

# TOWN OF KENT INLAND WETLANDS COMMISSION

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## REGULAR MEETING MINUTES

The Kent Inland Wetlands Commission held a regular meeting on February 26, 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, and Ken Dietz

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

*Mr. Yagid moved to add to the agenda items 8.A.3 and 8.A.4. Mr. Cieplik seconded and the motion carried unanimously.*

### 3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Meeting Minutes, January 22, 2018.

*Mr. Cieplik moved to approve the Meeting Minutes, January 22, 2018. Ms. Smith seconded and the motion carried unanimously.*

### 4. PUBLIC HEARING

4.A. Amendments to the following sections of the Town of Kent Inland Wetlands and Watercourses Regulations, originally adopted July 1, 1988, and last updated on June 11, 2010: Table of Contents; Section 4.1.b.; Section 4.1.d; Addition of Section 4.1.h.; Section 4.2.c.; new Section 4.3.; and associated renumbering.

The public hearing was opened at 7:02 p.m. and the legal notice of this public hearing was read for the record. Chair Werner reported that the Commission has reviewed and recommends all the intended revisions to the Regulations, which are intended to bring Kent's IWC Regulations into compliance with State Regulations.

Chair Werner looked for comments from the public and having heard none, the public hearing was closed at 7:04 pm.

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Kent Inland Wetlands Regular Meeting Minutes 2/26/18

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*Mr. Yagid moved to approve amendments to the following sections of the Town of Kent Inland Wetlands and Watercourses Regulations, originally adopted July 1, 1988, and last updated on June 11, 2010: Table of Contents; Section 4.1.b.; Section 4.1.d; Addition of Section 4.1.h.; Section 4.2.c.; new Section 4.3.; and associated renumbering. Mr.. Hosterman seconded and the motion carried unanimously.*

**5. APPLICATIONS**

- 5.A.** Application #1166-18, Ron Saltz for Anderson Acre Farm, LLC, 1 Anderson Acres Road, repairs to 3 sides of crumbling foundation of existing barn, Map 16 Block 24 Lot 16.

Allan Shope, Architect for the homeowner, came forward and explained that the existing barn adjacent to the original farmhouse is leaning over the driveway and in danger of falling down. This proposal is to stabilize the barn. Mr. Shope agreed to extend the proposed silt fencing all the way around the area as a precaution due to the upcoming rainy season.

Ken Dietz arrived at 7:08 p.m.

Donna Hayes reported that it was requested that this application be approved at this meeting as this is an emergency activity. It was clarified that the applicant would need to wait the 15 day appeal period prior to beginning work.

*Mr. Hosterman moved to approve application #1166-18, Ron Saltz for Anderson Acre Farm, LLC, 1 Anderson Acres Road, repairs to 3 sides of crumbling foundation of existing barn, Map 16 Block 24 Lot 16. Ms. Smith seconded and the motion carried unanimously.*

- 5.B.** Application #1167-18, Joel Hollfelder for Aurora Property Management LLC, 16 Maple Street Extension, request for farming exemption, Map 4 Block 44 Lot 1.

Joel Hollfelder came forward. Chair Werner questioned whether a site plan was submitted for this application. It was noted that the Commission is being requested to determine if this proposal can be considered a farming exemption. The group reviewed the wetland locations on the property and it was determined that the activity is within the regulated area. The Commission determined that gardening and harvesting of crops is a defined exemption within the Regulations.

*Mr. Yagid moved to approve as agricultural exemption application #1167-18, Joel Hollfelder for Aurora Property Management LLC, 16 Maple Street Extension, request for farming exemption, Map 4 Block 44 Lot 1. Mr. Cieplik seconded and the motion carried unanimously.*

- 5.C.** 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.

Attorney Joe Williams of Shipman & Goodwin came forward representing High Watch Recovery Center. Vinny Roberti, Facilities Manager, came forward and distributed the proposed building renderings.

