

TOWN OF KENT INLAND WETLANDS COMMISSION

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REGULAR MEETING MINUTES

The Kent Inland Wetlands Commission held a regular meeting on November 28, 2016 at 7:00 p.m. in the Kent Town Hall, 41 Kent Green Boulevard, Kent, CT.

1. CALL TO ORDER

Ms. Werner called the meeting to order at 7:00 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

Commissioners Present: Lynn Werner, Chairman; Eric Cieplik, Fred Hosterman, Marge Smith,
(Paul Yagid participated in agenda item #5.B. via phone)

Staff Present: Donna Hayes, Land Use Administrator

3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Meeting Minutes, October 24, 2016.

Ms. Smith moved to approve the Regular Meeting Minutes, October 24, 2016, as written. Mr. Cieplik seconded and the motion carried unanimously.

3.B. Special Meeting Minutes, November 13, 2016.

Mr. Cieplik moved to approve the Special Meeting Minutes, November 13, 2016, as written. Ms. Smith seconded and the motion carried unanimously.

4. APPLICATIONS

Mr. Hosterman recused himself from this discussion.

4.A. Application #1144-16F, Fred Hosterman, 178 Carter Road, forestry operation, Map 15 Block 22 Lot 20.

Mr. James Gillespie, certified forester, was present to represent Mr. Hosterman. He explained that Mr. Hosterman's operation will coincide with the operation that is planned for 164 Carter Road. Mr. Gillespie said that the plan is to remove 45 trees or approximately 10,000 board feet of hard wood. Access to the small area will be obtained through 164 Carter Road. There are no wetland areas involved in this forestry operation. On a site walk at 164 Carter Road, those present were shown the specific area.

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Kent Inland Wetlands Regular Minutes 11/28/16

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. Cieplik moved to table Application #1144-16F, Fred Hosterman, 178 Carter Road, forestry operation, Map 15 Block 22 Lot 20 to the next regular meeting. Ms. Smith seconded and the motion carried unanimously.

Mr. Hosterman returned to the meeting at this point.

- 4.B.** Application #1145-16, Ron Saltz, 1 Anderson Acres Road, demolition of existing 5-bedroom house and reconstruction of 6-bedroom house on existing footprint, Map 16 Block 24 Lot 16.

Mr. Brian Baker, LE, with Civil-1 was present as was Allan Shope, architect for the project. Mr. Baker explained the history of the property and the work that had been permitted by the Commission. He continued that the proposal is to remove the existing original farmhouse on the property and replace it with a 6-bedroom house on the same footprint. There will be no expansion of the footprint.

Mr. Baker said that they are in the process of working with Torrington Area Health District. A reserve area just below the solar panels has been identified for both the main house and this farmhouse. Tests on the farmhouse's existing septic will be done to determine if the reserve will need to be constructed. If the reserve area needs to be constructed, a wetlands permit will need to be obtained.

Ms. Werner asked why the house is being demolished. Mr. Allan Shope explained that the house's foundation and windows were rotted; the mechanical system was shot and most of the house was out of plumb. The new house will be identical to the one that is being knocked down and some of the original woodwork will be saved and used in the new structure.

Mr. Werner asked what the extent of the disturbance would be. Mr. Baker said that ¼ of the disturbed area is 40' from the wetlands and silt fencing will be installed along the limit of disturbance on the down gradient side of the existing driveway. Ms. Werner said that she is concerned about the storm drain that is just east of the existing farmhouse as that empties directly into the West Aspetuck River. Mr. Baker said that he did not think there was any need for concern but would be willing to install silt fencing in that area as well.

With no other questions, Ms. Hayes advised Mr. Baker and Mr. Shope that before the house could be demolished, they would have to comply with the Town's Demolition Delay Ordinance currently in place. She also asked Mr. Baker to add the additional silt fencing to the plan. Ms. Hayes asked Mr. Shope where he would be storing those items that would be remaining and he replied that any of the woodwork would be stored in the barn.

Mr. Hosterman moved to table Application #1145-16, Ron Saltz, 1 Anderson Acres Road, demolition of existing 5-bedroom house and reconstruction of 6-bedroom house on existing footprint, Map 16 Block 24 Lot 16 to the next regular meeting. Mr. Cieplik seconded and the motion carried unanimously.

5. OLD BUSINESS

- 5.A.** Application #1137-16, William Gawel for Drew Taraian, 0 Macedonia Road, construction of bridge across Bog Hollow Brook, Map 3 Block 4 Lot 2.

Mr. Taraian was present to the address the Commission. He advised them that he had contacted three different engineering firms to provide the information required by Ms. Denise Lord of Anchor Engineering. Mr. Taraian expressed surprise at the costs entailed to provide that information and asked the Commission if it was absolutely necessary to provide the information. He did comment that he had conversations with Ms. Lord and had asked an engineer with the firm of Arthur H. Howland and Associates to speak directly with her.

