

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

The Kent Inland Wetlands Commission held a regular meeting on November 23, 2020 at 7:03 p.m. via Zoom.

1. CALL TO ORDER

Ms. Werner called the meeting to order at 7:07 p.m. via Zoom.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

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

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

3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Meeting Minutes, October 26, 2020.

Ms. Smith moved to approve the Regular Minutes of the October 26, 2020. Mr. Yagid seconded and the motion carried unanimously.

4. NEW BUSINESS

4.A. Application #1237-20, Putnam Tennis Courts for Ashley Shackelton, 398A Segar Mountain Road, Map 16 Block 25 Lot 10 construction of 120 'x 60 'tennis court with 10 'partial fence system.

David Meharg of Putnam Tennis came forward and reviewed the plan. Lynn Werner noted that there are no property lines or topography on the map. She questioned the location of the limit of disturbance. He explained that this proposal is over 200 feet from the lake. Donna Hayes reported that she is concerned with the stream crossing and the trees to be removed. David Meharg advised that this is merely scrub trees that have grown over the last 15 years since this area was cleared. Mr. Meharg explained that no stream crossing is required to access this site off of Segar Mountain Rd. The construction access is about 250-300 feet from the stream. Donna Hayes reported that wetlands are showing in the area of activity on the wetlands map.

A site plan showing topography, wetland, distance of disturbance, total acreage of property, total acreage disturbed should be provided. The group agreed that the site should be flagged and the property should be walked by the members.

Mr. Yagid moved to table application #1237-20, Putnam Tennis Courts for Ashley Shackelton, 398A Segar Mountain Road, Map 16 Block 25 Lot 10 construction of 120 'x 60 'tennis court with 10 'partial fence system. Mr. Deitz seconded and the motion carried unanimously.

- 4.B.** Application #1238-20, Town of Kent, 38 Maple Street, Map 4 Block 12 Lot 4, deposition and processing of material as a routine activity.

Rick Osborne came forward and explained that the permit expired and an extension is required. He confirmed that erosion control is in place. The group agreed that a new permit would be issued for 5 years and an additional 5 years can be granted prior to expiration.

Ms. Smith moved to approve application #1238-20, Town of Kent, 38 Maple Street, Map 4 Block 12 Lot 4, deposition and processing of material as a routine activity effective immediately with the waiver of the appeals period. Mr. Yagid seconded and the motion carried unanimously.

- 4.C.** Application #1239-20, Campland, Inc., 70 Kenmont Road, Map 15 Block 22 Lot 106, after-the-fact installation of two sheds and additional sand surfacing of existing road.

There was no one present to represent this application.

Donna Hayes reported that the two sheds are alongside one of the coves on the lake with an access way in the middle of a wetland area. The sheds are set on 2 x 6's with gravel around them. The group viewed a Google Earth view of the site.

Chair Werner noted that the owner of the property needs to deal with this matter. The members advised that the owners should be cited with a violation. This is an obvious violation and a course of action should be determined. Donna Hayes agreed that she would issue a NoV dated to coincide with the next meeting date. She will look into the after-the-fact penalty fees.

Ms. Smith moved to deny application #1239-20, Campland, Inc., 70 Kenmont Road, Map 15 Block 22 Lot 106, after-the-fact installation of two sheds and additional sand surfacing of existing road and issue a NoV dated to appear December 14, 2020. Mr. Deitz seconded and the motion carried unanimously.

- 4.D.** Modification to Permit #1173-18, 200 Kenmont LLC, 200 Kenmont Road, Map 15 Block 22 Lot 96, lakefront recreation improvements; stone wall and sand terrace, stone terrace, cabana, landscaping and tree work. Modification to include: installation of 16 'x 20 'storage shed.

Donna Hayes reported that this application for a shed would be in lieu of the cabana that was on the original permit application. The original permit was granted in June 2018 and was modified in October 2018. Adam Manes advised that work began December 19, 2018. It was determined that an extension should be issued.

