

RECEIVED

By Darlene Brady at 9:04 am, Oct 23, 2020

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 AGENDA

Monday, October 26, 2020

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/81657408644>

Meeting I.D.: 816 5740 8644

Dial in to: 1 646 558 8656

1. CALL TO ORDER

2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Meeting Minutes, September 28, 2020.

4. NEW BUSINESS

4.A. Application #1235-20, Mike Gawel for Haig J. Nargesian, Jr., 24A Segar Mountain Road, Map 10 Block 40 Lot 6, replacement of 4' x 20' culvert pipe for driveway crossing.

4.B. Approval of 2021 Inland Wetlands Commission Regular Meeting Schedule

5. OLD BUSINESS

5.A. Application #1231-20, Brian Neff, P.E., for Iron Mountain Property, LLC, 144 Geer Mountain Road, Map 11 Block 34 Lot 42, replacement of failing existing septic system.

5.B. Application #1232-20, Jeff Fleet for Cheryl Gould, 147 Treasure Hill Road, Map 17 Block 32 Lot 23, construction of 24' x 26' 2-car garage.

5.C. Application #1233-20, Joy Brown, 463 Segar Mountain Road, Map 15 Block 22 Lot 67, construction of 10' x 12' cabin addition and new septic system.

5.D. 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.

6. **COMMUNICATIONS TO THE COMMISSION**

A. **WRITTEN**

B. **VERBAL**

7. **ADJOURNMENT**

RECEIVED

By Kent Town Clerk at 11:55 am, Sep 29, 2020

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 September 28, 2020 at 7:00 p.m. via Zoom.

1. CALL TO ORDER

Ms. Werner called the meeting to order at 7:11 p.m. via Zoom.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

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

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

Mr. Yagid moved to elevate Ken Johnson to regular member status for this meeting. Mr. Deitz seconded and the motion carried unanimously.

3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Meeting Minutes, August 24, 2020.

Mr. Yagid moved to approve the Regular Minutes of the August 24, 2020. Mr. Johnson seconded and the motion carried unanimously.

4. NEW BUSINESS

4.A. Application #1229-20, Julia S. Samartini, 3 Camps Flat Road, Map 12 Block 40 Lot 11, emergency repair to pond dam by replacing leaking valve and re-mortar some existing joints.

Julia Samartini and Bill Gawel came forward and explained that the valve in the pond is leaking. The proposal is to put a 6-inch piece of pipe through the opening with a new valve and then grout the pipe inside of the original pipe. They will mortar the joints and add some top soil with seed and hay. This will all be done by hand and silt fence will remain until area is reestablished.

Donna Hayes reported that this is a small dam that the DEEP would not be involved with the work. She recommended approval during this dry time without a second meeting, but with the 15-day appeal period. The members were in agreement with this recommendation.

Mr. Yagid moved to approve with the waiver of the 2nd meeting requirement Application #1229-20, Julia S. Samartini, 3 Camps Flat Road, Map 12 Block 40 Lot 11, emergency repair to pond dam by replacing leaking valve and re-mortar some existing joints. Mr. Johnson seconded and the motion carried unanimously.

Kent Inland Wetlands Regular Meeting Minutes 09/28/2020

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.

- 4.B.** Application #1231-20, Brian Neff, P.E., for Iron Mountain Property, LLC, 144 Geer Mountain Road, Map 11 Block 34 Lot 42, replacement of failing existing septic system.

Brian Neff came forward and reported that the septic that has been in place for years is failing. Soil testing was done in anticipation for this. The disturbance will be 180 feet from pond.

Mr. Neff reported that the pond is about 5 acres in size. He confirmed that any disturbance will be over 100 feet away. The TAHD is currently reviewing the plan. Sand fill is required in the leaching area.

Mr. Deitz moved to table Application #1231-20, Brian Neff, P.E., for Iron Mountain Property, LLC, 144 Geer Mountain Road, Map 11 Block 34 Lot 42, replacement of failing existing septic system. Mr. Johnson seconded and the motion carried unanimously.

- 4.C.** Application #1232-20, Jeff Fleet for Cheryl Gould, 147 Treasure Hill Road, Map 17 Block 32 Lot 23, construction of 24' x 26' 2-car garage.

Jeff Fleet reviewed the plan for a garage with no electricity and heat. He stated that it is more like a carport with walls. A concrete slab exists for basketball and a turnaround. However, he may have to remove the slab and have it hauled away depending on the Building Official's recommendation.

The wetlands are downstream from the house. Mr. Fleet advised that silt fence and haybales would be used to protect the wetlands. He agreed to add that information to the plan. Additionally, he will make a determination regarding the slab by the next meeting.

Mr. Yagid moved to table Application #1232-20, Jeff Fleet for Cheryl Gould, 147 Treasure Hill Road, Map 17 Block 32 Lot 23, construction of 24' x 26' 2-car garage. Mr. Johnson seconded and the motion carried unanimously.

- 4.D.** Application #1233-20, Joy Brown, 463 Segar Mountain Road, Map 15 Block 22 Lot 67, construction of 10'x 12' cabin addition and new septic system.

Joy Brown came forward and noted the cabin in question is 14' x 17' labeled "Tea House" on the map. Brian Neff explained that a small septic system has been designed for 1 bedroom within the 100-foot regulated area. Additionally, the proposed addition is within the regulated area. The area is gently sloped. Electric and water will come from the main house. The proposed site for the septic is currently a meadow.

Mr. Yagid moved to table Application #1233-20, Joy Brown, 463 Segar Mountain Road, Map 15 Block 22 Lot 67, construction of 10'x 12' cabin addition and new septic system. Mr. Johnson seconded and the motion carried unanimously.

- 4.E.** 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 to represent all three owners. He explained that this plan was developed for reasonable use. He reviewed the existing conditions and proposed changes. Limited clearing, access paths, storage areas, stone steps to the water, and a sitting area with fire pit are proposed. Only 20% of the property will be developed. Mr. Wood noted that he worked with Sean Hayden of the Task Force to develop this plan.

Kent Inland Wetlands Regular Meeting Minutes 09/28/2020

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Ms. Werner requested that a planting plan be submitted as part of this proposal. Mr. Wood noted for Mr. Yagid that there are existing steps that would be replaced with more organized steps to the water.

