**TOWN OF KENT**

**INLAND WETLANDS COMMISSION**

**41 Kent Green Boulevard P.O. Box 678**

**Kent, CT 06757**

**Phone (860) 927-4625 Fax (860) 927-1313**

**REGULAR MEETING MINUTES**

**The Kent Inland Wetlands Commission held a regular meeting on May 18, 2020 at 7:00 p.m. via Zoom.**

**1. CALL TO ORDER**

Ms. Werner called the meeting to order at 7:11 p.m. via Zoom.

# 2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

Commissioners Present: Lynn Werner, Chairman; Marge Smith, Paul Yagid, Jon Younger

Staff Present: Donna Hayes, Land Use Administrator and Tai Kern, Land Use Clerk

Ms. Smith motioned to elevate Jon Younger to a voting member. Mr. Yagid seconded and the motion carried unanimously.

# 3. READING OF MINUTES OF PREVIOUS MEETINGS

**3.A.** Regular Meeting Minutes, February 24, 2020.

*Ms. Smith moved to ratify the approval of the Regular Minutes of the February 24, 2020 as corrected. Mr. Yagid seconded and the motion carried unanimously.*

**3.B.** Regular Minutes, April 27, 2020.

*Ms. Smith moved to approve the Regular Minutes of the April 27, 2020. Mr. Yagid seconded and the motion carried unanimously.*

# 4. NEW BUSINESS

**4.A.** Discussion with Brian Wood, Land Management Administrator, First Light Power Resources, regarding the draw-down of Housatonic River to replace flash boards at Bulls Bridge, July, 2020.

Donna Hayes reported that Brian Wood was unable to attend this evening’s meeting. She read a note from him and agreed that if the members become aware of any illegal activity they will report it to First Light.

Mrs. Hayes agreed to verify the area this encompasses.

**4.B.** Application #1218-20, Alecia Evans, 392 Kent Hollow Road, Map 17 Block 32 Lot 30, construction of new single-family dwelling, driveway and utilities within the regulated area.

Dennis McMorrow of Berkshire Engineering provided an overview of the project. The property is 1.4 acres. He noted the originally approved house location at 35 feet from the wetlands vs. the proposed house, which is 45.9 feet from the wetlands. The well and septic were installed as part of the original plan and are noted on the site plan.

Ms. Werner questioned what is and will be between the house and the pond. Currently there are grasses in that area. Ms. Evans agreed to consider native plantings and discussed some plantings that would work in that area. The application would be amended to include buffer planting around the pond.

Mr. Yagid questioned whether the disturbance would be beyond the silt fence. Mr. McMorrow confirmed that activity would remain on the north side of the silt fence.

*Mr. Yagid moved to table application #1218-20, Alecia Evans, 392 Kent Hollow Road, Map 17 Block 32 Lot 30, construction of new single-family dwelling, driveway, utilities and buffer planting around the pond within the regulated area. Mr. Younger seconded and the motion carried unanimously.*

**4.C.** Modification to Application #1168-18, High Watch Recovery Center, Inc., 54 & 62 Carter Road, addition to existing administration building, parking area, drainage basin and associated grading, Map 14 Block 22 Lots 6 & 7; **modification to include the elimination of second upper wall on the west facing slope above the new detox and pharmacy buildings; construction of elevated walkway exiting the second floor of the detox building.**

Mike Doherty of Milone & McBroom was present to represent High Watch. He reviewed the proposal to remove the second tiered wall at the top of the slope. They found they can grade the area so the second tier is not needed, which will reduce the hardscape and allow for the modification for egress; a second floor bridge. The overall disturbance does not change from the previously approved plan. He explained that some plantings have been shifted and a seed mix was added.

The members agreed that it seems to be an improvement with the reduced hardscape and increased plantings. Donna Hayes questioned the details regarding the elevated walkway. Mr. Doherty explained that the building itself will act as an anchoring with two footings on the other side. The total span is 15 feet. The entire area is currently excavated.

