

TOWN OF KENT INLAND WETLANDS COMMISSION

41 Kent Green Boulevard
P.O. Box 678
Kent, CT 06757
Phone (860) 927-4625 Fax (860) 927-1313

REGULAR MEETING MINUTES

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KENT TOWN CLERK

2018 JUN 26 A 11:40

BY *[Signature]* TOWN CLERK

The Kent Inland Wetlands Commission held a regular meeting on June 25, 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, Marge Smith, Ken Dietz
Staff Present: Donna Hayes, Land Use Administrator and Tai Kern, Land Use Clerk

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

Ms. Smith moved to add to the agenda application #1178-18, Kent School Corporation, 1 Macedonia Road, construction of gate house and entry gate systems at three campus locations Map 4 Block 10 Lot 1. Mr. Cieplik seconded and the motion carried unanimously.

3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Meeting Minutes, May 21, 2018.

Ms. Smith moved to approve the Regular Meeting Minutes, May 21, 2018. Mr. Cieplik seconded and the motion carried unanimously.

4. APPLICATIONS

4.A. Application #1174-18, Wyrick Associates for Ellen and Tom Ryan, 21 Halls Lane, addition of two-car garage with connector to house built on slab, Map 9 Block 22 Lot 34.

Wes Wyrick came forward and reviewed the plan to add a two-car garage with connector to the existing house. The septic location between the house and wetland was noted. It was confirmed that the TAHD has reviewed and approved this proposal. The wetland boundaries were noted on the map and it was found that the entire proposal is mostly within the wetlands. Mr. Wyrick explained that there are no alternatives due to the grade, septic location and existing driveway location. The proposal will be built on slab on grade on the existing driveway. Donna Hayes agreed to view the site to observe potential impacts before the next meeting.

Kent Inland Wetlands Regular Meeting Minutes 6/25/18

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Ms. Smith moved to table application #1174-18, Wyrick Associates for Ellen and Tom Ryan, 21 Halls Lane, addition of two-car garage with connector to house built on slab, Map 9 Block 22 Lot 34. Mr. Cieplik seconded and the motion carried unanimously.

- 4.B.** Application #1175-18, David Birnbaum for 33 Camps Road, LLC, 0 Camps Road, installation of dry hydrant in existing pond, Map 17 Block 30 Lot 11.

John Suscovich, farm manager and business partner, came forward and reviewed the plan with the Commission. He reported that David Birnbaum will be working with Bruce Osbourne for this installation. Mr. Birnbaum will come forward at the next meeting with more detailed plans. Mr. Suscovich explained that there are no other dry hydrants in the area and agreed to provide a letter from the fire department that speaks to the need. Additionally, he will note on the application that the proposed hydrant will be used for fire only.

Mr. Cieplik moved to table application #1175-18, David Birnbaum for 33 Camps Road, LLC, 0 Camps Road, installation of dry hydrant in existing pond, Map 17 Block 30 Lot 110. Mr. Dietz seconded and the motion carried unanimously.

- 4.C.** Application #1176-18F, Adam Osborne for High Watch Recovery Center, LLC, 47 Carter Road, after the fact forestry operation, Map 14 Block 21 Lot 17.

Donna Hayes reported that this is an after the fact application for a clear-cutting activity. Adam Osborne came forward with Vinny Roberti to represent High Watch. Mr. Osborne reported that this is a conversion from forestland to pastureland. He reported that 6 acres were cut.

Chair Werner advised that this activity is considered a forestry activity. Donna Hayes noted that the principal use of this property is therapeutic; therefore, the inland wetlands exemptions would not apply.

Mr. Roberti reported that it was pretty obvious that their intent of the clearing was for paddock use. High Watch contracted Mr. Osborne and were unaware that he was a licensed forester.

Chair Werner questioned High Watch's intent for the rest of wooded area on the 70 acre property. Vinny Roberti advised that they are done clearing. Ms. Werner explained that this is the head waters of Kent Falls Brook and from a wetlands and forestry management standpoint it should consider how the rest of the property will be used. The clear cutting done at the top of hill will significantly increase waters downstream.

Mr. Osborne reported that a low quality wood was cleared and there was not much understory. He does not think this was a full clear cut, but is unsure of the definition for clear cutting. Mrs. Hayes read aloud the definition of clear cut for the record.

The Commission confirmed that this activity was a violation of the forestry regulations. The Commission agreed that they would like to see a plan for the balance of the property so they can understand how it fits into a forestry management plan. Mr. Osbourne reported that boulders had been moved around the property and buried as fill as part of this activity.

