



APPROVED MINUTES
Ridgefield Conservation Commission
Flood and Erosion Control Board
Town Hall Annex, 66 Prospect Street
Ridgefield, CT 06877
(203) 431-2713 • conservation@ridgefieldct.org

January 9, 2017

A meeting of the Ridgefield Conservation Commission was held at the Town Hall Annex, 66 Prospect Street, Ridgefield, Connecticut 06877 on Monday, January 9, 2017 at 7:30 p.m.

The following members were present:

Eric Beckenstein
Carroll Brewster
Dave Cronin
Alan Pilch
Dan Levine, Alternate

Tim Bishop
Jim Coyle
Jack Kace
Kitsey Snow

The following members were absent:

Susan Baker

Ben Oko, Alternate

Beth Peyser and Attorney James Jowdy were also in attendance.

Mr. Coyle chaired the meeting. Colleen Lake was present to take minutes.

1. APPROVAL OF MINUTES

The minutes of the December 12, 2016 meeting were reviewed.

UPON motion duly made, seconded and carried, it was RESOLVED that the minutes of the meeting of December 12, 2016 are approved and ordered filed in the minute books of the Commission and the Town Hall.

2. TREASURERS REPORT

a) Mr. Brewster reported on the Annual Appeal. \$25,403 has been received from 187 donors with an average donation of \$135.84. 59 walkbooks, 62 open space maps, and 2 NRI books have been distributed to donors.

3. ENFORCEMENT UPDATE

a) **20 Mopus Bridge** – Attorney James Jowdy attended on behalf of the homeowner to discuss violations. Attorney Jowdy reported that mowing, grazing, and dumping within the Conservation Easement area has stopped. The remaining violation involving a shed located in the

conservation easement area was discussed. Attorney Jowdy will try to determine whether the shed predated the 1992 survey and deed by examining field cards and using aerial photography. He will inform the commission of his findings by the end of the month.

- b) **82 Canterbury Lane** – Ms. Peyser presented a map detailing a prior pedestrian/equestrian trail through the open space abutting Mr. Sturm's farm. According to the deed, Mr. Sturm has the right as the landowner, to maintain and use the trail. It was determined there is no violation.
 - c) **795 North Salem Road** – Mr. Reddington's attorney has until February 27, 2017 to respond to the town's complaint.
 - d) **Bobby's Court** – Ms. Peyser found significant lawn debris dumped in open space behind abutting properties. She will re-inspect and photograph the dumping area and draft a letter to send to area residents explaining open space rules.
-

4. 2017 GOALS AND PROJECTS

The commission reviewed the RCC's goals/project list developed by Mr. Coyle to be updated on a monthly basis. Projects, timeframes, and responsibilities were added to the draft document.

5. OPEN SPACE

- a) **Lakeside Drive Donation** – The commission discussed the land donation.

UPON motion duly made, seconded and unanimously carried, it was RESOLVED to recommend accepting the parcel (Lot 41) on Lakeside Drive to the Board of Selectmen.

- b) **Ranger Chainsaw Training** – The town is unable to support the training program as the volunteers are not town employees. Ms. Snow will look into alternatives.
-

6. PLANNING & ZONING COMMISSION, INLAND WETLANDS BOARD

- a) **Meetings for Attendance**

Jan. 10 – Ms. Baker

Jan. 17 – Mr. Bishop

Jan. 24 – Mr. Brewster

- b) **New & Continued Business**

55 Old Quarry Road – Mr. Pilch discussed the 86-unit assisted care project. Mr. Pilch's concerns focused on the possible ineffectiveness of the stormwater detention system, inadequate drainage design and facilities, and elimination of the upland review area. If not addressed, the project could potentially lead to excessive runoff and flooding of the Ridgefield Brook.

UPON motion duly made, seconded and unanimously carried, it was RESOLVED, to submit Mr. Pilch's comments, with minor revisions (and attached to the minutes as Addendum A), to Planning & Zoning/IWB.

7. CONTINUING TOPICS BEFORE THE COMMISSION

- a) McKeon Farm/Henny Penny Lease** – No report.
 - b) Whitbeck Estate** – The executrix is required to respond to the Probate Judge by mid-January.
-

8. FLOOD & EROSION CONTROL BOARD

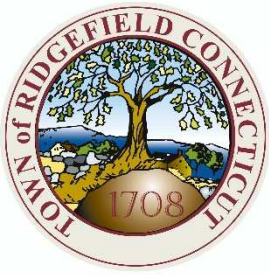
- a) Update to RCC Website** – Mr. Bishop pointed out that there is now a special section on the website for the FECB, containing FEMA maps and information about the Board.
 - b) 2017 FECB Meeting Schedule** – Mr. Bishop scheduled four Board meetings (3/6, 6/12, 9/6, 12/11) and is working on scheduling two meetings with Charlie Fisher and Rudy Marconi.
-

ADJOURNMENT

UPON motion duly made, seconded and unanimously carried, the meeting adjourned at 9:50 p.m.

Respectfully submitted,
Colleen Lake

ADDENDUM A



**Ridgefield Conservation Commission
Town Hall Annex
66 Prospect Street
Ridgefield, CT 06877
(203) 431-2713**

January 10, 2017

Ms. Rebecca Mucchetti, Chairman
Planning & Zoning/IWB
Town Hall Annex, 66 Prospect Street
Ridgefield, CT 0687

RE: Comments on proposed building at 55 Old Quarry Road

Dear Ms. Mucchetti:

The project is a 3-story, 86 unit project to consist of 59 assisted living units and 27 memory care units. The 78,000 square foot building would be constructed on a 3.84 acre parcel with frontage on Old Quarry Road. The Ridgefield Brook traverses the northern boundary of the property.

