



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

REGULAR MEETING AGENDA

Thursday, May 14, 2020

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/81242218138>

Meeting I.D.: 812 4221 8138

Option 2: Dial in to: 1 646 558 8656

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 April 9, 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.A.1. 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. (Application information was provided at the April meeting.)
- 6.A.2. Modification to Application #43-15SP, 33 Camps Road, LLC, 33 Camps Road, Map 17 Block 28 Lot 30; **modification to include an additional day for seasonal tours, tastings and retail sales.**

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1. Modification to Application #74-17C, Hiram Williams for Kent Center, LLC, 10 North Main Street, alterations to existing building and change of use from residential/commercial to commercial, Map 19 Block 42 Lot 29. **Modifications to include: new configuration of the required second means of egress from the existing gallery; installation of two (2) accessibility ramps; outdoor terrace associated with the retail space at the south east corner of the new addition; creation of one service yard to house required mechanical systems; relocation of three parking spaces; and, respective changes to the approved planting plan.**
- 6.B.2. Modification to Applications #106-18SP and 107-18C, by High Watch Recovery Center, Inc., for 54 Carter Road (Map 14 Block 22 Lot 6); 62 Carter Road (Map 14 Block 22 Lot 7); and the 15.48-acre unimproved parcel of land (Map 14 Block 21 Lot 23, Parcel I.D. #1486) abutting the northerly line of Carter Road and the southeasterly line of 47 Carter Road, for a special permit and site plan approval for the following: Construction of two-story addition (including offices, 218-seat lecture hall and 12-bed detoxification wing) to existing administrative and clinical office building at 62 Carter Road; single story addition and kitchen expansion to dining hall at 62 Carter Road; addition of detoxification service at 62 Carter Road; increase in total residential in-patient bed count from 78 to 90 at 62 Carter Road; conducting therapeutic activities (including temporary housing of staff) associated with the treatment of drug and alcohol addiction at 54 Carter Road; constructing expanded landscaping/vegetative screening, driveway entrance, parking area, retaining wall and stormwater detention basin at 54 Carter Road and 62 Carter Road; constructing new septic system on Parcel I.D. #1486; and associated site work on all three parcels. **Modifications to include: construction of exterior staircase; proposed future metal gazebo; creation of 3 additional detox therapy/group session rooms; creation of 5 additional office spaces; creation of elevated walkway from second floor of detox building; associated roofline adjustment due to creation of additional office spaces; removal of two-tiered wall system; removal of connecting sidewalk at the northeast corner of the pharmacy; slight site alterations due to an additional egress stair; new exterior walk-in cooler and freezer; and, reduction of parking spaces.**

7. STAFF REPORT:

- 7.A. Follow-up on installation of 3rd trailer at 62 Carter Road, High Watch Recovery Center Inc, Map 14 Block 22 Lot 7.
- 7.B. Outdoor dining procedure – see §4130.

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 – April 13, 2020 – May 8, 2020.

9.B. Monthly Financials – July '19 – XXXX '20

9.C. Connecticut Federal of Planning and Zoning Agencies *Quarterly Newsletter*, Spring 2020

10. Open session involving discussion and possible action on Pending Litigation: The Roberti Family, LLC v. Town of Kent, Connecticut and Kent Planning and Zoning Commission of the Town of Kent, Connecticut.

Due to the COVID-19 pandemic, the Executive Session to discuss the pending litigation was held at a special meeting beginning at 6:30 p.m. on May 14, 2020.

11. Open session involving discussion and possible action on Potential Litigation: High Watch Recovery Center Main Project Proposed Design Changes.

Due to the COVID-19 pandemic, the Executive Session to discuss the pending litigation was held at a special meeting beginning at 6:30 p.m. on May 14, 2020.

ADJOURNMENT

Received by Town Clerk May 12, 2020 @ 3:45 PM
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