



**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.

March 27, 2025

Members present: Susan Baker, Chair; Alan Pilch, Secretary; Keith Carlson, David Smith, Tim Bishop (joined at 7:02PM), Vice Chair; Carson Fincham

Members Absent:

Also present, Caleb Johnson, Inland Wetlands Agent; Aarti Paranjape, Recording Secretary; Michael Mazzucco

I. Call to order:

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

II: Discussion:

1. **(Contd.)IW-25-4; 15 Bear Mountain Road;** Subdivision application for resubdivision of one lot into two lots within the upland review area of wetlands and watercourses. Owner: Giovanni Capocci. Applicant: Michael Mazzucco.

<https://ridgefieldct.portal.opengov.com/records/100238>

Mr. Mazzucco presented revisions as per Board's request at the last meeting. He looked into the driveway grades and per regulations adjusted the grades. The driveway is shifted away from wetlands. The level spreader and infiltration system are shortened. The plans show details of check dams. He said the manholes are added, and shifted the catch basin to the other side of the driveway.

Mr. Fincham expressed concern about the catch basin without the curbing, he added during a storm there is possibility of bypassing the catch basin especially given the grades.

Mr. Pilch agreed with Mr. Fincham's concerns. He added a second catch basin at the driveway would be good. He said the details shall be shown on the plans. Mr. Pilch said he noticed lawn area near the wetlands next to the level spreader area and suggested instead a no mow zone with native plants.

Mr. Mazzucco agreed to the suggestions made by Board.

Ms. Baker stated that since this application is only for the resubdivision, Board will approve the lot lines. Applicant will submit a Summary ruling for the actual dwelling.

Board approved the resubdivision and stated following conditions for the summary ruling for the dwelling:

- Change to combo inlet on catch basin.
- Details of the driveway curb shown on the plans.

No mow planting with appropriate wetland native species from five feet off the driveway to the stormwater outlet and down to the wetlands.

Mr. Pilch motioned to approve the resubdivision application and summary ruling for dwelling with conditions stated above. Mr. Carlson seconded. Mr. Bishop abstained. Motion carried 5-0-1.

III: Applications for Receipt(s):

1. **IW-25-9; 238 Mimosa Circle;** Summary Ruling application for excavation related to basement expansion within the upland review area of wetlands and watercourses. Owner/Applicant: Roman Rozinka.
For receipt and scheduling a sitewalk and discussion.
<https://ridgefieldct.portal.opengov.com/records/100583>

Mr. Fincham motioned and Mr. Pilch seconded to receive the above application. Motion carried unanimously.

Sitewalk scheduled on April 6 and discussion on April 10, 2025.

IV: List of Ongoing Enforcement by Agent:

None.

V: Other Business:

1. Ms. Baker informed the Board, that BOS will interview candidates for the Wetlands Board vacancy on their regular meeting on April 09, 2025. DTC has resumes of potential candidates.
2. Board was updated that the Amendment application process and fees schedule will be incorporated soon by IT on the online permit system.
3. Mr. Johnson informed Board that at the recreation center, an independent group of volunteers will be closely working with Mr. DiPinto, Director of Parks and Rec and Ms. Snow for the removal of invasives.
4. Mr. Bishop updated that the Board that he did a presentation at the Ridgefield Library about vernal pools, similar to his presentation at CAWS in 2024. He said he had done database creation of vernal pools in Fairfield and had put it on the WestCOG GIS mapping.

Discussion ensued regarding creating a subcommittee with Inland Wetlands members along with Conservation Commission members who will work similarly to create a database of the vernal pool location in Ridgefield. Members discussed about the regulated area/ review area of 750 feet of the vernal pools, methodology to discover the vernal pools on private property etc.
Mr. Bishop and Mr. Pilch will get in touch with Conservation Commission to start the ball rolling.

VI: Approval of Minutes:

- **Inland Wetlands Meeting: March 13, 2025**

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

VII: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 7:35 PM.

Submitted by

Aarti Paranjape
Recording Secretary