Mr. Wood noted that the three property owners are looking into signing a land use agreement. Chair Werner advised that the Commission needs to see what the total site looks like today, the proposal before the Commission, the changes to the lakefront and what will be done to protect the lake. Mr. Yagid added that they need legal documentation showing it is okay to develop this property.

Ken Deitz asked that the trees that will be removed and those that will remain be marked. Mr. Wood agreed to mark the site and map accordingly by the end of the week so that the members can view the site.

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

It was noted that the current docks are nonconforming. The P&Z records will need to be reviewed regarding this matter.

5. OLD BUSINESS

- 5.A.** Application #1226-20, Allied Engineering Associates for Eric and Lori Aroesty, 59 Kenico Road, Map 15 Block 22 Lot 74, construction of 24' x 28' detached garage, expand and pave portion of driveway and parking area, additional drainage mitigation measures and increase landscape areas.

It was acknowledged that the planting plan was received. The group was pleased with the submission.

Mr. Deitz moved to approve Application #1226-20, Allied Engineering Associates for Eric and Lori Aroesty, 59 Kenico Road, Map 15 Block 22 Lot 74, construction of 24' x 28' detached garage, expand and pave portion of driveway and parking area, additional drainage mitigation measures and increase landscape areas. Mr. Johnson seconded and the motion carried unanimously.

- 5.B.** Application #1227-20 Arthur H. Howland & Associates for Todd Porterfield and Benoit Bolduc, 20 Kent Hollow Road, Map 15 Block 25 Lot 4, septic replacement and landscaping.

Chris Francis of AH Howland reviewed the site plan with the group noting the location for the septic and leaching chamber. It was explained that the proposed is a much smaller area than the existing septic area. The limit of disturbance line and silt fencing was located on the plan. Erosion control will remain in place until the site is stabilized.

Mr. Yagid to approve Application #1227-20 Arthur H. Howland & Associates for Todd Porterfield and Benoit Bolduc, 20 Kent Hollow Road, Map 15 Block 25 Lot 4, septic replacement and landscaping. Mr. Deitz seconded and the motion carried unanimously.

- 5.C.** Application #1228-20, Town of Kent, 38 Maple Street, Map 4 Block 12 Lot 4, storage of materials for upcoming Streetscape project.

Rick Osborne came forward. It was confirmed that the Park and Recreation Commission approved this temporary storage. The project is expected to begin next spring. The material is expected to be delivered late October.

Mr. Johnson moved to approve Application #1228-20, Town of Kent, 38 Maple Street, Map 4 Block 12 Lot 4, storage of materials for upcoming Streetscape project. Mr. Yagid seconded and the motion carried unanimously.

5.D. Connecticut DEEP Permit Application for the Use of Pesticides in State Waters: South Spectacle Pond

Donna Hayes reported that they received the Compliance Plan and Consent Order for Solitude per the Commission's request. She explained that notification of the permit was never received for the 2019 application. The Land Use Office will begin tracking Solitude applications.

6. COMMUNICATIONS TO THE COMMISSION

A. WRITTEN

6.A.1. Monthly Financials – July through August 2020 - confirmed received

6.A.2. Notice of Tentative Determination to Approve an Application for Diversion of Water Permit and Notice of Intent to Waive Public Hearing. Applicant: Kent School

The Commission questioned what they are diverting and for what purpose. It was noted that this is for public water supply and it was questioned whether this is just something that is up for renewal. Donna Hayes agreed to follow up and advise the Commission via e-mail to determine if a Special Meeting is needed to prepare written comment.

B. VERBAL:

Chair Werner reported that Fred Hosterman has decided to resign from the Commission. Currently this Commission is down two members. Donna Hayes will work to advertise the positions.

7. ADJOURNMENT

Mr. Yagid moved to adjourn at 9:00 p.m. Mr. Johnson seconded and the motion carried unanimously.

Respectfully submitted.

Tai Kern

Tai Kern,
Land Use Clerk

ORIGINAL

AGENDA ITEM 4.A.



Town of Kent Inland Wetlands Commission

41 Kent Green Blvd.

P.O. Box 678

Kent, CT 06757

Phone: (860)927-4625

Fax: (860)927-4541

FOR OFFICE USE ONLY	
Application #	1235-20
Filing fee \$	
Date of receipt	10/21/2020
Approved	
Denied	

Application for a permit to conduct a regulated activity within the regulated area of an inland wetland or watercourse in the Town of Kent.

ALL APPLICATIONS REQUIRE THE FOLLOWING (APPLICATIONS NOT INCLUDING ALL REQUESTED INFORMATION WILL NOT BE ACCEPTED):

- A. The original and 8 copies of the completed application form.
- B. If the applicant is not the owner of the property, a letter of consent from the owner authorizing the applicant to act as the owner's agent.
- C. One copy of the completed "Statewide Inland Wetland Activity Reporting Form."
- D. Filing Fee of \$100.00 made out to the Town of Kent.
- E. 8 copies of a site plan and other information noted on the checklist.
- F. List of names and mailing addresses of adjacent land owners.
- G. Field flagging and staking as noted on the checklist.

1. PROPERTY ADDRESS: 24A Segar Mountain Road

2. MAP: 10 BLOCK: 40 LOT: 6

3. APPLICANT'S INFORMATION:

Name: Mike Gawel
 Mailing Address: 128B Segar Mountain Road
 City ST ZIP Code: Kent, CT 06757
 Home Phone: 860-488-0331
 Work Phone: 860-488-0331
 E-Mail Address: mikegawel@gmail.com

4. OWNER'S INFORMATION:

Name: Haig J. Nargesian, Jr.
 Mailing Address: P.O. Box 281
 City ST ZIP Code: Kent, CT 06757
 Home Phone: 860-480-1472
 Work Phone: 860-480-1472
 E-Mail Address: hjn2@aol.com

5. APPLICANT'S INTEREST IN THE PROPERTY:

<input type="checkbox"/>	Owner
<input checked="" type="checkbox"/>	Agent
<input type="checkbox"/>	Other (please list)

6. PLEASE PROVIDE THE FOLLOWING INFORMATION: (Please be exact)

3.12	TOTAL ACREAGE OF PROPERTY
.00689	TOTAL ACREAGE OF WETLANDS AND/OR WATERCOURSES DISTURBED (sq. ft. divided by 43,560)
.00689	TOTAL ACREAGE OF DISTURBED REGULATED AREA (sq. ft. divided by 43,560)

7. PLEASE DESCRIBE, IN DETAIL, THE PROPOSED ACTIVITY:

(If needed, please attach additional pages.)

