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By Darlene Brady at 2:00 pm, May 11, 2021



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

REGULAR MEETING AGENDA

Thursday, May 13, 2021

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/82455458249>

Meeting ID: 824 5545 8249

Dial in to: 1 646 558 8656

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 April 8, 2021.
- 3.B. Special Meeting Minutes of April 15, 2021.
- 3.C. Special Meeting Minutes of April 22, 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 11-21SP and 12-21C, David Bouley, 16 Longview Road, Map 11 Block 40 Lot 49, conversion of existing barn/garage into a 2-bedroom detached dwelling unit.
- 5.A.2. Application #'s 29-21SP and 30-21C, James Bernardin & Julie Chang, 13 Greenwood Lane, Map 9 Block 15 Lot 58, construction of detached dwelling unit, driveway extension, detached garage, septic and associated site work.

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 #32-21C, Paul Szymanski, P.E., Arthur H. Howland & Associates for Jonathan Chaplin & Rona Yujung Kim, 32 Mountain Road, Map 12 Block 40 Lot 15, construction of new inground pool, terrace, shed and related site work within the Horizonline Conservation District – **approval of waivers.**

6. NEW BUSINESS:

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

- 6.A.1.** Application #39-21SP, Paul Szymanski, P.E., Arthur H. Howland & Associates for Jonathan Chaplin & Rona Yujung Kim, 32 Mountain Road, Map 12 Block 40 Lot 15, change of use of detached garage from detached guest house to detached dwelling unit.
- 6.A.2.** Modification to Application #'s 159-02SEP and 13-02CP, Bulls Bridge Golf Course, 71 Bulls Bridge Road, Map 6 Block 11 Lot 13, modification to include the construction of an 8' x 42' chemical storage building.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1.** Creation of interviewing subcommittee for the Land Use Clerk position.
- 6.B.2.** Virginia Bush Suttman and Steven Lazar introduction of the new Affordable Housing project.
- 6.B.3.** Modification to Permit #005-16, Irvlen Equity, LLC, 60 North Main Street, Map 19 Block 42 Lot 5, construction of new art gallery. **Modification to include: change of corner window on south side of gallery; change to hemlock siding; elimination of metal siding; and change concrete trim to bronze metal.**

7. STAFF REPORT:

- 7.A.** Vacation

8. REPORT OF OFFICERS AND COMMITTEES:

- 8.A.** Report and recommendation of the RFP for the Rewrite of the POCD Subcommittee
- 8.B.** Subdivision Regulation Sub-Committee

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

- 9.A.** Administrative Permits and Certificates of Compliance –April 5, 2021 to May 7, 2021.
- 9.B.** Connecticut Federation of Planning & Zoning Agencies, *Quarterly Newsletter*, Spring 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. 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.

ADJOURNMENT