



## TOWN OF RIDGEFIELD INLAND WETLANDS BOARD

### UNAPPROVED/UNREVISED MINUTES

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

SPECIAL MEETING IWB 8/14/2025

August 14, 2025

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

Members Absent: Alan Pilch, Secretary; David Smith

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.

#### **II: Public Hearing (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.* <https://ridgefieldct.portal.opengov.com/records/101646>

Ms. Baker opened the public hearing. The applicant has asked for additional time before starting a presentation and requested an extension to continue the meeting to September 11, 2025.

Because Ms. Baker is located at 163 High Ridge, a few houses down from the property, she will recuse herself from this application. Tim Bishop will take over as Chair for the duration of the public hearing for this application. The application will be continued to September 11, 2025 as requested by the applicant.

Mr. Bishop took over as Chair.

Mr. Olson requested that the legal notice is read into the record prior to closing.

Mr. Johnson read the published legal notice(s) into the record.

Public Hearing will be continued on September 11, 2025.

Ms. Baker returned to seat as Chair.

**III: Applications for Receipt(s):**

1. **IW-25-36; 25 Chestnut Hill Road;** Summary Ruling application to correct a wetlands violation of site work within the upland review area of wetlands and watercourses. Owner/Applicant: Michael Daher. *For receipt and scheduling a sitewalk and discussion.*  
<https://ridgefieldct.portal.opengov.com/records/102280>
2. **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. *For receipt and scheduling a sitewalk and discussion.*  
<https://ridgefieldct.portal.opengov.com/records/102430>
3. **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. *For receipt and scheduling a sitewalk and discussion.*  
<https://ridgefieldct.portal.opengov.com/records/102435>

**Ms. Baker states that all three applications are violations that need to be addressed.**

**Mr. Bishop made a motion to receive the above three applications and schedule discussions and sitewalks. Mr. Berkowicz seconded. Motion carried unanimously. Mr. Johnson recommended that 12 Wooster Street can be seen from the roadway but a sitewalk should be scheduled for 1 Hidden Lake Court and 25 Chestnut Hill Road.**

**Sitewalks for 1 Hidden Lake Court and 25 Chestnut Hill Road will be on August 24, 2025 with discussion of all three new applications on August 28, 2025.**

**A site walk will be scheduled on September 7 for previously received IW-25-35; 14 Rowland Lane, 35 East Ridge, 43 East Ridge, 34 Market Street.**

**IV: Approval of Minutes:**

Inland Wetlands Meeting: July 24, 2025

Inland Wetlands Sitewalk minutes: July 20, 2025 and August 10, 2025

**Mr. Carlson motioned to approve the above minutes for July 24, 2025. Mr. Berkowicz seconded. Mr. Fincham abstained.**

**Ms. Baker motioned to approve the above minutes for July 20, 2025. Mr. Berkowicz seconded. Mr. Carlson, Mr. Fincham, and Mr. Bishop abstain. Motion passes 2-0-3.**

**Mr. Berkowicz made a motion to approve the above minutes for August 10, 2025. Mr. Fincham seconds. Mr. Bishop abstained. Motion passes 4-0-1.**

**V: Adjourn:**

Mr. Johnson asks if everyone is available for the meeting on September 11, 2025. Everyone present will be in attendance.

Hearing no further business, Ms. Baker adjourned the meeting at 7:15 PM.

Submitted by

Beth Peyser, Recording Secretary