

**TOWN OF KENT**  
**INLAND WETLANDS COMMISSION**

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2018 MAY 22 A 11: 48

BY *S. Brady*  
TOWN CLERK

REGULAR MEETING MINUTES

The Kent Inland Wetlands Commission held a regular meeting on May 21, 2018 at 7:00 p.m. in the Kent Town Hall, 41 Kent Green Boulevard, Kent, CT.

1. CALL TO ORDER

Chairperson 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, Paul Yagid, Marge Smith, Fred Hosterman, Ken Dietz

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, April 23, 2018.

*Mr. Yagid moved to approve the Regular Meeting Minutes, April 23, 2018. Mr. Cieplik seconded and the motion carried unanimously.*

4. APPLICATIONS

4.A. Application #1171-18, 33 Camps Road, LLC, 33 Camps Road, erect an insulated barn for storage of agricultural supplies with concrete foundation and associated clearing. Addition of 12x15 stone patio to existing farmhouse, Map 17, Block 28, Lot 30.

The Commission reviewed the application and stated that total acreage within regulated area should be provided along with larger maps. David Birnbaum came forward and agreed to provide a larger map showing the wetland and property boundaries, the disturbed area and calculations. He reviewed the maps showing the location of the patio and the proposed barn. It was noted that topography should also be included on the map. Ms. Werner noted that the barn is unusually close to the wetland edge. The Commission was reminded that this is no longer an active wetland. David Birnbaum agreed to revise to allow for a couple more feet from the wetland.

*Mr. Yagid moved to table application #1171-18, 33 Camps Road, LLC, 33 Camps Road, erect an insulated barn for storage of agricultural supplies with concrete foundation and associated clearing. Addition of 12x15 stone patio to existing farmhouse, Map 17, Block 28, Lot 30. Ms. Smith seconded and the motion carried unanimously.*

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Kent Inland Wetlands Regular Meeting Minutes 5/21/18

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- 4.B. Application # 1172-18, Kent School Corporation, 50 Schaghticoke Road, construction of a new storage garage at the existing maintenance area, Map 4, Block 3, Lot 5.

Joe Wolinski came forward and reviewed the proposal for a 50 x 85 one story metal building. He explained that during the major flood they pumped 3 million gallons of water out of one building on the main campus. They need someplace for storage of dry goods outside of the flood plain. It was noted that the proposal is still within the flood plain and asked that the Wetlands Commission be provided with a copy of the flood plain application for this activity. Mr. Wolinski reported that he has never had any issues with flooding at the proposed site, but will ask David Bjorklund to be present at the next meeting to answer questions as they apply to the flood plain.

*Mr. Cieplik moved to table application # 1172-18, Kent School Corporation, 50 Schaghticoke Road, construction of a new storage garage at the existing maintenance area, Map 4, Block 3, Lot 5. Mr. Hosterman seconded and the motion carried unanimously.*

- 4.C. Application # 1173-18, 200 Kenmont LLC, 200 Kenmont Road, lakefront recreation improvements; stone wall and sand terrace, stone terrace, cabana, landscaping and tree work, Map 15, Block 22, Lot 96.

Dirk Sabin, Landscape Architect, came forward and reviewed the site plan with the Commission. The proposal is to open an additional 50 feet along the edge of the lake. The trees will be removed, but the mountain laurel will remain as plant buffer on the water's edge. The owners would like access to the dock, a play area and a beach. They are proposing a stone terrace area and a sandy area behind the mountain laurel buffer. There may be addition of boulders for stabilization as well as low native planting. Mr. Sabin advised that the area is somewhat eroding currently. The stone terrace will be made of flagstone. A future cabana has been included on the plan, but is not part of this application at this time. The retaining wall will be wet laid with a dry look and the flagstone will be set on process stone. It was noted that the removal of the trees on the north slope will not affect the shade on the lake. The trees removed will be flush cut and stump will not be dug out.

Donna Hayes and Fred Hosterman will arrange to view the site. Mr. Sabin agreed to provide a list of native plants to be used.

