

Kent Park & Recreation
P.O. Box 678
41 Kent Green Boulevard
Kent, CT 06757
parkandrec@townofkentct.org
ph: 860-927-1003
fax: 860-927-1313

RECEIVED

By Darlene Brady at 9:10 am, Nov 17, 2023

**KENT PARK AND RECREATION COMMISSION
REGULAR MEETING AGENDA
MONDAY, NOVEMBER 20, 2023 @ 7:00P**

Meeting Location: This is a zoom meeting taking place via the following link:

<https://us02web.zoom.us/j/7187879881?omn=81277628103>

Meeting ID: 718 787 9881

1. Call to order
2. Elevation of alternates if necessary
3. Approval of agenda
4. Approval of minutes from previous meetings
5. Finance Report(s)
6. Correspondence
7. Public Comment
8. Kent Affordable Housing
9. Programs & Events
 - a. Open Swim
10. Parks & Facilities
11. Miscellaneous
 - a. Director Exit Interview
 - b. Hiring Subcommittee

All supporting documents related to this agenda can be found on the following pages.



November 15, 2023

Kent Parks and Recreation
41 Kent Green Blvd.
Kent, CT 06757

RE: South Common Expansion

Dear Parks and Recreation Commissioners:

Kent Affordable Housing, Inc. (KAH) is seeking to acquire unused town land in the Kent Common area adjacent to the land used by the Parks and Recreation for tennis and parking. We are looking to finalize delineation of the parcel with Parks and Recreation so we can resume the process of acquiring the land from the town.

Using this land for dedicated affordable housing is supported by the [2022-2027 Kent Housing Plan](#), which is incorporated by reference into the [2022-2032 Plan of Conservation and Development](#). The Housing Plan calls for Kent to build at least 20 units of dedicated affordable housing, and identifies using this area for affordable housing as one of the top strategies to achieve this important town goal.

To provide a sense of the need, as of September 13, 2023, KAH had 64 households representing 82 individuals on its waiting list. Data released by the U.S. Department of Housing and Urban Development on September 5, 2023 shows that there are 128 households in Kent paying over 50% of their income on housing costs.

To help address Kent's housing goals and this great need for affordable housing, in January 2023, KAH hired Cardinal Engineering to look into the infrastructure capacity of the existing South Common development, and the suitability of various areas for the development of affordable housing. Cardinal Engineering found that the infrastructure capacity of South Common was more than adequate to accommodate more units, and the area between South Common, the Transfer Station, and the Kent Common Parking was most suitable for development. This work cost \$18,500.

In June, we brought the map that Cardinal Engineering created to Public Works Director Rick Osborne, and Parks and Recreation Director Jared Kuczenski and with their input, sketched out a map that at the time it sounded like it would avoid impacting current and future uses, while still providing adequate space for affordable housing, and stormwater management, which is now a mandatory requirement of any development plan (fortunately the days of running a storm drain directly into the nearest stream or wetland are over).

We then hired Robert L. Hock Land Surveyors LLC to create a survey of the area. After the survey was completed, on October 4, 2023, members of KAH met at the surveyors office with First Selectman Jean Speck, Land Use Administrator Tai Kern, Osborne, and Kuczenski in the

hopes of coming up with a final delineation of the parcel. At the time, we were able to accommodate additional area requested by Osborne. However Kuczenski wanted the area our engineers said was needed for stormwater management to be reserved for future Kent Common parking. It was decided at that meeting that the wetland soils should be identified, as using wetland areas for parking is unlikely to be permitted, but they could be used for stormwater management.

A soil scientist identified the wetland soils, and the points have been interpolated on the attached survey. However, the surveyor reported that identifying the soils were complicated by very large piles of fill that were deposited in the area, and there are likely wetland soils underneath them.

The attached map shows a proposed delineation that would provide KAH with sufficient room for stormwater management in areas in and adjacent to wetland soils, and room for significant expansion of the Kent Common parking area outside of the identified and likely wetland areas.