Summary of Comments:

The runoff from this project will drain into Ridgefield Brook and the Great Swamp, the largest wetland in the Town. Recently, there have been several large development projects in the center of Town (including on Main Street, Danbury Road, and Governor Street) which all drain into Ridgefield Brook.

The Conservation Commission has previously commented on the need that projects that drain into Ridgefield Brook: (1) do not exacerbate flooding problems and (2) improve the quality of the runoff to the brook.

The Conservation Commission recognizes and appreciates that this application does include a subsurface stormwater detention system and hydrodynamic separator to provide peak rate attenuation of runoff flows and removal of the coarse sediment from runoff. This type of system, while providing some improvement to the quality of the runoff, provides little in the way of removal of nutrients in the runoff, such as total phosphorus, total nitrogen, and biochemical oxygen demand, which when discharged to the Ridgefield Brook and Great Swamp will have degradation impacts.

More specifically, the project, as proposed, needs to address the following requirements for drainage design and facilities in accordance with the 2016 amendments to the stormwater regulations:

Preserve the pre-development site hydrology to the greatest extent possible by providing, in addition to peak rate attenuation of the 2 through 100 year storms, attenuation of the large increase in runoff volume when the 3.84 acre wooded parcel is converted to impervious building and pavements. At a minimum, we recommend that the project retain on-site the volume of runoff generated by one inch of rainfall for the new stormwater discharge.

- Preserve the upland riparian area of Ridgefield Brook in its current natural wooded state;
- Manage stormwater in a manner that maintains or improves the physical and *biological* characteristics of existing drainage systems *by providing biological treatment of runoff using Low Impact Development or other appropriate techniques*;
- Use infiltration to reduce stormwater runoff rate and *volume*, to improve stormwater quality, and to recharge groundwater.

- Reduce the average total suspended solids (TSS) loadings in post-development runoff when compared to the existing condition, by at least 80%;
- Incorporate stormwater management practices that mitigate potential increases in the temperature of runoff, especially since the project site is in such close proximity to the Great Swamp.

Summary of Concerns:

1. The wooded nature of the upland review area from the wetlands associated with the Ridgefield Brook will be effectively eliminated by the grading for the stormwater management facilities. An alternative which retains the upland review area as wooded area, which is an effective and functioning component of the wetland must be submitted.
2. The stormwater management system does not provide for the treatment of nutrients in the runoff, but rather consists only of a gross sediment removal facility and detention facilities. A stormwater management system that includes, at a minimum, treatment of the water quality volume, needs to be provided, in order to effectively remove nutrients, such as total phosphorus and biochemical oxygen demand, from the runoff to prevent its conveyance into the brook and Great Swamp.
3. The applicant's engineer states that hydrodynamic separators are considered acceptable best management practices by the Connecticut DEEP. This statement is not reflective of actual Connecticut DEEP or DOT policy or statements. The Connecticut DEEP notes that there are: (1) reasons for limited use of such facilities, including "limited peer-reviewed performance data. Some independent studies suggest only moderate pollutant removal. (2) Cannot effectively remove soluble pollutants or fine particles, and (3) Can become a source of pollutants due to re-suspension of sediment unless maintained regularly. Maintenance is often neglected ("out of sight and out of mind")." (*Source: Connecticut Stormwater Design Manual, pages II-S10-1 and -2*). The Conservation Commission's concern is that maintenance is critical for hydrodynamic separators to function, and since they are underground structures like manholes, it is too easy to forego maintenance, or not realize that maintenance is needed.
4. According to the detail on sheet C11, the CDS 2015-4-C hydrodynamic separator has a rated treatment capacity of 1.1 cubic feet per second. However, we see (on page 5 of the stormwater report) that the inflow peak rate into the detention facilities (subcatchment 2S and 3S) is calculated to be 8.77 cubic feet per second and 1.86 cubic feet per second for the 2 year storm. The flows to the hydrodynamic separator do appear to greatly exceed its treatment capacity. The applicant's engineer should clarify the storm events that the hydrodynamic separator is actually designed for, and needs to quantify the impacts to sediment in the hydrodynamic separator when the rated treatment capacity is actually exceeded.
5. In the 2004 Connecticut Stormwater Quality Manual, one of the principles of stormwater quality management is to reduce the average annual total suspended solids (TSS) loading in stormwater runoff by 80%. Ideally, the performance of a hydrodynamic separator should be measured by a treatment efficiency of at least 80% to achieve this goal, however, some studies have shown efficiencies to be much less, especially when the sediment particles were less than 100 microns in diameter. The applicant's engineer needs to be required to: (1) demonstrate that the hydrodynamic separator will provide a minimum of 80% of total suspended solids removal.

At present, runoff from the property sheet flows into Town land (the location of the Town's wastewater treatment plant) over a broad area. The development of the property will result in the discharge of runoff from the stormwater management facilities into a vegetated swale. However, the plans do not indicate how the graded lands of the vegetated swale will be stabilized following grading.

Respectfully Submitted:

Alan L. Pilch, PE, RLA, on behalf of the Ridgefield Conservation Commission