

AGENDA ITEM 6.A.1.

KENT PLANNING AND ZONING COMMISSION
41 KENT GREEN BOULEVARD
P.O. Box 678
KENT, CONNECTICUT 06757

TOWN OF KENT
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

The Town of Kent Planning and Zoning Commission shall hold a public hearing via a ZOOM meeting on Thursday, April 8, 2021 beginning at 7:00 p.m. to discuss and possibly act on: Application #'s 29-21SP and 30-21C, James Bernardin & Julie Change, 13 Greenwood Lane, Map 9 Block 15 Lot 58, construction of detached dwelling unit, driveway extension, detached garage, septic and associated site work. Any corresponding documentation will be attached to the official agenda. At this hearing, persons may participate and be heard.

PLEASE NOTE: Written communications must be received by the Land Use Office no earlier than 24 hours prior to the meeting.

The ZOOM meeting number can be located on the official agenda that will be filed on the Town of Kent's website a minimum of 24 hours prior to the official ZOOM meeting.

Matthew Winter, Chairman

RECEIVED

By Darlene Brady at 11:00 am, Mar 29, 2021



SPECIAL PERMIT APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App. #: 29-21SP
Fee received: 210
Date of receipt: 3/22/21
Official date of receipt: 4/8/21

Name of property owner: James Bernardin & Julie Chang

Owner's mailing address: Box 121 Kent, CT 06757

Applicant's telephone: 860.488.1116 E-mail address: jamie.bernardin@gmail.com

Applicant's name: James Bernardin

Applicant's address:

Applicant's telephone: E-mail address:

Property address: 13 Greenwood Lane

Map: 9 Block: 15 Lot: 58

Zoning regulation section: 6200

Statement of use: Construction of detached accessory dwelling unit

Cubic yards of fill to be deposited on the property (if any): 0

Yards of earth materials to be removed off the property (if any): 0

Is this property subject to a conservation or preservation restriction: Yes No

If so, a written notice must be sent to the party holding such restriction sixty days prior to the submittal of this application. Proof of this notice shall be attached as per CT Public Act 05-124.

Has this case gone to the Zoning Board of Appeals? Yes No
If yes, please include the approval letter from the ZBA.

Signature of applicant: Jan Bern Date: 3/22/2021

Signature of property owner: Jan Bern Date: 3/22/2021



SITE PLAN APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App #: 30-21C
Fee received: 160
Date of receipt: 3/22/21
Official date of receipt: 4/8/21

Name of property owner: James Bernardin

Owner's mailing address: Box 121 Kent, CT 06757

Applicant's telephone: 860.488.1116 E-mail address: jamie.bernardin@gmail.com

Applicant's name: James Bernardin

Applicant's address:

Applicant's telephone: E-mail address:

Property address: 13 Greenwood Lane

Map: 9 Block: 15 Lot: 58

Zoning regulation section: 620

Statement of use: Construction of a detached accessory dwelling unit

Cubic yards of fill to be deposited on the property (if any):

Yards of earth materials to be removed off the property (if any):

Is this property subject to a conservation or preservation restriction: Yes [] No [X]

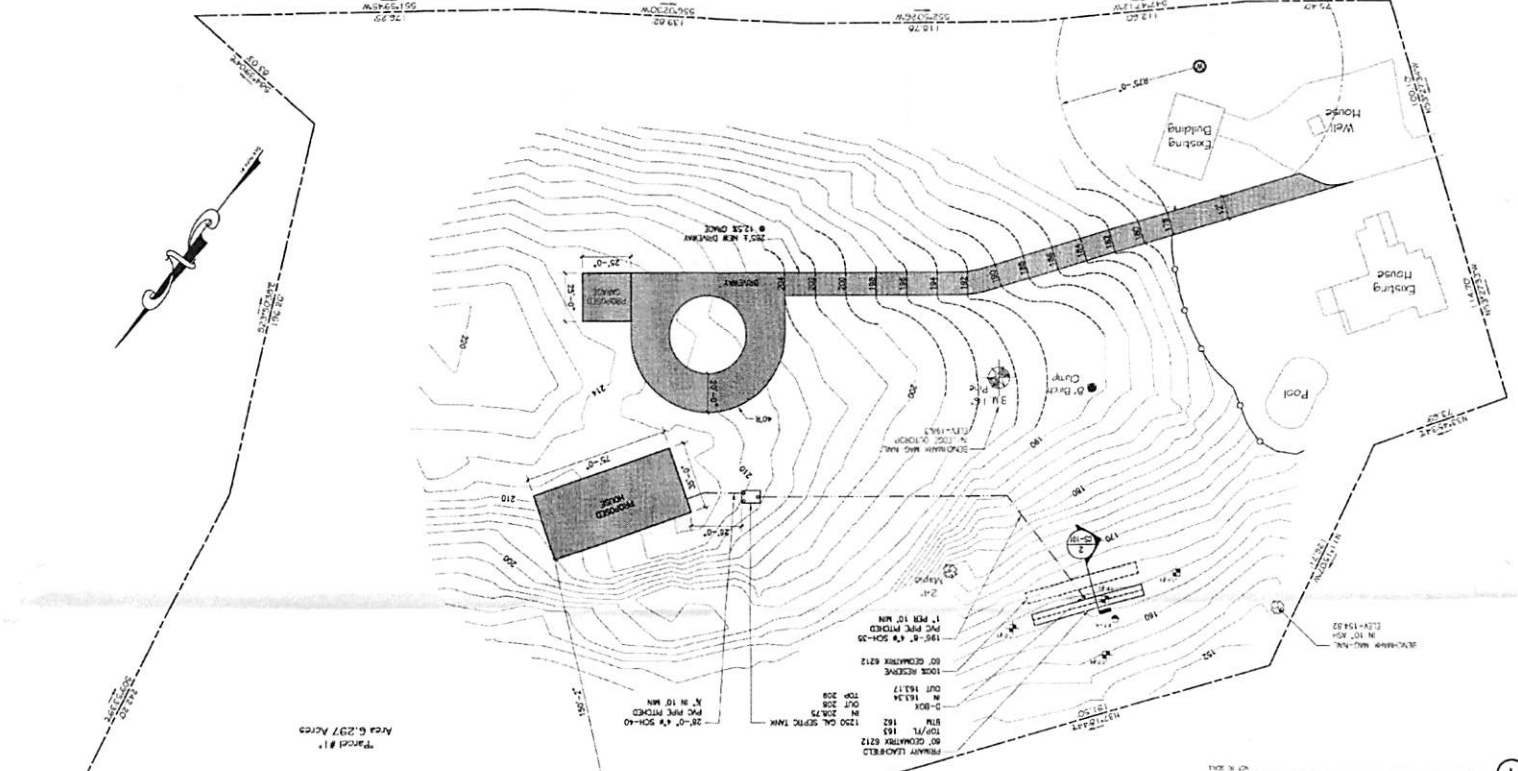
If so, a written notice must be sent to the party holding such restriction sixty days prior to the submittal of this application. Proof of this notice shall be attached as per CT Public Act 05-124.

Has this case gone to the Zoning Board of Appeals? [] Yes [X] No
If yes, please include the approval letter from the ZBA.

