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By Darlene Brady at 8:24 am, Jun 09, 2021

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

REGULAR MEETING AGENDA

Thursday, June 10, 2021

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/83567565676>

Meeting ID: 835 6756 5676

Dial in to: 1 646 558 8656

MEETING INFORMATION CAN BE FOUND HERE:

https://drive.google.com/open?id=1pUY_seLFh9qNDYpqVEImvPQzmuKU0SrE&authuser=landuseadmin%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 May 13, 2021.
- 3.B. Special Meeting Minutes of May 13, 2021 (POCD).

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 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.
- 6.A.2.** Application #'s 54-21SP and 55-21C, Leigh Garofalow for Rock Cobble Farm, LLC, 0 Peet Hill Road, Map 12 Block 33 Lot 8, creation of cemetery.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1.** Application #56-21C, Kent Affordable Housing for Building 15 LLC, 16 Landmark Lane, Map 19 Block 42 Lot 45, change of use from commercial to residential.
- 6.B.2.** Creation of POCD Rewrite Subcommittee
- 6.B.3.** Application #57-21C, T&S Builders, LLC for Eric & Jeanna Sondag, 40 Spectacle Ridge Road, Map 16 Block 25 Lot 35, addition to main house and new deck and dormers.
- 6.B.4.** Modification to permit #72-07C, Kent Green, LLC, 10 – 14 Kent Green Blvd., Map 19 Block 42 Lot 8: modification to include new sign for “Rojas Tacos”.

7. STAFF REPORT:

7.A.

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 –May 10, 2021 to June 4, 2021.
- 9.B.** Monthly Financials – July 2020 through April 2021
- 9.C.** Concerns expressed by Jos Spelbos regarding the new conservation subdivision regulation.

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