

Town of Columbia
323 Jonathan Trumbull Highway, Columbia, CT 06237
Phone: (860) 228-0110 Fax: (860) 228-1952

Application for Constructing Structures on or over Columbia Lake

Date submitted: _____

Complete and return to the Board of Selectmen.

Property owner: _____

Address: _____

Property Location: _____

Daytime phone # _____

Applicant if different from owner: _____

Address: _____

Daytime phone # _____

Structure Information:

Proposal is for: New Replacement Repair

Structure Type: Dock Seawall Raft Boat Cover

Application must include a sketch of the structure clearly indicating dimensions and placement of the structure in reference to the property, as well as information regarding materials to be used in construction/repair. Supporting information such as maps and pictures are also helpful and may help expedite the process.

Note: Applications made by persons other than the property owner must contain the written approval of the application by the owner. All fee-owners and owners of rights-of-way shall join in any application. Signature below indicates approval for the Board of Selectmen or authorized town personnel to visit property for the purpose of inspecting prior to and after construction.

Owner Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

Special note: Permission by the Board of Selectmen to construct a structure on or above the Town owned lake bottom shall not relieve the applicant from obtaining other required approvals, nor shall Selectmen approval indicate eventual approval by other officials.

Approved: _____ Date: _____

First Selectman

Columbia Board of Selectmen

323 Jonathan Trumbull Highway, Columbia, CT 06237

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STANDARDS FOR GRANTING PERMISSION FOR THE CONSTRUCTION AND MAINTENANCE OF STRUCTURES ON COLUMBIA LAKE

The following are the standards the Columbia Board of Selectmen shall employ in granting permission for the structures to be attached or built on or above the Town owned bottom of Columbia Lake. In granting permission the Selectmen shall take into account issues of safety, access, aesthetics, the environment, views and neighborhood tranquility. The Board of Selectmen may modify these standards to meet the specific requirements of the topography but must always take into account long term public benefits.

General standards:

- a.) All construction and maintenance shall be of sound material that shall not adversely affect either Lake water quality or aquatic life. All permitted structures will be maintained in a structurally safe condition.

SPECIAL CONDITION: Use of pressure treated woods, used to construct docks and rafts, do pose some environmental risk to small aquatic life. While recognized that these woods are the most commonly used building material, certain restrictions and conditions for their use are as follows:

- 1: Applicants will when feasible refrain from use of pressure treated woods denoted as (CCA) Chromate Copper Arsenate, (ACZA) Ammonia cal Copper Zinc Arsenate or (ACA) Ammonia cal Copper Arsenate. These products utilize arsenic as an insecticide and while still available, the EPA has restricted distribution and sale. Any applicant intending on using these products must insure the wood is exposed to weather (leaching purposes) for a minimum of sixty days prior to the wood having contact in or over the lake waters. The cutting or sizing of pressure treated lumber is not to occur over the Lake bottom and no sawdust is to be deposited into the Lake.
- 2: Safer alternative pressure treated woods denoted as (ACQ) Ammonia cal Copper Quaternary and (CBA) Copper Boron Azoles do not contain arsenic and minimize the risk to aquatic life in the lake.
- 3: While not required, applicants should consider use of alternative building materials, such as natural pest resistant woods (redwood and cedar), products made of aluminum or the wide range of composites made from recycled polyethylene plastic, wood or other cellulose fibers and marketed as a sample (ChoiceDek) (Nexwood) (Permadeck) (Polywood) (Trex) and (CareFree)

The design and placement of all structures shall be such that there will be a minimal restriction to the free flow of water in the Lake, and craft upon such Lake.