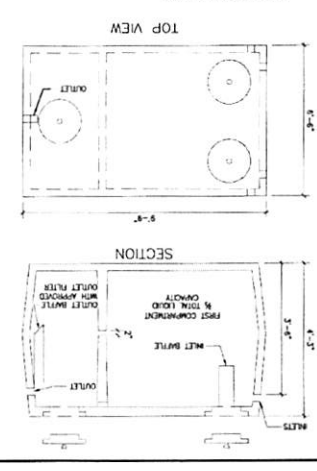
Signature of applicant: [Signature] Date: 3/22/2021

Signature of property owner: [Signature] Date: 3/22/2021

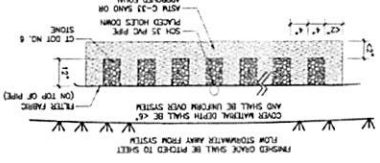
1 SITE DEVELOPMENT PLAN



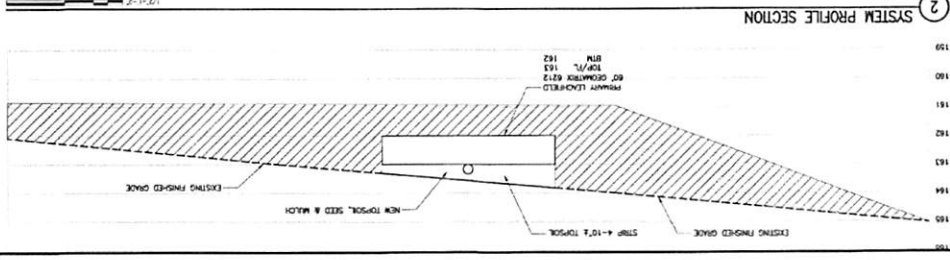
1 RICHARDS LO-BAY 1250 GAL SEPTIC TANK DETAIL



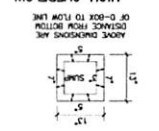
3 GEOMATRIX 6212 DETAIL



2 SYSTEM PROFILE SECTION



4 HIGH OVERTLOW D-BOX DETAIL



SYMBOLS LEGEND

WORKMAN LINE	---
PRODUCTION TEST	○
TEST PIT	⊙
SEWER LINE	---
SILT FENCE	---
PROPOSED TOWN LINE	---
EXISTING TOWN LINE	---
SETBACK LINE	---
WELL	⊙

ASPH C33 REQUIREMENTS

DEPTH	PERCENT
0-3"	100%
3-6"	90%
6-12"	80%
12-18"	70%
18-24"	60%
24-30"	50%
30-36"	40%
36-42"	30%
42-48"	20%
48-54"	10%
54-60"	5%
60-66"	0%

PERCOLATION TEST A

DEPTH	TIME	PERCENT
0-3"	15	100%
3-6"	15	90%
6-12"	15	80%
12-18"	15	70%
18-24"	15	60%
24-30"	15	50%
30-36"	15	40%
36-42"	15	30%
42-48"	15	20%
48-54"	15	10%
54-60"	15	5%
60-66"	15	0%

TEST PIT #1

DEPTH	SOIL DESCRIPTION
0-3"	TOPSOIL
3-6"	CLAY SANDY LOAM
6-12"	CLAY SANDY LOAM
12-18"	CLAY SANDY LOAM
18-24"	CLAY SANDY LOAM
24-30"	CLAY SANDY LOAM
30-36"	CLAY SANDY LOAM
36-42"	CLAY SANDY LOAM
42-48"	CLAY SANDY LOAM
48-54"	CLAY SANDY LOAM
54-60"	CLAY SANDY LOAM
60-66"	CLAY SANDY LOAM

TEST PIT #2

DEPTH	SOIL DESCRIPTION
0-3"	TOPSOIL
3-6"	CLAY SANDY LOAM
6-12"	CLAY SANDY LOAM
12-18"	CLAY SANDY LOAM
18-24"	CLAY SANDY LOAM
24-30"	CLAY SANDY LOAM
30-36"	CLAY SANDY LOAM
36-42"	CLAY SANDY LOAM
42-48"	CLAY SANDY LOAM
48-54"	CLAY SANDY LOAM
54-60"	CLAY SANDY LOAM
60-66"	CLAY SANDY LOAM

TEST PIT #3

DEPTH	SOIL DESCRIPTION
0-3"	TOPSOIL
3-6"	CLAY SANDY LOAM
6-12"	CLAY SANDY LOAM
12-18"	CLAY SANDY LOAM
18-24"	CLAY SANDY LOAM
24-30"	CLAY SANDY LOAM
30-36"	CLAY SANDY LOAM
36-42"	CLAY SANDY LOAM
42-48"	CLAY SANDY LOAM
48-54"	CLAY SANDY LOAM
54-60"	CLAY SANDY LOAM
60-66"	CLAY SANDY LOAM

TEST PIT #4

DEPTH	SOIL DESCRIPTION
0-3"	TOPSOIL
3-6"	CLAY SANDY LOAM
6-12"	CLAY SANDY LOAM
12-18"	CLAY SANDY LOAM
18-24"	CLAY SANDY LOAM
24-30"	CLAY SANDY LOAM
30-36"	CLAY SANDY LOAM
36-42"	CLAY SANDY LOAM
42-48"	CLAY SANDY LOAM
48-54"	CLAY SANDY LOAM
54-60"	CLAY SANDY LOAM
60-66"	CLAY SANDY LOAM

DESIGN CALCULATIONS

DESIGN BASIS	1.75
FLOW FACTOR	1.75
PERCOLATION FACTOR	1.75
DEPTH TO RESTRICTIVE LAYER	42"
SOIL PERCENT	100%
PERCOLATION FACTOR	1.75
PERCOLATION RATE	0.41 IN/HR
PERCOLATION FACTOR	1.75
PERCOLATION RATE	0.41 IN/HR
PERCOLATION FACTOR	1.75
PERCOLATION RATE	0.41 IN/HR
PERCOLATION FACTOR	1.75
PERCOLATION RATE	0.41 IN/HR

CS-101
21003

SITE DEVELOPMENT PLAN
PREPARED FOR JAMES BERNARDIN
13 GREENWOODS LANE
KENT, CT 06757

DESIGNED BY: WGC
APP'D BY: WGC
DRAWN BY: JMM
SCALE: AS-NOTED
DATE: 03-11-21

CEC Colby Engineering and Consulting, LLC
4 BARNHART COURT
DORSETT, CONNECTICUT 06758
(860) 481-9864

AGENDA ITEM 6.A.I.



Agenda item 6.A.1.

TOWN OF KENT LAND USE OFFICE

STAFF REPORT

March 31, 2021

Re: Applications 29-21SP and 30-21C
James Bernardin & Julie Chang
13 Greenwood Lane
Map 9 Block 15 Lot 58

INFO ON THE PROPERTY:

- The property is located in the Rural Residential District (RU1) and consists of 6.3 acres.
- The property is located off of a private road.
- In April of 2012 the Commission approved a lot line revision between the two parcels owned by Bernardin/Chang creating two lots; one 6.297 acres and; one 5.250 acres. This lot line revision was approved by TAHD.
- On May 22, 2012 permit #29-12AP was issued for an inground pool. The Certificate of Zoning Compliance was issued November 20, 2015.
- In June of 2014, TAHD approved the installation of one 500-gallon underground propane tank.
- On June 11, 2014 permit #38-14AP was issued for a 7' x 24' wood patio. The Certificate of Zoning Compliance was issued November 20, 2015.
- On December 1, 2016, permit #106-16AP was issued for the construction of a 3-bay detached garage with no plumbing and no living space. This was approved by TAHD.
- On January 29, 2020, permit #03-20AP was issued for the construction of a 3-car detached garage replacing permit #106-16AP as the garage was never constructed and the permit had expired. TAHD approved this application with conditions that there be no plumbing, no living space and no footing drains within 25' of the well. A Certificate of Zoning Compliance was not issued.

CURRENT APPLICATION INFORMATION:

- Mr. Bernardin and Ms. Chang have applied to construct a detached dwelling unit, detached garage and extension of existing driveway.
- I have not received approval from TAHD.

