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By Darlene Brady at 1:14 pm, Aug 13, 2021

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

REGULAR MEETING MINUTES

The Planning and Zoning Commission held a regular meeting via zoom on Thursday, August 12, 2021, at 7:00 p.m.

1. CALL TO ORDER

Mr. Winter called the meeting to order at 7:00 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Matthew Winter, Chairman; David Birnbaum, Karen Casey, Darrell Cherniske, Alice Hicks, Adam Manes, Anne McAndrew, Wes Wyrick

Staff Present: Donna M. Hayes, LUA

Mr. Winter elevated Mr. Birnbaum to voting status.

3. READING AND APPROVAL OF MINUTES:

Ms. Hayes reported that both the Regular Meeting of June 10, 2021 and the Special Meeting of June 24, 2021, were opened at 7:01 p.m. She also noted that the first sentence under “Call to Order” of the June 10, 2021 meeting should read: “Mr. Winter called the regular meeting to order ...”.

3.A. Regular Meeting Minutes of July 8, 2021.

Ms. McAndrew sent an email stating that she would be late to the meeting but wanted the minutes to reflect that under agenda item 6.A.1. the answer to her question about the community house being made available to the community should be changed from a “no” to a “yes”. Ms. Hayes listened to the recording of the meeting and reported that while their answer was not a hard “no”, it was that they would like to do it but understand that the community barn could not be commercial and they would not like to be in competition with the many galleries and spaces that would have similar functions.

TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR AUGUST 12, 2021

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Mr. Winter asked that the word “to” be added to the second sentence in the 7 paragraph on page 4 in between the words “is” and “create”. Under agenda item 7.A., Mr. Winter asked that the word “like” be added in between “would” and “her” in the last line.

Mr. Manes moved to approve the Regular Meeting Minutes of July 8, 2021 as amended. Mr. Cherniske seconded and the motion carried unanimously.

3.B. Special Meeting Minutes of July 27, 2021.

Mr. Manes moved to approve the Special Meeting Minutes of July 27, 2021, as presented. Ms. Casey seconded and the motion carried unanimously.

4. PUBLIC COMMUNICATIONS (ORAL):

No action taken.

5. OLD BUSINESS:

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

- 5.A.1.** Application #'s 52-21SP and 53-21C, Paul Szymanski, P.E., Arthur H. Howland & Associates, for North Main Street, LLC, 0 North Main Street, Map 3 Block 15 Lot 5, proposed conservation development of 13 lots.

Ms. Hayes noted that the application description should be changed from “North Main Street, LLC” to “North Main Kent, LLC”.

The public hearing continued at 7:05 p.m. with Mr. Winter reading the letter from Kent Affordable Housing into the record. Mr. Manes read the letter from Ms. Joanne Wasti into the record and Ms. Hicks read the letter from Ms. Dorothy and Mr. David Yewer into the record. All three letters are attached to these minutes.

Mr. Szymanski presented some of the revised slides to the Commission and explained that he had met with Rick Osborne, Highway Superintendent, at the site to discuss the proposed drainage. Mr. Szymanski will be supplying Mr. Osborne with additional information with regard to the discussion. Mr. Szymanski also clarified that the road would be a Town road but the maintenance of the shoulders, catch basins and storm water basins would be maintained by the HOA. Snow plowing would be the responsibility of the Town as would any needed replacement of the road in future years.

A slide was presented showing how the team had moved the houses along Route 7 back allowing a 25’ buffer that would be designated as open space. The same happened behind the community house/barn. Pin oaks and maples will be placed along Route 7 keeping the look similar to what is currently seen along the roadway. The catch basin will also be moved back as well as the 4 houses located along the southern border. Mr. Baccon presented a slide depicting the proposed view when driving north on Route 7.

Mr. Szymanski commented that there might be additional tweaks once Mr. Osborne has had an opportunity to review the revised information. He advised the Commission that he will be meeting with the Kent Volunteer Fire Department and that they have been monitoring the speed along the entrance area. According to the information from the speed sign, the average speed along that area is 35 – 40 mph with some higher. Based on previous comments, Mr. Szymanski said that they did open up the wildlife corridor and that now the lots would be 100’ to

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130' from the edge of the right of way. Doing this will preserve the woodland on the northerly side of the proposed development. With regard to the landscaping plan, each individual lot will be coming before the boards with their proposal. With regard to the possibility of using modular housing in order to be less impactful, Mr. Szymanski stated that it is difficult to find a modular design that matches the aesthetic of the proposed dwellings. It is the intention of the developer to use local contractors.

