

**TOWN OF COLUMBIA**  
**INLAND WETLANDS AND WATERCOURSE COMMISSION**  
Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
Monday, November 7, 2016 - 7:00 P.M.  
**REGULAR MEETING/Public Hearing MINUTES**

**Members Present:** Chairman/John Allen, Vice-Chair/Tom Archambault, Tip Garritt, William Ross

**Members Excused:** Ian Dann, Ron Wikholm, Carol Ann Jaswinski

**Staff Present:** Wetlands Agent/John Valente, Board Clerk/Terri Lasota

**Others present:** Chris Ramm of Columbia Town Center LLC, Ed Pelletier and Gerry Hardisty of Civil Engineering Services, LLC, Scott Keegan, and John Zurick P.E. of Megson & Heagle

**Call to Order:** The meeting was called to order at 7:01pm

**Roll Call-Seat Alternates:** No Alternates

**Audience of Citizens:** None

**SUSPEND REGULAR MEETING**

**CONTINUE PUBLIC HEARING**

**IWW-1617-05:** Application of Chris Ramm of Columbia Town Center LLC to construct (3) two-family dwellings for the 55 and over community at Old Willimantic Road / SNET#2174, Map 18, Lot 67, Columbia, CT. Activity in Wetlands 0.01 acres, activity in Upland Review Area 3.5 acres.

John Valente discussed the application and the need for the Commission to request an extension of 35 days to keep the Public Hearing open and Chris Ramm would grant this extension.

Tip Garritt **MOTIONED** to **ACCEPT** the 35 day application extension, William Ross **SECONDED**, **MOTION CARRIED 4:0:0**

Gerry Hardisty presented a review of the basin and treatment of storm water in the basin. Tip Garritt and William Ross asked for clarifications of the culverts in the design. Tip also asked if the under drain was still in the plan and G. Hardisty confirmed that it was out. G. Hardisty provided some detail on the revisions to the basin design, the plans on this design would be forthcoming and will be submitted in time for the Town's Engineer to complete his review before the next meeting.

J. Valente stated that he felt that the redesign of the basin would be the last item of concern to be reviewed by staff and the engineer as other areas of concern have been reviewed and addressed. J. Valente stated that based on the conceptual design presented by the applicant's engineer tonight he felt that these further considerations in the design by the applicant would result in the best treatment for the storm water from the paved areas of the site and still manage, in a separate system, the remainder of the storm water from undisturbed areas in the watershed.

The applicant again agreed to get the plans back to the Town as soon as possible.

**RESUME REGULAR MEETING:** The regular meeting was resumed at 7:18 pm

**1. Old Business**

**1.1 IWW-1617-05:** Application of Chris Ramm of Columbia Town Center LLC to construct (3) two-family dwellings for the 55 and over community at Old Willimantic Road / SNET#2174, Map 18, Lot 67, Columbia, CT. Activity in Wetlands 0.01 acres, activity in Upland Review Area 3.5 acres.

**2. New Business**

**2.1 IWW-1617-09:** Application of Thomas C. Hartzog for an addition to a single family dwelling with garage and septic system in the upland review area at 12 Erdoni Road, Columbia, CT. Assessor's Map 016A, Lot 015.

John Allen read the application into record and John Zurick P.E. of Megson & Heagle provided a presentation on behalf of Thomas Hartzog.

William Ross verified that the current non-compliant septic system is being replaced with a compliant septic system, and that the leeching field locality satisfies requirements for separation from the lake. Tip Garritt asked if this application was also going to ZBA, John Zurick stated that it is.

John Valente asked whether the deck was an opened or roofed deck, Mr. Zurick replied that it is currently an opened deck, though it will be roofed and the patio underneath would be concrete or pavers. They discussed the height of the structure, and J. Valente asked if the ZBA application would be submitted as a variance or a special exception, Mr Zurick replied that the ZBA application would be submitted as a special exception.

William Ross noted that there should be a site walk; the site walk is scheduled for November 12, 2016 at 8:00 am.

John Valente, John Zurick, and John Allen discussed the infiltrators, existing footing drains and adjustments for contractor error. John Valente said the plan proposes to locate the septic system 25 feet from the Lake and was there an alternative location further from the Lake if the house was smaller. John Zurick stated that the location of the septic system is permitted by the Public Health Code for properties that were in existence prior to 1982 and that the location is more of an issue of gravity feed that to move the system further from the Lake it would require a pump system and since there was existing plumbing in the basement floor for a kitchen and bathroom it may also require a separate pump(s) to serve these areas. John Valente asked Mr. Zurick if there was a test available to assure the Commission that there would be no contamination to the Lake at this reduced distance to the Lake, as new homes must be 50 feet from a lake or stream. Mr. Zurick said he could perform a 21 day travel test as required under other State Permitting, the Commission agreed that this would be a good idea.

Tip Garritt **MOTIONED** to **RECEIVE** application IWW-1617-09  
Tom Archambault **SECONDED. MOTION CARRIED 4:0:0**

**2.2 Discussion of violation at 36 Erdoni Road, the Applicant Eric's Landscaping will have an application available for this discussion.**

John Valente explained the violation to the board members regarding the stone and trench. J. Valente said the work done by the landscaper exceeded the general maintenance allowed by the homeowner in that it involved a new discharge of storm water within 2 feet of the Lake. J. Valente asked that the pipe be removed back at least 6 feet and this was agreed to by the Landscaper and done in his presence (completed the same day and inspected). J. Valente stated that there were no remaining issues and all the work completed at the property was done with consideration for the safety of the Lake and he had no further recommendations regarding the project. It still requires a permit to satisfy legal requirements and the Landscaper and owner have started the process

**3. Audience of Citizens: None**

**4. Commission Open Discussion: None**

**5. Administrative Reports:** J. Valente updated the members on Webster Lane and Sleepy Hollow Road, and briefly discussed the logging on Pine Street. Walt Tabors properties were also discussed.

**6. Approval of Special Meeting Minutes of October 19, 2016:**

William Ross **MOVED** to **APPROVE** the Special Meeting Minutes of October 19, 2016.  
Tom Archambault **SECONDED. MOTION CARRIED 4:0:0**

**7. Correspondence:**

Approval of IWWC 2017 meeting schedule

Tip Garritt **MOVED** to **APPROVE** the IWWC 2017 Meeting Schedule.

Tom Archambault **SECONDED. MOTION CARRIED 4:0:0**

**8. Adjournment**

William Ross **MOVED** to **ADJOURN** the meeting at 8:14 pm

Tip Garritt **SECONDED. MOTION CARRIED 4:0:0**

Respectfully Submitted by Terri Lasota (Board Clerk)