



TOWN OF RIDGEFIELD Inland Wetlands Board

APPROVED/REVISED MINUTES

November 10, 2022

Members present: Susan Baker, chair; Alan Pilch, secretary; Tracey Miller; Tim Bishop; David Smith; Chris Phelps (joined 7:10)

Also present: Robert Jewell; Kate Throckmorton; Steve Sullivan; Robert DeRoma; Tracy Chalifoux; Jane Didona; Erik Keller, Conservation Commission

I. Call to order: Ms. Baker called the meeting to order at 7:01 PM.

II: Public Hearing:

IW-22-37, 0 Wilton Road East, Summary Ruling application to construct single family home and a bridge over Silvermine River within wetlands and upland review area of wetlands. *Statutorily received on October 13, 2022. 65 days to render a decision is December 17, 2022. Owner: Pyramid Luxury Homes of Ridgefield LLC. Applicant: Kate Throckmorton.* <https://ridgefieldct.viewpointcloud.com/records/88408>

Ms. Baker read the list of documents received into the record.

Mr. Jewell presented an introduction of the history this lot, part of a subdivision that was approved in 2002, and the reason for a change in the crossing of Spectacle Brook. As part of a renewal of the permit, Ms. Throckmorton noticed that it would be better to relocate the bridge to Spectacle Lane. A town meeting was held to approve sale of part of the road which is not needed to service other properties. The conservation easement will be moved and expanded. Septic location has also been moved out of the upland review area in the new plan.

Ms. Throckmorton reviewed the existing conditions of the lot, and shifting the bridge about 40 feet to the north. Reviewed the benefits of the changes proposed.

Mr. Sullivan reviewed the stormwater galleries, noted adding 9200 feet to the conservation easement. Showed bridge cross-section with concrete piers on each side of brook for bridge.

Mr. Pilch asked if there would be any way to increase the distance from the wetlands to the house? Also asked distance between the top of watercourse bank and face of bridge abutment. Mr. Sullivan answered the abutment is about 6 feet from watercourse, not a steep bank. House can't be moved because of tight rear setback.

The area between the conservation easement and the walkway was discussed in detail. Ms. Throckmorton will review Board comments and update the planting plans.

Ms. Miller asked about the infiltrator to the east of the house, outflow is currently shown going toward the stream. Could it be redirected to the vegetative swale in between the house and the easement. She also asked if the infiltrator to the west could be moved to avoid removing a 24 inch oak. Mr. Sullivan said both changes were possible.

Ms. Miller introduced information from DEP Inland Fisheries Division to the record. Two issues raised are timing of the installation and keeping natural substrate in the stream. Timing will be difficult because of long delay, but natural substrate could be restored above riprap to sides of stream under bridge.

Mr. Bishop asked to what extent could invasives be removed. They will be removed where feasible.

Ms. Baker asked how the stream will be crossed to put in the north abutment. Mr. Sullivan indicated it would require crossing with a small backhoe. Blast mat was suggested to protect the stream. A narrative will be added.

Updates to be presented include sedge buffer, infiltrator locations/outflow, additional ground cover near buffer, narrative about stream crossing, excavating and saving substrate, invasive removal where possible.

The public hearing was continued to December 8.

III: Application(s) for Discussion:

- 1. (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 November 10, 2022. Owner: Pilar Madrigal. Applicant: Robert DeRoma.* <https://ridgefieldct.viewpointcloud.com/records/87687>

Ms. Chalifoux reviewed the updated planting plan and noted for the record that the patio that was installed is in the upland review area, not the wetlands as noted on the original survey map. The plan will be implemented in the spring and be complete by May 30, 2023.

The board received a notarized letter regarding Mr. DeRoma's purchase of the property where his patio was installed. He indicated that this property would be overlain on the final survey that he expects to have ready by November 18.

The board stated the following special condition: the final survey will be submitted to the office when it is ready.

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

- 2. (Contd.) 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 addressed the issue of possible use of pervious pavers for the parking lot and sidewalks. They would pose maintenance issues and not add much benefit given the stormwater management that is being proposed.

Mr. Sullivan presented an updated plan that includes hydrodynamic separators to treat water before it goes into galleries. Larger storm events would flow across ground to onsite wetlands. The earlier 2019 approval included analysis of pipes which are large enough for a 100 year storm. More roof runoff in this plan than parking lot, which is cleaner.

Ms. Didona reviewed final changes to planting plans and 100 foot upland review area comparison of the old/new plan.

Mr. Phelps asked about inspection/ maintenance of the hydrodynamic separators. Mr. Jewell responded that there would be a maintenance agreement that would be filed with the title search.

Mr. Bishop motioned to approve the Summary Ruling application with standard conditions. Mr. Pilch seconded. Motion carried 6-0.

IV: Application(s) for Receipt:

- 1. IW-22-42, 129 Spring Valley Road, Plenary Ruling Application for dredging within a pond and Mopus Brook. *Owner: Batavia Farm LLC, applicant: Tracy Chalifoux. For receipt and scheduling a sitewalk.* <https://ridgefieldct.viewpointcloud.com/records/89382>**

Mr. Pilch Motioned to receive above application. Mr. Smith seconded. Motion carried 6-0.

V: List of Ongoing Enforcement by Agent:

- 1. 127 Wilton Road East; Christian DiStefano**
- 2. 150 Barrack Hill Road; Walter Suin Chin**

No discussion of above properties; Ms. Miller asked for update on 21 Bryon Ave.

VI: Other Business:

CACIWC meeting highlights.

Review of the meeting led to discussion of: possible changes/corrections to regulations; using peer review; adding ex parte research to a record; various training programs; education regarding wetlands for the public. Mr. Keller of the Conservation Commission will discuss education with the commission to see if the boards can collaborate on it.

VII: Approval of Minutes:

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

Mr. Pilch presented his edits to the minutes. Ms. Miller motioned to approve the minutes with Mr. Pilch's corrections. Mr. Bishop seconded. Motion carried 6-0.

- **Inland Wetlands Meeting:** October 27, 2022

Mr. Bishop motioned to approve the minutes. Mr. Smith seconded. Motion carried 6-0.

VIII: Adjourn

Hearing no further business, Ms. Baker adjourned the meeting at 9:01 P. M.

Submitted by Susan Baker, Chair

In the absence of Aarti Paranjape, Recording Secretary