Mr. Szymanski stated that they have been in contact with the DOT with regard to the encroachment permit. In order to reduce the length of construction, it is the plan to begin the construction in clusters. Because the development will have an HOA, restrictive covenants will be created which will be shared with the Commission. Mr. Szymanski will also prepare a letter to the Commission explaining all of the changes that have occurred since the last meeting.

A meeting with the Architectural Review Board was held and the proposal was favorably approved with the understanding that each individual unit would be presented to the ARB prior to construction. Mr. Szymanski said that would also be the case with the P&Z.

Mr. Winter said that it was his opinion that the plan has been enhanced by the movement of the 4 proposed dwellings and asked the Commission for their comments.

Mr. Cherniske said that the increase to the buffer along the roadway was a definite enhancement as was the revision to the barn/community house. Providing a mature canopy and an open view is a good way to help keep that open meadow view. With regard to the wildlife corridor, Mr. Cherniske believes that they will assimilate to the new configuration. He ended by saying that he has no problem with the revisions presented. Mr. Winter agreed, but said that it would be nicer if the poles were gone and the wires were underground. Mr. Cherniske agreed.

Ms. Dorothy Yewer, a resident and abutting property owner, asked if the houses that are planned for the southern portion of the property could be moved farther north as this would add a wildlife corridor that runs across Route 7, east to west. She would also like to see what this development would look like from her property line.

Mr. Szymanski replied that based on the orientation of the lots, the houses on the southern side are being constructed with a rear yard set back of 35' from the property line. It is possible to install staggered rows or giant arborvitae which is an evergreen. They would need to be sprayed the first year to prevent the from eating them, but once established they grow 3' to 5' per year reaching a maximum height of 30' in 6 to 7 years.

Mr. Gregg Sheridan, representing Kent Affordable Housing, complimented the developer on their proposal. A conversation was held with regard to the possibility of adding 1 or 2 houses as affordable into the plan. This could be 1 or 2 additional houses or making 1 or 2 of the 13 proposed affordable. He continued by saying that KAH was now looking to the Commission to include this request as part of their approval.

Mr. Justin Potter, town resident, agreed with Mr. Sheridan and felt that 2 more houses would be a great addition to the existing affordable houses. He also asked that the speed limit in that area be reduced.

With regard to sidewalks, Mr. Winter asked Mr. Szymanski if he was going to include a request for review of the speed limit to the DOT and wondered if a question could be asked about the continuation of the sidewalks. Mr. Szymanski said that sidewalks are usually not part of a developer's project and a request could be made. Mr. Wyrick said that there once was a discussion about continuing the sidewalks all the way up that area but it would be a Town project.

**TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR AUGUST 12, 2021**

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Mr. David Yewer, abutting property owner, asked the following questions: 1) length of construction; 2) who would be responsible for the sidewalk maintenance; 3) will this be on Town water and sewer; and 4) is financing in place.

Mr. Szymanski gave the following answers: 4) the financing would be subject to Town approval; 3), yes the development will be on Town water and sewers and it will be their responsibility to make the connection and make sure that the patch would be applied in the DOT requires; 2) he does not know; and 1) there is no definitive answer. Cluster construction would minimize the amount of construction time.

Ms. Wasti, Town resident, asked if, as someone who lives across the street, she would have to connect to the Town water. Mr. Szymanski replied that she would not be required to connect but would have the option.

Mr. Winter reminded the Commission members of the sections that would need to be reviewed as part of the approval process and asked if there were any additional questions. Mr. Szymanski asked if having the new plans in place by next Friday would be okay. Ms. Hayes asked for them as soon as possible so that the Town engineer would have plenty of opportunity to review them and provide an advice letter in time for response by the applicant. Ms. Hicks asked to see the covenants. Mr. Winter asked that they be provided in advance of the next meeting. Ms. McAndrew asked how garbage would be handled. It was not known if there would be individual garbage cans or one large area with a dumpster. Mr. Szymanski commented that would be answered by the developer at a subsequent meeting.

Mr. Sheridan, KAH, repeated his initial request. Mr. Winter responded by saying that the Commission does believe in the importance of affordable housing but in this case the Commission is wrestling with maintaining open space and the minimization of the development on the open space.

