



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

DRAFT MINUTES
Thursday, July 9, 2026

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

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

Members Absent: Noah Berkowicz; Carson Fincham

Also present: Caleb Johnson, Inland Wetlands Agent; Tom Beecher, Attorney

I. Call to order:

Ms. Baker, Chair, called the meeting to order at 7:00 PM. A quorum was present.

II: Discussion

- No additional discussion.

III: Application(s) for Receipt:

1. **IW-26-25; 340 Barrack Hill Road;** Summary Ruling application for installation of a septic system within the upland review area of wetlands and watercourses. Owner: Reina Guzman-Soni. Applicant: York Mueller. *For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.potal.opengov.com/records/106554>

Motion made by Mr. Pilch to receive the application and schedule a sitewalk on July 19 with discussion on July 23. Seconded by Mr. Carlson. Motion passes unanimously.

IV: List of Ongoing Enforcement by Agent:

1. 225 Bennetts Farm Road

Mr. Johnson had a discussion with the contractor, and they are still looking for an engineer. Mr. Johnson suggested that the IWB state a deadline for an application to remedy the violation because no application has been received. Mr. Pilch asked if the homeowner was having trouble finding an engineer or if he is just being tardy. Mr. Johnson does not know. Ms. Baker would like confirmation from the homeowner that an engineer has been acquired by the next IWB meeting on July 23.

V: Other Business:

1. Inland Wetlands & Watercourses Regulations discussion

This was not discussed at this meeting.

2. 27 Abbott Avenue – Discussion on court decision: Veton Alimi vs. Inland Wetlands Board

Mr. Beecher discussed the superior court's decision that a permit be issued. At this time, the IWB should adopt a resolution to adopt the most up to date plans for the permit. The judge's decision said to approve it with conditions consistent with his opinion. Mr. Beecher suggested using the standard conditions.

Ms. Baker asked about the invasive species plan. The paperwork states monitoring for one year, but it is standard for the Board to require that the regular planting plan be monitored for two years. She said that the invasive species monitoring should run concurrent with the standard planting plan monitoring. Mr. Beecher suggested using standards so if two years is standard, two years should be used. Mr. Beecher feels periodic monitoring is acceptable if that is standard for the IWB. Mr. Carlson asked if he should abstain because he wasn't present for the entire discussion. Mr. Beecher suggested he abstain. Mr. Pilch asked about the 5-foot wall and if monitoring could be acceptable adjacent to the stormwater management.

Mr. Beecher will let Ms. Baker know when he has additional information.

3. 25 Seymour Lane – Wetlands violation remediation plantings

Ms. Baker and Mr. Johnson went to the property to count plants. Not all plants were present, and no seed grasses were growing. Mr. Johnson emailed the applicant that he needed to add the additional plantings that were not present. Mr. Johnson also requested a plant list from the nursery because some plants were swapped out. At the time of inspection, it was very hot, the ground was very dry and the plants were wilting in the heat. It has since rained. In contrast, the plantings reviewed on 238 Mimosa Circle were being actively watered and looked good.

Mr. Beecher asked if they should wait to install additional plantings until September 1. Mr. Johnson suggested waiting until September 1 due to weather and ground conditions. Mr. Beecher stated that the remaining planting could be delayed until after September 1, when conditions would be better. The court date is currently scheduled for September 16. The Board suggested mulch around the trees and seed mix could be done now.

VI: Approval of Minutes

- **Inland Wetlands Meeting:** June 11, 2026

Motion made by Mr. Carlson to approve the minutes as is. Mr. Bishop seconded. Motion carried 4-0-1. Mr. Smith abstained.

VII: Executive Session

599 Branchville Road – Discussion on court decision: Moreton Binn vs. Inland Wetlands Board

Motion made by Mr. Smith to go into executive session and include Atty. Beecher and Agent Caleb Johnson. Mr. Carlson seconded. Motion carried unanimously.

Executive session began at 7:27 PM. Executive session ended at 7:48 PM.

Mr. Bishop motioned to appeal the court's decision; Mr. Pilch seconded. Motion carried 4-0-1. Mr. Carlson abstained.

VIII: Adjourn

Mr. Smith motioned to adjourn the meeting; Mr. Carlson seconded. Motion carried 5-0.

Ms. Baker adjourned the meeting at 7:50 PM.

Submitted by

Beth Peyser, Recording Secretary via Zoom Recording

Note: The Zoom recording for this meeting can be accessed at the following link:

https://us02web.zoom.us/rec/play/Aw3wxM4FN6qlRFdizQcpq8yJoP8w9yYvOP7B8GD8FoduqzYWvbVPVYMK_4krTfM93u38aST0vEGcPBEP.OtuWSig3eTZExERS