



TOWN OF RIDGEFIELD Inland Wetlands Board

APPROVED/ REVISED MINUTES

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

June 25, 2020

Members present: Patricia Sesto-Chairman, Susan Baker-Vice Chairman, Kory Salomone-Secretary, Tim Bishop (Joined at 7:07PM), Tracey Miller, Alan Pilch, Dave Tatge

Also Present: Thomas Beecher, Board Counsel, Beth Peyser- Inland Wetlands Agent, Aarti Paranjape- Office Administrator, Michael Mazzucco, Matt Sharp

I. Call to Order

Chair Sesto called the meeting to order at 7:03PM.

II. Public Hearing

- a. **#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 in the RAAA zone. Owner/Applicant: Rock Harbor Builders LLC.

Ms. Peyser updated the Board with the new documents that have been submitted since the last public hearing.

Mr. Mazzucco stated that the applicant will reflect the changes as suggested by the Board on the Final A-2 survey. He said that the survey will show the boulders along the driveway and will identify the limit of lawn. He also added the 50 foot upland review area line on the front of the property has been revised to reflect the revised wetland boundary. He agrees with all draft resolution of approval conditions except condition 10.

He said that he had contacted the wildlife biologist, Eric Davidson. The biologist stated that at this time of year he cannot collect the appropriate information regarding the wildlife study. He supported the 18" pipe with 3" buried into the streambed. Mr. Mazzucco added one 18" pipe will be sufficient.

Ms. Miller said she is comfortable with wildlife migration accommodation if the biologist states that the 18" pipe will work and if other members are agreed. She asked if the biologist had commented on the rip rap at the entrance of the culvert. He had not.

Discussion ensued. It was agreed four, 4X4 cement monuments, with a 6-inch exposure, would be situated across the limit of front yard lawn. The monuments will be labeled with "limit of wetland buffer."

Mr. Pilch suggested the applicant should specify the minimum length possible of culvert at the inflow end of the pipe.

Hearing no further comments from Board or public, Mr. Pilch motioned and Ms. Miller seconded to close the public hearing at 7:13PM. Motion carried 7-0-0.

III: Discussions:

- a. **#2020-012-PR** Plenary Ruling Application per Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for installation of a drainage pipe for driveway crossing wetlands for a construction of a single family residence at a property located at **20 Regan Road** in the RAAA zone. *Public hearing opened on May 14, 2020. 35 days to render a decision is, July 30, 2020. Owner/Applicant: Rock Harbor Builders LLC. For discussion and possible action.*

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

<https://www.dropbox.com/sh/ajsdw8p9mtx8ciw/AACrFFs8I2aTCcFHAr9TxuALa?dl=0>

Ms. Sesto referred to the draft resolution of approval previously provided by Ms. Peyser and noted one condition requested by Ms. Miller requests additional information. She stated the Board can only discuss the application based on the information given to them during the public hearing. She explained no new information can be shared with the Board since the public hearing is closed.

Discussion ensued. With the revised proposal submitted by the applicant to set the culvert into the stream bed by three inches, the need for the condition is moot. The purpose of the proposed condition has been satisfied.

Mr. Pilch questioned who would be responsible for the maintenance and inspection of the culvert. Ms. Peyser informed the members that condition 6 states the applicant has to record the stormwater management plan with the town clerk and the wetlands department.

After discussion the Board unanimously agreed to include the following Special conditions along with the Standard conditions.

Following Special conditions will be included along with Standard conditions of approval:

1. Condition # 3(b) will remove the reference of the stormwater management system as there is no system proposed.
2. Condition # 5(a) will state 4 concrete monuments, 6” above the ground will be placed roughly along the upland review area boundary labeled “limit of wetland buffer.”
3. Condition #5(c) As-built will show the wetlands boundary, as prepared by JMM Soil Scientist.
4. Condition #5(d) will reference a culvert of one 18” pipe, buried 3’ inch in the ground.
5. Condition #6 will remove the reference of stormwater management system.
6. Condition # 6(a) will state, maintenance plan to be noted on As-built.
7. Condition #5(c) and 6(a) will be removed and will become new condition #10. The old Condition #10 will be completely removed.
8. Condition #7 will state “if relocated within the regulated area, it shall be reviewed by the Board.”
9. Condition # 11 to remove the stormwater management facilities.
10. Condition #12 will reference the special condition #11