Ms. Casey stated that while she applauds the design and knows that there was a possibility of having 19 lots, she still feels that 13 is still too many. She visited the site and is concerned with the traffic speed. Ms. Casey said that she was having a hard time visualizing the homes and garages. Making some affordable is a whole different story and suggested that the homes that are closest to the property lines be removed.

Mr. Winter stated that before the regulations were changed the number of houses was pretty much the same but the open space/conservation requirement just was not there. He agrees that 13 houses will be a change but he feels its much better than seeing 19 houses in the meadow.

Mr. Potter said that the Commission had given the developer what they wanted by creating the new regulation and in return the developer should provide 2 affordable homes.

Mr. David Yewer, property abutter, applauded Ms. Casey for her comments and agreed with her. He agreed that there will be a lot of open space but it would not feel like it as you enter into the Town.

Having no further questions, Mr. Winter acknowledge the request for extension submitted by Mr. Szymanski and asked for a motion.

Mr. Manes moved to accept Mr. Szymanski's request for an extension to the next regular meeting. Mr. Wyrick seconded and the motion carried unanimously.

Mr. Manes moved to continue Application #'s 52-21SP and 53-21C, Paul Szymanski, P.E., Arthur H. Howland & Associates, for North Main Kent, LLC, 0 North Main Kent, Map 3 Block 15 Lot 5, proposed conservation development of 13 lots to the next regular meeting. Mr. Wyrick seconded and the motion carried unanimously.

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REGULAR MEETING MINUTES FOR AUGUST 12, 2021

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5.B. DISCUSSION AND POSSIBLE DECISION

No action taken.

6. NEW BUSINESS:

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

6.A.1. Application #'s 71-21C and 72-21SP, Kent Station, LLC, 9 Railroad Street, Map 19 Block 42 Lot 15, change of use from retail to residential per §4124.26.

Mr. Winter opened the public hearing at 8:20 p.m. and read the legal notice into the record.

Ms. Hayes reminded the Commission about the change to the regulations which afforded more residential housing within the Village Commercial District. Since that change, it has been a problem for the property owner to hire a surveyor hence the delay is requesting the change of use.

Mr. McPhee told the Commission that all the work to the 3 buildings, with the exception of one roof, will be interior. The roof work will be in keeping with what is already there. There is an existing shed that is placed too close to the property line that will be moved to the back of the property. As part of the ownership, Mr. McPhee owns 60% of the parking spaces in front of the buildings but he has opted to provide parking in the ROW to the northerly side of the buildings.

Mr. Winter asked if the buildings will remain single dwelling units. Mr. Kokoris, the architect for the project, commented that all three structures will remain as single dwelling units.

Mr. Cherniske asked if they were planning on keeping the 30" maple and Mr. McPhee said that they would take extra care to make sure that the tree is not damaged. With regard to the parking spaces, Mr. Winter asked if they would be marked as private. Mr. McPhee said he hadn't thought about that and agreed that it should be done.

Mr. Wyrick asked about the double doors on the 1-1/2 story frame building. Mr. Kokoris said that they will be repaired and weather stripped but will remain. The new entrance to the building will not be in the rear which is closer to the parking.

Ms. McAndrew asked about the basements. Mr. Kokoris said that the basement in the blue building (the 1 story frame building) will need to be repaired as the masonry work had started to crumble. The northern portion of the roof has started to sag and a footing will be installed in order to jack up that portion of the building. With regard to the 1-1/2 story building, that basement is in good shape relative to its age and that there were some mechanicals located in the basement. With regard to the propane tanks behind the train car, Mr. McPhee said that they will be removed and underground tanks will be installed.

Mr. Wyick commented that he feels that it will result in very fine residential space and will be a great use for the property. Mr. Winter asked if there will be a gravel pathway or stepping stones from the parking spaces. Mr. McPhee said that something would be installed and he will submit an amended site plan showing what was chosen.

TOWN OF KENT PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES FOR AUGUST 12, 2021

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Mr. Justin Potter, town resident, asked if the property was being sold once the work was done and Mr. McPhee said that it would not. They would be rentals; they have not decided if they would be long term or short term, but based on the shortage in Town and the area, they were still assessing their options.

Mr. Wyrick moved to close the public hearing at 8:38 p.m. Mr. Cherniske seconded and the motion carried unanimously.

Mr. Manes moved to approve waivers to items 2, 5, 11 and 13. Mr. Birnbaum seconded and the motion carried unanimously.

