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By Darlene Brady at 2:28 pm, Sep 11, 2023

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

REGULAR MEETING AGENDA

Thursday, September 14, 2023
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/84785879200>

Meeting ID: 847 8587 9200

Dial in to: 1 646 558 8656

MEETING INFORMATION CAN BE FOUND HERE:

<https://drive.google.com/drive/folders/1OUrXk1H2hjuQfckQqobuIB1EMz1ZBnvG?usp=sharing>

1. **CALL TO ORDER**

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

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

3.A. August 10, 2023 Regular Meeting.

3.B. August 10, 2023 Special Meeting

3.C. August 17, 2023 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 #65-23SUB, Landrigan Family 2012 Trust, 160 Ore Hill Rd., Map 18, Block 33, Lot 3, Two-lot Resubdivision (public hearing continued – must close PH by 9/14)

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. Application #s 85-23SP & 84-23C, John Riney (Sarah Riney), 107 Flat Rock Rd., Map 11, Block 41, Lot 6, Major Home Enterprise for Wedding Events

6.A.2. Application #s 90-23SP & 91-23C, Landrigan Family 2012 Trust, 160 Ore Hill Rd., Map 18, Block 33, Lot 3-2, Conversion of Existing Barn Guest House into an Accessory Detached Dwelling Unit.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Application # 92-23C, Kent Green, LLC (John Casey), 12-14 Kent Green Blvd, Map 19, Block 42, Lot 8, Change of Use from artist studio to office.

6.B.2. Application # 93-23C, Ruggeri, LLC (Craig Longaurst), 27 North Main St -3A, Map 19. Block 14, Lot 2, Change of Use from retail to retail/office.

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. Kent Falls Brewing Company – Letters dated 8/13/23, 8/31/23 and 9/1/23

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