



TOWN OF RIDGEFIELD Inland Wetlands Board

APPROVED/REVISED MINUTES

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

June 08, 2023

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

Members absent: David Smith

Also present: Caleb Johnson, IW Agent; Aarti Paranjape, Recording Secretary; Jason Williams, Dr. Lipton, Rock Emond, Ed Pawlak, Connecticut Ecosystems LLC; Jason Klein, Brian Carey, Ben Nissim; Conservation Commission.

I. Call to order:

Ms. Baker, Chair, called the meeting to order at 7:00 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.*
<https://ridgefieldct.viewpointcloud.com/records/90987>

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

Mr. Williams addressed the queries raised by members at the last meeting. The beech trees will be replaced by the native trees, invasive species will be removed and will manged and monitored. The stormwater systems will address the water before it enters the quality basins. Members expressed concerns on the following: -the proximity of basins to the wetlands, two fifteen feet retaining walls, removal\ of trees which will impact the runoff, the increase in impervious surfaces, the stormwater systems and its handling of the 10 year storm events.

Mr. Pawlak presented hisbiological third party review report.

His concerns were focused on the following:

- Hundred foot undisturbed vegetated buffer should be maintained.
- Sormwater should be treated near the source rather than at the end of the pipes.

- Development should be avoided on the steep slopes.

Mr. Pawlak added that he didn't notice any erosion happening and the leaf cover acts as a good erosion prevention measure. He added the bio retention basins and low Impact Development (LID) should be considered.

Mr. Emond explained the stormwater detention and the quality discharge basins and its functioning.

Mr. Williams presented more background on previous plans that were considered prior to the applicant arriving at the current plan, and the reasons they were discarded. He also presented information to rebut some of the items in the Biological Peer Review report.

Mr. Nissim, Conservation member, inquired about the Conservation easement, which was approved by PZC on Tuesday June 06. He asked what the next steps are? Dr. Lipton stated that the Mylar with the approved easement will be recorded at the Town Clerk office.

Applicant will address the concerns raised by the members and the peer review reports on biological evaluation and engineering.

The Public Hearing continued to June 22, 2023.

2. **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: Brain Carey.*
<https://ridgefieldct.viewpointcloud.com/records/91085>

Ms. Baker read the Legal notice and Mr. Johnson noted the documents submitted.

Mr. Klien gave an overview of the project. The proposed project is for fourteen housing apartments. The work is in upland review area.

Mr. Carey presented the site plans, stating a two story residential building with fourteen townhomes is proposed on 0.44 acres. The flagged wetlands are at the edge of the property. All work is proposed in upland review area with no direct impact to wetlands. Sediment and erosion controls measures plan is submitted. The cultec system will capture all the roof runoff and then discharge via level spreader over into the planted buffer. The property is on town sewer and water. He added that the peer review and interested party's reports will be addressed at the next meeting.

Ms. Miller inquired if the proposal includes pre-development site hydrology during the fifty year storm. She also asked about the proposed impervious surface calculations.

Mr. Pilch pointed that the model doesn't depict the roof runoff directed towards the surface chambers as stated by Mr. Carey. He spoke as a professional civil Engineer and Landscape architect and had following concerns:

- The alternatives proposed do not show a proposal where the upland review area has no development and no impervious surface. The stormwater management plan designed adjacent to wetlands will result in flooding and sedimentation into the wetlands. The system designed doesn't meet the Town's standards.
- According to the Connecticut Stormwater quality manual the distance between the building and the stormwater system should be minimum of 25 feet, which is not provided in the plans.

Ms. Miller, professional Landscape Architect, also expressed concerns with the stormwater water system. She added that the predevelopmental standards should be met.

Mr. Trinkaus, PE, from Trinkaus Engineering LLC, presented his study on behalf of the Abbott Avenue Neighborhood Action Committee.

Comments from the public expressed concerns about the flooding of the brook which would result in flooding downstream properties, and effects on wildlife.

Mr. Carey commented that the concerns stated by the members will be addressed at the next meeting along with the interested party and peer review reports.

Public Hearing continued to June 22, 2023.

II. Application(s) for receipt:

- 1. IW-23-22; 5 Palmer Court.** Summary Ruling application for additions in the upland review area of wetlands and watercourses. *Owner: Steven Bronfield. Applicant: Doug Macmillan. For receipt and scheduling a discussion and sitewalk.*
<https://ridgefieldct.viewpointcloud.com/records/92143>

Mr. Bishop motioned to receive the above application and Mr. Phelps seconded. Motion carried unanimously.

Site walk is scheduled for July 09, 2023 and discussion on July 13, 2023.

IV: List of Ongoing Enforcement by Agent:

None

V: Other Business:

- 1. 23 New Street (IW-23-17) – Planting Plan**

Ms. Starbuck informed the Board that the cost of Bond for plantings as approved at the last meeting were not economical for her. She asked if there could be possibility of revising the list of plants approved.

Members agreed that the homeowner can choose a smaller tree size as long as they are the trees approved earlier. Homeowner will submit the list and the price and plantings along with the bond posted for two years to the office. Deer protection will be installed, as these will be much smaller trees, which could be more prone to deer damage. Mr. Johnson will visit the site to mark the extent of the wall that is to be restacked.

VI: Approval of Minutes:

- **Inland Wetlands Meeting: May 25, 2023**

Mr. Bishop motioned to approve the Minutes. Mr. Pilch Seconded. Ms. Baker, Mr. Pilch and Mr. Fincham abstained. Motion carried 3-0-3.

- **Sitewalk Meeting: June 04, 2023**

Mr. Pilch motioned to approve the Minutes. Mr. Fincham Seconded. Mr. Phelps abstained. Motion carried 5-0-1

VIII: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 10:28 P.M.

Submitted by

Aarti Paranjape
Recording Secretary