



## TOWN OF RIDGEFIELD Inland Wetlands Board

### APPROVED/REVISED MINUTES

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

August 24, 2023

Members present: Alan Pilch, secretary; Carson Fincham, Tim Bishop, vice chair; Tracey Miller, Chris Phelps, David Smith

Members absent: Susan Baker, chair;

Also present: Caleb Johnson, IW Agent; Aarti Paranjape, Recording Secretary; Jason Klein, Brian Carey, Andy Soumedelis, Anthony Zemba, Steve Trinkaus, Dianus Virbickas, Dr. Lipton, Robert Jewell, Daisey Carvalho, Andre Teixeira de Carvalho, Tomas Bohm, Barbara Wilson.

#### **I. Call to order:**

Mr Bishop, Vice Chair, called the meeting to order at 7:00 PM.

#### **II. Public Hearing(s)**

- 1. (Contd.)IW-23-18; 27 Abbott Avenue.** Plenary ruling application for construction of apartment complex, associated parking and drainage infrastructure within the upland review area of the wetlands. *Owner: Alimi Veton. Applicant: Brian Carey.*  
<https://ridgefieldct.viewpointcloud.com/records/91085>

Mr. Johnson read the new documents submitted since the last meeting.

Mr. Carey gave a brief overview again of the project.

Mr. Soumedelis, P.E. shared the revised stormwater quality basins. He said that they have rotated the system and is now oriented east west on the property. The separating distance between the building and the detention system has been revised. The system includes seventy linear feet of level spreader, beyond which is a vegetative buffer of 20-30 feet. The permeability testing was done using double ring. The Water quality basin meet the Connecticut water quality manual and their standards. He added that the comments stated by the peer review engineer were addressed. He added that the applicant will look into the pervious asphalt option as suggested by the peer review and also the suggestion of reducing the pipe bends. The stormwater system is designed for a hundred-year storm event. Improvements have been made to the existing conditions. The proposed buffer is an improvement and mitigates the impact on wetlands. This project will have no impact on wetlands long term or short term.

Mr. Zemba, Ecologist with Landtech, reiterated that the improvements will be beneficial to the wetlands.

Members expressed concern over the boundary wall which will act as a barrier to the wildlife specially living in the upland areas. The wall around the boundary, which would also be detrimental to the functionality of the Stormwater system, installed. The construction of the wall at the boundary would be challenging, especially given the proximity of the large shade trees. The construction would be damaging to the roots. The plans lack the details of the erosion measures. Members stated that the plans should illustrate the details of the installation of the silt fence and mounding underneath the system.

Mr. Trinkaus, P.E engineer hired by the Abbott Avenue neighborhood reinstated his concerns for the stormwater system. He expressed concerns of the pollutants like the hydrocarbons, metals etc. entering the infiltration systems.

Public expressed concerns regarding the project's impact on wildlife species, wetlands, drainage, flooding, snow removal, pollutants. Mr. Sachs, intervenor, read Soil scientist, Mr. Steve Danzer hired by the Abbott Ave neighborhood group, comments on record.

Mr. Virbickus stated that as per their suggestions, applicant has done the improvements and he has no more issues as per the plans presented.

The public hearing is continued to September 14, 2023 and the Board stated applicant should address the concerns raised by the Board and come up with reasonable alternatives.

### **III. Discussion:**

**1.Contd.) IW-23-6, 0 Ethan Allen Highway, G10-0057,** Plenary Ruling Application for construction of thirteen multi-family residential buildings, one community meeting house, outdoor pool amenity space, stormwater management system, vehicular access using existing entrance which crosses onto this site via newly constructed stream channel crossing, associated site work within the upland review area of wetlands and watercourses. *35 days to close the public is June 01, 2023. Extension was granted until July 13, 2023. Owner/Applicant: Ridgefield Professional Office Complex LLC.*  
<https://ridgefieldct.viewpointcloud.com/records/90987>

Mr. Beecher, Board Counsel advised that since the Board members didn't have a draft approval or denial to review, it will be best if the Board holds a special meeting to discuss and deliberate this application.

Discussion will continue on special meeting scheduled on August 31, 2023.

The applicant agreed to grant the extension to continue the discussion on the special meetings, until September 07, 2023.

