

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

Adella G. Urban Administrative Offices

323 Route 87, Columbia, CT

Monday, May 6, 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/86717305856>

Meeting ID: 867 1730 5856

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:**
 - 4.1 **CT Federation of Planning and Zoning Agencies Proposed 2024 Legislation**
Re: Bill HB 5170 /File No. 3 and HB 5475
 - 4.2 **CT Assoc. of Conservation and Inland Wetlands Commission**
Re: Bill HB 5475
5. **Audience of Citizens**
6. **New Business:**
 - 6.1 **IWWC-2324-33: Application of James Blair to Repair Erosion of Soil along Erdoni Road under Existing Fence line.**

7. Old Business:

- 7.1 IWWC-2324-25: *Jurisdictional Ruling for Application of Chris Ramm for Reconstruction of a Pond at 39 Szegda Rd*

8. Approval of Meeting Minutes:

- 8.1 Regular Meeting Minutes of March 4, 2024

9. Audience of Citizens:

10. Commission Open Discussion:

11. Administrative Reports:

- 11.2 IWWC-2324-30: Administrative Approval: Application of Mike Ray to Install a New Septic System and Relocate Existing Trench at 12 Webster Lane.
- 11.3 IWWC-2324-31: Administrative Approval: Application of Jonathan Gonzalez for a New Home and Driveway Install at 509 Route 87E.
- 11.4 IWWC-2324-32 Administrative Approval: Application of J. Blair to build Staircases into the Bank of the Driveway and in Existing Planting Bed at 29 Woodland Terrace.
- 11.5 IWWC-2324-34: Administrative Approval: Application of Andrew Dayon/Dennis Brayman for a Septic System Repair/Replacement at 57 Erdoni Road.

12. Adjournment:



PROPOSED LEGISLATION 2024

The following Bills are presently before the State Legislature. None, as of the date of this newsletter, have been passed. The full text of these proposed bills can be found at www.cga.ct.gov.

Short-Term Rental Properties S.B. No. 335 / File No. 426

This proposed law would vest the authority to regulate short-term rentals with the legislative body of a municipality. While this direct authority to regulate this activity is appreciated, the law raises the issue whether such an ordinance would impair the authority of a zoning commission to regulate short-term rentals.

Conversion of Commercial Real Estate to Residential Use S.B. No. 416 / File No. 394

If passed, this proposed bill would require zoning regulations to permit the conversion or partial conversion of a commercial building to residential use. The approval process would be either by a zoning permit or site plan review and could take no longer than 65 days from the day of receipt of an application. No public hearing on the application would be allowed.

Training for Inland Wetlands Agency Members and Employees H.B. 5170 / File No. 3

Commissioner training as well as training of staff would need to be completed by January 1, 2025 and then once every four years thereafter. The Department of Energy and Environmental Protection would be in charge of developing an on-line training program so that this training could take place. This bill adds that a failure of any commission member or staff to complete this training would not affect the validity of any action taken by the agency, something that is missing from Conn. Gen. Statute Sec. 8-4c which requires land use commissioner training.

Online Publication of Legal Notices H.B. No. 5173 / File No. 24

This bill would permit municipal agencies, whenever they are required by law to advertise a legal notice in a newspaper, to instead post the notice on the municipal website. All other notice publishing requirements would remain the same, such as the number and timing of notices.

Expiration of Certain Land Use Approvals H.B. No. 5272 / File No. 440

The expiration dates of site plans, subdivisions and special permits are addressed by this Bill. The Bill proposes that any such approval that took place on or before June 10, 2021 that had not expired by July 12, 2021 is valid for a period of 14 years from its date of approval with a possible extension of 5 more years. This Bill also provides that the approving Commission may hold a public hearing to decide whether to set an earlier date for the approval to expire. This early expiration can be done either when no work has been done in the prior 5 years of the date of the approval or the project poses a significant hazard to the public.

Challenges to Certain Decisions of Municipal Agencies H.B. No. 5475

This bill would eliminate what is known as statutory aggrievement which allows anyone owning land that abuts or is within 100 feet of land involved in the decision of a land use agency to appeal that decision to the Superior Court. Instead, that person would need to allege and prove actual damage to himself or his land or that his right, title or interest in his land was impaired by the agency's decision. This Bill would also authorize a municipality to adopt an ordinance exempting certain residential development applications from review by its inland wetlands commission.

Board Clerk

From: Janice Fournier <caciwc01@mail.mailchimpapp.com>
Sent: Friday, April 19, 2024 5:21 PM
To: Board Clerk
Subject: URGENT ACTION NEEDED: HB5475

You don't often get email from caciwc01@mail.mailchimpapp.com. [Learn why this is important](#)

[View this email in your browser](#)



**Connecticut Association
of Conservation and
Inland Wetlands
Commissions, Inc**

deKoven House Community Center
27 Washington Street
Middletown, CT 06457
www.caciwc.org

Urgent action needed for wetlands and watercourse protection!

