



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

RECEIVED

By Darlene Brady at 2:13 pm, Jun 20, 2022

POCD SUB-COMMITTEE
SPECIAL MEETING MINUTES

The POCD Sub-Committee of the Planning and Zoning Commission held a special meeting on Thursday, June 16, 2022 at 6:00 p.m.

1. CALL TO ORDER

Mr. Winter called the meeting to order at 6:02 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: Matthew Winter, Chairman; Karen Casey, Adam Manes, Marc Weingarten

Guest Present: Glenn Chalder, Planimetrics

Staff Present: Donna Hayes, LUA

3. APPROVAL OF MINUTES:

3.A. Approval of Special Meeting Minutes of May 9, 2022

Mr. Winter asked that "Affordable Housing Plan" on page 2, second line, be changed to "Housing Plan".

Mr. Manes moved to approve the Special Meeting Minutes of May 9, 2022, as amended. Mr. Weingarten seconded and the motion carried unanimously.

4. NEW BUSINESS:

4.A. Review of procedure for public hearing to be held on June 30, 2022.

Those present began by discussing the process for the meeting. Since the meeting is being held by the Planning & Zoning Commission, those present thought it would be best for Chairman Wyrick to open the meeting, introduce Mr. Winter as Chairman of the POCD sub-committee who will say a few words before turning the meeting over to Mr. Chalder.

Mr. Chalder advised the sub-committee that he had prepared a presentation of about 30 slides. He said that he would like to show it to the sub-committee and asked them to please look at the amount of information on the slides for discussion later. Mr. Chalder reminded the sub-committed that this is not the public hearing and that he was hoping that the meeting on the 30th would be more conversational. Mr. Manes said that this would be the opportunity for the stakeholders to offer up their comments either verbally or written. Mr. Chalder said that it would be helpful to receive the comments now. Mr. Weingarten feels that comments should only come from those who have actually read the draft and did not think that the

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function of the meeting is to defend the plan. Mr. Manes thought it would be a good idea to actually explain what a POCD is and is not. Mr. Chalder than showed the sub-committee the presentation he has planned.

Mr. Winter felt that the presentation was spot on, that it moved quickly, that the content was adequate and that he fully understood the contents and intent of the POCD.

Mr. Manes thought it was great and that it might be better to go a little slower for those that are not well-versed.

Mr. Chalder explained that at the end of the presentation, he will turn the meeting over to either Chairman Wyrick or Mr. Winter at which point in time those present will be able to raise their hands to ask questions. Mr. Chalder said that he will take notes of the comments/feedback to use at a later date for discussion.

Mr. Weingarten asked if the sub-committee will just be taking comments or will there be back and forth discussion. Mr. Chalder said that if the Commission would allow him, he will convert public statements or questions by validating their comment.

Mr. Winter said that he would like to acknowledge the comments received prior to the meeting and advise them that they will look at the comments and incorporate them as appropriate. In order for the plan to be accepted, everyone should feel as if their comments/concerns are incorporated and agreed with Mr. Weingarten. Mr. Winter said that all the comments should be taken back to the sub-committee for discussion over the next month or so. He feels that most of the comments he has seen have been positive and collaborative.

Those present then discussed the timing of the next step which would be for Mr. Chalder to take all the comments from the informational hearing and organize them for the sub-committee. They will be sent out to the members one week in advance of the next meeting for comment/possible response. This would then set up the next meeting of the sub-committee for the end of July. Mr. Winter asked if it would be the Commission or the sub-committee who would be tasked with the review. It was decided that the sub-committee was tasked with the creation of the POCD and therefore, it would be up to the sub-committee to do the review. Mr. Chalder added that he does have one last slide before closure of the informational hearing.

Mr. Chalder told the sub-committee that he had received an email from Mr. Martin Connor regarding Lake Waramaug who requested a meeting with Mr. Chalder. Mr. Chalder said that he advised Mr. Connor where the Town was in the process and suggested that he put their comments in written form and submit them.

Mr. Winter asked that Ms. Hayes put any comments in the June 30th public meeting folder as they are received in addition to sending them out to the sub-committee.

5. ADJOURNMENT

Mr. Weingarten moved to adjourn at 7:00 p.m. Mr. Manes seconded and the motion carried unanimously.

Respectfully submitted,

Donna M. Hayes

Donna M. Hayes, CZEO
Land Use Administrator

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