



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

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**REGULAR MEETING AGENDA**

Thursday, December 14, 2023

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/82374103373>

Meeting ID: 823 7410 3373

Dial in to: 1 646 558 8656

**MEETING INFORMATION CAN BE FOUND HERE:**

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

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1. **CALL TO ORDER**

2. **ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED**

3. **READING AND APPROVAL OF MINUTES:**

- 3.A. November 9, 2023 Regular Meeting.
- 3.B. November 16, 2023 Special Meeting
- 3.C. November 29, 2023 Informational Special Meeting

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 97-23SP & 98-23C, Virginia Bush Suttman, 8A Bluff Road, Map 19, Block 15, Lot 38, Conversion of existing structure to a deed restricted detached dwelling unit accessory to a two-family dwelling in the VR1.

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

**6. NEW BUSINESS:**

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

**6.A.1.** Applications 121-23SP & 122-23C, Barbara A. Brown, 529 Skiff Mtn. Rd., Map 7, Block 17, Lot 6, Accessory Dwelling Unit.

**6.A.2.** Application 126-23SP & 127-23C, 81 Victorian Kent LLC, 81 North Main St., Map 19, Block 15, Lot 5, Change of use to hotel - **withdrawn**

**6.B DISCUSSION AND POSSIBLE DECISION**

**6.B.1.** Club Getaway- Baseline Acceptance and Legal Opinion

**6.B.2** Approval of By-Laws for 2024

**6.B.3** Election of Officers for 2024

**6.B.4** Application 120-23C, Kent Center, LLC., 9 Maple Street, Map 19, Block 42, Lot 35, Change of use from restaurant to retail (real estate)

**6B.5.** Application 129-23C, Kent Center, LLC, 17 Old Barn, Map 19, Block 42, Lot 35, Change of use to office from medical/gallery/office

**6.B.6** Application SC1-23, Town of Kent (Brown), Skiff Mountain Rd. (529), Map 7, Block 17, Lot 6, Scenic Road Alteration for the removal of trees to meet sight line requirements.

**6.B.7.** Floodplain Opinion, The Kent Land Trust (Benjamin), 168 Kent Rd, Map 5, Block 10, Lot 49, Installation of an all-access gravel path and wooden viewing deck within floodplain.

**6.B.8.** 8-24 Referral, Town of Kent, Maple Street, Map 4, Lot 12, Block 20 and Map 4, Lot 12, Block 4, transfer of Town property to Kent Affordable Housing.

**7. STAFF REPORT**

**8. REPORT OF OFFICERS AND COMMITTEES: N/A**

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

**9.A.** Administrative Permits and Certificates of Compliance

**9.B.** ARB Resignation Regular Member term to expire 08/02/24

**10. EXECUTIVE SESSION:** Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC45972, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.

**11.** Open session involving discussion and possible action on Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC45972, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.

**12. ADJOURNMENT**