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By Darlene Brady at 9:35 am, Nov 03, 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 special meeting on Thursday, November 2, 2023, beginning 6:30 p.m. via zoom.

1. CALL TO ORDER

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

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Matthew Winter, Chairman; Darrell Cherniske, Alice Hicks, Wes Wyrick, Adam Manes, Anthony Palumbo, Karen Casey, and Anne McAndrew (7 pm)

Staff Present: Tai Kern, Land Use Administrator

Guest Present: Glenn Chalder, Planimetrics

3. BUSINESS:

Review of Draft Subdivision Regulations:

Mr. Winter turned the meeting over to Mr. Chalder. Mr. Chalder discussed the feedback with regard to the draft regulations. He reviewed the document entitled "Input on Draft Subdivision Regulations" dated October 26, 2023. He addressed with the Commission the items marked "Discuss with PZC".

The following determinations were made:

- With regard to Conservation Open Space, no specific Land Trust should be called out.
- It was discussed that a note would be required on the drawing regarding private roads and the need to be brought to town road specifications, if to be accepted as a town road. Mr. Chalder agreed to discuss this further with the Public Works Director.
- A sight line distance measured at 20 feet for roadways was agreed to be required.
- Uncurbed center islands at cul de sacs will be acceptable.

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SPECIAL MEETING MINUTES FOR NOVEMBER 2, 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.

- Section 4.A.9 regarding temporary dead ends will be deleted.
- The number of lots accessing the turn around should be three.
- The Commission may require native street trees 20 feet back from the roadway.
- Certified mailings to abutters will be required to be sent by applicants. Additionally, public hearing signage, published legal notices and notice to public registry will be required.
- Mr. Chalder agreed to revisit with Attorney Zizka regarding the issuance of a CO without the completion of a subdivision road.
- The Commission can waive subdivision requirements; however, requirements that fall within the Zoning Regulations will require a ZBA variance.

The group agreed that both the review of the Conservation Development Regulations and the review of the redline version of the Subdivision Regulations should be included on the November 16th Special Meeting agenda. The goal is for a public hearing on the Subdivision Regulation in mid-January.

4. **ADJOURNMENT**

Mr. Wyrick moved to adjourn at 8:05 p.m.

Respectfully submitted,

Tai Kern

Tai Kern
Land Use Administrator