



## TOWN OF RIDGEFIELD INLAND WETLANDS BOARD

### APPROVED/REVISED MINUTES

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

May 22, 2025

Members present: Alan Pilch, Secretary; Tim Bishop, Vice Chair; Carson Fincham, Keith Carlson (Joined at 7:10PM), Noah Berkowicz

Members Absent: Susan Baker, Chair; David Smith

Also present, Caleb Johnson, Inland Wetlands Agent; Aarti Paranjape, Recording Secretary; Steven Trinkaus, Joseph Fossi, Brandon Arcamone, Abigail and Glenn Boyar, John Defoe, Mike Mazzucco, Kate Throckmorton, Dennis DiPinto, Michael West, Steve Sullivan, Phil Kearns, Mary Clark.

### Call to order:

Mr. Bishop, Vice Chair, called the meeting to order at 7:00 PM.

### II: Discussion:

1. **(Contd.) IW-25-10; 54 Ketcham Road;** Summary Ruling application for construction of single-family residence and associated grading within the upland review area of wetlands and watercourses. Owner: Joseph Fossi. Applicant: Steven Trinkaus.  
<https://ridgefieldct.portal.opengov.com/records/100658>

Mr. Trinkaus presented the revised plans. The runoff from the driveway is directed to new yard drains connected to the underground culvert system. The rain water will be collected into the cistern which overflows to culvert system. A fifteen-foot vegetative filter strip is proposed off of driveway into the woods. This will be an effective way to handle the runoff from driveway to the vegetative area then into the leaf litter on the site. Mr. Pilch expressed concern with the filter strip given the steep slopes. He said these strips work better when the slopes are six percent, and he noticed these are steeper slopes. He inquired about erosion control matting to establish the vegetation during the construction. He stated a well-established vegetative area takes multiple growing seasons.

Mr. Trinkaus confirmed that these filters work better and that no erosion control matting would be required. During construction, the leaf litter shall be removed and the loose soil surface will be seeded with pollinator mix followed by grading of the driveway. Stabilization of the vegetative area will be considered.

Mr. Fincham agreed to Mr. Pilch's comments and concerns, and feel comfortable stating a special condition.

Following special condition was stated:

- Vegetative buffer shall stay established before the paving of the driveway.

**Mr. Pilch motioned and Mr. Fincham seconded to approve the Summary Ruling application with special conditions and standard conditions. Mr. Carlson abstained. Motion carried 4-0-1.**

Publication date is May 29 and effective date is May 30, 2025.

2. **(Contd.) IW-25-13; 384 Branchville Road;** Summary Ruling application for installation of an above ground swimming pool with partial wrap around deck within the upland review area of wetlands and watercourses. Owner/Applicant: Brandon Arcamone.  
<https://ridgefieldct.portal.opengov.com/records/100803>

Mr. Arcamone updated the Board, the pool has been moved three feet closer to house. Ms. Throckmorton created the planting plan according to the site conditions. The boulders will be relocated which will clearly mark the limit of the lawn. The planting includes nine trees and seventeen shrubs. Mr. Pilch confirmed that the deck is elevated. He said there will be no lawn in and around the shrub area. In order to protect the ground from erosion, wood bark or mulch will be spread.

Mr. Arcamone said the deck is elevated and underneath is crushed stone.  
Mr. Carlson acknowledged the improvements.

Following Special conditions were stated:

- Boulder wall will extend along the planted buffer demarcating the lawn.
- Crushed stone under the deck.
- No lawn shall exist around the planted shrubs in the area of the boulders and edge of wetlands, cover the ground with wood bark to look natural.

**Mr. Carlson motioned and Mr. Berkowicz seconded to approve the Summary Ruling application with special conditions and standard conditions. Motion carried unanimously.**

Publication date is May 29 and effective date is May 30, 2025.

3. **IW-25-19; 124 Spectacle Lane;** Summary Ruling application for construction of an inground swimming pool, patio and stormwater management system within the upland review area of wetlands and watercourses. Owner: Glenn Boyer. Applicant: Stephanie Brown.  
<https://ridgefieldct.portal.opengov.com/records/101034>

Mr. Defoe, Landscape Architect of Shoreline Pools presented the application for an inground 20'x40' pool location. The pool has patio around it and the infiltration system is downhill of the pool. Currently there is lawn and a wooded area and a stonewall at the property boundary. The wetlands off site on neighboring property. Only one Oak tree would be removed.

Mr. Bishop commented that applicant should have a planted buffer along the stone wall and disturbance.

Mr. Defoe said applicant did discuss a ten-foot wide buffer downhill the pool which will still allow some lawn keep the access to the backyard.

