



TOWN OF RIDGEFIELD Inland Wetlands Board

APPROVED/REVISED MINUTES

August 26, 2021

Members present: Patricia Sesto, chair, Susan Baker, vice chair, Tim Bishop, David Tatge, Tracey Miller, Alan Pilch, Kory Salomone, secretary

Also present: Andrew P. Hally, inland wetlands agent, Aarti Paranjape, office administrator; Robert Jewell, Patrick Downend, Steven Sullivan, CCA LLC, Kate Throckmorton, Environmental Land Solutions; Frank Giocobbe.

I: Call to order

Ms. Sesto called the meeting to order at 7:00 P.M.

II: Applications for Discussion:

- 1. IW-21-29, 34 Bailey Avenue,** Summary Ruling application for remediation in the upland review area of the wetlands and construction of new building and parking area. *Owner: Bailey Rail and Granary LLC. Applicant: Robert R. Jewell, Esq.*
<https://ridgefieldct.viewpointcloud.com/records/82306>

Steve Sullivan gave an overview of the revised parking spots which were closest to the wetlands and were removed to replace with vegetative area. The parking spots were added to parking alongside the bioretention basin. The shape of the bioretention changed, but the volume of water it treats remains the same.

Ms. Throckmorton described the updated planting plan along the Ridgefield Brook area. Shade trees and few densely planted understory trees of birches, dogwoods are proposed.

The raingarden detention basin will be over-seeded and includes seven hundred plugs with mix of sedges, spike rushes and blue grasses along with the wetland seed mixes.

Mr. Pilch inquired the planting in the ditch near the brook.

Ms. Throckmorton stated that the ditch area includes check dams which will trap the sediments and silt, the ditch is not planted but has a riprap. The edge is planted with the switch grass that should take hold among the rip rap, if conditions to



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support them exist. Four trees are added along the edge in case the existing tree doesn't survive in future.

Mr. Pilch suggested that if 44 parking spots are not required per the Planning and Zoning Commission, can these extra parking spots should be eliminated.

Ms. Sesto stated that Board can state a special condition to address the parking requirements in the resolution.

Ms. Miller inquired if the water from the south side swale is going directly to the Ridgefield Brook and can the overflow can be slowed before it enters the brook. Mr. Sullivan said they propose check dams and riprap, along with shade trees and the proposed improvements will provide better water quality mitigation than currently exists. Discussion ensued and it was determined the area between the parking lot and Ridgefield Brook would be regraded to accept flow from the swale and allow it to diffuse overland prior to entering the brook. Updated planting will be incorporated.

Ms. Sesto suggested following conditions to be incorporated into an approval, along with standard and applicable normal special conditions:

1. Parking shall be limited to the greatest number of spaces required by the Planning and Zoning Commission and shall not exceed 44. Should the Planning and Zoning Commission require fewer than 44 spaces, spaces shall be eliminated closest to the wetland and the area planted in a manner consistent with adjacent proposed plantings to the north. The revised plan shall be subject to review and approval by this board or its staff.
2. East of the proposed retaining wall adjacent to the drainage swale, the elevation shall be reconfigured to set the elevation roughly to 584 feet to allow flows from the swale to spread out and continue overland to the Ridgefield Brook. The revised plan is subject to review and approval by this board or its staff.

Mr. Bishop motioned to approve the Summary Ruling application with standard and special conditions, along with the above 2 special conditions. Ms. Miller seconded. Motion carried 7-0-0.

Publication date is September 02, 2021 and effective date is September 03, 2021.



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2. **IW-21-38, 63 Rockwell Road**, Summary Ruling application for construction of pool in upland review area of the wetlands. *Owner: David & Deanne Robinson. Applicant: Frank Giacobbe.*

Mr. Giacobbe gave an overview of the 20x50 foot inground pool and a 16x30 foot deck. The structures are proposed on leveled property, all contained within the existing retaining walls.

Mr. Hally confirmed that the new flagging done represents the wetlands line within the wooded area and that there is no maintained lawn involved.

Ms. Baker motioned to approve the Summary Ruling application with standard and special conditions, Mr. Tatge seconded. Motion carried 7-0-0.

Publication date is September 02, 2021 and effective date is September 03, 2021.

