

submitted in case June 1, 2026 does not apply



PLANNING & ZONING DEPARTMENT

Town Hall Annex, 66 Prospect St., Ridgefield, CT 08677

203-431-2766

Fax 203-431-2737

ZONING COMPLAINT FORM

COMPLAINANT INFORMATION

Name: Christopher Ingram
Address: 227 Bennetts Farm Road
Telephone: 914-584-6467 Home 914-844-7998 Cell
Email: cingram84@

COMPLAINT INFORMATION

Location: RB3 stormwater drainage system on Lot 6
Owner: Justin Stoney
Address: 225 Bennetts Farm Rd
Telephone: _____ Home _____ Cell
Email: _____

Complaint: Unauthorized alteration of an approved
subdivision stormwater drainage facility and failure
to maintain/restore drainage structures including
subsurface pipes in accordance with the approved
subdivision plans and recorded Drainage Structure
Maintenance Agreement.

Signature of Complainant

RECEIVED

AUG 13 2026

PLANNING & ZONING
COMMISSION

Mr. Rob Hendrick, Chair
Cc: Aarti Paranjape, Zoning Enforcement Officer
Planning & Zoning Commission
Town Hall Annex
Ridgefield, CT 06877

Mailed via Email and Certified Mail

August 13, 2026

Follow-Up: Second Request for Enforcement of Drainage Structure Maintenance Agreement – Lot 6

Dear Mr. Hendrick and Members of the Planning & Zoning Commission,

I am following up on my prior letter regarding the retention basin and associated drainage structures on Lot 6 at 225 Bennetts Farm Road under the recorded Drainage Structure Maintenance Agreement for the Bennett's Meadow subdivision.

I received confirmation that my letter was submitted to the Commission, but I have not yet received a substantive response as to whether the Commission will inspect the site or take enforcement action.

As a condition of subdivision approval, the Agreement identifies the retention basin on Lot 6 as part of the approved drainage system and grants the Town and Commission the right to inspect the drainage structures for compliance. It also establishes a clear enforcement process: if noncompliance is identified, written notice is issued; the owner then has 30 days to correct the issue; if the defect cannot be corrected within that period, repairs must be immediately commenced and diligently completed; and if the failure is not remedied, the Town may perform the work and recover the costs.

The Town documented the condition of the drainage area on June 1, 2026, and more than 30 days have now passed without restoration of the retention basin and associated drainage structures.

Accordingly, I am requesting that the Town and Planning & Zoning Commission proceed with enforcement and ensure that the necessary repairs and restoration are completed without further delay to protect my property from further flooding.

If the June 1st documentation is considered to satisfy the Agreement's notice requirement, then the 30-day correction period has already expired. If it is not, I respectfully request that the Commission promptly inspect the drainage structures, make a compliance determination, and issue the required written notice so that the enforcement process may proceed without further delay to protect my home's property value.

The existence of a separate Inland Wetlands proceeding should not delay review or enforcement of the subdivision approval and recorded Agreement governing this drainage system. The two matters involve separate regulatory responsibilities. Inland Wetlands is addressing compliance with the Inland Wetlands Regulations and activity within its jurisdiction. Planning & Zoning, by contrast, has an independent responsibility under the subdivision approval and recorded Agreement to determine whether the retention basin and associated drainage structures remain in compliance with the drainage system approved by the Commission. The Agreement expressly gives the Town and Planning & Zoning Commission authority to inspect these drainage structures, determine compliance, provide notice of a failure, and pursue corrective action. Accordingly, the Commission does not need to wait for the Inland Wetlands proceeding to conclude before exercising the authority specifically granted to it under the recorded Agreement.

Please confirm whether the Commission will conduct the inspection and compliance determination and what steps will be taken to ensure the drainage structures are restored.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Ingram', with a stylized flourish at the end.

Christopher Ingram
227 Bennetts Farm Road
Ridgefield, CT 06877