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By Darlene Brady at 12:46 pm, Oct 12, 2021

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

REGULAR MEETING AGENDA

Thursday, October 14, 2021

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/82691382110>

Meeting ID: 826 9138 2110

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 September 9, 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

5.B.1. Clarification on the baseline of operations and aspirations of Club Getaway.

5.B.2. Clarification on the role and responsibility of the Architectural Review Board – report by Matthew Winter and Wes Wyrick.

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. Reappointment of Derek Larson as a member of the Architectural Review Board for a two-year term beginning August 11, 2021 and ending August 10, 2023.

6.B.2. Application #98-21C, Issacharof/Estlund, 84 Spectacle Ridge Road, Map 16 Block 25 Lot 30, addition to existing house located in HorizonLine Conservation District.

6.B.3. Application #99-21C, Kent Affordable Housing for Building 15, LLC, 16 Landmark Lane, Map 19 Block 42 Lot 45, change of use from commercial to residential.

7. STAFF REPORT:

7.A. Vacation

8. REPORT OF OFFICERS AND COMMITTEES:

8.A. POCD Subcommittee

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance: September 7th to October 8, 2021.

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

9.C. Monthly Financials – July through August, 2021

9.D. Email chain entitled “Meeting Scan Folder” created by Donna Hayes to Planning & Zoning Commission Members with a start date of October 7, 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