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**TOWN OF KENT
PLANNING AND ZONING COMMISSION**

41 Kent Green Boulevard
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Kent, CT 06757
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APRIL 13, 2017 REGULAR MEETING MINUTES

The Town of Kent Planning and Zoning Commission held a regular meeting on Thursday, April 13, 2017 at 7:00 p.m. in the Kent Town Hall.

1. CALL TO ORDER

Mr. Winter called the meeting to order at 7:00 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Matt Winter, Vice Chairman; Richard Chavka, Darrell Cherniske, Alice Hicks, Adam Manes, Anne McAndrew, Marc Weingarten, Wes Wyrick

Staff Present: Donna Hayes, Land Use Administrator

3. READING AND APPROVAL OF MINUTES:

3.A. Regular Meeting Minutes of March 9, 2017.

Mr. Manes moved to approve the Regular Meeting Minutes of March 9, 2017. Mr. Cherniske seconded and the motion carried unanimously.

3.B. Special Meeting Minutes of March 23, 2017.

Mr. Manes moved to approve the Special Meeting Minutes of March 23, 2017. Mr. Cherniske seconded and the motion carried unanimously.

3.C. Special Meeting Minutes of March 30, 2017 (to be submitted for review via email).

Mr. Manes moved to approve the Special Meeting Minutes of March 30, 2017. Mr. Cherniske seconded and the motion carried unanimously.

Mr. Manes moved to add item 9.C. to the agenda. Mr. Cherniske seconded and the motion carried unanimously.

4. PUBLIC COMMUNICATIONS (ORAL):

No action taken.

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5. OLD BUSINESS:

5.A. PUBLIC HEARINGS (Possibility of closure, discussion and decision on the following):

- 5.A.1.** Application #'s 09-17SP and 10-17C, The Marvelwood School, Inc., 473 Skiff Mountain Road, Map 7 Block 17 Lot 1, renovations and addition of a performing and fine arts center with associated parking to existing gymnasium.

The public hearing continued at 7:03 p.m.

Mr. Jeremy Oskandy was present to address the Commission. He explained that he got together all of the information requested from the last meeting and presented additional plan information to review.

Mr. Oskandy told the Commission that the lighting plan was updated to reflect the fixtures on the Woods + Marsh lighting plan. The changes reflect changes to the wall mounted fixtures and the ceiling mounted fixtures. The emergency lighting is indicated on the illustrations but is not included on the plan. The emergency lights will be placed at each egress door.

The question with regard to the earthwork and the septic system. Both were addressed together on a new sheet created by Mr. Oskandy. The material will no longer be removed from the property but will be placed on the eastern side of the property at the location of the new septic system. Mr. Oskandy said that when they appeared before the Commission in 2014, the plan was to use the existing septic system. It is now the determination of the DEEP that an entirely new system be constructed based on the increase in size to the proposed addition. Approximately $\frac{1}{2}$ to $\frac{2}{3}$ of the addition's excavated material will be placed upgradient of the new septic system. Due to this change, only $\frac{1}{3}$ of the excavated material will have to be removed from the property. Two rows of silt fencing will be installed around the area to receive the excavated material. All of this information is now included on the plans. A temporary fill road will be constructed around the back of the building which will be bringing in the septic fill. This temporary fill road will provide a safe way to transport the excavated material and reduce the amount of traffic on Skiff Mountain Road. Silt fencing and additional erosion control measures was also added to the plan. Mr. Oskandy said that the DEEP still wants the drain pipes to go around the building which makes the installation a little easier.

Mr. Wyrick suggested that more fill be added to the new septic area in order to lessen the view of the area as a large mound from Skiff Mountain Road. Mr. Oskandy said that he could not answer that and would have to refer the question to Mr. Spencer Miles of Arthur H. Howland and Associates. He explained that there are existing septic systems in the area and could not commit to making that change. Mr. Cherniske said would also minimize the amount of material being removed from the property which would reduce the amount of truck traffic. He asked how much material would be coming out and Mr. Oskandy replied that approximately 3,000 cy of excavated material would be added to the new septic area and approximately 1,500 cy would have to be removed from the property. Mr. Cherniske asked how much septic fill would be brought in and Mr. Oskandy said that approximately 3,000 cy of septic fill would be brought in. Mr. Cherniske said that if the trucks were used correctly, the amount of truck traffic on the roadway would be reduced. Mr. Oskandy agreed.