OUR INTENTION IS TO SANDBAG ABOVE AND BELOW THE EXISTING PIPE. WE WILL THEN PUMP THE WATER INTO A FILTER ISLAND AND ALLOW TO FLOW BACK INTO THE STREAM. WE WILL THEN REPLACE THE OLD 4' PIPE WITH A NEW 48" 4' PIPE. AFTER PLACING NEW PIPE, WE WILL BACKFILL COMPACT WITH FRESH COMPACTIBLE MATERIAL AND REBUILD STONE END WALLS.

8. PLEASE DESCRIBE ALTERNATIVES CONSIDERED AND STATE WHY THIS PROPOSAL WAS CHOSEN:

A BRIDGE OR BOX CULVERT ARE NOT IN THE BUDGET

9. ARE THERE ANY EASEMENTS OR OTHER ENCUMBRANCES NOTED ON THE PROPERTY DEED FILED AT THE TOWN HALL? IF SO, PLEASE DESCRIBE OR ATTACH.

To access property from 341 the driveway traverses 22 Segar rd under an easement.

10. PLEASE CERTIFY WHETHER:

- A. Any portion of the property on which the regulated activity is proposed is located within five hundred (500 feet of the boundary of an adjoining municipality. Yes No (If yes, the applicant shall give written notice of the application by certified mail, return receipt requested, on the same day to the inland wetlands agency of such other municipality).
- B. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site. Yes No
- C. Sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality. Yes No
- D. Water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality. Yes No

11. AGREEMENT AND SIGNATURE

The undersigned applicant hereby swears that the information supplied in the completed application is accurate, to the best of his/her knowledge and belief and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Name (printed) D. Michael Ggwel
Signature D. Michael Ggwel
Date 10-20-2020

CULVERT PIPE CROSSING AT 24A SEPARATE RD. KENT, CT. 06757

THIS PLAN IS FOR THE REPLACEMENT OF A 4' DIAMETER X 20' LONG CULVERT PIPE FOR DRIVEWAY CROSSING. THE EXISTING PIPE IS AROUND 40 YEARS OLD AND FAILING.

THE SEQUENCE OF EVENTS ARE AS FOLLOWS :

- 1- OBTAIN PERMIT.
- 2- SAND BAG 5' UPSTREAM AND 5' DOWN STREAM
- 3- PUMP WATER FROM ABOVE THE UPSTREAM SAND BAGS INTO A SILT BAG PLACED ON BANK BELOW LOWER SAND BAGS WHERE FILTERED WATER WILL BE ALLOWED TO FLOW BACK INTO STREAM.
- 4- WE WILL REMOVE THE OLD PIPE AND SURROUNDING 12"-14" OF MATERIAL. (PLACE DIRECTLY INTO TRUCK).
- 5- WE WILL THEN PLACE FRESH, COMPACTABLE FILL AT BOTTOM.
- 6- PLACE NEW PIPE WITH REPAIRED STONE ENDS (ENDWAYS)
- 7- FILL SIDES WITH FLOWER ENGINEERED NON SHRINKING FILL
- 8- PLACE AND COMPACT $\frac{3}{4}$ " PROCESS UNTOP OF PIPE AND EXCAVATED AREA.
- 9- RE-PAVE EFFECTED AREA.

MEME GAWEL

GAWEL & SONS CONST.

