

# 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

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## **REGULAR MEETING MINUTES**

The Inland Wetlands Commission held a regular meeting on May 24, 2021 at 7:00 p.m. via zoom.

### **1. CALL TO ORDER**

Ms. Werner called the meeting to order at 7:29 p.m.

### **2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED**

Commissioners Present: Lynn Werner, Chairman; Marge Smith, Paul Yagid, Ken Johnson

Staff Present: Donna M. Hayes, LUA

Guests Present: Anthony Palumbo

### **3. READING OF MINUTES OF PREVIOUS MEETINGS**

#### **3.A. Regular Meeting Minutes, April 26, 2021.**

*Ms. Smith moved to approve the Regular Meeting Minutes as written. Mr. Johnson seconded and the motion carried unanimously.*

### **4. NEW BUSINESS**

#### **4.A. Application #1258-21, Stefan Peters/Ashley Rosebrook, 99 Macedonia Brook Road, Map 2 Block 5 Lot 13, demolition of existing garage; construction of new garage; parking area; atrium and breezeway connection from existing house to new garage; inground swimming pool with pool deck; retaining wall; flattening of existing driveway grade; and, associated site work.**

Both Mr. Jason Dismukes, engineer, and Mr. Stefan Peters, property owner, were in attendance to present the application to the Commission. Mr. Dismukes gave a brief overview of the proposed work since the plan had been before the Commission at previous meetings. The plan is to tear down the existing garage, construct a new garage further back from the road with a breezeway/atrium connection to the existing main house. By moving the garage further back from the road, they will be able to adjust the existing driveway grade bringing the driveway closer to compliance. Ms. Werner asked for an explanation on the impact to the wetlands and Mr. Dismukes replied that a new wall will be constructed separating the parking area from the inland wetland boundary and the intermittent water course. The parking area will

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be covered with permeable pavers and drains will be placed under the pavers bring water to a discharger and ultimately into a rip rap plunge pool. The installed weir will reduce the velocity into the plunge pool which is about 1 ½' deep.

Mr. Yagid asked if they had considered installing a rain garden instead of the plunge pool. Mr. Dismukes replied that the velocity was too low, that most of the area was in the shade and the installation of the rain garden would necessitate more disturbance to the area. When asked if the plunge pool would require periodic cleaning, Mr. Dismukes replied that it would not need much.

Ms. Werner asked about the run off from the proposed new pool. Mr. Dismukes replied that most of the run off will be directed to an existing natural pool in the stream. This will be accomplished by installing a swale; the natural material will slow down the water and 1' of fill will be added to keep the water within the banks of the brook.

It was noted that silt fencing was included on the site plan and that there was not a lot of decking area around the pool.

Mr. Peters explained that the breezeway/atrium will be connected to an addition to the porch and that the space would be conditioned. The area around the atrium will be gravel and the concrete slab within the atrium will be heated.

*Mr. Yagid moved to continue Application #1258-21, Stefan Peters/Ashley Rosebrook, 99 Macedonia Brook Road, Map 2 Block 5 Lot 13, demolition of existing garage; construction of new garage; parking area; atrium and breezeway connection from existing house to new garage; inground swimming pool with pool deck; retaining wall; flattening of existing driveway grade; and, associated site work to the next regular meeting. Ms. Smith seconded and the motion carried unanimously.*

## **5. OLD BUSINESS**

- 5.A.** Application #1254-21, Brian Baker, Civil 1 for Anderson Acre Farm, LLC, 1 Anderson Acres Road, Map 16 Block 24 Lot 16, re-construction of existing barn on an existing footprint on new foundation, construction of septic system and relocation of existing septic system.

Mr. Alan Shope was present and explained that the purpose of the work was to bring the existing septic system up to code.

*There being no other questions Ms. Smith moved to approve Application #1254-21, Brian Baker, Civil 1 for Anderson Acre Farm, LLC, 1 Anderson Acres Road, Map 16 Block 24 Lot 16, re-construction of existing barn on an existing footprint on new foundation, construction of septic system and relocation of existing septic system. Mr. Yagid seconded and the motion carried unanimously.*

- 5.B.** Application #1253-21, Jennifer Youngblood for Spectacle Ridge Association, 0 Spectacle Ridge Road, Map 16 Block 25 Lot OS, rebuild of existing tennis courts (2) in regulated area.

*There being no other questions, Ms. Smith moved to approve Application #1253-21, Jennifer Youngblood for Spectacle Ridge Association, 0 Spectacle Ridge Road, Map 16 Block 25 Lot OS, rebuild of existing tennis courts (2) in regulated area. Mr. Yagid seconded and the motion carried unanimously.*

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- 5.C.** Application #1255-21, Brian Neff, P.E. for Akai Associates, LLC, 99A Cobble Road, Map 10 Block 22 Lot 1, demolition of existing single-family dwelling; construction of new single-family dwelling; new septic; and associated site work.

Mr. Neff was present and explained that the invasives will be removed along the brook and that the list of native plants to be installed was included on the site plan. Since the area is rocky, all the work will be done by hand with proper siltation measures installed. He believes that this will enhance the area. With the exception of the comment just made, there were no other changes to the site plan.

*There being no other questions, Mr. Yagid moved to approve Application #1255-21, Brian Neff, P.E. for Akai Associates, LLC, 99A Cobble Road, Map 10 Block 22 Lot 1, demolition of existing single-family dwelling; construction of new single-family dwelling; new septic; and associated site work. Ms. Smith seconded and the motion carried unanimously.*

- 5.D.** Application #1257-21, Hosanna Fox and David Makowski, 310 South Kent Road, Map 12 Block 38 Lot 1, installation of perimeter fence; levelling of property by deposition of 37 yards of clean fill and top soil; and, driveway improvement.

*There being no other questions, Ms. Smith moved to approve Application #1257-21, Hosanna Fox and David Makowski, 310 South Kent Road, Map 12 Block 38 Lot 1, installation of perimeter fence; levelling of property by deposition of 37 yards of clean fill and top soil; and, driveway improvement. Mr. Yagid seconded and the motion carried unanimously.*

## **6. COMMUNICATIONS TO THE COMMISSION**

### **A. WRITTEN**

No action taken.

### **B. VERBAL**

During discussion it was decided that the September 20<sup>th</sup> regular meeting be moved to September 27, 2021.

## **7. ADJOURNMENT**

*Mr. Yagid moved to adjourn at 8:24 p.m. Ms. Smith seconded and the motion carried unanimously.*

Respectfully submitted,

*Donna M. Hayes*

Donna M. Hayes, CZEO  
Land Use Administrator

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