Ms. Hayes asked if the new septic area was a reserve for the existing septic system. Mr. Oskandy replied that it would be a whole new septic system. When asked where the reserve for the new septic system was, Mr. Oskandy replied that it is below the new septic system. There is also new reserve areas identified for the older septic systems in the area. Mr. Wyrick asked about the perks and Mr. Oskandy replied that the soils were not very good in that area and that is why the size is so large.

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Mr. Winter said that he was trying to get a sense of how big the berm will be. Mr. Oskandy said that they will be coming up in elevation from 466 to 472 but that the area will not be a hump. Mr. Wyrick commented that the downhill side will be a hump and Mr. Winter confirmed that it would be an elevation change of approximately 6'. Mr. Oskandy replied that the area is 400'. Mr. Wyrick replied that it is the south or short side along Skiff Mountain Road that he was concerned with. Mr. Oskandy said that there is a possibility that the fill can be pulled a little longer in that area. He suggested that it would be easier to go back to the DEEP with that modification than to make the change now. Ms. Hayes asked how long it will take to get the DEEP approval to the modification. Mr. Oskandy replied that it would just be a signoff but since they still have not gotten their approval, he would prefer to wait to ask for the change until after the approval of the plan was granted.

Mr. Winter asked if the Town has received comments from Anchor Engineering with regard to the review of the plan. Ms. Hayes replied that she had spoken with Ms. Denise Lord that afternoon and unfortunately was told that this review had fallen through the cracks and she had not looked at this plan until she received a call from Mr. Oskandy asking for feedback. Ms. Lord did say that based on the quick review she did at 3:45 p.m. she had no problem with the Commission conditioning the approval on her review. Ms. Hayes continued that Ms. Lord did request some additional information from Mr. Oskandy. Mr. Manes asked how many contingencies are in the approval. Ms. Hayes replied that the contingencies would be: approval from DEEP, TAHD and now Anchor Engineering. She continued that the Anchor Engineering would probably submit their review before the applicant receives DEEP approval. Mr. Winter said that he was relying on Anchor's review of the earth removal/deposition. Mr. Oskandy said that, for the record, the information was submitted to Anchor Engineering on March 21. The Torrington Area Health approval is really just a formality as they are part of the DEEP. Mr. Oskandy said that Anchor Engineering had done the review in 2014 and that conceptually nothing has really changed. The earthwork and the pond were reviewed by Anchor Engineering and the new changes to the pond included her comments from the previous approval. Ms. Hayes asked if the DEEP would accept any comments from Anchor Engineering on the new septic system. Mr. Oskandy said that the DEEP would trump any comments made by Anchor. Mr. Cherniske said that he did not think it would be right to hold up the applicant when Anchor Engineering dropped the ball. He continued that he was okay with DEEP reviewing it especially since their word will be the final approval.

Mr. Wyrick asked if the applicant was ready to move forward. Mr. Oskandy said that they are in the process of creating the construction drawings and consultants and engineering firms have been retained. He continued that the applicant is just waiting for DEEP approval. Mr. Oskandy advised the Commission that it has taken over 2 years to get this far.

Mr. Winter asked if this new septic plan was a big change and Mr. Oskandy said that it was. They were originally expecting to receive a B-100A approval but the DEEP is now requiring them to install a whole new septic system.

Mr. Winter then asked if Anchor Engineering had reviewed the plan for earth removal when the applicant first came before them in 2014. Ms. Hayes said that they had, but because the building addition is bigger, more earth work needs to be done. She also commented that there is now a roof over the amphitheater when it was originally designed to be open air. Mr. Oskandy said that was right, but commented that the amphitheater was designed with pervious surface with drainage beneath it. Ms. Hayes told the Commission that the Inland Wetlands Commission has approved the modification to the pond.

Ms. Hicks asked if Mr. Oskandy had any idea what concerns the DEEP was having with this new septic system especially since the Commission is going out on a limb by approving this contingent on their approval. Mr. Oskandy said that was a good question and not one he could answer as that is not his area of expertise. He did say that they will have to comply with what the DEEP requires.