Greetings Connecticut conservation and inland wetlands commissioners and friends of CACIWC,

CACIWC requests your help in opposing the latest version of bill HB 5475 AN ACT CONCERNING THE DEVELOPMENT OF HOUSING, CHALLENGES TO CERTAIN DECISIONS OF MUNICIPAL AGENCIES, AND THE CONVERSION OF VACANT NURSING HOMES INTO MULTIFAMILY HOUSING, see: [HB](#)

[5475 substitute language \(File 419\)](#)

- Section 3 of this bill will permit municipalities to adopt an ordinance to allow development in certain areas of their town without the review of their inland wetlands agency.
- Without the benefit of inland wetlands agency review, historical experience has shown that new development can contribute to flooding and storm water damage from degraded wetlands and watercourses, which we must avoid as we work to build climate change resiliency throughout our state.
- Section 1 of this bill will eliminate the ability of local government commissions, utilities, conservation and environmental organizations, environmental justice groups and most residents, to intervene in administrative procedures or judicial appeals under the Connecticut Environmental Protection Act (CEPA).
- Both sections will roll back five decades of environmental protection in Connecticut.
- Please contact the state representative of your district (see [Find Your Connecticut Legislators](#)) and state your strong opposition to this bill.

- Tell them that you will also be looking out for similar language that may be inserted in other bills (legislative “rats”), as occurred during the closing days of the last legislative session.

Thank you for your ongoing efforts in protecting our state’s inland wetlands, watercourses, and other important habitats!

Alan J. Siniscalchi, President
Connecticut Association of Conservation and Inland Wetlands Commissions,
Inc. (CACIWC)
www.caciwc.org



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Our mailing address is:

CACIWC
500 West Rd
Sangerville, ME 04479-0049

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James Blair Landscape and Design, LLC
17 Columbia Landing
Columbia, CT 06237
860-428-2916
4/1/2024

Town of Columbia Inland/Wetlands Commission
323 Route 87
Columbia, CT 06237
Re: Mr. and Mrs. Connaughty
36 Erdoni Road
Erosion Repair

Dear Commission Members,

I am writing on behalf of Mr. and Mrs. Connaughty concerning their property at 36 Erdoni Road in Columbia. I am submitting an application to repair and eliminate erosion issues that have occurred along the fence line on the street side of their property. They have extended permission to act on their behalf regarding this application.

Presently during unusual or heavy rain events water ponds on the west side of Erdoni Road which then overflows onto 36 Erdoni Road. When that occurs it washes out underneath the existing fence, eroding the soils and creating a situation that has contributed to the failing of a section of their lake wall.

I am seeking this commission's approval to adjust the grade between the existing fence and Erdoni Road. I will accomplish this by placing cobblestones directly underneath the fence allowing me to then place soil, grass seed, and stapled straw mats in that area. It measures approximately 60' long with widths of 36-48". The stones will be under the fence and even with the grass so as to not impede foot traffic. This area of work is from the existing oak tree to end of the fence, which is the approximate boundary corner. The planting of grass is the best long term solution in that it will be easy to maintain and not adversely affect the pedestrian use of the shoulder. The Connaughty's desire is maintain their property while not changing the dynamic or use of Erdoni Road. This job will be completed as soon as possible after IWWC's approval. I will also be working with the town administrator and DPW prior to and after completion. Hay bales will be utilized to control any movement of soils prior to germination.

I look forward to a site walk to answer any questions and address concerns the commission may have.

Respectfully submitted,
James Blair



TOWN OF COLUMBIA

323 Jonathan Trumbull Highway, Columbia, CT 06237
(860) 228-0440 FAX: (860) 228-2847

Date Submitted: _____

Fee Paid: _____ Ck# _____

Application # IWWC-2324-33

INLAND WETLANDS & WATERCOURSE APPLICATION

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

Location of Property

Address: 36 ERDONI ROAD 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: TO REPAIR EROSION OF SOILS ALONG ERDONI ROAD UNDER EXISTING FENCE LINE

Applicant/Agent Information

Primary Contact

Name: JAMES BLAIR

Business Name: JAMES BLAIR LANDSCAPE AND DESIGN

Business Mailing Address: 17 COLUMBIA LANDING COLUMBIA, CT

Phone: _____ Cell: 860428 2916 Email: JBLANDIS@EARTHLINK.NET

Interest in property: Owner Option Lessee Legal Engr Survey Other

Property Owner Information (if different from above)

Primary Contact

Name: MR + MRS CONAUGHTY

Address: 84 Quarry Dock Rd, Niantic CT 06357

Phone: _____ Cell: 860 460-2955 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)
 TOWN OF COLUMBIA CARTER/ROICKLE

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 ~~APPROXIMATELY 24 YARD~~
 b) In the area adjacent to (within 100 feet measured horizontally from) the boundary of any other wetland or watercourse _____

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 in Section 1.6 of the Commission's regulations). (See Section 1.6 on page 7 of the application for list of Watercourses of Special Concern) APPROXIMATELY 2 YARDS
 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 240 SQUARE FEET
 b) In the area adjacent to (within 100 feet measured horizontally from) the boundary of any other wetland or watercourse _____

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 in Section 1.6 of the Commission's regulations). (See Section 1.6 on page 7 of the application for 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.

List title of Site Plans, drawings, cross-sections with latest revision dates which accompany this application. Ten copies of application and plans are required. Note, additional copies may be required.

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.

Map/Site Plan (required for applications if applicable, or required by the agent):

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)

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.