Mr. Yagid moved to extend by two years Permit #1173-18, 200 Kenmont LLC, 200 Kenmont Road, Map 15 Block 22 Lot 96, lakefront recreation improvements; stone wall and sand terrace, stone terrace, cabana, landscaping and tree work. Ms. Smith seconded and the motion carried unanimously.

Adam Manes explained that they would like to either purchase a pre constructed shed or build one onsite to use for storage of recreational lake equipment. There will not be any electricity to the shed. The shed would be on a gravel bed. He reviewed the two options for location. Location 1 is a flat area and no trees would need to be cleared and could accommodate the pre-constructed shed. The Location 2 shed would be built in the mowed path due to the

fact that the truck would not be able to deliver a pre-constructed shed. This location would block the view of the neighboring property and would be a more practical area. Location 2 is slightly further from the lake. He reviewed the site plan and photos of the site with the group.

The applicant was advised that a modification request with the location of choice should be submitted by the next meeting.

Ms. Smith moved to table modification for permit #1173-18, 200 Kenmont LLC, 200 Kenmont Road, Map 15 Block 22 Lot 96, lakefront recreation improvements; stone wall and sand terrace, stone terrace, cabana, landscaping and tree work. Modification to include: installation of 16' x 20' storage shed. Mr. Deitz seconded and the motion carried unanimously.

5. OLD BUSINESS

- 5. A.** 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 and reported that on the first parcel section 74 percent of shoreline will be maintained in its natural state. A plan is being developed for the second parcel section and it is not thought this will be available for the next meeting. It is expected that about 85 percent of shoreline will be preserved.

Lynn Werner confirmed that these three parcels are being treated as one and questioned whether an extension is being requested. Donna Hayes reported that an extension can be issued to the December 14th meeting but the Commission has until December 29th to make a decision. The application can be withdrawn and the applicant can reapply.

Brian Wood noted that the third property will preserve about 60 percent of shoreline. Suvi of Seagreen came forward and reviewed the plan for this parcel noting that the activity is mostly cleaning up, moving of boulders and an addition of steps to access the waterline. Native plants will be added where they have the opportunity to do so. It was recommended that boulders should be placed to encourage spawning areas. Boulders should be taken from the site or close by and their proposed locations noted on the plan. Trees to remain should be noted.

Mr. Yogid moved to grant extension to December 14, 2020 of 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.

Ms. Smith 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 to the December 14, 2020 meeting. Mr. Deitz seconded and the motion carried unanimously.

6. COMMUNICATIONS TO THE COMMISSION

A. WRITTEN:

- 6.A.1.** Connecticut Department of Energy and Environmental Protection Notice to Municipality, Intent to Conduct Regulated Activities authorized by a Dam Safety General Permit. Richard Novick, 355 Skiff Mountain Road, Map 8 Block 8 Lot 7, Blatz Pond Dam, CT Dam ID #6811.

Donna Hayes reported that this is to notify the Commission that work will be done on the dam to look for seepage. As requested by the form, Donna Hayes will return the stamped original to the property owner for submission with the repair application.

- 6.A.2.** Town of Kent Monthly Financials – July through September 2020 - reviewed

B. VERBAL:

- 6.B.1.** Donna Hayes reported that she will be meeting with HVA regarding 2 Pond Mountain Brook culverts on December 2nd. This site visit will consist of representatives of HVA, DEEP, Inland Fisheries, Conservation Commission and Town of Kent DPW. The reason for the site visit is for the compliance of a grant that was awarded to HVA to create a replacement plan of culverts at risk. The culverts will be inspected and the next step in the process will be discussed. The anticipated start date could be out as far as two years.

7. ADJOURNMENT

Mr. Yagid moved to adjourn at 9:16 p.m. Mr. Deitz seconded and the motion carried unanimously.

Respectfully submitted.

Tai Kern

Tai Kern,
Land Use Clerk