Donna Hayes requested a site plan showing where paddocks are located, the fencing location, stone walls and replanting plan. Vinny Roberti agreed to provide a site plan for area that was cleared and a plan demonstrating an understanding of what will be done with the rest of the property. Additionally, the water tanks to be installed on the site will be located on the plan.

Mr. Cieplik moved to table application #1176-18F, Adam Osborne for High Watch Recovery Center, LLC, 47 Carter Road, after the fact forestry operation, Map 14 Block 21 Lot 17. Ms. Smith seconded and the motion carried unanimously.

- 4.D. Application #1178-18, Kent School Corporation, 1 Macedonia Road, construction of gate house and entry gate systems at three campus locations Map 4 Block 10 Lot 1.

It was confirmed that no one was present to represent this application. Donna Hayes reviewed the application and the plans for a gate house and three electronic arms with the group. It was noted that the gate house is within the flood plain and the required application is under review with regard to the flood plain.

Ms. Smith moved to table application #1178-18, Kent School Corporation, 1 Macedonia Road, construction of gate house and entry gate systems at three campus locations Map 4 Block 10 Lot 1. Mr. Dietz seconded and the motion carried unanimously.

5. OLD BUSINESS

- 5.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.

John Suscovich came forward and Donna Hayes shared with the Commission the maps showing the wetlands delineation, topography, silt fencing, patio and new location of the barn which is 24 feet from the wetland. Mr. Suscovich reported that there is an existing driveway with a building that abuts; thereby, eliminating alternatives to this proposal. He noted that this will be used for agricultural storage and that no chemicals will be stored in the building.

Mr. Cieplik moved to approve 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. Mr. Dietz seconded and the motion carried unanimously.

- 5.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.

Donna Hayes confirmed for the Commission that this proposal is not within the flood plain area.

Ms. Smith moved to approve 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. Cieplik seconded and the motion carried unanimously.

- 5.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 came forward and presented a cross section of the plan dated 6/16/18. He confirmed that the Mountain Laurel will be preserved and pruned. The cabana is not part of this plan and the applicant will return for the review of the cabana plan once developed. Mr. Sabin noted that a recharge envelope will be installed under the sand terrace. Additionally, details and sequence of construction were submitted for the record. He reviewed erosion control plans and confirmed that he will be responsible to oversee that it is installed properly and maintained.

It was determined 320 square footage proposed dock is in excess of the 150 square feet permitted by the Zoning Regulations. Adam Manes came forward noting that every dock on the lake exceeds 150 square feet to allow for a boat to access due to the lake depth.

Mr. Sabin advised that work would begin in September and run through November. There will be a temporary bark mulch area during construction. Ms. Werner advised that silt fencing will be require to prevent the much from running into the lake.

Mr. Sabin confirmed for the Commission that the entire edge of the lake will be buffered with vegetation. The existing shed will be removed from the site. Underbrush will be cut and stumps will remain. The terrace will be flagstone. Ms. Werner questioned percentage of impervious surface to remain along the lake and noted that a condition of approval should be that the remainder of the lakefront shall remain impervious.

Ms. Smith moved to approve 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 with the condition that remainder of the lakefront remain natural and that the dock size is not to be in excess of what is permitted by the Zoning Regulations. Mr. Cieplik seconded and the motion carried unanimously.

6. **NEW BUSINESS** – N/A

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

A. **WRITTEN**

7.A.1. Email from Mathew Starr dated May 31, 2018, re: water quality at Templeton Pond between The Kent driveway and the Town garage driveway.

The group reviewed the e-mail submitted by Mathew Starr. It was determined that this is a small manmade pond located in a terrible spot that may be picking up a lot of fertilizer. A letter can be sent to the landowners located above the pond to educate regarding alternatives. The Commission confirmed that this matter is not within the Wetlands Commission's purview; therefore, no further actions can be taken.

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

B. **VERBAL**

7.B.1. A study by HVA to identify possible replacements of culverts at Pond Mountain stream to be used as examples of wildlife preservation and flood control.

Donna Hayes questioned if this activity was to come before the IWC and agreed to contact Mike Jastremski with the HVA regarding this matter.

8. **ADJOURNMENT**

Ms. Smith moved to adjourn at 8:15 p.m. Mr. Dietz seconded and the motion carried unanimously.

Respectfully submitted.

Tai Kern

Tai Kern,
Land Use Clerk

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