



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.

October 23, 2025

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

Members Absent: None

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.

II: Discussion:

- 1. (Continued) IW-25-35; 14 Rowland Lane, 35 East Ridge, 43 East Ridge, 34 Market Street;** Summary Ruling application for dredging and debris clearing along the Rowland Lane watercourse at the above four properties within the upland review area of wetlands and watercourses. Owner: 14 Rowland Lane - Seth Byerley; 35 East Ridge – James Zegarelli; 43 East Ridge – William Najam; 34 Market Street – Douglas Barile. Applicant: Town of Ridgefield - Jacob Muller. <https://ridgefieldct.portal.opengov.com/records/102170>

Mr. Muller, Town of Ridgefield, presented an update to the application on behalf of the Town of Ridgefield. Mr. Canas presented as Principal Engineer and Ms. Throckmorton presented as landscape architect.

The plantings and mitigations plan was uploaded and presented by Ms. Throckmorton, landscape architect. She presented guidance and maintenance on behalf of the plans. Discussions ensued on the proposed forebay and tree plantings along Market Street, as well as the route for maintenance access, the bottom of the proposed forebay, and herbicides prior to excavation. The forebay planting should be maintained annually or bi-annually for two years.

Mr. Canas presented the maintenance plan to create a forebay to minimize the sediment and debris that blocks and negatively impacts private properties. He mentioned special attention to the sediment in the forebay, standing water can drain out under normal conditions, no erosion present, and the information is well documented for the Town's MS4 plan.

Discussion ensued by the IWB on: depth of accumulating sediment, how to clean things such as leaf debris that could clog the proposed system, and wet season inspections during snow melt. Per Mr. Muller, updates will include language to update melting/snow season inspections, debris removal in the fall with the leaves, temporary construction easements, and a depth gauge.

Special Conditions:

- *Bi-annual inspections should occur during snow melt in the spring and after leaves have fallen from the trees at the end of fall.*
- *A depth gauge should be present to clearly indicate accumulated sediments and depth of water in the forebay.*

Mr. Bishop motioned to approve the Summary ruling as described with two special conditions as discussed. Mr. Carlson seconded. Motion carried 7-0. Publication date of October 30 and effective date of October 31, 2025.

2. **(Contd) IW-25-39; 1 Hidden Lake Court;** Summary Ruling application to correct a wetlands violation of site work within the upland review area of wetlands and watercourses. Owner/Applicant: Anthony Belardi. <https://ridgefieldct.portal.opengov.com/records/102430>

Mr. Belardi was not present. The IWB was waiting on a formal survey and no new information has been uploaded to the IWB website. Mr. Belardi granted an extension to this meeting but will need to submit another extension, if possible. Discussion was tabled to the next meeting on November 13.

Statutorily this application can extend through December 11.

III: Applications for Receipt(s):

1. **IW-25-47; 415 Danbury Road;** Summary Ruling application for installation of an 18' x 38' in ground swimming pool within the upland review area of wetlands and watercourses. Owner: Richard Errico. Applicant: Jamie Correia. For receipt and scheduling a sitewalk and discussion. <https://ridgefieldct.ortal.opengov.com/records/103300>

Mr. Fincham motioned to receive the application and schedule a sitewalk on November 9, 2025 with discussion on November 13, 2025. Mr. Smith seconded. Motion passed 7-0.

IV: List of Ongoing Enforcement by Agent:

1. **215 Farmingville Road – Wetlands Violation**

Ongoing enforcement overview was presented by Mr. Johnson. The property owner, Mr. Joe Arruzza is working on obtaining a wetlands delineation for the property. Once the wetlands are delineated, he will be working on remediation based on the wetlands boundary, which will help Mr. McManus propose a plan and how to move forward. Mr. Arruzza is aware he needs to submit an application once he has all of the moving pieces. By the next meeting on November 13, a wetlands delineation will be completed and a mitigation plan should be presented by Mr. McManus.

V: Other Business:

1. **IW-23-27; 41 Mulberry Street – Planting bond release (\$2,705.55)**

Mr. Bishop motioned to approve the release of the planting bond in full. Mr. Pilch seconded. Motion carried 7-0.

2. **IWB budget.** c/o Director P&Z Department.

Ms. Paranjape, Director of Planning and Zoning was present to discuss the entire Planning and Zoning Department budget which includes IWB and PZC. She asked for the IWB support to increase the budget and asked the IWB to discuss what they think is sufficient for increase to the budget.

3. **653 Branchville Road – IW-24-9 – Pond Dredging**

The IWB has concerns about what is happening in the upland review area associated with this pond dredging Special Permit. Ms. Paranjape will add this to the PZC agenda for discussion.

The IWB was on the property to do a site walk for the demolition on the property adjacent to the pond dredging and had concerns about conditions and disturbance on the ground. Because there were no applicants present for discussion, the IWB will be creating a list of questions to share with the applicant team to IW-24-9.

Questions for 653 Branchville Road

- *Is there an unapproved haul road, that was not shown on the original plan, in use for activities associated with the pond dredging? If so, it needs approved.*
- *Was everything in the cleared area adjacent to the pond invasive? If so, has the area been stabilized?*

4. 105 New Street Bond Release – IW-22-25

The IWB raised this item to the agenda for discussion. Mr. Johnson did a site inspection and could not verify 80% of the plantings due to leaf cover. He would prefer to revisit in the spring to file pictures to show. No motions were made.

VI: Approval of Minutes

- **Inland Wetlands Meeting:** October 9, 2025

Mr. Bishop motioned to approve the above minutes as is. Mr. Carlson seconded. Motion carried 6-0-1. Mr. Fincham was not present and abstains.

- **Sitewalk Minutes:** October 19, 2025

Mr. Fincham motioned to approve the above minutes as amended. Mr. Carlson seconded. Motion carried 4-0-3. Tim Bishop, Noah Berkowicz, and David Smith were not present and abstained.

VII: Adjourn

145 High Ridge is up again on November 13 and at that point statutorily we are out of time. A decision has to be rendered or they can withdraw. No further information has been received by the IWB.

Hearing no further business, Ms. Baker adjourned the meeting at 8:17 PM.

Submitted by

Beth Peyser, Recording Secretary