



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

**DRAFT MINUTES**

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

December 11, 2025

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

Members Absent: Noah Berkowicz

Also present: Caleb Johnson, Inland Wetlands Agent

**I. Call to order:**

Ms. Baker, Chair, called the meeting to order at 7:14 PM. A quorum was present.

**II: Discussion:**

- 1. (Contd) IW-25-47; 415 Danbury Road;** Summary Ruling application for installation of an 18' x 38' in ground swimming pool within the upland review area of wetlands and watercourses. Owner: Richard Errico. Applicant: Jamie Correia. <https://ridgefieldct.portal.opengov.com/records/103300>

Discussion continued by Mr. Correia from the last meeting. The pool plans were shared by the applicant. Mr. Correia discussed the grading plan, stormwater, percolation testing and depth to groundwater, pool and patio location with drain, pitch, and a change has occurred to the drainage plan since the last presentation. The planting plan is included as a native buffer between the wetland and the silt fence. Some discussion ensued on invasive species in the wetlands and the homeowner had questions on the future mitigation plan for invasive species mitigation and why that was his expense.

Discussion continued by the IWB. Mr. Bishop stated that invasive species mitigation plans are common improvements in habitat when encroachment occurs into the upland review area. Mr. Carlson discussed the possibility of a retaining wall and the slope to the drainage. Mr. Pilch discussed the percolation test and the proposed planting plan and what would work best in the environment on the property. Mr. Bishop and Ms. Baker added to the proposed planting plan with suggestions on what might work in that area. Ms. Baker and Mr. Bishop asked for clarification on the 2-foot retaining wall.

Discussion ensued on the invasive species management plan and whether or not it should be required and if so, to what level. Invasives were contained behind the retaining wall at the time of the site walk.

*Special Conditions:*

- *Additional plantings should be added to the planting plan including 6 native wetland shrubs amongst the previously proposed Little Bluestem Grasses.*
- *A final plan should include the location of the proposed 2-foot retaining wall.*
- *The invasive species management plan is as follows: At the time of planting, invasives will be removed 10 feet to the west of the wall to approximate length of patio.*

***A motion was made by Mr. Carlson to approve as presented and discussed with special conditions. Motion was withdrawn to continue discussion on the invasive plan.***

***A motion was made by Mr. Carlson to approve as presented and discussed with special conditions. Mr. Bishop seconded. No opposition. Motion passes 6-0-0.*** Publication date will be December 18, 2025 with an effective date of December 19, 2025.

2. **IW-25-49; 54 Harvey Road;** Summary Ruling application for construction of a garage addition and three-bedroom addition within the upland review area of wetlands and watercourses. Owner/Applicant: Georgi Todorov. <https://ridgefieldct.portal.opengov.com/records/103437>

Mr. Carlson recused himself from this application because he is a neighbor.

Mr. Todorov represented himself for the discussion. He shared the survey map to discuss the proposed addition, deck, concrete slab/gazebo and deck from the previous permit. Mr. Todorov also discussed the erosion and sediment control plan and stormwater plan including stockpile locations.

Discussion ensued by the IWB. Mr. Bishop and Mr. Fincham suggested discontinuing mowing of the wetlands areas that have been delineated but are currently maintained as lawn. Mr. Fincham also suggested adding a planting plan and a no mow area in the wetlands area that are currently maintained as lawn. Mr. Bishop also suggested adding some boulders to prevent future encroachment and protect the wetlands. Mr. Pilch suggested that the site has been very worked over time and the wetlands are barren and heavily degraded. He feels that the planting plan can enhance those areas. Ms. Baker believes that the soil is very worked over and there are invasive wetlands plants in areas that do not have wetlands soils. Mr. Pilch does not believe that the proposed garage addition is in a problematic location because the wetlands is not a real functional wetlands.

Mr. Todorov asked for suggestions on plantings between Wetlands Flag #13 and #16. There was minimal suggestions on evergreen plantings and no requirements for that area.

