

# 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

RECEIVED FOR RECORD  
KENT TOWN CLERK

2018 SEP 26 A 9:33

BY *D. Brady*  
TOWN CLERK

## REGULAR MEETING MINUTES

The Kent Inland Wetlands Commission held a regular meeting on September 24, 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: Eric Cieplik, Paul Yagid, Fred Hosterman, Lynn Werner, Ken Dietz (7:35)

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, August 27, 2018.

*Mr. Cieplik moved to approve the Regular Meeting Minutes, August 27, 2018. Ms. Werner seconded and the motion carried unanimously.*

#### 3.B. Special Meeting Minutes, September 10, 2018.

*Mr. Cieplik moved to approve the Special Meeting Minutes, September 10, 2018. Mr. Yagid seconded and the motion carried unanimously.*

### 4. APPLICATIONS N/A

### 5. OLD BUSINESS

#### 5.A. 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.

*Mr. Cieplik moved to table, until a quorum is available, 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. Mr. Yagid seconded and the motion carried unanimously.*

---

Kent Inland Wetlands Regular Meeting Minutes 9/24/18

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.

- 5.B.** Application #1180-18, South Kent School, 0 Bulls Bridge Road, installation of scoreboard and concrete slab for covered benches, Map 6 Block 38 Lot 2.

Rich Chavka came forward and submitted a drawing dated 9/15/18 showing the final location for the scoreboard and the 70 x 5 foot slab along with a cross section of the concrete slab section.

*Mr. Yagid moved to approve application #1180-18, South Kent School, 0 Bulls Bridge Road, installation of scoreboard and concrete slab for covered benches, Map 6 Block 38 Lot 2. Mr. Cieplik seconded and the motion carried unanimously.*

- 5.C.** Application #1181-18, Brian Neff for James Lilly and Lily Thom, 29 Brown Road, installation of underground utilities and resurfacing of driveway with gravel, Map 11 Block 40 Lot 24.

Brian Neff came forward with a plan for the regravelling of the driveway over an existing pathway. A 24 inch corrugated steel pipe culvert exists under the driveway and will remain. He noted erosion controls and stock pile areas. This is the least disturbing way to access this 18 + acre site. Pull offs will be outside the wetland area, but within the regulated area. There may be slight tree cutting for the pull offs. Work may begin this fall, weather permitting.

*Mr. Hosterman moved to approve application #1181-18, Brian Neff for James Lilly and Lily Thom, 29 Brown Road, installation of underground utilities and resurfacing of driveway with gravel, Map 11 Block 40 Lot 24. Mr. Cieplik seconded and the motion carried unanimously.*

- 5.D.** Application #1182-18, Park and Recreation for Town of Kent, 42 Segar Mountain Road deposition of processed stone and wood chips around feeder pond and stream, Map 10 Block 40 Lot 9.

Leslie Ferris came forward and the members had no issues with the plan presented at the last meeting.

*Mr. Hosterman moved to approve application #1182-18, Park and Recreation for Town of Kent, 42 Segar Mountain Road deposition of processed stone and wood chips around feeder pond and stream, Map 10 Block 40 Lot 9. Mr. Yagid seconded and the motion carried unanimously.*

## **6. NEW BUSINESS**

- 6.A.** Recommendation to the Board of Selectmen on the appointment of Ken Johnson as an alternate on the Inland Wetlands Commission, term to expire on December 31, 2020.

*Mr. Cieplik moved to recommend to the Board of Selectmen the appointment of Ken Johnson as an alternate on the Inland Wetlands Commission, term to expire on December 31, 2020. Mr. Yagid seconded and the motion carried unanimously.*

- 6.B.** Modification to Permit #1173-18, Sabin Landscape Architects for Kenmont LLC, 200 Kenmont Road, lakefront recreation improvements; stone wall and sand terrace, stone terrace, cabana, landscaping and tree work: Modification to include increase in size of cabana and addition of a boulder rip-rap wall, Map 15 Block 22 Lot 96.

---

### **Kent Inland Wetlands Regular Meeting Minutes 9/24/18**

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.

Dirk Sabin came forward and reviewed the plan approved earlier this spring showing the cabana. He explained that they have returned with the plan specific to the cabana showing some modifications for a longer cabana and the addition of more plantings. Additionally, a section of boulder rip rap showing in the original plan is being eliminated. A play area is being created with a boulder rip rap wall to hold back the hillside. This plan provides for a better buffer along the lake. They would like to begin work as soon as possible.

Peter Talbot, Architect, came forward and discussed the septic design. He noted that they have had previous approval for a similar design. The new plans are expected to be submitted to TAHD this week.

*Mr. Yagid moved to approve modification to Permit #1173-18, Sabin Landscape Architects for Kenmont LLC, 200 Kenmont Road, lakefront recreation improvements; stone wall and sand terrace, stone terrace, cabana, landscaping and tree work: Modification to include increase in size of cabana and addition of a boulder rip-rap wall, Map 15 Block 22 Lot 96. Mr. Cieplik seconded and the motion carried unanimously.*

Ken Dietz arrived at 7:35 pm.

*Mr. Yagid made a motion to elevate Ken Dietz to voting status. Mr. Cieplik seconded and the motion carried unanimously.*

Fred Hosterman recused himself.

- 5.A. 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.

Vinny Roberti and Adam Osborne came forward and reviewed remediation done to the site to remedy some of the issues that came forward at the site walk. Vinny Roberti agreed to provide a plan to collect the water next to the fence as part of this application.

The group discussed whether an environmental review should be done to address the impact of this activity. It was noted that seeding and stabilization is important. The applicants were reminded that prior to further clearing for septic activity they should consult with the Land Use Office.

The rebuilding of the rock wall was discussed. It was noted that the plan for the rock wall and standing water nearby should be submitted as a condition of the approval.

*Mr. Yagid moved to approve 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 with the condition that the plan for the stone wall and standing water behind it is provided. Mr. Cieplik seconded and the motion carried 3-1 Dietz opposed. Dietz stated he was opposed due to what he feels was active deceit on the applicants' part and this Commission should have pursued penalties for damages.*

Chair Werner noted that Hayes should continue to monitor this site.

- 6.C. Removal of beaver dams by the Town of Kent.

Mr. Osborne, Public Works Director, came forward to understand the policy regarding removing beaver dams as necessary by the public works crew. The Commission agreed that sites where no other solution is available should be identified and addressed in one permit. Clearing areas for maintenance issues can be

addressed as needed. Other sites should be addressed individually for a possibility of using Beaver Solutions. It was clarified that public safety issues takes priority.

7. **COMMUNICATIONS WITH THE COMMISSION**

A. **WRITTEN**

7.A.1. CACIWC, 41<sup>st</sup> Annual Meeting and Environmental Conference announcement.

It was noted that this will be held November 17th, 2018 for those interested

B. **VERBAL** - N/A

8. **ADJOURNMENT**

*Mr. Cieplik moved to adjourn at 8:05 p.m. Mr. Hosterman seconded and the motion carried unanimously.*

Respectfully submitted.

Tai Kern

Tai Kern,  
Land Use Clerk

RECEIVED FOR RECORD  
KENT TOWN CLERK

2018 SEP 26 A 9:33

BY *D. Bradley*  
TOWN CLERK

---

Kent Inland Wetlands Regular Meeting Minutes 9/24/18

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.