APPLICABLE REGULATIONS:

- §3234.8 – a detached accessory residential unit in accordance with §6200.
- §6200 states that a detached dwelling unit is permitted in the RU-1 zone via a special permit.
 - §6200.2 states such units are permitted only when accessory to a single-family dwelling and when sanitary arrangements are approved by the sanitarian or sewer commission.
 - §6200.3 states that the owner of the premises shall reside in the principal dwelling or the accessory dwelling unit or the special permit shall become invalid.
- §8330.1 states that no more than two lots may be accessed off of one residential driveway except that a third lot may be permitted to be accessed off a residential driveway as long as it is designated as an affordable lot.
- §9500.2 states that an existing private road may service no more than 12 lots provided that all lots having access to such road are 5 acres or more in lot area. §9500.3 states that an existing private road may service no more than 6 lots if any lot or lots having access thereto are less than 5 acres in lot area.

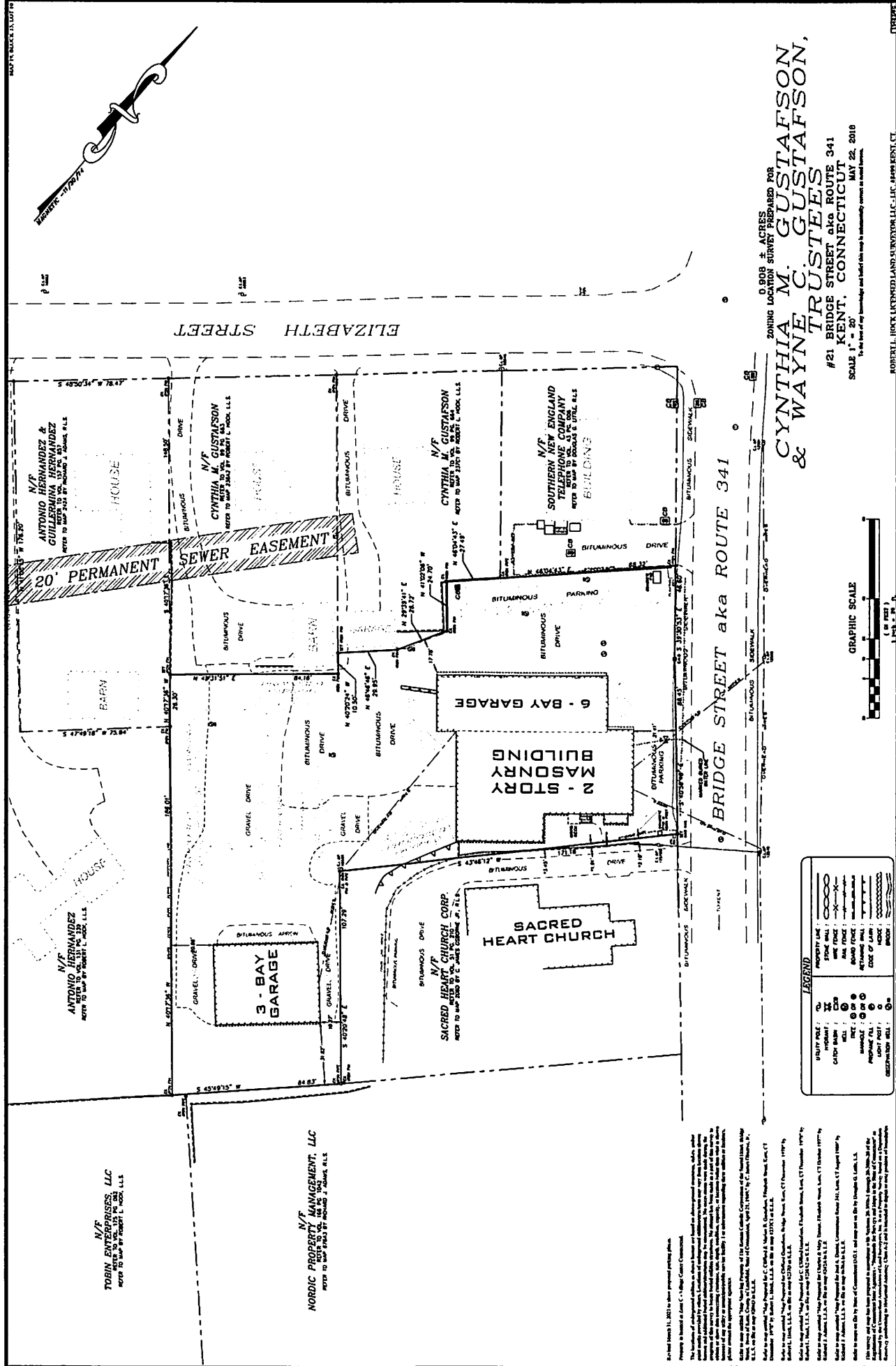
COMMENTS/QUESTIONS:

- I do not have approval from TAHD for this proposal.
- I do not have a driveway application for the extension of the driveway to the proposed new house showing width, length or grade.
- Since there already is a principal dwelling located on the lot, once this new house is constructed a change of use of the existing principal dwelling to accessory dwelling unit must be issued before the Certificate of Zoning Compliance is issued.
- A separate driveway permit application shall be submitted for the extension. The extension shall be constructed in accordance with the driveway regulations.

AGENDA ITEM 6.B.1.

Sec. 8-24. Municipal improvements. No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.

Agenda Item 6.B.2.



0.908 ± ACRES
 ZONING LOCATION SURVEY PREPARED FOR
CYNTHIA M. GUSTAFSON,
& WAYNE C. GUSTAFSON,
TRUSTEES
 #21 BRIDGE STREET aka ROUTE 341
 KENT, CONNECTICUT
 SCALE 1" = 20'
 To the best of my knowledge and belief this map is substantially correct as to facts herein.

ROBERT L. HOOKS LICENSED LAND SURVEYOR LLC - LIC. 44299 GENT, CT

LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY	---
WELL	⊙
CELESTIAL BODY	⊙
ADJACENT PROPERTY	---
ADJACENT PROPERTY	---
ADJACENT PROPERTY	---
ADJACENT PROPERTY	---
ADJACENT PROPERTY	---
ADJACENT PROPERTY	---
ADJACENT PROPERTY	---
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ADJACENT PROPERTY	---
ADJACENT PROPERTY	---

Recorded March 11, 2021 in the town of Kent, Connecticut.
 Prepared by Robert L. Hooks, a Licensed Land Surveyor in the State of Connecticut, for Cynthia M. Gustafson & Wayne C. Gustafson, Trustees of the Southern New England Telephone Company.
 This map was prepared by Robert L. Hooks, a Licensed Land Surveyor in the State of Connecticut, for Cynthia M. Gustafson & Wayne C. Gustafson, Trustees of the Southern New England Telephone Company.
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SITE PLAN APPLICATION

PLANNING AND ZONING COMMISSION
41 Kent Green Blvd.
P.O. Box 678
Kent, CT 06757

(FOR OFFICE USE ONLY)
App #: 32-21C
Fee received: 160
Date of receipt: 4/1
Official date of receipt: 4/8/21

Name of property owner: Jonathan Chaplin & Rona Yujung Kim

Owner's mailing address: 32 Mountain Road, South Kent, CT 06785

Applicant's telephone: 860-354-9346 E-mail address: pszymanski@ahhowland.com

Applicant's name: Paul Szymanski, PE C/o Arthur H Howland & Associates, PC

Applicant's address: 143 West Street, Suite E, New Milford, CT 06776

Applicant's telephone: 860-354-9346 E-mail address: pszymanski@ahhowland.com

Property address: 32 Mountain Road, South Kent, CT 06785

Map: 12 Block: 40 Lot: 15

Zoning regulation section: 6200 Accessory Dwellings / Guest Houses

Statement of use: This project involves the conversion of the existing detached garage into a two bedroom guest house with the construction of a new inground pool. Also included is the construction of a terrace, sanitary system, well, grading, pool fence, proposed generator, shed (16x24) and other related appurtenances.

