

TOWN OF COLUMBIA
INLAND WETLANDS AND WATERCOURSE COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, December 5, 2016 - 7:00 P.M.
MEETING MINUTES

Members Present: Chairman/John Allen, Tip Garritt, Ron Wikholm, William Ross

Members Excused: Vice-Chair/Tom Archambault, Ian Dann, Carol Ann Jaswinski

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

Others present: John Zureck P.E. Megson and Heagle Engineering, Gerry Hardisty of Civil Engineering Services, LLC

Call to Order: The meeting was called to order at 7:00pm

Roll Call-Seat Alternates: None

Additions/Changes in order of Agenda: Application IWW-1617-10 was moved from "Old Business 4.3" to "New Business"

Audience of Citizens: None

1. 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 Allen read the application into record. Gerry Haristy presented the changes and improvements to the basin areas discussed since the previous meeting, which included separating the impervious areas and directing this area through the treatment system, diverting the upland areas outside of the developed area around the storm water basin. John Valente and the members discussed the use of the low flow pipe in the unlikely event of issues with losing capacity and pond not draining properly. John valente provided an itemization of the major changes since last month and referenced his email to the commission which identified these revisions. Mr. Hardisty provided a detail of the low flow pipe to the Commission stating that this pipe may not be necessary, only to be utilized if the basin does not drain in between storm event. The pipe will be installed during the construction of the basin and capped at both ends. Mr. Hardisty described the level spreader which was designed to handle the storm water from the drainage area from above the buildings and diverted to the level spreader by a diversion swale. The last major revision included a small water quality pool designed below the driveway culvert, this pool will treat an area adjacent to the west side of the buildings and a small section of the driveway. The water quality pool was designed to treat greater than 1 inch of runoff from this area.

Tip Garret **MOTIONED** to **CLOSE** the Public Hearing at 7:16pm William Ross **SECONDED**. **MOTION CARRIED 4:0:0**

2. RESUME REGULAR MEETING

3. New Business:

3.1 IWW-1617-10: Application of Eric Persons Jr. for remediation of surface water surrounding and under home, install rock around foundation with a 6' sch 40 drainage pipe at 36 Erdoni Road, Columbia, CT. Assessor's Map 016A, Lot 006.

John Allen read the application into record.

John Valente talked about the application noting that the property owners are willing to attend a meeting to discuss.

Tip Garrett **MOTIONED** to **RECEIVE** the application, William Ross **SECONDED**. **MOTION CARRIED 4:0:0**

4. Old Business

4.1. 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.

John Valente read the plenary ruling and permit conditions into record. Mr. Valente provided emphasis on several conditions, the necessity to install all structures and E&S measures before work on the building or site grading, the requirement of monitoring of the structures on a quarterly basis for the 1st year biannually for the next two years and yearly thereafter with reports to the owner and town, routine inspections of the site before and after 1 inch storm events and during the construction of the basin and that the fees be paid prior to the permit being issued.

Tip Garrett **MOTIONED** to **APPROVE** with conditions as read, William Ross **SECONDED**. **MOTION CARRIED 4:0:0**

4.2 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.

John Zurek P.E. gave a presentation which focused on soil samples, travel time calculations, between septic and lake wall, and also explained reasoning for location of proposed septic system and well.

John Valente commented that the revised septic system location, further back from the Lake, was an improvement over the original proposal which did not meet the 21-day travel time test as conducted by the engineer. Mr. Zurek stated that this revised location was based on the required Public Health Code setbacks to the existing home and the proposed revised building will be moved back at least as far as the existing structure maximizing the distance to the Lake. The Applicant will return to the Commission with plans reflecting these changes.

Discussion on this application will continue at the January 2017 meeting.

- 5. **Audience of Citizens:** None
- 6. **Commission Open Discussion:** None
- 7. **Administrative Reports:**

John Valente reviewed the administrative reports, commenting on inspections on Johnson Road, three properties on Sleepy Hollow Road, Route 66 and Roses Bridge Road

8. Approval of Meeting Minutes of November 7, 2016

William Ross **MOTIONED** to **APPROVE** the November 7, 2016 minutes, John Allen **SECONDED**. **MOTION CARRIED 3:0:1**. Ron Wikholm **ABSTAINED**

- 9. **Correspondence:** None
- 10. **Adjournment:**

Ron Wikholm **MOTIONED** to **ADJOURN** the meeting at 8:30pm, Tip Garrett **SECONDED**. **MOTION CARRIED 4:0:0**

Respectfully Submitted by Terri Lasota, Board Clerk
Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.