

TOWN OF COLUMBIA
INLAND WETLANDS COMMISSION
SPECIAL MEETING MINUTES AND MOTIONS
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT 06237
Wednesday, September 9, 2015 - 7:00 p.m.

Members present: Chairman, John Allen, Vice-Chair Tom Archambault, Carol Ann Jaswinski, William Ross, and Ian Dann, Ron Wikholm

Members absent: Tip Garritt

Staff Present: Wetlands Agent John Valente and Board Clerk Kelly McGuire

Others Present: John Ianni, Mr. and Mrs. Kevin McKnerney, John Jamieson, John Wilkinson, Wes Wentworth, Paul Pelletier

Call to order: J. Allen called the regular meeting to order at 7:15 p.m. (after a fire alarm delay)

Roll Call: Chairman, John Allen, Vice-Chair Tom Archambault, Carol Ann Jaswinski, William Ross, Ian Dann, Ron Wikholm

Changes/Additions to the Agenda: There were none.

Audience of Citizens: No audience of citizens

1. **Old Business**

- 1.1 **IWW-1415-21**: Application of Kevin McKnerney to fill in wetlands behind house to increase lawn area at 65 Erdoni Rd., Columbia, Ct, Assessor's map 15, lot 6 and assessor's map 14, lot 8 in the LAR zone.

John Ianni/Soil Scientist presented to members on behalf of the property owners. He brought in a Bing ariel map and presented it to different members and explained features of the 3D view and how it shows the extent of the subject property. He pointed out the stone wall which is represented by the white line on the right side of house, the clearing as shown by the dark line as well as the paved path to the rear. A question was asked as to the date of this particular map. He said is from 2010. J. Valente asked if the map shows the shed and John Ianni confirmed it did and explained the previous owner had this shed.

On behalf of Mr. and Mrs. McKnerney, he apologized for their prior work without a permit. He gave an overview of what they wish to have approved by the Commission. He explained they would like to do some minor grading to the rear of house in an effort to prevent water from entering the house at the basement door. He further explained the applicant wishes to leave the existing fill in place, but to take some from where the former shed location on the back right side of house. The fill in that area has caused the surface water to redirect. By doing so, this area would be restored back to wetlands. In addition, they would like to bring in more topsoil to finish off the grading at the right hand side near driveway in an effort to stabilize the area. He explained they also wish to place smaller stone in an area to recreate a channel to convey the water. R. Wikholm asks about the water running across to the adjacent lot. Per John Ianni, the water does so, but the adjacent property is also owned by

the property owner. John Ianni said that the impact to the wetlands is not too great other than the area near the former shed where water washes across the back yard. The grading of existing fill combined with the new topsoil will help keep water from entering the cellar door. He continued by explaining that they have no intention of cutting any additional trees or vegetation and wishes to create more of a usable back yard lawn area to enjoy with their dogs. W. Ross and other members asked about redirecting the water. Per John Ianni, their intent is not to change the direction of the water, but to redirect the water. I. Dann asks about the water flow path going onto the other lot. J. Valente explains that the other lot is not an approved building lot. W. Ross asks for clarification on if the applicants are retroactively asking for approval on the non permitted work. J. Valente explained the difficulty in knowing whom, when and to what extent the non permitted work was done. W. Ross expressed concern about the lawn area increasing further into wetlands which could seep fertilizer into the lake. J. Valente explained that some wetlands support grass while others do not, and the subject property is one that does support grass. J. Allen asks how this affects the nutrient allocation. J. Valente explains that this plan would not pass on its own, but because of the neighboring lot also owned by the homeowner, it measures out. J. Allen asks J. Valente if the requirements were met according to the memo. J. Valente explains the 9/2/15 plan was unclear, but the 9/9/15 revised plan (which he received today) along with John Ianni's explanation helped to answer some questions. John Ianni continued with saying they are happy to compromise by creating 75' of lawn vs. 100'. W. Ross suggests replanting the back 10' and gain 65' as a compromise. W. Ross asks about replanting the swale area vs. using stone since he fears this could become a future problem. J. Valente explains that the stone will allow the proper seepage of water in lieu of stagnant water sitting there. Said the swale area is 2'-3' wide and 8" deep which will allow water to absorb better. J. Valente suggests they move forward with stabilizing things as outlined rather than wait until the next meeting, but requests that they give a written extension of time granting the Commission the remainder of time given by statute. J. Valente also requested they field mark, update the map adding notes and to be in contact with him.

- 1.2 **IWW 1516-01:** Application of John Jamieson and John Wilkinson aka John's Scrap Metal, owner OSWA-LLC, 14 Grand Place, Newtown, CT. Location of activity 223 (209) Route 6. Assessor's map 6, lot 35. Activity, conduct a scrap metal business within the Upland Review Area, correct violations related to activities within the Upland Review Area.

