



TOWN OF RIDGEFIELD Inland Wetlands Board

APPROVED/REVISED MINUTES

March 25, 2021

Members present: Patricia Sesto: Chair, Susan Baker: Vice Chair, Tim Bishop, Tracey Miller, Alan Pilch, (left the meeting at 8:25 PM and joined at 8:48PM,) Kory Salomone, David Tatge

Also present: Agent, Aarti Paranjape, Office Administrator; Tory Sidoti, Paul DeStefano , Milone and Macbroom, Robert R. Jewell, Jeff Mose-Mose Associate Architects, Craig Studer-Studer Design Associates, Steve Sullivan CCA LLC , Kate Throckmorton –Environmental Land Solutions LLC, Daniel Levine- Ridgefield Conservation Commission.

I: Call to order

Ms. Sesto called the meeting to order at 7:00 P.M.

II: Discussions:

- 1. #IW-21-12 (Contd.): 45 South Street**, Summary Ruling Application for design and construction of approximately 2,510 feet of an 8-foot-wide combined-use walkway along Farmingville Road and Ligi Way in the upland review area of the wetlands.
Owner/Applicant: Town of Ridgefield. Authorized agent: Tory Sidoti.

Mr. Sidoti addressed the concerns raised by the Board at the previous meeting. He explained why the applicant rejected pervious pavement options and stone dust walkway as suggested. These alternates were deemed less desirable, respectively, due to high cost involved and maintenance issues.

He explained helical piles are not structurally strong enough to support the lateral loads of the boardwalk. This is why drill shafts are proposed.

Mr Bishop expressed concern about the heavy drilling equipment and suggested using the anti-track timber mats especially when constructing the observation deck. Mr. DeStefano said they will use the matting and will specify this in the contract.

Mr. Sidoti added that they still propose to use ipe wood for the boardwalk, as the material suggested by the Board, the black locust, is hard to get and there is a backlog.



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Ms. Sesto disagreed with the position to still use ipe. Black locust is an indigenous species that is highly durable. This is sustainably favorable as compared to ipe being delivered from Bolivia. The town would also need to ensure the ipe is certified by the Forestry Stewardship Council, as all ipe is not sustainably harvested.

Ms. Miller expressed concern about the treatment of the boardwalk and asked the applicant specify the treatment used is safe for wetlands.

Mr. DeStefano added that the wood would be treated at the cut edges with anchor shield.

Ms. Sesto acknowledged the thoroughness of the comments addressed by the applicant. She confirmed that the applicant will include the New England seed mixes on the slopes.

Ms. Sesto suggested the following special conditions of approval,

1. Timber mat or similar protection shall be used to stabilize the access to the observation deck
2. Environmental monitoring will be conducted throughout the project.

Mr. Bishop motioned to approve the Summary Ruling Application with normal standard and special conditions, and the additional special conditions identified by Ms. Sesto. He also acknowledged the efficacy of the project, stating it will be very useful for the town. Mr. Salomone seconded. Motion carried 7-0-0.

The publication date is April 01, 2021 and effective date if the permit is April 02, 2021. .

2. **#IW-21-15, 41 Governor Street**, Summary Ruling Application for additions and associated site work within the upland review area of the wetlands. *Owner: Boys & Girls Club of Ridgefield Inc. Applicant: Robert R. Jewell, Esq.*

Mr. Jewell presented the application for the addition to the existing Boys and Girls Club. He gave the history of the club and the additional permits previously obtained by the club. He said the proposed expansion will benefit the kids and parents using the facility.

Mr. Jewell read a statement by the club's president, Mr. Flynn, detailing the project.

Mr. Jeff Mose, principal architect presented the project. He said the applicant considered alternate locations for the addition to the existing facility, but the proposed location was best suited given the constraints of the site. He explained the addition will be helpful for the staff and



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the patrons using the facility. The proposed addition allows the front entrance to be repositioned, and expanded, and the walkway to the back field will double as emergency access,

Mr. Craig Studer described the limited disturbance to the site. There will be a separate accessway at the north for the construction entrance which will have access from East Ridge Road. There will be minimum grading involved.

Ms. Sesto inquired if the construction accessway is permanent or temporary. Discussion ensued regarding its need and long term erosion potential. The applicant agreed to designate the accessway as temporary only and it will be stabilized after the completion of work. The board requested water bars and additional silt fence with wings on the south side of the access be added to the e&s control plan.

Mr. Studer added that along the ten-foot-wide walkway there will be a retaining wall and mitigation planting along the edge of wetlands.

