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By Darlene Brady at 2:40 pm, May 09, 2022

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

REGULAR MEETING AGENDA

Thursday, May 12, 2022

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/89343555263>

Meeting ID: 893 4355 5263

Dial in to: 1 646 558 8656

MEETING INFORMATION CAN BE FOUND HERE:

https://drive.google.com/drive/folders/1MqtTONBk-W_chTVyQH59NFgsWB_7GL?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 April 14, 2022.

3.B. Special Meeting Minutes of April 29, 2022.

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. Clarification on the baseline of operations and aspirations of Club Getaway.

- 5.B.2. Application #13-22C, Chris Elkow, Kent Greenhouse & Gardens, for Richard and Rachel Becker, 79 Muller Road, Map 9 Block 22 Lot 136, installation of inground pool in HorizonLine Conservation District.

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. Application #40-22C, Gary Hock for James Lilly, 29 Brown Road, Map 11 Block 40 Lot 24, construction of detached garage with office in HorizonLine Conservation District.
- 6.B.2. Application #41-22C, David Bouley, 16 Longview Road, Map 11 Block 40 Lot 49, construction of 60' x 40' storage building with living roof in HorizonLine Conservation District.
- 6.B.3. Application #42-22C, Dean Gregory for James Robinson, 82 Cobble Road, Map 9 Block 42 Lot 12, construction of 2-family dwelling, driveway and associated site work in HorizonLine Conservation District.

7. STAFF REPORT:

8. REPORT OF OFFICERS AND COMMITTEES:

- 8.A. POCD Subcommittee
- 8.B. Affordable Housing Plan Subcommittee

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

- 9.A. Administrative Permits and Certificates of Compliance: April 12 to May 9, 2022
- 9.B. Connecticut Federation of Planning and Zoning Agencies, Quarterly Newsletter, Spring 2022.

- 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. **EXECUTIVE SESSION: Pending Litigation: Committee to Protect Rural Kent, LLC, Yewer, Dorothy and Yewer, David vs Town of Kent Planning and Zoning Commission, et al in Superior Court, Judicial District of Litchfield at Torrington dated December 21, 2021.**

13. 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.
14. 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.
15. Open session involving discussion and possible action on Pending Litigation: Committee to Protect Rural Kent, LLC, Yewer, Dorothy and Yewer, David vs Town of Kent Planning and Zoning Commission, et al in Superior Court, Judicial District of Litchfield at Torrington dated December 21, 2021.

ADJOURNMENT