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Mr. Winter said that when he appeared before the Commission last month, the Commission has come concerns about the lighting which seem to have been addressed. There was also a discussion regarding handicap parking and it looks like an additional space had been added. Mr. Oskandy said that the school's intent is to use the area around the horseshoe. He suggested to the school that a parking pad be placed around the horseshoe. Ms. Hayes asked if they had thought about adding handicap parking on the top park of the horseshoe. Mr. Oskandy said that he is not showing them on the plan but believes that they are there. Ms. Hayes reminded Mr. Oskandy that he had said they would add some sort of reinforced grass along the driveway area.

Mr. Winter asked if there were any more concerns or questions. Mr. Oskandy said that the school is very concerned regarding its appearance and wouldn't be surprised if they created some additional reinforced grass area.

Mr. Winter asked if the Commission was comfortable with closing the public hearing. Ms. Hayes said that the Commission should remember that Anchor Engineering is still reviewing the application and that there is still information that needs to be submitted. Mr. Winter said that a condition of approval can be added to the Resolution of Approval but that Mr. Oskandy has to understand that those changes will need to be made before Ms. Hayes can issue the zoning permit for construction. Ms. Hayes also advised the Commission that since this is a special permit/public hearing application, a request for an extension might be required if the Commission decides not to close the public hearing. Mr. Manes said that the DEEP is very tough and Mr. Winter said that since they are the controlling agency he was comfortable with any decision they have to make. Ms. Hayes asked if Mr. Oskandy had any idea of potential changes by the DEEP which would warrant a modification to the application should the Commission close the public hearing at this meeting. Mr. Oskandy said that he did not know of any. Mr. Manes asked if waiting an additional month would hold up the School from making decisions. Mr. Oskandy said that he did not know but thought that approval from the Commission tonight might work toward a quicker approval from the DEEP. Mr. Cherniske said that his main concern was whether or not the fly would be masked as night with regard to lighting. He continued that P&Z's concerns really have to do with the size of the structure, parking and lighting; they are not concerned with the septic. Mr. Cherniske asked Mr. Oskandy if changes to the septic plan would impact the design as submitted. Mr. Oskandy said that he would anticipate that the School will increase the size of the septic as opposed to decreasing the size of the addition. Mr. Manes asked if there was room to increase the size of the septic. Mr. Oskandy said that it would be more expensive but it could be done. Mr. Wyrick said that it seems they could add another row if needed. Ms. Hayes commented that the concern remaining has to do with the septic system which is not under the purview of the Commission or Anchor Engineering.

Mr. Wyrick moved to close the public hearing at 7:45 p.m. Mr. Manes seconded and the motion carried unanimously.

Mr. Manes moved to approve Application #'s 09-17SP and 10-17C, The Marvelwood School, Inc., 473 Skiff Mountain Road, Map 7 Block 17 Lot 1, renovations and addition of a performing and fine arts center with associated parking to existing gymnasium and Mr. Cherniske read the following Resolution of Approval into the records.

RESOLVED: *That the Kent Planning and Zoning Commission approve the applicant's application #'s 09-17SP and 10-17C, The Marvelwood School, 473 Skiff Mountain Road, renovation and addition of a performing and fine arts center with associated parking to existing gymnasium building, Map 7 Block 17 Lot 1.*

This resolution is approved subject to the following conditions:

- 1. The Commission considers the factual representations made by the applicant and its agents, representatives and consultants with regard to the nature, scope, location, extent, timing, frequency and*

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all other aspects of the proposed use to have been critical in the Commission's determination that the Special Permit could properly be approved. Therefore, the applicant shall be bound by all such factual representations as though expressly made conditions of this approval, except as modified by this resolution. The applicant's factual representations include, but are not limited to, those made in the following documents:

- A. Special Permit application dated February 16, 2017.*
- B. Site Plan application dated February 16, 2017.*
- C. A letter of authorization from The Marvelwood School dated February 16, 2017.*
- D. A cover sheet entitled Performing & Fine Arts Center, The Marvelwood School, dated February 21, 2017 and created by Marsh + Woods Architects.*
- E. Drawing A.2, Foundation Plan, The Marvelwood School, dated February 21, 2017, and created by Marsh + Woods Architects.*
- F. Drawing A.3, First Floor Plan, The Marvelwood School, dated February 21, 2017, and created by Marsh + Woods Architects.*
- G. Drawing A.4, Roof Plan, The Marvelwood School, dated February 21, 2017, and created by Marsh + Woods Architects.*
- H. Drawing A.5, Furniture Plan, The Marvelwood School, dated February 21, 2017, and created by Marsh + Woods Architects.*
- I. Drawing A.6, Elevations, The Marvelwood School, dated February 21, 2017, and created by Marsh + Woods Architects.*
- J. Drawing A.7, Elevations, The Marvelwood School, dated February 21, 2017, and created by Marsh + Woods Architects.*
- K. Drawing A.8, Detail Elevations, The Marvelwood School, dated November 20, 2015, and created by Culp and Woods Architects.*
- L. Drawing A.9, Black Box Theater Sections, The Marvelwood School, dated February 21, 2017, and created by Marsh + Woods Architects.*
- M. Drawing A.10, Proscenium Theater Sections, The Marvelwood School, dated February 21, 2017, and created by Marsh + Woods Architects.*
- N. Drawing A.11, Existing Building Photos, The Marvelwood School, dated February 21, 2017, and created by Marsh + Woods Architects.*
- O. Drawing A.12, Adjacent Site Context Photos, The Marvelwood School, dated February 21, 2017, and created by Marsh + Woods Architects.*
- P. Drawing A.13, First Floor Area Takeoffs, The Marvelwood School, dated February 21, 2017 and created by Marsh + Woods Architects.*
- Q. Sheet PR-ZL.1, Zoning Location Survey Map, prepared by Arthur H. Howland & Associates, P.C. and dated February 10, 2017.*
- R. Sheet EC.1, Existing Conditions Map, Marvelwood School, dated January 9, 2014, and prepared by Arthur H. Howland & Associates, P.C.*
- S. Sheet EC.2, Existing Conditions Map, Marvelwood School, dated January 9, 2014, and prepared by Arthur H. Howland & Associates, P.C.*
- T. Sheet RM.1, Removal Plan, Marvelwood School, dated January 21, 2014, and prepared by Arthur H. Howland & Associates, P.C.*
- U. Sheet SD.1, Overall Site Development Plan, Marvelwood School, dated January 21, 2014, revised to April 11, 2017 and prepared by Arthur H. Howland & Associates, P.C.*
- V. Sheet SD.2, Enlarged Site Development Plan, Marvelwood School, dated January 21, 2014, revised to February 14, 2017 and prepared by Arthur H. Howland & Associates, P.C.*
- W. Sheet SD.3, Enlarged Site Development Plan, Marvelwood School, dated March 12, 2014 and revised to February 14, 2017.*

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- X. *Sheet L.1, Landscaping Plan, Marvelwood School, dated January 9, 2014, revised to February 14, 2017 and prepared by Arthur H. Howland & Associates, P.C.*
 - Y. *Sheet ILL.1, Illumination Plan, Marvelwood School, dated January 9, 2014, revised to April 7, 2017 and prepared by Arthur H. Howland & Associates, P.C.*
 - Z. *Sheet SES.1, Proposed Sedimentation and Erosion Control Plan, Marvelwood School, dated January 9, 2014, revised to April 1, 2014 and prepared by Arthur H. Howland & Associates, P.C.*
 - AA. *Sheet D.1, Construction Details, Marvelwood School, dated January 9, 2014, and prepared by Arthur H. Howland & Associates, P.C.*
 - BB. *Sheet D.2, Construction Details, Marvelwood School, dated January 9, 2014, revised to February 14, 2017 and prepared by Arthur H. Howland & Associates, P.C.*
 - CC. *Stormwater Management Report prepared for: Performing & Fine Arts Center, Marvelwood School, #476 Skiff Mountain Road, Kent, CT, prepared by Arthur H. Howland, P.C., dated March 13, 2014, and revised to February 14, 2017 (original located in the Inland Wetlands File).*
 - DD. *Overall Site Plan Showing Proposed DEEP Septic System, dated April 11, 2017 and prepared by Arthur H. Howland & Associates, P.C.*
 - EE. *Proposed Sanitary Disposal System Plan #1, dated January 30, 2015 and prepared by Arthur H. Howland & Associates, P.C.*
2. *That the architects and the civil engineer make a "general condition" of the contract for construction that all construction vehicles will be required to use only Skiff Mountain Road for access to the site.*
 3. *That during the construction, a construction fence be placed around the area of disturbance and that during and upon completion of the project, the contractor shall remove from all public or private property all rubbish or waste materials resulting from the operation.*
 4. *That all lighting be installed in accordance with sheet Sheet ILL.1, Illumination Plan, Marvelwood School, dated January 9, 2014, revised to April 7, 2017 and prepared by Arthur H. Howland & Associates, P.C.*
 5. *Approval from the Torrington Area Health Department must be presented to the Land Use Office before the issuance of a Zoning Permit.*
 6. *A letter of approval from the Connecticut DEEP must be presented to the Land Use Office before the issuance of a Zoning Permit.*
 7. *That approval from the Connecticut State Department of Health be submitted prior to the issuance of a Zoning Permit.*
 8. *That exterior lighting shall be on timers to turn off at 9:30 p.m. or 30 minutes after the completion of a special event.*
 9. *That silt fencing be installed on the northeast corner of the construction area.*
 10. *The uplights will illuminate only the canopy and not wash on the glass wall of the front entrance.*
 11. *The applicant will submit for approval the type of generator and sound attenuation systems to be installed.*
 12. *That any issues brought forward as a result of the final review by Anchor Engineering be addressed and satisfactorily completed before the zoning permit will be issued.*