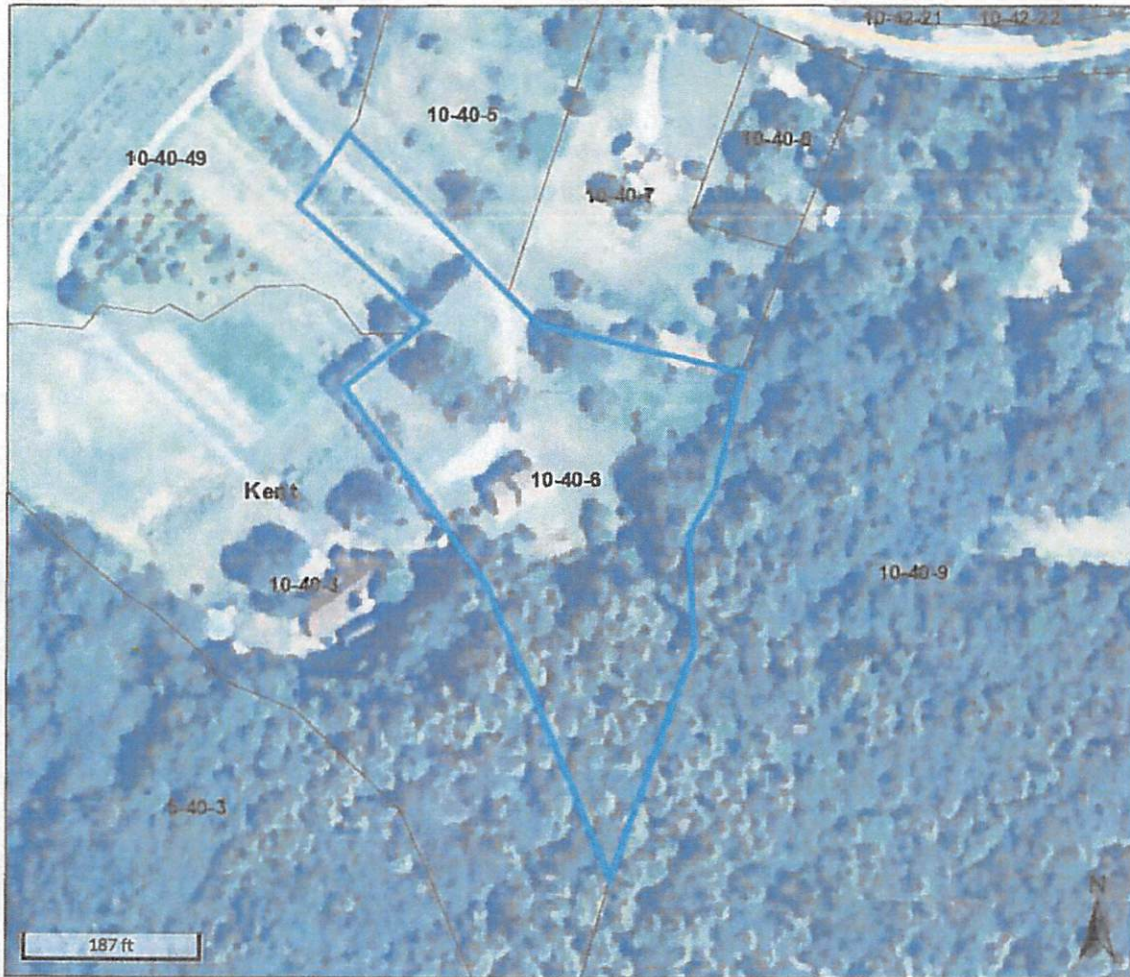
KENT, CT. 06757



Kent

State Hwy 216

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, CT DEEP, USGS



Overview



Legend

-  Parcels
-  Map-Block-Lot No
-  Roads
-  Streams and River
-  City Labels

Parcel ID	1045	Alternate ID	00176700	Owner Address	NARGESIAN HAIG J JR
Sec/Twp/Rng	10-40-6	Class	R		PO BOX 281
Property Address	24A SEGAR MTN RD	Acreage	3.12		KENT CT 06757
	KENT				

District 5A
 Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 10/21/2020
 Last Data Uploaded: 10/21/2020 12:36:09 AM

Developed by  Schneider
 GEOSPATIAL



**TOWN OF KENT
INLAND WETLANDS COMMISSION**

PERMISSION FOR INSPECTION

Property Address:	24A Segar Mountain Road
Map/Block/Lot:	10/40/6
Application/Permit #:	

The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by the Inland Wetlands Commission and/or its authorized agents, at reasonable times, both before and after the permit in question has been granted by the Commission.

Name (printed)	D Michael Gawel
Signature	<i>D. Michael Gawel</i>
Date	10-20-2020

24A Segar Mountain Road adjacent landowners are:

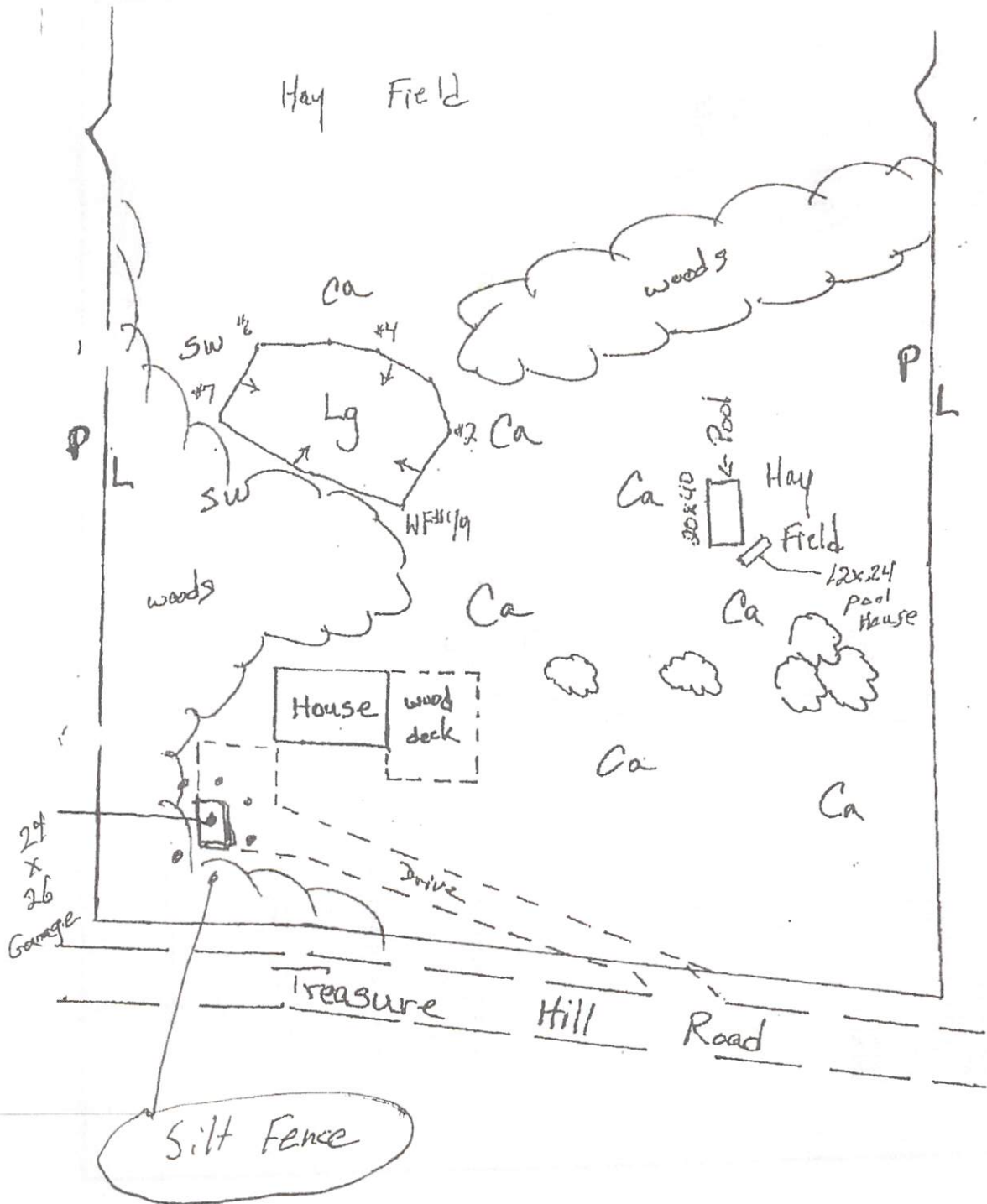
Sherman Tao
22 Segar Mtn Rd
Kent, CT 06757

(Note: the owner of this property on the tax rolls is "Kent CT LLC")

Mark and Jane Hanley
PO Box 941
Kent, CT 06757



Trudy Fuehrer
PO Box 242
Kent, CT 06757

Emery Park
42 Segar Mtn Rd
Kent, CT 06757



147 Treasure Hill Road
Kent, Conn.

Soil sketch map prepared
by Michael D. Temple.
Sketch map is not to
scale.

