



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

**APPROVED/REVISED MINUTES**

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

January 9, 2025

Members present: Susan Baker, chair; Tim Bishop, vice chair; Alan Pilch, secretary; David Smith, Carson Fincham, Keith Carlson.

Also present, Caleb Johnson, Inland Wetlands Agent, Michael Mazzucco, Katherine Throckmorton.

**I. Call to order:**

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

**II: Discussion:**

- 1. IW-24-44; 0 South Salem Road;** Summary Ruling application for construction of new 4-bedroom single family dwelling within the upland review area of wetlands and watercourses. Owner: Brucemont Circle Partners LLC. Applicant: Michael Mazzucco.  
<https://ridgefieldct.portal.opengov.com/records/99462>

Mr. Mazzucco presented plans to build a single-family residence on a 3.9 acre lot that has only a small area that is not wetlands. In order to access this part of the property a wetlands crossing will be required that will disturb 600 square feet in the wetland. The home will be supplied with municipal water and will have a septic system that is in the upland review area. Given the constraints of the property, the house will be built on a slab on grade.

Kate Throckmorton presented a planting plan that includes demarcation of the limit of lawn to avoid incursions into the wetlands. There will also be ferns planted along the driveway entrance.

Mr. Pilch asked if an open-box culvert could be used under the crossing rather than the 8" pipe shown on the plans. He also asked if the house could be rotated slightly in order to have maximum distance from the wetlands on all corners.

Mr. Fincham asked if there could be a more green solution to the roof and driveway runoff rather than just an underground Cultec chamber.

Ms. Baker asked that demarcation of the limit of lawn be expanded to cover the area near the septic. These issues will be considered by the applicant.

The meeting is continued to the next scheduled meeting on January 23.

- 2. IW-24-48; 16 Ridgewood Road;** Summary Ruling application for construction of a single level 561 square foot ADU within the upland review area of wetlands and watercourses. Owner/Applicant: Keith Carlson.  
<https://ridgefieldct.portal.opengov.com/records/99517>

Mr. Carlson presented the plans for a small ADU unit on his property. As a member of the Board, he recused himself from voting on this application.

He stated that the ADU will be built adjacent to the current deck on his home. Electric and water service, as well as septic, will all be provided via the current dwelling.

The closest area to the on-site wetland is 26 feet, and this area is of concern to Board members as there is a fairly steep drop off and it is a rocky area. They suggested that the applicant provide a planting plan to prevent erosion and provide a buffer for the water before it enters the wetland.

The applicant will update the plans as suggested by the board.  
This meeting is continued to the next scheduled meeting on January 23.

**III: Applications for Receipt(s):**

1. **IW-24-50; 209 Tackora Trail;** Summary Ruling application for regrade and pave existing driveway and parking areas and install storm water system within the upland review area of wetlands and watercourses. Owner: Society of Saint Pius X Ridgefield Connecticut Inc. Applicant: Donald Smith Jr. *For receipt and scheduling a sitewalk and discussion.*  
<https://ridgefieldct.portal.opengov.com/records/99027>
2. **IW-25-1; 283 Main Street;** Summary Ruling application for installation of a 12x40' swimming pool within the upland review area of wetlands and watercourses. Owner: Philip Van Riper. Applicant: Katherine Throckmorton. *For receipt and scheduling a sitewalk and discussion.*  
<https://ridgefieldct.portal.opengov.com/records/99531>

**Mr. Pilch motioned to receive the above applications. Mr. Fincham seconded. Motion carried 6-0-0.**

Sitewalk for both of the above applications will be on January 19, discussion is scheduled for the January 23 meeting.

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

Mr. Johnson stated that he would review violations at 25 Seymour Lane and 40 Mountain Road, both of which are past the dates by which they were supposed to be resolved, with Counsel and report back to the Board at the next meeting.

**V: Other Business:**

**1. Fee Schedule discussion**

Mr. Bishop will head up the discussion on this item at the January 23 meeting.

**2. 371 Wilton Road West – Proposed 21-unit multifamily development discussion**

Ms. Baker briefly reviewed this application with the Board. While the proposed building is outside of the 100-foot upland review area, the size and location might cause disturbance of the review area. The Planning and Zoning Commission may refer this project to the IWB for comment.

**VI: Approval of Minutes:**

- **Inland Wetlands Meeting:** December 12, 2024

**Mr. Smith motioned to approve the above minutes. Mr. Carlson seconded. Motion carried 6-0-0.**

- **Inland Wetlands Sitewalk Meeting:** January 5, 2025

**Mr. Fincham motioned to approve the above sitewalk minutes. Mr. Carlson seconded. Motion carried 4-0-2 with Mr. Bishop and Mr. Smith abstaining.**

**VII: Adjourn**

Hearing no further business, Ms. Baker adjourned the meeting at 8:21 PM.

Submitted by

Susan Baker, IWB Chair