Applicant's map date and date of last revision 4-1-2024
Zone Classification LAR
Is your property in a flood zone? Yes No

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 [Signature] Date 3-30-24

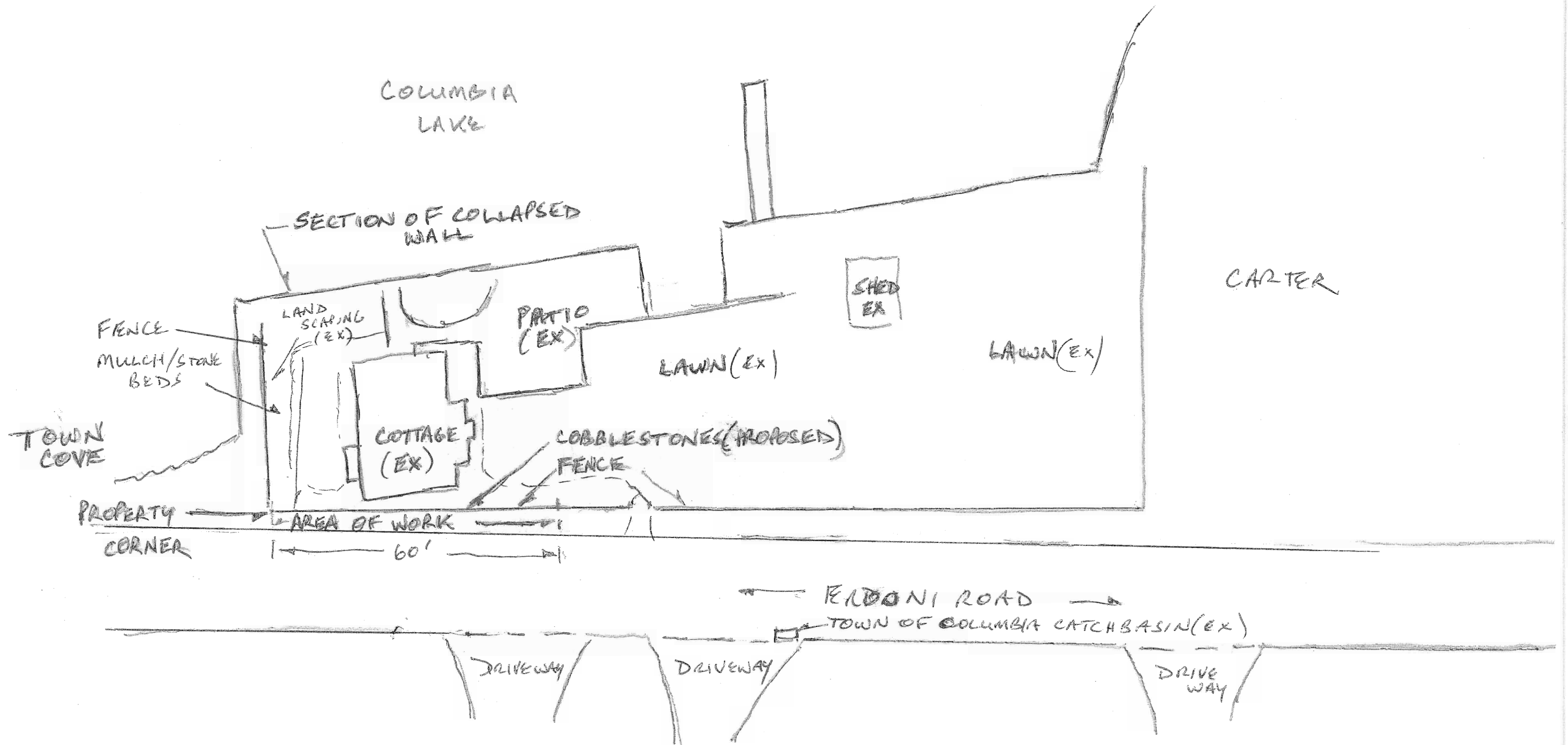
Signature of Applicant: The undersigned is familiar with all the information provided in this application and is aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation.

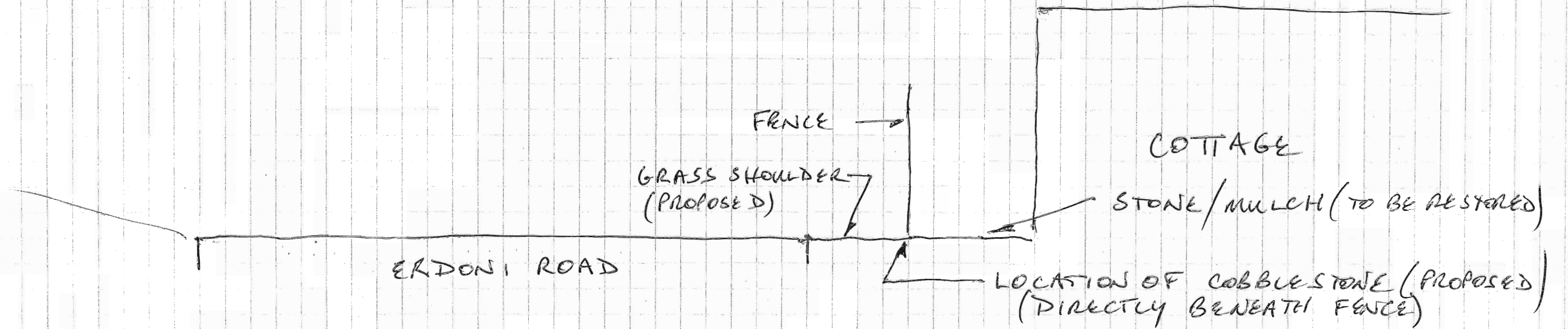
Signature of Applicant [Signature] Date 3-30-2024

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 Regulations and Wetlands Agent for appropriate fees.

