

# TOWN OF KENT INLAND WETLANDS COMMISSION

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BY *Donna Hayes*  
TOWN CLERK

## REGULAR MEETING MINUTES

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

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

*Mr. Yagid moved to add to the agenda 6.A.1 and 7.A.1. Mr. Cieplik seconded and the motion carried unanimously.*

*Mr. Yagid moved to discuss 6.A.1 prior to 5.A on the agenda. Mr. Cieplik seconded and the motion carried unanimously.*

Ken Dietz was seated at 7:03 p.m.

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

### 3. READING OF MINUTES OF PREVIOUS MEETINGS

#### 3.A. Regular Meeting Minutes, February 26, 2018.

Ms. Werner amended the minutes on page 2, 8th paragraph to replace the word "requested" with "asked" and the words "can be considered" with "qualifies".

#### 3.B. Special Meeting Minutes, March 19, 2018.

*Ms. Smith moved to approve the Special Meeting Minutes, March 19, 2018 as written and Regular Meeting Minutes as amended. Mr. Cieplik seconded and the motion carried unanimously.*

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Kent Inland Wetlands Regular Meeting Minutes 3/26/18

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.

4. **APPLICATIONS** - N/A

6. **NEW BUSINESS**

Lynn Werner recused herself for this application and Marge Smith acted as Chairperson.

6.A.1. Tracy Brown, Trout Unlimited for The Kent School, notching of the Kent School Dam, Schagticoke Road, Map 4 Block 10 Lot 1.

Tracy Brown of Trout Unlimited and Steve Gephard of DEEP Fisheries Division came forward with a proposal to notch the dam on Schagticoke Rd. He explained that this dam stops trout from flowing to Macedonia Brook, which limits their survival in the summer. He reviewed the proposal dated March 2018 and explained that by adding a 9-foot notch, 2 feet down the trout would be able to flow through the area. This modest alteration of the dam will have very little impact on the stream. The work will be done during the summer at low flow conditions. A coffer dam and gas power water pump would be used to dewater the area. A jackhammer would be used to hammer out the 9x2 notch. The materials removed will be hauled away. The project will take two days to complete.

Donna Hayes noted that a letter has been submitted for the record from Kent School authorizing this activity. The Commission determined that they would waive the requirement of an application and approval for this DEEP proposal.

Lynn Werner was reseated and resumed the role of Chairperson.

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.

Attorney Joe Williams came forward and noted that revised plans were submitted that show the removal of the retaining wall to eliminate the need to fill the wetlands. He explained that the plan will have no adverse effects on the wetlands.

John Mack, Engineer, came forward and reviewed the changes to the plans. There will be no filling of the wetlands. An elevated 70 x 5-foot walkway with approximately 14 piers will be constructed over the wetland area in question. The wetlands will be restored after construction in the area. The drainage pattern will remain the same in that area to be directed toward the wetland. He reported that the detention area has been decreased.

Bill Kenny, Soil Scientist and Landscape Architect, came forward with a mitigation plan. The total amount of disturbance has been reduced to 100 square feet. He explained that the proposed detention basin, area of crossing and logging road are the areas of disturbance and reviewed the plants to be used for revegetation. The end of the logging road will include a hiking trail. The boardwalk would not be constructed with toxic materials.

Mr. Kenny advised that this is the most feasible and prudent alternative for this property and for this user of the property. He explained that a facility like High Watch cannot just go out to a different part of the

town for their expansion plans as with a program like High Watch's it is critical that the structures are all together.

Ken Dietz questioned why the additions are necessary in the regulated area. Vinny Roberti came forward and explained that their guests cannot be more than 50 to 100 yards from their next destination per State Regulations. They have already put a fair amount of investment in the existing structure. Jerry Schwab came forward to explain that the admission area must be connected to the rest of the building and described the process for the intake of patients.

It was clarified that the plan could not be flipped due to its size and security requirements. High Watch is accreted by the Joint Commission who suggested that the parking area should not be in the middle of the campus. This allows for better monitoring of visitors onto the campus and insures the security of their guests.

The mitigation of the cistern will include the complete removal of the concrete. It was confirmed that all the added runoff with this plan will flow into the detention pond.

Richard Crouch of Kent Green House, Landscape Designer, came forward and reviewed the proposed planting plan for this project. Mostly high canopy trees and low kept bushes will be used to allow for visibility. Mr. Crouch agreed to provide a sealed plan for the town's engineer to review.

It was noted that Anchor Engineering has the revised plans and the Commission will await their review.

The Commission agreed that they felt positive about the reduction in impact of the revised plans. Additionally, they were pleased with the removal of the cement cistern. They will rely upon the town's engineer to confirm the calculations are appropriate for the proposal. It was recommended that if anything significant is reported by the town engineer that requires a Commission determination that it be addressed in a Special Meeting in an effort to expedite matters.

*Mr. Cieplik 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. Ms. Smith seconded and the motion carried unanimously.*

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

### **A. WRITTEN**

- 7.A.1.** Permit Application for the Use of Pesticides in State Waters: South Kent School Pond, 40 Bulls Bridge Road; Wolf, Kent Hollow Road; Thom, 30 Howland Road; Olivier, 103 Macedonia Brook Road; Melcher, Macedonia Brook Road; Poeppel, 320 Kent Cornwall Road, Skiff Mountain Pond, Skiff Mountain Rd.

The group reviewed the applications for the use of pesticides in State waters. It was noted that many of these are reoccurring applications. Donna Hayes agreed to find out the location of the well on the school campus. The group was reminded that the letter would go out to the applicants advising of alternatives.

7.A.2. Email from resident Mathew Starr.

The Commission confirmed their receipt of the e-mail from Mathew Starr. It was noted that the Commission works with applicants to lessen the impact on the wetlands; tonight was an example of this process in action.

B. VERBAL

Chair Werner reminded Donna Hayes that the Commission would like to know if the cables for the Gunnery race course on Lake Waramaug are in Kent or Warren.

8. ADJOURNMENT

*Mr. Yagid moved to adjourn at 8:17 p.m. Mr. Cieplik seconded and the motion carried unanimously.*

Respectfully submitted.

Tai Kern

Tai Kern,  
Land Use Clerk

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BY *A. Brady*  
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