

**TOWN OF KENT
PLANNING AND ZONING COMMISSION**

41 Kent Green Boulevard
P.O. Box 678
Kent, CT 06757
Phone (860) 927-4625 Fax (860) 927-4541

AUGUST 29, 2017 SPECIAL MEETING MINUTES

The Town of Kent Planning and Zoning Commission held a special meeting on Tuesday, August 29, 2017 at 6:00 p.m. in the Kent Town Hall.

1. CALL TO ORDER

Mr. Manes called the meeting to order at 6:05 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Adam Manes, Acting Chairman; Karen Casey, Darrell Cherniske,
Alice Hicks, Wes Wyrick

Staff Present: Donna Hayes, Land Use Administrator

3. OLD BUSINESS:

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

3.B. DISCUSSION AND POSSIBLE DECISION

3.B.1. Regulation Rewrite – Map Review

Those members present discussed the maps that will need to be changed based on the rewrite of the regulations. It was noted that the following changes would be made:

- The Village Center – Commercial Zone will be enlarged by including the portion of the Kent Greenhouse that is located in the rural zone.
- A new zone will be created in the Birch Hill area that will be called “Birch Hill (RU-2)”. This new zone changes setbacks in order to reduce the amount of non-conformities.
- A new zone will be created called the “Business Hamlet”. This area will be located at the 4-corners near Bulls Bridge in what was formerly considered “Roadside Commercial”.
- The Industrial Zone will remain as is, but will be better defined.

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SPECIAL MEETING MINUTES FOR AUGUST, 29, 2017**

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A brief discussion was held with regard to changing the east side of Maple Street Extension from Rural to either Village Residential 1 or 2. It was decided that this would require a separate meeting.

Mr. Johnson, who was absent from the meeting, asked Ms. Hayes to see if any other Commission member remembered a discussion that occurred that had to do with property lines not following the Village Center Commercial area. Mr. Cherniske was unsure, but Ms. Hayes thought it might have something to do with the fact that some of the properties on the east side of Route 7 are both Village Center – Commercial and Rural. Mr. Cherniske agreed and the Commission thought the reason for that was the topography.

Ms. Hayes will contact Mr. Chalder of Planimetrics to discuss the next steps.

4. ADJOURNMENT

Mr. Wyrick moved to adjourn at 6:45 p.m. Ms. Hicks seconded and the motion carried unanimously.

Respectfully submitted,



Donna M. Hayes, CZEO
Land Use Administrator

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