*Ms. Smith moved to accept the modification to Application #1168-18, High Watch Recovery Center, Inc., 54 & 62 Carter Road, addition to existing administration building, parking area, drainage basin and associated grading, Map 14 Block 22 Lots 6 & 7;* ***modification to include the elimination of second upper wall on the west facing slope above the new detox and pharmacy buildings; construction of elevated walkway exiting the second floor of the detox building.*** *Mr. Younger seconded and the motion carried unanimously.*

# 5. OLD BUSINESS

**5.A.** Notice of Violation 01-20, Lynn Novick and Dorothy Novick, 355 Skiff Mountain Road, Map 8 Block 8 Lot 7, cutting of approximately 75 – 100 trees in a regulated area without permit.

Donna Hayes recapped the agreement to cut the down tree limbs and trunks so they will lay flat and decompose on the ground. Ms. Smith advised that it is important to leave them on the site as not to move the borer problem. Ms. Hayes reported that the neighbor is no longer willing to be involved in the activity.

The group discussed the best time to perform this activity and determined that for the health of the wetland it should be done during a dryer time of the year; therefore, work should commence early August and be completed by the end of August. It was reiterated that the wood should not be removed.

**5.B.** Application #1215-20, Suzanne Tanner for Judie Mills, Est., 47 Johnson Road, Map 19 Block 15 Lot 29, construction of exterior decking on south and west sides of existing house.

Suzanne Tanner reported that the northwest corner of the deck is 85 feet to the water, westerly it is 95 feet to the water and on the south side is 125 feet to the water. Donna Hayes asked that the silt fencing be brought around the northwest and southwest corners of the deck construction.

*Mr. Younger moved to approve application #1215-20, Suzanne Tanner for Judie Mills, Est., 47 Johnson Road, Map 19 Block 15 Lot 29, construction of exterior decking on south and west sides of existing house. Mr. Yagid seconded and the motion carried unanimously.*

**5.C.** Application #1217-20, Brian Neff for Bradley Bernstein for Kent Hollow Straight, LLC, Map 17 Block 32 Lot 31, construction of: rain garden; new driveway entry gate; new driveway walls and pillars for gate access; approximately 170’ of new driveway; and, selective thinning of trees in the regulated area. All work being done in conjunction with construction of a new single-family dwelling and related site work.

It was noted that Mr. Neff still needs to submit revised site plan with the silt fencing as discussed at the last meeting.

*Mr. Yagid moved to approve application #1217-20, Brian Neff for Bradley Bernstein for Kent Hollow Straight, LLC, Map 17 Block 32 Lot 31, construction of: rain garden; new driveway entry gate; new driveway walls and pillars for gate access; approximately 170’ of new driveway; and, selective thinning of trees in the regulated area. All work being done in conjunction with construction of a new single- family dwelling and related site work with the condition that a revised site plan showing the silt fencing be submitted for the record. Mr. Younger seconded and the motion carried unanimously.*

**5.D.** Possible wetlands violation, Sam Mazza, 11 Upper Kent Hollow Road, Map 16 Block 26 Lot 1.

Paul Yagid reported on his site walk. He explained that runoff area had been cleaned up with an excavator; however, this is a wetland area and it was done without a permit. The property owner was asked to smooth out and stabilize the area. Donna Hayes explained that this property is about 80 percent wetlands or regulated area. Mr. Mazza is required to submit a permit application stating what he has done.

The group agreed to continue to watch the progress regarding this matter.

**6. COMMUNICATIONS TO THE COMMISSION**

**A. WRITTEN** - N/A

# B. VERBAL

The group discussed the clearing of land in the regulated area on the Dubray property on Route 341. Donna Hayes agreed to address this violation.

# 7. ADJOURNMENT

*Mr. Yagid moved to adjourn at 8:33 p.m. Mr. Younger seconded and the motion carried unanimously.*

Respectfully submitted.

*Tai Kern*

Tai Kern,

Land Use Clerk Received by Town Clerk

May 19, 2020 @ 2:40 PM