CONNAGUTY
EROSION REPAIR
SITE MAP 4/1/2024
36 EADONI ROAD
COLUMBIA, CT 06237
1" = 20'
DRAWN BY JAMES BLAIR





CONNACHTY
EROSION REPAIR
CROSS SECTION
36 ERDONI ROAD
COLUMBIA, CT 06237
DRAWN BY JAMES BLAIR
4-1-2024



TOWN OF COLUMBIA

323 Route 87, Columbia, CT 06237

(860) 228-0440 • LandUse@ColumbiaCT

Date Submitted: 1/3/24

Fee Paid: _____ Ck# _____

Application # IWWC-2324-25

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: 39 SZEGDA ROAD Columbia, CT

Assessor's Map 18 Lot 69 Zone RA Lot Area 13.6 ACRES

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

Purpose of Application: Attached w/photos

Applicant/Agent Information

Primary Contact

Name: Christopher Ramm

Business Name: Shagbark Farm LLC

Business Mailing Address: 21 Rt. 87, Columbia, CT 06237

Phone: _____ Cell: 860-208-5297 Email: cramm@titaneenergy.com

Interest in property: Owner Option Lessee Legal Engr Survey Other

Property Owner Information (if different from above)

Primary Contact

Name: N/A - SAME AS ABOVE

Address: _____

Phone: _____ Cell: _____ 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) NONE

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

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 Unknown currently - Please see work description
b) In the area adjacent to (within 100 feet measured horizontally from) the boundary of any other wetland or watercourse _____
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 _____
b) In the area adjacent to (within 100 feet measured horizontally from) the boundary of any other wetland or watercourse _____
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 CHC Date 12-9-13

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 CHC Date 12-9-13

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 COMMISSION
APPLICATION PROCESS and PROCEDURES

WHEN AN APPLICATION IS REQUIRED:

Section 2.23 of the Town of Columbia Wetlands and Watercourse (IWWC) Regulations require that prior to undertaking any "regulated activity" an application must be submitted to, and approved by, the IWWC.

Section 2.23 "Regulated activity" means any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration or pollution, of such wetlands or watercourses, but shall not include the specified activities in section 4 of these regulations. Furthermore, any clearing, grubbing, filling, grading, paving, excavating, constructing, construction of a patio, depositing, or removing of material and discharging of storm water on the land within the following upland review areas is a regulated activity:

- a. 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 in section 1.6 of the Commission's regulations.
- b. Within 100 feet measured horizontally from the boundary of any other wetland or watercourse. The Commission may rule that any other activity located within such upland review area or in any other non-wetland or non-watercourse area is likely to impact or affect wetlands or watercourses and is a regulated activity.
- c. The Upland Review Area shall be increased to 200 feet if the slope is greater than 20%.

APPLICATION PROCESS:

IWWC applications are available in the Columbia Land Use Department in the lower level of Yeomans Hall, 323 Route 87 and online at www.columbiact.org.

1. Complete the application with the required information (described on the next page)
2. Submit the application along with the required additional materials, and the fee (see fee schedule, or ask IWWC Agent); the deadline for the next IWWC meeting is the close of business the day before the next scheduled meeting. The IWWC meeting schedule is posted at www.columbiact.org.
3. At that meeting, the commission will "receive" your application. The Commission members will review the plans, ask clarifying questions, and possibly schedule a site walk. Connecticut General Statutes require a 14-day waiting period after "receipt" of the application to allow the public the opportunity to call a public hearing. This means that the commission cannot act on your application at the first meeting.
4. After the first meeting, the commission members and the agent will review the application and, if deemed necessary, conduct a site walk.
5. At the following IWWC meeting, the Commission will typically have sufficient information to act on your application.

Your permit, when granted, is valid for five (5) years. Once started, work must be finished within the time as specified in the approval motion, unless otherwise approved. Requests for extensions or renewals must be in writing. (See Section 7.9 of the Wetlands Regulations).

APPLICATION INFORMATION:

If your application is for construction or repair on Columbia Lake (such as on a seawall or dock) both **Lake Management Advisory Commission and Board of Selectman approval must be granted before IWWC can approve**; however, your IWWC application may be submitted simultaneously.

The application for permit is designed to address Sections 7 and 8 of the Town of Columbia Wetlands and Watercourse Regulations by requesting the minimum of information necessary for the commission to make an informed decision. The commission or its agent may determine additional information regarding the proposed regulated activity is necessary to act on the application.

PROJECT DESCRIPTION:

1. Explain exactly what work you propose to do and how close it will be to a wetland or watercourse.
2. Describe area of disturbance and volume and type of material to be filled or excavated. How much of the wetlands will be disturbed? How much non-wetland areas nearby will be disturbed?
3. Does the area of activity drain toward the wetland(s)?
4. Are there alternatives that you considered but eliminated for specific reasons?
5. Describe briefly, the construction methods. What kind of heavy machinery will be used? When will the work be done?
6. How are you protecting the wetlands and watercourses against disturbance that will result from construction?
7. Do you have any knowledge of previous wetlands application for this property? If yes, please explain.

MAP OR SITE PLAN: Every application must provide a map/site plan with the following information.

