

**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 AGENDA

Regular Meeting – to be held via Zoom Platform ONLY

To Join the Meeting
Download free app at Zoom.us

Join Zoom Meeting

<https://us02web.zoom.us/j/88378814123>

Meeting ID: 883 7881 4123

or join by phone 1-646-558-8656 using same ID

AS THIS IS A VIRTUAL ONLY MEETING, WE ARE OPERATING UNDER THE FOLLOWING PROCEDURES: THIS SESSION WILL BE BOTH VIDEO AND AUDIO RECORDED. ATTENDEES, COMMISSIONERS AND STAFF WILL GENERALLY REMAIN ON MUTE EXCEPT WHEN SPEAKING OR VOTING AND WILL GENERALLY BE KEEPING VIDEO OF THEMSELVES ON THROUGHOUT THE MEETING. IF A MEMBER OF THE PUBLIC CREATES AN AUDIO OR VIDEO DISRUPTION, THEY MAY BE MANUALLY EJECTED FROM THE MEETING UPON RECOMMENDATION OF STAFF OR THE CHAIR.

1. **Call to Order**
2. **Roll Call-Seat Alternates**
3. **Additions/Changes in order of Agenda**
4. **Communications/Correspondence**
5. **Audience of Citizens**
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.
7. **Old Business:**
 - 7.1 **Show Cause Hearing: Order to Cease & Correct** activity at 18 Lakeview Park West

8. Approval of Meeting Minutes:

8.1 Regular Meeting Minutes of January 4, 2024

9. Audience of Citizens

10. Commission Open Discussion

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.

12. Adjournment

TOWN OF COLUMBIA
INLAND WETLANDS AND WATERCOURSES COMMISSION

Adella G. Urban Administrative Offices
323 Route 87, Columbia, CT
Thursday, January 4, 2024 - 7:00 P.M.

REGULAR MEETING

MINUTES

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

Members Excused: Tip Garritt, Ian Dann

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

Others Present: William Fochi, Jim Blair

1. Call to Order: J. Allen called the meeting to order at **7:02 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 6.4 under New Business:

IWWC-2324-24: Application of: William Fochi to Repair Lake Wall with Existing Rock and Concrete at 62 Lake Road.

I Kisluk requested to add to the agenda, item number 6.5 under New Business:

IWWC-2324-25: Application of: Christopher Ramm to Reconstruct a Pond at 39 Szegda Road.

4. Communications/Correspondence: None

5. Audience of Citizens: None

6. New Business:

6.1 Election of Officers

6.1.1 Election of Jon Dilworth for Vice President

R. Wikholm **NOMINATED** Jon Dilworth as Vice Chair, J. Allen **SECOND**.

There were no other nominations.

MOTION CARRIED 4:0:0.

6.2 IWWC-2324-22: Application of: Jim Blair of Jim Blair Landscape and Design, LLC to Repair Lake Wall at 46 Erdoni Road.

I Kisluk stated this is a standard repair to the lake wall with a standard entry way and procedures.

J. Blair stated the stones in the wall are loose and one section may need additional grinding, with repointing. It is approximately a one or two day job by hand, no machinery is needed. Wheel Barrels will be brought in to mix cement.

J. Allen asked I. Kisluk if a site walk was necessary. I Kisluk stated she would like to schedule a special meeting site walk with Possible Action, after the 14-day waiting period, in order to potentially move the process along for work to begin in a timely manner.

M. Roickle suggested that LMAC could attend the site walk and do the same.

M. Roickle **MOVED** to **ACCEPT Application of:** Jim Blair of Jim Blair Landscape and Design, LLC to Repair Lake Wall at 46 Erdoni Road. J. Dilworth **SECONDED**. MOTION CARRIED **4:0:0**

The Commission scheduled a Site Walk for 46 Erdoni Road on Saturday, January 20, 2024 at 9:00 AM.

6.3 IWWC-2324-23: Application of: Jim Blair of Jim Blair Landscape and Design, LLC to Veneer Lake Wall and Replace Existing Patio with a Permeable Paver Patio at 166 Route 87.

J. Blair stated the existing concrete wall is tied to the neighbor's property and the owner prefers repairing the wall vs replacement. He stated there are some cracks that they will repair behind the wall and will pin angle iron on the face of the wall to hang the veneer on. The patio is most of the work. They will use the standard minimum of 1 foot of crushed stone base and pavers with permeable joints. A mini excavator will be used to bring material in and out. He stated there is a septic tank at the corner of the home, which may cause them to go onto the neighboring property. He stated he knows the neighbor Michael Coster and will communicate with him. He stated they will use silt fencing to manage run off as well as mats. He stated he will try not to use a gravel path, but it may be necessary if the property is too wet.