Cubic yards of fill to be deposited on the property (if any): 150 c.y

Yards of earth materials to be removed off the property (if any): 50 cut

Is this property subject to a conservation or preservation restriction: Yes [] No [x]

If so, a written notice must be sent to the party holding such restriction sixty days prior to the submittal of this application. Proof of this notice shall be attached as per CT Public Act 05-124.

Has this case gone to the Zoning Board of Appeals? [] Yes [x] No

If yes, please include the approval letter from the ZBA.

Signature of applicant: [Signature] Date: 3/31/2021

Signature of property owner: See attached letter of authorization Date: 3/31/2021

6B5

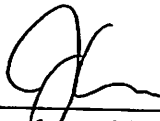
December 21, 2020

Jonathan Chaplin
PO Box 32
South Kent, Connecticut 06785

To Whom It May Concern:

Please be advised that the office of Arthur H. Howland & Associates, P.C. is authorized to represent me before any and all agencies and commissions of the Town of Kent for the purpose of obtaining approval of Land Use applications and permits at 32 Mountain Road, Kent, Connecticut.

Sincerely Yours,



Jonathan Chaplin
Owner

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SITE PLAN APPLICATION CHECKLIST

All Site Plan Applications must include:

- 10 copies of the Site Plan Application and all attachments
- A check in the amount of \$160 made payable to "The Town Of Kent"

Following a written request from the applicant, the Commission may determine that information required by the Regulations is not needed in order for the Commission to reach a decision on the application or determine compliance with the requirements of these Regulations. In such situations, the Commission may relieve the applicant from providing such information by an affirmative vote of a majority of all voting members of the Commission.

The Commission may require additional information be submitted when it determines that it needs such additional information in order to determine whether the proposed use complies with the standards and requirements of these Regulations.

APPLICATION REQUIREMENTS – SITE PLAN / SPECIAL PERMIT (PLEASE CIRCLE THOSE NUMBERED ITEMS YOU WISH THE COMMISSION TO WAIVE)

Application Form (with original signature of owner or letter of authorization from the owner to a designated agent)

Application fee (\$160 made payable to "The Town of Kent")

~~4~~ Ten (10) copies of a Site Plan of the property at an appropriate scale (such as 1" = 40') prepared and signed by a Connecticut-licensed professional engineer, land surveyor, architect and/or landscape architect, whichever shall be appropriate, and stamped with an embossed seal of each, showing, as applicable:

1 On each sheet as appropriate, the graphic scale, north arrow, date of drawing and of all revisions, name of person preparing the Site Plan, address of property, and name and address of owner of record

2 A key map showing:

- the location of the property in relation to surrounding areas, streets and other landmarks
- the location of the lot in relation to public and/or private streets and access-ways
- the zoning district in which the property is located

3 A Class A-2 boundary survey showing property boundaries, dimensions and area, dimensions of all yards as required by these Regulations, and including the names of abutting property owners

4 A site development plan showing:

- Existing and proposed buildings and other structures on the site including locations, dimensions, footprint square footage, floor area, height and building coverage of all existing and proposed buildings and uses
- Existing and proposed driveway, parking and loading areas including, but not limited to, sidewalks, curbing, walkways, dumpsters, group mailboxes, driveways, parking and loading areas, abutting streets, utility poles, hydrants and other utility appurtenances, areas to be used for exterior storage and the type of screening to be provided
- Existing and proposed grading with contours at two-foot intervals or less
- The location of any wetlands and/or watercourses or areas of special flood hazard including the upland review area
- The location of any proposed signs
- Proposed site lighting including the location, size, height, intensity and hours of operation of all lighting fixtures
- Construction limit line identifying all those areas to remain undisturbed and in its natural state

- 5 A utility plan showing:
 - The locations and descriptions of water supply and sewage disposal facilities
 - The location and design of existing and proposed storm drainage facilities in compliance with the 2004 Connecticut Stormwater Quality Manual, as amended
 - The location and design of refuse disposal facilities

- 6 A landscaping plan showing existing vegetation and proposed planting showing the Latin and common name of the species used, quantity of each plant species and the size and height of the plants at the time of planting.

- 7 Architectural plans and elevations

- 8 Construction notes and details

- 9 A zoning informational table showing the existing use, proposed use, zone, size of the property in square feet or acres, gross floor area of existing structures, gross floor area of proposed structures, proposed ground coverage, proposed building height in stories and feet, number of parking spaces required and provided (including handicapped spaces), number of loading spaces (if any) required and provided.

- Additional information as necessary to demonstrate compliance with the Zoning Regulations or other site plan considerations:

- 10 Off-site information including but not limited to the location of: buildings, parking areas and curb cuts on adjoining properties, including those across the street; traffic lights and controls, public trees, catch basins, manholes, hydrants, utility poles and utility lines located in adjacent streets; and zoning district boundary lines.

- 11 Impact analysis of the development upon water supply, storm drainage, sanitary sewers, traffic with special emphasis on any scenic road impacted, site conditions and/or water, air or noise pollution.

- 12 The location of stone walls, archeological resources, scenic views and other attributes

- 13 All applications for a Special Permit involving the construction of more than 25 dwelling units, 50 parking spaces, or 20,000 square feet of gross floor area, or any proposal which, in the Commission's judgment, would generate high levels of traffic, shall be accompanied by a traffic study prepared by a traffic engineer, evaluating the impact of the proposal on streets serving and/or affected by the development.

- At a minimum, the traffic study shall include data and information on existing and projected average daily vehicle trips on nearby roads, peak hour traffic, adequacy of rights-of-way and travelways, existing roadway capacity, traffic accidents, the traffic impact of the proposed development, traffic generation data, the location of existing roads within 300 feet of the development site, traffic lights and intersections, and recommendations for safe pedestrian and vehicular circulation, including provisions for safe sidewalks and crosswalks for pedestrians. Where applicable, the applicant shall include the written recommendations of the Connecticut Department of Transportation.

- Where it is projected that the additional traffic resulting from the proposal will reduce the level of service to C or below, the Commission shall not approve the project unless and until provision has been made for the improvement of said condition.

- For an application proposing to utilize a septic system, a report from the Town Sanitarian as to the feasibility of the septic system to accommodate the proposed use.

- For an application proposing a connection to, or extension of, a storm or sanitary sewer system shall require the approval of the Kent Water Pollution Control Authority and, where applicable, Connecticut Department of Energy and Environmental Protection, prior to the submission of an application to the Commission.

- If applicable, copies of an Erosion and Sedimentation Control Plan in compliance with Section 7300 of these Regulations.

6B5

- A statement signed by the applicant indicating that any required statutory notifications have been provided or that no such notifications are required.
- Copy of any relevant variance(s), stamped to document filing in the Office of the Kent Town Clerk.

