



**APPROVED MINUTES**  
**Ridgefield Conservation Commission**

Town Hall Annex, 66 Prospect Street  
Ridgefield, CT 06877  
(203) 431-2713 • [conservation@ridgefieldct.org](mailto:conservation@ridgefieldct.org)

**September 24, 2018**

A meeting of the Ridgefield Conservation Commission was held at the Town Hall Annex, 66 Prospect Street, Ridgefield, Connecticut 06877 on Monday, September 24, 2018 at 7:00 p.m.

Present: Susan Baker      Eric Beckenstein      Carroll Brewster      Jim Coyle  
             Dave Cronin      Jack Kace      Dan Levine      Alan Pilch  
             Kitsey Snow

Absent: Tim Bishop and Ben Oko

Mr. Coyle chaired the meeting. Ms. Lake took minutes.  
Richard Szenkuti, Phil Kearns, and Nielsen Gordon were also in attendance.

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## **1. APPROVAL OF MINUTES**

The minutes of the September 12, 2018 meeting were reviewed.

UPON motion duly made, seconded and carried, it was RESOLVED that the minutes of the meeting of September 12, 2018 are approved and ordered filed in the minute books of the Commission and the Town Hall.

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## **2. PLANNING & ZONING COMMISSION, INLAND WETLANDS BOARD**

### **a) Meetings for Attendance**

Sep 25 – Pilch/Baker (Winter Club)  
Oct 2 – Snow  
Oct 9 – ??? (233 Danbury Road – Public Hearing)  
Oct 16 – Bishop/Brewster  
Oct. 23 - Cronin/Kace (4 Amendments – Public Hearing)

### **b) New and Continued Business**

**28 Great Hill Road** – Mr. Szenkuti presented his plans for developing the 3+ acre property abutting town open space. Three 2,000-sq ft homes will be built, one will be designated affordable according to 8-30g standards. The wetlands will not be affected by the development. The RCC found no issues with the application.

**340 Peaceable Street** – Mr. Pilch's revised Interim Final comments were discussed. The draft comments submitted to P&Z/ IWB were revised to include RCC support of Dr. Klemens position, recommendations to the landscape plan, and other factors.

UPON motion duly made, seconded and unanimously agreed, the RCC voted to accept the revised comments and submit as Interim Final comments to P&Z/IWB.

**84 Governor/62 Prospect Ridge** – Mr. Baldelli informed Mr. Coyle that the filed applications were identical to the preapps. Mr. Coyle will send a letter to P&Z voicing RCC concern that recommendations made by the RCC in response to the preapp were not addressed in the final plans. The P&Z/IWB will walk both properties on Oct. 21<sup>st</sup>. Interested RCC members should plan to attend as well.

**25 Stonewall Lane** – The Enforcement Appeals Officers are working to reschedule the postponed July 10, 2018 Citation Hearing. Attorney Walsh has received a draft survey and is consulting with his clients. Mr. Coyle will discuss the next course of action with Ms. Peyser.

c) Report on P&Z/IWB Meetings

**Sep. 19 – 233 Danbury Road** – The application for a 3-story, 30-unit affordable housing unit was discussed. Mr. Pilch will determine if RCC will recommend the use of pervious pavement in the 60-space parking area after reviewing soil testing data.

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### 3. OPEN SPACE

**Nielsen Gordon – Eagle Scout Project Proposal** – Nielsen presented his plan to rehab the bridge in the Casey Lane/Marjoy Pond open space. He proposed a smaller, three-foot wide bridge where he and several volunteers would remove and replace rotted support beams, re-lay the existing floorboards, and add a handrail. The project is scheduled for Oct 19-21 and material cost to the RCC is estimated at \$435.

UPON motion duly made, seconded and unanimously carried, it was agreed that the RCC will pay up to \$500 for the supplies needed to renovate the bridge.

Mr. Gordon will present the RCC with a final report once the bridge work is complete.

**The McKeon Farm** – Mr. Cronin discussed the invasion of Jimson weed found in the garden area and recommended that it be removed before the seeds are dispersed. Available RCC members are asked to help with removal on Thursday, 9/27 at 9am. Ms. Snow will gather additional information from invasives groups on the weed. The solar panels are also scheduled to be installed Thursday, 9/27. Ms. Snow and Ms. Lake will look into getting outside help for other projects at the farm.

**Understory Study Update** – Mr. Coyle discussed the working draft with Mr. Marconi and hopes to have a finished report in late October.

**795 North Salem Road** – Mr. Cronin has several saplings ready to plant in the open space and will ask for volunteers to help plant the trees sometime during the second week in October.

**East Ridge Trail** – The new trail has been blazed but is very wet in one area. Mr. Cronin recommends rerouting the trail through a dense, highly overgrown area. Ms. Lake will look into getting help for the project.

**John Soluri** – Dumping of yard waste was found in the State-owned open space near the RCC trail. Ms. Lake will send letters to abutting homeowners reminding them of the open space rules.

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**5. CHARTER REVISION COMMISSION** – The subcommittee will meet immediately following the RCC meeting tonight.

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**6. CHAIRMAN’S REMARKS**

- Shadow Lake - Mr. Coyle discussed Shadow Lake with Mr. Marconi and will send a letter in October asking for a status report.
  - Skytop Road – Public hearing scheduled for Oct. 10, town vote Oct. 24.
  - BOS Meeting 9/26 – Commissioner status change for Levine/Snow.
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**ADJOURNMENT**

Upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:10 pm.

Respectfully submitted,  
Colleen Lake