



TOWN OF RIDGEFIELD Inland Wetlands Board

APPROVED/REVISED MINUTES

April 22, 2021

Members present: Patricia Sesto: Chair, Tim Bishop, Tracey Miller, Alan Pilch (joined at 7:21PM), Kory Salomone, David Tatge

Members absent: Susan Baker: Vice Chair

Also present: Agent, Aarti Paranjape, Office Administrator; Kate Throckmorton –Environmental Land Solutions LLC, Michael Mazzucco: P.E., Jon Richer P.E. Tighe & Bond, Daniel Hageman, Charlie Fisher, Michael Caramadre, Brandon Arcamone.

I: Call to order

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

II: Public Hearing:

- 1. IW-21-17, 10 Kendra Court**, Plenary Ruling Application to remedy a violation (#2020-079-WV) for work within the upland review area of the wetlands.
Owner: Mark & Estee Gurwitz. Applicant: Kate Throckmorton.

Ms. Paranjape listed the supporting documents submitted to the application.

Ms. Throckmorton gave an overview of the application which stems from a violation; being the installation of additional patio adjacent to the pool and another area adjacent to the pond. The pond is on the east side of the property and lawn had been historically between the house and pond.

Two patios were in violation. The firepit patio was constructed in lawn abutting the edge of pond. The mitigation includes replanting a buffer. It also includes removal of invasive plants in the flagged wetlands in proximity to the patio. The other patio area expands existing patio adjacent to the house and pool. To compensate for increased impervious coverage, the asphalt courtyard will be converted into pervious gravel driveway. Ms. Throckmorton, shared the as-built plan from 1992, showing the decks, patio and lawn were in existence. She added that portion of wetlands at the south side of the property has changed.

Ms. Sesto inquired about how much of the lawn is proposed to be enhanced with the mitigation plantings. How does this area compare with new patio coverage?



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Ms. Throckmorton stated that the mitigation areas include 1,100 square feet of lawn and an old patio. Ms. Sesto responded by suggesting a more vigorous planting should be proposed.

Board members Bishop and Miller agreed that more mitigation planting should be included. Mr. Bishop inquired how much impervious surface is being removed? Ms. Miller suggested the planting buffer would be more valuable if it were located along the pond downgradient from developed areas.

Ms. Throckmorton said that there will be net reduction of impervious surface of 400 sq.ft. She added the east side of the edge of pond has more invasive phragmites and asked if a root barrier near the edge of the pond will be approved by the Board. The consensus was yes.

Ms. Sesto summarized following to be submitted for the next meeting:

- Expand mitigation planting
- Add the 1992 wetlands line to the plan
- Submit details for the sub base of gravel driveway

The Public hearing is continued to May 13, 2021.

Mr. Pilch was seated.

III: Applications for Discussion:

1. **IW-21-18, 293 North Salem Road**, Summary Ruling Application for an inground pool and associated site work within the upland review area of the wetlands.
Owner: Scott & Jennifer Soodek. Applicant: Michael Mazzucco.

Mr. Mazzucco, P.E. gave an overview of the pool application. The pool is located at the back of the house where there is existing lawn. The applicant proposes grading to elevate the pool to the match the grading of existing patio and house. The stormwater system and Cultec unit is designed to pick up the runoff, including that generated by auto pool cover. The construction entrance is planned off of Tackora Trail. The project will take six weeks to complete.

Ms. Sesto inquired if a mitigation plan is proposed. Mr. Mazzucco responded no, but is willing to provide one.



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Mr. Pilch suggested if the pool can be rotated almost ninety degrees to move the pool away from the wetlands and better align it with existing grades.

Mr. Mazzucco acknowledged the idea and stated he will look into it.

Mr. Bishop inquired how will the drawdown discharge of the pool will be handled. He suggested removal of the Japanese knotweed at the perimeter of the wetlands and patio.

Mr. Mazzucco said there will be no need to draw the pool level down, other than if there are any repairs involved.

Ms. Miller agreed the suggestion given by Mr. Pilch about the positioning of pool. She added the infiltrator outlet should be pulled away from wetlands, if feasible, and should have buffer plantings between the outlet and wetland. She suggested having a pervious patio around the pool.

Ms. Sesto inquired if the shed, located partially in the wetland, was planned to remain. If yes, could it be relocated. Ms. Mazzucco stated he thought it could be removed but would check with his client.

Ms. Sesto stated following areas to be addressed and presented at the next meeting.

- Mitigation plan to include, among other areas, the space below the discharge pipe, removal of Japanese knotweed
- Explore rotating the pool 90 degrees and reduce the extent of grading
- Add information to the plan noting the location of pool equipment and no discharge filtration system.
- Relocate overflow outlet farther from wetlands, if feasible
- Explore pervious patio alternatives
- Remove shed from the wetlands

The discussion is continued to May 13, 2021.

