



Inland Wetlands Board

APPROVED/REVISED MINUTES

PUBLIC HEARING

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

January 23, 2020

Members Present: Susan Baker (Vice Chair)
Tim Bishop (joined at 7:03PM)
Tracey Miller
Alan Pilch
Kory Salomone (Secretary)
Patricia Sesto (Chair)
Dave Tatge

Also Present: Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Aarti Paranjape, Office Administrator/ Recording Secretary.
Jake Muller
Steve Sullivan
Kate Throckmorton
Rudy Marconi

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

PUBLIC HEARING

Item I: #2019-065-SR: Plenary Ruling Application per Section 7.6 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.*

Ms. Sesto stated in the last meeting, applicant presented alternative plan for the proposed parking and members of the Board requested additional information. The requests sought to reduce the disturbance in the watercourse buffer and preserve more trees.



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Mr. Muller said that the engineer and the landscape architect have come up with revised plans.

Mr. Sullivan reviewed the proposal changes.

The following revisions were made:

1. Parking was reduced to 38 spaces.
2. The bio retention area and the stormwater detention system in upgraded area were moved, reducing the disturbance in the regulated area from 0.7 to 0.1 acres.
3. The retaining wall was increased to 3.4 to 4 feet.
4. The limit of disturbance has moved further from the wetland.
5. The bio retention area now shows a landscape plan, including woody vegetation

Ms. Throckmorton stated the revised landscaping plans compliments the engineering plan. The bio filtration system has underdrains. The shrubs are planted on the outside with more fibrous roots and large shade trees. Ms. Throckmorton addressed the concerns of the Board members and said that Herpetologist, Mr. Dennis Quinn, was confident that if the parameters set by DEEP there will be no impact on the turtle population if present.

Ms. Sesto and Mr. Pilch expressed concerns that the plants proposed for the detention basin were facultative wet and obligate wetlands species. They questioned the proposal as the area they are proposed for does not offer wetland conditions. Ms. Throckmorton responded wetland plants are known to tolerate a variety of moisture conditions and she is confident they will be fine. Additionally, recent studies seem to demonstrate buttonbush as a good species for parking areas.

Mr. Sullivan explained the existing tree location map. All the trees protected are below the geotextile silt fence (GSF). The trees not explicitly depicted to remain below the work area are actually off-site and cannot be cut.

Ms. Sesto suggested an arborist should be involved to provide guidance on limb and root pruning for the trees at the edge of the construction.

Mr. Pilch inquired about the wood chip berm shown on the plan.

Mr. Sullivan said that the berm is an added protection. The trees which will be removed will contribute to the wood chips. The intent is to spread the chips on-site when construction is finished. Mr. Pilch stated this may be a problem depending on the volume of chips.

Ms. Miller showed concerns about the winter maintenance of the parking lot specifically the snow removal which will involve application of salt. She also asked if the hydrodynamics separator will eliminate the hydrocarbons, radiator fluids, etc. She suggested planting trees such as river birch, which have the capability of bioremediation.

Ms. Throckmorton said the trees cannot go in the bioretention basin. However, the edge is planted with shrubs and the basin will be seeded. The outside of the basin will be upland native mix and the basin floor will be planted with a retention basin seeding mix, which has sedges and rushes.



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Ms. Sesto commented that it will be preferable to put the shrubs which are native upland species.

Mr. Pilch asked if the overflow from bio retention can be moved more towards south, such that in an event of overflow to the level spreader, there will be a greater distance between the wetland and the stream. He commented that plantings of sedges and grasses will be helpful.

With due consideration to Ms. Throckmorton's testimony, the consensus was to have the plan revised to include upland species, with the allowance for some buttonbush

Mr. Salomone asked who will be responsible for the maintenance of trees and monitoring.

Mr. Muller said that there is one- year warranty on plants from the contractor and the town does monitoring of plantings, the stormwater management component and other drainage systems.

