



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.

November 13, 2025

Members present: Susan Baker, Chair; Keith Carlson, Noah Berkowicz, Alan Pilch, Tim Bishop; David Smith joined late at 7:09PM

Members Absent: Carson Fincham

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

I. Call to order:

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

1. Application withdrawn: Re: IW-25-24; 145 High Ridge Avenue

Brief discussion on this withdrawal.

II: Election of Officers:

Mr. Pilch nominates Ms. Baker for Chair. Seconded by Mr. Berkowicz. No opposition. Motion passes 5-0.

Mr. Berkowicz nominates Mr. Bishop for Vice Chair. Seconded by Mr. Pilch. No opposition. Motion passes 5-0.

Mr. Bishop nominates Mr. Pilch for Secretary. Seconded by Mr. Carlson. No opposition. Motion passes 5-0.

III: 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 present. Since the last meeting he had uploaded a new survey showing all previous suggestions. The survey was shared on screen describing the wetlands boundary and area of disturbance associated with the wetlands violation. A planting plan was super imposed on the updated survey and presented to the IWB.

Discussion ensued by the IWB. General consensus was that this was a reasonable planting plan to remedy the violation.

Special Conditions:

- *Plantings must be completed between end of March and May 1-15, 2026.*

A motion was made by Mr. Bishop to approve as presented and discussed. Mr. Carson seconded. No opposition. Motion passes 6-0. Publication date will be November 20, 2025 with and effective date of November 21, 2025.

- 2. IW-25-46; 233 Mountain Road;** Summary Ruling application for revision to prior Inland Wetlands Board approval IW-24-33. Owner: Dean Meyer. Applicant: Benjamin Doto. <https://ridgefieldct.portal.opengov.com/records/103064>

Mr. Doto was present to discuss the applicant. This application is a revision to the previously approved IWB application for a retaining wall. They found it was difficult to construct the proposed retaining wall as previously presented due to the slope of the property. The existing wall was approved in the 1980s and is constructed out of outdated materials including rotting pressure treated wood that is in need of repair and replacement. Mr. Doto shared a plan set for plans that were approved by the IWB approximately one year ago. In comparison, the new updated plan has a similar orientation and is slightly further from the lake. Discussion ensued on proposed retaining wall construction.

Discussion ensued by the IWB. Topics included additional plantings within the retaining wall, distance from the lake, disturbance between the wall and lake during construction, application as a revision vs a new submission; proposed planting and proposed lawn in areas of disturbance.

A motion was made for approval as presented by Mr. Bishop. Seconded by Mr. Pilch. Motion passes 6-0.
Publication date of November 20, 2025 and effective date of November 21, 2025.

3. **IW-25-47; 415 Danbury Road;** Summary Ruling application for installation of an 18' x 38' in ground swimming pool within the upland review area of wetlands and watercourses. Owner: Richard Errico. Applicant: Jamie Correia. <https://ridgefieldct.portal.opengov.com/records/103300>

Mr. Correia was present to discuss the proposed pool. Plans were shared and presented to explain the location and reasoning for a pool on this property.

Discussion ensued by the IWB on topics including an invasive species management plan; grading on the slope; depth of pool; a patio; how to collect runoff; to show grading; locations of grading; steps; distance of plantings between lawn and wetlands;

Additional requests include:

- Invasive species management plan.
- Include planting plans with native wetlands plants.
- Grading needs to be shown.
- Depth of groundwater needs to be determined and stated on plans.
- The depth of swimming pool as it relates to the depth of groundwater and galleries need to be redesigned with currently available galleries.

The discussion will continue at the next meeting on December 11, 2025 to have additional information to present to the IWB.

IV: Applications for Receipt(s):

1. **IW-25-49; 54 Harvey Road;** Summary Ruling application for construction of a garage addition and three-bedroom addition within the upland review area of wetlands and watercourses. Owner/Applicant: Georgi Todorov. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/103437>

Mr. Smith motioned to receive the application and schedule a sitewalk. Pilch seconded. Motion passed 5-0-1. The site walk will occur on December 7 and the application will be discussed on December 11.

Mr. Carlson stated that he will recuse himself from this application.

2. **IW-25-51; 6 Spectacle Lane;** Summary Ruling application for installation of a 20' x 40' inground swimming pool and associated sitework within the upland review area of wetlands and watercourses. Owner: Jessica and Kyle Finn. Applicant Avind Baur. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/103547>

Mr. Smith motioned to receive the application and schedule a sitewalk. Pilch seconded. Motion passed 6-0. The site walk will occur on December 7 and the application will be discussed on December 11.

V: List of Ongoing Enforcement by Agent:

1. 215 Farmingville Road – Wetlands Violation

Mr. Johnson discussed the current status of the wetlands violation. The IWB added a site walk for this violation to look at the wetlands flag during their site walk on December 7. The IWB discussed a deadline for the applicant to submit an application with a deadline of the first February meeting on the IWB schedule.

VI: Other Business:

Update on 653 Branchville was distributed to the IWB by Mr. Johnson. Mr. Johnson shared photos of the current status of the property. It is currently stabilized to the IWB satisfaction. The silt fencing has been updated and the ground has been hayed and stabilized. There is no haul road that goes along the edge of the pond.

1. IW-21-56; 45 Rippowam Road – Bridge Performance Bond Release (\$40,500.00)

Mr. Johnson gave an explanation of the performance bond and property status. The planting bond is not included in this discussion.

Mr. Bishop motioned to approve the release of the bridge performance bond in full. Mr. Berkowicz seconded. Motion carried 6-0.

2. Approval of 2026 Meeting Calendar

<https://www.ridgefieldct.gov/Documents/Boards%20Committees%20and%20Commissions/Inland%20Wetlands%20Board/2026%20IWB%20Proposed%20Calendar.pdf>

Mr. Carlson motioned to approve the IWB calendar for 2026 as presented. Mr. Smith seconded. Motion carried 6-0.

3. IWB Budget 2026-2027.

There was a discussion and recap of Ms. Paranjape's budget discussion last week. Ms. Paranjape was seeking input by December 1.

VII: Approval of Minutes

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

Mr. Bishop motioned to approve the above minutes as is. Mr. Carlson seconded. Motion carried 6-0.

- **Sitewalk Minutes:** November 9, 2025

Mr. Carlson motioned to approve the above minutes as amended. Mr. Smith seconded. Motion carried 4-0-2.

VIII: Adjourn

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

Submitted by
Beth Peyser, Recording Secretary