2. IW-21-19, Branchville Road & Ethan Allan Highway, Summary Ruling
Application to construct a continuous sidewalk along the Route 7 and Branchville Road corridor within the upland review area of the wetlands. *Owner: Town of Ridgefield. Applicant: Raina Volovski; Tighe and Bond*

Mr. Richer gave an overview of the proposed sidewalk and roadway realignment for the Branchville Road and Route 7 intersection. The project proposes safe and improved accessibility to the pedestrians along the Route 7 and Branchville Road as part of the Branchville Transit Oriented Development project.



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Mr. Hageman briefed the members on the existing conditions. The majority of regulated area is Cooper Pond Brook, with a narrow wetland fringe. The bank area close to the existing box culverts is armored historically with riprap.

The project includes sidewalks, roadway improvement and realignment, and a standalone pedestrian bridge parallel to the existing Route 7 bridge. The bridge is eight feet wide and uses weathering steel. There is no permanent or temporary work within the wetlands. Riprap is proposed on both sides of the brook along the new abutment. The silt fence and haybales will be utilized, as will erosion control blankets where excavation is proposed for the compensatory storage.

Ms. Sesto confirmed there will be no excavation within the waterway.

Mr. Hageman presented the restoration plan. The plantings will include all native plants. The plantings consist of shrubs and canopy trees. The trees will be planted on the south side of the brook and will include pin oak and black birches.

Discussion ensued. After confirming excavated banks will have the same slope as the existing banks, Mr. Pilch suggested herbaceous seed mix along the watercourse banks. The proposed Japanese tree lilacs may naturalize in the floodplain and should be substituted with a native alternate.

Ms. Sesto questioned the rationale of choosing black birch, which is vulnerable to ice damage, hence making the life of the tree short lived. She and members suggested sycamore, more pin oaks, red maple or other suitable shade tree.

The applicant will revise following before the next meeting.

- Refine planting plan to include drought tolerant shrubs on the banks, include substitutes for the black birch and Japanese tree lilac

Requiring an as-built for the slopes can be made a condition of approval.

The Discussion is continued to May 13, 2021.

IV: Applications to be Received: Applications to be received:

Mr. Salomone motioned, and Mr. Tatge seconded to receive the two applications. Motion carried 6-0-0.



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1. **IW-21-20, 384 Branchville Road**, Summary Ruling Application corrective action for an installation of a stone pad for prebuild garage and filling within the upland review area. *Owner/Applicant: Brandon Arcamone.*
<https://ridgefieldct.viewpointcloud.com/records/81089>
2. **IW-21-22, 2 Farm Hill Road**, Summary Ruling Application for landscaping and associated sitework within the upland review area. *Owner/Applicant: Taoufik Ghanname.*

The site walk scheduled for May 02, 2021. The discussion will be held on May 13, 2021.

III. Administrative Approvals:

IW-21-21, 33 Olmstead Lane, construction of single family residence.

IV. List of Ongoing Enforcement by Agent:

1. Cease and Correct Order – 33 Beaver Brook Road - Show Cause Hearing

Ms. Sesto briefed the Board regarding the cease and correct order.

Wetland activity was performed which includes installation of an infiltration system, piping, and creation of what appears to be a parking area. As conveyed by the homeowner, the drainage was installed to address flooding issues at the dwelling.

Ms. Sesto asked if the homeowner is ready to address the cease and correct order or would like to wait until May 13, 2021.

Mr. Caramadre stated he contacted the First Selectman to urge the Town to address the drainage issues. He added that he will present the information on May 13 to state he is not in violation.

Members agreed to grant extended time to the homeowner.

Ms. Sesto asked for the permission for Board to include his site in their next round of sitewalks. Mr. Caramadre agreed.

2. 21 Bryon Avenue



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Ms. Sesto stated the Board visited this site during their last site walk. Since then, she was informed the homeowner has retained a counsel. She spoke to Matt Mason and will be in contact next week to set a deadline for submission of a corrective action application.

3. 384 Branchville Road

Brian Arcamone, homeowner, has submitted a summary ruling application, which was received on April 22 and placed on agenda for discussion May 13, 2021. A sitewalk is scheduled on May 02, 2021.

4. 136 Limekiln Road

Mr. Pilch suggested a sitewalk to be scheduled for Board members on May 02, 2021.

Ms. Paranjape will contact the homeowner to grant permission.

V. Other Business

1. **Bond Releases**

Members Mr. Bishop, Mr. Pilch and Ms. Miller will conduct the inspection and update the Board at the next meeting.

- 50 Ivy Hill Road - 2015-105-SR
- Pumping Station & Flatrock Drive - #2005-069-S-SR
- Lot #39 Wilton Road East - #2008-119-PR
- 29 Prospect Street - #2014-008-PR-SP-VDC

VI. Approval of Minutes:

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Mr. Tatge motioned to approve the minutes as amended. Mr. Pilch seconded it. Mr. Salomone abstained. Motion carried 5-0-1.

Sitewalk Minutes –April 18, 2021



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Mr. Salomone motioned to approve the minutes as amended. Mr. Bishop seconded it. Ms. Miller abstained. Motion carried 5-0-1.

VII. Adjourn

Hearing no further discussion, Ms. Sesto adjourned the meeting at 8:29 P.M.

Respectfully submitted by,

Aarti Paranjape
Recording Secretary