1. Property Owner and Applicant's name
2. Date of the map/site plan and revision date (if applicable)
3. North arrow and scale of map
4. Abutting road with road name shown
5. Your property lines, if it is a large property, depict at least those lines within 200' of the proposed work
6. All wetland and watercourse locations within 100' of your proposed area of activity, including those off your property, must be shown. Draw a line showing the part of the project that is the closest distance to wetlands and indicate the distance in feet.
7. Existing buildings, driveways, well, septic system and physical features
8. Detail all proposed work, including all areas of construction, grading/re-grading, excavation, and filling. Include stockpiling and staging area locations, if applicable. The exact location must be shown of all areas that will be disturbed.
9. Roof and footing drains based on drawing locations
10. Location of Erosion & Sedimentation Controls (silt fence or hay bale protections) together with any other measures that will protect the wetland/watercourse areas.
11. Existing and proposed contours.

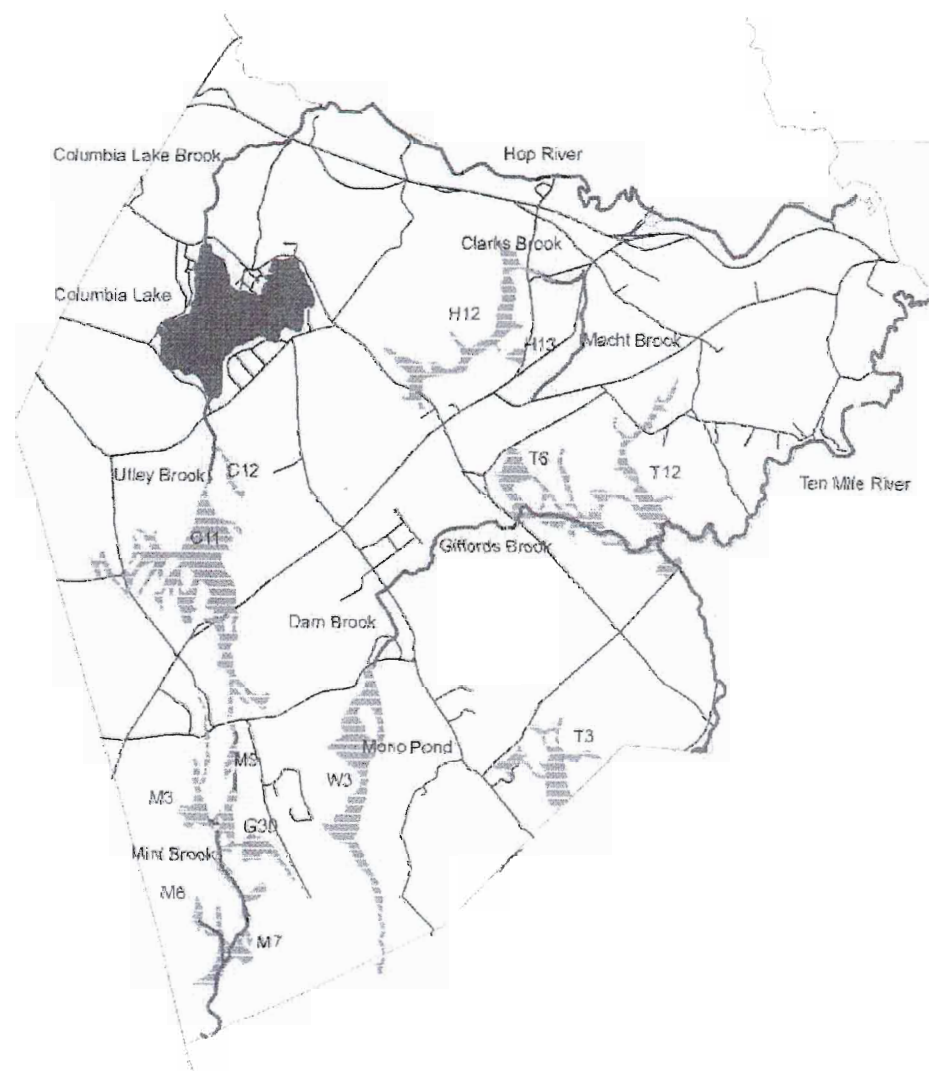
Also, include any available information that may assist the Commission in understanding your proposal.

The application asks for additional information if the activity is near a "Wetlands and Watercourses of Special Concern" as described in the IWWC Regulations Section 1.6.

1.6 Areas of special concern in the Town of Columbia:

1.6A WETLANDS OF SPECIAL CONCERN: Wetland identification Numbers: C11, C12, H12, G30, H13, M3, M6, M7, M9, T3, T6, T12, & W3.

