

**TOWN OF COLUMBIA**  
**INLAND WETLANDS AND WATERCOURSES COMMISSION**

Adella G. Urban Administrative Offices  
323 Route 87, Columbia, CT  
Monday, February 5, 2024 - 7:00 P.M.

**REGULAR MEETING**

**MINUTES**

Members Present: Chairman John Allen, Vice Chair Jon Dilworth, Secretary Ron Wikholm, Mary Roickle, Ian Dann

Members Excused: Tip Garritt

Staff Present: Wetlands Agent Isabelle Kisluk, Board Clerk Mary Kay Hyman

Others Present: None

**1. Call to Order:** J. Allen called the meeting to order at **7:01 PM**.

**2. Roll Call-Seat Alternates:** None to be seated

**3. Additions/Changes in order of Agenda:**

I Kisluk requested to add to the agenda:

Item number 6.2 under New Business:

Previously Approved - **IWWC-2324-15**: Application of Christopher Wante to remove and replace existing concrete dock & floating raft at 146 Rte. 87, regarding the removal of the dock.

Item number 6.3 under New Business:

Review of the Drainage Report, provided by M. Roickle, to be presented to LMAC.

Item number 8.2 under Approval of Meeting Minutes:

Approval of the January 27, 2024 Site Walk with Action Minutes.

**4. Communications/Correspondence:** None

**5. Audience of Citizens:** None

**6. New Business:**

**6.1 IWWC-2324-27:** Application of Ron Mike to Build a 1 Car Garage and Move a Driveway at 25 Lake Road.

I Kisluk shared a map of the area and identified the the property of 25 Lake Road which is located behind 20 Lake Road. There are Wetlands between these two properties. The Wetlands are located on the western side of 25 Lake Road. There is also a Brook crossing the

rear of the property and drainage does go to the Lake, located on the opposite side of Lake Road. The proposed addition is approximately within 30 feet of the Wetlands and an existing Koi pond. She stated she and the Town Zoning Enforcement Officer are scheduled to do a site walk on 2/6/24 to discuss the Nutrient Allocation Plan, which is a Zoning requirement as well as a Wetland requirement. She stated the Applicant was not able to attend tonight's meeting but would be available to attend a future site walk.

J. Dilworth **MOVED** to **ACCEPT** Application of Ron Mike to Build a 1 Car Garage and Move a Driveway at 25 Lake Road. I. Dann **SECONDED**. MOTION CARRIED 4:0:0

The Commission will hold a site walk for this application on Saturday, February 17, 2024 at 9:00 AM.

**6.2** Previously Approved - **IWWC-2324-15**: Application of Christopher Wante to remove and replace existing concrete dock & floating raft at 146 Rte. 87, regarding the removal of the dock.

I Kisluk shared photos of the current condition of the property. She stated the original Application and Ruling were to remove the concrete manually and not to bring in heavy machinery. The homeowner is now asking to contract with a landscaper to bring in an excavator to remove the remaining pieces of concrete. She stated they would float the machinery, use matting to protect the Lakebed and the job would take approximately 2 days.

I Dann expressed concern with giving a sort of cart blanche approval and asked, for example, what if they remove too much from the Lakebed. He asked if the job would be overseen by a town official. He also expressed concern with the plastic matting and their effectiveness.

M. Roickle joined the meeting at **7:10 PM**.

M. Roickle then stated she walked the property with the homeowner, C. Wante, and he no longer wants to bring in the machinery. He is concerned with the safety of the Lakebed, as well as the limited time he has on the Lake drawdown and that he will not have enough time to obtain the approval and complete the job. She stated the homeowner will be, as originally approved by IWWC and LMAC, removing the concrete manually. She stated LMAC Subcommittee did reapprove the manual removal, as stated in the existing permit.

I Kisluk stated the Commission can vote to do the same and it would be within the Ruling of the original Application.

