



## TOWN OF RIDGEFIELD Inland Wetlands Board

### APPROVED/REVISED MINUTES

March 10, 2022

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

Members absent: Chris Phelps.

Also present: Andrew P. Hally, wetland agent; Aarti Paranjape, office administrator; Kevin Cohen, Trevor McEnaney, Eugene Pletner, David DiCamillo. Richard Danzig, Ellen Hines.

#### **I: Call to order**

Ms. Sesto called the meeting to order at 7:03 P.M.

#### **II: Applications for Discussion:**

**1. (Contd.) IW-21-56, 187 Rippowam Road,** Plenary Ruling application to construct a bridge over a stream within the upland review area of the wetlands. *Owner: Nguyen, Vi. Applicant: Steven Trinkaus. Public hearing closed on February 24, 2022. 65 days to render a decision is April 30, 2022.*

<https://ridgefieldct.viewpointcloud.com/records/84238>

Board members reviewed the various aspects of the proposal and limitations. Concerns about the future construction if the lot in the front is developed were expressed. They acknowledged the improvements to the plans over the course of the hearings. However, members reiterated that better plans should have been submitted, especially detailed plans of construction regarding the excavation in the proximity of the wetlands. Testimony by the engineer and wetland scientist support the proposal.

The Board discussed conditions of approval.

The following special conditions were stated to be incorporated into resolution in addition to standard special conditions:

- Install bridge during the low flow period- June to September – when no major storm is in the 7-day forecast. The Board or staff may authorize installation of the bridge at times outside of this period, if conditions warrant.
- Air spades are to be used to expose tree uproots at the periphery of disturbance to allow roots to be cut not ripped.



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- Planting plan to be fully implemented within six months of granting of CO.
- Filter socks shall be used during the construction at the periphery of disturbance and as shown on the plans.
- Erosion and sedimentation controls shall be inspected by the Board's staff prior to any soil disturbance
- The erosion and sedimentation control plan shall be revised to depict the tracking pad before and after the bridge and check dams on the north side of driveway.
- In accordance with the testimony of the applicant, improvements to the existing wood bridge are not part of this permit. Steel plates may be added over the wood deck to support construction vehicles.
- Plans shall be revised prior to commencement of work to bring them into conformance with the testimony of applicant.
- A site monitor shall be present during the construction of the driveway.
- Driveway to be constructed to the point of subgrading before being used for construction of dwelling.
- Parking of construction vehicles is prohibited within the 100 feet of wetlands.

**Ms. Sesto motioned to direct staff to draft a Resolution of Approval for the Plenary ruling application with applicable regular special conditions, the special conditions articulated by the Board, and standard conditions for review at the March 24 meeting. Mr. Pilch seconded. Motion carried 6-0-0.**

**2.(Contd.) IW-21-58, 66 Keeler Drive,** Summary Ruling application for corrective action for potential violation, to fill the area adjacent to stream and pond within the upland review area of the wetlands. *Owner: Alexandre Suter. Applicant: Mike Mazzucco.*  
<https://ridgefieldct.viewpointcloud.com/records/84841>

Applicant requested to continue the discussion until next meeting.

**3.(Contd.) IW-22-3, 10 Black Pine Ridge,** Summary Ruling application for construction of pool within the upland review area of the wetlands. *Owner: Jorge Restrepo. Applicant: Sara Demici.*  
<https://ridgefieldct.viewpointcloud.com/records/83911>

Mr. Cohen updated the Board that the lawn line is 55-60 feet away from the wetlands. The proposed planting is forty feet in length. The plants include sedges and rushes which will be placed three feet apart.

Ms. Sesto inquired if the applicant checked the approval granted by Planning & Zoning and if it stated the limit of lawn.



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Mr. Cohen stated that the plans approved didn't show the limit of lawn and position of silt fence can be deemed as the limit.

Ms. Miller suggested sedges will be more appropriate along with some understory trees.

Discussion ensued that clear planting plan showing the limit of lawn and boulder demarcation in reference to pool should be submitted.

Applicant will work with Mr. Hally, to submit the pictures of the placement of boulders and the planting plan.

Discussion continued to March 24, 2022.

**4. IW-22-6, 23 Wooster St.,** Summary Ruling application for addition, decks, Stormwater system, and reconfiguring driveway within the upland review area of wetlands. *Owner/Applicant: Trevor McEnaney. 65 days to render a decision is April 30, 2022.*

<https://ridgefieldct.viewpointcloud.com/records/85601>

### **Ms. Sesto and Mr. Bishop recused themselves.**

Mr. McEnaney gave an overview of the project, which includes an addition and driveway reconfiguration. He said almost 580 square feet of impervious surface will be added.

Mr. Pletner added the new driveway will tie into the existing driveway. Planting on the north side includes red maples. Stormwater management is provided.

Mr. Pilch commented that the red maples proposed are on the slope which might not be the best place to thrive. He observed that the play field is currently in the wetlands area.

Ms. Miller suggested ground cover will be helpful given the slopes and grading. She added the stepping stones should be placed in the playfield

Discussion ensued, Mr. Pilch suggested planting on the west side along the fence. He added that a riparian buffer of five feet with mitigation planting will be useful.

Following special conditions were stated:

- Prior to the start of the project, a planting plan shall be provided to reflect testimony and will be subject to approval by staff.