Mr. Salomone motioned to approve the Plenary Ruling Application draft resolution of approval, as amended and Mr. Tatge seconded. Motion carried 7-0-0. The publication date is July 02 and effective date of July 03, 2020.

b. #2020-031-A: Regulations Amendment- discussion. % Chair

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

<https://www.dropbox.com/home/IWB/%232020-031-A.Wetlands%20Regs>

Ms. Peyser informed the members the amended regulations were sent to DEEP on June 22, 2020. The website link sent to the DEEP reflects the draft regulations. The public hearing can be scheduled after July 27, 2020.

Mr. Beecher commented his edits included verbiage about the regulated activities definitions.

After discussion with Mr. Beecher, the Board members agreed to hold a public hearing on August 27, 2020.

c. APA/IWB Training discussion. % IW Agent.

Ms. Peyser stated. Darcy Winther and Kim Czapla of CT DEEP contacted her regarding Inland Wetlands Board and Aquifer Protection Agency training. Ms. Winther offered to attend a future meeting with Ms. Czapla to give an overview to

Board members about the responsibilities of both entities. There will be then a joint Q&A session with Board members. Ms. Peyser said that Board members should collectively prepare three questions to discuss with Ms. Winther and /or Ms. Czapla.

IV: New Submissions:

- a. **#2020-029-SR:** Summary Ruling application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for installation of an in-ground swimming pool within the 50 feet wetlands setback within the upland review area at a property located at **192 Wilton Road West** in the RAA Zone. *Owner/Applicant: Jennifer and Brian Forbis. For receipt, scheduling a site walk.*

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

<https://www.dropbox.com/sh/cr8z0fu0008cuwx/AABMgLYy0lXkvrKy-PzGY-Moa?dl=0>

- b. **#2020-030-SR:** Summary Ruling application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for installation of an in-ground swimming pool at a property located at **10 Dillman Court** in the RAAA Zone. *Owner: Raj Singhal. Applicant: Nejame & Sons. For receipt, scheduling a site walk*

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

<https://www.dropbox.com/sh/zyx5n1evul7oo8j/AABb4iWCz4Oya0g1ERDNYo3Qa?dl=0>

- c. **#2020-032-SR:** Summary Ruling application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for hydro-raking at Rainbow Lake. Tax Assessor's Map and Lot **ID (E06-0103)**. *Owner: Doug Carroll, President and David Sarath of Rainbow Lakes Association. For receipt, scheduling a sitewalk.*

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

<https://www.dropbox.com/home/IWB/%232020-032-SR%20Rainbow%20Lakes>

Mr. Tatge motioned and Mr. Salomone seconded to receive the applications as listed on the agenda, site walk scheduled on July 05, 2020 and will be discussed on July 09, 2020. Motion carried 7-0-0.

V: List of Ongoing Enforcement by Agent:

- 309 Bennetts Farm Road
- 66 Manor Road
- 9 Maplewood Road
- 488 North Street
- 145 Ridgebury Road

Ms. Peyser updated the members on ongoing enforcement. The property owners are working with Ms. Peyser to remedy the violations. She added that a couple of homeowners could not submit the application within the given timeframe. They were given extensions.

Since one of the violations involved State of Connecticut property, Ms. Sesto inquired how the Board will use its jurisdiction on the State property. Mr. Beecher acknowledged this and said the State should be informed about the violation and the Agent should follow the instructions given by the State authority.

VI: Approval of Minutes:

- **Sitewalk Minutes** - June 07 (Mailed on June 11, 2020)
- **Inland Wetlands Board Meeting** - June 11 (emailed on June 18, 2020)

Ms. Baker motioned and Ms. Miller seconded to approve the sitewalk minutes and June 11 Inland Wetlands Board meeting minutes as amended. Motion carried 7-0-0.

VII: Adjourn.

Hearing no further comments from public and members the meeting was adjourned at 8:17 PM.

Respectfully submitted by

Aarti Paranjape
Recording Secretary