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13. *The violation of any of the conditions of this special permit approval may be grounds for revocation of the special permit pursuant to section 4.15.8. of the Zoning Regulations.*
14. *That each condition attached to this special permit approval is an integral part of the approval and inseparable from it. Should any of the conditions attached hereto be found by a court of competent jurisdiction on appeal to be void, then, in that event, the special permit granted herein is void and of no legal effect.*
15. *That the applicant make provisions for handicap parking closer to the main entrance of the theater building.*
16. *That the applicant make use of the excavated material on site in order to blend the grades as far as site conditions allow.*

In granting the above special permit application, the Commission states on its record that, in the Commission's judgment, the proposed project will conform to the requirements of the Rural District and that it satisfies the factors the Commission must consider in reviewing such amendments, as set forth in the Plan of Conservation and Development and the Zoning Regulations of the Town of Kent.

Adopted by the Kent Planning and Zoning Commission this 3rd day of May, 2017.

Ms. Hicks seconded.

During discussion, Mr. Wyrick asked if Torrington Area Health District makes a judgement after DEEP so that they will go along with the decision of the DEEP. Ms. Hayes said yes.

Mr. Winter asked the Commission if they would want to have the applicant make provision for handicap parking closer to the main entrance of the building. He asked Mr. Manes if he would agree to the amendment to the Resolution of Approval and Mr. Manes said that he would. Ms. Hicks seconded the amendment.

Mr. Cherniske also asked that the applicant make use of the excavated material on site in order to blend the grades as far as site conditions allow. Mr. Manes accepted the amendment to the Resolution of Approval and Ms. Hicks seconded.

Mr. Winter called for a vote and the motion carried unanimously.

5.B. DISCUSSION AND POSSIBLE DECISION

Mr. Manes moved to hear 5.B.1. at the end of the meeting. Mr. Cherniske seconded and the motion carried unanimously.

5.B.1. Rewrite of Zoning Regulations

Ms. Hayes explained that she spent April 10, 2017 with Attorney Zizka reviewing his comments on the new regulations. She suggested that a special meeting be scheduled to discuss what she had learned and to go over some of the changes that Attorney Zizka recommended.

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6. NEW BUSINESS:

6.A. PUBLIC HEARINGS (Possibility of closure, discussion and decision on the following):

6.A.1. Application #'s 15-17SP and 16-17C, Allan Shope Architect for Anderson Acre Farm, LLC., 1 Anderson Acres Road, accessory dwelling unit, Map 16 Block 24 Lot 16.

Mr. Cherniske recused himself from this discussion.

Mr. Winter opened the public hearing at 8:00 p.m. and read the legal notice into the record.

Ms. Hayes explained to the Commission that the property owners had decided to do major renovations to the existing farm house on the property. The result of the renovations will be that the farm house will become the farm manager's residence creating two residences on the property. In order for this to happen, the primary residence must be declared and a special permit needs to be approved for the accessory dwelling unit.

Mr. Allan Shope, Architect for Anderson Acre Farm, LLC, was present to address the Commission. He explained that the existing farm house on the property was in need of repair and after working with the Kent Historical Society it was determined that the original section of the farm house could be lifted, a new foundation would be constructed and the original section of the farm house could then be lowered onto the new foundation. Interior renovations would be made to the interior.

