



Inland Wetlands Board

APPROVED/ REVISED MINUTES

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

June 11, 2020

Members present: Patricia Sesto, Chairman, Susan Baker, Vice Chairman, Kory Salomone, Secretary, Tim Bishop, Tracey Miller (Joined at 7:01PM), Alan Pilch, Dave Tatge

Also Present: Beth Peyser, Inland Wetlands Agent, Aarti Paranjape, Office Administrator, Michael Mazzucco, Carter Mclean

I. Call to Order

Chair Sesto called the meeting to order at 7:00PM.

II. Public Hearing

- 1. #2020-012-PR (Continued Public Hearing):** Plenary Ruling Application per Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for installation of a drainage pipe for a driveway crossing wetlands for a construction of a single family residence at a property located at 20 Regan Road in the RAAA zone. Owner/Applicant: Rock Harbor Builders LLC.

Ms. Peyser read the list of newly submitted documents into the record.

Mr. Mazzucco stated that since the last meeting, the wetlands were reflagged and the wetlands boundary encompasses a larger area. The driveway has been shifted slightly to a location where the wetland is narrowest for the crossing. The proposed house is now a smaller footprint.

Two 12 inch pipes are proposed for the crossing, instead of the open box culvert suggested at the last meeting. Mr. Mazzucco stated the box culvert has a taller profile that doesn't work with the grades adjacent to the road. He added that the two twelve inch pipes will accommodate the high velocity of water flow better than an open box culvert.

Ms Miller expressed concerns about the two twelve inch pipes. She described, according to the research she did, it is recommended to burying some 15% of the pipe's opening. If this is done, there is not enough open space left for the migration of the amphibians. She suggested a pipe of at least an 18" diameter. Discussion ensued.

Mr. Mazzucco agreed to propose a pipe that is larger than 12 inches or possibly an elliptical pipe.



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Ms. Sesto asked if there is demarcation of limit of lawn. She was concerned that the subsequent homeowners will not know the limit of lawn. Mr. Mazzucco suggested installing a split rail fence. Ms. Sesto rejected these suggestions, noting they are not permanent and don't necessarily convey the limit of something. She added proper demarcation can be accomplished by placing boulders 15 feet apart to demarcate the lawn. They can be partially buried with planting added to meet aesthetic goals.

Mr. Mazzucco said he will check with the applicant.

Ms. Baker indicated the ratio of the wetlands to dryland ratio should be updated on plans.

Ms. Miller suggested that riprap depicted on the plans should include rocks and plantings, such as sedge, which stabilize the rocks and encourage the migration of amphibians. She also added a maintenance plan for the culvert should be included.

Ms. Sesto further stated the maintenance plan for the infiltrator also should be part of the homeowners' manual.

Mr. Pilch asked if the existing stonewall will be removed or stay. He suggested that the wall could be used for the demarcation boundary for the lawn, if the intent was to remove all or part of it.

Mr. Mazzucco responded that the applicant is not proposing to remove or otherwise alter the stonewall.

Mr. Mazzucco said that he has contacted the DEEP to inquire about the NDDB relative to this property but has not heard back from them.

Ms. Sesto asked the Board members if they wanted the public hearing to be continued. The applicant agreed that an extension was in place to continue the public hearing. All Board members agreed to continue the public hearing to June 25, 2020.

Ms. Sesto asked for public comment. There was none.

III: Discussions:

- a. **#2020-022-JR:** Jurisdictional review for the application for two lot resubdivision for a property located at 104 West Mountain Road in the RAA Zone. *For receipt.*

- i. Plans, details, and all documents on file for the above item may be viewed at the following link:

<https://www.dropbox.com/sh/pc1ihdkol0ukce5/AACAQzwG056iX8yR29fe9UDTa?dl=0>

Ms. Sesto said all members were present at the sitewalk.

Mr. Jewell, presented the application, stating it's a two lot subdivision where there is no activity: there are two residences already on site and this is just a



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proposal to create a separate lot for each house. He added if the homeowner chooses to redevelop the lot in the future, they are aware a permit may be necessary.

Hearing no further comments from the Board members motion was taken.

Mr. Tatge motioned to approve and Ms. Miller seconded with the Publication date of June 18, 2020 and Effective date of June 19, 2020. Motion carried 7-0-0.

