

# TOWN OF KENT INLAND WETLANDS COMMISSION

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**RECEIVED**

By Darlene Brady at 1:13 pm, Oct 26, 2022

## REGULAR MEETING MINUTES

The Inland Wetlands Commission held a regular meeting via zoom on Monday, October 24, 2022, beginning at 7:00 p.m.

### **1. CALL TO ORDER**

Ms. Werner called the meeting to order at 7:08 p.m.

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

Commissioners Present: Lynn Werner, Chairman, Ken Johnson, Paul Yagid, and Marge Smith

Staff Present: Tai Kern, LUA

### **3. READING OF MINUTES OF PREVIOUS MEETINGS**

**3.A.** Regular Meeting Minutes, September 19, 2022.

*Page 3 5.C. was corrected to show that Mr. Johnson moved to approve application. On Page 2 paragraph 8 the word "to" was inserted after "lake".*

*Mr. Johnson moved to approve the Regular Meeting Minutes, September 19, 2022 as corrected. Ms. Smith seconded and the motion carried unanimously.*

### **4. NEW BUSINESS**

**4.A.** Application #1297-22, Brad Lerman for KMKW Land, LLC, 70 Kenmont Rd, Map 15, Block 22, Lot 106, replacing existing ropes course within regulated area.

Brad Lerman and Hylton Wener came forward as agents for this application. They explained that they would like to upgrade the existing ropes course by installing weather resistant poles to be utilized instead of the trees. There will be no change to the location of the existing ropes course. Mr. Lerman confirmed for the Commission that the trees are regularly inspected for safety and they are all in good shape; therefore, none will be removed as part of this project.

The Commission agreed that this was a complete application and had no further questions.

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Kent Inland Wetlands Regular Minutes 10/24/2022

These are draft minutes and reflect a summary of discussions and relative motions. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

*Mr. Yagid moved to table Application #1297-22, Brad Lerman for KMKW Land, LLC, 70 Kenmont Rd, Map 15, Block 22, Lot 106, replacing existing ropes course within regulated area to the next meeting. Ms. Smith seconded and the motion carried unanimously.*

## **5. OLD BUSINESS**

- 5.A.** Application #1293-22, A.H. Howland & Assoc. for John & Mary Cesarz, 324 Kent Hollow Road, Map 17, Block 32, Lot 1, demo of existing house, new construction of single-family dwelling, septic, well and associated site work in regulated area.

The members noted that it was determined at their last meeting that there was nothing additional required to make a decision on this application.

*Ms. Smith moved approve Application #1293-22, A.H. Howland & Assoc. for John & Mary Cesarz, 324 Kent Hollow Road, Map 17, Block 32, Lot 1, demo of existing house, new construction of single-family dwelling, septic, well and associated site work in regulated area. Mr. Johnson seconded and the motion carried unanimously.*

- 5.B.** Application #1294-22, Wyrick Assoc. for Leslie Powell, 49 Spectacle Ridge Road. Map 16, Block 25, Lot 25, construction of addition and deck in regulated area.

Wes Wyrick and Gary Hock came forward as agents for this application. The Commission confirmed that the plan showing additional topography as requested was submitted. The members had no further questions.

*Ms. Smith moved approve Application #1294-22, Wyrick Assoc. for Leslie Powell, 49 Spectacle Ridge Road. Map 16, Block 25, Lot 25, construction of addition and deck in regulated area. Mr. Johnson seconded and the motion carried unanimously.*

- 5.C.** Possible Notice of Violation, Stanley Greenbaum, 247 Bulls Bridge Road, Map 6 Block 11 Lot 1, refuse and work done in a regulated area.

The members confirmed receipt of the report from Cynthia Rabinowitz at the NW Conservation District and a sketch showing the wetlands visually noted during her site visit. The difference in professional opinion between the property owner's consultant, Jay Fain & Associates, LLC and Cynthia Rabinowitz of the NW Conservation District was noted; however, it appears that they both agreed that this site had been altered and disturbed overtime.

The definition of intermittent watercourse was discussed by the group and it was noted that each professional does not agree with regard to whether an intermittent watercourse exists on this property.

The Commissioners discussed the current status of this issue noting that the items being stored on the site that caused this matter of concern have been removed. The group agreed that due to the proximity to the location of the pond at 333 Kent Road, future activity on this lot may be subject to Inland Wetlands review regardless of the wetland delineation on this site.

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The property is sensitive both due to the pond on the adjacent property and because the property carries water through a drainage ditch that may have been an intermittent stream at one point; therefore, the Commission determined that a pre-application review would be required prior to any future activity on the site. The Commission directed that a letter be drafted to the property owner to advise of this determination.

**6. COMMUNICATIONS TO THE COMMISSION**

**A. WRITTEN**

**6.A.** July through August 2022 Budget – confirmed received

**B. VERBAL**

LUA Tai Kern reported that the Assistant's job description was approved by the Board of Selectmen and has been posted.

**7. ADJOURNMENT**

*Ms. Werner moved to adjourn at 7:56 p.m. Ms. Smith seconded the motion carried unanimously.*

*Respectfully submitted,*

**Tai Kern**

Tai Kern

Land Use Administrator

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