Ms. Werner explained that the Commission could not approve the bridge without the suggested information from Ms. Lord. Ms. Hayes circled the area of concerns in Ms. Lord's letter so that Mr. Taraian could make sure that

whatever engineering firm he chose would provide the information. Ms. Werner suggested that providing information on the watershed only could possibly save the applicant some money.

Ms. Hayes advised the Commission that this application would be reaching the 65th day approval requirement on November 30th but the applicant could grant the Commission an extension for no more than 65 additional days. Mr. Taraian said that he would approve an extension to the January 23, 2017 meeting. In the meantime, he would work on getting the required information.

Mr. Cieplik moved to table Application #1137-16, William Gawel for Drew Taraian, 0 Macedonia Road, construction of bridge across Bog Hollow Brook, Map 3 Block 4 Lot 2. Mr. Hosterman seconded and the motion carried unanimously.

- 5.B.** Application #1141-16F, James E. Gillespie for Richard James & Robert James, 164 Carter Road, proposed forestry operation, Map 15 Block 22, Lots 14, 15, 16, 17, 18.

Mr. Hosterman recused himself from this discussion.

Mr. Yagid participated in this discussion via phone as he was present at the site walk.

Mr. Gillespie was present representing the property owners. He then presented the Commission with a more explanatory, color coded, plan of the area to be forested.

Mr. Yagid commented that he was pleased with everything that was seen on the site walk and that Mr. Gillespie did a very good job pointing out what is proposed.

Mr. Cieplik moved to approve Application #1141-16F, James E. Gillespie for Richard James & Robert James, 164 Carter Road, proposed forestry operation, Map 15 Block 22, Lots 14, 15, 16, 17, 18. Ms. Smith seconded and the motion carried unanimously.

Mr. Hosterman returned to the meeting.

- 5.C.** Application #1142-16, South Kent Partners, LLC, 314 South Kent Road, building addition and septic repair, Map 12 Block 38 Lot 2.

Since Ms. Hayes was not present at last month's meeting, she asked the Commission for clarification on what was approved. She understood that the septic repair had been approved contingent on no appeals being presented within 15 days, but did not know if the addition had received the same approval. During a review of the minutes for this application, it was noted that the minutes would need to be corrected by changing the motion to reflect the application number as "1142.16" not "142.16".

After discussion, it was determined that the addition was not part of the approval.

Mr. Hosterman moved to approve the building addition portion of Application #1142-16, South Kent Partners, LLC, 314 South Kent Road, building addition and septic repair, Map 12 Block 38 Lot 2, as the septic repair had been approved at the previous meeting. Mr. Cieplik seconded and the motion carried unanimously.

- 5.D.** Application #1143-16, Kent School Corporation, Skiff Mountain Road, construction of squash court, Map 3 Block 9 Lot 25.

Mr. Dave Bjorklund from Spath Bjorklund and Mr. Joseph Wolinski, Facilities Director Kent School, were present to address the Commission.

Mr. Bjorklund gave the Commission a brief refresher on the project and especially relating to the new roof runoff system that will be built. He explained that the existing tennis building already has a roof runoff system that eventually empties into the Housatonic River. The new squash building will have a similar system that will tie into the system from the tennis building. An oil/sand separator will be tied into the system as well to handle the water runoff from the parking lot and site. Ms. Werner asked how often the oil/sand separator had to be cleaned and Mr. Wolinski replied that it would be cleaned on a yearly basis. Mr. Bjorklund added that there is a similar system further up Skiff Mountain Road that also needed to be cleaned and he assumed that they would be cleaned at the same time.

Ms. Hayes asked how they would be creating the new parking lot. Mr. Bjorklund said that the new parking lot would be paved.

Having no further questions, the following motion was made:

Ms. Smith moved to approve Application #1143-16, Kent School Corporation, Skiff Mountain Road, construction of squash court, Map 3 Block 9 Lot 25. Mr. Hosterman seconded and the motion carried unanimously.

6. NEW BUSINESS

6.A. Approval of 2017 Regular Meeting Schedule

Mr. Cieplik moved to approve the 2017 Regular Meeting Schedule. Mr. Hosterman seconded and the motion carried unanimously.

7. COMMUNICATIONS TO THE COMMISSION

A. WRITTEN

7.A.1. *The Habitat, Fall 2016*

No action taken.

B. VERBAL


Ms. Werner asked Ms. Hayes to ask First Selectman Adams to put the information back in his newsletter about the need for another alternate for the Commission. Everyone agreed to think about possible candidates.

Ms. Hayes commented that the Commission's annual meeting will be on next month's agenda. Ms. Werner asked that the By-Laws also be added to the agenda for discussion. Ms. Hayes said that she will email them to the Commission members.

8. ADJOURNMENT

Ms. Smith moved to adjourn at 8:00 p.m. Mr. Hosterman seconded and the motion carried unanimously.

Respectfully submitted,


Donna M. Hayes, CZEO
Land Use Administrator

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