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By Darlene Brady at 11:02 am, Nov 07, 2022

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

REGULAR MEETING AGENDA
Thursday, November 10, 2022
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/83011241772>

Meeting ID: 830 1124 1772

Dial in to: 1 646 558 8656

MEETING INFORMATION CAN BE FOUND HERE:

https://drive.google.com/drive/folders/1MqtTONBk-W_chTVyQHyH59NFgsWB_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 October 13, 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. Update on writing of new regulation for Club/Resort, update of Subdivision Regulations, etc.

6. NEW BUSINESS:

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

6.A.1. Formal adoption of the 2022 – 2032 Plan of Conservation and Development.

6.A.2 Application #s 102-22C and 103-22SP, Emery Wisell, Jr., 7 Pheasant Run Rd. Map 9, Block 22, Lot 76, storage and processing of logs for the sale of firewood as a Major Home Occupation.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Formal adoption of the 2022 – 2032 Plan of Conservation and Development.

6.B.2. Application #s 102-22C and 103-22SP, Emery Wisell, Jr., 7 Pheasant Run Rd. Map 9, Block 22, Lot 76, storage and processing of logs for the sale of firewood as a Major Home Occupation.

6.B.3. Application #101-22C, Paul Szymanski for John & Mary Cesarz, 324 Kent Hollow Road, Map 17 Block 32 Lot 1, construction of single-family home with portion of pool, pool house, patio, septic and retaining walls located in HorizonLine Conservation District.

7. STAFF REPORT:

8. REPORT OF OFFICERS AND COMMITTEES:

8.A. POCD Subcommittee: Disbandment

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance: October 11- November 7

9.B. 2023 Regular Meeting Calendar Approval

9.C. Resignation of Member Marc Weingarten

9.C.1. Acceptance of Resignation

9.C.1. Elevation of Alternate to Regular Member to fulfill the balance of vacant term

9.C.2. Recommendation for Alternate appointment to the BOS.

9.D. Election of Officers for 2023

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. 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.

12. **EXECUTIVE SESSION: Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC220015, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.**
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.
14. 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.
15. 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.
16. **ADJOURNMENT**