Attorney Williams advised that this is mainly an office addition or expansion project. There is a need for the filling of 700 square feet of wetlands as part of this plan. Mr. Williams explained that the design is as compact as possible and has been kept as much out of the wetlands as possible. He reported that there is no feasible or prudent alternative to this plan.

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John Mack, Professional Engineer, came forward. He reviewed the development plan noting that the existing parking area will be removed and replaced with green space. He identified the area on the map where the parking area will be relocated. The group discussed the amount of the contiguous tree line that will be removed.

Donna Hayes questioned why there was no wetland flagging done on #54 Carter Road. The Commission agreed that this areas should be flagged.

Chair Werner questioned why this proposal cannot be outside of the wetland. Mr. Roberti explained that the plan began with a much larger proposal. The proposal is as far out of the wetlands as the architect is comfortable with without having to redesign the building. He explained that they would like the building to conform to the same look as the look of the existing building. He noted that nobody wants an office in the basement. The Commission explained that this is not usually a good reasoning for filling the wetlands.

Mr. Roberti explained that this proposal would be to accommodate office and auditorium space with plans for long term needs. Donna Hayes clarified that the lower level will be a treatment area and a pharmacy.

When asked about the new septic fields across the street from 62 Carter Road, John Mack advised that the proposed site is 500 feet or more from Kent Falls Brook.

The applicant agreed to flag the wetlands on 54 Carter Road. They confirmed that stockpiling will occur on 54 Carter Road and across the street for the septic.

Mr. Mack explained that the proposed detention basin will mitigate runoff from the new significantly increased impervious surface. He agreed to provide the calculations to the Land Use Office. Donna Hayes recommended that the plan be sent for review by the Town Engineer.

Attorney Williams advised that High Watch intends to merge the two lots together.

Catch basin #6 could not be located on the map. Mr. Mack agreed to renumber and submit corrected plans. Additionally, the reference to "New Dorm" will be changed to "TLC" for clarification. Limits of disturbance and silt fencing will be added to the legend.

It was agreed that the plans would be sent for Engineering Review by the Town Engineer and it was noted that the applicant would be required to pay for this review. It was requested that the Town Engineer also comment regarding the wetland impact.

Donna Hayes will pole the members in an effort to schedule a site walk.

*Mr. Yagid moved to table 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. Mr. Cieplik seconded and the motion carried unanimously.*

6. **OLD BUSINESS** -N/A

7. **NEW BUSINESS** - N/A

8. **COMMUNICATIONS TO THE COMMISSION**

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**A. WRITTEN**

**8.A.1. CAWS 2018 Annual Meeting Announcement**

It was noted that information regarding this meeting is included in packet. Members should let the Land Use Office know if they would like to attend.

**8.A.2. Application for Activity within 500 ft. of Town Boundary, State of CT – The Gunnery, Inc./ Lake Waramaug, #IW-18-03/Install Anchors and Cable for Race Course Upgrade.**

Donna Hayes reported that the IWC received notification from the Town of Washington that they will be resetting the anchors and cables for a race course upgrade

**8.A.3. Application for Activity within 500 ft. Of Town Boundary, State of CT - The Gunnery, Inc./Lake Waramaug, #IW-18-03/Install Anchors and Cable for Race Course Upgrade - Town of Warren.**

Donna Hayes reported that the IWC also received notification from the Town of Warren that they will be resetting the anchors and cables for a race course upgrade. The Commission questioned whether this should be Kent's notification instead of Warren as this area of the lake may be in Kent. Donna Hayes agreed to look into this.

**8.A.4. Monthly Financial - July '17 to January '18**

Donna Hayes reviewed the upcoming budget discussions with the group.

**B. VERBAL N/A**

**9. ADJOURNMENT**

*Mr. Yagid moved to adjourn at 8:11 p.m. Mr. Cieplik seconded and the motion carried unanimously.*

Respectfully submitted.

Tai Kern

Tai Kern,  
Land Use Clerk

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