



TOWN OF RIDGEFIELD Aquifer Protection Agency

SPECIAL MEETING – Web Based Meeting Hosted on Zoom Thursday, December 11, 2025, 7:00PM* *Following Inland Wetlands Meeting Agenda

UNAPPROVED/UNREVISED MINUTES

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

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

Members Absent: Noah Berkowicz

Also present: Caleb Johnson, Inland Wetlands Agent

I: Call to order:

Meeting called to order at 8:54 PM by Ms. Baker, after closing the IWB Meeting. A quorum was present.

II: Discussions:

- 1. (Contd) APA-25-1, 223 West Mountain Road** application per Section 4 of the Town of Ridgefield Aquifer Protection Area Regulations to make a determination of a prohibited, nonregulated or regulated activity for Phase 1: a new building addition consisting of 2 classrooms at the existing Annex Building that is part of the Middle School, along with the expansion of an access driveway for students and faculty to navigate the site, Phase 2: site improvements to the middle of campus to create a new campus center, and Phase 3: a new parking lot on the West side of campus within State-Defined Level A Public Water Supply Aquifer Area. *Owner: Ridgefield Academy. Applicant/Authorized Agent: Kate Scavo. Sitewalked on November 9, 2025. 65 days to render a decision is January 17, 2026.*

Plans, details, and all documents on file for the above item may be viewed at the following links: <https://ridgefieldct.portal.opengov.com/records/103958>

Ms. Scavo was present to discuss the application in addition to the civil engineering team. Some updates since the last meeting included changes to the plans including drainage report, water quality and sediment removal plan, site plans, and findings of test pits which showed that the ledge was far deeper than they intend to dig. Updated site plans were shared on the screen and discussed.

APA discussion ensued. Mr. Pilch discussed topics including acreage draining into the hydrodynamic separator, flow during storm events, and the detention basin design and plantings. Mr. Fincham discussed the erosion and sedimentation control plan and outlet protection, and overflows from major storm events. Ms. Baker discussed the likelihood of standing water in the basin, and snow removal from the parking lot.



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Special Conditions:

- *A retention basin maintenance plan shall be added to the operation and maintenance plans.*
- *An updated detail of the retention basin on C-152 should be added to the plans so they are consistent throughout the plan set.*

Mr. Bishop made a motion for approval of the application as presented with special conditions as discussed. Seconded by Mr. Carlson. No opposition. Motion passes 6-0-0. Publication date of December 18, 2025 and effective date of December 19, 2025.

III: Other Business

No other business.

IV: Approval of Minutes

- Aquifer Protection Meeting- January 9, 2025

Motion to accept the minutes by Mr. Fincham. Motion seconded by Mr. Pilch. Motion passes 6-0-0.

- Aquifer Protection Special Meeting- November 13, 2025

Motion to accept the minutes by Mr. Smith. Motion seconded by Mr. Pilch. Motion passes 4-0-2. Mr. Fincham and Mr. Carlson abstained.

V: Adjourn

Brief discussion ensued on whether the APA should be tied to the PZC or IWB based on what is currently stated in the regulations. This will continue to be discussed as an agenda item when the IWB looks at updating the wetlands regulations.

Hearing no further business, Ms. Baker closed the meeting at 9:28PM.

Submitted by

Beth Peyser, Recording Secretary via Zoom Recording