Mr. Steve Sullivan, P.E., presented the stormwater management plan and the erosion and sedimentation control plan for the project. He said the Hydro CAD model used is the same as proposed for the adjacent Governor Street municipal parking lot previously approved by the IWB. The Cultec units will be beneath the athletic field and will collect the roof runoff. The outlet pipe is 24," and discharges west of the athletic field. There is an existing detention system between the parking lot and pool which will have more rows of the same type of the storm system added.

Erosion and sedimentation control measures include a double row of silt fence along the north and western side of the field. Silt sacs at the catch basins will be used during construction and at the construction entrance.

Mr. Pilch stated that the construction sequence doesn't show the turtle sweep and he questioned if the location of the Cultec units in the athletic field are too close to the slope and will cause instability over time.

Mr. Sullivan responded no ground water observed and he is confident infiltrated stormwater will not break out on the slope.

Mr. Pilch voiced further concern regarding the proposed retaining wall so close to the brook and wetland.

Ms. Miller urged the applicant to investigate alternatives that would move the proposed walkway further from the wetlands. Ms. Sesto followed up asking the applicant to provide cross sections of the existing conditions and various alternatives, so the board can clearly understand the magnitude of change.



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Ms. Kate Throckmorton presented the planting plan. She said the site has 0.7 acres of wetlands and the proposed project does not change to the existing wetlands. The site is in the Natural Diversity Database (NDDDB) for box turtles. The construction plan includes a turtle sweep and the construction fence will be installed to exclude the turtles from the work zone. Planting will include new shade trees west side of pool and in the wetlands where dead ash have left canopy openings. Lawn area west of the pool will be reduced to incorporate the natural habitat. A three-year management plan is proposed to deal with vines and other non-native invasive growth. Ms. Sesto asked the applicant to suggest means to have the long-term management plan more visibly incorporated into the club's annual maintenance documents.

Ms. Sesto identified issues the applicant should address for the next meeting.

1. Relabel the construction accessway to indicate it will be temporary only
2. Submit a restoration plan for the construction access.
3. Provide alternatives to the location/dimensions of the proposed walkway to locate it further away from the wetlands. Submit cross sections of same.
4. Tighten the grading below the retaining wall.
5. Provide means to better incorporate the three-year management into the regular work plan for the club.
6. Revise the erosion and sedimentation control plan to include waterbars/check dams and silt fence on the south side of the construction accessway.
7. Have the site plan show means to keep vehicular traffic away from the infiltrators.
8. Expressly include a turtle sweep in the construction sequence.

Ms. Sesto called for public questions. There were none.

Discussion of the application was continued to April 08, 2021.

III: Applications to be received:

None

IV: Administrative Approvals:

None

V: List of Ongoing Enforcement by Agent:

10 Kendra Court; #2020-079-WV

Ms. Throckmorton stated she expects to submit the application in following week.



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Ms. Sesto described three violations. She asked volunteers to address these.

1. 384 Branchville Road –

The homeowner has filled at the periphery of wetlands. A shed has also been placed on site and a pad to receive a new garage has been installed.

The board discussed sheds, the regulatory threshold for the building and zoning departments, and how this board would like to handle them. It was the consensus of the board that shed would be regulated, regardless of size, with the anticipation that most would be handled as agent approvals.

Mr. Tatge volunteered to explain the homeowner the mitigation/ remediation of the violation.

2. 21 Bryon Avenue

Ms. Baker will research and address the violation.

Mr. Pilch was reseated.

3. 136 Limekiln Road.

The homeowner, Thomas McCarthy, has placed wood chips in the wetlands area. Mr. Pilch will approach the homeowner and address the violation. Ms. Miller will assist Mr. Pilch.

VI: Other Business

1. 31 Green Lane (Historical Wetlands Permit)

Mr. Pilch conducted the inspection and presented the report stating the site is stabilized. The wetlands permit was closed.

2. Meeting format- in person meetings.

No discussion

3. Compliance Inspections-

- 28 Nutmeg Court

Mr. Pilch and Ms. Baker will monitor for compliance.

- 21 Powderhorn



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Mr. Bishop will monitor compliance.

VII: Approval of Minutes:

Inland Wetlands Meeting – March 11, 2021

Site Walk Minutes –March 21, 2021

Ms. Miller asked that comments attributed to her read that she requested the applicant for 45 South Street use wetland-safe treatment or no treatment on the boardwalk.

Ms. Salomone motioned to approve the two sets of Minutes as amended. Ms. Baker seconded it. Motion carried 7-0-0

VIII: Adjourn

In the absence of agenda items, the Board cancelled the April 08, 2021 Aquifer Protection Agency meeting.

Hearing no further discussion, Ms. Sesto adjourned the meeting at 9:05 P.M.

Respectfully submitted by,

Aarti Paranjape
Recording Secretary