



TOWN OF RIDGEFIELD
Inland Wetlands Board
WEB BASED MEETING VIA ZOOM

APPROVED/REVISED MINUTES

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

October 10, 2024

Members present: Susan Baker, chair; Tim Bishop (joined at 7:06PM), Carson Fincham, Isaac Flattau (left at 8:28PM), Alan Pilch, Secretary; David Smith

Members Absent: None

Also present: Caleb Johnson; Inland Wetlands Agent, Aarti Paranjape, Recording Secretary, Brian Carey, Jason Klein, Andy Soumeledis, Kathryn Braun, Robert Jewell, Pete Romano, Steven Trinkaus,

I: Call to order:

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

II: Public Hearing(s):

- 1. (Contd.) IW-24-19; 27 Abbott Avenue;** Plenary Ruling application for the construction of 10 residential town houses with associated drainage and landscaping within the upland review area of wetlands and watercourses.

Owner: Veton Alimi. Applicant: Brian Carey.

<https://ridgefieldct.portal.opengov.com/records/97127>

Mr. Johnson read the new documents submitted since the last meeting on records.

Mr. Carey updated the Board that the applicant and its team had addressed the suggestions, concerns of Board, peer review and public. He added that as per the suggestions updates to storm water system, plantings, rain garden have been done. Applicant will also submit conservations easement in perpetuity, which proposes no development in the conservation easement corridor.

Intervenor's counsel Ms. Braun submitted a memo mentioning the updates done by the applicant still do not meet the concerns raised by the neighborhood's team. She also mentioned that applicant's comments about 8-30g are not pertaining to wetlands and should not be the criteria for the wetlands application discussion.

Public comments included concerns regarding snow removal, traffic, flooding down gradient properties, credentials of applicant.

With no further comments from Board members and public, applicant Mr. Carey and Mr. Klien gave the closing remarks reiterated the summary of the proposed project and the improvements made per the recommendations of the Board and peer reviewers.

Public Hearing closed at 8:02 PM.

- 2. (Contd.) IW-24-21; 599 Branchville Road;** Plenary Ruling application for a stream crossing and related site work for an accessway/driveway with some related drainage work within the upland review area of wetlands and watercourses. *Owner: Moreton Binn. Applicant: Robert Jewell.*

<https://ridgefieldct.portal.opengov.com/records/97450>

Mr. Johnson read the new documents submitted since the last meeting on records.

Mr. Jewell gave the revisions done to the plan since the last public hearing.

Mr. Romano gave an overview of the concerns raised at the prior meeting, stating the revisions done to the stormwater system, talked about the separating distance from the septic, contract for the maintenance of the invasive species removal.

Mr. Carey added as per the suggestions by Mr. Pilch he has added the seed mix specifications. Mr. Pilch however said the planting plan is not clear and that it should state the quantity of the seed mix as in his experience, contractors do not always follow unless the plan is clearly states. Mr. Carey mentioned he will personally be present to monitor the seed mix application.

Ms. Baker inquired how the trails would be protected from future development. Discussion ensued regarding the existing trails and applicant will clearly mark the existing trails on the plans. Mr. Carey said that the trails, which will stay, are marked on plans, the only trails, which will be vegetated, are near the proposed buildings. He added the trails shown would be the permanent feature on site.

Members discussed about possible special conditions.

Public comments included criteria for peer review process, suggesting an alternative plans for feasible and prudent alternative.

Mr. Fincham said the Board have professional experience and knowledgeable. The criteria for the peer review are case by case basis. Depending on the complexity of the scope of work, Board decides if they would require additional review besides the Board's professional background.

Mr. Bishop added that he agrees with Mr. Fincham. He is wetlands professional and have training in soil science. Hearing no further comments from members or Board, Mr. Jewell stated the closing remarks stating that the applicant has addressed the suggestions of Board and concerns of public. He added that the proposed project will have no negative impact on the wetlands and watercourses.

Public hearing was closed at 9:23 PM.

Ms. Baker said that statutorily Board has 35 days to render a decision, which is November 14. Discussion among the Board members will be on October 24, 2024.

III: Discussion (s)

IV: Applications for Receipt(s):

- 1. IW-24-37; 0 Adams Road;** Summary Ruling application for construction of new three-bedroom single family dwelling, driveway, septic, well, drainage, and utilities within the upland review area of wetlands and watercourses. *Owner: Frank Zarkowsky. Applicant: Michael Mazzucco. For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.portal.opengov.com/records/98633>
- 2. IW-24-39; 116 Oscaleta Road;** Summary Ruling application for proposed construction of a detached garage within the upland review area of wetlands and watercourses. *Owner/Applicant: William Bernhardt. For receipt and scheduling a sitewalk* <https://ridgefieldct.portal.opengov.com/records/98276>

Mr. Pilch motioned and Mr. Fincham seconded to receive the two applications.
Motion carried unanimously.

The sitewalk is scheduled for November 10 and discussion on November 14, 2024.

V: List of Ongoing Enforcement by Agent:

None

VI: Other Business:

1. 0 Pound Street – Preliminary application discussion

Mr. Trinkaus on behalf of his client wanted to get the feedback from the Board regarding the project at 0 Pound street. The access way from Pound St. at the southern side would have to be created in the wetlands. The dwelling shall be in Upland review area and will require a variance to meet the setbacks. The site has steep slopes and activity is proposed in Upland review area. The wetlands boundary was flagged by Jim McManus in 2005. The crossing over the brook will be avoided. He added that during the soil pit testing, he found the soils were pretty well drained for the septic system. The proposed accessway is more environmental friendly with no direct impact to wetlands.

Mr. Bishop inquired if the wetlands flagging will be updated. He asked if any crossing will be required on the watercourse, and if he has looked into the open box culvert crossing. He also inquired if Mr. Trinkaus found shallow bedrock or ground water when he did soil testing.

Mr. Trinkaus confirmed he did not find any bedrock or ground water or modelling was observed during testing. He said yes the crossing would be on Titicus river crossing.

Mr. Pilch inquired the plans show an accessway going north and the plans show a house with pool. He added that a detail plan will be helpful for review.

Mr. Trinkaus will update and send detail plans before the next meeting for Board to review and comment.

VI: Approval of Minutes:

- **Inland Wetlands Meeting:** September 12, 2024, September 26, 2024

Mr. Smith motioned to approve the above minutes. Mr. Fincham seconded. Motion carried 5-0-0.

- **Inland Wetlands Sitewalk meeting:** September 22, 2024

Mr. Fincham motioned to approve minutes. Mr. Pilch seconded. Mr. Bishop and Mr. Smith abstained. Motion carried 3-0-2.

- **Inland Wetlands Sitewalk meeting:** October 06, 2024

Mr. Pilch motioned to approve and Mr. Fincham seconded. Mr. Bishop and Mr. Smith abstained. Motion carried 3-0-2

VII: Adjourn

Ms. Baker informed about the possible special meeting for the appointment of new member before November 01, 2024.

Hearing no further business, Ms. Baker adjourned the meeting at 9:47 PM.

Submitted by

Aarti Paranjape
Recording Secretary