



TOWN OF RIDGEFIELD Inland Wetlands Board

APPROVED/REVISED MINUTES

October 27, 2022

Members present: Susan Baker, chair; Alan Pilch, secretary; Tim Bishop, Tracey Miller, Chris Phelps, David Smith (joined 7:46)

No members absent.

Also present: Andrew P. Hally, wetland agent; Michael Mazzucco; Robert DeRoma; Kathleen Royle; Robert Jewell; Jane Didona; Jim McManus; Jack Kace, Conservation Commission; Walter Suin Chin

I. Call to order:

Ms. Baker called the meeting to order at 7:02 P.M.

II: Application(s) for Discussion:

1. **(Contd.) IW-22-26, 66 Keeler Drive**, Summary Ruling Application to a correct a violation which includes to dredge pond and install stone retaining walls around perimeter, install new weir, restore other work within the upland review area of Wetlands. *Statutorily received on July 14, 2022. 65 days to render a decision is September 17, 2022. Extension granted until October 27, 2022. Owner: Alexandre Suter. Applicant: Mike Mazzucco.*

<https://ridgefieldct.viewpointcloud.com/records/87703>

Mr. Mazzucco updated the board on the plans showing the trees located to the west of the pond and the 15 foot no-mow zone around the edge of the pond.

Mr. Pilch asked about how the edges of the pond would be handled. Mr. Mazzucco responded that it would not be stone lined but there would be about 1 foot of freeboard that sloped down to the pond. The pond itself will be about 5 feet deep in the center.

Ms. Miller asked if there was a more migratory friendly way to handle the weir. Mr. Mazzucco stated that the purpose of the weir is to maintain the level of the pond but also to manage storm water so that erosion would be controlled. Discussion ensued, with a suggestion that the spillway would have natural stone and be a shorter drop from the notch in the weir and the weir itself

could have an additional notch at the center. Mr. Pilch agreed that the function of the weir would be more of an emergency spillway.

The Board stated the following special conditions:

- Demarcation of the area between the no-mow zone using 2-man boulders set 15 feet apart on center in any area where the no-mow zone abuts existing lawn.
- The elevation of the weir is to be lowered from 571 feet of elevation to 570.5 feet of elevation.
- Two man boulders will be placed at 15 feet on center to demarcate the boundary of the no mow zone
- An additional 6 inches of rock will be added to the spillway.

Mr. Pilch motioned to approve the Summary Ruling application with the above mentioned special conditions and standard conditions. Ms. Miller seconded. Motion carried 5-0-0.

- 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. *Statutorily received on July 14, 2022.65 days to render a decision is September 17, 2022. Extension granted until October 27, 2022.Owner: Pilar Magrigal. Applicant: Robert DeRoma.*

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

Mr. DeRoma updated the Board regarding progress. He has received the updated wetland report and map from soil scientist James McManus and has contacted his surveyor to update the map with this information and also add the property he purchased from his neighbor. There is still no deed for the purchased property, but he will get a notarized letter from the neighbor stating that he has sold this property to Mr. DeRoma. The planting plan is to be updated by his landscape architect to show the correct location of the mitigation plantings, all of which need to occur on his property. The notarized letter and updated planting plan are to be supplied by November 9. It is understood that the final survey will not be available until December and will be a condition of approval if all other needed information is provided.

- 3. IW-22-39, 33 Beaver Brook Rd.,** Summary Ruling application for the installation of drainage pipe without any permits within upland review area of wetlands. *Statutorily received on October 13, 2022..65 days to render a decision is December 17, 2022. Owner: Michael Caramadre. Applicant: Kathleen Royle.*

<https://ridgefieldct.viewpointcloud.com/records/88999>

Ms. Royle presented the updated plan, which involves pulling the drainage pipe back 15 to 20 feet so that the water will daylight outside of the wetland, as determined by wetland flagging. The area where the water exits the pipe will have river rock and 2-4 sedges will be planted for mitigation.

Ms. Miller commented that there should be more sedges planted to filter the water and suggested 20 would be more appropriate for this area.

Ms. Royle also stated that no shed is currently proposed to be placed in the upland review area.