DEPARTMENTAL CHECKLIST

Applicant confirms the following permits/approvals have been obtained where applicable:

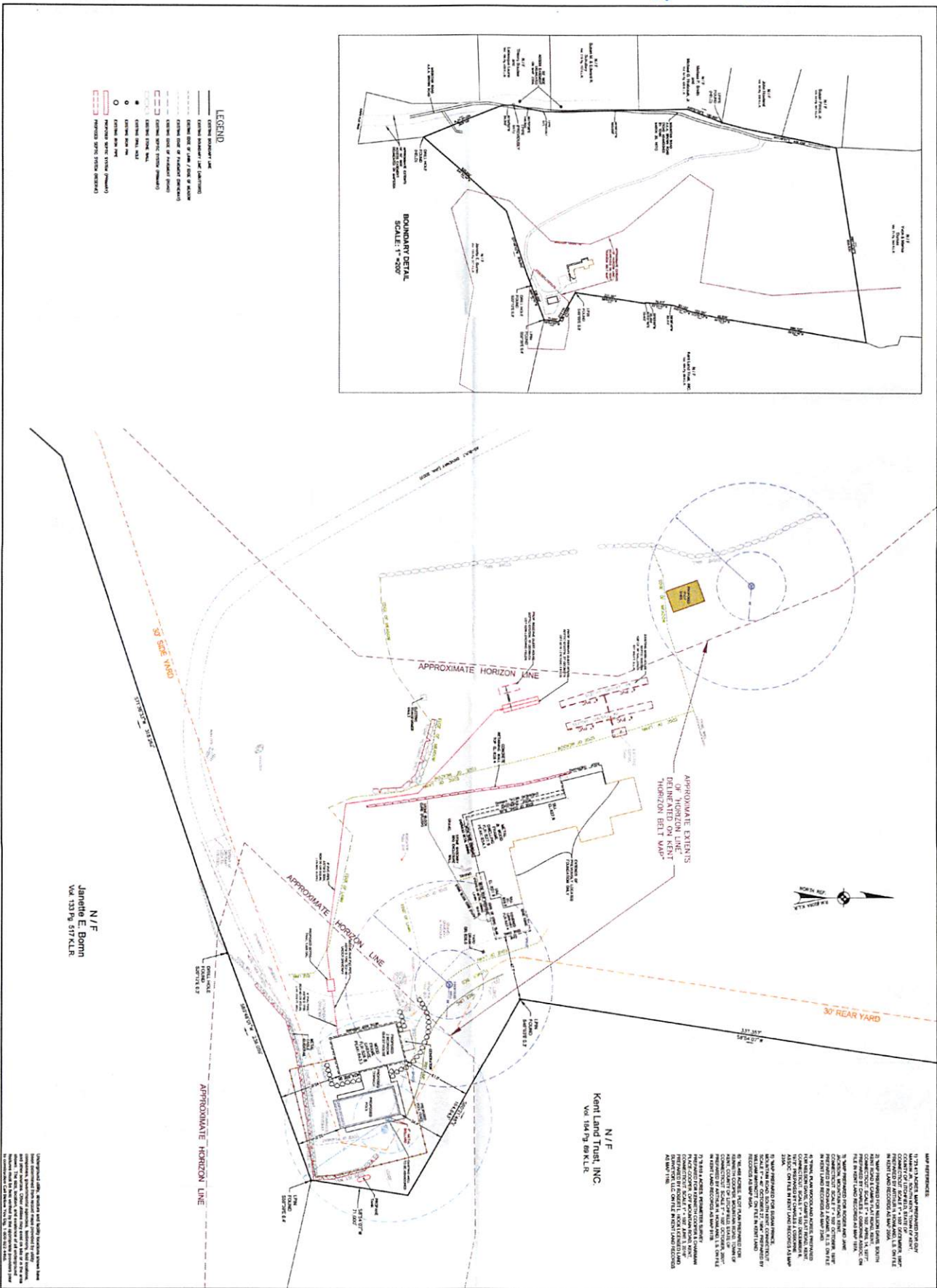
Site Plan Application/ Special Permit Application	✓	Land Use Office Monday - Friday 9am – 4pm
Septic & Well (if in Rural District)		Torrington Area Health – Cathy Weber Tuesday's beginning at 12 pm
Sewer (if in Village Center)	NA	Joyce Kearns in the 1 st Selectman's Office
Inland Wetlands (if applicable)	NA	Land Use Office, Monday – Friday 9am – 4pm
Flood Hazard (if applicable)	NA	Land Use Office, Monday – Friday 9am – 4pm
Horizonline Conservation (if applicable)	✓	Land Use Office, Monday – Friday 9am – 4pm
Fire Marshal (all but 1 & 2 family dwellings)	NA	Land Use Office Tuesday & Thursday 3pm – 4pm



Signature

4/1/21

Date



PROJECT: Zoning Location Survey Map
DATE: March 30, 2021

PREPARED FOR: Jonathan Chaplin and Rona Yujung Kim
CLIENT: Kentland Trust, Inc. (State of Connecticut)

PROJECT ADDRESS: Tax Map 12 Blk. 40 Lot 15
APN: 14365879 S.F. / 17239 AC.

SCALE: 1" = 30'
DATE: March 30, 2021

SHEET: ZLS.1

ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS • SOIL SCIENTISTS • LAND PLANNERS
143 WEST STREET, SUITE 300, BRIDGEVILLE, CONNECTICUT 06620
PHONE: (860) 594-0545 FAX: (860) 594-0546
WWW.WWW.ARHONLINE.COM

PREPARED BY: [Signature]
DATE: [Date]

REVISIONS:
1.0 ORIGINAL
1.1 REVISION 1: [Description]
1.2 REVISION 2: [Description]

6 BS

PROJECT DESCRIPTION:

THIS PLAN PROPOSES THE CONVERSION OF THE EXISTING DETACHED GARAGE INTO A TWO BEDROOM IN-LAW SUITE WITH THE CONSTRUCTION OF A NEW 8'x10'x10' GEOMATRIX GST LEACHING SYSTEM. THE PROPOSED SEPTIC SYSTEM IS TO BE INSTALLED TO THE MAIN HOUSE SEPTIC SYSTEM AS A CODE COMPLIANT SEPTIC SYSTEM FOR THE EXISTING PERMITS. SEE ORIGINAL DESIGN PLANS FOR ADDITIONAL INFORMATION.

BEST HOUSE DESIGN CRITERIA

- 1. PERCOLATION RATE (GAL/INCH)
- 2. DEPTH TO RESTRICTIVE LAYER (INCHES)
- 3. AVERAGE DEPTH TO RESTRICTIVE LAYER (INCHES) (GWP/3 & GWP/2)
- 4. HYDRAULIC GRADIENT (%)
- 5. HYDRAULIC FACTOR (HP)
- 6. FLOW FACTOR (FT)
- 7. PERCOLATION FACTOR (P)
- 8. MLLS = HP x FT x P
- 9. LEACHING SYSTEM SPREAD REQUIRED
- 10. % OF MIRRAGE LEACHING SYSTEM SPREAD PROVIDED

