

TOWN OF KENT INLAND WETLANDS COMMISSION

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REGULAR MEETING MINUTES

The Kent Inland Wetlands Commission held a regular meeting on September 28, 2020 at 7:00 p.m. via Zoom.

1. CALL TO ORDER

Ms. Werner called the meeting to order at 7:11 p.m. via Zoom.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

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

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

Mr. Yagid moved to elevate Ken Johnson to regular member status for this meeting. Mr. Deitz seconded and the motion carried unanimously.

3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Meeting Minutes, August 24, 2020.

Mr. Yagid moved to approve the Regular Minutes of the August 24, 2020. Mr. Johnson seconded and the motion carried unanimously.

4. NEW BUSINESS

4.A. Application #1229-20, Julia S. Samartini, 3 Camps Flat Road, Map 12 Block 40 Lot 11, emergency repair to pond dam by replacing leaking valve and re-mortar some existing joints.

Julia Samartini and Bill Gawel came forward and explained that the valve in the pond is leaking. The proposal is to put a 6-inch piece of pipe through the opening with a new valve and then grout the pipe inside of the original pipe. They will mortar the joints and add some top soil with seed and hay. This will all be done by hand and silt fence will remain until area is reestablished.

Donna Hayes reported that this is a small dam that the DEEP would not be involved with the work. She recommended approval during this dry time without a second meeting, but with the 15-day appeal period. The members were in agreement with this recommendation.

Mr. Yagid moved to approve with the waiver of the 2nd meeting requirement Application #1229-20, Julia S. Samartini, 3 Camps Flat Road, Map 12 Block 40 Lot 11, emergency repair to pond dam by replacing leaking valve and re-mortar some existing joints. Mr. Johnson seconded and the motion carried unanimously.

Kent Inland Wetlands Regular Meeting Minutes 09/28/2020

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.B.** Application #1231-20, Brian Neff, P.E., for Iron Mountain Property, LLC, 144 Geer Mountain Road, Map 11 Block 34 Lot 42, replacement of failing existing septic system.

Brian Neff came forward and reported that the septic that has been in place for years is failing. Soil testing was done in anticipation for this. The disturbance will be 180 feet from pond.

Mr. Neff reported that the pond is about 5 acres in size. He confirmed that any disturbance will be over 100 feet away. The TAHD is currently reviewing the plan. Sand fill is required in the leaching area.

Mr. Deitz moved to table Application #1231-20, Brian Neff, P.E., for Iron Mountain Property, LLC, 144 Geer Mountain Road, Map 11 Block 34 Lot 42, replacement of failing existing septic system. Mr. Johnson seconded and the motion carried unanimously.

- 4.C.** Application #1232-20, Jeff Fleet for Cheryl Gould, 147 Treasure Hill Road, Map 17 Block 32 Lot 23, construction of 24' x 26' 2-car garage.

Jeff Fleet reviewed the plan for a garage with no electricity and heat. He stated that it is more like a carport with walls. A concrete slab exists for basketball and a turnaround. However, he may have to remove the slab and have it hauled away depending on the Building Official's recommendation.

The wetlands are downstream from the house. Mr. Fleet advised that silt fence and haybales would be used to protect the wetlands. He agreed to add that information to the plan. Additionally, he will make a determination regarding the slab by the next meeting.

Mr. Yagid moved to table Application #1232-20, Jeff Fleet for Cheryl Gould, 147 Treasure Hill Road, Map 17 Block 32 Lot 23, construction of 24' x 26' 2-car garage. Mr. Johnson seconded and the motion carried unanimously.

- 4.D.** Application #1233-20, Joy Brown, 463 Segar Mountain Road, Map 15 Block 22 Lot 67, construction of 10'x 12' cabin addition and new septic system.

Joy Brown came forward and noted the cabin in question is 14' x 17' labeled "Tea House" on the map. Brian Neff explained that a small septic system has been designed for 1 bedroom within the 100-foot regulated area. Additionally, the proposed addition is within the regulated area. The area is gently sloped. Electric and water will come from the main house. The proposed site for the septic is currently a meadow.

Mr. Yagid moved to table Application #1233-20, Joy Brown, 463 Segar Mountain Road, Map 15 Block 22 Lot 67, construction of 10'x 12' cabin addition and new septic system. Mr. Johnson seconded and the motion carried unanimously.

- 4.E.** Application #1234-20, Brian Wood for Balis, Bibb, Spring and Holland, 0 Lake Waramaug Road, Map 17 Block 27 Lot 10, improve shoreline access, recreational area, removal of dead, diseased and dying trees, removal and management of invasive species and preservation of existing natural areas.