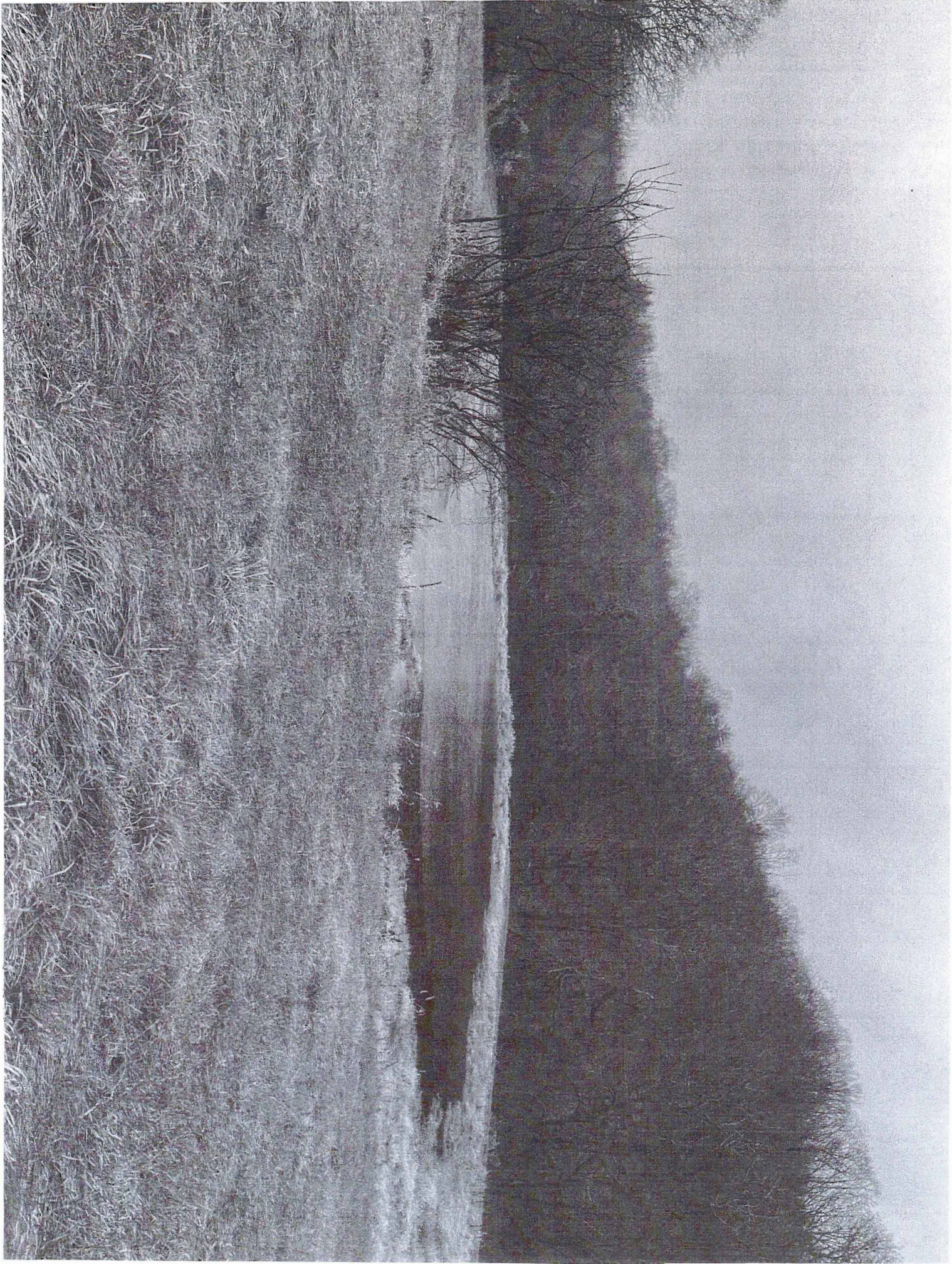
1.6B WATERCOURSES OF CONCERN: Columbia Lake, Mono Pond, Columbia Lake Brook, Clarks Brook, Giffords Brook, Hop River, Macht Brook, Ten Mile River, Mint Brook, Utley Brook and Dam Brook.



The purpose of this application is to get permission to first drain this existing small pond and then to remove the substantial growth that has occurred over the years. This pond was originally created by the farm owner as a basin to collect residuals from the milking operation that occurred on the farm/in the milking parlor. Over the years, the pond has begun to grow material inward and given the assumed continuation of this, the pond will cease to exist at some point. Following the dredging of material, some type of circulation process would be put in place to keep this from happening again and make it a small, well-kept pond for the farm.

See also, the accompanying pictures.