J. Dilworth **MOVED** to **ACCEPT Application of:** Jim Blair of Jim Blair Landscape and Design, LLC to Veneer Lake Wall and Replace Existing Patio with a Permeable Paver Patio at 166 Route 87. R. Dilworth **SECONDED**, M. Roickle **ABSTAINED**. MOTION CARRIED **3:0:1**

The Commission scheduled a Site Walk for 166 Rte. 87 on Saturday, January 20, 2024 at 9:30 AM.

6.4 IWWC-2324-24: Application of: William Fochi to Repair Lake Wall with Existing Rock and Concrete at 62 Lake Road.

I Kisluk stated this application is to repair a Lake Wall and has been approved by LMAC already. She stated there will not be any heavy equipment used and it is similar to 166 rte. 87 in that localized repairs are needed to maintain the wall. She stated that some of the wall was washed out due to the recent heavy rainfall as well as some trees that have grown and undermined the wall. She stated she will send out a copy of the maps to the Commission.

J. Dilworth **MOVED** to **ACCEPT Application of:** William Fochi to Repair Lake Wall with Existing Rock and Concrete at 62 Lake Road. R. Dilworth **SECONDED**, M. Roickle **ABSTAINED**. MOTION CARRIED **3:0:1**

The Commission will hold a Site Walk for this application on Saturday, January 20, 2024 at 10:00 AM.

Order of Site Walks subject to change pending Commission Member availability and best route. An Agenda will be posted prior to the day of the Site Walks.

6.5 IWWC-2324-25: Application of: Christopher Ramm to Reconstruct a Pond at 39 Szegda Road.

I Kisluk stated that this application is for a Jurisdictional Ruling for an existing farm pond that has been filing in due to the nature of the pond. She stated the owners would like to drain the pond through a natural spill way, clean it out and refill the pond, adding an aerator. The material removed from the pond will be used elsewhere on the property for crops.

The Commission decided this Application will be approved Administratively.

J. Dilworth **MOVED** to **APPROVE**, **IWWC-2324-25:** Application of: Christopher Ramm to Reconstruct a Pond at 39 Szegda Road as an **Administrative Approval**. M. Roickle **SECONDED**. **MOTION CARRIED 4:0:0.**

I Kisluk then read the exemptions of section 4.1a of the Inland Wetlands and Watercourses Regulations into the record for the Commission. I Kisluk stated that given the fact the property is a farm, it is for the Commission to decide if this Application is an Exemption or if a Permit is required.

J. Allen asked if there are animals on the farm.

I Kisluk stated there is a history of cows on the farm and the pond was first created in connection to the farm.

J. Allen stated, as voted, that the Application can be handled as an Administrative Approval.

7. Old Business:

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

J. Allen asked if I. Kisluk has had contact with the homeowner.

I Kisluk stated she would like to close this violation out with a vote this evening. She stated she received notification that the homeowner was back out on the lakebed with an excavator. She stated she had contact with the homeowner that evening and he was under the impression, based on his interpretation of the letter, that he needed to remove the block that remained on the lakebed. I. Kisluk stated that she explained to the homeowner that the letter stated the homeowner was to attend a meeting and a decision would be made then as to how to handle the removal of the concrete block from the lakebed. She then informed the owner that the Commission's concern is with the damage the equipment does to the lakebed, such as ruts etc. The homeowner agreed to go back onto the lakebed the next day to rake out and smooth out the ruts. She stated she then visited the site and confirmed that the repairs had been made. She

informed the homeowner that in the future this type of work does require a permit and she will be following up with written documentation to the homeowner.

J. Allen asked if there is a need for an application at this time.

I Kisluk state that after discussion with legal counsel the best practice is remediation of the violation and there is no need for a permit after the fact. Again, she stated she did make it clear to the homeowner that any work to the lake wall or stairs will need to go through the Commission.

I Kisluk asked that the Commission officially vote to uphold or to resolve the cease and assist.

M. Roickle then asked if there is a penalty for the violation.

I Kisluk stated that there is no current method with IWWC violations. She stated it could be brought to court but that would be time consuming and an expense to the town and the best action at this point since the violation has been remediated, is to work with the resident moving forward.