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**Ms. Miller motioned to approve the application with the normal special conditions, the additional special condition discussed, and standard conditions. Mr. Pilch seconded. Motion carried 4-0-0.**

**Publication date is March 17, 2022 and effective date is March 18, 2022.**

**5. IW-22-7, 3 Turtle Ridge,** Summary Ruling application for construction of inground pool and adjacent patio, modify driveway within the upland review area. *Owner: Richard Danzig. Applicant: Ellen Hines. 65 days to render a decision is April 30, 2022.*  
<https://ridgefieldct.viewpointcloud.com/records/86065>

Ms. Sesto and Mr. Bishop rejoined the meeting.

Ms. Hines presented an application. The buffer planting includes native plants and existing planting in between the pool the wooded area. The gravel patio behind the shed will be removed. The construction access is from the existing driveway. The excavated material will be used to grade the area where driveway is to be removed. At the front of the house the driveway will be reconfigured to make parking spaces. The runoff is away from the wetlands and is directed towards the existing basins at the roadway. Overall, there is a net loss of 20 square feet of impervious surface.

Once the construction is complete, the additional planting will be restored. The planting will have ground cover and ferns along the existing healthy acorn tree.

**Ms. Miller motioned to approve the Summary ruling with applicable normal special conditions and standard conditions. Mr. Smith seconded. Motion carried 6-0-0.**

**6. IW-22-8, 56 Shadow Lake Road,** Summary ruling application for the corrective action involving grading and improvements within the upland review area. *Owner/ Applicant: David DiCamillo. 65 days to render a decision is April 30, 2022.*  
<https://ridgefieldct.viewpointcloud.com/records/86073>

Mr. DiCamillo gave an overview of the work. The lawn slopes down south where it is rocky. The grading and rock wall were added to expand the lawn area. The wood chips were added to the north of slope.

Ms. Sesto expressed concerns with the clarity of the plans. She said that a detailed site plan should be submitted, showing the preexisting conditions and the limit of disturbance. She added a report from soil scientist with details of the fill and soils types, and if there are wetlands under the fill. Ms. Sesto reiterated that the burden is on the applicant to show



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the preexisting conditions before the violation existed. Applicant will submit an updated survey/ site plan showing the restoration and the existing conditions.

Discussion ensued. The Board concluded that a site plan should show the placement of boulders, the slopes, grading area and the fill area and showing the limit of lawn. The applicant should submit the photographs showing conditions prior to the violation.

Discussion is continued to March 24, 2022.

### **IV: Applications for Receipt:**

**1. IW-22-9, 19 Tackora Trail**, Summary Ruling application for 2 car garage addition and associated sitework within the upland review area of wetlands. *Owner: Poitr Baranowski. Applicant: Kevin Bennett.*

<https://ridgefieldct.viewpointcloud.com/records/86093>

**2. IW-22-10, 2 Hessian Drive**, Summary Ruling application for construction of inground pool and spa within the upland review area of wetlands. *Owner: Michael Fiore. Applicant: Kate Throckmorton.*

<https://ridgefieldct.viewpointcloud.com/records/86048>

**3. IW-22-11, 265 North Salem Rd.**, Summary Ruling application for addition and construction of decks within the upland review area of wetlands. *Owner: Joseph Sisca. Applicant: Jim Jamieson. For receipt and scheduling sitewalk and discussion.*

<https://ridgefieldct.viewpointcloud.com/records/85942>

**4. IW-22-12, 50 Old South Salem Road**, Summary Ruling application for construction of inground pool within the upland review area of wetlands. *Owner/Applicant: Mary Clark.*

<https://ridgefieldct.viewpointcloud.com/records/86241>

**5. IW-22-13, 12 Neds Mountain Road**, Summary Ruling application for construction of inground pool, pool house, patio, driveways, courts, fencing and garden within the upland review area of wetlands. *Owner: Scott Turley. Applicant: Abigail Adams.*

**Ms. Baker motioned to receive the above five applications, Ms. Miller seconded. Motion carried 6-0-0.**

Site walk is scheduled for March 20, 2022 and discussion on March 24, 2022.



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#### **V: Administrative Approvals:**

Ms. Sesto informed Board that Mr. Hally has completed the Inland Wetlands Municipal training and is officially a wetlands Agent. He can now approve the administrative permits.

**Ms. Sesto motioned to appoint Mr. Hally as the authorized agent of the Inland Wetlands Board. Ms. Baker seconded. Motion carried 6-0-0.**

#### **VI: List of Ongoing Enforcement by Agent:**

- **40 Mountain Road, Robert DeRoma**

Mr. Hally informed Board, that Mr. DeRoma had agreed to submit an application by the deadline given of March 10, 2022. He added that since Mr. Deroma is not in the country, he will be submitting an application by Tuesday March 15, 2022.

Board agreed to wait until Tuesday for the submission of application. Further action will be taken if Mr. DeRoma fails to submit the application.

#### **VII: Approval of Minutes:**

- **Inland Wetlands Meeting: February 24, 2022**  
**Mr. Pilch motioned to approve the meeting minutes. Mr. Smith seconded. Motion carried 6-0-0.**
- **Sitewalk Meeting: March 06, 2022**

Mr. Bishop stated that minutes should reflect that Mr. Bishop and Ms. Sesto recused for the 23 Wooster Street sitewalk.

**Ms. Baker motioned to approve the minutes. Mr. Bishop seconded as amended. Motion carried 6-0-0.**

#### **VII. Adjourn**

Mr. Pilch noticed that the online application sometimes is not updated with the latest submission of documents. Mr. Hally will contact the IT with the problem. Mr. Hally will update the online submission if any documents are missing until the problem is fixed.

Hearing no further business, Ms. Sesto adjourned the meeting at 8:52 PM.



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Respectfully submitted by,

Aarti Paranjape  
Recording Secretary