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By Darlene Brady at 10:42 am, Mar 06, 2023

**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, March 9, 2023

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/86384334521>

Meeting ID: [863 8433 4521](https://us02web.zoom.us/j/86384334521)

Dial in to: [1 646 558 8656](https://us02web.zoom.us/j/86384334521)

**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. Special Meeting Minutes of February 6, 2023.

3.B. Regular Meeting Minutes of February 9, 2023.

3.C. Special Meeting Minutes of February 16, 2023

3.D. Special Meeting Minutes of March 2, 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 # 13-23SP, KCRFNC, LLC (Diana Johnson, Agent), 351 Kent Cornwall Rd, Map 8, Block 19, Lot 6, pre-existing nonconforming change of use from retail to personal service.

**6.A.2.** Application #s 20-23SP and 19-23C, John & Adelle Johnson, 154 South Kent Road, Map 5, Block 12, Lot 85, construction of shed located in the area between the principal building and a public street located 85' from the front lot line.

**6.A.3.** Application #s 22-23SP and 23-23C and request for modification to 43-15SP, 33 Camps Rd., LLC., 33 Camps Rd, Map 17, Block 28, Lot 30, to allow for farm store, outdoor tasting room, standard pours, sale of beer in sealed containers, events and entertainment.

**6.B. DISCUSSION AND POSSIBLE DECISION**

**6.B.1.** Application # 13-23SP, KCRFNC, LLC (Diana Johnson, Agent), 351 Kent Cornwall Rd, Map 8, Block 19, Lot 6, pre-existing nonconforming change of use from retail to personal service.

**6.B.2.** Application #s 20-23SP and 19-23C, John & Adelle Johnson, 154 South Kent Road, Map 5, Block 12, Lot 85, construction of shed located in the area between the principal building and a public street located 85' from the front lot line.

**6.B.3.** Application #s 22-23SP and 23-23C and request for modification to 43-15SP, 33 Camps Rd., LLC., 33 Camps Rd, Map 17, Block 28, Lot 30, to allow for farm store, outdoor tasting room, standard pours, sale of beer in sealed containers, events and entertainment. Kent Falls Brewing Company

**6.B.4.** Application # 26-23C, 77B Segar Mountain Rd, Map 10, Block 42, Lot 49, improvements to SFH including pool and solar array within horizon line.

**7. STAFF REPORT**

**8. REPORT OF OFFICERS AND COMMITTEES**

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

- 9.A. Administrative Permits and Certificates of Compliance
- 9.B. Desegregated CT Request
- 9.C. Actual v. Budget July-February 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. **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**