

TOWN OF COLUMBIA
INLAND WETLANDS AND WATERCOURSE COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Wednesday, July 6, 2016-7:00 P.M.
MINUTES

Members Present: Chairman/John Allen, Vice-Chair/Tom Archambault, Ron Wikholm, Tip Garritt, Carol Ann Jaswinski

Members Absent: Ian Dann, William Ross

Staff Present: Wetlands Agent/John Valente, Board Clerk/Terri Ingersoll,
Town Administrator/ Mark Walter

Others present: Wes Wentworth P.E., of Wentworth Civil Engineers

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

Roll Call-Seat Alternates - No alternates

Additions/Changes in Order of Agenda - None

1. **Old Business**

IWW-1516-28: Application of Gayle Mulligan (owner), Wesley Wentworth P.E. (Agent), for construction of a house, driveway and grading within 200 feet of Columbia Lake, with installation of infiltration system for roof drains, and creation of simulated woodlands, at 9 Nuhfer Drive, Columbia, CT.

Wes Wentworth, P.E. presented the application on behalf of Gayle Mulligan and gave a brief description of the property, noting that the proposed house is being slid back to an excess of forty feet from the lake, further than the existing home. The Mulligan's purchased the property approximately a year ago and have done much of the infrastructure work such as drilling a new well, and put in a new three bedroom septic system. They have also already obtained approval to reconstruct the dock in its same location, and have put in a new lake wall with steps to replace what was there (permitted by the IWWC).

The soil test pits for the septic system on the site were eight or nine feet deep and were all sand and gravel, and the walk out basement will be significantly above the water table, and will also be approximately two feet above the lake wall. A footing drain is shown on the plan, however it is unlikely that it will ever receive ground water.

The changes in grading of the site will allow for proper draining toward Nuhfer Drive. An infiltrator recharge unit was also added to pick up a half inch of water flow from the patio to meet zoning and lake quality calculations.

John Valente noted that this is one of the few areas on the lake where there are no excessive slopes and there are well drained soils. His only concern was the re-grading of the entire lot, as the construction will take place in the fall while there is minimal vegetation and it will be

important to have safeguards in place above the lake wall. This Commission requires a double row of silt fence, which allows for some issues to occur and have some additional safeguards in place. John also requested that the engineer be a part of the inspection team to certify that the building has been located properly and the site remains stabilized throughout the construction phase.

John Valente inquired about the size of the patio which Wes Wentworth confirmed that including the area under the deck, it extends approximately twenty-two feet off of the house, and is more or less the width of the house which is about forty-two feet.

John Valente also questioned if the revised grading of the property is directing any flow towards the neighbors, Wes Wentworth stated that there will not be any more than there currently is now due to the landscaping and proposed contours.

Tip Garret **MOVED** to **APPROVE**, with conditions, the application (IWW-1516-28) of Gayle Mulligan (owner) and Wes Wentworth, P.E. (Agent). Carol Ann Jaswinski **SECONDED**.
MOTION CARRIED 5:0:0

2. **New Business** - None
3. **Audience of Citizens** - None
4. **Commission Open Discussion** - None
5. **Administrative Report**

John Valente satisfactorily described each of the Administrative approvals, IWW-1516-18 through -30. Mr. Valente discussed inspections of the lake properties and other sites during the past month.

6. **Approval of Regular Meeting Minutes** of February 1, 2016 and special meeting minutes of June 7, 2016.

Tip Garret **MOVED** to **APPROVE** the Regular Meeting Minutes of February 1, 2016 and June 7, 2016 Special Meeting Minutes as written. Carol Ann Jaswinski **SECONDED**.
MOTION CARRIED 4:0:1. Carol Ann Jaswinski Abstained.

7. **Correspondence** No discussion
8. **Adjournment**

John Allen **MOVED** to **ADJOURN** at 7:55 pm. Carol Ann Jaswinski **SECONDED**.
MOTION CARRIED 5:0:0.

Respectfully Submitted by Terri Ingersoll

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.