- c. **#2020-024-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a retaining four feet retaining wall and install drainage system to redirect water away from home in the upland review area for a property located at **159 Silver Spring Lane** in the RAA Zone. Owner/Applicant: Carter McLean. *For discussion and possible action.*
- i. Plans, details, and all documents on file for the above item may be viewed at the following link:

<https://www.dropbox.com/sh/vsv3u4qm4d055jf/AADNdOWpaT1DjPnL2HMn7MtIa?dl=0>

Mr. Mclean, property owner, presented the application to improve stormwater and flooding issues at his driveway. He said the proposal is to remove the driveway and construct a four-foot retaining wall to create a flat parking area level with the road. A second lower wall is proposed behind the four-foot wall. A sump pump is proposed in between the two retaining walls to protect the house from flooding. He added there is an existing catch basin which does not function to its full capacity.

Ms. Miller inquired if the proposal includes the silt fence to keep off the runoff erosion during the construction adjacent to the wetlands.

Mr. Pilch agreed and added that there should be some kind of the erosion measures including the inlet protection.

Ms Sesto asked if the catch basin is staying. Mr. Mclean said that the idea is to make the nonfunctional catch basin work to its full capacity.

Mr. Bishop supported the removal of impervious surface. He expressed concerns that excavation will create the disturbance along the wetlands and the applicant should subsequently address the disturbance during construction to minimize impact within the wetlands.



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Ms. Sesto said that the driveway configuration does not have a negative impact on wetlands. Ms. Peyser said that the 100 year flood zone does not reach the construction area.

The Board members agreed to include following conditions of Approval: An erosion and sediment control plan must be submitted and approved by the Agent prior to the construction. This should include drainage pipe detail and inlet protection at the catch basin.

Mr. Bishop motioned to approve the Summary Ruling application with the proposed special condition and the Board's normal special conditions, and seconded by Ms. Baker.

Mr. Pilch suggested to add another condition of approval to depict that the plan should include the location of the Cultec recharge units. The motion was approved as amended. The publication date of June 18 and effective date of June 19, 2020. Motion carried 7-0-0.

d. Regulations Amendment- discussion. % Chair

The Board discussed the amendments previously proposed by Atty. Beecher. Ms. Sesto stated they were no substantive and she is generally in agreement. Ms. Sesto distributed her edits via email prior to the meeting. She edited the different wetlands application types as discussed at the last meeting.

Mr. Tatge had a suggestion to include the defined terms in the regulations.

Mr. Pilch suggested changing the word boundary to the 'spring high water mark' for Vernal Pool, keeping is consistent throughout the regulations.

Ms. Miller commented on the edits on the page 9 item "d," questioning the section deleted by Mr. Beecher as it importantly states the board can regulated any activity outside the upland review area if they determine the potential for impact exists. It was pointed out the next section in the regulations states this and the deleted section was repetitive. Ms. Sesto proposed: "any other area regardless of its distance outside of the defined upland review area."

Ms. Baker suggested editorial edits.

Members agreed to send the edits discussed to board counsel and then forward to the CT DEEP, assuming there are not substantive changes. The next step would be to schedule a public hearing.

Ms. Miller motioned and Mr. Tatge seconded to send the regulations to Board Counsel and to CT DEEP Motion carried 7-0-0.



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IV: New Submissions:

No new submissions.

V: Approval of Minutes: May 28, 2020 (emailed on May 29, 2020)

Ms. Baker motioned and Mr. Salomone seconded to approve. Motion carried 7-0-0.

Ms. Sesto raised to the agenda the distribution of application packets to the Board members. The last mailing took several days for some of the packets to arrive, leaving the members disadvantaged for the site walk and opportunities to review the material before the meeting.

Ms. Peyser informed the members the Town has hired the private company to pick the mail from Town Hall. Currently the packets are mailed on Friday after the 2:00PM deadline to submit the applications to the department. This gives the staff opportunity to complete the mailing packet with the current documents.

It was agreed staff will create the mailing packets on the Friday prior to Thursday meeting and leave them in the outside bin at the office building. The members will be informed via email when the packets are ready. Susan Baker agreed to collect the packets and leave them on her porch for those who cannot reach the Annex during the business day.

Mr. Tatge updated the Board members of the recent DEEP training. He said his confirmation email was directed to his junk mail.

Ms. Baker asked how violations are handed. Ms. Peyser gave an overview how the department handles the violations.

Ms. Sesto suggested that going forward the agenda should include a list of ongoing violations. The agenda should state the property address of each.

VI: Adjourn.

Hearing no further comments from public and members the meeting was adjourned at 8:28 PM.

Respectfully submitted by

Aarti Paranjape
Recording Secretary