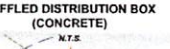
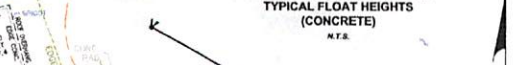
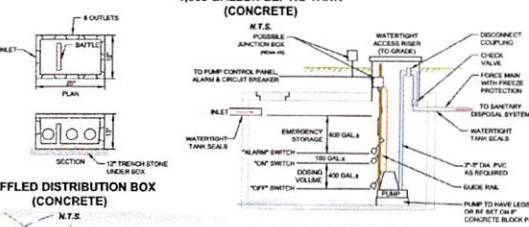
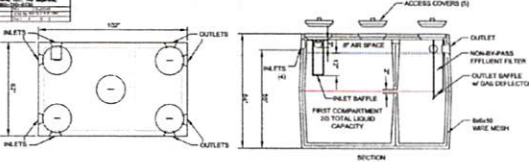
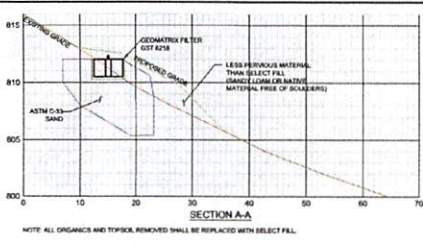
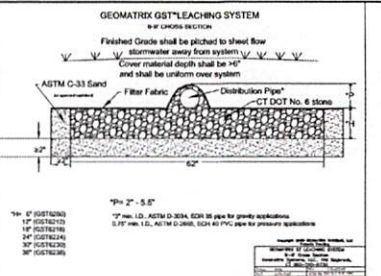
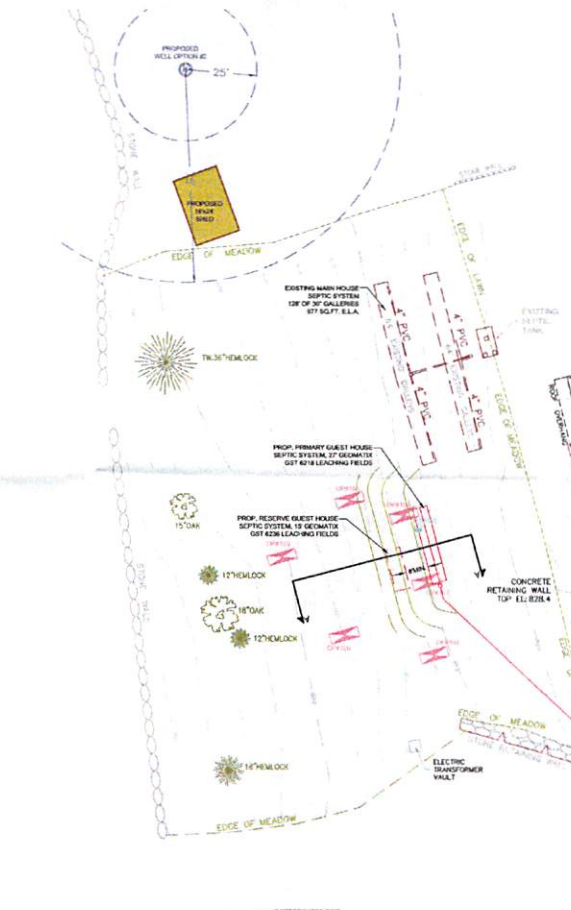
PROPOSED SYSTEM DESIGN:

- 1. LINEAL FEET OF 48 INCH WIDE BY 18 INCH HIGH GEOMATRIX GST 618 LEACHING FIELD ARE TO BE INSTALLED UNDER THE SUPERVISION OF GEOMATRIX.
- 2. EFFECTIVE LEACHING AREA REQUIRED (SQUARE FEET)
- 3. EFFECTIVE LEACHING AREA PROVIDED (SQUARE FEET)
- 4. GFA OF A 48" x 18" x 18" (SQUARE FEET)
- 5. % OF REQUIRED EFFECTIVE LEACHING AREA PROVIDED
- 6. SEPTIC TANK VOLUME (GAL/TON)

GENERAL NOTES:

1. GRADES, ELEVATIONS, AND ALL TOPICS IN THE PRIMARY LEACHING AREA ARE TO BE REVISITED PRIOR TO PLACEMENT OF SELECT FILL. AREAS TO BE REVISITED SHALL BE REVISITED PRIOR TO PLACEMENT OF SELECT FILL. AREAS TO BE REVISITED SHALL BE REVISITED PRIOR TO PLACEMENT OF SELECT FILL.
2. ALL CONDUITS AND PIPES SHALL BE INSTALLED TO THE SANITARY DISPOSAL SYSTEM.
3. ALL CONDUITS AND PIPES SHALL BE INSTALLED TO THE SANITARY DISPOSAL SYSTEM.
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17. ALL CONDUITS AND PIPES SHALL BE INSTALLED TO THE SANITARY DISPOSAL SYSTEM.
18. ALL CONDUITS AND PIPES SHALL BE INSTALLED TO THE SANITARY DISPOSAL SYSTEM.
19. ALL CONDUITS AND PIPES SHALL BE INSTALLED TO THE SANITARY DISPOSAL SYSTEM.
20. ALL CONDUITS AND PIPES SHALL BE INSTALLED TO THE SANITARY DISPOSAL SYSTEM.

COMPONENT	MIN. INVERT ELEVATION (PT)
FLOW LINE TO MAIN FOUNDATION	822.8
SEPTIC TANK INLET	822.75
SEPTIC TANK OUTLET	822.45
DISTRIBUTION BOX #1 INLET	821.1
DISTRIBUTION BOX #1 OUTLET	821.8
INVERT OF LEACHING FIELD	822.0
BOTTOM OF LEACHING FIELD	821.8



- SPECIFIC NOTES:**
1. TORINGTON AREA HEALTH DISTRICT REQUIRES AN INSPECTION AND AS-BUILT BY THE DESIGN ENGINEER.
 2. TORINGTON AREA HEALTH DISTRICT REQUIRES TWO PERCOLATION TESTS TO BE CONDUCTED IN THE SEPTIC AREA AND SHALL BE INSTALLED TO THE SANITARY DISPOSAL SYSTEM.
 3. TORINGTON AREA HEALTH DISTRICT REQUIRES AN IN-PLACE NINE TEST OF THE SELECT FILL MATERIAL BE CONDUCTED AND LIMITED TO THREE.
 4. THE EXISTING WELL IS TO BE ABANDONED IN A MANNER APPROVED BY THE STATE OF CONNECTICUT HEALTH DEPARTMENT. A NEW WELL IS TO BE DRILLED.

SOIL INSPECTION RESULTS

OBSERVATION INT. NO. 109

27" - 31" TOPSOIL

31" - 37" FILL SANDY

37" - 43" SANDY FINE SAND

43" - 49" ORIGINAL TOPSOIL

49" - 55" CHANGE BROWN FINE SAND/LOAM

55" - 61" MOTTLED OBSERVED

61" - 67" GROUNDWATER OBSERVED

67" - 73" MOTTLED OBSERVED

OBSERVATION INT. NO. 108

27" - 31" FILL SANDY

31" - 37" ORIGINAL TOPSOIL

37" - 43" CHANGE BROWN FINE SAND/LOAM

43" - 49" MOTTLED OBSERVED

49" - 55" GROUNDWATER OBSERVED

55" - 61" MOTTLED OBSERVED

OBSERVATION INT. NO. 107

27" - 31" FILL SANDY

31" - 37" ORIGINAL TOPSOIL

37" - 43" CHANGE BROWN FINE SAND/LOAM

43" - 49" MOTTLED OBSERVED

49" - 55" GROUNDWATER OBSERVED

55" - 61" MOTTLED OBSERVED

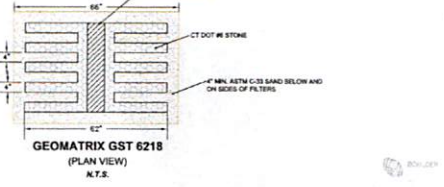
PERCOLATION TEST

DATE: 02/04/2021

PREPARED BY: ARTHUR H. HOWLAND, P.E.

DEPTH (INCHES)	PERMITS (GAL/INCH)
10	11.8
20	12.75
30	14.28
40	15.5
50	16.5
60	17.3

DESIGN PERMITS: 10 IMP/INCH



THIS MAP IS NOT AN AS-BUILT SURVEY AND SHOULD NOT BE USED FOR ZONING COMPLIANCE. THIS PLAN IS TO BE USED TO DEMONSTRATE COMPLIANCE WITH THE STATE OF CONNECTICUT HEALTH CODE.

ORIGINAL

ARTHUR H. HOWLAND & ASSOCIATES, P.C.