Mr. Manes moved to approve Application #'s 71-21C and 72-21SP, Kent Station, LLC, 9 Railroad Street, Map 19 Block 42 Lot 15, change of use from retail to residential per §4124.26. Mr. Wyrick seconded. During discussion the motion was amended to add the walkway from Building 3 to the parking area to the site plan. Mr. Wyrick seconded the amendment and the motion carried unanimously.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Clarification on the role and responsibility of the Architectural Review Board.

Mr. Winter moved to hear agenda item 6.B.1. after agenda item 6.B.6.

Mr. Birnbaum recused himself from the discussion of agenda item 6.B.2. Mr. Winter elevated Ms. McAndrew to voting status.

6.B.2. Barry Labenz for 33 Camps Road, LLC, 33 Camps Road, Map 17 Block 28 Lot 30, August 29, 2021 Hop Harvest Festival special event.

Ms. Hayes explained that this is a special event that the farm had been having since 2014. When it was first approved, the Commission had requested that they appear before the Commission each year for temporary permission.

Mr. Labenz explained that they have a small hop yard and that they are not interested in spending the money to have the hops harvested and felt that the best way to get them harvested would be to hold a festival. The attendees would be responsible for the harvesting and would see the process of using the hops from start to finish. There would only be 100 tickets sold, all the parking would be on site, the festival would run from 11 to 3 pm, and in addition to the tickets sold, there would also be family and friends present.

When asked about traffic, Mr. Labenz said that the volunteers would direct the people and that there will be less traffic on the festival day than there would be on a normal Sunday. The brewer would be closed to the general public on the day of the festival.

Mr. Manes moved to approve the August 29, 2021 Hop Harvest Festival special event as presented by Mr. Labenz. Mr. Cherniske seconded and the motion carried unanimously.

Mr. Birnbaum returned to the meeting.

6.B.3. Follow-up conversation on the special event held at Club Getaway.

Mr. Winter moved to hear agenda item 6.B.3. after 6.B.1.

TOWN OF KENT PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES FOR AUGUST 12, 2021

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Based on the lateness of the hour, it was decided to table this discussion to the next regular meeting. They asked Ms. Hayes to contact Mr. Schreiber to ask him to provide the Commission with a baseline of what is currently happening at Club Getaway and what, if any, plans he had for the future. Having this information would afford the Commission the ability to better define a regulation that would apply to this particular use.

Mr. Winter elevated Mr. Birnbaum to voting status.

6.B.4. Application #76-21C, Paul Szymanski, P.E., Arthur H. Howland for Eran Agrios, 53 Flat Rock Road, Map 11 Block 40 Lot 5, construction of pool in HorizonLine Conservation District.

Ms. Hayes explained the mapping information she had submitted with the application which shows the location of wetlands as well as the conservation district. It was obvious from the Town's map that the proposed pool is within the HorizonLine Conservation District.

Mr. Szymanski stated that there is no lighting proposed with the construction of the pool and that no trees will be removed as the plan is to put the pool in an open meadow area.

Both Ms. Hayes and Mr. Manes explained that they know the property and that both did not feel the pool could be seen from any of the Town roads. Mr. Cherniske said that the installation of the pool does not trigger much of what the Commission looks for during the application review process and that from a HorizonLine perspective, he has no issue.

With regard to lighting, Mr. Szymanski said that he is not aware of any lighting outside of the pool and that there might be some inside the pool. If there will be lighting outside of the pool, he will be back before the Commission for a modification.

Mr. Manes moved to approve Application #76-21C, Paul Szymanski, P.E., Arthur H. Howland for Eran Agrios, 53 Flat Rock Road, Map 11 Block 40 Lot 5, construction of pool in HorizonLine Conservation District. Mr. Wyrick seconded and during discussion the Commission added that no lights are approved outside of the pool. Mr. Wyrick seconded the amended motion and the motion carried unanimously.

6.B.5. Lot line revision, Arthur Kallstrom, Kent Hollow Road, Map 18 Block 28 Lots 8 and 9.

Ms. Hayes explained the lot line revision to the Commission using the map that she had created. She stated that no additional lots will be created, it was merely the movement of the lines to create two lots that will be more equal in size. By moving one of the lines, the smallest of the lots (17/28/8) will be absorbed into its bigger adjoining lot providing access from Kent Hollow Road to a larger lot.