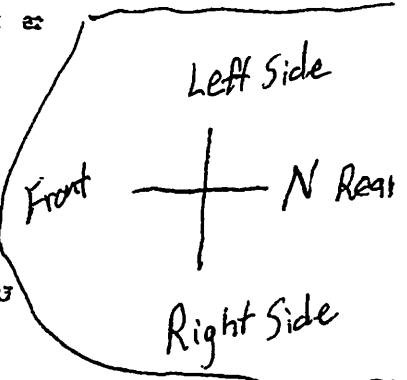
Wetland soil - Lg
Non-wetland soils - Ca, Sw
Wetland flagging sequence #:
- #9
Wetland boundary - 
Property line - 

Michael D. Temple
Certified Soil Scientist
August 18, 2019

AGENDA ITEM 5.B

Brian E. Neff, P.E.
 Licensed Engineer

128 Bacon Road
 Roxbury, Connecticut 06783
 Phone & Fax (860) 354-2246
 E-Mail: bneff@charter.net



PROPOSED HOUSE ADDITION SEPTIC SYSTEM FEASIBILITY PLAN
 THE GOULD RESIDENCE
 147 TREASURE HILL ROAD (TAX MAP 17, BLOCK 32, LOT 23)
 KENT, CONNECTICUT

11-21-03

SYSTEM DESIGN DATA:

EXISTING HOUSE SIZE: (4) BEDROOMS
 PROPOSED ADDITION: (1) BEDROOM (25% INCREASE IN SEWAGE FLOW)
 DWELLING DESIGN SIZE: (5) BEDROOMS

HEALTH CODE REQUIRED MINIMUM EFFECTIVE LEACHING AREA (BASED UPON 10.1-20.0 MIN./IN PERCOLATION RATE) = 1050 SQ. FT.

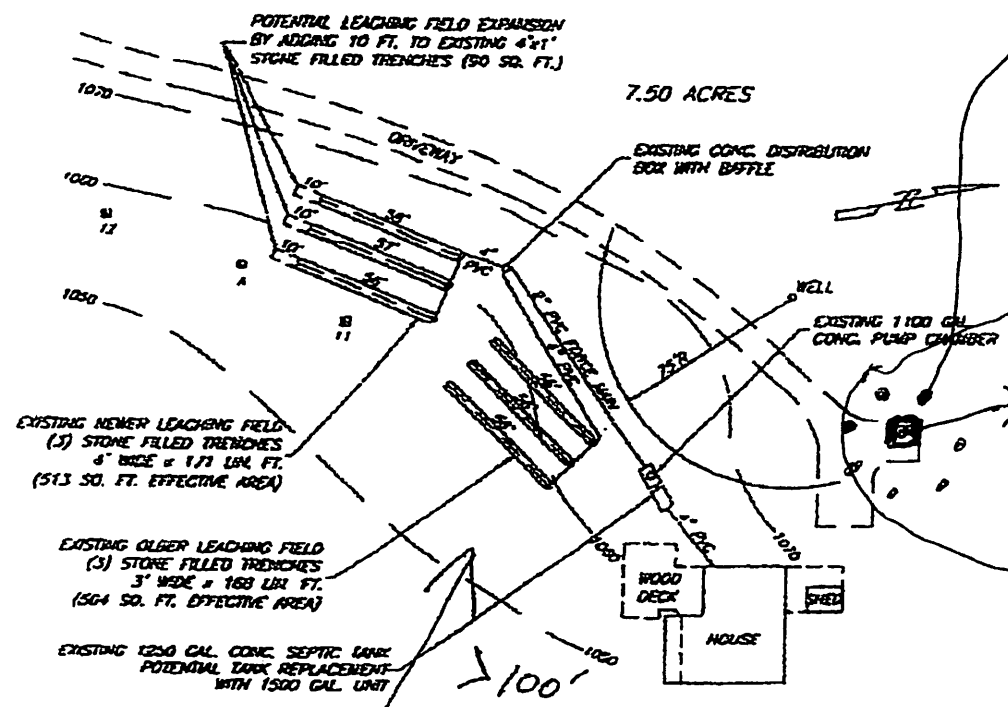
THE EXISTING LEACHING FIELDS CONSIST OF TWO SETS OF STONE FILLED TRENCHES. THE OLDER FIELD (CLOSER TO THE HOUSE) CONSISTS OF (3) STONE FILLED TRENCHES, 3" WIDE x 56" LONG, TOTALLING 504 SQ. FT. EFFECTIVE AREA. THE NEWER FIELD CONSISTS OF (3) STONE FILLED TRENCHES, 4" WIDE x 1" DEEP x 56', 57' & 58' LENGTHS, TOTALLING 513 SQ. FT. EFFECTIVE AREA. THE TOTAL EFFECTIVE AREA OF BOTH FIELDS IS 1017 SQ. FT.

POTENTIAL LEACHING FIELD EXPANSION WOULD CONSIST OF ADDING 10 FT. OF 4" WIDE x 1" DEEP TRENCH TO THE SOUTH END OF THE NEWER EXISTING (3) STONE FILLED TRENCHES (90 SQ. FT. EFFECTIVE AREA), TOTALLING 1107 SQ. FT. EFFECTIVE AREA

MINIMUM LEACHING SYSTEM SPREAD (MLSS)
 $MF = 28$ (ADJUSTING AT 22%, 10.1-15% GRADIENT)
 $FF = 2.5$ (5 BEDROOM DWELLING)
 $PF = 15$ (10.1-20.0 MIN./IN. PERC.)
 $MLSS = 28 \times 2.5 \times 15 = 105' \times 122' (56' + 56' + 10')$

REFER TO "SEPTIC AS-BUILT SKETCH" BY SEPTIC INSTALLER PERCY ALLMAN AND "SEPTIC AS-BUILT SKETCH" (3-13-92) BY CATHY WEBER, R.S. (TORRINGTON AREA HEALTH DISTRICT)

Front - 360'
 Rear - 110'
 Right Side - 550'
 Left Side - 110'



Silt Fence

Full Plot

24' x 26'
 2 car Garage

9-23-2020

LEGEND
 ■ TEST PIT
 ○ PERC. HOLE
 --- CLY. CONTOURS

Proposed Pool 20x40 granite
 PLAN SCALE: 1" = 50'

