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By Darlene Brady at 2:52 pm, Sep 06, 2022

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

REGULAR MEETING AGENDA

Thursday, September 8, 2022
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/81111943111>

Meeting ID: [811 1194 3111](https://us02web.zoom.us/j/81111943111)

Dial in to: [1 646 558 8656](https://us02web.zoom.us/j/81111943111)

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 August 11, 2022.

3.B. Special Meeting Minutes of August 18, 2022 – Planning & Zoning Commission and Inland Wetlands Commission Hiring Sub-Committee

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. Proposed change to regulations: electric vehicle charging stations.

- 5.B.3.** Preliminary discussion, Virginia Bush-Suttman, 8 Bluff Road, Map 19 Block 15 Lot 38, conversion of detached “boat house” to accessory dwelling unit.

6. NEW BUSINESS:

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

- 6.A.1.** Application #'s 75-22C and 76-22SP, Daniel Robb, 273 Kent Road, Map 6 Block 12 Lot 3, construction of accessory structure located less than 100’ from front property line.
- 6.A.2.** Application #'s 77-22C and 78-22SP, John Bergin for The Kent School, 74 Schaghticoke Road, Map 4 Block 3 Lot 5, construction of 24’ x 24’ modular 2-car garage.
- 6.A.3.** Application #'s 84-22C and 85-22SP, Joy Brown, 463 Segar Mountain Road, Map 15 Block 22 Lot 67, change of use from guest house to accessory dwelling unit.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1.** Creation of a subcommittee to discuss and possibly rewrite the parking regulations.
- 6.B.2.** Presentation of finalized Kent Housing Plan.
- 6.B.3.** Application #89-22C, Bill Hoadley for Magda’s Legacy, LLC, Map 11 Block 40 Lot 16, construction of single-family home in HorizonLine Conservation District.
- 6.B.4.** Application #90-22C, Gary Hock for Leslie Powell, 49 Spectacle Ridge Road, Map 16 Block 16 Lot 25, construction of detached garage and addition to existing house located 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:
- 9.A.1.** July 12 to August 8, 2022.
- 9.A.2.** August 9 to September 6, 2022.

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**