



TOWN OF RIDGEFIELD Inland Wetlands Board

APPROVED/REVISED MINUTES

March 24, 2022

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

Also present: Andrew P. Hally, wetland agent; Aarti Paranjape, office administrator; Kevin Bennett, David DiCamillo, Kate Throckmorton, Robert Leisegang, Joseph Sisca, Jim Jamieson, Mary Clark, Ron Rucolas, Steve Trinkaus, Tom Nelson, Abigail Adams.

I: Call to order

Ms. Sesto called the meeting to order at 7:01 P.M.

Ms. Sesto announced that 9 Rita Road application has been withdrawn by the applicant.

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.*

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

Board Members reviewed the draft Resolution of Approval.

Mr. Pilch stated a following special condition to be added:

- Monitoring of the site for erosion and sediment control during the phase of construction.
- Monitoring to be performed by the professional engineer or similar, approved by Board or Staff.

Mr. Pilch motioned to approve IW-21-56 as articulated in the Resolution of Approval, as amended, along with the Board's standard conditions. Mr. Phelps seconded. Motion carried 7-0-0.

Item #3 was discussed before Item #2



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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>

The extension period expired and the applicant has withdrawn the application.
The Board issued the deadline to resubmit a correction to violation application by April 28, 2022.

3. 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 updated the Board with the draft sketches showing the preexisting conditions and the current conditions.

Mr. DiCamillo informed that he is in a process of getting the updated survey to show the existing conditions with the wetland boundary and limit of lawn.

The Board will review the preexisting conditions and limit of lawn. The board informed Mr. DiCamillo a planting buffer should be provided to correct clearing within the wetlands and the upland review area that was not previously lawn.

Mr. DiCamillo will update the information for the next meeting.

Discussion is continued to April 14, 2022.

4. 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>

Mr. Bennett gave an overview of the application and the scope of work to construct a garage and living space addition over the existing driveway. The proposed addition is approximately 40 feet away from the wetland boundary. The existing shed will be removed. An area adjacent to the wetland and watercourse is proposed to be enhanced with planting thus, moving the lawn further away from wetlands. The 15-foot buffer will have all native plants. The erosion measures are installed as per the town requirements.



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Mr. Bishop mentioned the site is in CT DEEP Natural Diversity Database (NDDDB) and inquired about the timeframe of construction and expressed concerns with the use of heavy machinery.

Mr. Bennett stated that they don't intend to use heavy machinery. The shed will be removed in pieces.

Ms. Sesto inquired about the septic and the fields and if B100 was submitted.

Mr. Bennett confirmed that the B100- shows the leaching field are more than 100 ft away from the wetlands.

Ms. Miller stated that since the site is in NDBB zone, that the proposed planting should be all native.

Applicant's agent agreed to suggestions stated by the Board.

Mr. Bishop motioned to approve the Summary Ruling application with standard conditions and applicable special conditions. Mr. Smith seconded. Motion carried 7-0-0.

5. 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>

Ms. Throckmorton gave an overview of the application to construct a pool 25 feet away from the wetlands. Presently, the existing lawn extends to the wetlands. The existing patio will remain. The area between existing patio, proposed pool and wetlands will be replanted with native plants. Impervious surface will be compensated by infiltrators. Pool equipment will be behind the existing shed.

Mr. Pilch inquired about the type of the filtration system with the pool. He expressed concerns for the proximity of the pool equipment closer to the wetlands and the chemicals leaching out.

Ms. Throckmorton stated that it's a closed infiltration cartridge system, where there is no back wash involved.

Mr. Bishop stated that the site is in NDBB database and inquired what is the timeframe of construction sequence.



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Mr. Leisegang stated work will start in fall and finish before the winter.

Ms. Miller suggested that planting should include the New England seed mix.

Ms. Sesto inquired about the height and shadow line of the trees, noting they will shade the pool.

Ms. Throckmorton stated that no trees are being removed and the current owner is aware the trees will shade the pool area. Ms. Sesto responded that it is highly unusual for pool owners to be content with a shaded pool and expressed concern that the subsequent homeowners should be also aware they should not remove the trees. She suggested a deed or easement would be helpful in communicating this situation forward. Discussion ensued. Ms. Throckmorton will draft a deed restriction to include demarcation of lawn, pool fence and not removing trees.

Mr. Pilch asked to have the plants shown on the plans labeled and the demarcation of lawn been shown as boulders.

Discussion continued to April 14, 2022.

