

VILLAGE OF ROUND LAKE
PLANNING BOARD

Peter Sheridan, Chair
Alexandria Cestaro, Recording Secretary
Fred Sievers, Member
Tim Lesar, Member
Lance Spallholz, Member
Marybeth Murphy, Member - Absent

Tom Peterson, Attorney
Jason Preisner, Village Engineer
Jason Del, Lansing Engineers

MINUTES - Meeting 2/26/20

Peter Sheridan called the meeting to order at 1902. Continuation of the meeting held on 2/12/20.

Public Hearing Topic: Informational discussion on Griffin's Ridge drainage.

Jason Del (JD) of Lansing Engineering presented: The lot 67 curtain drain was installed to alleviate construction groundwater and was then extended south in anticipation of additional ground water issues for other lots. The drains for lots 64, 66, and 67 were tied into the curtain. Lot 66 had water backing up into it so the sump pump drain for the foundation was moved to the storm sewer. This also fixed the problem with lot 64. A camera crew videoed the curtain drain line and found several areas a debris accumulation in the piping. It was believed that the debris was from the construction process and a line break. The piping was cleaned via a jetting process and then videoed again. Several more areas of debris were found. After the second jetting process, a section of crushed pipe was found on lot 65. There were also several deviations between where the curtain drain was supposed to be installed, and where it is. Actions going forward are to repair the crushed line, re-lane curtain drain, and install a monitoring well on lot 68 for seasonal fluctuations in groundwater levels. There's also the potential to connect the curtain drain to the storm sewer. Calculations were provided to Jason Preisner for evaluation.

Public discussion included the following summarized comments and concerns:

1. Karen Ritchey (KR) from Lot 65 - Why was/is the curtain drain not identified in the yard?
Peter Belmonte (PB) from Belmonte Builders - The cameras could not identify all sections of the line. A comprehensive map is still needed.
2. Rick Borecki (RB) from Lot 65 - Will the yard need to be dug up?
PB - Excavation will need to occur along the easement, but another agreement can be reached with the homeowners.
3. KR - Based on the building agreement, there weren't supposed to be any anticipated issues for 15 years, but the home is only 2 years old.
PB - The builders were unaware the line was broken. There are multiple explanations for how that came to be, but it most likely occurred during the installation.
4. KR - What is next?
PB - The current line capacity is sufficient, and there will be no new homes connected in. This should limit the probability of future problems. The line will be repaired and then monitored. Also, the curtain drain outlet will be moved below grade and lowered into the catch basin between lots 51 and 53.

5. RB - Where does the storm water go?

JD - It collects in the catch basin, then is absorbed into the wetlands, and eventually ends in Round Lake.

KR - Has concerns about fertilizers and phosphates leeching into the environment.

6. KR - What is the timeline?

PB - When the weather breaks. Most likely April. The owners will be contacted in a couple days for further discussions specifically about their plot.

KR - Commented that more communication would have been appreciated.

PB - Committed to setting a communication schedule.

Jason Preisner recapped the conversation and approves of the monitoring well.

7. RB - What is being done with the monitoring well?

JD - A pipe will be put into the ground adjacent to the stone. The level will be surveyed weekly. The levels will be analyzed to determine if there needs to be any further action. SWPP inspections are still ongoing.

PB - The monitoring well will be installed on lot 68 temporarily for 1 year. Data will be provided to the AHJ (Peter Sheridan).

Fred Sievers was dismissed from the meeting at 1924 to attend a fire call.

8. Ryann Frontera - Are there any other anticipated problems? Is the original problem solved?

PB - The old problem was only with one residence. It was not anticipated. The purpose of the monitoring well is to determine if there will be additional problems.

9. RB - Will testing be done after the repair to verify the connection? Will the irrigation systems be taken care of?

PB - Yes. The testing will be done with cameras or a test run with water. The neighboring yard will also be taken care of.

10. RB - How will the connection be made? What will the effort be?

PB - The builders will consult before the work is done. They do not want to speculate. However, the work should take only a week. It will be done as soon as weather permits, and they will reseed when the work is done.

Public was dismissed at 1936.

Additional Administration: Previous meeting minutes were discussed but not approved because not all members were present.

Lance Spallholz motioned to adjourn the meeting. Peter Sheridan seconded the motion. Approved.

Meeting Adjourned at 1949.