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By Darlene Brady at 8:17 am, Apr 06, 2021

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

REVISED
REGULAR MEETING AGENDA
Thursday, April 8, 2021
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/85951847158>

Meeting I.D.: 859 5184 7158

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 March 11, 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.B. DISCUSSION AND POSSIBLE DECISION

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

6. NEW BUSINESS:

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

- 6.A.1.** 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.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1.** Approval of FY '21 – '22 Five Year Capital Plan.
- 6.B.2.** Application #21-21C, Guy Mauri for Engine 22, LLC, 21 Bridge Street, change of use from car sales, repair, apartment, retail and contractor's office to car sales, repair, **apartments (2)**, retail and contractor's office.
- 6.B.3.** Informal discussion regarding P&Z expectations of KVFD with regard to as-needed site plan review.
- 6.B.4.** Creation of subcommittee for the review of RFP's submitted for the update of the Plan of Conservation and Development.
- 6.B.5.** 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.
- 6.B.6. Modification to site plan #62-15C, Arthur H. Howland & Associates, P.C., Kent Center, LLC, 9 Maple Street, Map 19 Block 42 Lot 35, modification to include new signage for Kensie Barnes Fine Art at 5 Fulling Lane.**

7. STAFF REPORT:

- 7.A.** The Commonwealth of Massachusetts House Docket #2405 regarding a special act for the funding of a study of passenger service on the Housatonic rail line.

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 – March 8, 2021 to April 1, 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