



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.

February 12, 2026

Members present: Susan Baker, Chair; Alan Pilch, Recording Secretary; Noah Berkowicz; Carson Fincham; David Smith (joined at 7:01), Tim Bishop, Vice Chair; Keith Carlson

Members Absent:

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. **(Contd) IW-25-56; 358 North Salem Road;** Summary Ruling application for construction of a five-bedroom single family dwelling, septic system, driveway, and stormwater management system within the upland review area of wetlands and watercourses. Owner: Neumann & White Home Builders; Applicant: Michael Mazzucco. <https://ridgefieldct.portal.opengov.com/records/104257>

Cory Neumann of Neumann & White Home Builders was present to continue the discussion. He addressed concerns from the previous discussion involving delineating the limits of lawn and adding a planted buffer between the stormwater management system and the wetland. Ten “two-man” boulders will be evenly spread at the limit of lawn and the planted buffer includes a mixture of native species. Mr. Pilch suggested that the stormwater management point discharge be changed to discharge to a level spreader. Mr. Neumann said that he would ask Mr. Mazzucco to make this change. Mr. Bishop praised the choice of buffer plants as beneficial to pollinators.

Special Condition:

- *The point discharge from the stormwater management system will be replaced by a properly designed flow spreader at the same location.*

Mr. Pilch made a motion for approval of the application as presented and discussed with standard and special conditions. Seconded by Mr. Fincham. Motion passed 6-0-1. Mr. Bishop abstained. Publication date February 19, 2026 and Effective date of February 20, 2026.

2. **(Contd) IW-26-1; 0 Ridgebury Road;** Summary Ruling application for construction of a new single-family dwelling and associated sitework within the upland review area of wetlands and watercourses. Owner: Patmar LLC. Applicant: Robert Jewell. <https://ridgefieldct.portal.opengov.com/records/104294>

Steve Sullivan (Engineer) and Nicholas Yuschak (Landscape Architect) were present to continue the discussion. Mr. Sullivan shared the revised plans that included moving the house location 15 feet to the north (toward the road, which reduces the impervious surface of the driveway) and an updated planting plan. The planting plan includes a 15 foot wide buffer along the wetland line with a no-mow area between the plantings and the limit of lawn.

Mr. Pilch expressed appreciation for the new location of the house and suggested daylighting the roof drains at the normal discharge point rather than closer to the wetlands. Discussion ensued regarding how to demarcate the limit of lawn where it abuts the no-mow area.

Mr. Sullivan agreed that a row of two-man boulders could be placed along the line indicating where the silt fencing will be installed, with the exception of the area that is a steep slope to the south of the house and deck.

Special Conditions:

- *The roof leaders will daylight at the outlet of the gutters rather than being piped closer to the wetlands.*
- *A row of two-man boulders 15 feet apart will be placed along the silt fence line on the plans to demarcate the limit of lawn. This will not be needed along the center part where there is a 2 to 1 slope.*

Mr. Smith made a motion for approval of the application as presented and discussed with standard and special conditions. Seconded by Mr. Carlson. Motion passed 6-0-1. Mr. Bishop abstained. Publication date February 19, 2026 and Effective date of February 20, 2026.

3. **(Contd) IW-26-2; 279 Ridgebury Road;** Summary Ruling application for installation of inground pool, deck, patio, stormwater system and associated sitework within the upland review area of wetlands and watercourses. Owner: Michael and Desiree Cuniberti. Applicant: Michael Mazzucco.
<https://ridgefieldct.portal.opengov.com/records/104303>

Mr. Cuniberti was present to continue the discussion, which involved the addition of a planted buffer between the drainage culvert system and the wetlands. The landscaping plan includes this buffer along with a number of native plants between the pool and the planted buffer. Mr. Bishop praised the choice of plants as beneficial to wildlife. There were no additional comments.

Mr. Bishop made a motion for approval of the application as presented and discussed with standard conditions. Seconded by Mr. Fincham. Motion passed 7-0. Publication date February 19, 2026 and Effective date of February 20, 2026.

III: Application(s) for Receipt:

1. **IW-26-4; 0 Rockwell Road;** Summary Ruling application for construction of a three-bedroom single family dwelling, driveway, septic, and associated sitework within the upland review area of wetlands and watercourses. Owner: Joseph Donnelly. Applicant: Michael Mazzucco. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/104527>

2. **IW-26-5; 215 Farmingville Road;** Summary Ruling application to correct a wetlands violation of site work within the upland review area of wetlands and watercourses. Owner: Riccardo Arruzza. Applicant: Joe Arruzza. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/104527>

3. **IW-26-6; 0 West Branchville Road;** Plenary Ruling application for Town Bridge Replacement # 05510 at Portland Avenue over the Norwalk River within the upland review area of wetlands and watercourses. Owner: Town of Ridgefield-Bridge 05510. Applicant: Jeffrey Fontaine. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/104477>

4. IW-26-7; 216 Florida Road; Summary Ruling application for installation of an inground pool, patio, pool house, and relocate septic tanks and pump chambers within the upland review area of wetlands and watercourses. Owner: Christopher and Audra Cartelli. Applicant: Steven Trinkaus. *For receipt and scheduling a sitewalk and discussion.*

<https://ridgefieldct.portal.opengov.com/records/104585>

Mr. Bishop motioned to receive all 4 applications at 0 Rockwell Road, 215 Farmingville Road, 0 West Branchville Road, and 216 Florida Road and schedule a sitewalk. Mr. Pilch seconded. Mr. Fincham abstained. Motion passed 6-0-1. All sitewalks will occur on February 22, 2026. The plenary ruling application for 0 West Branchville Road will be discussed on March 12, 2026; the three other applications will be discussed on February 26, 2026.

IV: List of Ongoing Enforcement by Agent: none.

V: Other Business:

1. Inland Wetlands & Watercourses Regulations discussion

Members discussed proposed changes/edits to the regulations submitted by Mr. Bishop, Ms. Baker, and Mr. Fincham. All proposed changes through section 7 were discussed. Also, some items such as the need for applicants to supply mitigation planting plans including native plants that add ecological value and to consider stormwater limits in cases where members feel water quality issues might outweigh the 6000 sf threshold.

Ms. Baker will review sections 1-7 and “accept” minor edits for spelling and punctuation. She will also eliminate comments in cases where wording was agreed upon by the Board or add comments where members wanted to request clarification by Counsel. She mentioned that all substantive changes would stay redlined for future approval by Counsel and eventually at a Public Hearing.

Mr. Johnson will send out Ms. Baker’s amended version for further editing by the board.

VI: Approval of Minutes

- **Inland Wetlands Meeting:** January 22, 2026

Mr. Fincham motioned to approve the above minutes as is. Mr. Pilch seconded. Motion carried 5-0-2. Mr. Smith and Mr. Bishop abstained.

VII: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 8:46 PM.

Submitted by

Susan Baker, chair

Note: The Zoom recording for this meeting can be accessed at the following link:

https://zoom.us/rec/play/wt8kHLegLQ3yimL_cmWpwFIhVCyoihBOLKpSPmMxs4s7zYjL9cfOjFgYW5d570pY0Znc3QJT8E3vF9Jp.MiUPSvVqn1tbZ2RO?autoplay=true&startTime=1770940341000