



**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, April 9, 2020

7:00 p.m.

Meeting to be held via Zoom: <https://us04web.zoom.us/j/205817795>

Meeting I.D.: 205 817 795

Option 2: Dial in to: 1 301 715 8592

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 March 12, 2020.

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. Discussion on creating a revised definition of “convalescent home” or similar institutional term.

5.B.2. Planning schedule for the rewrite of the Subdivision Regulations dated June 1, 1995.

6. **NEW BUSINESS:**

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

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

**6.B.1.** Approval of the Town of Kent 5-Year Capital Plan

**6.B.2.** Acceptance and scheduling of public hearing for Application #'s 13-20SP and 14-20C, Arthur H. Howland & Associates, PC, for Geoffrey Smith and Jamie Levitt, 85 Fuller Mountain Road, Map 2 Block 7 Lot 6, construction of 3-bedroom accessory dwelling unit and associated site work.

**6.B.3.** Discussion of proposed letter to Connecticut Department of Housing regarding the submission of the Town of Kent's 2020 Community Development Block Grant (Small Cities) Program Application.

**7. STAFF REPORT:**

**7.A.** Temporary Modification to Application 11-16C, 45 North Main Street, Map 19 Block 15 Lot 14, Kent Coffee & Chocolate for Kevin Hart & Quarter Mile, LLC: Modification to allow drive-thru window during COVID-19 pandemic.

**7.B.** Temporary Modification to Applications #106-18SP and 107-18C, High Watch Recovery Center, 62 Carter Road, Map 14 Block 22 Lot 7: Modification to allow the installation of one temporary FEMA trailer to be used during COVID-19 pandemic.

**7.C.** Land Use Office Hours effective March 30<sup>th</sup> to April 17<sup>th</sup>.

**7.D.** Executive Orders currently in place that are affecting Planning and Zoning.

**8. REPORT OF OFFICERS AND COMMITTEES:**

**8.A.** Subdivision Regulation Sub-Committee

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

**9.A.** Administrative Permits and Certificates of Compliance – March 9, 2020 – April 3, 2020.

**9.B.** Monthly Financials – July '19 – February '20

**10. ADJOURNMENT**

Received by  
Town Clerk  
4/6/20 @ 2:30 PM