



TOWN OF RIDGEFIELD Inland Wetlands Board

APPROVED/REVISED MINUTES

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

May 25, 2023

Members present: Tim Bishop, vice chair; David Smith; Tracey Miller, Chris Phelps

Members absent: Susan Baker, chair; Alan Pilch, secretary; Carson Fincham

Also present: Caleb Johnson (IW Agent); Ashley & Aaron Miller, Shannon Williams

I. Call to order:

II.

Mr. Bishop, Vice Chair, called the meeting to order at 7:03 PM.

II. Public Hearing(s)

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. *Owner/Applicant: Ridgefield Professional Office Complex LLC. For receipt and scheduling a sitewalk and Public Hearing.*
<https://ridgefieldct.viewpointcloud.com/records/90987>

Mr. Bishop, stated that the applicant is not ready with the updates and requests as made by the peer review expert. Subsequently, applicant granted the extension to continue the public hearing to June 08, 2023.

Mr. Johnson added that he had a meeting via Zoom with the Per review expert for biological evaluation. Mr. Pawlak inquiring more information from the applicant and his review. The applicant granted the extension until June 08, meeting.

Public Hearing continued to June 08, 2023.

II: Application(s) for Discussion:

1. **IW-23-19; 60 Langstroth Dr.** Summary Ruling Application for installation of inground pool, patio and planting and associated site work within the upland review

area of the wetlands. *Owner/ Applicant: Ashlie Miller.*
<https://ridgefieldct.viewpointcloud.com/records/91250>

Ms. Miller gave an overview of the proposed pool 18x36 feet approximately 35 feet away from the wetlands. The pool will surrounded by patio and some plantings, which mulch around it. The plantings will be around the wetlands line.

Ms. Miller, member noticed nonnative viburnums, and recommended substituting it with native viburnums.

Ms. Ashley Miller inquired what sizes of the birches are required.

Ms. Miller stated a 10 gallon size would work but, any size bigger will work as well. The shrubs can be 3-5 gallons size. She suggested sedges to avoid runoff to the wetlands. She added that avoid dumping brush and clippings to be dumped into the wetlands.

Ms. Ashley Miller confirmed proposed pool is saltwater which has less maintenance.

Mr. Bishop added that the two man boulders should be placed along the limit of lawn along the wetlands line.

Following special conditions were stated:

- Substituting the non-native Viburnums with Native viburnums.
- Two man boulder delineating the lawn limit from wetlands.
- No dumping of brush and clippings in the wetlands.
- Deer protection around the plantings.

Mr. Smith motioned to approved Summary ruling application with special and standard conditions. Ms. Miller seconded. Motion carried unanimously.

III: Application(s) for Receipt:

None

IV: List of Ongoing Enforcement by Agent:

None

V: Other Business:

1. Aquarion, Oscaleta Road – Pump House Wetlands

Aquarion is replace the main on along Oscaleta Road and at the pump house. The mains will be in the

replaced and this time the pump will be moving when replacing in the stream.

Board recommended a sitewalk to understand the site versus the paper drawings.

Members expressed concerns with the ground cover and the use of the equipment's.

Mr. Bishop inquired if any trees will be removed.

Ms. Williams stated this is kind of an emergency replacement. She added that the note is posted that removal of trees will require additional approval from Board. She stated that proper erosion and sediment controls will be installed. The project near the pump house may take couple of days.

Sitewalk scheduled for next Sunday June 04, 2023.

2. Third Party review for 27 Abbott Avenue.
Members voted unanimously to hire a third party review for the application for 27 Abbott Avenue.

VI: Approval of Minutes:

- **Inland Wetlands Meeting:** May 11, 2023

Ms. Miller motioned to approve the Minutes. Mr. Smith Seconded. Motion carried unanimously.

- **Sitewalk Meeting:** May 21, 2023

Ms. Miller motioned to approve the Minutes. Mr. Phelps Seconded. Mr. Smith abstained. Motion carried 3-0-1.

VIII: Adjourn

Hearing no further business, Mr. Bishop adjourned the meeting at 7:41 P.M.

Submitted by

Aarti Paranjape
Recording Secretary