

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, April 27, 2020 7:00 pm
Regular Meeting – to be held on Zoom Meeting
Download free ap at Zoom.us

Meeting link is <https://tinyurl.com/yah4tudm>

Meeting ID: 984 9704 7810 Password: 016404
or join by phone 1-646-558-8656 same ID and password

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL AND SEATING OF ALTERNATES**
3. **ADDITIONS/CHANGES TO AGENDA**
4. **APPROVAL OF PZC REGULAR MEETING MINUTES of February 24, 2020**
5. **AUDIENCE OF CITIZENS**
6. **UNFINISHED BUSINESS (Discussion/Possible Action)**
 - 6.1 **PZC 1920-08 – Application for Michelle Martineau for a home occupation for equine and canine therapeutic activities at 113 Pine Street, Assessor’s Map 33, Lot 3B – Extension of Statutory Time Limit**
7. **NEW BUSINESS (Discussion/Possible Action)**
 - 7.1 **PZC – 1920-09 – BelleFree Farm LLC, 86 Hennequin Road, Site Plan Modification for off-site drainage mitigation.**
 - 7.2 **Corso Subdivision – Extension Request for Filing of Final Plans**
8. **REGULATION REVISIONS**
9. **COMMUNICATIONS AND REPORTS**
10. **COMMISSION OPEN DISCUSSION**
11. **AUDIENCE OF CITIZENS**
12. **ADJOURNMENT**

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, February 24, 2020 7:00 pm
Regular Meeting Minutes

Members Present: Chairman Rick Nassiff, Thomas Currier, E. J. Starkel, Larry Preston (Alternate), Alex Bothell (Alternate)

Members Excused: Vice-Chair Vera Englert, Richard Napolitano, Robert Powell

Staff Present: Town Planner Paula Stahl, Board Clerk Flo Polek

Others Present: Wesley Wentworth-Engineer, Corey Krohn, Martie Krohn, Joseph H. Boucher-Engineer, Roseanne Hunniford, Jean Arnini, John Wilkinson, Christine Taddonio, Robert Bogue and eight others.

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:00 p.m.
2. **ROLL CALL AND SEATING OF ALTERNATES:** L. Preston was **SEATED** for V. Englert; A. Bothell was **SEATED** for R. Powell.
3. **ADDITIONS/CHANGES TO AGENDA:** None

4. **APPROVAL OF PZC REGULAR MEETING MINUTES of February 10, 2020**

F. Polek stated that the last sentence on page one should read: **P. Stahl** recommended that the application not be approved tonight, and all agreed that it will be reviewed on **February 24, 2020**.

T. Currier **MOVED** to **APPROVE** the February 10, 2020 meeting minutes with changes, A. Bothell **SECONDED**, E. J. Starkel **ABSTAINED**; **MOTION CARRIED**; 4:0:1

5. **AUDIENCE OF CITIZENS:** None

For the audience, R. Nassiff reviewed the process for the opened hearings with any questions directed to the Commission. P. Stahl asked the audience to spell their name for the record.

CONTINUE PUBLIC HEARING: PZC 1920-04 Public Hearing for Application of Oasis Auto for Used Car Sales in a Flood Hazard Zone at 16 Rte 66E, Assessors Map # #9, Lot #3

R. Nassiff **MOVED** to **CONTINUE** the Public Hearing for PZC 1920-04.

W. Wentworth, Soil Scientist of Wentworth Civil Engineers, LLC, representing Tai Xu, owner of Oasis Auto, LLC., presented the elevation plans to the Commission and public. The elevations facing Route 66 is the front of the building having one window and three overhead doors. The side elevations each have one door. It is a metal-sided building, two-toned, the bottom four feet in a darker color, and the roof overhangs around the sides 18" over the front. There are no changes to the site plan. R. Nassiff asked the Commission and P. Stahl if there were any comments. There were none.

R. Nassiff **MOVED** to **CLOSE** the public hearing; E. J. Starkel **SECONDED**; **MOTION CARRIED** 5:0:0. The public hearing closed at 7:06 pm.

6.1 UNFINISHED BUSINESS (Discussion/Possible Action) :

PZC 1920-04 Application of Oasis Auto for Used Car Sales in a Flood Hazard Zone at 16 Rte 66E, Assessors Map #9, Lot #3.

R. Nassiff **MOVED** to **APPROVE** the Application of Oasis Auto for Used Car Sales in a Flood Hazard Zone at 16 Rte 66E, Assessors Map #9, Lot #3; E. J. Starkel **SECONDED**; **MOTIONED CARRIED** 5:0:0.

OPEN PUBLIC HEARING: PZC 1920-05 James and Joyce Corso's Subdivision Application to create one 3.85-acre new lot at 563 Route 87, Assessor's Map 32 Lot 12.

R. Nassiff **OPENED** the public hearing 7:07 p.m.

P. Stahl stated for the record that the public hearing was noticed per the Connecticut State Statutes.

J. Boucher of Towne Engineering, Inc., representing J. and J. Corso and M. and N. Hoar, provided the plans to the Commission noting that the mail receipts were returned to the Town of Columbia, and the proper signage was posted on the property. J. Boucher stated that P. Stahl indicated that this was a resubdivision and provided additional history on the property. In the year 1980, the Commission approved a six-lot subdivision that included lot 2 where Mr. and Mrs. Corso reside. In 1990, the Commission approved a five-lot subdivision that was subsequently dissolved by the applicants. This proposal is a two lot resubdivision with #2A, a new 3.85-acre lot, with lot #2 containing the remaining land of 30.6 acres. Lot #2A has 200' of frontage and a paved driveway will be constructed over the existing farm road on Lot #2, there will be a 30' wide driveway cross-easement. There are two paved aprons on Route 87. Lot #2, with the existing house, has a total frontage of 260'. Mr. Boucher showed the proposed house, well and septic location, and a small detention basin for stormwater. He stated that the Health Department has approved the plan. Members asked about the direction of the stormwater flow, Mr. Boucher explained that the land sloped to the southeast towards the Ten Mile River. The applicants are requesting a waiver of the open space requirements per Section 9.5 as the purpose of creating this new lot is for the Corso's daughter and her family to build a home.