**2.IW-23-25, 20 Spring Valley Road;** Summary Ruling Application for repair extend a stone wall and associated drainage between watercourse and deck within the upland and watercourse area of the wetlands. *Owner: Tomas & Megan Bohm. Applicant: Andre Teixeira de Carvalho.*  
<https://ridgefieldct.viewpointcloud.com/records/91013>

Ms. And Mr. Carvalho presented the application proposing a repair of existing retaining wall causing erosion and reduce runoff. The wall will be four (4) feet high, two feet wide and Fifty five feet long totaling 440 cubic yards feet. The location of the wall will be in between the watercourse and house. There is not much place to do plantings. The wall will mitigate the water issues in the basement.

Mr. Pilch expressed concerns with the location of the wall. He said the wall looks like will be built on the solid rock.

Ms. Miller expressed concern that given the location of the wall to be build an engineer should design the wall for its maximum efficiency. She was afraid that not proper engineering will result in the wall to collapse.

Members agreed that the plans need more details, which should show how the wall will be built on the ledges.

Mr. Phelps inquired how will the applicant make sure that during construction the water course will be protected.

Discussion ensued that the applicant should use coir logs to anchor it in the rocks as opposed to silt fence as it will be difficult to install the silt fence as an erosion measure.

The applicant will submit engineering plans to build the wall with detail cross section.

Discussion continued to September 14, 2023.

**3.IW-23-27, 41 Mulberry St;** Summary Ruling Application to remediate the violation of removal of trees by regrading and planting wetlands plants within the upland review of wetlands and watercourses. *Owner: Amy Russo. Applicant: Barbara Wilson.*  
<https://ridgefieldct.viewpointcloud.com/records/92700>

Ms. Miller recused herself and left the meeting.

Ms. Wilson gave an overview of the activity happening at the property. She mentioned that the contractor while removing couple of trees, disturbed the upland review area and wetlands near the stream channel. She added Steve Danzer delineated the soils. The piles of brush and debris will be removed. The grade will be reestablished. She presented the mitigation plantings with include native plants, like swamp white oak, Spice bush and red dogwoods. The invasive species will be removed.

Mr. Bishop inquired if the contractor will be using the tracks for the equipment? He asked about the ash trees.

Ms. Wilson confirmed that the track machine will be used and additional erosion measures like silt fence will be installed where the earth disturbance will take place. She added the dead ash trees were removed but there a some alive.

**Mr. Pilch motioned to approve the Summary ruling application with standard conditions. Mr. Fincham seconded. Motion carried unanimously.**

#### **IV. Application(s) for receipt:**

Ms. Miller joined the meeting at 10:57PM.

**1.IW-23-30, 37 Limestone Rd.** Summary ruling application to construct a two car garage and carport within the upland review area of wetlands and watercourses. *Owner: Debprah Barr. Applicant: Kate Throckmorton. For receipt and scheduling a sitewalk and discussion.*

<https://ridgefieldct.portal.opengov.com/records/93098>

**Ms. Miller motioned to receive the above application. Mr. Fincham seconded. Motion carried unanimously.**

**The sitewalk is scheduled on September 24, 2023 and discussion on September 28, 2023.**

**V: List of Ongoing Enforcement by Agent:**

Mr. Johnson updated that he is waiting for couple of documents regarding previous violations. No new violations are there at present.

**VI: Other Business:**

- **293 North Salem Road** – Planting Bond Release.

Mr. Johnson updated the members with the status of the site. He mentioned that after the inspection he noticed the site is stabilized and all 42 plantings have survived hundred percent. He recommended to release the bond is full.

**Mr. Smith motioned to release the bond in full. Ms. Miller seconded. Motion carried unanimously.**

**VII: Approval of Minutes:**

- **Inland Wetlands Meeting:** July 27 and August 10, 2023

**Mr. Phelps motioned to approve the above minutes as amended for July 27, 2023. Mr. Fincham seconded. Mr. Smith abstained. Motion carried 5-0-1.**

- **Sitewalk Meeting:** August 20, 2023

**Ms. Miller motioned to approve the above minutes, Mr. Phelps seconded. Mr. Smith, Mr. Pilch and Mr. Fincham abstained. Motion carried 3-0-3.**

**VIII: Adjourn**

Mr. Bishop adjourned the meeting at 11:07 PM

Submitted by

Aarti Paranjape  
Recording Secretary