

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

Adella G. Urban Administrative Offices
323 Route 87, Columbia, CT
Monday, March 4, 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/89363075414>

Meeting ID: 893 6307 5414

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**
7. **Old Business:**

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

8. **Approval of Meeting Minutes:**

8.1 Regular Meeting Minutes of February 5, 2024

8.2 Special Site Walk Meeting Minutes of February 17, 2024

9. Audience of Citizens

10. Commission Open Discussion

11. Administrative Reports:

11.1 IWWC-2324-28: Administrative Approval: Application of Joshua Hoffman for a 12 x 12 Screened in Porch Attached to an Existing Deck at 126 Rte. 87.

11 Adjournment



TOWN OF COLUMBIA

323 Route 87, Columbia, CT 06237
(860) 228-0440 • LandUse@ColumbiaCT

RECEIVED

FEB 02 2024

TOWN OF COLUMBIA
BUILDING & LAND USE

Date Submitted: _____

Fee Paid: \$360.00 Ck# 14122
ff

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

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 DiGiovanni & 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 _____

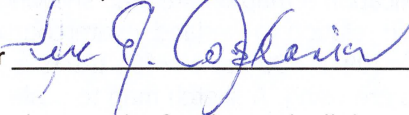
Zone Classification _____

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

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**

TOWN OF COLUMBIA

INLAND WETLANDS AND WATERCOURSE COMMISSION

Saturday, February 17, 2024 9:00 A.M.

SPECIAL MEETING – SITE WALK - MINUTES

Members Present: Chairman John Allen, Vice-Chair Jon Dilworth, Secretary Ron Wikholm, Tip Garritt

Members Excused: Mary Roickle, Ian Dann

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

Others Present: Applicant Ron Mike

1. 9:00 A.M. – 25 Lake Road

IWWC-2324-27: Application of: Ron Mike of Economy Home Improvements, to Build a 1 Car Garage and Move a Driveway at 25 Lake Road.

J. Allen called the meeting to order at **9:02 AM**.

I Kisluk stated the Application for a proposed Garage and Driveway at 25 Lake Road was received by the Commission at the February 05, 2024 IWWC Meeting. I. Kisluk identified Wetlands and a manmade Koi Pond on the North side of the property, as well as a Brook which runs along the East side, behind the property, down the North side. She stated the Nutrient Allocation Plan is currently being developed.

R. Mike stated the new garage will be within the Zoning Regulations of the property line but is approximately 35 feet off the Brook. He stated that he is proposing a sloped roof coming off the house topped with metal vs. tar and asphalt shingles, to help with snow runoff and Nutrient Allocation.

J. Allen asked for the location of the proposed driveway.

R. Mike stated the proposed location is to come straight in from the road to the garage. He explained that the other option, due to the current turnaround in front of the house being on town property, would mean running the drive up through the owners' current front steps and swinging the driveway around to the garage. He explained that the homeowner would like the tree line along the road, which is on town property, to be

removed to make room for the driveway. He stated the removal of the tree line will need to go through the tree warden but confirmed that no other brush will be removed.

J. Allen asked how far the back of the Garage will be from the back property line. R. Mike responded with approximately 100 feet.

R. Wikholm asked if it will be a one or a two car garage. R. Mike responded it will be a one car garage, 18 feet wide with a 10 foot door.

The site walk concluded at **9:10 AM**.

Respectfully submitted by Mary Kay Hyman, Board Clerk

Please see the minutes of subsequent meetings for approvals and/or corrections hereto.