J. Allen asked that I. Kisluk keep an eye on the situation and report back at the next meeting.

8. Approval of Meeting Minutes:

8.1 Regular Meeting Minutes of December 4, 2023

R. Wikholm **MOVED** to **APPROVE** the Regular Meeting Minutes of December 4, 2023. J. Dilworth **SECONDED**. MOTION CARRIED **4:0:0**

9. Audience of Citizens: None

10. Commission Open Discussion: None

11. Administrative Reports:

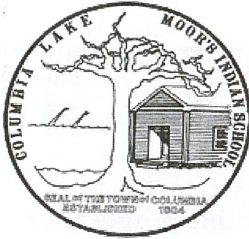
11.1 IWWC-2324-20: Administrative Approval: Application of Rissell and Joan Inzinga to Repair a Crack and Hole in Step between 41 and 43 Sleepy Hollow Rd.

I Kisluk stated the homeowner has a right of way on Sleepy Hollow Road that goes down to the lake. The right of way has steps that go into the lake. The steps had a minor crack that was above the high-water mark. They had a stone mason come in to make the repair, which took approximately one day. The Application was Administratively Approved by LMAC as well.

12. Adjournment:

J. Dilworth **MOVED** to **ADJOURN** the meeting at **7:41** PM. M. Roickle **SECONDED**. MOTION CARRIED **4:0:0**

Respectfully submitted by Mary Kay Hyman, Board Clerk
Please see the minutes of subsequent meetings for approvals and/or corrections hereto.



TOWN OF COLUMBIA

323 Route 87, Columbia, CT 06237

(860) 228-0440 • LandUse@ColumbiaCT

Date Submitted: _____

Fee Paid: _____ Ck# _____

Application # IWNC-2324-27

INLAND WETLANDS & WATERCOURSE APPLICATION

Application deadline is the close of the workday on FRIDAY (12:00pm) before the next regularly scheduled meeting of IWWC. If Friday is a holiday, submit by Thursday before 6:00 p.m.

Location of Property

Address: 25 Lake Rd. Columbia, CT

Assessor's Map _____ Lot _____ Zone _____ Lot Area _____

Purpose of Application (attach a detailed statement of the project description-see Application Procedures)

Purpose of Application: Build 1 car garage & move driveway

Applicant/Agent Information

Primary Contact

Name: Row Mike

Business Name: Economy Home Improvements

Business Mailing Address: 2 Sharrington Dr. Columbia

Phone: _____ Cell: 860 335 0264 Email: 10ptrbuckmaster@gmail.com

Interest in property: Owner Option Lessee Legal Engr Survey Other

Property Owner Information (if different from above)

Primary Contact

Name: Sue Gostanian

Address: _____

Phone: _____ Cell: 203 770 7337 Email: _____

Has an application been filed with the Planning and Zoning Commission? Yes No

Is this land part of a previously approved subdivision? Yes No

If so, please attach copies of all permits.

Identify any other State or Town permits pending for proposed work on this property or required for work on this property. (attach extra pages if necessary)

Names and Addresses of Adjacent Property Owners (attach extra pages if needed)

Robert Muska
27 Lake Rd

Edward Di'iovanni & Catherine Rowe
27 Lake Rd.

List type and volume of material to be filled or excavated (even if the wetlands/watercourse is off your property). Material brought in must be from an approved source. See wetlands agent for determination of "approved source".

- a) In the wetlands/watercourse None
- b) In the area adjacent to (within 100 feet measured horizontally from) the boundary of any other wetland or watercourse GRAVEL & Stone
- c) In the Wetlands of Special Concern (within 200 feet measured horizontally from the ordinary high water mark of a lake, pond, river, stream, a brook or from a wetland soil in those areas identified as areas of special concern in the Town of Columbia (see Section 1.6 of the IWWC Application Procedures, for the list of Watercourses of Special Concern).
- d) The Upland Review Area shall be increased to 200 feet if the slope is greater than 20% within 100' of wetlands.

Describe the amount and area of disturbance in percentage of acre and cubic yards of material to be deposited. Material brought in must be from an approved source. See wetlands agent for determination of "approved source".

- a) In the wetlands/watercourse None
- b) In the area adjacent to (within 100 feet measured horizontally from) the boundary of any other wetland or watercourse 120 yards
- c) In the Wetlands of Special Concern (within 200 feet measured horizontally from the ordinary high water mark of a lake, pond, river, stream, a brook or from a wetland soil in those areas identified as areas of special concern in the Town of Columbia (see Section 1.6 of the IWWC Application Procedures, for the list of Watercourses of Special Concern).
- d) The Upland Review Area shall be increased to 200 feet if the slope is greater than 20% within 100' of wetlands.

