



## **TOWN OF RIDGEFIELD Inland Wetlands Board**

### **APPROVED/REVISED MINUTES**

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

March 09, 2023

Members present: Susan Baker, chair; Tim Bishop, vice chair; Alan Pilch, secretary; Tracey Miller; David Smith; Carson Fincham; Chris Phelps

Members absent:

Also present: Caleb Johnson (IW Agent); Aarti Paranjape, Recording Secretary; Michael Mazzucco, Chris DiStefano, Robert Jewell, Drew Kenny, Shannon Williams, Dean Pushlar

#### **I. Call to order:**

Ms. Baker called the meeting to order at 7:00 PM.

#### **II: Application(s) for Discussion:**

- 1. IW-23-3, 87 Silver Hill Road,** Summary Ruling Application for construction of Single Family home, septic, pool and associated work within the upland review area of wetlands and watercourses. Owner: Bennet & Gianna Velocci. Applicant: Michael Mazzucco.

<https://ridgefieldct.viewpointcloud.com/records/90687>

Mr. Mazzucco presented the application for the construction of single family home on a vacant lot. The 5 bedroom home includes a pool, patio and septic system. Due to the coverage of impervious surface that is over the threshold, a stormwater system is required. The proposal includes catch basins and roof drainage. The system is designed for a fifty-year storm event and provides water quality volume, around two year storage before the discharge. The lot does not require much grading, as it's a mildly sloping lot.

Mr. Bishop inquired about the level spreader and riprap at the south of the driveway.

Mr. Mazzucco said that the two rows of culvert system and the level spreader is to slow down the water flow from roofing drainage.

Mr. Pilch noted that the two year storm as per the Town's Regulation is 1.5" as opposed to 1" as stated on the plan.

Mr. Pilch expressed concern over the amount of impervious surface that is way over the limit. He also suggested moving the house away from the wetlands boundary since

it's a vacant lot and there is an opportunity to move the location of the dwelling, which will avoid intrusion into the upland review area. He added that moving the house ten feet to the east will require less clearing and will retain the wooded area. Retaining the wooded area will work as a buffer and will reduce the intrusion into the upland review area.

Mr. Mazzucco agreed and said he will look into moving the dwelling.

Ms. Miller reiterated that removing the driveway parking at the front would reduce the impervious surface. Reducing the runoff will be helpful to the health of wetlands.

Mr. Bishop added that the soil scientist Ms. Jaehnig should confirm the soils where the high bush blue berries were growing. This will rule out presence of any wetlands soil in that area.

The application will continue on March 23, 2023

2. **IW-23-4, 127 Wilton Rd East**, Summary Ruling Application to remedy the violation involving site work at the stream banks and wetlands areas. Owner/Applicant: Chris DiStefano.

<https://ridgefieldct.viewpointcloud.com/records/89948>

Mr. DiStefano explained the violation which involved repair of a stonewall. He said that during a storm, the wall was damaged and in order to manage the water, riprap was installed. The stones from the existing wall were used to restore it.

Ms. Baker inquired about the footings for the bridge and when were they installed.

Mr. DiStefano said that the bridge was installed before the wall in spring of 2022.

Mr. Bishop stated that he has noticed that a non-engineered wall can have negative effects and ramifications down stream, especially if they are poorly armored.

Mr. Phelps said that on sitewalk he noticed sawdust and wood shavings, which can alter the acidity of the water and negatively affect the aquatic life and should be removed.

Ms. Miller suggested the use of coir logs detail, which can support the streams edge without the construction of wall. She added that the members had a presentation from New England Wetlands Plant and their website has helpful information regarding stabilization.

Mr. Pilch reiterated that coir logs are an environmentally sound way to restore the stream banks and they can be vegetated as well.

Ms. Baker said that, the applicant needs to do the stabilization with planting. The planting plan of native plants should be submitted and the plans should include restoring stream bank and bed. The planting plan should include additional planting along both sides on the stream and provide erosion control along the bridge and include restoration of the streambeds and propose buffer plantings.

The applicant will submit the restoration plans along with planting plans before the April 13 meeting.