6. IW-22-11, 265 North Street, 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>

Mr. Sisca presented the application giving an overview of the scope of work involving the construction of an addition and decks. The house is 40 ft away from the wetlands and the decks extend 15 ft farther towards the wetlands.

Ms. Sesto stated her preference to have mitigation that restores and area of lawned wetland with native plantings. She suggested mitigation area be twice the size of the new addition and decks, roughly 1,200 sq. ft.

Ms. Sesto motioned to approve the Summary Ruling application with standard conditions and the applicable special conditions and the additional special condition to have a planting plan of native plantings, approx. 1,200 s.f. in size and located down gradient of addition. Mr. Bishop seconded it. Motion carried 7-0-0.



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7. 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>

Mr. Roculas presented the application for the proposed pool. The pool is 36x18 feet and is within the 100 ft upland review area. The erosion and sedimentation control measures are as per the Town requirements. The proposed stormwater management system has a Cultec system to receive the gutter drains.

The sewage line from the house to the leaching fields will be protected with steel plates and a barrier to protect the leaching field will be used.

Mr. Pilch inquired about the roof runoff and noted that the drainage report doesn't define the drainage area.

Mr. Rucolas stated pool being a salt water pool with 12' of coping and does not involve back wash. He added that the pool runoff is addressed by the Cultec system.

Ms. Miller inquired about how applicant is addressing the two foot grade change. She also suggested a planting plan along the wetland boundary and stated that since site is in the NDBB database, the planting should be native.

Discussion ensued and the Board suggested the mitigation plantings should be twice the size of the proposed impervious surfaces.

Discussion continued to April 14, 2022.

8. 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.*

Mr. Nelson, P.E. gave an overview of the ongoing construction which was approved administratively in 2020, and the new pool proposal.

The pool and patio are being replaced in same location with expansion. A new septic tank is proposed with the leaching fields at the same location. The underground detention system is expanded, adding a third row of gallery to retain and treat runoff from patio. The pickleball court is pitched towards the rain garden. The raingarden runoff and roof leaders from the new pool house will overflow to a shallow plunge pool or riprap.



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Ms. Adams presented the planting plan proposing trees, shrubs, and herbaceous plants. Ms. Adams described the planting as robust around the pool and the pool house. Existing vegetation provides buffer to the wetland with additional extensive planting of native plants. Almost 23 trees, 133 shrubs and over 700 perennials and grasses are planned.

Ms. Sesto stated the existing erosion and sedimentation controls measures are failing and suggested to refresh.

Ms. Sesto motioned to approve the Summary ruling application with standard and applicable special conditions. Ms. Baker seconded. Motion carried 7-0-0.

All approved applications will have publication date of March 31 and the effective date will be April 01, 2022.

IV: Applications for Receipt:

1. IW-22-15, 41 Governor Street, Summary Ruling Application for revision to prior approval, reducing the scope of work for construction and related site work within the upland review area of wetlands. *Owner: Boys and Girls Club Inc. Applicant: Robert R Jewell, Esq. For receipt and scheduling a sitewalk and discussion.*

Ms. Sesto motioned to receive the application. Ms. Baker seconded. Motion carried 7-0-0.

Ms. Sesto questioned why this application is back before the Board if its revision to do less than the prior approval.

Mr. Hally will check with the applicant and as long as the scope of work doesn't involve decreasing the protection measures the application is not needed.

VI: Correspondence

1. Letter from Casagmo Condo Association

Board acknowledged the receipt of the letter from the Casagmo Condominium association.

VII: Approval of Minutes:

- **Inland Wetlands Meeting:** March 10, 2022



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Mr. Bishop motioned to approve the meeting minutes. Mr. Pilch seconded. Mr. Phelps abstained. Motion carried 6-0-1.

- **Sitewalk Meeting: March 20, 2022**
Mr. Bishop motioned to approve the minutes. Ms. Miller seconded. Motion Mr. Phelps abstained. Motion carried 6-0-1.

VIII. Adjourn

Mr. Pilch expressed concerns with the incompleteness of application paperwork on online. He said that the members don't see the updated paperwork even though the applicant has submitted them to the portal. Members directed staff to be in contact with IT, noting they cannot be limited to seeing an incomplete record. This will jeopardize the legality of their decisions.

Ms. Sesto stated that the agenda should have a category of Other Business so as to discuss the miscellaneous discussions under it.

Hearing no further business, Ms. Sesto adjourned the meeting at 8:40 PM.

Respectfully submitted by,

Aarti Paranjape
Recording Secretary