P. Stahl said she worked with Mr. Boucher on a few revisions on the earlier plans which have been incorporated into those presented, she feels that the plans meet the regulations; and it was laid out in a way so as not to hinder further subdivisions, a requirement of the regulations. The Chair asked if the public had any comments, there were none.

R. Nassiff **MOVED** to **CLOSE** the public hearing; A. Bothell **SECONDED**; **MOTION CARRIED** 5:0:0. The public hearing closed at 7:19 pm.

6.2 UNFINISHED BUSINESS (Discussion/Possible Action)

PZC 1920-05 James and Joyce Corso's Subdivision Application to create one 3.85-acre new lot at 563 Route 87, Assessor's Map 32 Lot 12.

P. Stahl stated she shared with Mr. Boucher the subdivision plans and each condition that need to be addressed.

R. Nassiff **MOVED** to **APPROVE** the requested waiver of open space requirements per Section 9.5 of the Columbia Subdivision Regulations; E. J. Starkel **SECONDED**; **MOTIONED CARRIED** 5:0:0.

R. Nassiff **MOVED** to **APPROVE** the James and Joyce Corso Subdivision Application based on the application and plans submitted and statements made by the applicant and applicant's agent at the hearing, with the Conditions of Approval as follows:

Prior to the endorsement by the commission of the final subdivision plans for filing in the office of the town clerk the following is required:

- The approval letters shall be added to the Final Subdivision Plans from the Inland Wetlands and Watercourses Commission and/or its Agent, the Town Sanitarian, and the Planning and Zoning Commission.
- The approval notes (below) from the PZC shall be added to the Final Subdivision Plans.
- All boundary pins and monuments shall be set at all angle points and at 500' intervals for all straight segments and field verified by the surveyor and noted on the final plans.
- Language approved by the town attorney for the common driveway usage, maintenance and easement to be included in deeds for any lot with a shared driveway.
- Language approved by town attorney to be included into each deed stating that the property owner shall maintain the Detention Basin and/or other stormwater treatment method.

Prior to transfer of lot 2a:

1. The subdivision applicant shall provide an estimate of the erosion and sedimentation controls required on each lot including any controls that will be necessary within the State r.o.w. in order to accommodate individual lot development.
2. The deed shall include the requirement for the maintenance of the retention areas.
3. The deed shall include the restriction that the property cannot be sold to a non-family member within the first five years.
4. The shared driveway easement and maintenance agreement shall be recorded.

Prior to the issuance of a building permit:

1. The proposed site plan shall be reviewed by the Town Planner to determine if there is a change in structure location that requires a revised drainage plan by a professional engineer; fee to be paid by permit applicant.
2. The developer shall notify the Columbia ZEO at least seven days in advance of any site work to schedule a pre-construction meeting.
3. Erosion and sedimentation control bonds for individual lots shall be submitted to the Town of Columbia in the amount identified in the approved estimate and approved by the Town Planner.
4. Driveway permits must be obtained from the State of Connecticut Department of Transportation in accordance with the adopted policy concerning driveway aprons.
5. Should any rock blasting be required, the developer is encouraged to notify property owners within 500' of the lot on which blasting will occur at least one week in advance and to offer a preblast survey by a qualified structural engineer.

E. J. Starkel **SECONDED; MOTIONED CARRIED 5:0:0.**

OPEN PUBLIC HEARING: PZC 1920-06 Estate of Betty T. Brand's Subdivision Application to create one 2-acre new lot on the Chowanec Road, property at 80 Old Willimantic Rd, Assessor's Map 19 Lot 54.

R. Nassiff **OPENED** the public hearing at 7:26 p.m.

P. Stahl questioned the applicant regarding the application that is listed as the Estate of Betty T. Brand. She stated that the Town records are incorrect in the Assessor's Office. In August 2016, the estate was settled and M. Brand Krohn was named the owner and signed a statement that C. Krohn, son of M. Brand Krohn, could represent her. R. Nassiff stated he wants to make sure all is in good order making sure it is clear which property the Commission is acting on. C. Krohn stated that the attorney who handled the estate filed the documents with the town and questioned why the name was not changed. P. Stahl said that the deed was filed properly, the file was passed on to the Assessor and the name was not changed at that time. P. Stahl noted the land records should be changed to reflect the owner as Martie Brand Krohn.

P. Stahl said she reviewed the subdivision plans and have shared her comments with Wes Wentworth of Wentworth Civil Engineers concerning the driveway slope and drainage. The plans have been revised to address her concerns; a digital copy of the revised plans was received today and was included in the email to members.

W. Wentworth, Soil Scientist of Wentworth Civil Engineers, LLC is representing the owner and the applicant. He stated that all parties were notified via certified mail and signage posted. W. Wentworth reviewed the plans with the Commission. One new building lot would be created with two acres in size in the southeast corner of the property on Chowanec Road. The remaining land will stay with the farm. The south property line is an old town right of way that cuts through. The property slopes from the highpoint on the west land portion of the new lot down toward Chowanec Road. The house will be at the top of the hill and has tested as a suitable septic system. There is no activity within the wetland area or upper review area or watercourses.

W. Wentworth stated that in December, he discussed a fee-in-lieu of open space dedication for this lot with the Commission. A proposed fee was suggested payable to the Town to be deposited into the open space fund to be used to purchase other pieces of land. Per the State Statutes, the fee-in-lieu is 10 percent of the value and the applicant proposes a \$1500 fee on the new lot in lieu of open space to be dedicated to the Town.