There was an addition that was added to the original farm house which could not be handled in the same way, so that section will be demolished and a new structure will be constructed on the existing foundation; there will be no change to the footprint.

In 2013, the property owners constructed a new house, pool and greenhouse and enlarged the existing pond. At that point in time, the Land Use Office was told that the existing farm house would be left as is and would be used as a guest house only. Now that the renovations to the existing farm house have been proposed and that the structure will act as housing for the farm manager, the Commission agreed that the principal dwelling on the property would be the structure that was constructed in 2013 and is the residence of the property owners.

With no other discussion, Mr. Manes moved to close the public hearing at 8:17 p.m. Mr. Wyrick seconded and the motion carried unanimously.

Mr. Manes moved to approve Application #'s 15-17SP and 16-17C, Allan Shope Architect for Anderson Acre Farm, LLC., 1 Anderson Acres Road, accessory dwelling unit, Map 16 Block 24 Lot 16. Mr. Wyrick seconded and the motion carried unanimously.

Mr. Cherniske returned to the meeting.

6.B. DISCUSSION AND POSSIBLE DECISION

Mr. Manes moved to hear agenda item 6.B.2. before 6.B.1. Mr. Cherniske seconded and the motion carried unanimously.

6.B.1. Approval of The Town of Kent 5-Year Capital Plan – FY '17 – '18

Mr. Wyrick moved to approve the Town of Kent 5- Year Capital Plan – FY '17 – '18 with the understanding that any changes would have to be resubmitted to the Planning & Zoning Commission for further review and approval. Mr. Manes seconded and the motion carried unanimously.

Mr. Manes moved to hear agenda item 5.B.1. Mr. Cherniske seconded and the motion carried unanimously.

6.B.2. Lot Line Revision: Vincent D. LaFontan and Maria LaFontan, 67 Fuller Mountain Road, Map 2 Block 7 Lot 8 to Vincent D. LaFontan and Maria LaFontan, 73 Fuller Mountain Road, Map 2 Block 7 Lot 9.

Mr. LaFontan was present to address the Commission. He explained that he currently owns three adjoining parcels of property on Fuller Mountain Road and referred the Commission to the map prepared by Robert L. Hock, LLS. Parcel 1's lot line will be adjusted giving Parcel 2 approximately .371 acres; Parcel 1's acreage will then become 1.024 acres. The lot line revision will then afford Mr. LaFontan access to the lot he owns with Lyle LaFontan and Sean Peek from Parcel 2. Parcel 1 is currently for sale. Mr. LaFontan advised the Commission that a septic reserve area had been identified and the lot line revision has been approved by the Torrington Area Health District.

Mr. Manes moved to approve Lot Line Revision: Vincent D. LaFontan and Maria LaFontan, 67 Fuller Mountain Road, Map 2 Block 7 Lot 8 to Vincent D. LaFontan and Maria LaFontan, 73 Fuller Mountain Road, Map 2 Block 7 Lot 9. Mr. Cherniske seconded and the motion carried unanimously.

Mr. Manes moved to hear agenda item 6.B.1. Mr. Cherniske seconded and the motion carried unanimously.

7. STAFF REPORT:

Ms. Hayes advised the Commission that she will be on vacation for the next meeting. Packets will be mailed to the Commission members prior to her departure, but there will be no secretary at the meeting taking the minutes. The meeting will be recorded as usual and the minutes will be done from the audio file by Ms. Joyce Kearns, Assistant to the First Selectman.

8. REPORT OF OFFICERS AND COMMITTEES:

No action taken.

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance

No action taken.

9.B. DEEP Request for Reauthorization under the General Permit for Diversion of Water for Consumptive Use – Bulls Bridge Golf Course

The Commission accepted the information and no action was taken.

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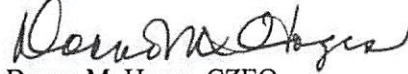
9.C. DEEP Request for Reauthorization under the General Permit for Diversion of Water for Consumptive Use – Lake Waramaug

The Commission accepted the information and no action was taken.

10. ADJOURNMENT

Mr. Manes moved to adjourn at 8:45 p.m. Ms. Hicks seconded and the motion carried unanimously.

Respectfully submitted,



Donna M. Hayes, CZEO
Land Use Administrator

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