III: Applications for Submission:

1. **IW-21-40, 206 West Mountain Road**, Summary Ruling application for hydro-dredging a pond. *Owner: Sally Budde. Applicant: Kate Throckmorton. To receive, schedule a site walk and discussion.*

<https://ridgefieldct.viewpointcloud.com/records/83013>

2. **IW-21-41, 28 Sycamore Lane**, Summary Ruling application for addition and associated site work to existing residence in upland review area of the wetlands. *Owner: Michael & Cathy Hansum. Applicant: Cassie Voisine. To receive, schedule a site walk and discussion.*

<https://ridgefieldct.viewpointcloud.com/records/80126>

3. **IW-21-42, 282 Branchville Road**, Summary Ruling application for pool, barn and associated site work in upland review area of the wetlands. *Owner: Robert & Andrea Wolf. Applicant: Kate Throckmorton. To receive, schedule a site walk and discussion.*

<https://ridgefieldct.viewpointcloud.com/records/83190>

Ms. Baker motioned to receive the above application, Mr. Salomone seconded. Motion carried 7-0-0.

Sitewalk scheduled is for September 05 and discussion on September 09, 2021.



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IV: Administrative Approvals:

- 1. IW-21-39, 265 North Street**, to put a hot tub on grass. *Owner/Applicant: Ali Sisca*
<https://ridgefieldct.viewpointcloud.com/records/83141>

Mr. Hally gave an overview of an application for placement of hot tub. He added that the hot tub is aligned along the existing structures. The pad is approximately 64 square feet with no earth disturbance.

Mr. Bishop motioned to approve the administrative application. Mr. Tatge seconded. Motion carried 7-0-0.

V. Ongoing Enforcement by Agent:

- **33 Beaver Brook Road** - Cease and Correct Order – Show Cause Hearing, *Michael & Christine Caramadre*

Ms. Sesto stated that the activities performed were regulated and since the homeowner has not submitted an application, matter will be handled by the Board counsel and will pursue with temporary injunction. Ms. Sesto added that Board can issue a fine of up to \$1000.00. The letter from the Board counsel will be sent to the homeowner which will state the amount of violation fee.

- **799 North Salem Road**, Peter Moritz.

Mr. Hally stated the application will be submitted by the next regular activity.

- **104 Haviland Road**; Ken Rosenfield & Jill Kerpcher.

Mr. Hally informed Board that the homeowner is in process of submitting an application.

- **25 Hessian Drive**; Joseph & Patricia Shea.

Mr. Jewell stated that he is representing the homeowner and he will be gathering information and give an update to Board at the next scheduled meeting.

- **34 Rustic Road**; Felicia Clem.

Mr. Jewell informed the Board about the quit claim deed by which the Town acquired the property. The deed allows for residents to pass over the property and access to the



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lake, thus his client is not trespassing. He added that the floating dock doesn't qualify as a regulated activity. The homeowner has removed the furniture and the fireplace is not a permanent structure which will be removed.

Ms. Sesto reiterated that any deposition of material in wetlands or watercourses, in this case the dock, is a regulated activity. The homeowner would be responsible for submitting an application for the placement of dock with permission from Town since the dock is on the town property.

Ms. Sesto also asked that Mr. Hally share all the documents submitted by Mr. Jewell and with Board counsel and to get his opinion.

Mr. Salomone briefly left the meeting at 7:45PM and joined back at 7:48 PM.

Mr. Jewell agreed to submit an application for the floating dock, homeowner will remove the temporary trellis, furniture and the firepit. Mr. Jewell will contact the Board of Selectman since the dock is on town property.

Mr. Bishop was disconnected from the zoom meeting from 8:00 – 8:04 PM.

Mr. Bishop stated that he reviewed aerial photographs online where it shows wooded area as opposed to lawn. Mr. Bishop was asked to submit the source of the aerials for the record.

Mr. Hally will share the records collected by Mr. Bishop with Mr. Jewell.

- **66 Keeler Drive; Alexandre & Vanderleia Suter**

Mr. Hally gave an overview of the violation. He said that the homeowner did some grading in upland review area. They brought in soil and boulders to fill the depression near the wetlands which they propose to convert to lawn. He noticed deposition in the watercourse area.

The homeowner received the violation notice and will submit a corrective application.

VI: Other Business:

1. 21 Bryon Avenue. Extension granted to continue the discussion on September 09, 2021.



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Ms. Sesto stated Board should change its procedures in handling violations. Rather than issuing permits, the Board should be issuing orders. This will head off any issues between a permit which gives permission to do something, and an order which requires action.

VII: Approval of Minutes:

Inland Wetlands Meeting – July 22, 2021

Ms. Baker motioned, and Mr. Tatge seconded to approve the minutes as submitted. Motion carried 7-0-0.

Sitewalk Meeting- August 22, 2021

Ms. Sesto stated that in the absence of a quorum, no meeting was held.

Mr. Hally informed that Ms. Baker had drafted a letter regarding the NRCS Dam #2 which was sent to DEEP on August 20, 2021. The same document was shared with Board.

VIII. Adjourn

Hearing no further discussion, Ms. Sesto adjourned the meeting at 8:11 P.M.

Respectfully submitted by,

Aarti Paranjape
Recording Secretary