R. Nassiff asked if W. Wentworth had any perspective on the abandoned town road, as he has a concern to make sure that the Town does not incur a cost for a road extension. P. Stahl said that the Town may disband the road in the future and give the two abutting property owners one-half of the road. If it were a longer stretch, with the potential for driveways, there may be some concern.

R. Nassiff asked if the Commission has any further questions, which the Commission had none and turned to the audience for their questions.

R. Hunniford of 33 Chowanec Road and was under the impression for 20 years that the land was donated to the Town to be used by people, horses, and never to have a building on it.

J. Arnini of 15 Chowanec Road lived on the property for over twelve to fifteen years ago and was led to believe that land was never to be developed. R. Nassiff asked if there was any proof of his statement. J. Arnini replied that he did not have any proof, then questioned if the land was willed to the Town. R. Nassiff explained that he cannot act on this matter as it is a legal issue and should be addressed with the town attorney. He asked W. Wentworth if he had any knowledge

about the property. W. Wentworth said he did not. P. Stahl stated she saw no reference in the deed.

J. Wilkinson of 35 Johnson Road stated as far as he knew, the property he owns was once part of the Brand property and was subdivided.

R. Nassiff stated that the request here was to consider an alternative method considering open space dedication of fee-in-lieu of on this property. The applicant asked if the Commission would consider a fee on the lot that was being divided off and leave the remaining land with open space dedication not satisfied and not addressed. The Commission openly considers that when an application is received it is reviewed. The goal is to create little pressure on the owner for a need to subdivide. The Commission did not want an applicant to come back to divide multiple lots.

C. Taddonio of 29 Samuel Hill Road asked if the Commission would consider having a larger parcel. R. Nassiff said the Commission does not weigh in on the size of the parcel as long it meets subdivision regulations. W. Wentworth indicated that the remaining property is 87.77 acres. P. Stahl said that the frontage on a town road is 200 ft. and meets the regulations with the setbacks noted. She had a few questions and concerns that Mr. Wentworth addressed with the new plans.

P. Stahl stated for the record, the public hearing was noticed per the Connecticut Statutes for the applicant's portion and the Town's portion.

E. J. Starkel asked if there would be any potential blasting would occur on the site. W. Wentworth that blasting is a possibility.

R. Hunniford asked for notification on the blasting. W. Wentworth said that based on all State and Local Codes notifications are sent to adjacent homeowners.

T. Currier asked in terms of open space requirements, what would occur if the applicants came back in three years from now and requested another lot. P. Stahl talked with the town attorney who suggested language in the conditions and the printed mylar for lot #2 on stating that at the time of the re-subdivision of the remaining 87.77 acres, the owner shall meet the open space requirements with the Columbia subdivision regulations. T. Currier stated that that would encompass the remaining 87.77 acres. P. Stahl stated the applicants could ask for one, two, or three more lots, but it would be up to the discretion of how the open space requirement was met. R. Nassiff stated that the Commission would not want to set a precedent where the Commission would always accept the next lot. P. Stahl said the Commission could say that this is it, one or no further lots would be approved.

R. Bogue of 42 Johnson Road asked the question, how many acres are covered in the parcel and why restrictions would be placed on the parcel. W. Wentworth stated that a total of 89.7 acres are covered. T. Currier stated that no restrictions would be placed on the parcel. R. Nassiff explained that the Commission would not want to accept one lot at a time for a large parcel and would need to address the open space requirements for the future in the event there may be a comprehensive subdivision. There are no restrictions going forward and the Commission is not obligated to accept one lot in the future.

M. Krohn was asked if the Town approached her regarding the purchase of the parcel. She stated that she wants to keep the land in the family and is doing the one lot subdivision to renew the farmhouse and beautify the farm. She went on to say she wants to keep the farm the way it is and make it beautiful again.

W. Wentworth questioned which lot required new boundary pins and monuments. P. Stahl stated that the boundary pins and monuments are for the new lot. W. Wentworth stated that the set boundaries were set around the property at the time of the last survey.

R. Nassiff **MOVED** to **CLOSE** the public hearing; then withdrew his motion as T. Carrier questioned the fee amount. P. Stahl said she looked at what she thought the value was of the raw land, pulling out the 2 acres. She found the fee is slightly less than what is offered by the applicant.

R. Nassiff **MOVED** to **CLOSE** the public hearing; T. Carrier **SECONDED**; **MOTION CARRIED** 5:0:0. The public hearing closed at 7:55 p.m.

6.3 UNFINISHED BUSINESS (Discussion/Possible Action)

PZC 1920-06 Estate of Betty T. Brand's Subdivision Application to create one 2-acre new lot on the Chowanec Road, property at 80 Old Willimantic Rd, Assessor's Map 19 Lot 54.

R. Nassiff **MOVED** to **APPROVE** Estate of Betty T. Brand's Subdivision Application based on the application and plans submitted and statements made by the applicant and the applicant's agent at the hearing, with the previously read Conditions of Approval with the payment of \$1,500 as a fee-in-lieu of open space on the newly created lot 1 with conditions, with a note be added onto the plan depicting Parcel Two stating: at the time of a re-subdivision of the remaining 87.77 acres the owner shall meet the open space requirements of the Columbia Subdivision Regulations then in effect through (i) open space dedication, or (ii) payment of fee-in-lieu of open space, or (iii) combination of open space dedication and payment of fee-in lieu, or (iv) such other provisions as may be applicable at such time, in the sole discretion of the Commission, and , with the conditions of the following:

Prior to the endorsement by the Commission of the final subdivision plans for filing in the Office of the Town Clerk the following is required:

- The approval letters shall be added to the Final Subdivision Plans from Inland Wetlands and Watercourses Commission and/or its Agent, Town Sanitarian, and Planning and Zoning Commission.
- A note shall be added onto the plan depicting Parcel Two (2) stating: At the time of a re-subdivision of the remaining 87.77 acres the owner shall meet the open space requirements of the Columbia Subdivision Regulations then in effect through (i) open space dedication, or (ii) payment of fee-in-lieu of open space, or (iii) combination of open space dedication and payment of fee-in-lieu, or (iv) such other provisions as may be applicable at such time, in the sole discretion of the Commission.
- The approval notes (below) from the PZC shall be added to the Final Subdivision Plans.
- All boundary pins and monuments on lot 1 shall be set at all angle points and at 500' intervals for all straight segments and field verified by the surveyor and noted on the final plans.
- The Fee-in-Lieu shall be paid.

