



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

DRAFT MINUTES
Thursday, August 27, 2026

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

Members present: Susan Baker, Chair; Tim Bishop; Vice Chair (left at 8:04PM); Alan Pilch, Recording Secretary; David Smith; Carson Fincham; Keith Carlson

Members Absent: Noah Berkowicz;

Also present: Caleb Johnson, Inland Wetlands Agent

I. Call to order:

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

II: Discussion

1. **IW-26-27; 0 Carriage House Drive;** Summary Ruling application for proposed septic system and driveway construction and grading and associated sitework within the upland review area of wetlands and watercourses. Owner: AERIE AT F4-007 LLC. Applicant: Gaurangkumar Rana.
<https://ridgefieldct.portal.opengov.com/records/106611>

Mr. Rana presented the details of the application. This application includes a septic installation and driveway construction within the upland review area. There is an additional application that has been submitted since last time to remedy the cutting of trees within a regulated area. At the last meeting the IWB had requested a stormwater system for the driveway, so the applicant worked with the civil engineer to suggest installation of a 12 inch x 6 inch stone lined swale adjacent to the driveway. Discussion ensued by the IWB including the discharge point of the water from the stone swale, storm event the swale is designed to handle, and any changes in driveway elevations.

Mr. Pilch made the statement that the stone lined drainage swale is more erosion control than bioswale for runoff. He doesn't believe, based on the cross section, water would infiltrate much into the soil because there was a slope. Due to the slope this would not control runoff. The applicant has asked exactly what the IWB would like to see and he will relay that to his civil engineer. Mr. Pilch asked if this swale is for water quality improvement, runoff peak rate, what the storm event it is designed for? Mr. Bishop suggested a better plan to collect sheet flow and stormwater and possibly put it into the ground. A planting plan was recommended as part of solving the problem along the wetlands. Mr. Fincham suggested that the drainage solution could be on the other side of the driveway.

Discussion continued to September 10. If discussion runs beyond this date an extension may be required. At the next meeting this application can be looked at simultaneously with application IW-26-34.

2. **IW-26-29; 225 Bennetts Farm Road;** Revision to Summary Ruling application #2013-014-SR-REZ-A-S-SP for work done without approvals within the upland review area of wetlands and watercourses. Owner: Justin Stoney. Applicant: Michael Mazzucco.
<https://ridgefieldct.portal.opengov.com/records/106788>

Mr. Mazzucco was present to discuss the application. Ms. Baker suggested first, a possible concern with outlet pipes coming in from 227 Bennett's Farm Road, and the second is the issue of a previously approved drainage plan on the property. Mr. Mazzucco addressed the violation and his response to Mr. Trinkaus' comments. The applicant does not believe changes are needed with the exception of moving stones off the grate at the detention basin. Mr. Mazzucco believes Mr. Trinkaus should supply plans for

drainage changes on the property at 227. Mr. Mazzucco is proposing only to remove the stone over the grate. Discussion ensued by the IWB on the drainage easement. Mr. Mazzucco suggested reaching out to an attorney for answers on that. The property owner believes that he is not creating a wetlands violation and therefore is not presenting a remedy.

Mr. Bishop asked if the wetlands boundary has been flagged and if the as-built survey reflected the proposed plans. He asked about the language regarding the easement. Mr. Johnson shared the easement language on the screen to help the Board understand the easement and the maintenance plan. There do not appear to be hydrophytic plants within the swale. It is basically stone lining and lawn. Mr. Bishop doesn't see evidence right now showing that this would be a violation under the authority of the IWB.

The IWB needs to know:

- How far the wetlands boundary is from the activity that occurred.
- There is no history of whether the RB3 plantings were ever installed as part of the subdivision.
- What jurisdiction the IWB has regarding the drainage system.

Mr. Mazzucco suggested having Ms. Jaehnig do a wetlands delineation of the property. Ms. Baker also believes either neighbor could address issues that were raised regarding the pipes from 227. Ms. Baker asked whether the property owner explained why the stones were placed along the drainage ditch. Mr. Pilch isn't sure that this would be an IWB issue.