The Board stated the following special conditions of approval:

- The outflow from the pipe is to be at least 10 feet from the wetlands.
- River rock will be placed between the outflow and the wetlands.
- 20 sedges (*Carex pensylvanica* – Pennsylvania sedge) to be planted around the river rock area.

Ms. Miller motioned to approve the Summary Ruling Application, with the above mentioned special conditions and standard conditions. Mr. Bishop seconded. Motion carried 6-0-0.

4. **IW-22-40, 100 Danbury Road**, Revision to Summary Ruling Application for prior approval, the scope of work is reduced by reducing the number of units from 16 to 6 within the upland review area of the wetlands. *Statutorily received on October 13, 2022. 65 days to render a decision is December 17, 2022. Owner: Ridgefield Apartments Inc. Applicant: Robert R. Jewell.*
<https://ridgefieldct.viewpointcloud.com/records/89213>

Mr. Jewell described the plan to change the previously approved plan for 16 units to a new plan for 6 units. The previous plan was approved in 2019. This building is the final part of a larger project that has now been built. The location of the building is being moved to an area that was approved as a parking lot in the earlier plan. The new plan has less impervious surface and will result in a lower amount of stormwater.

Ms. Didona, the landscape architect, described the new building and reviewed the new plan, which involves very similar planting to the previously approved plan. She noted that the crossover area from the other part of the project has been built but not paved.

Ms. Baker asked for a comparison of the amount of building within the upland review area in the previously approved plan and the amount anticipated in the new plan. Ms. Didona commented that since the previous plan was approved, the upland review area was changed from 50 feet to 100 feet, and had not thought to show this detail for the previously approved building.

Mr. Pilch asked about seeded lawns near the two wetlands on the property. Ms. Didona commented that the plans should show conservation mix rather than lawn in those areas.

Mr. Pilch also asked about a red maple planted too close to one of the water quality chambers and also a direct discharge to the wetland from #8 catch basin and #9 manhole.

Ms. Baker also asked about the driveway and parking surface and if it could be pervious.

Ms. Didona stated that engineer Steve Sullivan would address these concerns for the next meeting.

Mr. McManus, soil scientist, reviewed the new plans in terms of changes from last plan. He stated there would be no additional impacts from the project that was approved in 2019 created with the new proposal. There is low erosion potential on the flat lot and Mr. Sullivan can confirm that there is no significant change to hydrology.

Mr. Jewell concluded with a quick note about changing the walkways to provide a connection to the anticipated trail on Ligi's Way. Mr. Pilch asked if they could be permeable pavement.

Discussion continued to November 10.

III: Application(s) for Receipt:

None, no sitewalk needed.

IV: List of Ongoing Enforcement by Agent:

1. 127 Wilton Road East; Christian DiStefano

Mr. Hally updated the Board that the applicant will be ready with an application by the November 10 meeting.

2. 150 Barrack Hill Road; Walter Suin Chin

Mr. Hally explained that the violation involves clear cutting within the upland review area of wetlands. Mr. Chin was present and was advised that he would need to hire a soil scientist to map his property and flag the wetlands. He will be in touch with Mr. Hally to get names of soil scientists. A site walk will be scheduled once the mapping is completed to review and advise on corrective measures.

V: Other Business:

Some members will be attending the annual CACIWC meeting on October 29 and will report back on highlights.

Ms. Baker updated the Board on the status of appointing a new member to replace Ms. Sesto.

VI: Approval of Minutes:

- **Inland Wetlands Meeting:** October 13, 2022

Mr. Pilch stated that he wanted more time to provide edits; no motion to approve was made.

- **Site Walk Meeting:** October 23, 2022

Mr. Pilch motioned to approve the minutes. Ms. Miller seconded. Mr. Bishop and Mr. Phelps abstained. Motion carried 4-0-2.

VII: Adjourn

Members expressed congratulations to Mr. Hally who will be leaving as Ridgefield's Wetlands agent, and thanked him for his work on behalf of the Board and town.

Hearing no further business, Ms. Baker adjourned the meeting at 8:53 P. M.

Submitted by Susan Baker, Chair, in absence of Aarti Paranjape, Recording Secretary