wetlands or in the upland review area.

Mr. Daher claimed that the work he did was for the as-of-right activity which he presented to the Board in December. He said he did the clearing of the overgrown brush near the road as they were having sight line issues while exiting their driveway. He said the highway department doesn't come to do maintenance. He added the soil disturbed is not wetlands soil. He said he takes responsibility of the work done, he said his contractor went further than asked in mechanically removing the vegetation and causing soil disturbance. He said the lawn was restored which was part of the as of right activity proposal.

Members agreed that as part of corrective action, homeowner should get the property delineated for the wetlands flagging and then restoration of the site.

Discussion ensued; members agreed that unauthorized activity was done without the proper approvals. A corrective action application shall be submitted by the property owner along with paying the fines. Once the site is delineated, then a determination shall be made as to how the area shall be mitigated. The additional soil added to the upland review area can be removed at the homeowner's discretion, given that he has represented that the soil in question did not come from the wetland area.

Homeowner was given sixty days to get the wetlands delineation and submit a corrective action plan and two weeks to pay the fine. In the meantime, the site shall be stabilized with haybales or tarp to keep the rain off the exposed earth and prevent erosion.

Mr. Johnson will issue the order to correct the violations with the dates.

2. 12 Wooster Street – Wetlands Violation

Mr. Johnson gave an overview about the violation. He said the homeowner had received an administrative approval for a mudroom addition. However, his approval didn't include grading and grubbing, which was done on the side of the house where a propane tank was installed on a concrete pad.

Homeowner Mr. Phillips said that the rock wall next to the Titicus had to be dismantled and the grading had to be done for the installation of the propane tank. He added his property is prone to flooding, and a couple of years back the town had installed catch basins on the street to direct the runoff from road away from the property.

Discussion ensued and members agreed that homeowner shall submit mitigation plantings which will include native plants along the bank of the Titicus River. The plantings shall be planted from the corner of the house along

the footpath towards the stream. It was also discussed to verify with the department of public works regarding the installation of catch basins on the road and the sump pump from house connected to them.

Homeowner was given two weeks to seed and hay with a conservation seed mix to stabilize the area. A planting plan shall be submitted to the Board within the next sixty days.

Homeowner shall submit a corrective action application.

Mr. Fincham noticed that the contractor performing the job at this site, Mr. Ferrandino, had been issued with multiple violations at various properties by the Board in the past. He questioned if there is a way to penalize the contractor who has been repeatedly violating the wetlands regulations. Ms. Baker said this would be a question to ask the Town Counsel, she said unfortunately it would be homeowner who ultimately is responsible and get the violation notice. Ms. Baker will check with Counsel on this issue.

Mr. Johnson will contact the highway department for approving the catch basins and sump pump at the property.

3. Rustic Road updates.

Mr. Johnson gave an update about the Town's open space and wetlands. He said it was noticed that homeowners has been using this right of way for mowing, putting sheds and other permanent structures. He said before issuing any violations he wanted to check with Board.

Board agreed that if the structures are in right of way highway department could address it.

VI: Other Business:

1. IW-21-33; 169 Nod Road – Planting bond release (\$23,568.00)

Mr. Johnson updated that when last year he went to inspect, he noticed that deer had nibbled some plants. He suggested to the applicant to install deer fence to keep them from being eaten by deer.

In the recent visit even though the deer fence has been installed the plantings still had not grown big however they were surviving 100 percent.

Board agreed to release the bond as the applicant has taken all steps to keep the plantings safe from deer.

Mr. Bishop motioned to release the bond in full. Mr. Fincham seconded. Motion carried unanimously.

2. IW-21-60; 276 Old Sib Road – Planting bond release (\$804.00)

Mr. Johnson updated that all twelve plantings are thriving.

Mr. Bishop motioned to release the bond in full. Mr. Berkowicz seconded. Motion carried unanimously.

3. IW-21-53; 26 Hessian Drive – Planting bond release (\$1,275.60)

Mr. Johnson gave overview about his visit to the property last year, inspect the buffer grass to be mowed twice and planting of trees. The inspection went well. Bond can be released.

Mr. Bishop motioned to release the bond in full. Mr. Carlson seconded. Motion carried unanimously.

VII: Approval of Minutes:

- **Inland Wetlands Meeting: May 22, 2025**

Mr. Pilch motioned to approve the above minutes with amendments to correct the spellings of Mr. Fincham's and Mr. Berkowicz's names. Mr. Fincham seconded. Ms. Baker and Mr. Smith abstained. Motion carried 5-0-2.

VIII: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 9:05 PM.

Submitted by

Aarti Paranjape, Recording Secretary