Prior to transfer of lot 1:

1. The subdivision applicant shall provide an estimate of the erosion and sedimentation controls required on each lot including any controls that will be necessary within the Town r.o.w. in order to accommodate individual lot development.

Prior to the issuance of a building permit:

1. The proposed site plan shall be reviewed by the Town Planner to determine if there is a change in structure location that requires a revised drainage plan by a professional engineer; fee to be paid by permit applicant.
2. The developer shall notify the Columbia ZEO at least seven days in advance of any site work to schedule a pre-construction meeting.
3. Erosion and sedimentation control bonds for individual lots shall be submitted to the Town of Columbia in the amount identified in the approved estimate and approved by the Town Planner.
4. Driveway permits must be obtained from the Town of Columbia in accordance with the adopted policy concerning driveway aprons.
5. Should any rock blasting be required, the developer is encouraged to notify property owners within 500' of the lot on which blasting will occur at least one week in advance and to offer a pre-blast survey by a qualified structural engineer.

T. Currier **SECONDED; MOTIONED CARRIED** 5.0.0.

7. NEW BUSINESS (Discussion/Possible Action): None

8. REGULATION REVISIONS:

8.1. Other Commercial-related revisions: Sections 8.5, 61, and 65

P. Stahl has prepared for the Public Hearing for March 23, 2020 and notified all five abutting towns, CCROG and SECCOG. The legal notice is scheduled to be printed.

9. COMMUNICATIONS AND REPORTS: None

10. COMMISSION OPEN DISCUSSION: None

11. AUDIENCE OF CITIZENS: None

12. ADJOURNMENT:

R. Nassiff **MOVED** to **ADJOURN**; E. J. Starkel **SECONDED; MOTION CARRIED** 5:0:0.

The meeting **ADJOURNED** at 8:02 p.m.

Respectfully submitted by Flo Polek, Board Clerk

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

Paula Stahl

Subject: FW: Town Hall Closed

From: MICHELLE LEONARD

Sent: Friday, April 17, 2020 11:04 AM

To: Paula Stahl <pstahl@columbiact.org>

Subject: Re: Town Hall Closed

Hi Paula:

I am writing to inform you that I consent to having my permit application delayed at this time due to covid 19 restrictions. I understand that we may move forward with a zoom meeting or we may wait until we can have an in person meeting as late as August.

Stay well and Stay safe



Michelle Martineau
President/ CFO
Animal Assisted Activities Specialist
Head Trainer
113 Pine St.
Columbia, CT 06118

MELISSA HARRIS
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Stanfield **LA**
W

Corporate Center West
433 South Main St., Suite No 112
West Hartford, CT 06110

Main: 860-561-0650
Fax: 860-561-0646

March 11, 2020

Planning and Zoning Commission
Town of Columbia
323 Jonathan Trumbull Highway
Columbia, CT 06237

**RE: APPROVAL OF DRAINAGE MEASURES INSTALLED AT 86
HENNEQUIN ROAD & ADDITIONAL DRAINAGE MEASURES TO BE
INSTALLED AT 276 ROUTE 66**

Dear Commission Members,

This office represents BelleFree Farm LLC, the owner of property located at 86 Hennequin Road, Columbia. Attached is a Site Plan Application wherein BelleFree Farm LLC, Applicant and the Town of Columbia, Co-Applicant, seek Planning and Zoning Commission approval of the existing drainage located at 86 Hennequin Road as well as proposed additional drainage measures to be installed on the abutting property owned by Linda Sanford at 276 Route 66, Columbia.

The instant application comes to you by way of an agreement reached between the above referenced parties and is based on the drainage recommendation included in the attached letter from Thomas H. Fenton, P.E. of Nathan L. Jacobson & Associates, Inc. to Constance Kisluk, Zoning Enforcement Officer.

In accordance with an Agreement entered into between BelleFree Farm LLC and Linda Sanford, BelleFree Farm LLC will be paying for the drainage measures to be installed at 276 Route 66.

We ask that you please accept this application and schedule it for public hearing at the earliest possible date.

We thank you for attention and consideration of this application.

Very truly yours,

Melissa S. Harris

Enc.



TOWN OF COLUMBIA

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

Date Submitted: _____

Fee Paid: _____

SITE PLAN APPLICATION

See Sections 51 of the Columbia Zoning Regulations for Site Plan requirements.

- With Site Improvements With NO Site Improvements Modification of Prev. Approval
 Fee: \$410 (\$200 PZC fee + \$150 LN cost + 60 state fee) Fee: \$310 (\$100 PZC fee + \$150 LN cost + 60 state fee) Fee: \$310 (\$100 PZC fee + \$150 LN cost + 60 state fee) Waived

Location of Property

Address: 86 Hennequin Road Columbia, CT

Assessor's Map 24 Lot 106 Zone RA Lot Area 11.96 acres

Proposed Activity

Proposed Use: Approval of existing drainage at 86 Hennequin Road and additional drainage to be completed at 276 Route 66

Applicable Zoning Regulation Section(s): 21.1, 21.2, 51.7, 52.5, 52.7.16 (5)(i)

Proposed construction: New Bldg Addition Interior Signs Site Work None
(check all that apply) •Drainage

Applicant/Agent Information

Primary Contact

Name: Melissa S. Harris

Business Name: Stanger Stanfield Law

Business Mailing Address: 433 South Main Street, Suite 112, West Hartford, CT 06110

Phone: 860-561-0560 Cell: _____ Email: MHarris@stangerlaw.com

Interest in property: Owner Option Lessee Legal Engr Survey Other*
*Town of Columbia, Additional Applicant

Property Owner Information (if different from above)

Primary Contact

Name: BelleFree Farm LLC

Address: 2205 Albany Avenue, West Hartford, CT 06117

Phone: 860-232-0206 Cell: _____ Email: _____

SITE PLAN APPLICATION CHECKLIST

Applications are considered complete only when all of the information as required by the Columbia Zoning Regulations per Sections 51 is received. Failure to submit, or formally request a waiver, all the required items is grounds for denial by the Commission. In addition to the items below, the Commission may require additional information in order to determine if the proposal conforms to the Regulations.