Ms. Peyser listed the correspondence received since the last public hearing. Following new documents were submitted:

- Memo from Jacob Muller
- Wetlands Assessment - ELS Kate Throckmorton
- Drainage Report - Revised
- Revised Parking lot design
- Wetlands Mitigation Plan
- Memo from Mr. Sullivan
- Wildlife inventory submitted by Ms. Throckmorton.

No public was in attendance to comment.

Mr. Salomone motioned and Ms. Miller seconded to close the public hearing. Motion carried 7-0-0.

Respectfully submitted by,

Aarti Paranjape



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AGENDA

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Tim Bishop
Tracey Miller
Alan Pilch
Kory Salomone (Secretary)
Patricia Sesto (Chair)
Dave Tatge

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

At 7:33 p.m. Chair Ms. Sesto, called the meeting to order.

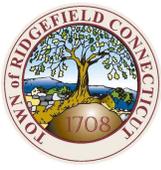
PENDING ITEMS

1. #2019-065-SR: Plenary Ruling Application per Section 7.6 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.*

Ms. Sesto explained the process of the discussion and approval of the application.

Ms. Sesto said that the application presented is feasible. The alternative plan #7 is better and environmentally friendly.

All the members agreed the improvements proposed by the applicant have presented a favorable plan for parking lot. Conditions of approval were discussed.



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Ms. Peyser stated the special conditions will be incorporated in the adopted resolution of approval along with standard conditions of approval. The following conditions of approval will be incorporated along with standard conditions:

1. Upon completion of the project, the approximately 18” woodchip berm shall be removed or dispersed within the site as discussed and authorized by the Inland Wetlands Agent.
2. A CT Licensed Arborist shall be used as needed for tree maintenance at the limits of disturbance.
3. Revision to wetland mitigation plan.
4. Revision to grading and drainage plan.

The members discussed, staff will present a final adopted resolutions with standard and special conditions of approval.

Ms. Baker motioned, Mr. Pilch seconded to adopt the final resolution with special conditions of approval as discussed with an effective date of 01/31/2020. Motion carried 7-0-0.

2. #2019-070-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for a pond dredging for a property located at **257 Peaceable Street** in the RAA zone. *Statutorily received on October 15, 2019. Owner: Robert Daher. Applicant: New England Aquatic Services LLC. To schedule a site walk and discussion.*

The applicant requested for an extension until February 14, 2020.

Summary Ruling continued to February 13, 2020.

3. By-Laws - discussion.% Chair

Mr. Pilch motioned and Ms. Miller seconded to adopt the By-Laws as presented. Motion carried 7-0-0.

NEW ITEMS

1. Land Use Training recaps. % Staff

Ms. Peyser recapped some of the keys points of the Land Use Training held on January 15, 2020.



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2. Regulations review.% Chair

Ms. Peyser explained to the Board members the procedure to follow when proposing amendments to the wetlands regulations. The CT DEEP, 6 municipalities within the 500 feet of the Town of Ridgefield and the Town clerk have to be informed about the date when the public hearing is scheduled for an amendment and again if an amendment is adopted.

Ms. Sesto commented the Board members should review the regulations and come up with the suggestions before scheduling a public hearing.

She added the two sections where the Board members could start a discussion are- section 4.5 – Upland Review Area and section 7 – Application Requirements.

The Board members will propose the amendments to the above sections in next scheduled meeting.

BOARD WALKS

No walks were scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

No bond releases.

CORRESPONDENCE

- Connecticut Federation of Planning & Zoning Agencies Quarterly Newsletter 2020

MINUTES

For approval: Sitewalk minutes December 08, 2020

Ms. Sesto motioned and Mr. Tatge seconded to approve the sitewalk minutes . Motion carried 7-0-0.

For distribution: January 09, 2020

PUBLIC HEARINGS

January 23, 2020

- **#2019-065-SR**, Plenary Ruling Governor Street Parking lot, Town of Ridgefield

Hearing no further discussion, Ms. Sesto adjourned the Meeting at: 8:17 p.m.



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Respectfully submitted,

Aarti Paranjape