Ms. Hayes also commented that this lot line revision had not received approval from Torrington Area Health and requested that the approval be made contingent upon that approval.

Mr. Wyrick moved to approve Lot line revision, Arthur Kallstrom, Kent Hollow Road, Map 18 Block 28 Lots 8 and 9 based on the map submitted by Ms. Hayes and pending approval by Catherine Weber, Sanitarian, Torrington Area Health District. Mr. Manes seconded and the motion carried 5 yays and 1 abstension.

6.B.6. Application #77-21C, Sam Sabin for James Lilly and Lily Thom, 29 Brown Road, Map 11 Block 40 Lot 24, construction of inground pool in HorizonLine Conservation District.

TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR AUGUST 12, 2021

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Mr. Sam Sabin was present representing the property owners. He explained that the project entailed the installation of a very large pool in the horizonline conservation district and as part of that installation a 30" oak tree would need to be removed. In addition, 15 – 20 trees under 12" in diameter would also need to be removed. The goal would be to keep the meadow and the view intact. The pool will be a tank pool which will be set into the grade with minimal impact. They are trying to preserve a small hemlock that is close to the pool, but the large oak tree will be a hazard to the pool. With regard to lighting, there will be lights within the pool and none planned on the walkway from the house. Ms. Hayes questioned if that would be safe since it is quite a distance from the house to the pool. Mr. Sabin said it had not been discussed but after looking at it, he will be recommending 4 or 5 downward facing pathway lights.

Mr. Cherniske asked where the 200 cy of fill were going and Mr. Sabin said that it would be used to blend the great mostly downhill of the pool.

Mr. Winter asked if there would be a view of this pool from Howland Road. Mr. Sabin replied that the view is phenomenal down the valley but that there was no view up from Howland Road. Mr. Lilly, property owner, stated that they really did not want to remove the oak tree, but moving the pool would create a lot of changes and problems with the installation. He said that he has driven around the area trying to see if there is a view of the property from any of the Town roads and said that there is about a 10' stretch on Ore Hill which affords a view of his property during the winter. While he is saddened to see the tree removed, there will be no impact on anyone's view.

Mr. Cherniske asked about the construction road. Mr. Sabin said that it was not a new construction road, but one that was left there from previous construction which they would be able to utilize.

Mr. Wyrick said that he understands the design and the need to remove the 30" tree but asked if, based on the regulations, the Commission didn't have the right to allow for the removal of one significant tree. Mr. Winter said that the Commission did have that discretion but he is not convinced that another solution couldn't be provided where the tree could remain. While there is only one 10' spot during the dead of winter that affords a sight of the property, Mr. Winter said that he does not know the area well enough to make a decision. Ms. Hicks suggested that a site walk be done. Ms. Casey asked for some photographs. Mr. Lilly said that the Commission was welcome to do that. Mr. Manes said that he will make a visit to the area and report back to the Commission.

Mr. Manes moved to table Application #77-21C, Sam Sabin for James Lilly and Lily Thom, 29 Brown Road, Map 11 Block 40 Lot 24, construction of inground pool in HorizonLine Conservation District to the next meeting. During discussion Mr. Cherniske stated that the 4' of exposure on the south side is better than projecting into the meadow. He continued that one tree loss is not a big loss as there are other trees within the tree line. Mr. Wyrick seconded and the motion carried unanimously.

6.B.7. Responsible and Equitable Regulation of Adult-Use Cannabis Act ("RERACA).

The Commission asked that this be included on the agenda for next month's meeting. In the meantime, they asked Ms. Hayes to contact Attorney Zizka to see if it would be possible to just change the definition of the word "retail" until more information can be obtained on how the Town wants to handle this new legislation.

TOWN OF KENT PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES FOR AUGUST 12, 2021

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7. STAFF REPORT:

7.A. Letter from Mr. Justin Potter

Ms. Hayes reported that she had received a letter this morning from Mr. Justin Potter regarding the Affordable Housing Plan and the timing for changes to the zoning regulations. She explained that the AHP will be handled by the Affordable Housing Group and that the changes to the regulations will be handled on an ongoing basis based on the statutory requirements under which the P&Z Commission operates.

8. REPORT OF OFFICERS AND COMMITTEES:

8.A. POCD Subcommittee

Ms. Hayes reported that the POCD Subcommittee had not met yet. She informed the Commission that Mr. Chalder visited the Land Use Office to start the information gathering process. She also provided him with contact information for various stakeholders within the Town. Mr. Chalder told Ms. Hayes that he would be stopping at the library to do some additional research and possibly touch base with Ms. Sarah Marshall, Director of the Library. Mr. Winter asked if it would be possible to have a meeting in August. Ms. Hayes said that she would check with Mr. Chalder and would advise the sub-committee.

