



TOWN OF RIDGEFIELD
Inland Wetlands Board
WEB BASED VIA ZOOM

APPROVED/REVISED MINUTES

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

September 14, 2023

Members present: Susan Baker, chair; Alan Pilch, secretary; Carson Fincham, Tim Bishop (joined at 7:02) vice chair; Tracey Miller (joined at 7:02 PM), Chris Phelps, David Smith (joined at 7:02 PM)

Members absent:

Also present: Caleb Johnson, IW Agent; Aarti Paranjape, Recording Secretary; Jason Klein, Brian Carey, Andy Soumedelis, Steve Trinkaus, Dianus Virbickas, Steve Danzer.

I. Call to order:

Ms. Baker, 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 received since the last meeting.

Ms. Baker stated that this is the last meeting that the public hearing can be open, as statutory time has run out.

Mr. Klein commented that the revisions will be presented as suggested by members. He added that applicant's team will be ready to answer any questions.

Mr. Soumeledis presented the revised plans and addressed the members' concerns. He stated that the stormwater system has a hydrodynamic separator added to remove more of the TSS (Total Suspended Solids). The fill area under the paved areas and buildings includes crushed stones. The retaining wall is now constructed as a block retaining wall which has shallow footings as opposed to the concrete wall which has deeper footings. This will avoid the mounding concerns as raised by members. The water will flow freely without impeding the natural flow towards wetlands. For snow removal, a trench drain is created and it will be directed towards the catch basins and through the stormwater system for removing the hydrocarbons and other pollutants. He presented a new alternative as well as the previous alternatives and stated why the current plan is the most feasible and prudent.

He said that the concerns raised by the Neighborhood Action Committee's engineer Mr. Trinkaus were addressed by performing four test holes in the soils. The system used was double ring infiltrator versus percolation testing. He added that proper ground grading elevations were added to all the testing.

Ms. Miller expressed concerns with the numbers stated for the removal of TSS as stated at the record versus the manual she found on the website of the manufacturer. She asked for clarification. She asked if the system would mitigate the thermal pollution.

Mr. Danzer stated he wouldn't be concerned about the thermal pollution.

Mr. Virbickus stated that applicant has made improvements. He expressed concern with the four-inch pipe proposed into the manhole which would pose restrictions with the flow in a storm event. He said a ten-inch pipe will be a better improvement. He stated overall the revised stormwater system meets the wetlands requirements.

Mr. Trinkaus reiterated his concerns with the TSS removal. He was also concerned with the thermal impact especially during the summer months.

Public commented on the potential effects on the wildlife, flooding caused due the construction of apartments in the single-family home neighborhood.

Mr. Klein and Mr. Carey made closing remarks that this proposed project will not have a negative impact on the wetlands and watercourses. The multiple alternatives were proposed and this is the most feasible and prudent alternative. The applicant has revised the plans including the stormwater system to address the concerns raised by members and the peer review engineer. They stated that the project is protective to wetlands and the buffer proposed provides more ecological balance than the surrounding properties.

Hearing no further comments, the Public Hearing was closed.

Discussion is continued to September 28, 2023.

III. Discussion:

None

IV. Application(s) for receipt:

V: List of Ongoing Enforcement by Agent:

VI: Other Business:

VII: Approval of Minutes:

- **Inland Wetlands Meeting:** August 24 and August 31, 2023

Mr. Bishop motioned to approve the above. Mr. Phelps seconded. Ms. Baker abstained.

Motion carried 6-0-1.

VIII: Adjourn

Ms. Baker adjourned the meeting at 9:47 PM

Submitted by

Aarti Paranjape
Recording Secretary