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By Darlene Brady at 3:36 pm, Feb 06, 2023



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

REGULAR MEETING AGENDA

Thursday, February 9, 2023

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/88375403675>

Meeting ID: [883 7540 3675](https://us02web.zoom.us/j/88375403675)

Dial in to: [1 646 558 8656](https://us02web.zoom.us/j/88375403675)

MEETING INFORMATION CAN BE FOUND HERE:

<https://drive.google.com/drive/folders/1OUrXk1H2hjuQfckQgobuIB1EMz1ZBnvG?usp=sharing>

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 January 12, 2023.

3.B. Special Meeting Minutes of January 19, 2023.

3.C. Special Meeting Minutes of January 30, 2023

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 118-22SP and 117-22C, Soo Zin Hugh and Jeffrey Kane Weiser, Trustees, 100 North Main Street, Map 19 Block 42 Lot 1, renovation of existing barn into a 2-bedroom accessory dwelling unit.

5.B. DISCUSSION AND POSSIBLE DECISION

5.B.1. Application #s 118-22SP and 117-22C, Soo Zin Hugh and Jeffrey Kane Weiser, Trustees, 100 North Main Street, Map 19 Block 42 Lot 1, renovation of existing barn into a 2-bedroom accessory dwelling unit.

5.B.2. Regular Member Vacant Position

6. NEW BUSINESS:

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

6.A.1. Application #s 09-23C and 10-23SP, Kent Center, LLC (Leigh Garofalow, applicant), 9 Maple Street, Map 9, Block 42, Lot 35, Installation of EV Charger.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Application #s 09-23C and 10-23SP, Kent Center, LLC (Leigh Garofalow applicant), 9 Maple Street, Map 9, Block 42, Lot 35, Installation of EV Charger.

6.B.2 Application # 05-23C, Kent Green, LLC (John Casey, applicant), 4 Landmark Lane, Map 19, Block 42, Lot 43, Change of use from artist studio to retail.

6.B.3. Application # 07-23C, Kent Green, LLC (John Casey, applicant), 2 Green Pastures Lane, Map 19, Block 42, Lot 43, Change of use from retail to personal service.

6.B.4. Application # 16-23C, Veronique & Oliver Kinsey, 28 Iron Mountain Rd., Map 10, Block 41, Lot 23, Inground swimming pool with pool lights, relocation of septic system, access road and associated site work and tree cutting.

7. STAFF REPORT

7.A. Commissioner Training

8. REPORT OF OFFICERS AND COMMITTEES

8.A. Resolutions – Denial v. Approval

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance:

9.B. CT Federation of P&Z Quarterly Newsletter – Winter 2023

9.C. CFPZA Invitation

9.D. Desegregated CT Request

9.E. Kent Falls Brewing Company – NOPV Discussion

10. **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.**
11. **EXEUCTIVE SESSION: Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC220015, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.**
12. 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.
13. Open session involving discussion and possible action on Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC220015, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.
14. **ADJOURNMENT**