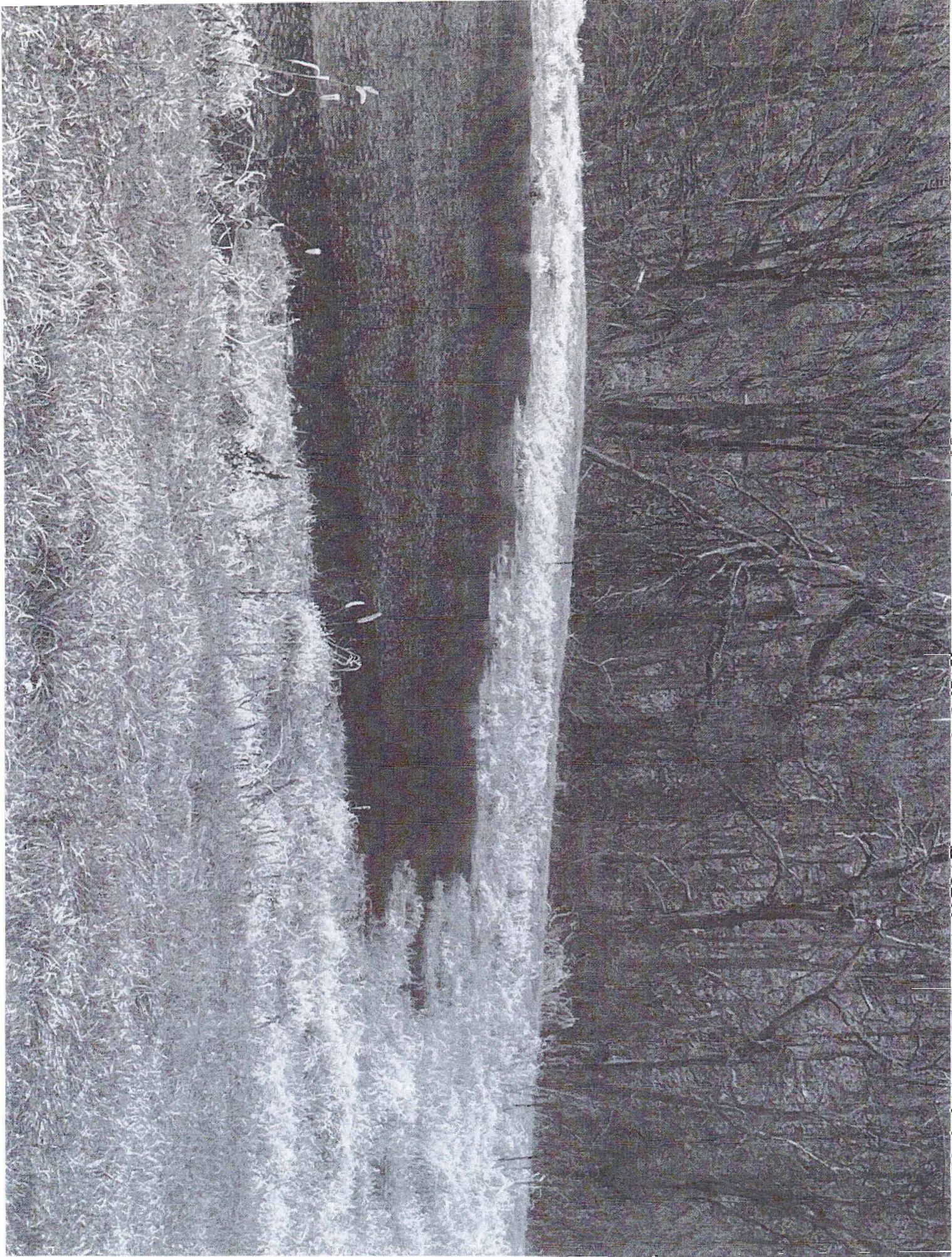
Chris Ramm 



A series of horizontal lines for writing, with a larger rectangular box for a drawing or illustration.



A series of horizontal lines on a white background, resembling a ruled page or a form for notes. The lines are evenly spaced and extend across the width of the page.



A series of horizontal lines on a white background, resembling a ruled page for writing or a form template. The lines are evenly spaced and extend across the width of the page.

**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

MINUTES

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

Members Excused: Ian Dann

Staff Present: Wetlands Agent Isabelle Kisluk, First Selectman Steve Everett, Public Works

Director Beth Lunt, 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 **6.1** under New Business:

IWWC-2324-29: Application of: Town of Columbia to Install a Velocity Dissipation Device Constructed of Rip Rap at the Outlet of the Pipe at the Town Beach.

I Kisluk stated there has been significant erosion and heavy sediment build up at this outlet due to the heavy rainfall and water runoff the Town roads. The conditions are causing damage to neighboring properties and there is concern with a neighboring dock.

J. Allen asked if the Commission could act on this Application this evening.

I Kisluk stated this is a time sensitive matter and is at the Commissions discretion, but the public will need to be given 14 days to petition for a Public Hearing.

M. Roickle stated an Application will also need to be submitted to LMAC to be within Regulations. I Kisluk stated it would be submitted by the next LMAC meeting and M Roickle stated she would have the item added to the Agenda.

4. Communications/Correspondence: None

5. Audience of Citizens:

B. Lunt spoke regarding Application IWWC-2324-29. She stated they are under a time crunch and said that with the anticipated rainfall and the Lake already being at 4 foot, if they wait the

14 days it will not be possible for them to do the work, which would mean either drawing down the Lake again in April or postpone the work until fall, but that could compromise the integrity of the Egan's dock.

J. Allen asked if the Commission could make this an Administrative Approval.

I Kisluk stated this would be up to the Commission. She stated the way the Regulations are written this is allowable for work that is not done in Wetlands or a Watercourse, but most important is allowing the Public 14 days to request a Public Hearing for discussion. She stated the Commission has done so in the past for time sensitive work.

J. Allen stated he feels that the Commission should be able to vote to make the Application an Administrative Approval tonight.

S. Everett stated that this matter was brought to his attention last year and again this year with a plea from the Egan's regarding their concern with the drainage and the damage it is causing of about 6-8 inches of erosion at the pilons of their dock. He stated time is of the essence to divert this runoff. He agrees with B. Lunt's plan of action and feels it will not do any harm to the area. He stated he would appreciate it if the Commission could find the discretion to move the project along.

6. New Business:

6.1 IWWC-2324-29: Application of: Town of Columbia to Install a Velocity Dissipation Device Constructed of Rip Rap at the Outlet of the Pipe at the Town Beach.

