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*By Darlene Brady at 10:37 am, Nov 15, 2021*

KENT CONSERVATION COMMISSION

Kent Town Hall  
41 Kent Green Boulevard  
Kent, Connecticut 06757

MINUTES OF SPECIAL MEETING

Thursday, 9 a.m., June 24, 2021

Present: Commissioners Connie Manes (chair), Liddy Baker, Melissa Cherniske, Carol Franken, Wendy Murphy and Advisor Jos Spelbos; guests Donna Hayes, Land Use Officer, and Matt Winter, Chair of P&Z.

Prior to the meeting an agenda was distributed via email and recorded by the Town Clerk. The meeting took place by Zoom video-conference.

The sole item on the KCC Agenda for this date is the proposed Zoning Amendment to Section 3124 and the addition of Section 6700 to the Regulations of the Kent Planning and Zoning Commission. The changes were first heard at a special meeting of the P&Z held on May 6th, 2021. These changes are noticed for a Public Hearing later today, Thursday, June 24, 2021, at 7 p.m. The full text of the proposed amendments can be found on the Town of Kent website.

Connie Manes welcomed Matt and Donna and said that the sole purpose of this meeting is to figure out the impact of the proposed legislation on conservation matters. What, for example, is the change in terms of the number of lots permitted?

Matt opened by saying, "Any questions I answer here must be re-asked by conservation commission members or others for the public record tonight. I am not speaking for the P&Z here but only to provide clarification. The intent of the proposed regulation changes in conservation subdivision in the town district is to provide a vehicle for developers to elevate the 40% conservation development requirement. The minimum lot size is now 30,000 square feet.

Connie Manes. Speaking as Chairman of the Conservation Commission, said that the KCC is generally supportive of P&Z Commission changes as the first step in the calculation of the number of lots permissible in a subdivision. The Commission discussed the merits of this renumbering and all agreed to the change.

The meeting concluded with agreement that there was ambiguity in the writing of the Regulations as they currently stand and Matt said he would bring the issues raised to the P&Z Commission and get them on the record. Connie replied that the Kent Conservation Commission is, on balance, in favor of the Conservation Subdivision.

The Special Meeting adjourned at 10:01 a.m.

Respectfully submitted by  
Wendy Murphy, KCC Secretary  
September 8, 2021

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These are draft minutes. Corrections may be made by the Commission at a subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

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