TOWN OF RIDGEFIELD INLAND WETLANDS BOARD
Web Based Meeting Hosted on Zoom

DRAFT MINUTES
Thursday, November 12, 2026

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

Members present: Susan Baker, Chair; Tim Bishop; Vice Chair (joined at 7:05PM); Alan Pilch, Secretary; Noah Berkowicz; Keith Carlson; David Smith (joined at 7:08PM)

Members Absent: Carson Fincham

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. A quorum was present.

225 Bennett's Farm Road application was withdrawn because the survey was not submitted prior to the statutory deadline. The violation is still in place. The Planning and Zoning Commission will discuss this topic on December 8.

II: Discussion

1. **IW-26-46; 33 Oak Knoll Road;** Subdivision application for resub division of one lot into two lots within the upland review area of wetlands and watercourses. Owner: Michael and Isabel Forbes. Applicant: Robert Jewell. https://ridgefieldct.portal.opengov.com/records/109153

   Ms. Baker introduced the application. Mr. Jewell was present to discuss the application. For clarification, the Sturges Brothers has purchased the property and it is no longer under the ownership of Michael and Isabel Forbes. There is a letter from Sturges Brothers stating this as part of the application package. Nick Yuschak was the engineer present. There will be no wetland disturbance during construction, and regulated activity in the upland review area is approximately 0.47 acres.

   Ms. Baker mentioned the Remington Woods trail currently crossing the lot. She discussed this with the Conservation Commission. They are going to relocate the trail to the adjacent Open Space land. Mr. Carlson asked about the septic located in the middle on the survey near the new property line. Mr. Jewell explained that it will be relocated because it is too close to the lot line. Mr. Jewell discussed where the septic could go for the new lot. Mr. Pilch asked if there was an opportunity to locate the new driveway so it would be on a lesser slope and move it further from the wetlands boundary. Ms. Baker asked if lot boundaries could be moved after the IWB approves. Mr. Jewell stated that they could up to and during the Public Hearing. What he is asking for is a favorable referral.

   Mr. Johnson mentioned that Mr. Liptak had his hand up. He came to the panel and discussed the trail location. Discussion ensued about relocating the trail. Ms. Baker stated that it was very wet and discussion continued that relocation of this section of trail might be a good Eagle Scout project.

   A note and referral will be given to Planning and Zoning to suggest that the lot line might be relocated to improve the slope and grading of the proposed driveway.

Motion made by Mr. Carlson to approve the subdivision application with general conditions. Seconded by Mr. Pilch. Motion passes 5-0-1. Tim Bishop abstains.

III: Public Hearing:

1. **Item I: AIW-26-1: Regulation text amendments.** Text amendments to Inland Wetlands and Watercourses regulations of Town of Ridgefield. Board initiated. https://ridgefieldct.portal.opengov.com/records/108582

This will be moved to the December meeting.

IV: Applications for Receipt:

1. **IW-26-48: 281 Ivy Hill Road;** Summary Ruling application for construction of a swimming pool and patio within the upland review area of wetlands and watercourses. Owner: Thomas and Elizabeth Mantione. Applicant: Katherine Throckmorton. *For receipt and scheduling a sitewalk and discussion.* https://ridgefieldct.portal.opengov.com/records/109278

Motion made by Mr. Bishop to receive the application and schedule a site walk December 6 and discussion on December 10. Seconded by Mr. Carlson.

2. **IW-26-49; 6 Craigmoor Road North;** Summary Ruling application to correct a wetlands violation of site work within the upland review area of wetlands and watercourses. Owner: Stephen and Barbara Hartman. Applicant: Katherine Throckmorton. *For receipt and scheduling a sitewalk and discussion.* https://ridgefieldct.portal.opengov.com/records/109376

Motion made by Mr. Bishop to receive the application and schedule a site walk December 6 and discussion on December 10. Seconded by Mr. Carlson.

V: List of Ongoing Enforcement by Agent:

No ongoing enforcement was discussed.

VI: Other Business

- **Election of Officers.** Election of Officers was discussed. Mr. Johnson suggested tabling the discussion until December when Mr. Fincham can be present.

- **2027 Proposed Inland Wetlands Board meeting calendar.** The 2027 meeting calendar was distributed to the IWB. Mr. Johnson has suggested tabling this until the next meeting.

- Ms. Baker reminded the board that the APA meeting will occur after the IWB meeting.

VII: Approval of Minutes

- **Inland Wetlands Meeting**: October 22, 2026
- **Sitewalk Minutes:** November 8, 2026

Motion made by Mr. Bishop to approve the meeting minutes from October 22, 2026, as is. Seconded by Mr. Pilch. Motion passes 4-0-2. Mr. Carlson and Mr. Smith abstained because they were not present.

Motion made by Mr. Smith to approve the sitewalk minutes from November 8, 2026. Seconded by Mr. Pilch. Mr. Bishop, Mr. Carlson, and Mr. Berkowicz abstained because they were not present. Motion passes 3-0-3.

VIII: Adjourn

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

Submitted by

Beth Peyser, Recording Secretary via Zoom Recording

Note: The Zoom recording for this meeting can be accessed at the following link:
https://us02web.zoom.us/rec/play/b_7ngk6VWIWFRezqrxZozQaqett8ya_Og5AFLagiiPWcJpQypEmAQGzla_uACj8OlrODe8QF3b8prny1.dlggttvGpDv8ajoH