

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

Adella G. Urban Administrative Offices

323 Route 87, Columbia, CT

Monday, June 3, 2024 - 7:00 P.M.

**REGULAR MEETING AGENDA**

**Regular Meeting – to be held via Zoom Platform ONLY**

To Join the Meeting

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**Meeting ID: 862 0659 6480**

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AS THIS IS A VIRTUAL ONLY MEETING, WE ARE OPERATING UNDER THE FOLLOWING PROCEDURES:  
THIS SESSION WILL BE BOTH VIDEO AND AUDIO RECORDED. ATTENDEES, COMMISSIONERS AND STAFF WILL GENERALLY REMAIN ON MUTE EXCEPT WHEN SPEAKING OR VOTING AND WILL GENERALLY BE KEEPING VIDEO OF THEMSELVES ON THROUGHOUT THE MEETING. IF A MEMBER OF THE PUBLIC CREATES AN AUDIO OR VIDEO DISRUPTION, THEY MAY BE MANUALLY EJECTED FROM THE MEETING UPON RECOMMENDATION OF STAFF OR THE CHAIR.

1. **Call to Order:**
2. **Roll Call-Seat Alternates:**
3. **Additions/Changes in order of Agenda:**
4. **Communications/Correspondence:**
5. **Audience of Citizens**
6. **New Business:**
7. **Old Business:**
  - 7.1 **IWWC-2324-33: Application of James Blair to Repair Erosion of Soil along Erdoni Road under Existing Fence line.**
8. **Approval of Meeting Minutes:**
  - 8.1 **Regular Meeting Minutes of May 06, 2024**

**8.2 Special Meeting – Site walk Minutes of May 16, 2024**

**9. Audience of Citizens:**

**10. Commission Open Discussion:**

**11. Administrative Reports:**

**11.1 IWWC-2324-35: Administrative Approval:** Application of Jeff Polhemus to Install and New Septic System at 82 Route 87.

**11.2 IWWC-2324-36: Administrative Approval:** Application of James Blair to Replace an Existing Paver Patio Underneath the Back Deck at 35 Sleepy Hollow Road.

**11.3 IWWC-2324-37: Administrative Approval:** Application of Sergio Nieto for Extension of Driveway at 54 Doubleday Road.

**12. Adjournment:**

**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**

**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

Others Present: None

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

2. **Roll Call-Seat Alternates:** None to be seated

3. **Additions/Changes in order of Agenda:** None

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**

I Kisluk stated that if the Bil HB 5170 is passed the Commission will be required to complete DEEP training every 4 years.

4.2 **CT Assoc. of Conservation and Inland Wetlands Commission**  
**Re: Bill HB 5475**

The Commission discussed their concern with Section 3 of the HB 5475 Bill, which would permit municipalities to adopt an ordinance to allow development in certain areas of the Town without the review of the Inland Wetlands Commission.

5. **Audience of Citizens:** None

6. **New Business:**

6.1 **IWWC-2324-33: Application of James Blair to Repair Erosion of Soil along Erdoni Road under the Existing Fence line.**

M. Roickle **MOVED** to **ACCEPT** the Application of: James Blair to Repair Erosion of Soil along Erdoni Road under Existing Fence line; T. Garritt **SECONDED; MOTION CARRIED**  
**5:0:0**

I Kisluk stated the location is on Erdoni Rd near the lake and there have been ongoing drainage issues and the area is suffering with erosion. She stated J. Blair is proposing work to repair this area and that he currently has sandbags in place temporarily where the work will occur. She suggested a site walk for both the Commission and the Drainage Subcommittee to review the area. M. Roickle confirmed that a site walk of this location is currently on the Drainage Subcommittee's list.

J. Dilworth asked if J. Blair will be building a berm in this location. J. Allen stated he does not think it is a berm but rather rocks to redirect the water. M. Roickle agreed and said it would be more like curbing. J. Dilworth asked where the water would be redirected to and if there would be any piping done. I. Kisluk stated the water will drain into the lake and there is no proposed piping. The Commission discussed the direction of the water run off and M. Roickle suggested that Hydrologist Mike Curtis attend as this is a concern in other areas as well and in run off to other properties could also be a concern.