J. Valente updated the Members and distributed the as built survey to all. He explained there have been some changes since the survey was done, such as the silt fencing and excavating at the detention area. He presented the new aerial photo as a comparison. J. Jamieson pinpoints the canopy areas to the Members. J. Valente explained that he visited 4 different sites as a means to compare to this one, and said that this business is the cleanest and saw no evidence of spills of any kind. J. Valente suggested Commission Members walk the site and treat the tree line delineated on the plan as the wetlands area. This would be a very conservative guesstimate and the applicants could have them delineated if they have a problem with this. Site walk is scheduled for Saturday, 9/26/15 at 8:00 a.m.

2. **New Business**

- 2.1 **IWW-1516-02:** Application of Paul Pelletier to construct (2) single family dwellings with associated septic, well, driveway, foundation drains, utilities, etc. in the upland review area at 15 Latham Hill Road, Columbia, CT

Wes Wentworth/Soil Scientist and P.E. presented Members with a map of the subject property. He explained it is a 9.9 acre single lot (#7) of Foxboro Subdivision. He further described certain existing conditions of this parcel such as larger and smaller hay lots

behind it, as well as a section where berries were planted. He explained the original subdivision plan show the wetlands higher up on the lot. Upon his investigation, has realized there are areas that appear wet on the surface but when augered, they are not wet below/not wetland soils. He explained that the applicant is interested in constructing 2 more homes on this parcel with a common driveway. J. Valente asks if they have identified a location where a pipe will go under the driveway. Wes Wentworth explains that one was not planned but they could add it. J. Valente said that he does want a provision added for this easement on the plan since there will be potentially 2 new lots and 2 new homeowners. Said is especially important for the homeowner on the lower side. Also, a provision needs to be made for drainage from roof and driveway. A site walk was recommended for this application and was scheduled for Saturday, 9/26/15 at 8:40 a.m. (time is approximate)

Ian Dann MOVED to RECEIVE the application of Edward Pelletier to construct two single family dwellings and associated amenities (septic systems, wells, driveways, foundation drains, utilities, etc.) for the property located at 15 Latham Hill Road, Columbia, CT, property of Paul Pelletier. W. Ross SECONDED MOTION. Motion passed 6:0:0.

2.2 **IWW-1516-03:** Application of Matt Vahlsing to remove existing in-ground pool and concrete patio in the upland review area at 11 Columbia Landing, Columbia, CT

Per J. Valente, this item was on the agenda; however, once he walked the property was able to accept/approve the application by Administrative Approval.

2.3 **IWW-1516-04:** Application of William Ross to remove and replace existing seawall and relocate dock in the upland review area at 138 Route 87, Columbia, CT, owned by Joanne Doyle.

William Ross (Member) of Burnett's Landscaping explains his plan to remove the existing concrete seawall and widen the kayak launch to 14". He explained that they also wish to slightly change the dock location by moving over as close to the property line as possible. J. Allen asked if this is a wooden dock. Per W.Ross, the dock is wood and is supported by wooden piers and rests on the seawall on the upper end. J. Valente walked the site with him earlier in the week and suggested an infiltration system at the corner of the house near the downspout. This will be done by grading slightly and adding some stone. Per. W. Ross, the stages will be as follows: Secure the plantings and tie them back as necessary, break apart the existing wall and saw cut the rebar, remove all concrete and debris from site, shape raw area by hand and then build a fieldstone and mortar wall which the dock will be attached to. Behind the wall face, stone and a filter fabric will be added.

Ian Dann MOVED to RECEIVE the application of William Ross to remove and replace the existing seawall and relocate the dock at 138 Route 87, Columbia, CT, property of Joanne Doyle. R. Wilkholm SECONDED MOTION. The motion carried 6:0:0.

A site walk was scheduled for Saturday, 9/26/15 at 9:15 a.m. (time is approximate)

3. **Audience of Citizens:**
None

4. **Commission Open Discussion:**
None

5. **Administrative Report:**

John Valente said it has been a very busy month in town. He informed the Members that there is a new Zoning Enforcement Officer, Connie Kisluk. He has looked at the forestry operation on Hunt Road (50+ acres). When he walked the property, he made sure that the stone walls that were being dismantled would be done so by hand vs. machine. Said there is not too much happening on the lake, as most projects have been completed.

6. **Approval of Regular Meeting Minutes of August 3, 2015:**

W. Ross MOVED to APPROVE the regular meeting minutes of August 3, 2015 as presented.
C. Jaswinski SECONDED. The motion carried 6:0:0.

7. **Correspondence:**

None

8. **Adjournment:**

C. Jaswinski MOVED to ADJOURN the meeting at 8:51 p.m. J. Allen SECONDED. The motion carried 6:0:0.

Respectfully Submitted,

Kelly McGuire
Board Clerk