- b.) Placement of all structures shall be such as not to obstruct access of the Lake, the use of the Lake and its channels, as well as posing the least amount of hazard for swimmers divers, boaters and other users of the Lake.
- c.) Property lines (extended) shall be observed so that all structures are positioned within the property sidelines (extended) of the applicant. Structures shall not interfere with access by neighbors to their property or Lake.
- d.) Construction of all structures shall take place during low water season – fall or winter – to minimize erosion and facilitate inspection of the building process. Construction will not be permitted between March 15 to October 15 in even numbered years and March 15 to November 15 in odd numbered years.
- e.) No construction equipment will be allowed on the lakebed.
- f.) All excavation below the mean high water level of the Lake is to be performed by hand. (Special exceptions may be made for unusual situations and will be subject to approval by the Board of Selectmen and supervision of the Inland Wetlands Commission or its agent.)
- g.) No rocks, soils or other material will be removed or deposited into the lakebed unless approved by the Board of Selectmen and the Inland Wetlands Commission. Permission for removal of rocks may be granted in certain instances, for example if they pose imminent danger to use of dock.
- h.) No sand will be deposited onto the lakebed.
- i.) No modification to existing shoreline will be allowed
- j.) The provision of lighting on any structure constructed under these standards shall not be permitted
- k.) Applicants will be required to provide a completed application, containing detailed site and/or building plans including dimensions, materials and distance to adjacent property lines of proposed structures. Applicants may also be required at the discretion of the *Board of Selectmen* to notify adjacent landowners of proposed construction and provide documentation of such as part of the application.
- l.) The Board of Selectmen will inspect or request members of the Lake Management Advisory Committee to inspect the site for structures and conditions prior to approval of the application and to verify the accuracy and compliance with conditions for permits.

- m.) The Board of Selectmen may approve, approve with modification, approve with conditions, or deny any application made under these standards.
- n.) **Special Note:** Permission by the Board of Selectmen to construct a structure on or above the Town owned Lake bottom shall not relieve the applicant from obtaining other required approvals.
- o.) The presence of any unauthorized structure, obstruction or non-permitted use of Columbia Lake is sufficient grounds for the Board of Selectmen to compel its removal.
- p.) All fee-owners and owners of rights-of-way shall join in any application; however, the Town has no obligation to a right-of way owner(s) or deeded right-of-way property holder to allow boats to be tied to a dock or moored into the Lake, nor does the owner(s) or deeded right-of-way property holders have an entitlement or right to a dock, mooring, raft or other structure.

Docks:

- a.) Piers/docks will be permitted only to the extent necessary to provide safe mooring and reasonable access to the water. Dimensions of piers/docks will normally be granted for up to 20 feet in length and 5 feet in width. Where these dimensions are not appropriate to the site, variations of these dimensions may be granted; however no dock/pier shall be approved with a width of less than 3 feet. A total of no more than 100 square feet will be the standard for the dock/pier footprint. Applicant must have a minimum of 50 feet of frontage to qualify for any structure (dock/pier, boat cover, raft, or mooring) and no Applicant will be permitted to have more than three structures (excluding seawalls).
- b.) A secondary dock may be considered for applicants whose property consists of one hundred feet (100') or more of Lake Frontage. Secondary docks shall conform to the same standards as primary docks. A secondary dock will however be placed no closer (at any point) than twenty five feet (25') to the applicant's extended property line and will not pose an obstruction to an abutting neighbor's waterfront access.
- c.) The sanding and staining of docks is permitted during low water season only. Emergency maintenance can be performed during high water season as long as the proper precautions are taken to collect/catch the debris/residue.

Boat Covering Structures:

- a.) There shall not be more than one boat cover structure per lake front property.
- b.) Boat cover structures will not be larger than 10 feet by 20 feet, and shall not extend out into the Lake more than 25 feet from the mean high water mark.

- c.) Boat cover structures shall be constructed so that no part is more than 8 feet above the Lake's mean high water level when using a peaked roof design, or 6 feet when using a single pitch (shed) roof design.
- d.) Boat cover structures shall in no case include decks on top, storage sheds or other attachments and must have open sides to minimize visual obstruction.
- e.) The intention of the applicant to install a mechanical boat lift shall not constitute reason for varying from these standards.

Rafts and Moorings:

Applicants/owners shall be considered for one raft and one mooring, or in lieu of a raft, a second mooring may be considered. No offshore structure will be permitted beyond 100' from shore, measured at Mean High Water. Applicants seeking secondary docks will be permitted only one off-shore structure.

