

**TOWN OF KENT**  
**PLANNING AND ZONING COMMISSION**  
41 Kent Green Boulevard  
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**JANUARY 27, 2021 SPECIAL MEETING MINUTES**  
**VIA ZOOM CONFERENCE**

The Town of Kent Planning and Zoning Commission held a regular meeting on Thursday, **January 27, 2021 at 6:30 p.m.**

**1. CALL TO ORDER**

Chair Winter called the meeting to order at 6:30 p.m.

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

Commissioners Present: Matthew Winter, Karen Casey, Adam Manes, Darrell Cherniske  
Alice Hicks, Wes Wyrick, Marc Weingarten, David Birnbaum

Staff Present: Donna Hayes, Land Use Administrator and Tai Kern, Land Use Clerk

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

**3.A.** Town of Kent POCD – Review and possible changes to pages 1 – 18 of the 2012 version of the POCD in preparation for 2022 POCD.

The group spent some time discussing their approach to this process. The members agreed to begin a review and then at some point they will hire a consultant to offer suggestions and assist in putting the rewrite together. Donna Hayes reported that she reached out to all of the stake holders to invite them to participate in this process.

Virginia Bush Suttman noted how outdated the section on housing is and offered to provide suggestions and rewrite the affordable housing section. She stated that there needs to be a town position related to housing.

It was agreed that throughout the PoCD all the tables and charts must be updated. The approach to this PoCD is to update what was adopted in 2012. Therefore, tense issues should be updated throughout the plan.

The members agreed that the mention of art galleries should be included in plan.

Donna Hayes will contact the Conservation Commission to determine whether a new comprehensive inventory has been published. Regardless, the reference to 2009 will be removed. It was noted that Appendix L was never linked to the document on the website because it had never been received.

The State of Our Town as produced by NWCoG (Appendix G) will be reviewed to confirm they are still in agreement. Also, it will be confirmed that the reference to Section 8-23 in the Statute is still accurate. Survey Responses should be dated as 2011. It was noted that the HorizonLine is a completed action.

It was questioned whether the water quality study is still pending for Hatch Pond. Any additional water quality issues should be requested from Conservation Commission. It must be determined whether the Town Character Study has been updated since 1990 or if the 1990 study still relevant to reference. The group noted that the Subdivision Regulations are currently under review and the plan will be reflected as such. It continues to be the Commission's belief that a Land Acquisition Fund should be established.

The group agreed to review the action tables at a later date. It was suggested that responsible parties for the actions be identified.

Donna Hayes agreed to research underground oil tanks regulations. David Birnbaum will draft text to add regarding environmental issues to insert on page 16. The group was reminded that the lighting standards have changed.

The Commission decided that a Special Meeting will be held each month for PoCD review with a two hour time limit. The next meeting will begin with a discussion regarding the process and then will review pages 19 through 30.

### **ADJOURNMENT**

*Mr. Weingarten moved to adjourn at 9:00 p.m. Mr. Cherniske seconded and the motion carried unanimously.*

Respectfully submitted,

*Tai Kern*

Tai Kern, Land Use for a Clerk