

TOWN OF COLUMBIA
INLAND WETLANDS AND WATERCOURSE COMMISSION
COLUMBIA TOWN HALL – Building & Land Use Department

323 Route 87, Columbia, CT
Thursday, September 6, 2018 - 7:00 P.M.

REGULAR MEETING MINUTES

Members Present: Chairman John Allen, Vice-Chair Tom Archambault, Secretary Ron Wikholm, William Ross, Tip Garritt, Carol Ann Jaswinski

Members Excused: Ian Dann

Staff Present: Wetlands Agent John Valente, Board Clerk Terri Lasota

Others Present: Mary Roickle, Michael Dion, Mr. & Mrs. Hartzog

Call to Order: John Allen called the meeting to order at 7:00pm

Roll Call-Seat Alternates: None

Additions/Changes in order of Agenda: Item 2.1 was removed

Audience of Citizens: None

1. Old Business

1.1 IWWC-1819-02: Application of Tom Hartzog (owner) and Michael Dion (agent) to install ~~450~~ 400 sq. ft. of patio pavers at 12 Erdoni Road, Columbia CT, Assessor's Map #016A, Lot # 015 in the LAR zone.

J. Allen read the application into record; M. Dion presented and explained the application, noting that some of the situation evolved without the control of the property owners, the Wetlands Agent, or himself, and was due to the landscaper's creativity.

M. Dion said the start of the project began with an Administrative Approval of installation of (2) patios, a sidewalk, and a wall, within the upland review area, on the original application (IWWC-1718-20, 03/2018). M. Dion added that the plans got more involved than he had anticipated which led them back before the IWWC. He corrected the record stating that the application is for 400 sq. ft. of pervious pavers, not 450 sq. ft., and distributed photos of the current waterfront area and pavers, showing approx. 350 sq. ft. of sand that they would like to change to impervious pavers.

It was his understanding that previously the landscaper had approval for installation 150 sq. ft. of pervious pavers but only installed 100 sq. ft. J. Valente explained the photos to the commission members pointing out the area M. Dion was referring to. M. Dion reiterated the intent to replace the sand area with pervious pavers since the sand is a nuisance. M. Dion noted that there is significant stone beneath the sand area and talked about the Nutrient Allocation spreadsheet. He said there has been a 40% improvement in the nutrient allocation and referred to the three areas of infiltrators on the site. J. Allen asked M. Dion if he meant bedrock or gravel, M. Dion clarified noting 1 ¼ inch broken stone at least 8 inches deep. M. Dion also said that the property owners (Mr. & Mrs. Hartzog) were opened to additional landscaping ideas for other infiltration systems in place of the pavers in certain areas.

M. Dion and the commission members discussed the footage of the various areas in question. M. Dion mentioned a 3 ft. x 15ft. area between the docks for stone mulch and plantings, leaving approx. 300 sq. ft. to pavers and 50 sq. ft. for a landscaped area. J. Valente confirmed with M. Dion that there would be approx. 400 sq. ft. of pavers on the shoreline, inclusive of what is already there. M. Dion said 3ft wide stone landscaped feature behind the lake walk to the jet ski dock.

J. Valente added that there previously there was a 8ft x 32ft concrete patio below the back deck, which was removed and replaced with 12-15 inches of stone, then pervious pavers on top, all which improved the nutrient allocation. J. Valente's concern was that the application with a wall and steps was approaching 600 sq. ft. immediate to the lake and knowing from past history when another residents project was approaching 500 sq. ft., they rejected it but ended up in court due to a misunderstanding. Since that time, nothing has been allowed to reach beyond 550 sq. ft. In the case of today's application, the contractor said he was putting in a wall and some steps, but the end result was not what was expected.

W. Ross asked if this was part of an application that was previously submitted, J. Valente replied that it was, then improved upon, but those improvements exceeded what the Agent felt comfortable with for an Administrative Approval.

T. Archambault questioned the short amount of time that lapsed between the frequency of the Agent's checks and how quickly the project progressed. He also asked if there was a scale drawing site plan as part of the application; J. Valente replied that there was for the approx. 300 sq. ft. patio. The members and applicant discussed the contractor (Mr. Bisson) and his crew; J. Valente felt the contractor was not fully aware of the concerns regarding the protection of the lake. J. Valente went on to note that his major concern for in the future when the pervious pavers become impervious but felt that the recommendation of the 3 foot wide area of stone and mulch between the pavers and the lake would mitigate that, so when there is a failure the runoff will be infiltrated back underneath the pavers.

J. Allen and J. Valente discussed the sand used and the nutrient allocation.

Mr. Hartzog, M. Dion, J. Valente, and the commission members discussed details of the recommendations and placement of the gravel and pavers.

T. Garritt **MOTIONED** to **RECEIVE** the application; R. Wikholm **SECONDED. MOTION CARRIED 6:0:0**

J. Valente read the Summary Ruling and Conditions into record.

J. Allen **MOTIONED** to **APPROVE** the application with conditions; W. Ross **SECONDED. MOTION CARRIED 6:0:0**

2. New Business: None

~~**2.1 IWWC-1819-03:** Application of Matthew M. Vahlsing (owner) to put in a 15ft x 23ft stone pad with ¾" gravel 12" deep to hold a 12ft x 20ft storage shed (345 cubic feet of crushed stone), at 11 Columbia Landing, Columbia CT, Assessor's Map #017, Lot # 080 in the RA zone.~~

3. Audience of Citizens:

Mary Roickle of 34 Erdoni Road, representing LMAC, provided an update on the treatment plan for the Phragmites found in several areas in and around around Columbia Lake, which is to be applied using a hand/wand method by SOLitude Lake Management starting on Tuesday September 11, 2018. M. Roickle thanked the IWWC for their partnership with LMAC which helped obtain the approval of the Board of Selectmen for treatment of the Phragmites.

J. Valente talked about the use of chemicals in and around the lake, and noted that via a discussion with Mark Walters there was talk of placing an article in the Columbia View publication regarding the use of herbicides around the lake, helpful information, and the Town's position and recommendations to help keep Columbia Lake protected.

W. Ross commented that there are laws (D.E.E.P.) regarding setbacks and uses of chemicals and lawn treatment products around bodies of water, and suggested contacting Linda Schmitt at the D.E.E.P. for information. M. Roickle and the commission members discussed.

4. Commission Open Discussion:

J. Valente and the commission members discussed 12 Erdoni Road and the importance of specific plans submitted with IWWC applications.

5. Administrative Reports: None

6. Approval of Meeting Minutes of May 7, 2018:

R. Wikholm **MOTIONED** to **APPROVE** the meeting minutes of 05/07/2018; C. Jaswinski **SECONDED. MOTION CARRIED 5:0:1**; T. Garrett **ABSTAINED**

7. Correspondence

7.1 The Habitat (Spring/Summer 2018)

8. Adjournment

W. Ross **MOTIONED** to **ADJOURN**; C. Jaswinski **SECONDED. MOTION CARRIED 6:0:0**

The meeting was **ADJOURNED** at 8:10pm

Respectfully submitted by Terri Lasota, Board Clerk

Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.