ARTHUR H. HOWLAND & ASSOCIATES, P.C.
 CIVIL ENGINEERS • LAND SURVEYORS
 SOIL SCIENTISTS • LAND PLANNERS

145 WEST STREET, SUITE 200, BRIDGEPORT, CT 06610
 PHONE: 203.366.1111 FAX: 203.366.1112

Proposed Guest House Septic System Plan

prepared for
Jonathan Chaplin and Rona Yujung Kim
 Tax Map 12 Blk. 40 Lot 15
 Area = 1,628,079 S.F. / 37,330 Ac.
 32 Mountain Road
 Town of Kent
 County of Litchfield
 State of Connecticut

DATE: **February 4, 2021**
 SCALE: **1" = 20'**

Underground utility, structure and facility locations shown have been determined from records made available by utility companies, governmental agencies, contractors, field locations, and other sources. Other utilities may exist on site or in the area shown. The site, location and existence of all underground facilities shall be field verified by the responsible contractor prior to construction. Call Before You Dig, 1-800-521-4455.

SDS.2

AGENDA ITEM 6.B.6.

Kent Center, LLC
P.O. Box 108
Bridgewater, CT 06752

DATE

March 30/21

Land Use Administrator
Town of Kent Land Use Office
41 Kent Green Boulevard
P.O. Box 678
Kent, CT 06757

Re: Modification to Alternative Signage Program
9 Maple Street
Map 19 Block 42 Lot 35

To Whom It May Concern,

This letter is to serve as written confirmation of the owner's review and approval for the attached signage for (insert business name) which will be located at (insert business location).

If there are any questions or concerns, please contact me at 203-744-7025.

Thank you.

Sincerely,

Todd E. Payne, Manager
Kent Center, LLC

6.B6.

PLEASE ANSWER THE FOLLOWING QUESTIONS
ANSWERS WILL DETERMINE THE PROCESS

NAME OF BUSINESS: KENISE BARNES FINE ART

LOCATION OF BUSINESS: 5 FULLING LANE
(If 9 Maple Street, a modification to the alternative signage program site plan will need to be submitted)

CONTACT ADDRESS OF BUSINESS OWNER: KENISE BARNES, 7 FULLING LANE,
P.O. BOX 356, KENT, CT

CAN THIS BUSINESS BE SEEN FROM MAPLE STREET (RTE 341), MAIN STREET (RTE 7) OR BRIDGE STREET (RTE 341): YES NO

but signage is on the other side of building
IF YES: AN APPLICATION WILL NEED TO BE FILED WITH THE ARCHITECTURAL REVIEW BOARD (SEE APPLICATION ATTACHED)

IF NO: AND THE BUSINESS IS LOCATED ON THE 9 MAPLE STREET PROPERTY, A LETTER REQUESTING A MODIFICATION TO THE ALTERNATIVE SIGNAGE PROGRAM SITE PLAN WILL HAVE TO BE SUBMITTED TO THE ZONING ENFORCEMENT OFFICER. THIS WARRANTS AN APPEARANCE BEFORE THE PLANNING & ZONING COMMISSION. A REQUEST FOR MODIFICATION LETTER IS ALL THAT IS NEEDED; THERE IS NO APPLICATION (SEE ATTACHED SAMPLE LETTER).

IS THIS NEW USE A CHANGE OF USE (I.E., IF THE ORIGINAL USE WAS AN OFFICE AND THIS NEW USE IS RETAIL, THEN THIS IS A CHANGE OF USE): YES NO

IF YES: A COMMERCIAL ZONING APPLICATION **WILL NEED** TO BE SUBMITTED EXPLAINING THE CHANGE OF USE. THIS APPLICATION WILL NEED TO BE SUBMITTED TO THE ZONING ENFORCEMENT OFFICER AND AN APPEARANCE BEFORE THE PLANNING & ZONING COMMISSION IS REQUIRED. A FEE OF \$110 IS REQUIRED.

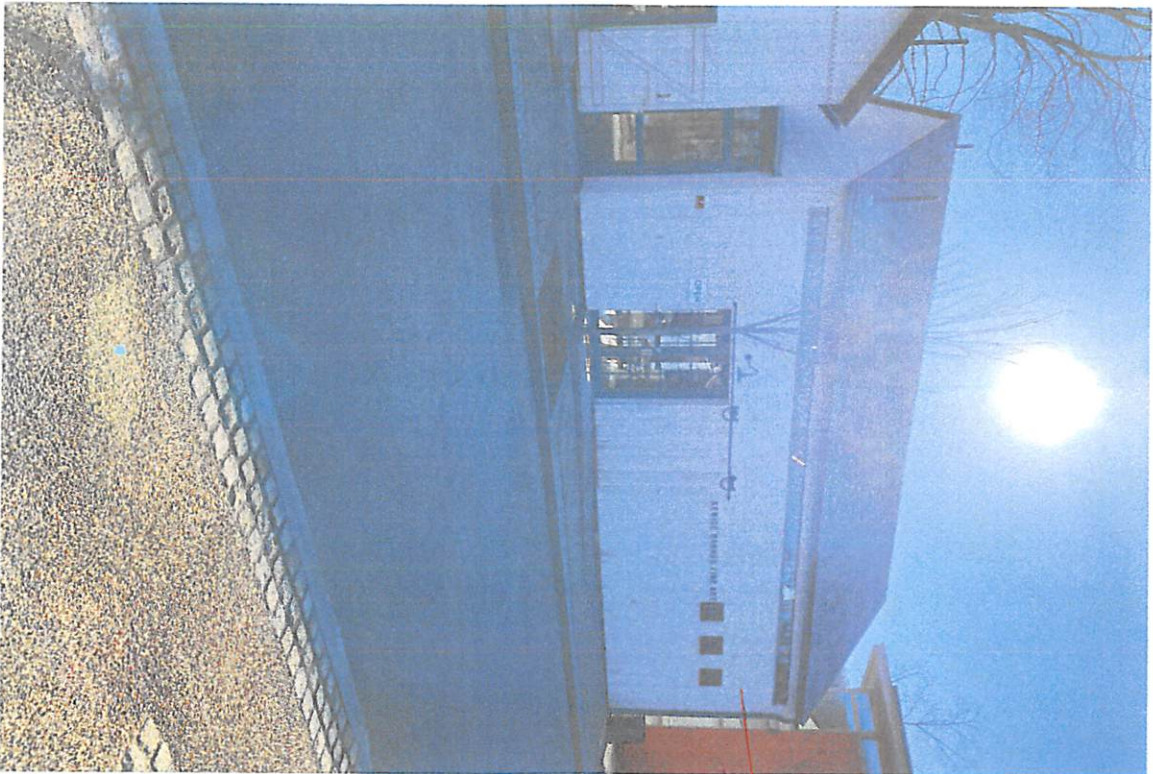
IF NO: A COMMERCIAL ZONING APPLICATION **WILL NOT NEED** TO BE SUBMITTED.

ONCE THE PROCESSES HAVE BEEN COMPLETED, A SIGN APPLICATION WILL NEED TO BE FILLED OUT AND SUBMITTED WITH THE FEE **PRIOR TO THE INSTALLATION** OF THE SIGN.

