



**TOWN OF RIDGEFIELD
Inland Wetlands Board
WEB BASED MEETING VIA ZOOM**

UNAPPROVED/UNREVISED MINUTES

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

December 14, 2023

Members present: Susan Baker, chair; Carson Fincham, Tim Bishop, vice chair; Chris Phelps, Ben Nissim, Alan Pilch, secretary

Members absent: David Smith

Also present: Caleb Johnson, IW Agent; Aarti Paranjape, Recording Secretary; Robert R. Jewell, Robert Daher, Eric Keller, Conservation Commission

I. Call to order:

Ms. Baker, Chair, called the meeting to order at 7:00 PM.

Ms. Baker welcomed the new member Mr. Nissim. Mr. Nissim gave a brief introduction about himself.

II. Election of Officers:

1. Chair

Mr. Pilch motioned to nominate Ms. Baker for the Chair position. Mr. Phelps seconded.

2. Vice Chair

Mr. Fincham motioned to nominate Mr. Bishop as Vice Chair. Ms. Baker seconded.

3. Recording Secretary

Mr. Bishop motioned to nominate Mr. Pilch as Secretary. Mr. Fincham seconded.

No other nominations were made, therefore the above nominees were approved.

III: Approval of Meeting calendar

1. IWB meeting calendar 2024
2. IWB sitewalk meeting calendar 2024

Members discussed to remove the December 26, 2024 meeting from IWB meeting schedule.

Mr. Bishop motioned to adopt the meeting calendar for IWB meeting with the removal of the December 26 meeting and Sitewalk Meeting calendar as submitted. Mr. Phelps seconded. Motion carried unanimously.

III. Application(s) for receipt:

- 1. IW-23-42: 0 Ives Ct.** Subdivision application for 2 lots within the upland review area of wetlands and watercourses. *Owner: Wolf Pond Run LLC. Applicant: Michelle Morris Mucoli. To receive and schedule a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/94170>
- 2. IW-23-43: 54 Ketcham Rd.** Subdivision application for 4 lots within the upland review area of wetlands and watercourses. *Owner: Joe and Diane Fossi. Applicant: Steven Trinkaus. To receive and schedule a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/94407>

Mr. Keller commented that Conservation members will join the walk and will send the comments to IWB.

- 3. IW-23-44: 25 Seymour Lane.** Summary Ruling application to correct a violation for a construction of new single-family dwelling within the upland review area of wetlands and watercourses. *Owner/Applicant: Jason Ferrandino. To receive and schedule a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/94573>
- 4. IW-23-46: 439 Silver Spring Road.** Summary Ruling application for maintenance and modification to two holes on an existing golf course within the upland review area of wetlands and watercourses. *Owner: Flat Rock Corp. Applicant: Robert Jewell. To receive and schedule a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/94732>

Mr. Pilch motioned to receive all the above applications. Mr. Phelps seconded. Motion carried unanimously.

Discussion scheduled for December 28, 2023 and sitewalk on December 17, 2023.

Mr. Keller commented that Conservation members will join the walk and will send the comments to IWB.

IV: List of Ongoing Enforcement by Agent:

1. 0 Ives Court.

Mr. Johnson updated about the violation. He shared the before and after pictures. He said the debris have been cleared up and the site is stabilized by covering the area with mulch. Members noticed that the silt fence needs to be installed properly at the places where it has fallen. Mr. Johnson will inform Ms. Muccoli to properly install the silt fence.

V: Other Business:

1. 257 Peaceable Street – Planting Plan

Mr. Jewell said that the applicant wanted to modify the approval proposing a no mow zone or eliminate the buffer.

Mr. Fincham, said initially he was concerned with the leaf litter but after the site visit he agrees with the expert that leaf litter is not primary issue. However, he said instead of eliminating the buffer, reduce the buffer in some areas. He questioned about the dock on the pond.

Mr. Daher confirmed that the dock is not anchored with footings and the dock is mainly anchored with the aluminum pipes with flare at bottom to keep the dock floating. The dock is used for the access to the pond maintenance during the season.

Members were okay that the dock was built with the shoreline anchors and not permanent footings.

Discussion ensued and members agreed that applicant should bring a plan for a reduced buffer planting or no-mow area at the next meeting.

2. 63 Canterbury Lane – Revised Site Plan

Mr. Berkeley informed the Board that the wetlands incursion for the barn is reduced from 970Sqft to 900 sq ft. The relocation will have minimal disturbance to the wetlands and eliminates removal of trees. The barn is still intended for an agricultural use.

Members were okay with the revised size and relocation of the barn.

3. 2023 CACIWC Conference

Ms. Baker gave an overview of the conference. She said the Board should look into the following points which were discussed at the conference:

- Fees for the violation should be revised
- Violation related to landscaping- Ridgefield has no definition of Landscaping
- How to best track Remediation Orders so that if property ownership changes the new owner is aware of the ongoing violation.
- Amphibians and reptile species- protecting the peripheral habitat.

Mr. Bishop commented that he can help writing the regulations for violations and fees involved similar to Town of Fairfield.

Staff discussed with members the plan to have the Town IT department create a new category in OpenGov for tracking Violations.

4. NRI Presentation – Ridgefield Conservation Commission

Mr. Keller will do the presentation at next meeting.

5. 150 Bennetts Farm Rd

Mr. Johnson informed the Board that the property owner was in prior violation and a notice was sent in October 2022. However he received a call from a Conservation Commission member that the property owner is doing some work within the upland review area. On inspection, Mr. Johnson noticed the homeowner has done lot of

earth disturbance and grading within the upland review area, in spite of the prior violation notice.

He added that he had informed the homeowner to attend the meeting but due to unavailability, he couldn't attend.

Members agreed that notices of Violation and Cease and Desist should be issued immediately and if the homeowner fails to attend the next meeting, Mr. Johnson will contact the Town Counsel for further steps.

VI: Approval of Minutes:

- **Inland Wetlands Meeting:** October 26, 2023

Mr. Smith motioned to approve the minutes. Mr. Bishop seconded. Motion carried unanimously.

VII: Adjourn

Ms. Baker adjourned the meeting at 8:01 PM

Submitted by

Aarti Paranjape
Recording Secretary