APPROVED POOL
 [Signature] 9/24/19

12x22
 Pool
 House

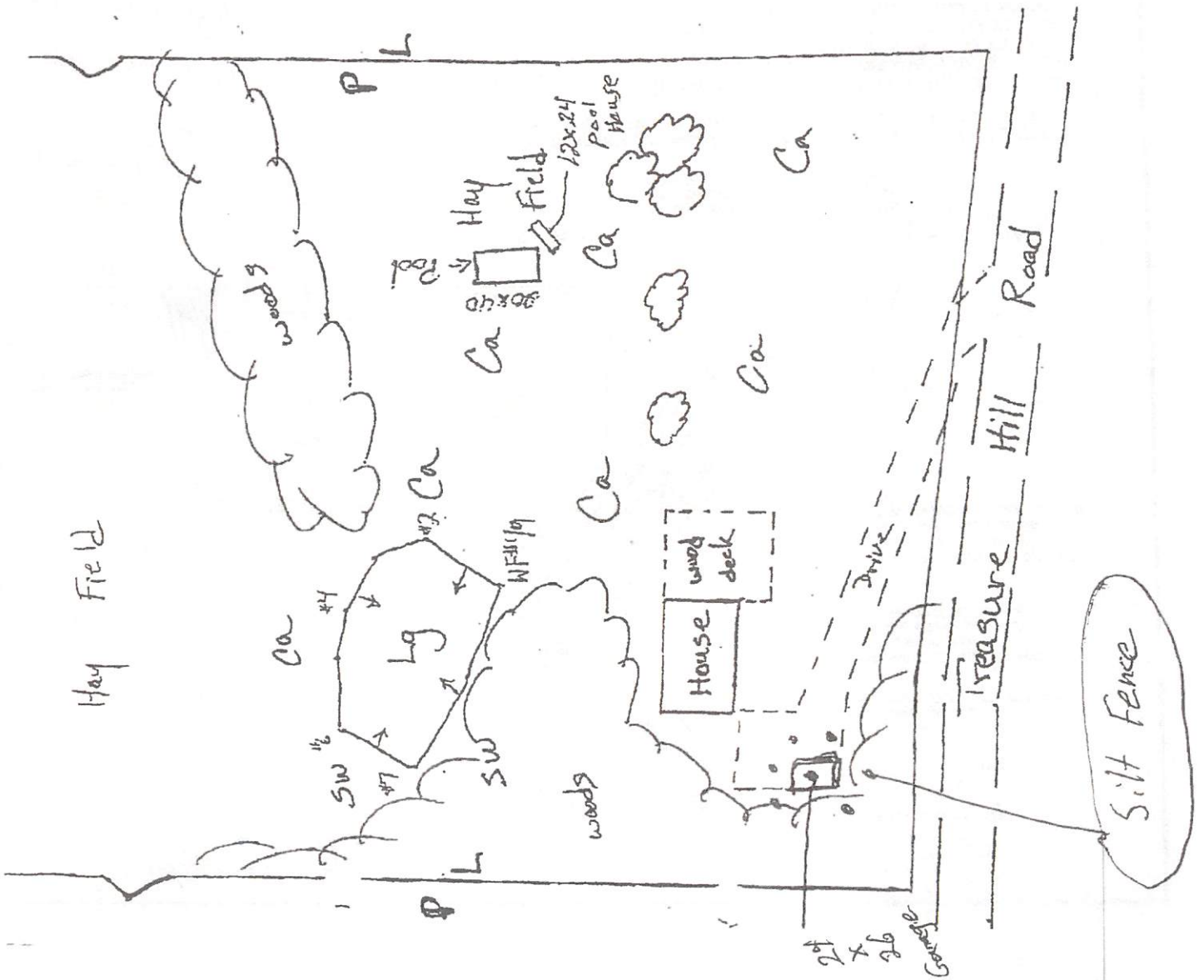
147 Treasure Hill Road
Kent, Conn.

Soil sketch map prepared
by Michael D. Temple.

Sketch map is not to
scale.

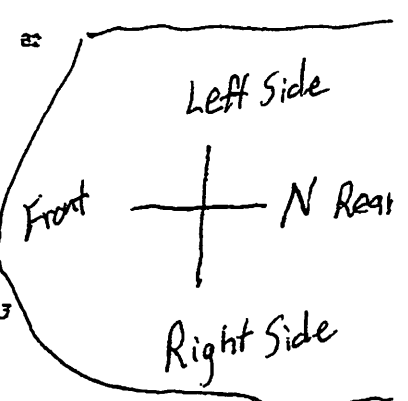
Wetland soil - Lg
Non-wetland soils - Ca, Sw
Wetland flagging sequence #1
- #9
Wetland boundary - \curvearrowright
Property line - $\frac{P}{L}$

Michael D. Temple
Certified Soil Scientist
August 18, 2019



Brian E. Neff, P.E.
Licensed Engineer

128 Bacon Road
Roxbury, Connecticut 06783
Phone & Fax (860) 354-2246
E-Mail: bneff@charter.net



PROPOSED HOUSE ADDITION SEPTIC SYSTEM FEASIBILITY PLAN
THE GOULD RESIDENCE
147 TREASURE HILL ROAD (TAX MAP 17, BLOCK 32, LOT 23)
KENT, CONNECTICUT

11-21-03

SYSTEM DESIGN DATA:

EXISTING HOUSE SIZE: (4) BEDROOMS
PROPOSED ADDITION: (1) BEDROOM (25% INCREASE IN SEWAGE FLOW)
DWELLING DESIGN SIZE: (5) BEDROOMS

HEALTH CODE REQUIRED MINIMUM EFFECTIVE LEACHING AREA (BASED UPON 10.1-20.0 MIN./IN PERCOLATION RATE) = 1050 SQ. FT.