The applicant's engineer has stated that she is open to planting plans and mitigating the wetlands soils as suggested to eliminate invasive species on site. The property owner asked to continue maintaining the property as lawn with the exception of inside the recently delineated wetlands soils so it does not become overrun with invasives.

*Special Conditions:*

- *Additional native plantings should be included in the plan to enhance and plant wetlands plantings within the delineated wetlands in the southeast of the property.*
- *A line of large boulders should be included around the edge of the wetland in the southeast of the property to prevent future encroachment – not a wall.*
- *The isolated phragmites shall be removed.*

***Mr. Bishop made a motion for approval of the application as presented and discussed with Special Conditions stated above. Seconded by Mr. Smith. Motion passes 5-0-1. Mr. Carlson abstained.*** Publication date of December 18, 2025 and effective date of December 19, 2025.

3. **IW-25-51; 6 Spectacle Lane;** Summary Ruling application for installation of a 20' x 40' in ground swimming pool and associated sitework within the upland review area of wetlands and watercourses. Owner: Jessica and Kyle Finn; Applicant: Avind Baur. <https://ridgefieldct.portal.opengov.com/records/103547>

Mr. Kousidis was the engineer present to represent the applicant, Mr. Baur. Mr. Russo was the Landscape Architect of the project, also present. The plans were shared on the screen and project described by the applicant team.

Discussion ensued by the IWB. Mr. Carlson discussed the pool fencing. Mr. Bishop discussed tree cutting, the stormwater management plan, the newly proposed impervious surface, the pool filter equipment, and the proposed planted trees.

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

### **III: Application(s) for Receipt:**

1. **IW-25-54; 195 Danbury Road;** Summary Ruling application for construction of pickleball courts and parking area within the upland review area of wetlands and watercourses. Owner Town of Ridgefield; Applicant: Dennis DiPinto. For receipt and scheduling a sitewalk and discussion.  
<https://ridgefieldct.portal.opengov.com/records/103554>
2. **106 Cedar Lane for a Pond Dredging;** A new application was received by the Inland Wetlands Board today and is raised to the agenda for formal receipt. Statutorily this application would be automatically received within 35 days. Given the next meeting is January 8, 2026, the IWB agreed to receive the application with little time.

*Motion made by Mr. Bishop to amend the agenda to raise the item and receive the application and schedule a sitewalk that was submitted to the Inland Wetlands Board today at 106 Cedar Lane for a pond dredging. Mr. Fincham seconded the motion.*

*Mr. Fincham motioned to receive both applications at 195 Danbury Road and 106 Cedar Lane and schedule a sitewalk. Mr. Carlson seconded. No one opposed. Motion passed 6-0. The site walk will occur on January 4, 2026 and the application will be discussed on January 8, 2026.*

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

No ongoing enforcement by the IWA.

### **V: Other Business:**

#### **1. Wetlands vehicle vanity plate.**

Discussion ensued on the wetlands vanity plate that was showed at the CACWIC meeting. The design was shown on the screen to the IWB by Mr. Bishop, who has been spearheading this effort to create a “Conserve Wetlands” vanity plate with the Connecticut Association of Wetlands Scientists and is looking for support. The project continues and will require legislative approval.

Ms. Baker stated that the Board members should review the wetlands regulations ideas for changes, clarifications, and updates, and staff will put this on the next agenda for discussion.

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

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

*Mr. Smith motioned to approve the above minutes as is. Mr. Carlson seconded. Motion carried 5-0-1 (Mr. Fincham abstained).*

- **Sitewalk Minutes:** December 7, 2025

*Mr. Smith motioned to approve the above minutes as is. Mr. Carlson seconded. Motion carried 5-0-1 (Mr. Bishop abstained).*

### **VII: Adjourn**

Hearing no further business, Ms. Baker adjourned the meeting at 8:53 PM.

Submitted by  
Beth Peyser, Recording Secretary via Zoom Recording