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance

Information received; there were no comments.

Mr. Wyrick left the meeting at this point in time and was not present for the discussions on agenda items 10, 11, 12 and 13.

Mr. Manes moved to go into Executive Session for both agenda items 10 and 11 at 10:24 p.m. Mr. Cherniske seconded and the motion carried unanimously.

- 10. EXECUTIVE SESSION: Pending Litigation: High Watch Recovery Center, Inc. v Town of Kent Planning and Zoning Commission in Superior Court, Judicial District of Litchfield at Torrington dated November 27, 2020. Discussion of strategy and negotiations with legal counsel.**

- 11. 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.**

Mr. Manes moved to come out of Executive Session for both agenda items 10 and 11 at 10:26 p.m. Mr. Cherniske seconded and the motion carried unanimously.

- 12. Open session involving discussion and possible action on Pending Litigation: High Watch Recovery Center, Inc. v Town of Kent Planning and Zoning Commission in Superior Court, Judicial District of Litchfield at Torrington dated November 27, 2020.**

Mr. Manes moved to follow the direction and advice of the Planning & Zoning Commission's attorney. Mr. Cherniske seconded and the motion carried unanimously.

TOWN OF KENT PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES FOR AUGUST 12, 2021

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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.

Mr. Manes moved to continue as we have in the past until there is a reason to do otherwise. Mr. Cherniske seconded and the motion carried unanimously.

ADJOURNMENT

Mr. Manes moved to adjourn at 10:28 p.m. Mr. Cherniske seconded and the motion carried unanimously.

Respectfully submitted,

Donna M. Hayes

Donna M. Hayes, CZEO
Land Use Administrator

TOWN OF KENT PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES FOR AUGUST 12, 2021

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5.A-1

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8/9/21
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ORIGINAL



July 30, 2021

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Lanna Gantt

Hal Kamm

Miri Knight

Betty Krasne

Gregg Sheridan

To: Angelica Baccon, Andrew Baccon and Eric Tietz

It was with great interest that we watched your North Main Street proposal before the Kent Planning and Zoning Commission on July 8. Following its discussion of your proposal, the Board of Kent Affordable Housing authorized us to reach out to you to see if you would consider including some affordable housing in your project.

We agree that the plans and drawings and your presentation are sensitive to the character of our town and the village. We applaud the representative interior and exterior styling of the homes, their measured size and the sensitive treading on the exquisite land. If approved and constructed as proposed, it will enhance our community in a number of ways.

A new subdivision with 13 homes is a huge event for Kent and its future. It will lay down a new marker for development as Kent's first subdivision in two decades. Over this same period of time, Kent Affordable Housing has created its 38 affordable homes in Kent—most of them apartments and all, like your proposal, within walking distance of the village center. (We would be gratified to do a walk through of South Common and Stuart Farm at a time that is convenient for you.)

Kent's rich history is one of a diverse mix of economic levels and its future, with work, can retain such a mix. The Commission has backed affordable housing since 2001 and the townspeople of Kent have embraced quality affordable housing.

We encourage you as developers and the Commission to explore how your new development can contain some affordable housing—homes for sale as will be the market rate homes you plan to market. Think, for example, of a local family of moderate income and good credit that could qualify for a mortgage of \$175,000. Think of homes—maybe a dwelling for two owner families—that would be affordable for its first owners and remain affordable by binding and recorded deed to new owners twenty years out. We but open the discussion here.

Planning and Zoning has recent experience with encouraging a housing mix to include 20% affordable housing in its recently created Kent Village Housing Overlay District. Inclusionary zoning, found in 8-2i of the CT General Statutes, permits P & Z commissions to promote the development of affordable housing as part of granting a special permit.

We will be at the P & Z meeting on August 11, look forward to meeting you and can be reached through sheridanexpressco@gmail.com.

Gregg Sheridan
Gregg Sheridan

Hal Kamm
Hal Kamm

Bill Bachrach
Bill Bachrach

c. Paul Szymanski
Kent Planning and Zoning Commission



Donna Hayes, Land Use Administrator
Kent Planning & Zoning Commission
41 Kent Green Boulevard
Post Office Box 678
Kent, Connecticut 06757

Dear Ms. Hayes,

I would ask that this letter be read into the record for the meeting on August 12, 2021.