It should also be noted that South Common typically has at least 20 extra parking spaces (just repaved!) at any given time, and it is conceivable that, if needed, the large boulevard leading to South Common, most of which is owned by the town, could be reconfigured to create additional parking for Kent Common, if needed.

I look forward to discussing with you all at the November 20, 2023 meeting, and getting the parcel finalized in the very near future.

Sincerely,


Justin Potter
President

MAGNETIC 8/19/1980



N/F
SOUTH COMMON 1 LIMITED PARTNERSHIP
REFER TO VOL. 129 PG. 884
REFER TO MAP #913B1 BY RICHARD J. ADAMS, L.L.S.

N/F
TOWN OF KENT
REFER TO VOL. 61 PG. 346
REFER TO MAP #161A BY JAMES S. MINGES & ASSOCIATES

N/F
KENT REALTY, LLC
REFER TO VOL. 162 PG. 130
REFER TO MAP #712B BY RICHARD J. ADAMS, L.L.S.

N/F
TOWN OF KENT
REFER TO VOL. 116 PG. 451
REFER TO MAP #913B1 BY RICHARD J. ADAMS, L.L.S.

N/F
TOWN OF KENT
REFER TO VOL. 61 PG. 346
REFER TO MAP #161A BY JAMES S. MINGES & ASSOCIATES

N/F
THE KENT VOLUNTEER FIRE DEPARTMENT, INC.
REFER TO VOL. 161 PG. 393
REFER TO MAP #915A BY ROBERT L. HOCK, L.L.S.

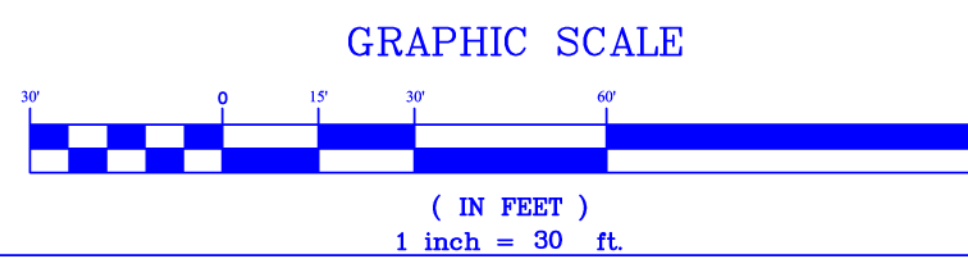
1.217 ± ACRES
PRELIMINARY AREA OF LAND
TO BE CONVEYED TO KENT
AFFORDABLE HOUSING.

Wetlands were delineated by Jay Fain, Soil Scientist, and were located in the field by Robert L. Hock Land Surveyors on October 16, 2023. Robert L. Hock Land Surveyors LLC takes no responsibility for the accuracy of the wetland boundary as determined by the Soil Scientist.

No attempt has been made as a part of this survey to obtain or show data concerning existence (other than what is shown hereon), size, depth, condition, capacity, or location of any utility or municipal/public service facility. No excavations were made during the progress of this survey to locate buried utilities/structures. For information regarding these utilities or facilities, please contact the appropriate agencies.

Map is not valid without the licensed land surveyors embossed seal and live signature. Revisions to this map by anyone other than Robert L. Hock Land Surveyors, LLC shall make this map null and void. Robert L. Hock Land Surveyors LLC shall take no responsibility for said revisions.

LEGEND	
CATCH BASIN :	BOARD FENCE :
HYDRANT :	BROOK :
LIGHT POST :	HEDGE :
MANHOLE :	LAWN OR TREELINE :
PROPANE FILL OR TANK :	PROPERTY LINE :
TEST PIT :	RAIL FENCE :
TREE :	RETAINING WALL :
UTILITY POLE :	STONE WALL :
WELL :	TRAIL :
WET FLAG :	WIRE FENCE :



WORK MAP ONLY TOWN OF KENT

MAPLE STREET aka ROUTE 341
KENT, CONNECTICUT

SCALE 1" = 30'

OCTOBER 4, 2023

ROBERT L. HOCK LICENSED LAND SURVEYOR LLC - LIC. #8499 KENT, CT.

1685.DWG