Mr. Mazzucco will investigate the following topics for the next meeting.:

- Potential for basin to have any characteristics that would indicate wetlands.
- Would the drainage be an intermittent watercourse.
- Are any of the planting plan plantings present?
- Look into 10 feet of pipe from 227 that are on 225's property.
- Investigate the outlet control structure – remove rocks on top and make sure it is free of clogging.
- Check that inlet and outlet pipes are functioning.

The IWB will wait for Mr. Mazzucco's report to come into the office. This will be back on the agenda on September 10.

III: Application(s) for Receipt:

The IWB discussed site walks prior to receiving and scheduling applications. The upcoming weekend would be Labor Day Weekend. Enough IWB Members will be around on September 6 to schedule a site walk.

1. **IW-26-31; 157 Spring Valley Road;** Revision to Summary Ruling application #2013-014-SR-REZ-A-S-SP for work done without approvals within the upland review area of wetlands and watercourses. Owner: Justin Stoney. Applicant: Michael Mazzucco. *For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.portal.opengov.com/records/106788>
2. **IW-26-33; 100 Holmes Road;** Summary Ruling application for construction an addition, deck, patio, and stormwater system within the upland review area of wetlands and watercourses. Owner: Timothy and Melanie Dascenzo. Applicant: Kevin Bennett. *For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.portal.opengov.com/records/106549>
3. **IW-26-34; 0 Carriage House Drive;** Summary Ruling application to correct a wetlands violation for clear cutting trees within the upland review area of wetlands and watercourses. Owner: AERIE AT F4-007 LLC. Applicant: Guarangkumar Rana. *For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.portal.opengov.com/records/107232>
4. **IW-26-36; 141 High Ridge Avenue;** Summary Ruling application for construction of a pool and patio with trellis within the upland review area of wetlands and watercourses. Owner: Seagriff

IV: List of Ongoing Enforcement by Agent:

Brief discussion on Rico's Pizza on Route 7. Some site work was done including grubbing and filling to control stormwater runoff. An additional site inspection will be completed with the IWA in conjunction with the building inspector.

V: Other Business:

Ms. Baker added a topic about 599 Branchville Road. The IWB is only able to put in standard and some special conditions. Ms. Baker suggests the IWB should look this over and then discuss at the September 10 meeting. This application is for just the bridge and nothing else.

1. Inland Wetlands & Watercourses Regulations discussion

An update includes comments submitted by Mr. Carlson. Discussion ensued on basic typos, vernal pools, the language surrounding how business is conducted, the definition of "minor" under revision to plans, and clarification of the effective date of January 6, 1995. Any further changes will go to Atty. Beecher before scheduling a public hearing.

2. IW-23-244; 234 Florida Road – Planting bond release (\$3,408.00)

Mr. Johnson showed plantings on his screen from the inspection.

Motion made by Mr. Carlson to release the bond in full. Seconded by Mr. Smith. Motion passes 5-0.

3. Pond Treatment

Mr. Johnson explained that he gets notification from pond companies when they do pond treatments. These are under DEEP jurisdiction. There have been recent issues involving treatment of ponds on private property that overflow onto Open Space. Mr. Johnson wanted to open the subject up to the IWB to see their thoughts on receiving these notifications and also noticing possible violations on these water bodies.

VI: Approval of Minutes

- **Inland Wetlands Meeting:** July 23, 2026

The dates and votes need to be included for the next meeting. This will be on the agenda at the next meeting.

- **Sitewalk Minutes:** August 23, 2026

Mr. Pilch had an edit for spelling of Ingram (not Ingraham).

Motion made by Mr. Carlson to approve the minutes as edited. Mr. Pilch seconded. Motion carried 3-0-2. Mr. Fincham and Mr. Smith abstained.

VII: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 8:58 PM.

Submitted by

Beth Peyser, Recording Secretary via Zoom Recording