Office	Applicant*	
	√	Completed Application with original signatures (plus 10 copies)
	NA	Detailed Statement of Use that includes the nature and intensity of the proposed operation, number of employees and hours of operation (10 copies)
	NA	Completed Sign Application if requesting approval under Section 62.9
	NA	Copy of approval letters from other Commissions or agencies
	√	Copies of all drainage reports, traffic or environmental studies

WITH SITE or STRUCTURE IMPROVEMENTS

	NA	Four (4) copies of a full scale site plan on an A2 survey, plus ten (10) reduced copies at 11" x 17", that include the following information:
	NA	• Date, written and graphic scales, north arrow, seals & signatures of engineer, surveyor and other professionals
	NA	• Lot dimensions with accurate linear and angular dimensions with any easements and deed restrictions noted; adjacent roads and abutter information
	NA	• Existing and proposed topography, locations of wetlands and waterbodies, drainage swales and other site features (stone walls, trees, ledges)
	NA	• Existing and proposed structures including dimensions and elevations
	NA	• Table of proposed frontage, setbacks, and coverage with Zoning requirements
	NA	• Location and results of test pits; location of proposed well and septic system
	NA	• Location and description of proposed stormwater system including pre and post development calculations; location and description of utilities and tanks
	NA	• Location of parking, driveways, sidewalks and access and egress points
	NA	• Parking plan with calculations per category of use in zoning regulations
	NA	• Erosion and Sedimentation plan and narrative
	NA	• Outdoor lighting plan including details and specifications
	NA	• Landscaping and screening plan including material specifications and details
	NA	Four (4) copies of architectural plans, plus ten (10) reduced copies at 11" x 17"

* For each item listed, indicate the following

√ = provided NA = not applicable W = written waiver request attached

Other Information

Is the property within a FIRM Flood Zone A, A1-30? Yes No

Does the proposal require Inland Wetland's Approval? Yes No

If yes, date of approval 5/18/2009 (submit copy of approval letter)
*See signed drainage plan & legal opinion

Does the proposal require ZBA approval? Yes No

If yes, date of approval _____ (submit copy of approval letter)

Does the proposal require CONN-DOT approval? Yes No

If yes, date of approval _____ (submit copy of approval letter)

Required Information

1. Copy of assessor's card
2. Completed and signed Site Plan Application including a completed checklist and written waivers (if any)
3. Application fee – Check payable to the Town of Columbia NA

Prior to submitting an application,

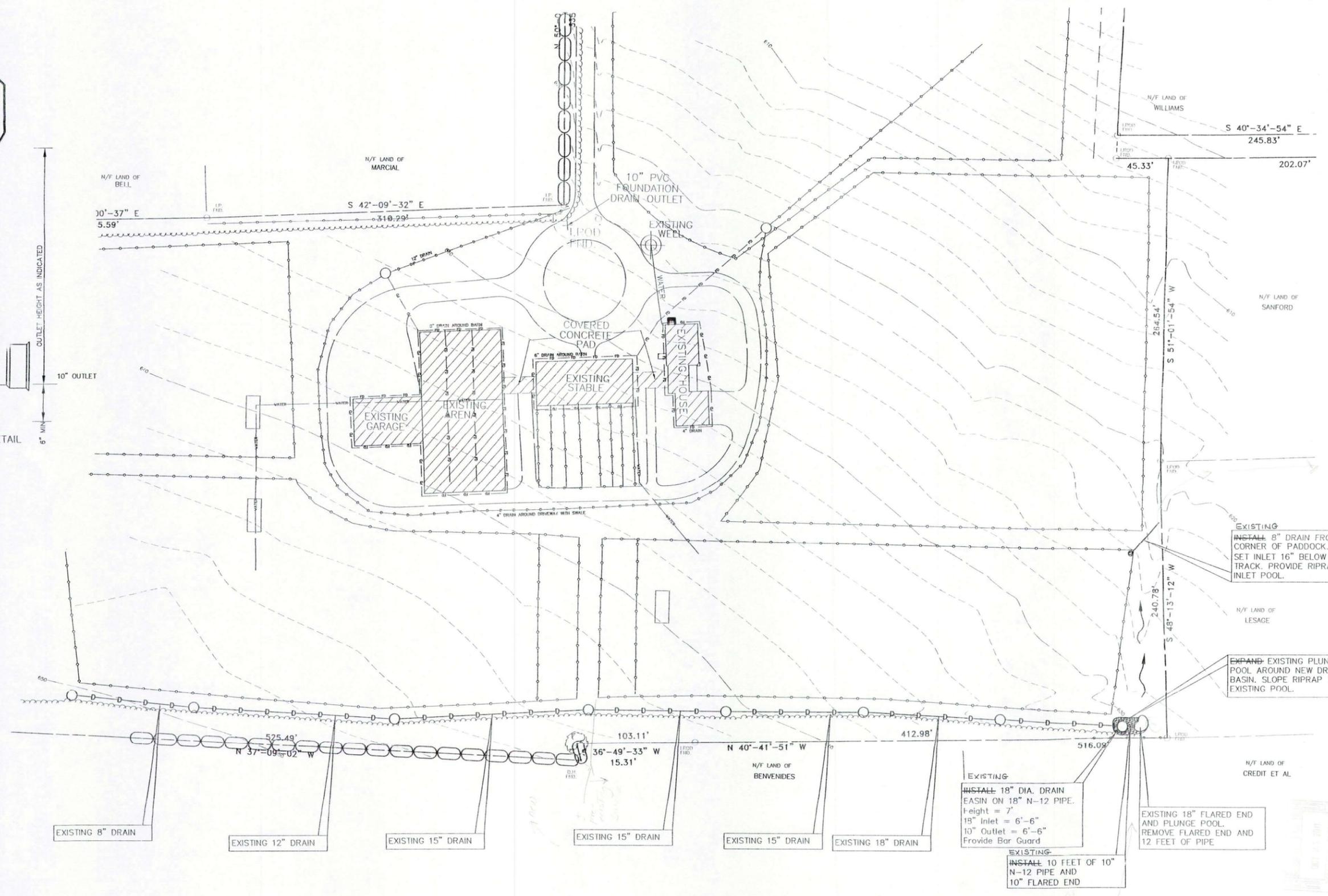
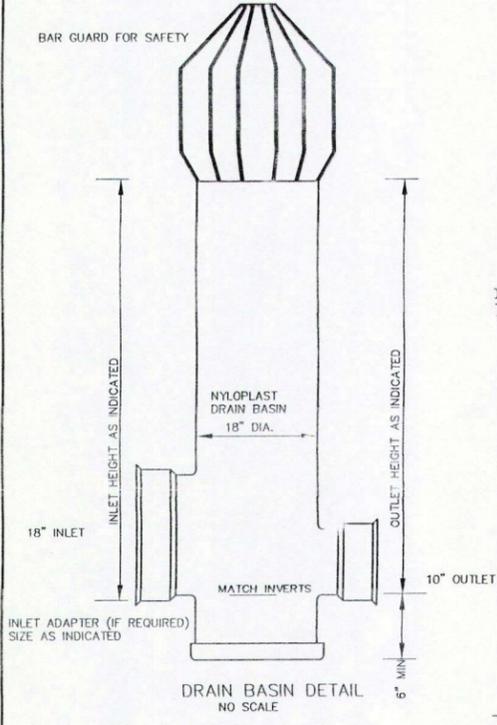
applicants are strongly encouraged to discuss the potential land use or pending application with the Town Planner 860-228-0440 or TPlanner@ColumbiaCT.org