Mr. Fincham agreed that a buffer planting in between pool and stonewall. Especially in between drainage and wetlands. He inquired if there is an overflow for the drainage system.

Mr. Defoe said there would be level spreaders with a natural swale of ten to fifteen feet. The pool is a saltwater pool with a cartridge replacement system.

Mr. Pilch agreed with Mr. Fincham. He also suggested moving the gate to south end and mitigation planting along the eastern fence line and the level spreaders.

Mr. Bishop stated that the planting buffer act as a slope stabilization and absorb the migration of the sediments and nutrients into the wetlands.

Ms. Boyar commented that she is an avid gardener and will do everything to protect the nature.

Discussion ensued and Board commented to move the fence closer to the pool and still keep the buffer. Applicant will revise the plans with mitigation planting and fence location and present at June 12, 2025 meeting.

4. **IW-25-22; 75A New Street;** Summary Ruling application for construction of a four-bedroom single family dwelling, septic system, driveway, and stormwater management system within the upland review area of wetlands and watercourses. Owner: Glenn Boyer. Applicant: Michael Mazzucco.  
<https://ridgefieldct.portal.opengov.com/records/101118>

Mr. Mazzucco gave an overview of the project. The dwelling has attached garage at first floor level with the basement underneath. The wetlands were flagged by Mary Jaehnig. The septic system will use S-Box which will reduce the scope of work and grading. Soils are great for infiltration. Stormwater system with catch basins will collect driveway and roof runoff. Since dwelling has a basement, footing drains are also proposed. Few trees would be removed.

Mr. Carlson confirmed that the dwelling is seventeen hundred square feet with two stories above. Mr. Mazzucco said the garage is at the same level with basement underneath and another floor above the garage. Because of the grade, this plan works better.

Mr. Pilch inquired about the previously disturbed area he noticed at sitewalk. He suggested restoring that area with planting. He also inquired about the driveway drainage. He expressed concern with the discharge into the riprap apron due to the slopes, which could cause potential erosion. He suggested a plunge pool or depression area to promote infiltration and avoid the discharge of sediments or erosion into the pond.

Mr. Mazzucco. He added that the runoff from driveway apron would connect to basin. The driveway will be graded to pitch down to the basin. He said he would look into the plunge pool and the erosion concerns.

Mr. Fincham echoed concerns raised by Mr. Pilch regarding the driveway drainage. He agreed that some kind of riprap, or plunge pool at the discharge point to avoid erosion down slope. He also suggested a lawn demarcation with the boulders, to avoid future homeowners converting lawn close to the wetland line.

Mr. Mazzucco said that the area has steep slopes but some kind of demarcation by boulders or planting would be okay. He said that a big tulip tree fell in the storm making it an open area.

Discussion ensued and Board agreed that some kind of restoration planting in the area of the clearing would be good opportunity.

Applicant will be back at next meeting on June 12, 2025 with the revisions.

5. **IW-25-23; 283 Main Street;** Summary Ruling application for revision to prior Inland Wetlands Board approval IW-25-1. Owner: Philip Van Riper. Applicant: Katherine Throckmorton.  
<https://ridgefieldct.portal.opengov.com/records/101073>

Ms. Throckmorton gave an overview of the revisions of the location of the pool to the prior approval in January 2025.

She said the prior approval required the existing patio to be removed in order to install the pool. It came to attention that deconstructing of the existing patio shall compromise the foundation of the house. The new design will bring pool closer to the wetlands. In order to keep the impervious surface under the threshold. Portion of driveway is converted to pervious pavers. The walkways will have grass in between. The pool itself is vinyl pool as opposed to gunite per prior approval and require slight increase in excavation. There are steps from the existing patio towards the pool and a safe landing. The earthwork is reduced by keeping the existing patio. Erosion measures shall be installed around the property. A restoration planting includes an expanded ten feet of buffer along the watercourse. Approximately thirty-two hundred square feet of buffer planting is proposed. A sump pump is proposed address ground water and discharge is within the new plantings. The planting strip is expanded to increase wildlife habitat. She briefly gave an overview of this location as opposed to the other location, as this location will require shorter construction than the gunite pool which was larger in size.

Mr. Fincham expressed concern with the location of pool twelve feet closer to the wetlands and seven feet deep. He added that during the prior approvals the same concerns were raised by the Board, and he would like to review the past meeting discussion before making any discussion.

Mr. Pilch also shared the same concerns as raised by Mr. Fincham.  
Office would share the audio and transcript of the meeting held on January 23 meeting.

Discussion continued to June 12, 2025.

