

TOWN OF KENT INLAND WETLANDS COMMISSION

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REGULAR MEETING MINUTES

The Kent Inland Wetlands Commission held a regular meeting on March 22, 2021 at 7:00 p.m. via Zoom.

1. CALL TO ORDER

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

2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

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

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

3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Meeting Minutes, February 22, 2021.

4th paragraph under Mod 1168-18: Change to: "It was clarified that the applicants were asking the Commission to eliminate the mitigation plan"

Ms. Smith moved to approve the Regular Minutes of the February 22, 2021 as amended. Mr. Yagid seconded and the motion carried unanimously.

4. NEW BUSINESS – N/A

5. OLD BUSINESS

5.A. Application #1242-20, Stefan Peters & Ashley Rosebrook, 99 Macedonia Brook Road, Map 2 Block 5 Lot 13, improvement to pre-existing, non-conforming driveway, demolition of existing garage and rebuild new with parking area and breezeway to existing house; inground swimming pool, equipment and pool deck.

Donna Hayes reported that the documents were not submitted in time to post them as necessary; therefore, this application will require an additional extension.

Jason Dismukes reported that excavation was done to repair the waterline and it was found that an original driveway exists below ground by about 2 1/2 feet. He feels the driveway may have been raised due to drainage issues. He has revised the plans to address this issue. The group viewed photos of the site.

Kent Inland Wetlands Regular Meeting Minutes 03/22/2021

These are draft minutes. 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. Dismukes reviewed a plan to build a wall 8 feet from the brook. He explained that the wall will help with the driveway grade. The contours along the brook were described and the proposed berm was discussed. Vegetation along the area will be added for stabilization. He noted that the brook is dry most of the year.

Mr. Dismukes reported that the applicants have agreed to use a canister filter for the pool to avoid the need for backwash. He advised that the existing deck area with screened porch will be demolished. Pervious pavers will be used in the driveway around the garage. Construction sequence and erosion control measures are included in the plans.

Mr. Dismukes will forward a formal request for extension of this application to April 26, 2021.

Mr. Yagid moved to accept extension to April 26, 2021 application #1242-20, Stefan Peters & Ashley Rosebrook, 99 Macedonia Brook Road, Map 2 Block 5 Lot 13, improvement to pre-existing, non-conforming driveway, demolition of existing garage and rebuild new with parking area and breezeway to existing house; inground swimming pool, equipment and pool deck. Mr. Deitz seconded and the motion carried unanimously.

- 5.B.** Application #1249-21, Brian Neff, LE, for Michael Martin, 0 Kenmont Road, Map 15 Block 22 Lot 93, construction of single-family dwelling, detached garage, driveway, well, septic and associated site work.

Donna Hayes reported on her site walk and noted that she had no concerns. Brian Neff reported that Cathy Weber approved the septic plan.

Ms. Smith moved to approve application #1249-21, Brian Neff, LE, for Michael Martin, 0 Kenmont Road, Map 15 Block 22 Lot 93, construction of single-family dwelling, detached garage, driveway, well, septic and associated site work. Mr. Deitz seconded and the motion carried unanimously.

- 5.C.** Application #1250-21, Brian Neff, LE, for Benjamin Rosen, 23 Mauwee Brook Way, Map 9 Block 22 Lot 3, conversion of existing lawn on the south side of the house and motor court into a grass lined walking path with plantings on both sides and drainage directed away from the brook.

It was reported that a planting plan was submitted and no issues were found with what was proposed. Brian Neff explained that the updated version of the plan includes more plantings and a straighter pathway.

Mr. Yagid moved to approve application #1250-21, Brian Neff, LE, for Benjamin Rosen, 23 Mauwee Brook Way, Map 9 Block 22 Lot 3, conversion of existing lawn on the south side of the house and motor court into a grass lined walking path with plantings on both sides and drainage directed away from the brook. Mr. Johnson seconded and the motion carried unanimously.

- 5.D.** 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 Lots 6 & 7; **modification to include removal of elevated boardwalk structure on the southwest side of the property and adjacent to the new detox facility and revise the associated grading to allow for the continuation of an uninterrupted at-grade walking surface.**

A letter from High Watch withdrawing this application was shared with the Commission. The plan will remain as originally approved by this Commission.

Mr. Johnson moved to accept withdrawal of 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 Lots 6 & 7; modification to include removal of elevated boardwalk structure on the southwest side of the property and adjacent to the new detox facility and revise the associated grading to allow for the continuation of an uninterrupted at-grade walking surface. Ms. Smith seconded and the motion carried unanimously.

- 5.E.** Application #1251-21, Sam Sabin for Ashley Shackelton, 398A Segar Mountain Road, Map 16 Block 25 Lot 11, construction of tennis court with fencing and clearing and seeding meadow.

Donna Hayes reviewed photos from her site visit noting that the stream is located at the other side of the tree line. Sam Sabin explained that there is a berm containing the wetlands to the other side of the area. The open meadow outside of the regulated area will be where the tennis court is located. The meadow clearing and seeding is within the regulated area.

Mr. Johnson moved to approve application #1251-21, Sam Sabin for Ashley Shackelton, 398A Segar Mountain Road, Map 16 Block 25 Lot 11, construction of tennis court with fencing and clearing and seeding meadow. Ms. Smith seconded and the motion carried unanimously.

6. COMMUNICATIONS TO THE COMMISSION

A. WRITTEN:

- 6.A.1.** Permit Application for the Use of Pesticides in State Waters: 346 Kent Cornwall Road

The group reviewed this application.

7. ADJOURNMENT

Mr. Johnson moved to adjourn at 8:20 p.m. Mr. Deitz seconded and the motion carried unanimously.

Respectfully submitted.

Tai Kern

Tai Kern,
Land Use Clerk