

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

RECEIVED

By Darlene Brady at 8:42 am, Apr 27, 2021

REGULAR MEETING MINUTES

The Kent Inland Wetlands Commission held a regular meeting on April 26, 2021 at 7:00 p.m. via Zoom.

1. CALL TO ORDER

Acting Chair Smith called the meeting to order at 7:07 p.m. via Zoom.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

Commissioners Present: 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, March 22, 2021.

Mr. Yagid moved to approve the Regular Minutes of the March 22, 2021. Mr. Johnson seconded and the motion carried unanimously.

4. NEW BUSINESS

4.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.

Brian Baker came forward and reviewed the site plan and history of the projects on site. They will jack up the existing barn, add a concrete foundation and add a bathroom. The barn will be used as a yoga studio. The existing septic will be abandoned and a new septic tank and leach field will be added. The original grade will be maintained.

Donna Hayes noted that due to the change in use to a habitable yoga studio, this may need to go to the ZBA.

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

4.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.

Kent Inland Wetlands Regular Meeting Minutes 04/26/2021

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.

Jennifer Youngblood came forward and explained that the pair of existing tennis courts have fallen into disrepair. Due to its location near the lake, they wanted to be sure they received approval from the IWC. It was noted that the terrain is very level, but Donna Hayes will provide a topographical map for the next meeting. It was confirmed that silt fence is included as part of the plan. The area of concern is with the smaller pond on the property.

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

- 4.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.

Brian Neff came forward and reviewed the plan to tear down and rebuild the single family house on the site. The new house will be slightly larger. The new septic is 68 feet from the wetland, which is further than the existing septic. The new house will be slightly closer to the wetlands. He reviewed the site plans and noted the stock pile areas. There will not be much grading. Existing invasives will be removed by hand. The driveway will remain as is with the exception of the top where the coverage will be reduced.

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

- 4.D.** Application #1256-21, Michael Dunne for Jerry & Gail Tobin, 560 Skiff Mountain Road, Map 7 Block 18 Lot 2, request for farming exemption.

Michael Dunne came forward and explained that he is leasing this 5 acre property for an organic farm. A creek and pond is nearby and the plan is to be within 200 feet setback for next year's plantings. He expects to receive his organic certification next week. He will provide a copy for the record. The Commission felt this meets all of the farming exemptions. Donna Hayes reported that the fee for this application will be returned to Mr. Dunne.

Mr. Yagid moved to approve application #1256-21, Michael Dunne for Jerry & Gail Tobin, 560 Skiff Mountain Road, Map 7 Block 18 Lot 2, request for farming exemption. Mr. Johnson seconded and the motion carried unanimously.

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

Hosanna Fox reviewed the plan to add a fence and fill an area of their yard. They would like to level and then add gravel to the parking area. Mike Gavel came forward and reviewed the fence installation process and area to be filled. He noted that silt fence will be utilized and there should be no disruptions to the wetlands that exist on the other side of the tracks and other side of Bulls Bridge Road. The posts will either be black locust or white oak. Ms. Fox agreed to resubmit the photo of the site showing where the silt fence where be located.

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

4.F. Creation of Interviewing Sub-Committee for the replacement of the Land Use Clerk.

Donna Hayes reported that she would like to have someone hired by the next meeting. Ken Johnson and Paul Yagid agreed to be part of the sub-committee along with Lynn Werner.

Ms. Smith moved to create a sub-committee to include members Johnson, Yagid, and Werner. Mr. Johnson seconded and the motion carried unanimously.

5. OLD BUSINESS

- 5.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 came forward, but was unavailable to participate in this meeting. The Commission asked that he return when prepared.

Mr. Yagid moved to deny without prejudice 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.

6. COMMUNICATIONS TO THE COMMISSION

- A. WRITTEN:** N/A

7. ADJOURNMENT

Mr. Yagid moved to adjourn at 8:08 p.m. Mr. Johnson seconded and the motion carried unanimously.

Respectfully submitted.

Tai Kern

Tai Kern,
Land Use Clerk