

**TOWN OF COLUMBIA**  
**INLAND WETLANDS AND WATERCOURSE COMMISSION**  
Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
Monday, December 03, 2018 - 7:00 P.M.  
**REGULAR MEETING MINUTES**

**Members Present:** Chairman John Allen, Vice-Chair Tom Archambault, Ian Dann, William Ross, Tip Garritt, Carol Ann Jaswinski

**Members Excused:** Secretary Ron Wikholm

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

**Others Present:** Ann Dunnack

**Call to Order:** J. Allen called the meeting to order at 7:00pm

**Roll Call-Seat Alternates:** None

**Additions/Changes in order of Agenda:** Add New Business Item 2.4 "Receive application IWWC-1819-09"

**Audience of Citizens:** None

1. **Old Business:** None

2. **New Business**

**2.1. IWWC 2019 Meeting Schedule Approval:**

T. Garritt **MOTIONED** to **APPROVE** the IWWC 2019 Meeting Schedule; W. Ross **SECONDED**  
**MOTION CARRIED 6:0:0**

**Ian Dann was excused from the meeting at 7:04pm**

**2.2. Lake Watershed Town Property Easement (Ann Dunnack):**

Ann Dunnack talked about the property owned by the Town of Columbia adjacent to Joshua's Trust, asking for the Commissions support in asking the Board of Selectmen to approve adding conservation restriction language to the property's deed. A. Dunnack noted this language is typically included in open space parcels, however, was never included for this parcel when it was purchased by the Town; she also noted the only cost to adding this language would be the legal fees and referred to Columbia's conservation restriction language template included in the Commission Members' packets.

A. Dunnack said the 2 properties just to the west of this parcel, one owned by Judith Senkbeil and the other owned by Karen Thompson, are under threat of development and this parcel belonging to the Town would be a nice addition to that. This parcel is lake watershed, has hiking trails, and is adjacent to Joshua's Trust. A. Dunnack added this property was always intended to be open space, but the language never got added to the deed.

T. Garrett asked Ann Dunnack if her concern was that the town would sell the property; A. Dunnack said according to the deed it is possible for the Town to sell it or build on it since there is nothing in the deed that restricts it in any way, and went on to note the parcel is a key part of the Columbia Lake watershed with most of the property on a fairly steep slope.

Ann Dunnack said she is looking for support from this Commission in the form of perhaps a motion and letter to the Board of Selectmen stating the support of this initiative.

W. Ross and Ann Dunnack discussed the property's location, other properties owned by the Town and used by Rec Park and Rec Park's potential expansion; W. Ross asked if adding the conservation restriction language would preclude the Town from developing this land for passive recreation such as ballfields, etc; A. Dunnack replied that it would.

A. Dunnack, J. Valente, and the Commission members discussed the property and its topography, and

potential for the sale of the property; T. Garrett asked if there was any action being taken to develop the adjacent properties and A. Dunnack replied there are communications between developers and those property owners. W. Ross commented this is a Town owned landlocked piece of property contiguous to Town owned property properties and nothing shows that there is a sense of urgency. He added that there is currently not enough information to make a recommendation for an easement. J. Allen noted there would need to be a town meeting for this type of sale.

J. Valente questioned the Commission's comfort in writing a letter to the Town in support of Ann Dunnack's request. The Commission members discussed their viewpoints and T. Garret suggested the item be tabled to allow time for further review. J. Valente said it was not a part of this Commission's vernacular to tell people they can not or should not make use of their land, the Commission's vernacular is orderly development that will protect and conserve and improve in a conservative manner.

J. Allen asked J. Valente to write the first draft of a letter to the Board of Selectmen noting the importance of this parcel to the lake watershed, to be first reviewed by the Commission.

A last note by Ann dunnack pertained to the Sustainable Connecticut Initiative; she suggested the town apply for certification, and more information can be found at SustainableCT.org

### **2.3. Discussion re: Review of IWWC Regulations:**

John Valente discussed the State Statute changes which effect Inland Wetlands regulations and asked the Commission members to review the documents handout containing the State's suggestions. J. Valente said changes to Columbia's IWWC regulations should be reviewed and updated over the next several months, including fee structures.

J. Allen suggested using 15-20 minutes of each meeting, addressing one section at a time; Commission members agreed.

### **2.4. Receive application IWWC-1819-09:**

John Valente gave brief background on the application, told applicant what he wanted to do requires full permit/application (not admin approval), for removal of portion of stone wall and repair existing dock.

Tip Garritt read the **RECEIVED** document into record:

W. Ross **MOTIONED** to **RECEIVE** Application IWWC-1819-09; C. Jaswinski **SECONDED**.  
**MOTION CARRIED 5:0:0**

J. Allen **MOTIONED** to schedule a Special Meeting/Site Walk of 22a Lake Road on Saturday December 8, 2018 at 8:00am; W. Ross **SECONDED**. **MOTION CARRIED 5:0:0**

**3. Audience of Citizens:** None

**4. Commission Open Discussion:** None

**5. Administrative Reports:**

**IWWC-1819-05: Administrative Approval** of Zachary Barry (owner) to construct a septic system in the upland review rea, at 174 Old Willimantic Road, Columbia CT, Assessor's Map # 009, Lot # 040.

**IWWC-1819-06: Administrative Approval** of Robert & Cynthia Muska (owners) to construct a 24ft x 24ft garage in the upland review area, at 21 Lake Road, Columbia CT, Assessor's Map 016B, Lot # 048.

**IWWC-1819-07: Administrative Approval** of Lawrence Smetana (owner) to construct a 10ft x 12ft storage shed in the upland review area, at 63 Hennequin Road, Columbia CT. Assessor's Map #024, Lot # 003

**IWWC-1819-08: Administrative Approval** of Edward DiGiovanni and Catherine Rowe (owners) to construct a garage in the upland review area, at 27 Lake Road, Columbia CT. Assessor's Map #016B, Lot #050 in the LBR Zone.

**6. Approval of Meeting Minutes of September 6, 2018:**

W. Ross **MOTIONED** to **APPROVE** the meeting minutes of 09/06/2018;

T. Garritt **SECONDED**; **MOTION CARRIED 5:0:0**

**7. Correspondence**

**7.1 The Habitat (Fall 2018):** No Discussion

**8. Adjournment**

C. Jaswinski **MOTIONED** to **ADJOURN**; T. Archambault **SECONDED**; **MOTION CARRIED 5:0:0**

The meeting was **ADJOURNED** at 8:12pm

Respectfully submitted by Terri Lasota, Board Clerk

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