A site walk has been scheduled for Thursday, May 16, 2024 @ 5:30 pm. At least 4 Members of the Commission must be present for a Quorum. M. Roickle will inform the Drainage Subcommittee Members and the Hydrologist, Mike Curtis.

## 7. Old Business:

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

I Kisluk stated this was an Application previously submitted to the Commission. She stated at that time it was discussed making it a Jurisdictional Ruling, but a Motion was made for it to be an administrative approval. She stated after consulting with professionals and further research is goes against state statutes for her to administratively approve something that is in the wetland itself. She stated at this point the Commission needs to decide if this Application needs a permit or can be accepted as work outside of the Commission's jurisdiction.

I Kisluk recited Section 4 of the regulations in relation to uses permitted as of right and non-permitted uses. She said the proposed use, which is the pond is under  $\frac{1}{4}$  of an acre and originally created for the farming operation. Due to stagnant water and excessive growth of organic material the pond is slowly disappearing. She stated the proposed scope of work is to drain the pond, remove the growth and install some type of circulation to prevent future over growth. The dredged material will be used elsewhere on the farm.

J. Allen asked if the property is planned to be used as a farm. I. Kisluk stated she is not sure there are still animals on the property, but they still operating as a farm. She stated that the Applicant is looking to maintain the pond, as it may be a feasible water source to livestock down the road. J. Allen asked how large the property is, I Kisluk replied it is 13.6 acres.

The Commission discussed if the property is still a farm but ultimately this work does qualify as Non-Jurisdictional.

I. Kisluk displayed the Jurisdictional Ruling for the record.

J. Dilworth **MOVED** to **ACCEPT** the *Jurisdictional Ruling of the Application of Chris Ramm for Reconstruction of a Pond at 39 Szegda Rd*; M. Roickle **SECONDED; MOTION CARRIED 5:0:0**

## **8. Approval of Meeting Minutes:**

### **8.1** Regular Meeting Minutes of March 4, 2024

J. Dilworth **MOVED** to **APPROVE** the Regular Meeting Minutes of March 4, 2024; M. Roickle **SECONDED; MOTION CARRIED 5:0:0**

## **9. Audience of Citizens: None**

## **10. Commission Open Discussion:**

J. Dilworth asked about 80 Lake Rd. He stated there are wood chips now at the location, along with wheelbarrows. I Kisluk updated the Commission. She stated this property had a previously approved Application for a shed in one location, but it was placed further up the slope and further from the Wetlands. She stated this may be a potential Zoning issue but is favorable for the Wetlands. She stated at the time of the approval and at the site walk there was discussion for the the potential removal of dead trees and normally when dead trees are removed a permit is not required, unless the stumps are being removed or the area is being cleared. She stated trees were removed on this property and chipped and the chips were being placed back in the Wetlands. I. Kisluk said she spoke with the property owner about this activity, who was unaware this is a regulated activity and will be removing them from the Wetlands, as well as the pile. I. Kisluk stated she will continue to monitor the property. T. Garritt stated he was at the location today and it appeared that the wood chip pile is being removed. J. Dilworth asked where the fill is being used on the property. I. Kisluk confirmed it is being used on the lawn.

M. Roickle stated that LMAC has done a storm water analysis of the 11 major inlets into the Lake and from a perspective of higher Phosphorus and Nitrogen into the lake the the drainage from this inlet which comes off 80 Lake Road as well as 2 Erdoni Road has one of the highest levels into the lake, therefore this activity is of great concern for LMAC. She stated higher levels of Phosphorus will lead to more algae and more native plant growth, which is not good for the Lake. T. Garritt asked at what inlet the test was done. M. Roickle stated they were done from both storm and swale runoff inlets. She stated in this area it was Uttley Pond Rd and the drain on 2 Erdoni Road, which is in front of 80 Lake Rd. She stated the source of these levels is being investigated.

M. Roickle also provided an update on Application IWWC-2324-29 for the Town Beach

Diversion Device. She stated that on March 19, 2024, LMAC Motioned unanimously that instead of doing something immediately, there would be a collaborative effort to Pilot, with the Town Administrator, Beth Lunt from DPW, LMAC, the Stormwater Subcommittee, the Wetlands Agent and any Consultants needed to research, identify and Implement solutions to clean up the storm water drain pipe erosion and remove or replace the sand that is in the cove. She stated this is a pilot project, that is meeting to seek the best Solutions and they will be including the Hydrologists, Mike Curtis. She stated nothing will be done with this Application until there's approval by the BOS and not before the draw down of October 2024.  
(Please see attached documentation to support this decision).

