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

FINAL MINUTES
Thursday, October 8, 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; Alan Pilch, Secretary; Carson Fincham; Noah Berkowicz; David Smith; Keith Carlson

Members Absent: None

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.

II: Discussion

1. **IW-26-38; 47 Boulder Hill Road;** Summary Ruling application for construction of an addition, septic system, stormwater management system, driveway extension and landscaping within the upland review area of wetlands and watercourses. Owner: The Leir Retreat Center Inc. Applicant: Alex Bellina. https://ridgefieldct.portal.opengov.com/records/108736

   Mr. Bellina was present to discuss the application on behalf of Doyle Coffin Architecture. He shared the site plan on the screen for a general overview. Ms. Throckmorton was the landscape architect on behalf of the application. Mr. McManus was the civil engineer present to discuss the stormwater design, septic, and erosion controls.

   Discussion ensued by the IWB on topics including the construction of the site and phasing plans by Mr. Carlson. Mr. Bishop asked about the bioretention system and design of the stormwater plan. Mr. Pilch asked about the results of the testing to reach bedrock and grading of the apron and the discharge in close proximity to the wetland. Mr. Pilch suggested the possibility of planted mitigation between the discharge point and the wetland. Mr. Fincham asked questions about the gas tank. There was discussion about a trench or vegetated swale to break up the sheet flow from the driveway.

   Ms. Baker suggested bringing this back on the agenda in two weeks on October 22 so that the applicant can consider IWB comments from the evening and incorporate changes.

   All parties agreed that October 22 works.

III: Application(s) for Receipt:

1. **IW-26-40; 955 Ethan Allen Highway;** Summary Ruling application to correct a wetlands violation of site work within the upland review area of wetlands and watercourses. Owner: 955 Ethan Allen LLC. Applicant: Enrico Imbrogno. *For receipt and scheduling a sitewalk and discussion.* https://ridgefieldct.portal.opengov.com/records/108877

   Motion made by Mr. Bishop to receive the application and schedule a sitewalk for October 18 and discuss on October 22. Seconded by Mr. Fincham. Motion passes 7-0.

2. **IW-26-41; 63 Woodlawn Drive;** Summary Ruling application for construction of a pool within the upland review area of wetlands and watercourses. Owner: Michael and Megan Seff. Applicant: William Romaniello. *For receipt and scheduling a sitewalk and discussion.* https://ridgefieldct.portal.opengov.com/records/108750

   Motion made by Mr. Bishop to receive the application and schedule a sitewalk for October 18 and discuss on October 22. Seconded by Mr. Fincham. Motion passes 7-0.

IV: List of Ongoing Enforcement by Agent:

No ongoing enforcement to discuss.

V: Other Business

- Mr. Johnson stated that 225 Bennetts Farm Road will be on the agenda on October 22.

- 99 Wilton Road East planting bond for release in full. Three dogwoods did not survive but got replaced by the home owner. When Mr. Johnson visited the property the home owner, who also purchased the neighboring property (127 Wilton Road East) showed him a retaining wall at that property that was failing at the bottom. This property will come before the board in the near future as a Summary Ruling application for repair of the wall. The planting bond for 99 Wilton Road East was for $44,664.

  Mr. Carlson made a motion to release the planting bond in full at $44,664. Seconded by Mr. Smith. Motion passes 7-0.

- Mr. Johnson announced that the amendments to the wetlands regulations will be on the agenda for a Public Hearing on November 12, 2026. Members should review the final changes and be prepared to discuss them with the public.

VI: Approval of Minutes

- **Inland Wetlands Meeting**: September 24, 2026
- **Sitewalk Minutes:** October 4, 2026

Motion made by Mr. Bishop to approve the meeting minutes from September 24, 2026, as is. Seconded by Mr. Fincham. Mr. Carlson abstains due to absence. Motion passes 6-0-1.

Motion made by Mr. Carlson to approve the sitewalk minutes from October 4, 2026. Seconded by Mr. Pilch. Mr. Fincham and Mr. Bishop abstains. Motion passes 4-0-3.

VII: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 7:47 PM.

Submitted by

Beth Peyser, Recording Secretary via Zoom Recording