



TOWN OF RIDGEFIELD Inland Wetlands Board

APPROVED/REVISED MINUTES

September 22, 2022

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

Member Absent:

Also present: Andrew P. Hally, wetland agent; Aarti Paranjape, Recording Secretary; Tracy Chalifoux, Robert DeRoma, John Doyle, Mark Amler.

I: Call to order

Ms. Sesto called the meeting to order at 7:01 P.M.

II: Application for Discussion:

- 1. (Contd.) IW-22-23, 131 Seth Low Mountain Road,** Summary Ruling application for violation of excavating, grubbing and filling within the wetlands and a corrective application involving remediation including planting and stabilization.
Owner/Applicant: Lee Bussinger.

<https://ridgefieldct.viewpointcloud.com/records/87072>

Applicant was not ready for presentation. Mr. Hally made the applicant aware that the next meeting the extension expires. Ms. Sesto stated that after the next meeting Mr. Hally can issue an order if the applicant doesn't meet the time frame.

- 2. (Contd.) IW-22-27, 40 Mountain Road,** Summary Ruling application to correct a violation of installing a patio within wetlands and upland review area of wetlands.
Owner: Pilar Magrigal. Applicant: Robert DeRoma.

<https://ridgefieldct.viewpointcloud.com/records/87687>

Ms. Chalifoux gave an overview of the application. She presented the wetland mitigation and restoration plan. She stated that the site disturbance is more near the patio and needs stabilization. Planting plan includes wetlands and native plant mix along with wetlands mix, which include sedges, ferns and perennial cover. The planting also includes understory trees. A wetlands buffer is proposed adjacent to the stream, which will provide biodiversity. The planting includes approximately 280 perennials, 3 trees and 30 winter shrubs. The maintained lawn is on neighbor's property and homeowner will provide a



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letter of consent from the neighbor for the maintenance of lawn and plantings. The silt fence will be installed at the perimeter of the planting area and all plantings will be done by hand. Invasive species if present will be removed by hand and disposed of. She added that the siteplan shows a wetland line is marked where existing patio is located. However, a letter from Ms. Jaehnig, soil scientist, states that the patio is not in the wetlands and is in the upland review area. She said that the property line is also revised and a corner pie shaped parcel was bought by Mr. DeRoma.

Ms. Sesto stated that until the Homeowner submits the consent from the neighbor, Board can't approve the plantings or any plan for that part of the proposed work.

Discussion ensued and members expressed concern over the property lines and the neighbor's consent and the map not showing the wetlands flags.

Ms. Baker said that it is not just the consent of neighbor for installing the planting but also the periodic maintenance plan should also be signed and consented by the neighbor.

Members expressed concern over the lack of information provided by Ms. Jaehnig. The letter does not confirm if the area where patio exists were wetlands and if sometime, they were filled to where the patio now exists.

Members agreed that a third party, independent soil scientist report would be required. The soil scientist will re-delineate the wetlands. The homeowner will cover the cost of the payment for the independent soil scientist hired by the Board.

Mr. Bishop motioned and Ms. Baker seconded to hire a third party Soil Scientist to perform the detail report about the wetland soils mapping which will help determine if the existing patio is in wetlands. Motion carried 7-0-0.

Mr. Hally will contact and hire the Soil Scientist on behalf of Board for review. However, the fees will be covered by Mr. DeRoma.

The Applicant will provide the following information at the next meeting:

- Updated survey showing the revised property lines/boundary lines and will show the pie shaped parcel belongs to Mr. DeRoma.
- Authorization from the neighbor for installation of proposed plantings and all future maintenance of the lawn and plantings on his property.

Discussion continued to next regular meeting.



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4. **IW-22-28, 35 Griffith Lane**, Summary Ruling Application for additions, construction of deck and removal of shed within the upland review area of wetlands. *Owner: Rohit & Neesha Mathur. Applicant: John Doyle.*
<https://ridgefieldct.viewpointcloud.com/records/87767>

Mr. Doyle updated the Board that since the last meeting the updated map has been submitted showing the revised planting where the shed will be removed. The area will be replanted with eleven mixed shrubs as per Ms. Throckmorton's planting plan.

Mr. Pilch suggested planting closer to the walkway area.

Ms. Sesto suggested doubling the proposed planting and mixing it with sedges.

Mr. Doyle agreed to extend the planting and will install more robust planting as suggested by the Board.

Mr. Miller suggested *Carexs*. She also inquired if Ms. Throckmorton contacted DEEP as to know why the property is located in NDDB area.

Mr. Doyle said that the letter was submitted where the report states that B&G club lists Eastern Box Turtle and since it's in the same area, it was triggered at this property as well. DEEP didn't state any suggestions. The construction proposed at this site is not invasive and all the mitigation and erosion measures will be installed.

The following special conditions were stated:

- Doubling the number of planting protecting the limit of the lawn at the Northeast side.
- Plantings will include sedges along with proposed plantings
- Advisory conditions to protect the NDDB area during construction.

Mr. Bishop Motioned to approve Summary Ruling with Special conditions and standard conditions. Ms. Miller Seconded. Motion carried 7-0-0.

III: Application(s) for Receipt:

None

IV: List of Ongoing Enforcement by Agent:

- Mr. Hally informed Board of the potential violation on a property at Wilton Road East. The property owner performed without permits significant improvement, restructuring the headwall going into the stream corridor. He was not able to get details



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from the homeowner, and would suggest a preliminary meeting with the Board to understand the status of violation.

Members agreed and Mr. Hally will ask the homeowner to present its scope of work done without the permit to the Board informally before submitting a detailed corrective action application.

V: Other Business:

Pre-Concept meeting- **129 Spring Valley Road-** Tracy Chalifoux & Pristine Waters

Ms. Chalifoux gave an overview of the scope of work involved for the suction pond dredging. She explained the process and location of dredging which involved existing pond which had lot of silt deposit. The pond is used for irrigation of vegetable garden and animals. She wanted to get the feedback from the Board members before submitting a formal application. If the proposed work will have significant impact or not and what type of application will be required -Summary or Plenary Ruling.

It was noted that the location indicated for the spoils is not in the floodplain.

After reviewing the brief presentation by Ms. Chalifoux, members agreed that due to the significant activity in the watercourse and wetlands areas, the applicant shall submit a Plenary Ruling application.

VI: Approval of Minutes:

- **Inland Wetlands Meeting:** September 08, 2022

Mr. Bishop Motioned to approve minutes. Mr. Pilch Seconded. Ms. Sesto and Mr. Smith Abstained. Motion carried 5-0-2.

VII: Adjourn

Hearing no further business, Ms. Sesto adjourned her last meeting as Chair at 8:13 PM. Members and Staff wished her well and good luck with her retirement.

Respectfully submitted by,

Aarti Paranjape
Recording Secretary