

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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TOWN CLERK

The Kent Inland Wetlands Commission held a regular meeting on January 27, 2020 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 7:02 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

Commissioners Present: Lynn Werner, Chairman; Marge Smith, Paul Yagid, Fred Hosterman

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

3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Special Minutes, January 6, 2010.

The spelling of "Modular" was corrected.

*Ms. Smith moved to approve the minutes of the January 6, 2020 Special Meeting with the correction noted.
Mr. Yagid seconded and the motion carried unanimously.*

4. NEW BUSINESS

4.A. Application #1212-20, Spath-Bjorklund for The Kent School Corporation, 25 Skiff Mountain Road, Map 3 Block 9 Lot 24, construction of six (6) single-family dwellings for faculty housing.

Dave Bjorklund came forward and reviewed the proposal for faculty housing originally executed in 2002/2003. Seven of the homes proposed were never constructed. The permit has expired and he is here today to apply for six of the seven homes to be constructed as modular homes with crawl spaces. He reviewed the drainage system that is to be tied into the original system constructed in 2002/2003. The units have been revised to eliminate the originally proposed garages. This plan is 5 percent less impervious than the originally approved plan. Two and one-half of the proposed houses are within the regulated area.

Donna Hayes read aloud the review submitted by Town Engineer, Denise Lord. Mr. Bjorklund agreed to address Ms. Lord's issues prior to the next meeting. The Commission will review the storm water information submitted and will further discuss at the next meeting. It was confirmed that the amount of

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excavation will be limited. The homes will be tied into the existing sewer plan. It was recommended that the plan be reviewed by the sewer commission again.

Mr. Yagid moved to table application #1212-20, Spath-Bjorklund for The Kent School Corporation, 25 Skiff Mountain Road, Map 3 Block 9 Lot 24, construction of six (6) single-family dwellings for faculty housing. Mr. Hosterman seconded and the motion carried unanimously.

- 4.B.** Application #1213-20F, Nick Yanick for Preston Mountain Club, 59 Preston Mountain Road, Map 3 Block 3 Lot 1, forestry operation.

Nick Yanick came forward to review proposal for a 5-acre habitat cut. The closest cut is about 300 yards from the lake. The stumps will remain so the grapes can grow upon them for the habitat. The Commission requested that a copy of the map showing the location of the cut and pathway to remove the logs be submitted. He confirmed they will not be crossing any streams and there are no wetlands within the 5-acre parcel. They will be using main roads to skid.

Mr. Yanick requested that this application be acted upon in an expedited way due to the constraints of the rattlesnake ban.

Mr. Yagid moved to expedite approval application #1213-20F, Nick Yanick for Preston Mountain Club, 59 Preston Mountain Road, Map 3 Block 3 Lot 1, forestry operation pending the submission of the site plan. Ms. Smith seconded and the motion carried unanimously.

- 4.C.** Application #1214-20, Arthur H. Howland & Associates for Michael Hagerman, 324 Kent Hollow Road, Map 17 Block 32 Lot 1, demolition of existing house and rebuild of new SFD, new septic system, new well and associated site work.

Donna Hayes reported that Paul Szymanski requested that the application be accepted this evening. She will meet with Mr. Szymanski for a site walk once the area is flagged and will report on whether she feels the Commission should view the site as well. The group agreed that the application appears to be complete.

Ms. Smith moved to table application #1214-20, Arthur H. Howland & Associates for Michael Hagerman, 324 Kent Hollow Road, Map 17 Block 32 Lot 1, demolition of existing house and rebuild of new SFD, new septic system, new well and associated site work. Mr. Hosterman seconded and the motion carried unanimously.