3. **IW-23-5, 100 Danbury Road Unit C**, Revision to a Summary Ruling to increase mechanical areas to the building within the upland review area. Owner: Ridgefield Apartments Inc. Applicant: Robert Jewell.  
<https://ridgefieldct.viewpointcloud.com/records/90787>

Mr. Jewell gave an overview of the scope of work. He mentioned that the work involves installation of mechanical bump out on each side of the building. One on south side is for the solar ready utilities, and the opposite is one for the Aquarion water company. The utility closet takes up around 67 sq ft of the coverage and doesn't require new stormwater system.

Mr. Pilch inquired what the change is in the net increase in impervious surface.

Ms. Didona confirmed that its total is 17 sq ft. The landing and walkway in that part is converted to this utility closet. The plant material has no changes.

**Mr. Bishop motioned to approve the Summary Ruling Application. Ms. Miller seconded. Motion carried unanimously.**

**Publication date is March 16 and effective date is March 17, 2023.**

### **III: Application(s) for Receipt:**

1. **IW-23-6, 0 Ethan Allen Highway, G10-0057**, Plenary Ruling Application for construction of thirteen multi-family residential buildings, one community meeting house, outdoor pool amenity space, stormwater management system, vehicular access using existing entrance which crosses onto this site via newly constructed stream channel crossing, associated site work within the upland review area of wetlands and watercourses. *Owner/Applicant: Ridgefield Professional Office Complex LLC. For receipt and scheduling a sitewalk and Public Hearing.*  
<https://ridgefieldct.viewpointcloud.com/records/90987>

**Mr. Pilch motioned and Mr. Bishop seconded to receive the above application. Motion carried unanimously.**

Sitewalk is schedule on April 23 and Public Hearing scheduled on April 27, 2023.

### **IV: List of Ongoing Enforcement by Agent:**

1. **0 Wilton Rd East- Pyramid Luxury Homes LLC**

Ms. Baker updated the members that the site at 0 Wilton Road East has silt fencing installed and the temporary bridge has been removed. She mentioned the confusion about the driveway location to the members, and that the trees were cut down where the driveway is proposed. The driveway cut is across from Spectacle Lane. The violation has been corrected.

Members recognized that although the application presented to the Board clearly showed the location of the driveway entry, they had not clearly remembered this detail during the sitewalk that resulted in the temporary bridge violation. .

Members agreed that the confusion stemmed from an earlier discussion of the access including the abandonment of part of Spectacle Lane, and in future members will watch out for and avoid this type of misunderstanding.

**V: Other Business:**

**1. Sophia Dr, Bogus Road, Neds Mountain Easement-Main Replacement-Aquarion Water Company of Connecticut**

Ms. Shannon gave an overview of the scope of work planned by Aquarion for the water main at the streets mentioned above. She added that the replacement involves a stream crossing. The pipe will be running under the stream.

Mr. Bishop inquired about the limit of disturbance, equipment involved and if any trees will be removed in the process. He asked if any delineation or plan been submitted.

Mr. Pilch expressed concern with the use of hay bales at the bed of stream. He said typically sand bags are recommended. He asked how deep the pipe would be buried.

Ms. Williams said they will be doing work for a few hours not going over a day. The pipe will be four and a half feet deep to avoid freezing.

The Board agreed a sitewalk and plans will be helpful to understand the scope of work.

Sitewalk will be on March 19 and discussion on March 23.

**2. 115 Flat Rock Rd-Revision to the pool location. Mr. Pushlar**

Ms. Baker informed the item is under other business as the Summary Ruling application for pool was approved earlier, however the plans were revised. The Board will make the determination if the application can be approved administratively.

Mr. Pushlar commented that due the Health Department requirements, the septic system had to be moved closer to the house, and the pool has to be shifted closer to the house and hence further away from the wetlands. Spa is closer to the deck on the northerly side. A couple of plants were added to the plan that had already been listed, the project still follows the resolution, and the pool is close to the same distance from the wetlands.

Members okayed to approve the revised plans administratively since the change is minimal.

**VI: Approval of Minutes:**

- **Inland Wetlands Meeting:** February 23, 2023

**Mr. Bishop motioned and Mr. Smith seconded to approve the above minutes.  
Mr. Phelps Abstained. Motion carried 6-0-1.**

- **Sitewalk Minutes:** March 05, 2023

**Mr. Pilch motioned and Mr. Bishop seconded to approve the above minutes.  
Mr. Fincham abstained. Motion carried 6-0-1**

**VIII: Adjourn**

Hearing no further business, Ms. Baker adjourned the meeting at 8:28 P.M.

Submitted by Aarti Paranjape,

Recording Secretary