*Mr. Yagid moved to table application # 1173-18, 200 Kenmont LLC, 200 Kenmont Road, lakefront recreation improvements; stone wall and sand terrace, stone terrace, cabana, landscaping and tree work, Map 15, Block 22, Lot 96. Mr. Cieplik seconded and the motion carried unanimously.*

## 5. OLD BUSINESS

- 5.A. 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.

Fred Hosterman recused himself from this discussion and was dismissed from the meeting.

*Ms. Smith moved to elevate Ken Dietz to voting status. Mr. Yagid seconded and the motion carried unanimously.*

Donna Hayes reported that she spoke with Denise Lord of Anchor Engineering who confirmed that all the wetland concerns have been addressed. John Mack, Professional Engineer, noted that a revised set of plans were submitted for the record.

Attorney Joe Williams came forward and explained that their Zoning application is pending. The Fire Department has requested increased access to the building; therefore, a pervious area of grass pavers have been added outside of the upland review area for this purpose.

John Mack reviewed the plans for the fire access behind the buildings as requested by the KVFD. Concrete grass pavers will be utilized. Vinny Roberti came forward and advised that this access will be multifunctional to allow for Eversource and septic tank access as well.

John Mack advised that the walkway will be pervious asphalt pavers to allow for better egress.

The Commission agreed that all of the previous concerns with this application have been addressed.

Donna Hayes read aloud a note from Denise Lord recommending that any changes to the plan that will affect the water quality value return to the IWC for approval.

*Mr. Yagid moved to approve 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. Ms. Smith seconded and the motion carried unanimously.*

- 5.B. Application #1169-18, JRT Construction for Gabriella DellaCorte, 115 A Cobble Road, installation of inground pool, fence and pool equipment, Map 10 Block 22 Lot 3.

John Blore came forward and the revised map was reviewed. He confirmed that the silt fence, stock pile, and area of disturbance are all noted on the new plan.

It has also been noted that the stock pile is to be removed.

*Ms. Smith moved to approve application #1169-18, JRT Construction for Gabriella DellaCorte, 115 A Cobble Road, installation of inground pool, fence and pool equipment, Map 10 Block 22 Lot 3. Mr. Cieplik seconded and the motion carried unanimously.*

- 5.C. Application #1170-18, James and Virginia Blacketter, 120 North Main Street, installation of inground pool, replace existing footbridge with culvert, installation of utilities and associated landscaping, Map 9, Block 42, Lot 7.

The members confirmed their receipt of the e-mail withdrawing this application.

*Ms. Smith moved accept the withdrawal for application #1170-18, James and Virginia Blacketter, 120 North Main Street, installation of inground pool, replace existing footbridge with culvert, installation of utilities and associated landscaping, Map 9, Block 42, Lot 7. Mr. Yagid seconded and the motion carried unanimously.*

6. **NEW BUSINESS** – N/A

7. **COMMUNICATIONS WITH THE COMMISSION** - N/A

A. **WRITTEN**

- 7.A.1. Permit Application for the Use of Pesticides in State Waters: South Spectacle Lake; Turrill Pond, Rock Cobble Farm, 99 Ore Hill Road; Segar Mountain Road Marsh.

The applications were reviewed and it was confirmed that a letter advising of the alternatives would be sent to the property owners.

Donna Hayes agreed to ask for clarification from the DEEP regarding the application question pertaining to 200 feet down stream users. Additionally, she will draft information to be included in the Selectman's newsletter regarding maintenance activities such as culvert cleaning and alternatives to herbicide and pesticides.

7.A.2. Monthly Financials – July '17 – March '18. - Reviewed.

B. VERBAL N/A

8. ADJOURNMENT

*Mr. Yagid moved to adjourn at 8:08 p.m. Ms. Smith seconded and the motion carried unanimously.*

Respectfully submitted.

Tai Kern

Tai Kern,  
Land Use Clerk

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BY *J. B. Nealey*  
TOWN CLERK

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