By signing this application, I am certifying that all information submitted is true and accurate and that I have submitted all required documentation. I hereby permit Columbia staff and Commission members to enter onto and inspect this site during reasonable hours for the purpose of reviewing the site before and after a permit is granted. to the best of my knowledge

Signature of Owner Cornelia W Hamilton Date 3-11-20

Signature of Applicant Cornelia W Hamilton Date 3-11-20

Signature of Authorized Agent [Signature] Date 3/11/20



EXISTING 8" DRAIN

EXISTING 12" DRAIN

EXISTING 15" DRAIN

EXISTING 15" DRAIN

EXISTING 15" DRAIN

EXISTING 18" DRAIN

EXISTING
INSTALL 18" DIA. DRAIN
EASIN ON 18" N-12 PIPE.
Height = 7"
18" Inlet = 6'-6"
10" Outlet = 6'-6"
Provide Bar Guard

EXISTING
INSTALL 10 FEET OF 10"
N-12 PIPE AND
10" FLARED END

EXISTING 18" FLARED END
AND PLUNGE POOL.
REMOVE FLARED END AND
12 FEET OF PIPE

EXISTING
INSTALL 8" DRAIN FROM
CORNER OF PADDOCK.
SET INLET 16" BELOW
TRACK. PROVIDE RIPRAP
INLET POOL.

EXPAND EXISTING PLUNGE
POOL AROUND NEW DRAIN
BASIN. SLOPE RIPRAP TO
EXISTING POOL.

PROPERTY LINES, TOPOGRAPHIC INFORMATION, AND BUILDING LOCATIONS
TAKEN FROM MAPS BY DATUM ENGINEERING & SURVEYING, LLC.
UNDERGROUND UTILITY INFORMATION TAKEN FROM A SKETCH PROVIDED TO
THE OWNER BY THE BUILDER.
DRIVES, FENCES, AND SHEDS HAVE BEEN ADDED BY BUCK & BUCK, LLC FROM
FIELD OBSERVATIONS AND AERIAL PHOTOGRAPHS, AND ARE NOT TO SURVEY
ACCURACY.

ANNOTATED 02/25/2020 C.K.# P.S.

REVISION	REMEDATION PLAN	SCALE
	BELLE FREE FARM	1"=40'
	86 HENNEQUIN ROAD	DATE
	COLUMBIA, CONN.	10/24/11
	BUCK & BUCK, LLC	DRAWING NO.
	ENGINEERS	200906-1
	HARTFORD, CONNECTICUT	DRAWING NO.
DRAWN BY: LFB		1
DESIGNED BY:	THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION EXCEPT UNDER THE SUPERVISION OF THE ENGINEER	

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MELISSA HARRIS
Attorney
MHarris@StangerLaw.com

Direct Dial: 860-956-6181
StangerLaw.com

Legal Solutions since 1977
Stanger
Stanfield **LAW**

Corporate Center West
433 South Main St., Suite No 112
West Hartford, CT 06110

Main: 860-561-0650
Fax: 860-561-0646

March 12, 2020

Halloran & Sage, LLP
ATTN: KENNETH SLATER, JR., ESQ.
One Goodwin Square, 225 Asylum Street
Hartford, CT 06103-4303

**RE: BELLEFREE FARM, LLC & LINDA SANFORD AGREEMENT/
RESOLUTION WITH TOWN OF COLUMBIA**

Dear Attorney Slater,

Attached, please find a copy of the fully executed Agreement between Cornelia Hamilton and Bellefree Farm, LLC and Linda Sanford. Also attached, please find a check made out to Halloran & Sage, LLP, Trustee in the amount of \$9,930. Pursuant to the Agreement, said amount is to be held by you, in escrow, pending confirmation that the work has been satisfactorily completed and a certificate of zoning compliance issued.

