



**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 22, 2026

Members present: Susan Baker, Chair; Alan Pilch, Recording Secretary; Noah Berkowicz; Carson Fincham; David Smith

Members Absent: Tim Bishop, Vice Chair; Keith Carlson

Also present: Caleb Johnson, Inland Wetlands Agent

**I. Call to order:**

Ms. Baker, Chair, called the meeting to order at 7:08 PM. A quorum was present.

**II: Discussion:**

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. <https://ridgefieldct.portal.opengov.com/records/104257>

Mr. Mazzucco shared his screen and discussed the application on behalf of the applicant/owner, Neumann & White Home Builders. Recent soil testing was completed by the design team, and plans were designed for a single-family residence on an undeveloped lot with the Titicus River along a portion of the lot.

Discussion ensued by the IWB. Mr. Pilch asked to see the Limits of Disturbance on the lot and to see where the edge of the lawn would be. He would like to see the lawn boundary shown near the edge of the upland review line with a buffer area within the upland review area to make sure the lawn doesn't encroach further. Ms. Baker asked where the tree line is located and how the applicant would keep that line without expanding the lawn further. Mr. Mazzucco will show the tree line transposed all the way around the site. Ms. Baker stated that they will need to see more about the tree line and how it will be delineated to prevent encroachment further into the tree line.

Mr. Mazzucco will address the IWB comments and be back on the agenda for February 12, 2026.

2. **IW-25-57; 15 Bear Mountain Road;** Summary Ruling application for the construction of single-family dwelling and associated sitework within the upland review area of wetlands and water courses. Owner: Giovanni Capocci. Applicant: Michael Mazucco. <https://ridgefieldct.portal.opengov.com/records/104268>

Mr. Mazzucco shared his screen and discussed the application on behalf of the applicant/owner. He is proposing a single-family dwelling on an undeveloped lot that was part of a two-lot subdivision.

Discussion ensued by the IWB. Mr. Pilch discussed the wooded area on the lot and wanting it to remain planted. Mr. Pilch also suggested that the proposed tree plantings are quite large.

*Mr. Pilch made a motion for approval of the application as presented and discussed with standard conditions. Seconded by Mr. Fincham. Motion passes 5-0. Publication date January 29, 2026 and Effective date of January 30, 2026.*

3. **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>

Mr. Jewell was present to give an introduction to the application. The property has been given the address 767 Ridgebury Road. He is representing the Sturges Brothers. Mr. Sullivan is present as the design engineer. Mr. Sullivan presented the details of the application. Mr. Yuschak is present as the landscape architect to discuss the landscape design plan for the regulated wetlands area.

Discussion ensued by the IWB. Mr. Pilch inquire about the seed mix as opposed to a traditional landscaped lawn in close proximity to the house. Mr. Pilch also asks why the residence cannot be pulled further to the north to bring it further from the wetlands. Ms. Baker discusses the minimum planted buffer between the wetlands boundary and the lawn. She would like to see 15 feet of vegetated buffer at a minimum. Mr. Sullivan suggested looking at alternatives. Mr. Pilch would like to see the house pulled closer to the road.

The comments will be addressed by the applicant team, and they will be back on the agenda on February 12, 2026.

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. <https://ridgefieldct.portal.opengov.com/records/104303>

Mr. Mazzucco was present to share his screen and discuss the application on behalf of the property owner, the Cunibertis. The plans include a proposed pool with spa, some landscaping, a patio, and a stormwater management plan. The location of the improvements to the property are currently manicured lawn. The wetlands line was shown from the original subdivision. Mr. Mazzucco also discussed the landscaping plan.

Discussion ensued by the IWB. Ms. Baker states that a detailed planting plan will need to be submitted. Mr. Fincham would like to see restorative plantings between the stormwater design and the actual lawn space and feels that would be higher value than where it is proposed right now.

The home owner discussed the vegetation on his property. He does not have lawn all the way to the property boundary. He believes that the wetlands are in heavily vegetated growth areas. Mr. Johnson shared his screen to show where the wetlands are located, and where the property boundary is located.

The comments will be addressed by the applicant team, and they will be back on the agenda on February 12, 2026.

### **III: Application(s) for Receipt:**

No applications for receipt.

### **IV: List of Ongoing Enforcement by Agent:**

Mr. Johnson stated that 215 Farmingville Road is going to be finishing their remediation plan with a landscape architect. The IWB wanted a plan submitted in January but he will be prepared by the first meeting in February. Hay bales were placed behind the silt fence where he was not able to dig the silt fence into the ground.

### **V: Other Business:**

#### **1. Inland Wetlands & Watercourses Regulations discussion**

Ms. Baker discussed updates to the regulations. The IWB thought it would be best if the Inland Wetlands Agent began drafting all comments and suggested changes into one document. Mr. Johnson would prefer to have comments shared via a Word document. Mr. Johnson will be able to collect the edits and make it into one master-edited regulation document. If there are conflicting edits, it will have to be brought back to the IWB as a point of discussion. There was discussion about the application checklist and definitions.

#### **VI: Approval of Minutes**

- **Inland Wetlands Meeting:** January 8, 2026

*Mr. Fincham motioned to approve the above minutes as is. Mr. Berkowicz seconded. Motion carried 4-0-1. Mr. Smith abstained.*

- **Sitewalk Minutes:** January 18, 2026

This site walk was cancelled due to weather. No meeting minutes to approve.

Mr. Fincham suggested future site walks in snowy conditions should have a plan for where to meet and park so that it is safe for everyone in the event the site walk is not cancelled.

#### **VII: Adjourn**

Hearing no further business, Ms. Baker adjourned the meeting at 8:34 PM.

Submitted by

Beth Peyser, Recording Secretary via Zoom Recording