- a.) Applications for rafts and moorings shall include measurements of distances from the nearest points on the Lakeshore and the distances to extended property lines of abutting neighbors. Rafts shall not be placed more than 75 feet off shore from the center line of the applicant's property at the mean high water level. And moorings not more than 100 feet off shore from the center line of the applicant property, providing they are not in conflict with general standards or present a navigational obstruction.
- b.) Rafts and moorings (as stated) will be placed as nearly as possible on the center of the applicant's extended property lines and not beyond that of the extended property lines of the abutting neighbors.
- c.) Rafts shall be constructed to float so that the top of the decking is a minimum of 10 inches and a maximum of 36 inches above the water level.
- d.) Raft dimensions will be as close to square as possible and shall not exceed 12 feet by 12 feet
- e.) Rafts shall have no attachments or extensions which are more than 18 inches above the decking except ladder supports.
- f.) Circular, inflatable rafts will be permitted the same as traditional rafts, providing the raft is no greater than 12' in diameter. 12' diameter rafts will be allowed one (1) inflatable floating attachment, used for the purpose of boarding the raft and of no greater dimensions than 4' feet by 4' feet by 18" high.
- g.) Smaller inflatable rafts may be circular, square, rectangular or oval and will be permitted to have multiple attachments, providing the raft and attachment does not exceed 12' in overall dimension in any direction.

- h.) Due to the greater size and visual presence created by these rafts, placement (absent hardship condition) will be restricted to no greater than 50' feet from and centered on the applicant's property.
- i.) All raft and mooring anchors shall be of materials that are environmentally suitable for use in the lake and do not present a danger to other users of the Lake.
- j.) Applicants for the constructions of rafts are responsible for any damage done to property should the raft break free for any reason from its anchoring.
- k.) Rafts shall display a number assigned by the First Selectman.
- l.) Again, a minimum of 50 feet of water frontage is required for placement of any raft or mooring.

Lake Frontage Wall (Seawall):

- a.) All seawalls shall be securely attached to the land of the applicant and be so designed and constructed to prevent erosion into the lake.
- b.) Only environmentally approved materials shall be used in the constructions of seawalls.
- c.) Seawall construction shall follow the contour of the Lakeshore at the normal mean high water mark.
- d.) Applicants shall not extend and or backfill their property behind the seawall except to the level required to complete construction.
 - EXCEPTION:
 - d1) Permit applications seeking to add a decorative fascia or veneer to the front of an existing seawall may be considered with the following conditions:
 1. The contour of the existing seawall is not altered
 2. The thickness of the fascia/veneer shall not exceed 2"
 3. Only one 2" thickness of fascia/veneer permitted on any seawall
 4. Materials used will be environmentally friendly
 5. Materials used for fascia/veneer shall be compatible with the character of the shoreline
 6. The fascia/veneer shall be securely attached to an existing, structurally sound seawall and not present a hazard to users of the lake.
- e.) Walls shall not present any hazard to person(s) using the Lake.

- f.) New or replacement seawalls shall not be higher than 30 inches above the water level at mean high water.
- g.) Repaired seawalls shall follow the current construction as nearly as possible. Several points along the Lake wall shall be triangulated to fixed points to verify compliance to this section. The IWWC will determine the method(s) used to accomplish this provision during their application and decision process.
- h.) Applicants seeking to have steps incorporated into the seawall will design the steps to lead back into the applicant's property and not extend into the Lake.
- i.) Cuts or openings in the seawall will be no greater than 4 feet wide, including steps.
- j.) Ramps or other impervious surfaces through a seawall shall not be allowed.

Standard Application Process:

Applications should be submitted at least 2 days prior to an upcoming Board of Selectmen meeting for consideration at the meeting. The Board of Selectmen will review the application at the next regular meeting following submission of the application and set a date and time for LMAC review and field survey. If all required information is included in the application and a site visit conducted, the application will be considered for approval at the second regular meeting following submission of the application. Under some circumstances, applications may be expedited at the discretion of the Board of Selectmen. If granted approval by the Board of Selectmen, application must then be made for Inland Wetlands Commission (IWWC) approval.

NOTE: Application to IWWC should be made with prior approval and sign-off by the Board of Selectmen as the property owner. This process can be modified to allow for simultaneous submissions due to delays in the process but the Board of Selectmen must sign-off before a permit can be issued.

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