Thank you for your assistance in getting this matter settled.

Very truly yours,

Melissa S. Harris

Enc.



BELLEFREE FARM LLC

61-70342111

870

DATE Mar 11, 2020

PAY TO THE ORDER OF

Halloran and Sage LLP, Trustee

\$ 9,930 ⁰⁰/₁₀₀

Nine thousand nine hundred thirty and 00/100

DOLLARS  Security Features. Details on back.

 FARMINGTON BANK CONNECTICUT

FOR Bellefree Farm LLC / Sanford

Bellefree Farm, L.L.C.
by Arnelia Hamilton
member

 AUTHORIZED SIGNATURE

⑈000870⑈ ⑆211170347⑆20179669⑈

AGREEMENT

THIS AGREEMENT made this 11th day of March 2020, by and among CORNELIA HAMILTON of 2205 Albany Avenue, City of West Hartford, County of Hartford, State of Connecticut, BELLEFREE FARM, LLC, a Connecticut Limited Liability Company with its principal place of business located at 2205 Albany Avenue, City of West Hartford, County of Hartford, State of Connecticut and LINDA SANFORD of and owning property located at 276 Route 66, Town of Columbia, County of Tolland and State of Connecticut (hereinafter, collectively, "Parties").

WHEREAS, Cornelia Hamilton was owner of certain real property and BelleFree Farm, LLC now currently is the owner of certain real property situated, lying and being in the Town of Columbia, County of Tolland and State of Connecticut, known as 86 and 0 Hennequin Road and more particularly known as Map 24, Lot 106, Map 24, Lot 104 and Map 24, Lot 105 on the Town of Columbia Tax Assessor's Map (hereinafter, "BelleFree Properties").

WHEREAS, Linda Sanford is the owner of certain real property situated, lying and being in the Town of Columbia, County of Tolland and State of Connecticut, known as 276 Route 66 and more particularly known as Map 24, Lot 102 on the Town of Columbia Tax Assessor's Map (hereinafter, "Sanford Property").

WHEREAS, Linda Sanford has alleged that storm water runoff has been directed from the BelleFree Properties to or towards the Sanford Property and, as a result, the Sanford Property has experienced water issues and/or flooding.

WHEREAS, Cornelia Hamilton and Bellefree Farm, LLC denies that she/it has done any action which has caused storm water drainage to be directed from the BelleFree Properties onto Sanford Property and/or have a negative impact on Sanford Property and/or increase volume from pre-development rates.

WHEREAS, the parties have concluded that litigation of this matter would be expensive and protracted and that it would be desirable that their disputes be fully and finally settled in the manner and upon the terms and conditions set forth herein; and

NOW THEREFORE, in consideration of the recitals set forth above, the covenants and releases set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The parties agree to the recommendations as set forth in the March 2, 2018 letter provided to Constance Kisluk, Zoning Enforcement Officer of the Town of Columbia, by Thomas H. Featon, P.E. of Nathan L. Jacobson & Associates, Inc. and to the

implementation of such recommendations as a full and final resolution to the storm water runoff/drainage issues described herein. Exhibit A.

2. As soon as practicable, BelleFree Farms, LLC shall apply to the Town of Columbia Planning and Zoning Commission for a site plan modification to obtain approval for an underdrain along the westerly side of the Sanford property upgradient of the house and driveway and certain other recommendations as set forth in the March 2, 2018 letter provided to Constance Kisluk, Zoning Enforcement Officer of the Town of Columbia, by Thomas H. Fenton, P.E. of Nathan L. Jacobson & Associates, Inc. Exhibit A. To the extent that signatures and/or cooperation is required by Linda Sanford for said site plan modification, the same shall be given freely.
3. BelleFree Farms, LLC shall deposit Nine Thousand Nine Hundred Thirty and 00/100 (\$9,930.00) Dollars with Attorney Kenneth R. Slater, Jr., Halloran & Sage LLP, to be held in escrow, and to be released once the work to be performed in accordance with a Proposal submitted to the Town of Columbia by Jakan Excavation LLC or another qualified individual and/or business approved by the Town of Columbia is successfully completed and demonstrated by a written confirmation by the Town of Columbia Zoning Enforcement Officer that the work required by the site plan modification has been satisfactorily completed and a certificate of zoning compliance has been issued to BelleFree Farms, LLC. Exhibit B.
4. Linda Sanford shall allow Jakan Excavation LLC or another qualified individual and/or business approved by the Town of Columbia onto Sanford Property in order to make the necessary improvements and perform the work as set forth in Exhibit A and Exhibit B.
5. Linda Sanford shall be responsible for all future maintenance, repairs and/or upkeep of the improvements made to the Sanford Property under the terms of this Settlement Agreement.
6. Commensurate with the full execution of this Settlement Agreement, Linda Sanford shall deliver a fully executed original copy of a General Release, which is attached hereto as Exhibit C, Attorney Kenneth R. Slater, Jr., Halloran & Sage LLP, to be held in escrow, and to be released upon the issuance of site plan approval pursuant to paragraph 2 of this agreement, forever releasing and discharging Cornelia Hamilton and BelleFree Farms, LLC, her/its agents, attorneys, members, officers, successors, heirs and assigns from any and all past and future claims arising out of or directly relating to water damage and/or water issues on the Sanford Property to Attorney Melissa S. Harris at Stanger Stanfield Law LLC. Upon receipt of notice of completion of the improvements and work set forth in Exhibit A and Exhibit B by the Town of Columbia by way of ZEO confirmation required by paragraph 3 of this Agreement, Attorney Melissa S. Harris at Stanger Stanfield Law LLC shall release said General Release to Cornelia Hamilton.