6B6



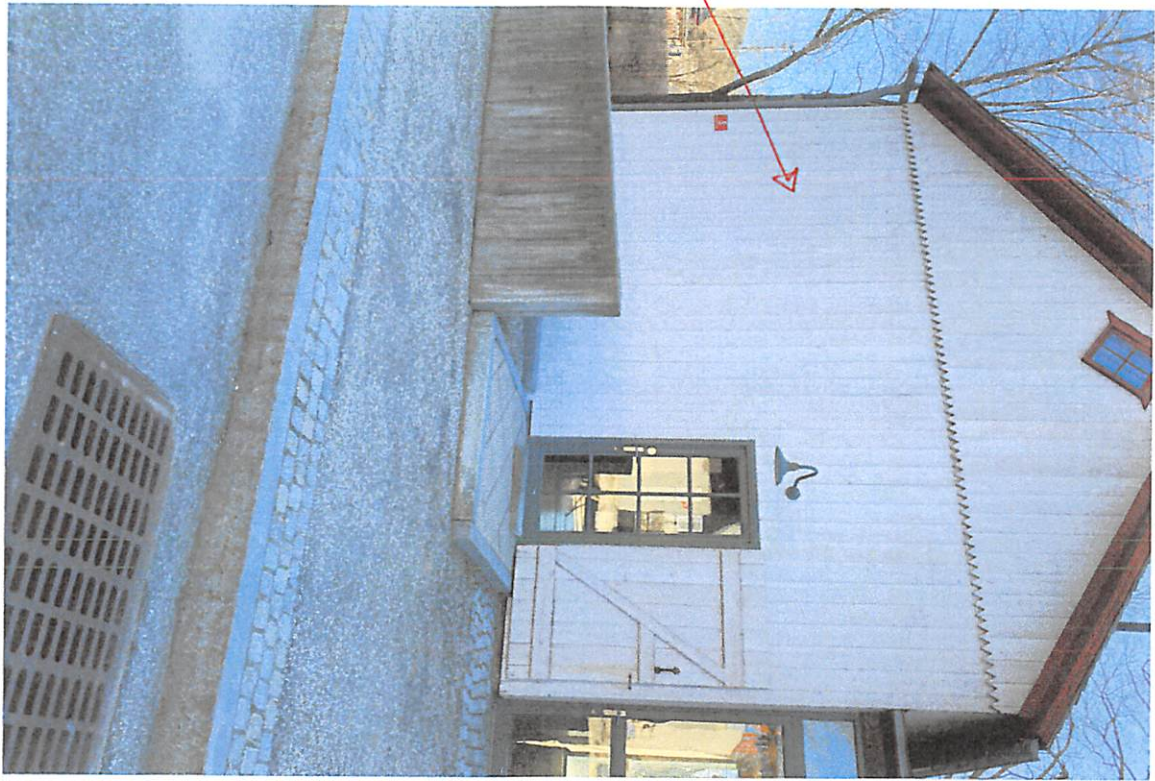
6. B. 6



Structure
Signage

6.B.6

Sign would
hang here



HOUSE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Smitty Pignatelli

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act special act funding a study of passenger service on the Housatonic rail line.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Smitty Pignatelli</i>	<i>4th Berkshire</i>	<i>2/17/2021</i>
<i>Brian M. Ashe</i>	<i>2nd Hampden</i>	<i>3/4/2021</i>
<i>Joanne M. Comerford</i>	<i>Hampshire, Franklin and Worcester</i>	<i>3/4/2021</i>
<i>Todd M. Smola</i>	<i>1st Hampden</i>	<i>3/10/2021</i>
<i>Tricia Farley-Bouvier</i>	<i>3rd Berkshire</i>	<i>3/19/2021</i>

7A

HOUSE No.

[Pin Slip]

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 3110 OF 2019-2020.]

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Second General Court
(2021-2022)

An Act special act funding a study of passenger service on the Housatonic rail line.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. The Massachusetts Department of Transportation shall convene a working
2 group to be referred to as the Berkshire Passenger Rail Service Working Committee to evaluate
3 and issue a report on the economic and environmental benefits to the Berkshires, other western
4 counties of the Commonwealth, and to the Commonwealth as a whole of establishing year-
5 round, multiple-trip-per-day passenger rail service between the city of Pittsfield, Massachusetts
6 and New York, New York using the Housatonic Rail line.

7 The working group shall assess the short- and long-term economic benefits of passenger
8 service on the Housatonic rail line from: (1) direct and indirect jobs; (2) access to educational
9 opportunities; (3) access to affordable housing; (4) tourism, and; (5) tax and other revenues to
10 municipalities in the Berkshires and the Commonwealth.

11 The working group shall assess the environmental benefits of passenger service on the
12 Housatonic rail line, including but not limited to the following: climate-change resilience,
13 reduction in overall carbon emissions, transit-oriented development, and green-energy job
14 creation.

15 The working group shall consider the costs of adding passenger service to the Housatonic
16 rail line.

17 The working group shall contact state, local and county officials of the states of
18 Connecticut and New York to identify opportunities for collaboration and mutually-beneficial
19 improvements and expansions in passenger rail infrastructure and service.

20 The first meeting of the Berkshire Passenger Rail Service Working Committee shall take
21 place no later than September 1, 2021. The working group membership shall include, but not be
22 limited to, the Massachusetts secretary of transportation or a designee, the secretary of housing
23 and economic development or a designee, the secretary of energy and environment or a designee,
24 two members of the state house of representatives to be appointed by the speaker and two
25 members of the state senate to be appointed by the senate president, the congressman or designee
26 from the 1st and 2nd Massachusetts congressional districts, the United States senators or their
27 designees, the mayor of the city of Pittsfield, a designee from the Berkshire County Regional
28 Planning Commission, a representative of existing rail service stakeholders, and a representative
29 of a Berkshire passenger rail advocacy group. The secretary of transportation or a designee shall
30 chair the working group.

31 The working group shall submit its report to the Massachusetts Department of
32 Transportation, the executive office of housing and economic development, the senate and house

7A

- 33 chairs of the joint committee on transportation, the senate and house chairs of the joint
- 34 committee on ways and means, and the senate and house chairs of the joint committee on
- 35 tourism, arts and cultural development on or before May 2, 2021.

TOWN OF KENT PLANNING AND ZONING COMMISSION
Administrative Permits Issued
March 8 – April 1, 2021

PERMIT #	PROPERTY OWNER	PROPERTY LOCATION	FOR	MAP	BLOCK	LOT
20-21AP	Campland, Inc	70 Kenmont Road	Installation of two 10' x 30' prefab waterside sheds	15	22	106
23-21T	Mary C. Williams	0 South Main Street	Temporary Farmer's Market	19	12	6
24-21T	Cornwall BB, LLC	31 North Main Street	Temporary allowance for display of merchandise 15' from building	19	41	1
25-21AP	Marvelwood School	475 Skiff Mountain Road	Solar array for athletics & education buildings	7	17	1
26-21AP	Marvelwood School	475 Skiff Mountain Road	Solar array for dining hall	7	16	1
27-21AP	Woodward	9 Old Stone Road	Single Family Dwelling w/attached 3-car garage	6	38	1
31-20AP	Gawel	25 Hidden Meadow Lane	NSFD w/attached garage and detached garage	16	25	60

TOWN OF KENT PLANNING AND ZONING COMMISSION
Certificates of Compliance Issued

PERMIT #	PROPERTY OWNER	PROPERTY LOCATION	FOR	MAP	BLOCK	LOT
30-11DAP	Woodsmen Fine Home Bldrs	20 Stone Fences Lane	10' x 550' driveway	10	22	33
77-18AP	Woodsmen Fine Home Bldrs	20 Stone Fences Lane	NSFD – 4 bedrooms w/attached garage	10	22	33
93-19AP	James and Sabrina Breece	154 Kent Cornwall Rd	16' x 38' inground pool & related mechanical equip.	9	22	58
64-20AP	Wurtzel/von Brandenstein	115 Kent Cornwall Rd	Conversion of existing porch w/deck & exterior stair	9	15	30

March 31, 2021