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By Darlene Brady at 2:02 pm, Sep 08, 2020

**TOWN OF KENT**  
**PLANNING AND ZONING COMMISSION**  
41 Kent Green Boulevard, P.O. Box 678, Kent, CT 06757

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**REGULAR MEETING AGENDA**

Thursday, September 10, 2020  
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/84301065317>

Meeting I.D.: 843 0106 5317

Dial in to: 1 646 558 8656

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**1. CALL TO ORDER**

**2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED**

**3. READING AND APPROVAL OF MINUTES:**

3.A. Regular Meeting Minutes of August 13, 2020.

**4. PUBLIC COMMUNICATIONS (ORAL):**

**5. OLD BUSINESS:**

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

**5.A.1.** Modification to Application # 45-17SP, Birch Hill Recovery Center, LLC for Kent Realty, LLC., 46 Maple Street, operation of drug and alcohol rehabilitation center, Map 4 Block 12 Lot 6. **Modification to include an amendment to condition #16 of the Resolution of Approval adopted by the Kent Planning and Zoning Commission October 30, 2017; "That a minimum of two (2) Emergency Medical Technicians, who will also be members of the Kent Volunteer Fire Department, shall be on site 24/7, 365 days per year. These two Emergency Medical Technicians shall be separate and apart from Patient Services Officers."**

**5.B. DISCUSSION AND POSSIBLE DECISION**

**5.B.1.** Planning schedule for the rewrite of the Subdivision Regulations dated June 1, 1995.

- 5.B.2.** Application #48-20C, Steven Kalur for Ciara Burnham, 37 Flat Rock Road, Map 11 Block 40 Lot 9, construction of 20' x 26' detached garage and associated site work/retaining wall in HorizonLine Conservation District.

**6. NEW BUSINESS:**

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

- 6.A.1.** Application #51-20SP and 52-20C, Vincent Roberti, Jr. for High Watch Recovery Center, Inc., 47 Carter Road, Map 14 Block 21 Lot 17, construction of 30' x 70' greenhouse.

**6.B. DISCUSSION AND POSSIBLE DECISION**

- 6.B.1.** Re-appointment of Ellen Corsell, Frank Way and Peter Hanby to two-year terms as members of the Architectural Review Board expiring August 2, 2022.
- 6.B.2.** Modification to permit #81-18C, Mark G. Smith, P.E., for MKN Property Holdings, LLC, 5 South Main Street, Map 19 Block 12 Lot 5, addition, new pumps and tanks: **Modification to include the installation of two (2) 1,000 gallon propane tanks and one 48KW generator.**

**7. STAFF REPORT:**

**8. REPORT OF OFFICERS AND COMMITTEES:**

- 8.A.** Subdivision Regulation Sub-Committee

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

- 9.A.** Administrative Permits and Certificates of Compliance – August 10 – September 4, 2020.
- 9.B.** Connecticut Siting Council's Notice of Public Hearing for Docket #488 – Homeland Towers, LLC and New Cingular Wireless PCS, LLC d/b/a AT&T application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility locate at one of two sites: Kent Tax Assessor ID #M10, Block 22 Lot 38 Bald Hill Road or 93 Richards Road, Kent, Connecticut.
- 9.C.** 2019 Annual Monitoring Report; Natural Resource Management Plan; Bull's Bridge Golf Club, dated June 2020.

**ADJOURNMENT**