Brian Wood came forward to represent all three owners. He explained that this plan was developed for reasonable use. He reviewed the existing conditions and proposed changes. Limited clearing, access paths, storage areas, stone steps to the water, and a sitting area with fire pit are proposed. Only 20% of the property will be developed. Mr. Wood noted that he worked with Sean Hayden of the Task Force to develop this plan.

Ms. Werner requested that a planting plan be submitted as part of this proposal. Mr. Wood noted for Mr. Yagid that there are existing steps that would be replaced with more organized steps to the water.

Mr. Wood noted that the three property owners are looking into signing a land use agreement. Chair Werner advised that the Commission needs to see what the total site looks like today, the proposal before the Commission, the changes to the lakefront and what will be done to protect the lake. Mr. Yagid added that they need legal documentation showing it is okay to develop this property.

Ken Deitz asked that the trees that will be removed and those that will remain be marked. Mr. Wood agreed to mark the site and map accordingly by the end of the week so that the members can view the site.

Mr. Johnson moved to table Application #1234-20, Brian Wood for Balis, Bibb, Spring and Holland, 0 Lake Waramaug Road, Map 17 Block 27 Lot 10, improve shoreline access, recreational area, removal of dead, diseased and dying trees, removal and management of invasive species and preservation of existing natural areas. Mr. Deitz seconded and the motion carried unanimously.

It was noted that the current docks are nonconforming. The P&Z records will need to be reviewed regarding this matter.

5. OLD BUSINESS

- 5.A.** Application #1226-20, Allied Engineering Associates for Eric and Lori Aroesty, 59 Kenico Road, Map 15 Block 22 Lot 74, construction of 24' x 28' detached garage, expand and pave portion of driveway and parking area, additional drainage mitigation measures and increase landscape areas.

It was acknowledged that the planting plan was received. The group was pleased with the submission.

Mr. Deitz moved to approve Application #1226-20, Allied Engineering Associates for Eric and Lori Aroesty, 59 Kenico Road, Map 15 Block 22 Lot 74, construction of 24' x 28' detached garage, expand and pave portion of driveway and parking area, additional drainage mitigation measures and increase landscape areas. Mr. Johnson seconded and the motion carried unanimously.

- 5.B.** Application #1227-20 Arthur H. Howland & Associates for Todd Porterfield and Benoit Bolduc, 20 Kent Hollow Road, Map 15 Block 25 Lot 4, septic replacement and landscaping.

Chris Francis of AH Howland reviewed the site plan with the group noting the location for the septic and leaching chamber. It was explained that the proposed is a much smaller area than the existing septic area. The limit of disturbance line and silt fencing was located on the plan. Erosion control will remain in place until the site is stabilized.

Mr. Yagid to approve Application #1227-20 Arthur H. Howland & Associates for Todd Porterfield and Benoit Bolduc, 20 Kent Hollow Road, Map 15 Block 25 Lot 4, septic replacement and landscaping. Mr. Deitz seconded and the motion carried unanimously.

- 5.C.** Application #1228-20, Town of Kent, 38 Maple Street, Map 4 Block 12 Lot 4, storage of materials for upcoming Streetscape project.

Rick Osborne came forward. It was confirmed that the Park and Recreation Commission approved this temporary storage. The project is expected to begin next spring. The material is expected to be delivered late October.

Mr. Johnson moved to approve Application #1228-20, Town of Kent, 38 Maple Street, Map 4 Block 12 Lot 4, storage of materials for upcoming Streetscape project. Mr. Yagid seconded and the motion carried unanimously.

5.D. Connecticut DEEP Permit Application for the Use of Pesticides in State Waters: South Spectacle Pond

Donna Hayes reported that they received the Compliance Plan and Consent Order for Solitude per the Commission's request. She explained that notification of the permit was never received for the 2019 application. The Land Use Office will begin tracking Solitude applications.

6. COMMUNICATIONS TO THE COMMISSION

A. WRITTEN

6.A.1. Monthly Financials – July through August 2020 - confirmed received

6.A.2. Notice of Tentative Determination to Approve an Application for Diversion of Water Permit and Notice of Intent to Waive Public Hearing. Applicant: Kent School

The Commission questioned what they are diverting and for what purpose. It was noted that this is for public water supply and it was questioned whether this is just something that is up for renewal. Donna Hayes agreed to follow up and advise the Commission via e-mail to determine if a Special Meeting is needed to prepare written comment.

B. VERBAL:

Chair Werner reported that Fred Hosterman has decided to resign from the Commission. Currently this Commission is down two members. Donna Hayes will work to advertise the positions.

7. ADJOURNMENT

Mr. Yagid moved to adjourn at 9:00 p.m. Mr. Johnson seconded and the motion carried unanimously.

Respectfully submitted.

Tai Kern

Tai Kern,
Land Use Clerk