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By Darlene Brady at 12:18 pm, Aug 07, 2023

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

REGULAR MEETING AGENDA

Thursday, August 10, 2023

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/81913446121>

Meeting ID: [819 1344 6121](https://us02web.zoom.us/j/81913446121)

Dial in to: [1 646 558 8656](https://us02web.zoom.us/j/81913446121)

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. July 13, 2023 Regular Meeting.

4. **PUBLIC COMMUNICATIONS (ORAL):**

5. **OLD BUSINESS:**

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

5.A.1. Proposed changes to the Zoning Regulations Camps/special events.
public hearing continued

5.B. **DISCUSSION AND POSSIBLE DECISION:** N/A

6. NEW BUSINESS:

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

6.A.1. Proposed changes to the Zoning Regulations ADU

6.A.2. Application #65-23SUB, Landrigan Family 2012 Trust, 160 Ore Hill Rd., Map 18, Block 33, Lot 3, Two-lot Resubdivision.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Application #74-23C, Kent Green, LLC (Eads), 27 Kent Green Blvd, Map 19, Block 42, Lot 8, Generator

6.B.2. Application #75-23C, Kent Station, LLC, 9, 11, 13 Railroad Street, Map 19, Block 42, Lot 15, landscape lighting and gas lanterns

6.B.3. Application #76-23C, Kent 88, LLC, 88 North Main Street, Map 19, Block 19, Lot 42, landscape lighting and gas lanterns

6.B.4. Application #77-23C, 81 Victorian Kent LLC, 81 North Main St, Map 19, Block 42, Lot 5, landscape lighting and gas lanterns

7. STAFF REPORT

7.A. 2023 Acts Affecting Municipalities

7.A.1. Clarification Re: Repairers/Dealers License- 21 Bridge Street

8. REPORT OF OFFICERS AND COMMITTEES: N/A

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance

9.B. Kent Falls Brewing Company – Attorney Neil Marcus

9.C. ARB Vacancy Regular Member Term Expiration 8/10/25 – Elevation of Alternate

10. 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.

11. 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.

12. ADJOURNMENT