## **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.**

I Kisluk stated that the project had minimal opportunity for impact on the Lake.

### **11.3 IWWC-2324-31: Administrative Approval: Application of Jonathan Gonzalez for a New Home and Driveway Install at 509 Route 87E.**

I Kisluk stated this is a rear existing lot. She stated the house is not in the review area but approx. 350' of the driveway is. The driveway itself is approx. 50' from Wetlands and there should be minimal impact.

### **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.**

I Kisluk stated there are 2 locations with Rock outcropping and existing plantings. The stairs will be approx. 100' from the lake.

### **11.5 IWWC-2324-34: Administrative Approval: Application of Andrew Dayon/Dennis Brayman for a Septic System Repair/Replacement at 57 Erdoni Road.**

I Kisluk stated there is no alternative location on the property. She stated the leaching fields will be approx. 40-45' from the Wetlands which will be well protected.

## **12. Adjournment:**

M. Roickle **MOVED** to **ADJOURN** the meeting at **7:48 PM**; J. Dilworth **SECONDED**; **MOTION CARRIED 5:0:0**

Respectfully submitted by Mary Kay Hyman, Board Clerk  
Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.  
This meeting can be viewed in its entirety on the Town of Columbia You Tube Channel!

# TOWN OF COLUMBIA

## INLAND WETLANDS AND WATERCOURSE COMMISSION

Thursday, May 16, 2024 5:30 P. M.

### SPECIAL MEETING – SITE WALK

#### MINUTES

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

Members Excused: Tip Garritt, Ian Dann

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

Others Present: 1 Member from the Public

Applicant: James Blair

#### 1. 5:30 P.M. – 36 Erdoni Road

**IWWC-2324-33**: Application of: J. Blair to Repair Erosion of Soil along Erdoni Road Under the Existing Fence Line at 36 Erdoni Road.

J. Allen called the meeting to order at 5:34 PM

I Kisluk identified the location of the repair to be done and the sandbags placed as a temporary repair.

The Commission discussed the direction and flow of the water generated by rainfall in the area.

M. Roickle identified two events (December 18, 2023 and January 10, 2024), when the lake was drawn down and the water flowed heavily off the properties across the street and flooded the property at 36 Erdoni Road, damaging the Lake Wall.

The Commission discussed concerns with homeowners diverting water off their properties onto other properties, public or private, and should they be treated

differently. They also discussed the location of the property line at 36 Erdoni Road and agreed it is most likely the fence line.

J. Blair arrived on site at 5:39 PM

J. Blair Identified the location of the repair to be exactly under the fence line and will be made up of cobblestone and belgian block or something of its kind. He explained that the block will be placed at grade level, held in with cement and the earth built up on the inside to support the block. He explained this will bring the property line and right of way, level with the road diverting the water down the road vs under the fence onto the property.

The Commission and J. Blair discussed the diversion of the water onto Town Property and the responsibly, resident vs Town, of water shed off the road. J. Blair stated he is not changing the height of the right-of-way but is making it level with the road and it will still allow for parking. He also stated the location on Town property of the diverted water is the current location of water shed off the road during a normal rain event.

M. Roickle asked if an infiltration pipe/French drain or catch basin could be used in this location. J. Blair stated he feels it is too widespread and there is not a location to capture the water. M Roickle asked if J. Blair feels the water currently drains in the direction of 36 Erdoni Rd. in a normal rain event. J. Blair demonstrated with a level that the grading of the right-of-way slopes toward the property and run off would naturally run in this direction during one of the mega/50-year rainfall events, not necessarily in a normal event.

I Kisluk summarized by saying the scope of the project is to bring the slope of the right of way up to grade level and not to add a curb. She stated she will discuss the diversion of water to Town property with Public Works to make sure they do not have any concerns.

J. Blair added the biggest concern is the undermining of the cottage over time, if something isn't done now.

The site walk concluded at 5:53 PM.

Respectfully submitted by Mary Kay Hyman, Board Clerk

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