



RECEIVED

By Darlene Brady at 12:04 pm, Jan 20, 2023

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

SPECIAL MEETING MINUTES

The Planning and Zoning Commission held a regular meeting on Thursday, January 19, 2023, via zoom beginning at 5:00 p.m.

1. CALL TO ORDER

Chairman Winter called the meeting to order at 5:00 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Wes Wyrick, Alice Hicks, Adam Manes, Matthew Winter

Staff Present: Tai Kern, LUA

3. OLD BUSINESS:

3.A. Review draft regulation regarding Parking

Glenn Chalder of Planimetrics reviewed the draft revisions to the parking regulations as discussed at the last meeting. He acknowledged the letter from Kent Affordable Housing regarding this topic and noted that significant strides in reducing the requirements have been made with this revision as compared to the existing regulation. It was also noted that per Section 8250 any applicant can request a reduction to the minimum parking.

The group discussed the categories notated to be “as determined by the Commission” in reference to parking and asked that standards be added in addition to that language.

3.B. Review draft regulation regarding Club/Camp/Resort

Glenn Chalder reported that he confirmed with Attorney Zizka that a Special Permit can be temporary as long as the use does not include permanent improvements. Mr. Chalder went on to propose the concept of Special Events Accessory to Camps. He reviewed a new definition of camp that would be inclusive of all ages. He explained that a baseline via Special Permit would be created for camps. A camp would be required to apply for a Special Event Permit for any events extending beyond that baseline that would expire in one year. Thereby, establishing standards and reasonable expectations with regard to events related to the camp use.

TOWN OF KENT PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES FOR JANUARY 19, 2023

These are draft minutes and reflect a summary of discussions and respective motions. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

The group agreed that there should be more thought on this and tabled discussion to the next meeting.

3.C. Review draft regulation regarding Senior Housing Regulations

Glenn Chalder reviewed the draft regulations with regard to Senior Housing. He utilized the suggestions provided by Matthew Winter at the last meeting and added a zone table notating which zones these uses would be permitted. The group discussed whether it made sense to centralize these uses as proposed. It was agreed that the Assisted Living/ Skilled Nursing facilities would be subject to traffic, delivery and emergency services impact and might not be appropriate for the rural area for that reason. However, an independent living facility might fit well within the rural area.

Glenn Chalder agreed to remove the language limiting these developments with regard to public water and sewer. The members tabled further discussion and consideration at the next Special Meeting.

Glenn Chalder introduced the concept of including regulations regarding Reasonable Accommodations. He noted that this is not something the Commission had requested but felt it may be something they would want to consider as part of the regulation revisions.

3.D. Review draft regulation regarding Kent Based Nonprofit Special Event Series - tabled

NEW BUSINESS:

4.A. Initial discussion regarding Subdivision Regulations

Glenn Chalder reviewed the existing organization of the Subdivision Regulations and the areas that would need to be addressed. He suggested that open space requirements be reconsidered. The members asked that research be done with regard to the recommended percentage of open space. Additionally, the members questioned their authority to modify this as part of an application review. Mr. Chalder explained to the members that they did not have authority to increase the stated percentage of open space in the Regulations when an application was before them; however, they would have more liberties if they felt a reduction was in order.

Mr. Chalder noted that the Conservation Development portion of the Subdivision Regulations was not consistent with the current section of the Zoning Regulations regarding the same. He suggested that this be reconciled and updated.

Mr. Chalder reported that he will be consulting with the Town Engineer and Public Works Director in rewriting these regulations.

5. ADJOURNMENT

Mr. Manes moved to adjourn at 6:43 p.m. Mr. Wyrick seconded, and the motion carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern
Land Use Administrator

TOWN OF KENT PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES FOR JANUARY 19, 2023

These are draft minutes and reflect a summary of discussions and respective motions. Corrections may be made by the Commission at the subsequent meeting. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.