My name is Joanne Wasti and I live with my husband at 120 North Main Street, across the street from the proposed subdevelopment on North Main Street. Despite our sadness at losing a gorgeous view, we were pleased to see the proposed building plan is progressive in design and sensitive to the existing landscape.

That being said, I have several requests and concerns:

1. I hope the developers are planning to do modular construction off site. This is a better alternative to traditional construction. It is more efficient, healthier for the environment and would limit the duration of noise and disruption to the neighborhood.
2. I understand there will be space left for a wildlife path behind the development, but animals also cross Route 7 from the wetlands into the open field. With houses and a barn built along Route 7, the pathway going from east to west will be eliminated. If the four houses on the south side of the plan are moved towards the other cluster of homes, this would allow a route for the wildlife coming across Route 7. Will Kent be doing an environmental assessment?
3. It is difficult to assess, from the plans, where trees will be planted but I would ask that native trees/shrubs be planted along Route 7 at the south side of the lot to obscure the view of the houses.
4. Since this development will essentially extend the downtown area of Kent, the speed limit should be reduced in this area and the speed limit sign moved further north on Route 7, beyond the subdivision.
5. We lived in a planned community with shared communal space and a restrictive covenant for many years. It was wonderful, especially for families with young children. The covenant was essential in allowing the board to legally ensure the architecture (despite the addition of modern amenities) stayed the same as when it was built in 1927. Will there be a restrictive covenant, a homeowners association or both, and what will be restricted concerning architecture and land use?

It is in the best interest of all of us to ensure that this development is a success and I think it could bring new vitality to Kent if done with sensitivity to the environment and the town.

Best,
Joanne Wasti
120 North Main Street
Kent, CT 06757

Mrs. Donna Hayes, Land Use Administrator
Kent Planning & Zoning Commission
41 Kent Green Boulevard
Post Office Box 678
Kent, Connecticut 06757

Dear Ms. Hayes, Thank you for letting us submit this letter to be read at the August 12th planning and zoning meeting and subsequently including it in the record.

As the northern gateway to the village of Kent the proposed buildings and requisite infrastructure demands of the property referred to as North Main, LLP are of significance to the fabric of the town.

To that end we have points for discussion:

1. The first two houses, (lot #s 1 and 13) are unnecessarily close to the property line to the south as there is a corridor that runs east west in this exact location frequented by wildlife crossing over to the wetlands on the other side of Route 7. If these houses are pushed to the north that corridor can remain available – as the plan stands now, there is no east/west path for wildlife. In addition, putting these houses on top of the existing property line to the south benefits no one and challenges the rural feel of the existing neighborhood.
2. The open space currently noted in the drawings to the west of the property is a north/south corridor that the local wildlife takes advantage of. This existing open space corridor is contiguous to the open space on the northern and southern properties. We respectfully submit that keeping the houses where they are versus moving them west would preserve the fluidity of this well utilized open space.
3. The designs and sizes of the houses (as drawn) are in keeping with the feel of the town – we recognize that as a conservation subdivision there is ample room for the number of houses planned (and more), but we would be remiss if we didn't inquire if fewer structures wouldn't be more advantageous for the soon to be residents, the town, and the environment. One of the reasons that Kent is consistently listed as a top New England destination is its historic feel and its open space. The allure of the area with these new houses and their barn-like feel would be enhanced by fewer structures and more open space.
4. We appreciate the planting of 43 mature trees to protect the neighboring houses to the south and east as well as the view from Route 7. Because lots # 4, 5, 11 & 12 (etc.) are on a hill, additional trees (mixed, deer resistant, evergreens and deciduous) should be planted part way up the hill to protect the rural site lines from Route 7 when headed north.

5. As these houses are being built to attract young families it would be ideal if the town could work to mitigate the excessive speeds on Route 7 where these houses will stand. The speed limit change (northbound) from 30mph to 40mph is before the entrance to the new homes; moving it north of the entrance and improving compliance would enhance the safety of the new residents.

Thank you for taking the time to address our concerns. We certainly understand the benefit of attracting young families to Kent, but it is worth noting that progress, when not carefully undertaken, can be a step backwards.

Respectfully submitted,
Dorothy & David Yewer
119 North Main Street
Kent, Ct 06830