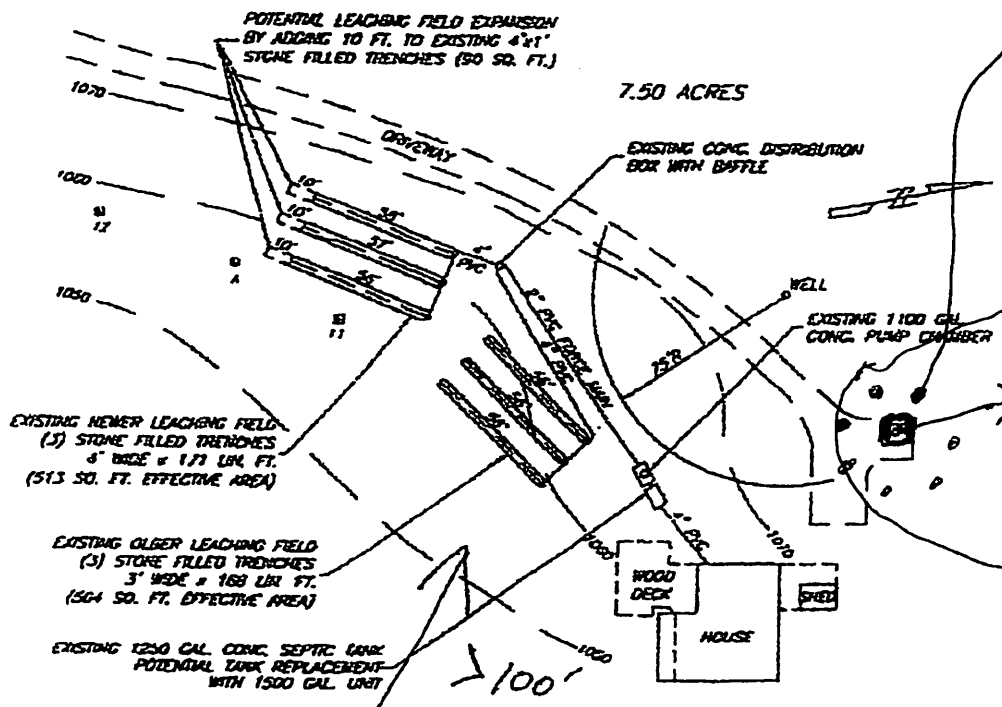
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POTENTIAL LEACHING FIELD EXPANSION WOULD CONSIST OF ADDING 10 FT. OF 4' WIDE x 1' DEEP TRENCH TO THE SOUTH END OF THE NEWER EXISTING (3) STONE FILLED TRENCHES (90 SQ. FT. EFFECTIVE AREA), TOTTALING 1107 SQ. FT. EFFECTIVE AREA

MINIMUM LEACHING SYSTEM SPREAD (MLSS)
HF = 28 (ADJUSTING AT 22°, 10.1-15% GRADIENT)
FF = 2.5 (5 BEDROOM DWELLING)
PF = 1.5 (10.1-20.0 MIN./IN PERC.)
MLSS = 28 x 2.5 x 1.5 = 105' x 122' (56'+56'+10')

REFER TO "SEPTIC AS-BUILT SKETCH" BY SEPTIC INSTALLER PERCY ALLMAN AND "SEPTIC AS-BUILT SKETCH" (3-13-92) BY CATHY WEBER, R.S. (TORRINGTON AREA HEALTH DISTRICT)

Front = 360'
Rear = 110'
Right Side = 550'
Left Side = 110'



Silt Fence

Full Plot

24' x 26'
2 car Garage

9-23-2020

LEGEND
● TEST PIT
○ PERC. HOLE
- CLEV. CONTOURS

Proposed Pool 20x40 granite
PLAN SCALE: 1" = 50'

