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By Darlene Brady at 2:18 pm, Aug 09, 2021

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

REGULAR MEETING AGENDA

Thursday, August 12, 2021

7:00 p.m.

REVISED

Meeting to be held via Zoom: <https://us02web.zoom.us/j/89187225209>

Meeting ID: 891 8722 5209

Dial in to: 1 646 558 8656

MEETING INFORMATION CAN BE FOUND HERE:

https://drive.google.com/open?id=1pUY_seLFh9qNDYpqVEImvPQzmuKU0SrE&authuser=landuseadm in%40townofkentct.org&usp=drive_fs

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 July 10, 2021.

3.B. Special Meeting Minutes of July 27, 2021.

4. PUBLIC COMMUNICATIONS (ORAL):

5. OLD BUSINESS:

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

5.A.1. Application #'s 52-21SP and 53-21C, Paul Szymanski, P.E., Arthur H. Howland & Associates, for North Main Street, LLC, 0 North Main Street, Map 3 Block 15 Lot 5, proposed conservation development of 13 lots.

5.B. DISCUSSION AND POSSIBLE DECISION

6. NEW BUSINESS:

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

6.A.1. Application #'s 71-21C and 72-21SP, Kent Station, LLC, 9 Railroad Street, Map 19 Block 42 Lot 15, change of use from retail to residential per §4124.26.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Clarification on the role and responsibility of the Architectural Review Board.

6.B.2. Barry Labenz for 33 Camps Road, LLC, 33 Camps Road, Map 17 Block 28 Lot 30, August 29, 2021 Hop Harvest Festival special event.

6.B.3. Follow-up conversation on the special event held at Club Getaway.

6.B.4. Application #76-21C, Paul Szymanski, P.E., Arthur H. Howland for Eran Agrios, 53 Flat Rock Road, Map 11 Block 40 Lot 5, construction of pool in HorizonLine Conservation District.

6.B.5. Lot line revision, Arthur Kallstrom, Kent Hollow Road, Map 18 Block 28 Lots 8 and 9.

6.B.6. Application #77-21C, Sam Sabin for James Lilly and Lily Thom, 29 Brown Road, Map 11 Block 40 Lot 24, construction of inground pool in HorizonLine Conservation District.

6.B.7. Responsible and Equitable Regulation of Adult-Use Cannabis Act ("RERACA).

7. STAFF REPORT:

7.A.

8. REPORT OF OFFICERS AND COMMITTEES:

8.A. POCD Subcommittee

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance - .

10. EXECUTIVE SESSION: Pending Litigation: High Watch Recovery Center, Inc. v Town of Kent Planning and Zoning Commission in Superior Court, Judicial District of Litchfield at Torrington dated November 27, 2020. Discussion of strategy and negotiations with legal counsel.

11. EXECUTIVE SESSION: Pending Litigation: The Roberti Family, LLC v Town of Kent, Connecticut and Planning & Zoning Commission of the Town of Kent, Connecticut in the

United States District Court for the District of Connecticut filed April 24, 2020. Discussion of strategy and negotiations with legal counsel.

12. Open session involving discussion and possible action on Pending Litigation: High Watch Recovery Center, Inc. v Town of Kent Planning and Zoning Commission in Superior Court, Judicial District of Litchfield at Torrington dated November 27, 2020.
13. Open session involving discussion and possible action on Pending Litigation: The Roberti Family, LLC v Town of Kent, Connecticut and Planning & Zoning Commission of the Town of Kent, Connecticut in the United States District Court for the District of Connecticut filed April 24, 2020.

ADJOURNMENT