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By Darlene Brady at 11:01 am, Oct 07, 2020

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

REGULAR MEETING AGENDA

Thursday, October 8, 2020

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/85485454193>

Meeting I.D.: 854 8545 4193

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 September 10, 2020.

4. PUBLIC COMMUNICATIONS (ORAL):

5. OLD BUSINESS:

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

5.A.1. Application #51-20SP and 52-20C, Vincent Roberti, Jr. for High Watch Recovery Center, Inc., 47 Carter Road, Map 14 Block 21 Lot 17, construction of 30' x 70' greenhouse.

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.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Modification to Applications #106-18SP and 107-18C, by High Watch Recovery Center, Inc., for 54 Carter Road (Map 14 Block 22 Lot 6); 62 Carter Road (Map 14 Block 22 Lot 7); and the 15.48-acre unimproved parcel of land (Map 14 Block 21 Lot 23, Parcel I.D. #1486) abutting the northerly line of Carter Road and the southeasterly line of 47 Carter Road, for a special permit and site plan approval for the following: Construction of two-story addition (including offices, 218-seat lecture hall and 12-bed detoxification wing) to existing administrative and clinical office building at 62 Carter Road; single story addition and kitchen expansion to dining hall at 62 Carter Road; addition of detoxification service at 62 Carter Road; increase in total residential in-patient bed count from 78 to 90 at 62 Carter Road; conducting therapeutic activities (including temporary housing of staff) associated with the treatment of drug and alcohol addiction at 54 Carter Road; constructing expanded landscaping/vegetative screening, driveway entrance, parking area, retaining wall and stormwater detention basin at 54 Carter Road and 62 Carter Road; constructing new septic system on Parcel I.D. #1486; and associated site work on all three parcels. **Modifications to include: alterations to the layout and dimensions of site walks at Bantle Hall; revising material from bituminous to heated bluestone walks at Bantle Hall; addition of side walk from Steel Dorm to Bantle Hall's main access path; connection of two existing porch roofs on the west and south side of Bantle Hall building addition; removal of tree and installation of three (3) 1,000-gallon propane tanks to serve Bantle Hall; revision of originally approved 10' high wall between the new conference building and existing main office building to a tiered system consisting of two (2) 5' tall walls covered with a stone veneer and landscaped.**

6.B.2. Temporary Modification to Application 11-16C, 45 North Main Street, Map 19 Block 15 Lot 14, Kent Coffee & Chocolate for Kevin Hart & Quarter Mile, LLC: Modification to allow drive-thru window during COVID-19 pandemic.

6.B.3. Preliminary discussion; Stacey Spence, 235 Bulls Bridge Road, Map 6 Block 11 Lot 3, operation of home occupation in accessory building located in Business Hamlet District.

7. STAFF REPORT:

7.A. Proposal to Board of Selectmen for the creation of a Town Ordinance regarding food trucks.

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 – September 8 – October 2, 2020.

9.B. Monthly Financials – July through August, 2020

ADJOURNMENT