APPROVED pool
Cathy 9/24/19

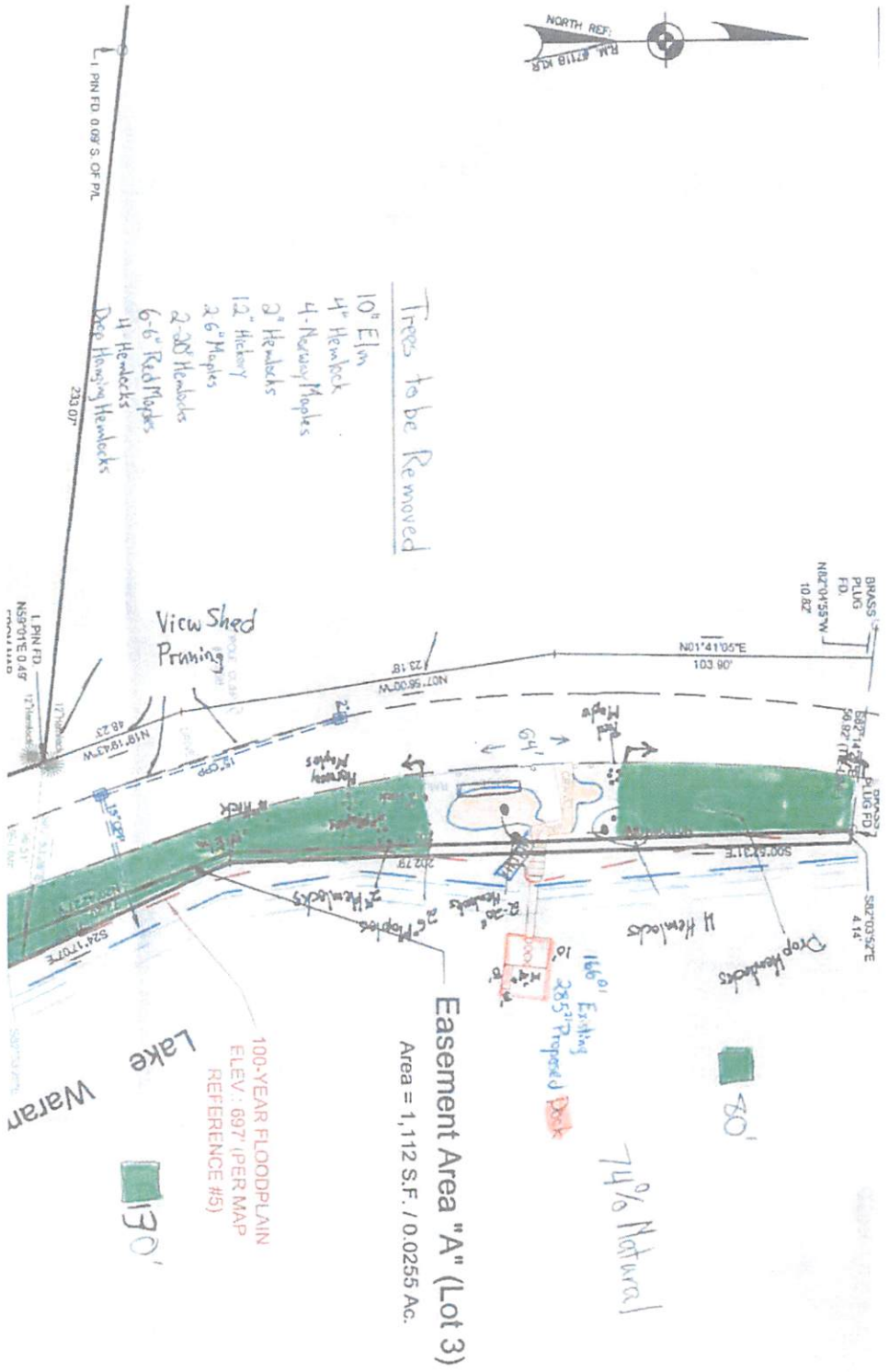
12x12
Pool
House

ACENDA ITEM 5D



Trees to be Removed

- 10" Elm
- 4" Hemlock
- 4 - Norway Maples
- 2" Hemlocks
- 12" Hickory
- 2-6" Maples
- 2-28" Hemlocks
- 6-8" Red Maples
- 4 Hemlocks
- Deep Hanging Hemlocks



Easement Area "A" (Lot 3)
 Area = 1,112 S.F. / 0.0255 Ac.

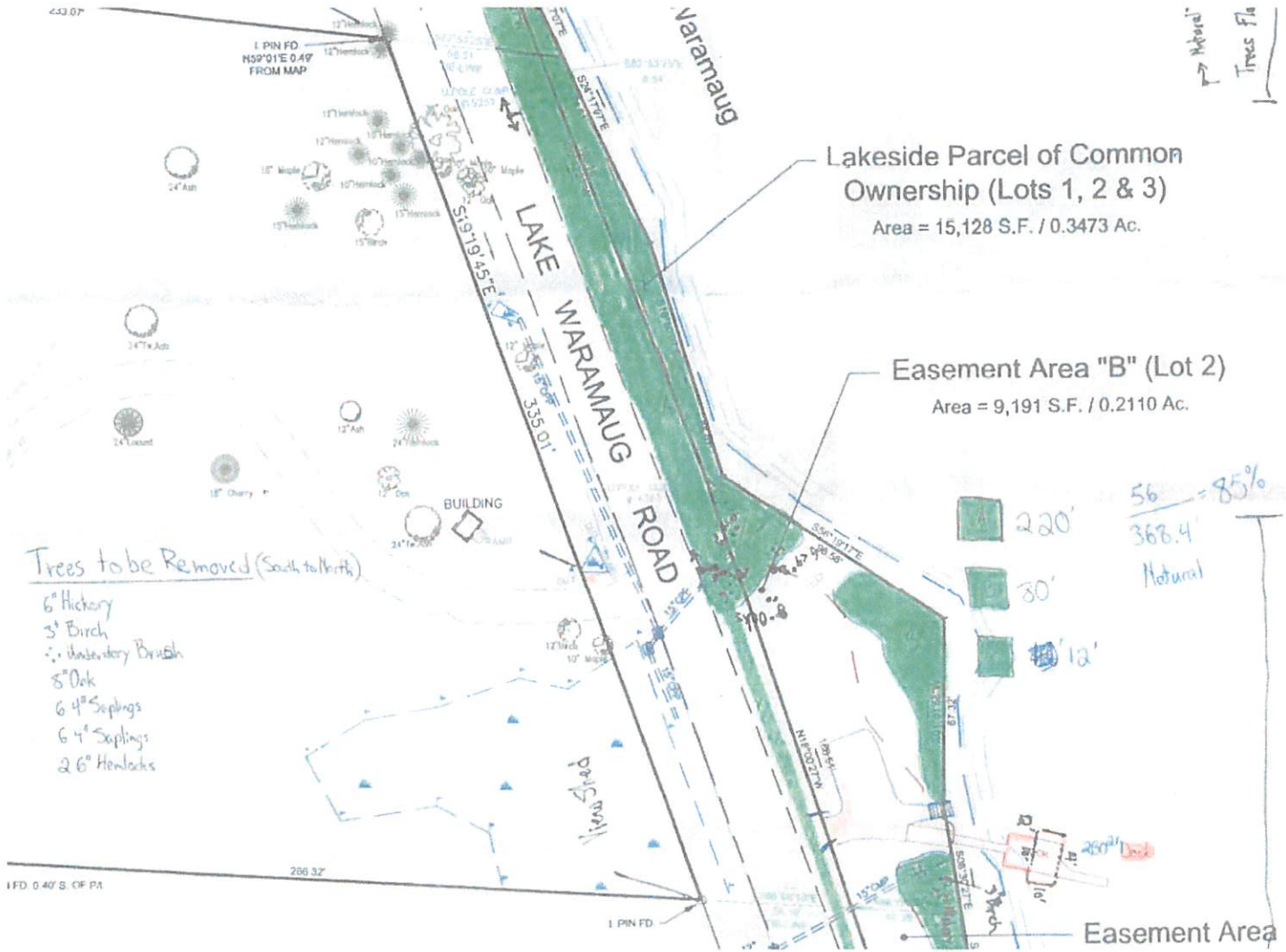
100-YEAR FLOODPLAIN
 ELEV.: 697 (PER MAP REFERENCE #5)

74% Natural

70 Lake Waramaug Rd, Kent CT

Access to
 Reservoir in a
 Hazardous State
 (near foot)

74 Lake Waramaug Rd. Kent CT



**TOWN OF KENT
INLAND WETLANDS COMMISSION**

41 Kent Green Boulevard
P.O. Box 678
Kent, CT 06757
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**2021 REGULAR MEETING SCHEDULE
4th Monday of the Month**

The Town of Kent Inland Wetlands Commission will meet on the following days at 7:00 p.m. in The Kent Town Hall, 41 Kent Green Boulevard, Kent, CT 06757.

January 25, 2021	July 26, 2021
February 22, 2021	August 23, 2021
March 22, 2021	September 27, 2021
April 26, 2021	October 25, 2021
May 24, 2021	November 22, 2021
June 28, 2021	December 27, 2021