

# TOWN OF KENT INLAND WETLANDS COMMISSION

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## REGULAR MEETING MINUTES

The Kent Inland Wetlands Commission held a regular meeting on December 14, 2020 at 7:03 p.m. via Zoom.

### 1. CALL TO ORDER

Ms. Werner called the meeting to order at 7:00 p.m. via Zoom.

**RECEIVED**

*By Kent Town Clerk at 1:50 pm, Dec 15, 2020*

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

Commissioners Present: Lynn Werner, Chairman; Marge Smith, Ken Deitz, 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, November 23, 2020.

*Ms. Smith moved to approve the Regular Minutes of the November 23, 2020. Mr. Johnson seconded and the motion carried unanimously.*

### 4. NEW BUSINESS

#### 4.A. Application #1242-20, Stefan Peters & Ashley Rosebrook, 99 Macedonia Brook Road, Map 2 Block 5 Lot 13, improvement to pre-existing, non-conforming driveway, demolition of existing garage and rebuild new with parking area and breezeway to existing house; inground swimming pool, equipment and pool deck.

Jason Dismukes, Engineer/Agent, came forward and reviewed the plan with the members. The steep grade of the existing driveway and the need for a flat place to park was discussed. The new garage will be further from the wetlands at 22.1 feet from the wetland boundary. The entire property is within the wetland regulated area. The proposed addition will be further from the wetlands boundary than the garage. Additionally, a pool is proposed for the back yard. Impervious coverage will be 8.2 percent, which is a 3 percent increase from the existing coverage. The storm water drainage plan was reviewed.

It was noted that a construction sequence, erosion controls, dimensions of the pool, distances of all of the disturbed areas are required to be added to the plan. The maintenance plan for the outflow to the stream was questioned. It was requested that the runoff calculations and a maintenance schedule be submitted. The soil scientist report should be submitted for the record and the boundary should be indicated on the plan. Also, the plan to backwash the pool should be submitted. Mr. Dismukes agreed to work with Donna Hayes to submit a complete application. It was explained that Mr. Dismukes needs to prove that this project will have no negligible impact on the wetlands. The drainage plan should be reconsidered in an effort to slow velocity.

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Kent Inland Wetlands Regular Meeting Minutes 12/14/2020

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.

*Mr. Deitz moved to table application #1242-20, Stefan Peters & Ashley Rosebrook, 99 Macedonia Brook Road, Map 2 Block 5 Lot 13, improvement to pre-existing, non-conforming driveway, demolition of existing garage and rebuild new with parking area and breezeway to existing house; inground swimming pool, equipment and pool deck. Mr. Johnson seconded and the motion carried unanimously.*

- 4.B.** Notice of Violation 02-20, Campland, Inc., 70 Kenmont Road, Map 15 Block 22 Lot 106, installation of two (2) additional buildings and additional sand surfacing to existing roadway without permit.

Attorney Bill Manasse came forward to represent Campland. Michael Kulchin and Hylton Wener, employees of Campland, advised that the work in question was installed prior to their involvement with Campland. Mr. Manasse explained that the sheds are 10x20, they do not have plumbing, and they do have electric. They were set on crushed stone on the existing beachfront area. There were no trees cut down. An existing shed was removed and the two new sheds were put in its place. Mike Kulchin explained that he believes because these were prefab and a replacement for one of the sheds that they did not realize they needed an application.

The Commission agreed that an after-the-fact application should be submitted.

- 4.C.** Extension of Permit #1213-20F, Nick Yanick for Preston Mountain Club, 59 Preston Mountain Road, Map 3 Block 3 Lot 1, forestry operation, for one year.

Nick Yanick came forward and it was explained that a one-year extension is being requested; however, it was determined that the activity for this application was completed. The work he would like to do is with regard to a permit that previously expired in 2018. He agreed to submit a new application to be reviewed at the next meeting.

- 4.D.** Modification of Permit #1213-20, Nick Yanick for Preston Mountain Club, 59 Preston Mountain Road, Map 3 Block 3 Lot 1, forestry operation. **Modification to include: the combination of forestry operation approved via Permit #1158-17 and Permit #1213-20F.**

See item 4.C.

## **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 updated the group on the progress with the plan. The group discussed the request to split the application to allow for tree and invasive removal. Mitigation to stabilize the lake front was determined to be required prior to permitting tree and invasive removal. The Commission advised that an overall plan presented clearly is what is needed in order to make a determination on this application. Mr. Wood agreed to provide a comprehensive plan for the January meeting. They will withdraw their application and reapply due to statutory timelines. He agreed to include the plan regarding the plunge pools and rip rap.

*Mr. Deitz moved to accept withdrawal 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. Johnson seconded and the motion carried unanimously.*

- 5.B.** 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.

Donna Hayes reported that a site plan has not yet been submitted. She reported that they plan to hire Sam Sabin to create a plan.

*Mr. Deitz 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. Johnson seconded and the motion carried unanimously.*

- 5.C.** 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 she has not received a response regarding the preferred location of the shed. She agreed to contact Adam Manes regarding this matter.

*Mr. Deitz moved to table 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. Mr. Johnson seconded and the motion carried unanimously.*

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

### **A. WRITTEN:**

- 6.A.1.** DEEP approved Water Diversion Permit for the Kent School; expiration date December 1, 2040.

Donna Hayes reported that this is an extension of the existing water diversion permit with no changes.

- 6.A.2.** Town of Kent Monthly Financials – July through October, 2020

Received and reviewed.

### **B. VERBAL:**

- 6.B.1.** HVA and DEEP site walk update regarding Pond Mountain Brook road-stream crossings on Fuller Mountain Road.

Donna Hayes reported that she met with Mike Jastremski and Lindsay Larson from the HVA at the site regarding this matter. This is not expected to come to fruition anytime soon.

## **7. ADJOURNMENT**

*Mr. Johnson moved to adjourn at 9:15 p.m. Mr. Deitz seconded and the motion carried unanimously.*

Respectfully submitted.

*Tai Kern*

Tai Kern,  
Land Use Clerk