- 4.D.** Modification to Application #1204-19, Candlewood Valley Homes, Inc. for Eric Aroesty, 59 Kenico Road, demolition of existing single-family dwelling; rebuild of new single-family dwelling on existing footprint; increase size of existing septic system to 5 bedroom, Map 15 Block 22 Lot 74. **Modification to include: revisions to site walls; addition of new retaining walls and native/buffer plantings; addition of wood deck/catwalk; realignment of driveway; expansion of parking area; relocation of well; addition of u/g propane tank; addition of pool with terrace, fencing, pool equipment.**

Bob Gilchrest came forward and distributed a map entitled Existing Site Plan/Erosion Control Plan dated 1/22/20 and a planting plan. He explained that they are requesting a modification to the original application that was approved last July. He reviewed with the group the original approval.

Mr. Gilchrest reported that the new design includes .6 disturbed acres with all work being done in the regulated area. In the new plans, there are revisions to the walls and terraces and the area of plantings will be much larger. There will be no additional trees removed other than the two dead pines. Parking was expanded and a turnaround was added for safety. The parking area and driveway is all gravel. An underground lp tank, pool, pool terrace and catwalk deck has been added to the plan. The new plan is about 30 percent more pervious.

Drainage was discussed noting that the pitch in the pool area will be toward the drainage. Currently the pitch is toward the lake. Plunge pools, infiltrator, and curbing will be used to control runoff. The existing drainage swale will be corrected to prevent scour. The proposed buffer in front of the lake is seven to ten feet. The Commission reviewed the planting plan and it was agreed that an additional planting plan would be submitted for the other side of the project area.

The Commission requested an articulation of the existing runoff calculations compared to what is being proposed. Mr. Gilchrest agreed to write a narrative explaining the improvements in reduction of runoff to the lake.

Ms. Smith moved to approve modification to application #1204-19, Candlewood Valley Homes, Inc. for Eric Aroesty, 59 Kenico Road, demolition of existing single-family dwelling; rebuild of new single-family dwelling on existing footprint; increase size of existing septic system to 5 bedroom, Map 15 Block 22 Lot 74. Modification to include: revisions to site walls; addition of new retaining walls and native/buffer plantings; addition of wood deck/catwalk; realignment of driveway; expansion of parking area; relocation of well; addition of u/g propane tank; addition of pool with terrace, fencing, pool equipment contingent upon the receipt of narrative regarding improved drainage and additional planting plan. Mr. Yagid seconded and the motion carried unanimously.

- 4.E. Notice of Violation 01-20, Lynn Novick and Dorothy Novick, 355 Skiff Mountain Road, Map 8 Block 8 Lot 7, cutting of approximately 75 – 100 trees in a regulated area without permit.

Donna Hayes reported that she received a call from a neighbor inquiring whether a permit had been issued for the clearing on this property. She noted that she would like to clean up the area. The property abutter's caretaker advised that this had been done in November. The forester for this job explained to him that he was instructed to drop and leave the dead ash trees on the site. Ms. Warner questioned whether this is a fire hazard. Donna Hayes explained that removing the wood from the site will be disruptive.

Donna Hayes agreed to forward the Notice of Violation to align scheduling requirements with the next meeting.

Ms. Smith moved to forward Notice of Violation to align scheduling requirements with the next meeting for 01-20, Lynn Novick and Dorothy Novick, 355 Skiff Mountain Road, Map 8 Block 8 Lot 7, cutting of approximately 75 – 100 trees in a regulated area without permit. Mr. Yagid seconded and the motion carried unanimously.

5. COMMUNICATIONS TO THE COMMISSION

A. WRITTEN

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5.A.1. Permit Application for the Use of Pesticides in State Waters: 108 Anderson Road.

The group reviewed the property map noting the concerns that this does not seep into the swamp area. It was confirmed that this seasonal flow goes to a significant water course; the West Aspetuck. The Commission asked that Donna Hayes contact the applicant and ask that the water not be released in the spring. She will also question how often this will be done.

B. **VERBAL** – N/A

6. ADJOURNMENT

Mr. Yagid moved to adjourn at 8:48 p.m. Mr. Hosterman seconded and the motion carried unanimously.

Respectfully submitted.

Tai Kern

Tai Kern,
Land Use Clerk