

TOWN OF KENT INLAND WETLANDS COMMISSION

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RECEIVED

By Darlene Brady at 2:07 pm, Sep 26, 2023

REGULAR MEETING MINUTES

The Inland Wetlands Commission held a regular meeting on Monday, September 25, 2023 beginning at 7:00 p.m. via zoom.

1. CALL TO ORDER

Ms. Werner called the meeting to order at 7:02 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES, IF REQUIRED

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

Staff Present: Tai Kern, Land Use Administrator
Donna Hayes, Assistant Land Use Administrator

Mr. Deitz moved to elevate Mr. Palumbo to voting status. Mr. Yagid seconded and the motion carried unanimously.

Mr. Yagid moved to add item 5.B. to the agenda and to hear new business before old business. Mr. Johnson seconded and the motion carried unanimously.

3. READING OF MINUTES OF PREVIOUS MEETINGS

3.A. Regular Meeting Minutes August 28, 2023.

Mr. Yagid moved to approve the Regular Meeting Minutes August 28, 2023, as presented. Mr. Johnson seconded and the motion carried unanimously.

4. OLD BUSINESS

4.A. Application #1326-23, Barbara A. Brown, 529 Skiff Mountain Rd., Map 7, Block 17, Lot 6, Single Family Dwelling (ADU)

Ms. Werner said that she had visited the site and looked at the new plans and feels there is no better place for this proposal. Ms. Kern said that everything that was asked for at the last meeting had been provided. Mr. Hackett said that he had no additional information to add. Ms. Brown said that she is still waiting for

Kent Inland Wetlands Regular Minutes 09/25/2023

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approval from Torrington Area Health District, but realizes this discussion only had to do with inland wetlands approval.

Mr. Johnson asked if the holding tank on the edge of the property was being used as a leaching tank. Ms. Brown said that it was the septic tank for the small cottage. Mr. Hackett said that it was a sealed septic tank that is approximately 27' from the brook. Ms. Werner said that this tank was probably installed prior to approval requirements and that it was not associated with the proposed work.

Mr. Johnson moved to approve Application #1326-23, Barbara A. Brown, 529 Skiff Mountain Rd., Map 7, Block 17, Lot 6, Single Family Dwelling (ADU). Mr. Deitz seconded and the motion carried unanimously.

Ms. Brown asked about mowing and Ms. Werner said that she could go ahead and do it and cautioned that any wetland flags removed during the mowing should be reinstalled so that the contractors know what area they should stay out of.

- 4.B.** Application #1327-23, Cobble Road, LLC, (Hudson Valley Preservation), 10 Cobble Rd., Map 9, Block 43, Lot 2, septic system, well and planting of arborvitae.

Ms. Kern said that the legend, the lot lines and the arborvitae were added to the site plan. There were no additional questions from the Commission.

Mr. Deitz moved to approve Application #1327-23, Cobble Road, LLC, (Hudson Valley Preservation), 10 Cobble Rd., Map 9, Block 43, Lot 2, septic system, well and planting of arborvitae. Mr. Yagid seconded and the motion carried unanimously.

5. NEW BUSINESS

- 5.A.** Application #1328-23, Amy Mitchell Poeppel, 320 Kent Cornwall Rd, Map 8, Block 22, Lot 17, renovation including partial demo and reconstruction in the regulated area.

Ms. Vivian Ditisheim was present representing the property owner, Ms. Poeppel. Ms. Werner explained the application to the Commission. Ms. Kern explained that the proposed work will actually reduce the coverage within the regulated area.

Ms. Werner asked about the stockpile. Ms. Ditisheim responded that the stockpile will only be in place for a short period of time. The top soil will be used on the property, a portion will be used to work on the driveway with the remaining spoils possibly being removed from the property; this will be confirmed with the contractors.

With regard to the location of the disturbance, there is a small area that is within the regulated area but most will be outside of it.

Mr. Johnson moved to table Application #1328-23, Amy Mitchell Poeppel, 320 Kent Cornwall Rd, Map 8, Block 22, Lot 17, renovation including partial demo and reconstruction in the regulated area. Mr. Deitz seconded and the motion carried unanimously.

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- 5.B.** Application #1329-23, Brianna & Hansen Donius, Geer Mountain Rd, Map 12, Block 40, Lot 18, Single family dwelling, septic, well and associated site work within the regulated area.

Ms. Kern explained that the application is for the conversion of an existing pole barn to a single-family dwelling. The existing pole barn was constructed without any wetlands permits, but with this new conversion, it became evident that there will be disturbance within the regulated area.

Mr. George Johannesen was present to represent the owners. He explained that the only disturbance will be to move the machinery around the barn as well as the installation of the well. Ms. Werner asked if any of the material that is being removed from the inside of the barn will be used on the property. Mr. Johannesen said that there is a possibility that it will be used. The plan shows the silt fencing as well as the stockpile location. Mr. Johannesen continued that they have received Torrington Area Health approval.

Mr. Donius said that all changes will be internal.

Mr. Yagid asked what will be happening with the old concrete from inside the existing barn. Mr. Donius said that it will be removed from the site.

Mr. Johnson moved to table Application #1329-23, Brianna & Hansen Donius, Geer Mountain Rd, Map 12, Block 40, Lot 18, Single family dwelling, septic, well and associated site work within the regulated area. Mr. Deitz seconded and the motion carried unanimously.

6. COMMUNICATIONS TO THE COMMISSION

A. WRITTEN

No action taken.

B. VERBAL

Per the discussion at the last meeting, Ms. Kern reported Commission that she has been looking for violations when she does site walks and that she is also visiting the sites to make sure that the work is being done as proposed. She reported that there is an application as a result of a violation that will be coming before them in the near future, but thought it be best to wait to discuss it as part of that process.

7. ADJOURNMENT

Mr. Johnson moved to adjourn at 7:39 p.m. Mr. Deitz seconded and the motion carried unanimously.

Respectfully submitted,

Donna M. Hayes

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Assistant Land Use Administrator

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