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

None

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

**1. 384 Branchville Road – Wetlands Violation**

*Discussed during the above application.*

**V: Other Business:**

**1. Parks and Recreation – Preliminary Pickle Ball Courts discussion**

Mr. Dennis Dipinto gave an overview of the location of the pickle ball. He said since the last presentation few months back they got the feedback from Board for two locations. They also received the feedback from Planning & Zoning Commission. They have narrowed to two options with final being Option B, which is proposed at the existing parking close to the Danbury Road. The site is already disturbed, has gravel and a flat terrain. The site has minimal ecological value. The area is impervious under current use. The environmental impact will be reducing due to the improvements proposed. He added that the proposal includes improving ecological conditions. Multiyear invasive species remediation will include removal of phragmites and other invasive vines. They will be working with Norwalk River watershed, Conservation Commission for the remediation process.

The Project will change the characteristics of the place and enhance the waterways. None of the trees shall be removed. The planting plan will include trees along the periphery, which will provide shade thus helping reduce the temperature of the waterbody.

Mr. Sullivan added that the site is already impervious and disturbed. The proposed courts and parking area are outside of FEMA flood plain area. He added that according to the 2024 Connecticut Stormwater manual, the peak attenuation could be waived off. The proposal includes landscaping and buffer planting. He proposes bioretention and vegetative basins. There will be no adverse impact on the brook.

Mr. Pinto said the overall project would function ecologically; it is a good environmentally responsible opportunity to meet town's needs.

Mr. Carlson inquired the construction of the courts, how much earth excavation will be involved.  
Mr. Pinto mentioned the courts would be on thin concrete slab which would be few inches deep.

Mr. Bishop inquired if the removal of phragmites will be mechanical. He said to keep the area around the courts as pollinator meadow instead of manicured lawn, which adds to the ecological value. He acknowledged the planting, which include shade trees to reduce thermal pollution to the waterbody.

Mr. West said that the removal of the phragmites will be multiyear plan and will require mechanical removal. He said once the phragmites are removed, it will give opportunity for the native plants to grow back.

Mr. Pilch agreed the site is already impervious and the courts on the existing parking lot will not increase any new impervious and that water quality treatment should be adequate from the stormwater perspective.

Mr. Fincham inquired about the removal of Dam upstream which was in discussion couple of years back and asked if that would affect this site. He agreed with Mr. Pilch regarding the peak runoff, however he expressed concern during major storm events. He said in a major storm the treatment system could get inundated and will hamper its capacity to handle the pollutants.

Mr. Kearns said nothing has been finalized yet regarding the removal of dam. He added even if the dam is removed; it would not increase the flood plain in this area or nearby. However, they will keep a watch on it. Mr. Sullivan said they will look into the bypass system to handle major storm events per Mr. Fincham's concern.

Mr. Bishop asked if the parking would be gravel. He asked if any preliminary soil testing has been done for infiltration.

Mr. Sullivan said that will be the next step, before submitting an application.

Board acknowledged the preliminary discussion and look forward to see the formal application.

## **2. 50 Old South Salem Road – Planting bond release**

Mr. Johnson updated the Board that site inspection showed hundred percent survival of the plantings. The Bond amount was for \$2400.00

Homeowner Ms. Clark confirmed that all the grasses have been thriving.

**Mr. Pilch motioned to release the bond in full. Mr. Fincham seconded. Motion carried unanimously.**

## **3. 500 Main Street – Planting bond release**

Mr. Johnson updated the Board that the inspection showed lush plantings and the site looks very good. Pictures showed the established plantings. He said Ms. Throckmorton submitted a letter dated April 2025 stating the same.

Amount of \$15000.00 was posted as a surety Bond.

**Mr. Carlson motioned to release the bond in full. Mr. Berkowicz seconded. Motion carried unanimously.**

## **4. 127 Wilton Road East – Planting bond release**

Mr. Johnson updated the Board. He noticed some invasive knotweed and one mortality of a plant during his visit. The pictures were shared of his visit. The bond amount was \$5400.00

Mr. Fincham said the pictures show undergirding of the wall and some erosion. He recalled that the violation was for the retaining wall, and commented that the wall should be fixed or the plantings shall also end up in the stream.

Members agreed that bond can be released partially and the homeowner can fix the wall with that money and then come back for rest of the amount to be released.

## **VI: Approval of Minutes:**

- **Inland Wetlands Meeting:** May 08, 2025

**Mr. Fincham motioned to approve the above minutes with amendments. Mr. Carlson seconded. Motion carried unanimously.**

- **Sitewalk Minutes:** May 18, 2025

**Mr. Carlson motioned to approve the above minutes Mr. Berkowicz seconded. Mr. Bishop and Mr. Fincham abstained. Motion carried 3-0-2.**

**VII: Adjourn**

Hearing no further business, Mr. Bishop adjourned the meeting at 9:26 PM.

Submitted by

Aarti Paranjape, Recording Secretary