T. Garritt stated this does not appear to be a big job. The Commission discussed the location of the work to be done. T. Garritt stated the Rip Rap will need to be large enough to reduce the velocity of the runoff. M. Roickle asked if this would be categorized as a Swale. B. Lunt stated it would be more of a Velocity Dissipator. She stated it is a halfmoon shape that would disburse the water. T. Garritt asked where the water is coming from and M. Roickle asked if the pipe is on Town property or the Egan's property. B. Lunt confirmed the runoff is coming from Henequin and Lake road and the pipe is located on the Egan's property. M. Roickle stated they were not able to access the pipe in the past.

I Kisluk shared photos of the area and confirmed the pipe is on the Egan's property. She stated there is not a formal deeded easement, only a prescriptive easement for the drainage into the Lake. She stated this situation has gotten worse with the increase in the rainfall. There is a large amount of sediment in this area, which is a cove.

J. Allen stated he feels the proposed plan is adequate.

M. Roickle stated these types of repairs have been done in the past and wants to know how much and how large a rock an engineer proposed to minimize long-term wash aways. She stated there are two other properties that have had Swales installed, one was paid for by the homeowner and both ended up in the Lake. She stated the one installed by the Botticello's and the Wheelers was done using rock greater than 12 inches and it has worked well. She stated there had been Administrators in the past that have requested the Commission install Swales that ended up in the Lake and she wants to insure this will not happen again.

T. Garritt agreed the proposed plan should be reviewed by an engineer.

M. Roickle responded she does not want to delay the job but wants to be sure it is done correctly both short and long term.

B. Lunt stated that if the Town needs to get an engineer, they will not have time to get the work done.

M. Roickle stated that they risk an unintended consequence if the work is not done correctly.

B. Lunt stated M. Roickle's point is valid and that the Dissipator will be placed on the Lakebed as the pipe ends at a headwall that will be submerged. She stated they will be using 16-inch Rip Rap but said if there is a large rain event on drawdown there could be movement.

M. Roickle asked if they would be layering small stone to large stone or would it be grouted.

B. Lunt stated it would not be grouted and would be all large stone compacted in.

J. Allen stated 20 cubic yards is a lot of stone and he feels it is sufficient.

M. Roickle stated this is the worse erosion ever on the Lake and there are several areas on the Lake that are a concern. She agrees this outlet is a large 24-inch pipe and with the amount of rainfall we have had the volume at this location is intense.

I Kisluk stated the Commission would need to discuss how Public Works would access the area and what would be feasible to complete the work. She stated this would require heavy machinery on the Lakebed with wood or some type of material to dissipate the load. M. Roickle agreed in the past either wood or corduroy had been used to protect the Lakebed and asked B. Lunt if that is what they would be using. B. Lunt stated they do not have that type of product, but could look into sourcing it out , but it may end up being plywood.

M. Roickle **MOVED** to **ACCEPT** the Application of: Town of Columbia to Install a Velocity Dissipation Device Constructed of Rip Rap at the Outlet of the Pipe at the Town Beach; J. Dilworth **SECONDED; MOTION CARRIED 5:0:0**

M. Roickle **MOVED** to make the **APPROVAL** of the Application of: Town of Columbia to Install a Velocity Dissipation Device Constructed of Rip Rap at the Outlet of the Pipe at the Town Beach an **ADMINISTRATIVE APPROVAL**; R. Wikholm **SECONDED; MOTION CARRIED 5:0:0**

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.

I Kisluk stated there was a site walk early in the month. The Garage will be approximately 30 feet from the Wetlands on the northern portion of the property, which is surrounded by a Brook that runs under Lake road and drains into the Lake. The work requires a Nutrient Allocation Plan approval so additional drainage will be added to the site. The proposed plan will

be achieved primarily with roof runoff being infiltrated and captured on the left side of the house through mulched beds.

J. Allen feels the proposed plan is acceptable and asked if the NAP has been approved by I. Kisluk. I. Kisluk confirmed she has approved the proposed NAP.

T. Garritt asked if the Brook running by the property feeds the outlet onto the Egan's property. I. Kisluk stated she wasn't sure, as this is further up Lake road. She then stated if it does, with the NAP that will be put in place the runoff will be reduced from current conditions.

I Kisluk read the Summary Ruling with Conditions into the record.

T. Garritt **MOVED to APPROVE**, with conditions as read, Application of Ron Mike to Build a 1 Car Garage and Move a Driveway at 25 Lake Road; J. Dilworth **SECONDED; MOTION CARRIED 5:0:0**

8. Approval of Meeting Minutes:

8.1 Regular Meeting Minutes of February 5, 2024

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

8.2 Special Site Walk Meeting Minutes of February 17, 2024

T. Garritt **MOVED to APPROVE** the Special Site Walk Meeting Minutes of February 17, 2024; J. Dilworth **SECONDED; M. Roickle ABSTAINED; MOTION CARRIED 4:0:1**

9. Audience of Citizens: None

10. Commission Open Discussion: None

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.

I Kisluk stated the Porch will extend off an existing deck, will be approx. 30 feet from the Lake and will be placed on piers. There will be little excavation required as there will not be a full foundation required. She stated to comply with the required Nutrient Allocation Plan there will be lawn to mulch beds with roof runoff being captured and infiltration through a stone dry well.

12. Adjournment:

M. Roickle **MOVED to ADJOURN** the meeting at **7:34 PM**; J. Dilworth **SECONDED; MOTION CARRIED 5:0:0**