



TOWN OF RIDGEFIELD INLAND WETLANDS BOARD

DRAFT MINUTES

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

September 11, 2025

Members present: Susan Baker, Chair; Alan Pilch, Secretary; Keith Carlson, Carson Fincham, Tim Bishop, Noah Berkowicz, David Smith

Members Absent: None

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

Call to order:

Ms. Baker, Chair, called the meeting to order at 7:00 PM.

II: Discussion:

1. **(Contd) 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. <https://ridgefieldct.portal.opengov.com/records/102280>

Mr. Johnson shared the site map while Mr. Daher discussed the proposed remedy to a wetlands violation. A soil scientist came to the property and determined that most of the disturbed vegetation was invasive and the site has begun to stabilize itself. The soil scientist suggested a native conservation seed mix planting to aid in stabilization. There is also difficulty with line of site exiting the driveway from the home, so Mr. Daher has asked for permission as part of the application to maintain the vegetation along the roadway every few weeks and for the revegetated area to be maintained twice each year.

Discussion ensued by the IWB to clarify the remedy to the violation and associated maintenance.

Mr. Bishop motioned to approve the Summary ruling as described. Mr. Pilch seconded. Motion carried 7-0. Publication date September 18, 2025. Effective date September 19, 2025.

III: Applications for Receipt(s):

1. **IW-25-42; 164 Wilton Road West;** Summary Ruling application for proposed removal of 22 trees within the upland review area of wetlands and watercourses. Owner: Bluebird Ridge LLC. Applicant: Doug MacMillan. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/102651>
2. **IW-25-43; 7 Caudatowa Drive;** Summary Ruling application to correct a violation of tree removal within the upland review area of wetlands and watercourses. Owner/Applicant: Luis Jerez. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/102712>
3. **IW-25-44; 75A New Street;** Summary Ruling application for revision to prior Inland Wetlands Board approval IW-25-22. Owner: Kenosia Development, LLC. Applicant: Michael Mazzucco.

For receipt and scheduling a sitewalk and discussion.
<https://ridgefieldct.portal.opengov.com/records/102792>

Mr. Bishop motioned to receive the three applications above and schedule the sitewalks for September 21, 2025 with discussion on September 25, 2025. Mr. Fincham seconded. Unanimously accepted.

IV: List of Ongoing Enforcement by Agent:

None

V: Other Business:

1. IW-23-22; 5 Palmer Court – Planting bond release (\$2,040.00)

Mr. Johnson discussed the background of this planting bond. Mr. Bishop motioned to release the bond in full. Mr. Smith seconded. Motion carried 7-0.

New business included discussion of the demolition of the house at 653 Branchville Road. The IWB concluded that an application review and permit is encouraged prior to demolition.

VI: Approval of Minutes:

- **Inland Wetlands Meeting:** August 28, 2025

Mr. Fincham motioned to approve the above minutes as is. Mr. Pilch seconded. Motion carried 7-0.

- **Sitewalk Minutes:** September 7, 2025

Mr. Carlson motioned to approve the above minutes as is. Mr. Pilch seconded. Motion carried 3-0-4.

VII: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 7:36 PM.

Submitted by

Beth Peyser, Recording Secretary