

TOWN OF KENT INLAND WETLANDS COMMISSION

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RECEIVED

By Darlene Brady at 10:43 am, Aug 30, 2023

REGULAR MEETING MINUTES

The Inland Wetlands Commission held a regular meeting via zoom on Monday, August 28, 2023, beginning at 7:00 p.m.

1. CALL TO ORDER

Ms. Werner called the meeting to order at 7:02 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

Commissioners Present: Lynn Werner, Chairman; Ken Deitz (7:05 p.m.) Jeff Galusha, Ken Johnson, Anthony Palumbo, Marge Smith

Staff Present: Tai Kern, Land Use Administrator
Donna Hayes, Assistant Land Use Administrator

Ms. Smith moved to elevate Mr. Palumbo and Mr. Galusha to voting status. Mr. Johnson seconded and the motion carried unanimously.

3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Meeting Minutes July 25, 2023.

Ms. Smith moved to approve the Regular Meeting Minutes of July 25, 2023, as written. Mr. Johnson seconded and the motion carried unanimously.

4. OLD BUSINESS

There was no Old Business; no action taken.

5. NEW BUSINESS

5.A. Application #1326-23, Barbara A. Brown, 529 Skiff Mountain Rd., Map 7, Block17, Lot 6, Single Family Dwelling (ADU)

Ms. Kern gave the Commission the background on the application and advised them that Mr. Pat Hackett, engineer, was present to speak to the Commission on the owner's behalf. Ms. Kern said that there was no legend on the site plan and the full property was not shown and felt that the site plan as presented was difficult to read; however, supplemental information had been provided in the packet. Ms. Werner said that the information should be added to the site plan. Ms. Smith said that the location of the meadow was not evident on the site plan.

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Mr. Hackett said that the southwest corner will contain the new septic and new house. The second sheet contains an overhead view. The wetlands were flagged and their locations are noted on the site plan. Ms. Werner asked if the brook was placed on the site plan and Mr. Hackett said that it was not. Ms. Werner asked if he could please add that. Ms. Werner asked that the distance from the wetlands and the brook to the proposed work be added to the submitted site plan or provide another sheet containing that information. Mr. Hackett said that he would.

Mr. Hackett said that the existing field entrance will be used as the driveway and the utilities will be buried along the driveway. A garage will be placed along the front of the property and the main part of the house will contain a basement and front porch.

Ms. Werner asked Mr. Hackett what kind of wetland was on the property. Mr. Hackett explained that the work will be falling within 100' of the flagged wetlands on the front of the property. The new construction does not fall within the wetland area at the back of the property.

Ms. Brown, the property owner, said that the package she submitted has supplemental surveys and maps that might be helpful. The map that is scaled 1:50 will show the entire piece of property. Ms. Brown suggested that a site visit might be in order. Ms. Werner clarified what would be required in order to make a decision. Ms. Kern said that Mr. Hackett had presented all of the information, but it was not placed on one site plan which would make it easier for the Commission to review.

Ms. Brown said that she was trying very hard to place this new house in an area that would be less impactful and felt that Mr. Hackett would be able to provide the information.

Ms. Werner asked Ms. Smith if she had any comments. Ms. Smith said that she believes that Ms. Brown had placed the new house in a less impactful space although she has not walked the pasture. Mr. Johnson said he drove past it and understands what is trying to be done but agrees that the Commission does need accurate information. Ms. Smith believes that the plan can be simplified.

Ms. Werner asked Mr. Deitz if he had any comments. He said that the area between the disturbance of the house and the existing roadway is lacking silt fencing indicators.

Ms. Werner asked the Commission how they felt about having a special site plan meeting. Ms. Smith said that she is familiar with the site and will be unavailable. Ms. Werner said that she will coordinate with Ms. Kern and visit the site on her own.

Ms. Smith moved to continue Application #1326-23, Barbara A. Brown, 529 Skiff Mountain Rd., Map 7, Block 17, Lot 6, Single Family Dwelling (ADU) to the next regular meeting. Mr. Deitz seconded and the motion carried unanimously.

5.B. Application #1327-23, Cobble Road, LLC, (Hudson Valley Preservation), 10 Cobble Rd., Map 9, Block 43, Lot 2, septic system

Ms. Kern explained that there will be an amendment to this application to include the installation of an arborvitae hedgerow along Kent Cornwall Road that could be encroaching on the wetland setback area. She continued that Mr. Hackett, engineer for the property owner, submitted a new PDF on this shortly before the meeting and that she did not have an opportunity to get it to all of the Commission members. As was discussed during agenda item 5.A., Ms. Werner asked that the information be resubmitted in a clearer format. Mr. Hackett agreed.

Mr. Hackett explained the site plan that was submitted with regard to the installation of the septic system due to the possibility of the existing septic failing. Testing was done towards the back of the property and he will submit the information requested by the Commission.

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Since Mr. Hackett had to leave the meeting, Mr. Lord, representing the homeowner, stepped in and said that any new and/or required information will be added to the application. He added that the septic system is currently failing hence the need for a new septic system.

Mr. Deitz said that he thinks the plan contains sufficient information but would still need a legend to further understand what was submitted. Ms. Smith noted that there is a crossing on the south westerly corner of the property. Ms. Kern said that this site plan does not include the complete parcel and there was a stream that is not shown. Mr. Lord agreed. Ms. Smith asked if the property line between the applicant's property and the neighboring property was on the site plan. Mr. Palumbo said that he thought it was. Ms. Werner said that the stream needs to be placed on the site plan.

Ms. Werner asked Ms. Kern if she foresaw any problems with this application. She said that she did not but wanted to make sure that the record was accurate. The rest of the Commission agreed.

Ms. Smith moved to continue Application #1327-23, Cobble Road, LLC, (Hudson Valley Preservation), 10 Cobble Rd., Map 9, Block 43, Lot 2, septic system to the next regular meeting. Mr. Johnson seconded and the motion carried unanimously.

Mr. Johnson asked just for the elevations, watercourses, wetlands and their distances. Ms. Werner agreed but said that she felt that Mr. Hackett was trying to include as much information as possible for as many people as possible.

6. COMMUNICATIONS TO THE COMMISSION

A. WRITTEN

No action taken.

B. VERBAL

No action taken.

Ms. Werner asked Ms. Kern if she has been driving around town making sure that there is no work being done without permits. Ms. Kern replied that she has a couple of possible violations that she has been working on and hopes to have applications in the near future.

Ms. Werner welcomed Mr. Galusha to the Commission.

7. ADJOURNMENT

Mr. Deitz moved to adjourn at 7:58 p.m. Mr. Johnson seconded and the motion carried unanimously.

Respectfully submitted,

Donna M. Hayes

Donna M. Hayes, CZEO
Assistant Land Use Administrator