

TOWN OF KENT INLAND WETLANDS COMMISSION

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BY *J. D. Neely*
TOWN CLERK

REGULAR MEETING MINUTES

The Kent Inland Wetlands Commission held a regular meeting on April 23, 2018 at 7:00 p.m. in the Kent Town Hall, 41 Kent Green Boulevard, Kent, CT.

1. CALL TO ORDER

Chairperson Werner called the meeting to order at 7:00 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

Commissioners Present: Lynn Werner, Chairman; Eric Cieplik, Paul Yagid, Marge Smith, and Fred Hosterman
Staff Present: Donna Hayes, Land Use Administrator and Tai Kern, Land Use Clerk

Ms. Smith moved to add application #1170-18, James and Virginia Blacketter, 120 North Main Street, installation of inground pool, replace existing footbridge with culvert, installation of utilities and associated landscaping, Map 9, Block 42, Lot 7. Mr. Cieplik seconded and the motion carried unanimously.

3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Meeting Minutes, March 26, 2018.

The spelling of the word "accredited" was corrected on page 3.

Mr. Yagid moved to approve the Regular Meeting Minutes, March 26, 2018 as corrected. Ms. Smith seconded and the motion carried unanimously.

4. APPLICATIONS

4.B. Application #1170-18, James and Virginia Blacketter, 120 North Main Street, installation of inground pool, replace existing footbridge with culvert, installation of utilities and associated landscaping, Map 9, Block 42, Lot 7.

Steve Pener came forward and explained that an interested buyer would like to pursue an application for a pool on this 2.4-acre property. There is a pond on the property fed by two small streams. The entire property is within the regulated area.

Kent Inland Wetlands Regular Meeting Minutes 4/23/18

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.

The Commission requested that the applicant flag and map the wetlands. The plan should include topography, the setback area, siltation control, material storage area and disposition of spoils. Mr. Pener advised that the prospective buyer will return next month with a much more detailed plan.

Ms. Hayes explained that additionally the proposal is to replace the existing footbridge with a culvert for access to the pool. Mr. Pener noted that they will get an engineer involved in designing this plan. Mr. Pener shared a photo of the stream with the Commission. The bridge is 16-17 feet long and 57 inches wide. The Commission advised that an open bottom culvert would be most stream friendly.

Mr. Yagid moved to table the application #1170-18, James and Virginia Blacketter, 120 North Main Street, installation of inground pool, replace existing footbridge with culvert, installation of utilities and associated landscaping, Map 9, Block 42, Lot 7. Ms. Smith seconded and the motion carried unanimously.

- 4.A. Application #1169-18, JRT Construction for Gabriella DellaCorte, 115 A Cobble Road, installation of inground pool, fence and pool equipment, Map 10 Block 22 Lot 3.

John Blore came forward and reviewed the plans with the Commission. It was determined that the proposed pool would be within the regulated area. The area of disturbance would be 10 to 12 feet on either side of the pool. The stock pile location was noted on the plan. Mr. Blore advised that the spoils would be hauled off of the site. The group discussed the lack of feasible alternatives.

The Commission requested that the limits of disturbance around the pool and the distance to all the wetlands be identified on the plan for the next meeting.

Mr. Yagid moved to table the application #1169-18, JRT Construction for Gabriella DellaCorte, 115 A Cobble Road, installation of inground pool, fence and pool equipment, Map 10 Block 22 Lot 3. Mr. Hosterman seconded and the motion carried unanimously.

5. OLD BUSINESS

- 5.A. Application #1168-18, High Watch Recovery Center, Inc., 54 & 62 Carter Road, addition to existing administration building, parking area, drainage basin and associated grading, Map 14 Block 22 Lots 6 & 7.

Fred Hosterman recused himself at 7:21 p.m. and was dismissed from the meeting.

Chairperson Werner reviewed a letter from Anchor Engineering regarding this plan review and noted that they are requesting additional information for numbers 13, 21, and 22 which relate to wetland matters.

John Mack, Engineer, reported that he verbally reviewed answers to Ms. Lord's suggestions; however, he has not provided her with the revised plan to date. Chairperson Werner explained that this Commission cannot act on this application until Anchor Engineer receives and has an opportunity to review the revised plans.

Mr. Mack reported that he advised Ms. Lord that there will be no grading, they discussed the drainage calculations for a 100-year storm and the proposed four bay separator. The boardwalk will be aluminum and comes in 40 foot spans; therefore, the number of proposed pilings are reduced from 8 to 6. The walkway will be a total of 70 feet. Roof drains are to be tributary to the basin. The drainage pattern to remain the same. It was confirmed that there will be no wetland filling with this proposal. The geothermal wells have been moved to allow for the required separation from the sewer and building.

Mr. Mack confirmed that he will contact Anchor Engineering and ask specific questions required regarding the four bay to seek clarity on point 22 and he will provide the information Ms. Lord is requesting for point 21.

Richard Crouch of Kent Green House came forward with a revised planting plan noting the addition of lighting; thereby, reducing the number of sycamores in the parking lot by one. The concrete walkways were reviewed and it was noted that the walkways closer to the wetlands can be a permeable surface. The improved wood road to the cistern, which will be removed, will become a walking path.

A letter of extension for this application to the May 21st meeting was submitted in writing by the applicants. The applicants confirmed that it is understood that their engineer will provide the requested information to Anchor Engineering so that the Commission can make a decision at the May 21st meeting.

Mr. Yagid moved to extend application #1168-18, High Watch Recovery Center, Inc., 54 & 62 Carter Road, addition to existing administration building, parking area, drainage basin and associated grading, Map 14 Block 22 Lots 6 & 7 to the next regular meeting. Mr. Cieplik seconded and the motion carried unanimously.

6. **NEW BUSINESS** – N/A

7. **COMMUNICATIONS WITH THE COMMISSION** - N/A

A. **WRITTEN**

7.A.1. Permit Application for the Use of Pesticides in State Waters: Blatz Pond, 355 Skiff Mountain Road.

The group reviewed this application and requested that the informational letter be forwarded by the Land Use Office.

7.A.2. Monthly Financials – July '17 – February '18. - Reviewed.

7.A.3. *The Habitat*, Winter/Spring 2018 - Distributed

7.A.4. Inland Wetlands Commission letters to property owners regarding DEEP's recently approved application for the use of herbicides in their pond. - Reviewed

B. **VERBAL**

Donna Hayes reported that she followed up on a couple questions made by the Commission. She reviewed the map showing the location of the three wells on Marvelwood School site. Additionally, she reviewed the tax map for the race course for Lake Waramaug and confirmed that the property belongs to Warren.

8. **ADJOURNMENT**

Mr. Yagid moved to adjourn at 8:00 p.m. Mr. Cieplik seconded and the motion carried unanimously.

Respectfully submitted.

Tai Kern

Tai Kern,
Land Use Clerk