Ten copies of this signed Application and 10 copies of the following are required; additional copies may be required.

Attach to the application:

A map, a site plan may be required by agent, showing existing conditions and the proposed project in relation to wetlands/watercourses. The scale of map or site plan should be 1"=20'; 1"=30'; or 1"=40'. If this is not possible, indicate the scale that you are using. A sketch map to scale may be sufficient for small, minor projects. (See sketch map/site plan guidelines in IWWC Application Procedures)

A detailed construction schedule with sequence of the work to be done and how and when it will be accomplished.

If sedimentation structures, detention pools, or other landscape features (rain gardens, mulched beds, etc.) are utilized to mitigate the impacts to the site, a maintenance schedule must be provided along with supporting data. During the decision process, the IWWC will review the proposed Maintenance Schedule with supporting documentation and the type of maintenance and frequency of maintenance of each structure for the removal of sediment, replacement of stone or other medium(s) or reinstallation.

A list of Site Plans, drawings, cross-sections with latest revision dates submitted with this application.

Applicant's site plan/map date and date of last revision _____

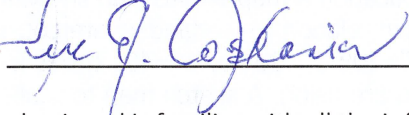
Zone Classification _____

Is your property in a flood zone? Yes No

NOTE: Proposed erosion and sedimentation controls and other management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority; restore, enhance and create productive wetlands or watercourses resources; alternatives considered and subsequently rejected by the applicant and why the alternative as set forth in the application was chosen; all such alternatives shall be diagrammed on a site plan or drawing.

By signing this application, I am certifying that all information submitted is true and accurate and that I have submitted all required documentation.

Owner's consenting signature: The undersigned, as owner of the property, hereby consents to the applicant seeking a permit for the proposed activity. The owner also consents to the necessary and proper inspections of the above referenced property by the Columbia Inland Wetlands Commission and its Agent, both before and after a final decision has been made by the Commission.

Signature of Owner  Date 1-22-24

Signature of Applicant: The undersigned is familiar with all the information provided in this application and is aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation.

Signature of Applicant _____ Date _____

Additional information: If deemed a significant activity by the Commission, additional information is required. (See Section 74 of the Commission's Regulations.)

Filing fee: Consult IWWC Permit-Fees and the Wetlands Agent for appropriate fees.

Required Information at the time of submitting application:

1. Completed and signed Application including a completed checklist
2. Application fee – Check payable to the Town of Columbia
3. **Prior to submitting an application**, applicants are strongly encouraged to discuss the potential application with the Inland Wetlands Professional Staff at 860-228-0440.

NOTE: Construction or repair of any structure IN or OVER Columbia Lake (such as a seawall or dock) also REQUIRES APPROVAL from LMAC and the Board of Selectmen prior to IWWC approval.

IWWC APPLICATION CHECKLIST

Applications are considered complete when the information as required is received. In addition to the items below, the Commission may require additional information to determine if the proposal conforms to the Regulations.

***Applicant-**for each item listed, indicate the following: **X** = provided **NA** = not applicable

Office **Applicant*** **ALL IWWC APPLICATIONS**

		Completed Application with original signatures (plus 10 copies, additional if requested)
		Names and addresses of property owners within 200' of subject property
		Detailed Statement with the following:
		Exact purpose of this application and exact action requested of the Wetlands Agent
		Map/Site Plan (required for all applications): Attach to the application a map or site plan showing existing conditions and the proposed project in relation to wetlands/watercourses. The scale of map or site plan should be 1"=20'; 1"=30'; or 1"=40'. If this is not possible, please indicate the scale that you are using. A sketch map to scale may be sufficient for small, minor projects. (See sketch map/site plan guidelines on page 8 of the application)
		Four (4) copies of a full scale plot plan based on an A2 survey, plus ten (10) reduced copies at 11" x 17", a site plan prepared by an engineer may be required the plan shall be drawn to scale and include the following information:
		Existing and proposed topography, locations of wetlands and waterbodies, drainage swales and other site features (stone walls, trees, ledges)
		Date, scale, north arrow, and if applicable, seals & signatures of engineer, surveyor and other professional

MAG. NORTH
AUG 1997

REALTY, INC.

