



**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 9, 2021  
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/88586202194>

Meeting ID: 885 8620 2194

Dial in to: 1 646 558 8656

**MEETING INFORMATION CAN BE FOUND HERE:**

[https://drive.google.com/open?id=1pUY\\_seLFh9qNDYpqVEImvPQzmuKU0SrE&authuser=landuseadm%40townofkentct.org&usp=drive\\_fs](https://drive.google.com/open?id=1pUY_seLFh9qNDYpqVEImvPQzmuKU0SrE&authuser=landuseadm%40townofkentct.org&usp=drive_fs)

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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 12, 2021.

3.B. Special POCD Sub-Committee Meeting Minutes of August 26, 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.B. DISCUSSION AND POSSIBLE DECISION**

**6.B.1.** 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.2.** Clarification on the role and responsibility of the Architectural Review Board.

**6.B.3.** Clarification on the baseline of operations and aspirations of Club Getaway.

**6.B.4.** Responsible and Equitable Regulation of Adult-Use Cannabis Act (“RERACA”).

**6.B.5.** Application #90-21C, Dobson Pools for Steven Lowy and Marina Belica, 118 Anderson Road, Map 17 Block 32 Lot 10, construction of inground pool in HorizonLine Conservation District.

**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: August 9<sup>th</sup> – September 3, 2021.

**9.B.** *Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter*, Summer 2021.

**9.C.** Advisement of public hearing on September 2, 2021, regarding the proposed pavement rehabilitation of Bulls Bridge Road.

**9.D.** 2020 Annual Monitoring Report, Natural Resource Management Plan, Bull’s Bridge Golf Club, by WSP dated August 2021.

**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**