The Parties understand and agree that this Agreement is being entered into in order to avoid the uncertainty, time, and expense of litigation and that such settlement shall not be taken as an admission of liability on the part of anyone. Each party agrees to bear its own costs, except as otherwise provided in this Agreement.

This Agreement shall be governed by and construed in accordance with the laws of the State of Connecticut. The prevailing Party to any litigation arising out of or relating to this Agreement, including the enforcement thereof or a breach, shall be entitled to collect its reasonable attorney's fees and costs in addition to any other damages permitted under Connecticut law.

This Agreement constitutes the entire and complete understanding and agreement of the Parties, and supersedes prior understandings and agreements, if any, between the Parties with respect to the subject matter hereof.

This Agreement is four (4) pages in total and may be executed in multiple counterparts, each of which shall be deemed an original and all of which constitute one agreement. All Parties agree to execute such other and further documents and/or pleadings as may be reasonably necessary to evidence or carry out the terms and provisions of this Agreement.

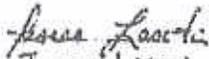
This Agreement shall be binding upon the parties and each of their respective successors, officers, agents, legal representatives, and assigns.

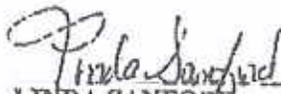
Each of the undersigned warrants and represents that as an owner of the claims released hereunder each is legally competent to execute this Agreement. The person executing the Agreement warrants and represents that he or she has read this Agreement, has consulted with legal Counsel about it, has authority to execute this Agreement, and has executed this Agreement with full knowledge of its contents and meaning.

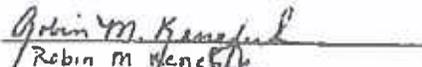
This Agreement may not be changed, modified, amended or contradicted except in a writing signed by all parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set or caused to be set their hands and seals this 6TH day of March 2020.

Signed, sealed and delivered
in the presence of:


TERESA LASOTA


LINDA SANFORD


Robin M. Keneff

STATE OF CONNECTICUT)
)
COUNTY OF TOLLAND)

ss: Columbia

March 6th, 2020

Personally appeared LINDA SANFORD, signer and sealer of the foregoing instrument, who acknowledged the same to be his free act and deed, before me.

TERESA LASOTA
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2021


Notary Public
Comm. of the Superior Court

Signed, sealed and delivered
in the presence of:


Stephanie Barrett



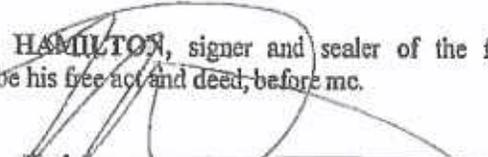
CORNELIA HAMILTON

STATE OF CONNECTICUT)
)
COUNTY OF TOLLAND)

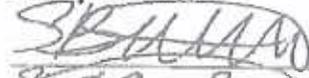
ss: Columbia

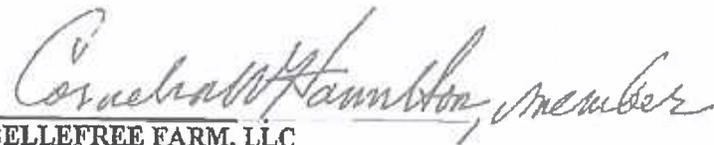
March 11, 2020

Personally appeared CORNELIA HAMILTON, signer and sealer of the foregoing instrument, who acknowledged the same to be his free act and deed, before me.


Melissa S. Harris
Commissioner of the Superior Court

Signed, sealed and delivered
in the presence of:


Stephanie Barrett

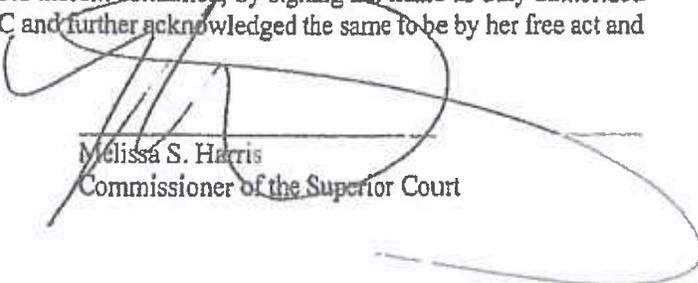


BELLEFREE FARM, LLC
BY: CORNELIA HAMILTON
DULY AUTHORIZED MEMBER

STATE OF CONNECTICUT)
)
COUNTY OF TOLLAND)

ss: Columbia

March 11, 2020

Personally appeared **CORNELIA HAMILTON**, who acknowledged herself to be the duty authorized member of **BELLEFREE FARM, LLC** and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as duly authorized agent for **BELLEFREE FARM, LLC** and further acknowledged the same to be by her free act and deed and that of the company.



Melissa S. Harris
Commissioner of the Superior Court



TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS
MAIL: P.O. BOX 162 SOUTH WINDHAM, CT 06266
OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 06226
860-423-6371 • 860-889-2100 • Fax 860-423-6470

DONALD R. AUBREY, P.E., L.S.
JOSEPH H. BOUCHER, M.S., L.S.
MATTHEW D. MAYNARD, P.E.

April 20, 2020

Columbia Planning and Zoning Commission
323 Route 87
Columbia, CT 06237

Attn: Paula Stahl, Town Planner

Re: Filing Extension
Corso/Hoar Subdivision
TEI Job #19-078

Dear Commissioners;

Due to the current Town Hall lock down during the Pandemic and the uncertainty of when the applicants will be able to do the actual filings; on behalf of the applicants and land owners we are respectfully requesting a 90 day extension for the requirements for filing the approved mylars in accordance with section 4.13 of the Subdivision Regulations.

Thank You.

Respectfully Submitted,

Joseph H. Boucher, M.S., L.S.
Towne Engineering, Inc.