

APPROVED/REVISED  
MINUTES  
LOCAL STORMWATER SUBCOMMITTEE

These minutes are a general summary of the meeting and are not verbatim transcription.

April 27, 2018

Present:     Beth Peyser Chairman  
              Richard Baldelli  
              Joe Fossi  
              Alan Pilch  
              John Katz  
              Steven Sullivan  
              Charlie Fisher

Also Present:   Jim Coyle, Conservation Chair.  
                  Aarti Paranjape, Office Administrator.

At 2:01 PM, Ms Peyser, Chairman called the meeting to order.  
No motions posed.

**Items:**

**1. (Continued) Discussion on setting parameters for zoning regulation.**

Mr. Pilch started with an update on the working draft regulation and inquired if anyone had any suggestions.

Mr. Baldelli mentioned the regulation will be solely a Zoning regulation. After a short discussion the committee confirmed that the whole of town will be considered as impaired.

Mr. Sullivan questioned under the Applicability in the proposed draft about the “earth disturbance”, and how it will apply to the study of Stormwater management. Mr. Sullivan wanted to understand how earth disturbance relates to the impervious surface.

Mr. Coyle commented that the working draft is same as rescinded regulations, just rearranged.

Mr. Fossi asked Mr. Fisher, if earth disturbance is addressed by MS4 Regulations.

Mr. Fisher said that earth disturbance between 1 to 4 acres has to be reported to the state.

It was discussed, that the smaller lots should not be penalized if the addition/ new development triggers the stormwater study. Especially if the project involves putting a small shed on the property.

Mr. Pilch suggested the sliding scale for the percentage of impervious surface based on the

size of the lots. Mr. Sullivan and Mr. Fossi both agreed the sliding scale would be beneficial for both the smaller lots and the bigger lots.

Mr. Baldelli stated the new regulation should consider the lot size and not the Zone districts.

Mr. Sullivan distributed a map of a sample property to understand the threshold where the percentage of new impervious surface could potentially trigger stormwater plan. The sample was helpful to understand whether 7% should be the trigger threshold to apply the stormwater standards.

The members of the committee had thoughts about whether pools should be considered impervious or pervious surfaces. Mr. Katz and Mr. Fossi both stated that the pool is pervious, however Mr. Baldelli leaned towards considering the pool as impervious as the water doesn't saturate through to the ground.

The members agreed that the entire town of Ridgefield has to meet the threshold. Taking into consideration that most of the town is impaired.

Mr. Baldelli stated that consideration of a distinction may be made between the business and the residential zones when a project is proposed for a property.

It was discussed that Mr. Pilch's chart calculations should add the commercial properties also along with the residential properties while taking into account the percentages of impervious surfaces for the different lot sizes.

Mr. Fossi suggested the residential zones be addressed first and that calculations and the threshold should be determined for it before reworking on Mr. Pilch's chart for the commercial properties.

It was discussed, that when a project is submitted, and it hits the threshold of the impervious surface, the applicant has to provide a Stormwater management only for the new addition/ alterations and not the whole(existing) lot coverage. The applicant has to manage/ address the storm water for the additional new impervious surface.

For the next meeting, Subcommittee members will work with the chart to come up with the calculations for the percentage of the impervious surface lot coverage in the residential zones.

Meeting minutes for February 23, 2018 meeting were approved with Mr. Fossi motioned, Mr. Katz seconded it.

Hearing no further discussion, the meeting was adjourned at 3:04PM. Mr. Fossi motioned and Mr. Baldelli seconded it.

Respectfully submitted,  
Aarti Paranjape  
Office Administrator