



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.

January 8, 2026

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

Members Absent: David Smith

Also present: Aarti Paranjape, Director of Planning and Zoning

I. Call to order:

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

II: Discussion:

1. **IW-25-54; 195 Danbury Road;** Summary Ruling application for construction of pickleball courts and parking area within the upland review area of wetlands and watercourses. Owner: Town of Ridgefield; Applicant Dennis DiPinto. <https://ridgefieldct.portal.opengov.com/records/103554>

Mr. DiPinto was present for the application to represent the Town of Ridgefield and the recreation department along with his consulting team, Mr. Steve Sullivan of Haley Ward, and Ms. Kate Throckmorton of ELS. Mr. DiPinto gave a brief description of the history of the application and proposed plan to construct four pickleball courts with a 30 space parking lot along with a patio area and sidewalk. Mr. Sullivan shared his screen and showed the engineered design plans along with a description. Ms. Baker opened the floor for discussion from the IWB at this point. Discussion ensued by the IWB with questions on the surrounding chain link fence, history of flooding in this area by the Ridgefield Brook, elevations of the bioretention basin and its base, percolation tests results, the type of concrete. Next Ms. Throckmorton gave a presentation on the proposed planting plan and mitigation plan. Ms. Baker opened the floor do discussion again by the IWB. Discussion ensued by the IWB on topics including proposed planting of native species and mitigation of invasive species, runoff from the parking lot to the bioretention swale, prudent and feasible alternatives.

A motion was made by Mr. Bishop to approve as presented with standard conditions. Mr. Fincham seconded. Motion passes 6-0. Publication date January 15, 2026 and Effective date of January 16, 2026.

2. **IW-25-55; 106 Cedar Lane;** Summary Ruling application for proposed pond dredging within the upland review area of wetlands and watercourses. Owner: Louis Ioanilli; Applicant: Ben Scoular. <http://ridgefieldct.portal.opengov.com/locations/23972>

Mr. Vogt was present to discuss the application on behalf of the owner as a consultant with New England Aquatic Services. He submitted the application to dredge the pond. Mr. Vogt shared his screen and discussed the dredging plan. He will be removing an average of 2.5 feet of sediment throughout the pond. Discussion ensued by the IWB on restoration, relocation of dredged sediment within the site, proposed time of year for the in-water work, erosion control measures including a turbidity curtain and the dewatering tube with silt fence, the timeline of drying the dredged material, the process of moving the dredged material off site, total volume of dredged material, obligate species within the sediment, riparian zone, improvements to the bridge, making sure everything is on the as built survey, aeration, and if a large boulder could be put in the pond for wildlife.

Special Conditions:

- *An updated site plan or As-built survey should be submitted to the Planning and Zoning Office once the project is completed – aeration feature and bridge should be shown if included in project.*
- *Stabilization of area below the proposed dewatering tube.*
- *A rock/log or sunning feature should be placed in or on the shoreline for wildlife.*

Mr. Pilch made a motion for approval of the application as presented and discussed with Special Conditions stated above. Seconded by Mr. Bishop. Motion passes 6-0. Publication date January 15, 2026 and Effective date of January 16, 2026.

III: Application(s) for Receipt:

1. **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. *For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.portal.opengov.com/records/104257>
2. **106 IW-25-57; 15 Bear Mountain Road;** Summary Ruling application for the construction of 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. *For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.portal.opengov.com/records/104257>
3. **IW-26-1; 0 Ridgebury Road;** Summary Ruling application for construction of a new single-family dwelling and associated drainage and sitework within the upland review area of wetlands and watercourses. Owner: Giovanni Capocci. Applicant: Michael Mazzucco. For receipt and schedule sitewalk and discussion. <https://ridgefieldct.portal.opengov.com/records/104294>
4. **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. For receipt and schedule sitewalk and discussion. <https://ridgefieldct.portal.opengov.com/records/104303>

Mr. Carlson motioned to receive all 4 applications at 358 North Salem Road, 15 Bear Mountain Road, 0 Ridgebury Road, and 279 Ridgebury Road and schedule a sitewalk. Mr. Pilch seconded. No one opposed. Motion passed 6-0. All sitewalks will occur on January 18, 2026 and the applications will be discussed on January 22, 2026.

IV: List of Ongoing Enforcement by Agent:

No ongoing enforcement discussion because Mr. Johnson, the IWA, was not present.

V: Other Business:

1. Inland Wetlands & Watercourses Regulations discussion

Mr. Bishop went through the IWWR and made red line suggestions that were shared with the rest of the IWB. He has asked that the rest of the IWB review and digest these thoughts for discussion on a future agenda. He has used his experience with the Fairfield wetlands regulations to give ideas on what he thinks could be beneficial to the Ridgefield regulations. Ms. Baker had also added a few suggestions. The process of adoption was discussed for the IWB to understand the process. Ms. Baker suggested adding this to multiple future agendas and going through it section by section as time allows.

VI: Approval of Minutes

- **Inland Wetlands Meeting:** December 11, 2025

Mr. Fincham motioned to approve the above minutes as is. Mr. Carlson seconded. Motion carried 5-0-1. Mr. Berkowicz abstained.

- **Sitewalk Minutes:** January 4, 2026

Mr. Carlson motioned to approve the above minutes as is. Mr. Berkowicz seconded. Motion carried 4-0-2.

VII: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 8:10 PM.

Submitted by

Beth Peyser, Recording Secretary via Zoom Recording