



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

DRAFT MINUTES

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

September 25, 2025

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

Members Absent: Alan Pilch, Tim Bishop, David Smith

Also present: Caleb Johnson, Inland Wetlands Agent; Beth Peyser, Recording Secretary.

Call to order:

Ms. Baker, Chair, called the meeting to order at 7:00 PM. A quorum was present.

II: Discussion:

1. **(Contd) IW-25-39; 1 Hidden Lake Court;** Summary Ruling application to correct a wetlands violation of site work within the upland review area of wetlands and watercourses. Owner/Applicant: Anthony Belardi. <https://ridgefieldct.portal.opengov.com/records/102430>

Mr. Belardi was representing himself and shared his screen to present the disturbed area including the large rocks proposed to delineate the wetland and prevent future encroachment. He also presented the planting plan for the disturbed area.

Discussion of the planting plan ensued. The IWB suggested that the planting plan was a little sparse and recommended double checking that the proposed plantings are suitable for wetlands soils. The IWB also suggested the rocks to delineate the wetlands should be removed from the disturbed area. Mr. Belardi believes he will have his final survey ready by mid-October, but is waiting on surveyor availability.

The IWB suggested he return on October 9 with a more robust planting plan even if the surveyor has not completed the survey at that time.

2. **(Contd) IW-25-40; 12 Wooster Street;** Summary Ruling application to correct a wetlands violation of site work within the upland review area of wetlands and watercourses. Owner: Richard Phillips. Applicant: Aran Wiener. <https://ridgefieldct.portal.opengov.com/records/102435>

Mr. Phillips represented himself. Mr. Johnson updated the IWB on a discussion with Jacob Muller, Public Svs and Facilities Director, who stated the Town does intend to do work adjacent to the property but it is likely years away. The IWB believes that the proposed plantings shown by Mr. Phillips are not in the area that the Town will disturb. Mr. Phillips also discussed the floodzone and that the propane tank appears to be out of the floodzone. Additional IWB discussion ensued, resulting in a motion.

Mr. Carlson motioned to approve the Summary ruling as described with no special conditions. Mr. Berkowicz seconded. Motion carried 4-0. Publication date October 2, 2025. Effective date October 3, 2025.

3. **IW-25-42; 164 Wilton Road West;** Summary Ruling application for proposed removal of 22 trees within the upland review area of wetlands and watercourses. Owner: Bluebird Ridge LLC. Applicant: Doug MacMillan. <https://ridgefieldct.portal.opengov.com/records/102651>

Mr. MacMillan represented the applicant. He discussed the plan as shown and stated that there are additional plans that must be completed by the surveyor, but surveyors are currently on delay. Mr. MacMillan will submit the trees to be removed, as shown and agreed upon by the IWB during the site walk, that were more than 50 feet away from the wetlands and not near the drainage course. The Barberry bushes will also be removed as part of the plan. Once the surveyor comes to the property, Mr. MacMillan will update the plans as discussed and submit the revised plan to the office. Mr. Johnson stated that the revised plan must be submitted prior to any disturbance occurring on the site.

Mr. Berkowicz motioned to approve the Summary ruling as described with special conditions discussed. Mr. Carlson seconded. Motion carried 4-0. Publication date October 2, 2025. Effective date October 3, 2025.

4. **IW-25-43; 7 Caudatowa Drive;** Summary Ruling application to correct a violation of tree removal within the upland review area of wetlands and watercourses. Owner/Applicant: Luis Jerez. <https://ridgefieldct.portal.opengov.com/records/102712>

Mr. Jerez represented himself. The application is to remedy a violation that included tree removal and disturbance in a wetland without a permit. He had removed trees because he felt they were in poor condition and presenting safety hazards but left the stumps. The planting plan proposes a mix of three Dogwood with one Red Maple (third from street) with deer fencing. Mr. Jerez also agreed to no longer maintain the grass in this wetland area past the tree line. He acknowledged that there will be no further cutting of trees in wetlands without approval from the Inland Wetlands Agent and should contact the office prior to any changes.

Discussion ensued by the IWB. Mr. Jerez will revise the planting plan to reflect the conditions stated above. Because this is the remedy to a violation, he will be given a deadline to have them planted by October 31, 2025.

Mr. Fincham motioned to approve the Summary ruling as described with special conditions discussed above. Mr. Carlson seconded. Motion carried 4-0. Publication date October 2, 2025. Effective date October 3, 2025. Stipulated deadline of October 31, 2025 for the violation to be remedied.

5. **IW-25-44; 75A New Street;** Summary Ruling application for revision to prior Inland Wetlands Board approval IW-25-22. Owner: Kenosia Development, LLC. Applicant: Michael Mazzucco. <https://ridgefieldct.portal.opengov.com/records/102792>

Mr. Mazzucco presented the plan as submitted 9/25/to revise the prior IWB Approval. Discussion ensued by the IWB.

Mr. Fincham motioned to approve the Summary ruling as described. Mr. Berkowicz seconded. Motion carried 4-0. Publication date October 2, 2025. Effective date October 3, 2025.

III: Applications for Receipt(s):

1. **IW-25-45; 653 Branchville Road;** Summary Ruling application for proposed demolition of existing dwelling within the upland review area of wetlands and watercourses. Owner: Candees Branch LLC. Applicant: Robert Jewell. For receipt and scheduling a sitewalk and discussion. <https://ridgefieldct.portal.opengov.com/records/102930>

Mr. Berkowicz motioned to receive the application and schedule the sitewalk for October 5, 2025 with discussion on October 9, 2025. Mr. Carlson seconded. Motion passed 3-0-1.

IV: List of Ongoing Enforcement by Agent:

None

V: Other Business:

1. IW-22-1; 20 Ridgebury Road – Planting bond release (\$4,020.00)

Mr. Johnson discussed the background of this planting bond and showed photos. Mr. Fincham motioned to release the bond in full. Mr. Berkowicz seconded. Motion carried 4-0.

2. IW-23-17; 23 New Street - Planting bond release – (\$1,290.87)

Mr. Johnson discussed the background of this planting bond and showed photos. Mr. Carlson motioned to release the bond in full. Mr. Fincham seconded. Motion carried 4-0.

VI: Approval of Minutes:

- **Inland Wetlands Meeting:** September 11, 2025

Mr. Fincham motioned to approve the above minutes as is. Mr. Berkowicz seconded. Motion carried 4-0.

- **Sitewalk Minutes:** September 21, 2025

Ms. Baker motioned to approve the above minutes as is. Mr. Berkowicz seconded. Motion carried 2-0-2.

VII: Adjourn

Discussion ensued of the agenda items currently known for the next IWB meeting and site walk.

Hearing no further business, Ms. Baker adjourned the meeting at 8:21 PM.

Submitted by

Beth Peyser, Recording Secretary