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By Darlene Brady at 11:27 am, Jun 10, 2020

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

REGULAR MEETING AGENDA
Thursday, June 11, 2020
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/86901453943>

Meeting I.D.: 869 0145 3943

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. Special Meeting Minutes of May 14, 2020.

3.B. Regular Meeting Minutes of May 14, 2020.

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. Discussion on creating a revised definition of “convalescent home” or similar institutional term.

5.B.2. 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. 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: construction of exterior staircase; proposed future metal gazebo; creation of 3 additional detox therapy/group session rooms; creation of 5 additional office spaces; creation of elevated walkway from second floor of detox building; associated roofline adjustment due to creation of additional office spaces; removal of two-tiered wall system; removal of connecting sidewalk at the northeast corner of the pharmacy; slight site alterations due to an additional egress stair; new exterior walk-in cooler and freezer; and, reduction of parking spaces.**

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Lot Line Revision between 10 North Main Street Map 19 Block 42 Lot 29 and 9 Maple Street Map 19 Block 42 Lot 35.

6.B.2. Modification to Application #74-17C, Hiram Williams for Kent Center, LLC, 10 North Main Street, alterations to existing building and change of use from residential/commercial to commercial, Map 19 Block 42 Lot 29. **Modifications to include: new configuration of the required second means of egress from the existing gallery; installation of two (2) accessibility ramps; outdoor terrace associated with the retail space at the south east corner of the new addition; creation of one service yard to house required mechanical systems; relocation of three parking spaces; and, respective changes to the approved planting plan.**

6.B.3. Possible extension to Temporary Modification to Application #11-16C, 45 North Main Street, Map 19 Block 15 Lot 14, to allow the use of the previously operated walk-up window as a temporary drive-through window.

6.B.4. Request for approval of State of Connecticut, Department of Consumer Protection, Liquor Control Division Application for Adding Live Entertainment, Kent Pizza Garden, 17 Railroad Street, Map 19 Block 42 Lot 17.

7. STAFF REPORT:

7.A. Update on Town Hall opening/procedures/timing.

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 11, 2020 to June 5, 2020.

10. **Open session involving discussion and possible action on Pending Litigation: The Roberti Family, LLC v. Town of Kent, Connecticut and Kent Planning and Zoning Commission of the Town of Kent, Connecticut; and, Potential Litigation: High Watch Recovery Center Main Project Proposed Design Changes.**

11. **Freedom of Information (FOI) Request dated January 24, 2020, with regard to 175 Carter Road, Application #44-19SP, for a convalescent home and the disposition of the Application as reflected in the Resolution of Denial approved on November 14, 2019.**

ADJOURNMENT