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By Darlene Brady at 2:22 pm, Dec 07, 2021

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

REGULAR MEETING AGENDA

Thursday, December 9, 2021

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/84007392703>

Meeting ID: 840 0739 2703

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. Special Meeting Minutes of November 18, 2021 (6 p.m.).

3.B. Regular Meeting Minutes of November 18, 2021.

4. **PUBLIC COMMUNICATIONS (ORAL):**

5. **OLD BUSINESS:**

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

5.B. **DISCUSSION AND POSSIBLE DECISION**

5.B.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.2. Clarification on the baseline of operations and aspirations of Club Getaway.

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. Election of officers and discussion/nomination on open alternate position.

6.B.2. Review and approval of By Laws.

6.B.3. Request of the Board of Selectmen for the reconsideration by the Planning and Zoning Commission to update the Land Use regulations with respect to the vending of food via a truck or any other means.

6.B.4. Request for determination: clear cut of approximately 1 acre of land at 0 Cobble Road for proposed construction of single-family dwelling in HorizonLine Conservation District with no issuance of a zoning permit.

7. **STAFF REPORT:**

7.A.

8. **REPORT OF OFFICERS AND COMMITTEES:**

8.A. POCD Subcommittee

9. **OTHER COMMUNICATIONS AND CORRESPONDENCE:**

9.A. Administrative Permits and Certificates of Compliance:

9.B. Monthly Financials – July through XXXX, 2021

9.C. Connecticut Federation of Planning and Zoning Agencies *Quarterly Newsletter* Fall 2021.

9.D. Warning of Public Hearing – Town of Sherman – To Consider Amendments to the Sherman Zoning Regulations.

9.E. Letter from the ARPA Needs Assessment Committee dated December 2, 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