



## TOWN OF RIDGEFIELD Inland Wetlands Board

### APPROVED/REVISED MINUTES

April 28, 2022

Members present: Patricia Sesto, chair; Susan Baker, Vice chair, Alan Pilch, secretary; David Smith, Tracey Miller (joined at 7:28P.M.), Chris Phelps.

Also present: Andrew P. Hally, wetland agent; Aarti Paranjape, office administrator; Alex Bellina, Ms. Rae.

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

Ms. Sesto called the meeting to order at 7:02 P.M.

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

**1. IW-22-16, 17 Main Street**, Summary Ruling application for construction accessory structure, plunge pool and patio and associated site work within the upland review area of wetlands. *Owner: Robert Rae. Applicant: Alex Bellina.*  
<https://ridgefieldct.viewpointcloud.com/records/86447>

Mr. Bellina presented the application giving an overview of the project. The plunge pool is located next to the existing patio and grading will bump the existing slope out towards the stream. This work will be confined to existing areas of lawn.

A modular shed will be brought and will be placed on 4-6 hand-dug piers. The trees will be left intact with minimal disturbance to the roots.

Mr. Pilch confirmed the patio will be impervious. Mr. Bellina stated the added impervious area doesn't trigger require stormwater management system.

Ms. Sesto expressed concern with the lawn edge at the wetland boundary and a small area of lawn in the wetland. This condition doesn't support a healthy wetland. She suggested plantings of equal in area to the new development, consisting of dense carex sedges or rushes, with shrubs and understory trees to benefit the wetland.

The homeowner agreed to the suggestions.



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Mr. Pilch inquired if the applicant has looked into repositioning the shed more towards south west corner of the property, straddling the 100 upland review area line. Not only is this farther from the wetland, it would also avoid any impact to trees.

Ms. Rae commented that the position of the proposed shed was decided due to the sunlight issue. The natural light is better at the current position of the shed which will be an art studio.

Mr. Bellina added that since this property is in the Historic District, the location had to be approved by the District Commission who were interested in keeping the studio out of side from the sidewalk.

**Mr. Bishop motioned to approve the Summary application with the standard conditions and special condition of mitigation for 400 square feet of planting along wetland flags 6-8. Ms. Baker seconded. Motion carried 6-0-0.**

**The Publication date is May 05, 2022. And effective date is May 06, 2022.**

- 2. IW-22-17, 1 Kingswood Place**, Summary Ruling application for construction of new garage, enlargement of driveway and mitigation plantings within the upland review area of wetlands. *Owner: Anthony & Jessica Quattrochi. Applicant: Steven Trinkaus.*  
<https://ridgefieldct.viewpointcloud.com/records/86705>

Applicant was not present at the meeting. The discussion continued to May 12, 2022.

### **III: Applications for Receipt:**

- 1. IW-22-19, 162 Old West Mountain Road**, Summary Ruling application to correct a violation of cutting and depositing cut trees/ branches within wetlands and upland review area of wetlands. *Owner/Applicant: Martha Rogers and Richard Cavett, Trustees.*  
<https://ridgefieldct.viewpointcloud.com/records/86880>

**Mr. Pilch Motioned to receive the above application. Mr. Bishop seconded. Motion carried 6-0-0.**

**Sitewalk scheduled at May 07 and discussion on May 12, 2022.**



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

None.

#### **V: Other Business:**

- **20 Regan Road – Release of bond**

Mr. Hally gave an update to the Board. The permit resolution stated the applicant had to submit an engineer's certificate confirming the culvert was constructed as approved. Secondly, a final as-built survey was required. Neither document has been provided.

Mr. Hally inspected the culvert and found the culvert has not been constructed as per the requirements of setting its base three inches into the stream bed. The riprap is also not useful and is excessive.

Ms. Sesto stated Mr. Hally should contact Mr. Mazzucco and ask him to submit the engineer's certification and submit an as-built survey. She recalled that when the project was discussed, the ecologist had acknowledged that the recessed culvert would be beneficial in concept however, no particular species were identified as needing this passage. Given there was no particular species, it does not seem appropriate to dig up the driveway to reset the culvert.

Ms. Miller said the new pictures submitted by Andy illustrate recent improvements to the site compared to what she saw at an earlier inspection when there appeared to be more rip rap surrounding the culvert. Ms. Miller asked if it would be okay for Andy to share the photos that she took earlier. She said that the earlier photographs illustrate part of the construction narrative and might be helpful to the board's discussion of expectations for culvert construction.

She also said that one of the conditions for approval was that before construction, the applicant was supposed to provide the wetlands agent with a copy of the CT DEEP NDDDB report (National Diversity Database Area), and the report's proposed recommendations for construction should have been followed. The response from NDDDB does not appear to have been submitted on our website to date.

Discussion ensued and Board agreed that applicant will have to update the Board with following requirements by next meeting:



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1. Check with NDBB and submit their response.
2. Submit an as-built survey.
3. Engineer's certificate of compliance
4. Clear up the excess riprap.

#### **VI: Approval of Minutes:**

- **Inland Wetlands Meeting:** April 14 2022
- **Sitewalk Minutes:** April 24, 2022

**Ms. Miller motioned to approve the meeting minutes for both IWB meeting and sitewalk minutes as amended. Mr. Pilch seconded. Mr. Smith abstained for Sitewalk minutes. Motion carried 6-0-1.**

#### **VII. Adjourn**

Hearing no further business, Ms. Sesto adjourned the meeting at 7:42 PM.

Respectfully submitted by,

Aarti Paranjape  
Recording Secretary