



Inland Wetlands Board

APPROVED/REVISED MINUTES SPECIAL MEETING PUBLIC HEARING

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

January 09, 2020

Members Present: Susan Baker (Vice Chair)
Tim Bishop
Tracey Miller
Alan Pilch
Patricia Sesto (Chair)
Dave Tatge

Members Absent: Kory Salomone (Secretary)

Also Present: Thomas Beecher, Inland Wetlands Board Counsel
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Aarti Paranjape, Office Administrator/ Recording Secretary

At 7:00 p.m. Chair Ms. Sesto, called the meeting to order. The members of the Board identified themselves for record.

PUBLIC HEARING

Item I: (Contd.)#2019-065-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for expansion of a parking lot and associated activity within the regulated upland review area of wetlands ,including landscaping, retaining walls for a property located at **Assessor's ID E15-0191** in the RA zone. *Statutorily received on September 24, 2019.Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller. To schedule a site walk and Public hearing.*

Ms. Peyser read into records the documents submitted since the last public hearing held on December 10, 2019.

The following new documents were submitted by the applicant:

1. Memo from Jacob Muller
2. Summarized memo from CCA about the alternate plan.
3. Memo from DEEP about Natural Diversity Data Base (NDDDB)
4. Parking analysis study
5. Updated survey showing the planting plan.
6. Set of alternate plan #6 - Conceptual plan

Ms. Throckmorton, applicant's Landscape architect, presented the conceptual plan. She stated the plan is not yet complete and mitigation plan is not yet firmed up and is not yet presented to the Board.

She presented the updated survey of the property showing the stormwater discharge. She said there are several catch basin in the existing parking lot which get infiltrated and gets discharge into vegetative bio filtration swales. Due to the topography of the site will there will be discharge, recharge, sediment retention and nutrient processing.

The narrow riparian wetland is connected through the drainage swale.

She added that applicant reviewed the Natural Diversity Database and Conservation inventory list.

Ms. Throckmorton said a species of Box turtle was identified, but it is unlikely they will be affected. The

construction sequence was highlighted in the letter submitted stating that the construction workers will be educated. In an event a turtle is spotted the exclusionary measures will be adopted. The areas will be walked to assure that the turtle population is not encountered during construction. She said that the wildlife present would be more urban tolerant given the kind of development of surrounding the site.

The drainage will accommodate up to the two hundred year storm flows.

Mr. Muller stated that the plans show the conceptual plan # 6. He said that in the revised plans all parking spots were relocated outside of the fifty (50) foot line. The bio retention basin and level spreader would also be outside of the fifty foot upland review area.

There is a net gain of 38 parking spots. Four parking spots will be relocated.

The conceptual drainage plans shows the bio filtration area and the close level spreader.

Ms. Sesto inquired how many trees will be removed for the construction of the bio filtration basin?

Ms. Throckmorton stated that 12 trees will be removed in the upland review area.

Ms. Sesto showed concern that in order to incorporate the bio filtration system, the existing regulated wetlands area is being compromised.

Ms. Miller stated that DEEP recommends keeping any activity should be away from the fifty feet line. She showed concern about the eastern box turtle, which typically burrow under the ground and hibernate. Her other concern was removing the trees. She said that adding trees to the impaired water bodies, in this case the Ridgefield Brook, would be better.

Mr. Pilch said that looking at plans it shows that in the heavy storms the biofiltration system is

directed to the underground detention.

Mr. Muller stated that due to the rock, the engineer, Mr. Sullivan found the proposed spot as the optimum place to place the detention system. Mr. Muller stated due to the ledges on the property moving the bio filtration system is not feasible.

Ms Sesto suggested, in order to get a smaller footprint, the stormwater system can be positioned to the at the north end. She noted that the inflow and outflow are both at the west end.

Ms. Sesto and Mr. Pilch acknowledged the change in the plan and keeping the parking outside of the upland review area.

Mr. Muller said that the parking study shows the is deficient approximately 300 parking spaces.

Ms. Miller asked Mr. Marconi if the Town looked into other properties to increase parking. Mr. Marconi said that the town did lot of research and looked into possible parking location near the Main street area, but none of the locations worked for various reasons. He added that the residents were opposed to the parking structures as it would not be in harmony with the character of the town.

Ms. Sesto asked Ms. Throckmorton about the habitat of Box Turtles at the proposed site. Ms Throckmorton said that as the site has ledges, the site is not conducive to the turtles, which look for more soft soils which the proposed parking area lacks.

Ms. Sesto asked Ms. Throckmorton, to provide information to the Board including what the impact would be on the wetlands if the Box turtle wildlife cease to exist.

Member from Public Ms. Ellen Burns said that the town is in need of more parking spaces. She said during Monday to Friday all of the parking spots are occupied by the people working in the Main Street area.

Hearing no further, Ms. Sesto, Chair adjourned the Public Hearing at 7:46 PM.

Respectfully submitted by,

Aarti Paranjape

**APPROVED/ REVISED MINUTES
SPECIAL MEETING
AGENDA**

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 Tim Bishop
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 Alan Pilch
 Patricia Sesto (Chair)
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Members Absent: Kory Salomone (Secretary)

Also Present: Thomas Beecher, Inland Wetlands Board Counsel
 Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
 Aarti Paranjape, Office Administrator/ Recording Secretary

At 7:47 p.m. Chair Ms. Sesto, called the meeting to order.

PENDING ITEMS

1. **#2019-065-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for expansion of a parking lot and associated activity within the regulated upland review area of wetlands ,including landscaping, retaining walls for a property located at **Assessor's ID E15-0191** in the RA zone. *Statutorily received on September 24, 2019. Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller.*

Discussion continued to January 23, 2020.

3. By-Laws. % Chair

Ms. Peyser said the edits by Ms. Baker and Mr. Pilch were distributed to the Board members. Board members reviewed and discussed the by-Laws. The Board stated that the Inland Wetlands Board and Aquifer Protection Agency separated its By-Laws from the Planning & Zoning Commission By-Laws.

Ms. Peyser will distribute the discussed edits and email the updated By-Laws to the Board members.

4. Site walks Minutes. % Chair

Ms. Sesto said that the Site walk Minutes will reflect the Votes, Motions and shall be recorded with the Town Clerk.

NEW ITEMS

BOARD WALKS

No walks were scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

No bond releases.

CORRESPONDENCE

MINUTES

For approval:

Ms. Baker motioned and Mr. Tatge seconded to approve the minutes for November 26, 2019 and December 10, 2019 as amended. Motion carried 6-0

For distribution:

PUBLIC HEARINGS

January 09, 2020

- **#2019-065-SR**, Plenary Ruling Governor Street Parking lot, TOR

Hearing no further discussion, the Chair Ms. Sesto adjourned the Meeting at 8:12 P.M.

Respectfully submitted,

Aarti Paranjape