J. Dilworth **MOVED** to make the **APPROVAL** of the Manual Removal of the Concrete at 146 Route 87, as stated in the existing permit, an Administrative Approval. M. Roickle **SECONDED**, MOTION CARRIED 5:0:0.

I Kisluk stated she would inform the homeowner of the Commission's approval and then asked the Commission what the procedure would be moving forward for this type of request to remove a concrete dock, as this has not happened during her time with the Town. She stated she would keep in mind the concerns I. Dann previously stated.

M. Roickle stated, from an LMAC perspective, that historically this has happened, and it does require restriction and inspection with the correct mats being used, with no harm to the Lakebed.

J. Allen then stated that this would also apply to IWWC and would be an Administrative Approval moving forward.

**6.3** Review of the Drainage Report, provided by M. Roickle, to be presented to LMAC.

I Kisluk shared the Drainage report provided by M. Roickle, which will be presented to LMAC later this week, to be discussed and possible solutions recommended to the Board of Selectman.

The Commission discussed the conditions and impacts of the Drainage reflected in the report, as well as approaches to maintain the quality of the Lake.

The Report is available on the Town Website under the Agenda Packet section of this evening's meeting.

## **7. Old Business:**

**7.1 Show Cause Hearing: Order to Cease & Correct** activity at 18 Lakeview Park West.

I Kisluk stated that there has not been any additional activity at this location and at this point the Commission would need to vote to either, close, uphold, or modify the order.

J. Dilworth **MOVED** to **CLOSE the Order to Cease & Correct** activity at 18 Lakeview Park West. R. Wikholm **SECONDED**. MOTION CARRIED **5:0:0**

## **8. Approval of Meeting Minutes:**

**8.1** Regular Meeting Minutes of January 4, 2024

R. Wikholm **MOVED** to **APPROVE** the Regular Meeting Minutes of January 4, 2024. J. Dilworth **SECONDED**. MOTION CARRIED **5:0:0**

**8.2** Site Walk with Action Minutes of January 27, 2024

R. Wikholm **MOVED** to **APPROVE** the Site Walk with Action Minutes of January 27, 2024. M. Roickle **SECONDED**. MOTION CARRIED **5:0:0**

## **9. Audience of Citizens: None**

## **10. Commission Open Discussion:**

J. Allen asked if any of the Members know of anyone they would like to suggest bringing on to the Board, as they are short one Member, to please inform the Commission. He then asked if the new Member would need to be of the same political affiliation as the previous Member.

I Kisluk added that the Commission is also short of two Alternates. She also stated either she or M. Hyman will confirm with the Town Clerk regarding the affiliation and will inform the Commission.

## **11. Administrative Reports:**

**11.1 IWWC-2324-26:** Administrative Approval: Application of Evan Harbinson for Replacement of Septic System at 9 Lower Woodlands Terrace 2.

I Kisluk stated the Applicant will be replacing the failing existing Septic System in kind. The system is in the Review Area, as the property is located on the Lake. She stated there are no alternative solutions for placement. The plan is designed with all standard conditions, the site is well managed and there is no concern with runoff to the Lake.

M. Roickle stated there are newer State approved systems available that may be better options for properties that are located on the Lake. She asked if the Town has input regarding this newer technology. She stated there are other properties on the Lake that have used these newer systems within the last two years.

I Kisluk stated she will speak with the Town Sanitarian at Eastern Highlands regarding these newer design options and see what that would mean for the residents if they were required around the Lake. She stated engineered systems can be quite costly. She also stated there are options to move things further away with pump systems for example, if the lot has room, but grading can be a challenge, and this is not always an option on these smaller properties around the Lake.

Discussion ensued regarding having the best systems and the best clean-out practices in place for properties on the Lake.

## **12. Adjournment:**

J. Dilworth **MOVED** to **ADJOURN** the meeting at **7:32 PM**. M. Roickle **SECONDED**. MOTION CARRIED **5:0:0**