

**TOWN OF KENT
PLANNING AND ZONING COMMISSION**

41 Kent Green Boulevard
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Phone (860) 927-4625 Fax (860) 927-4541

SEPTEMBER 21, 2015 SPECIAL MEETING MINUTES

The Town of Kent Planning and Zoning Commission held a special meeting on **Monday, September 21, 2015 at 7:00 p.m.** in the Kent Town Hall.

1. CALL TO ORDER

Mr. Johnson called the meeting to order at 7:09 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: John Johnson, Chairman; Karen Casey, Darrell Cherniske, Alice Hicks, Adam Manes, Matt Winter

Staff Present: Donna Hayes, Land Use Administrator

Guests Present: Sean Hayden, Executive Director, Northwest Conservation District
Glenn Chalder, Planimetrics

3. READING AND APPROVAL OF MINUTES:

No action taken.

4. PUBLIC COMMUNICATIONS (ORAL):

No action taken.

5. OLD BUSINESS:

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

5.B. DISCUSSION AND POSSIBLE DECISION

Mr. Winter moved to hear agenda item 6.B.1. at this point in the meeting. Mr. Cherniske seconded and the motion carried unanimously.

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5.B.1. Regulation Re-write.

Mr. Chalder began by explaining that he had made the most recent review changes but that the biggest change he made was the creation of the Conservation Development Overlay District.

The next step would be for the Commission to decide how they wanted the process to continue. After discussion it was decided that the Commission would do a quick overview of the 3rd draft and schedule a public informational meeting for 7:00 p.m. on October 22nd. Mr. Chalder said that he would work with Ms. Hayes to create a press release for Ms. Lynn Worthington. Mr. Manes suggested that each of the Commissions within the Town be sent a separate invitation to review the 3rd draft prior to the informational meeting. Ms. Hayes said that she will create a small paragraph for inclusion in First Selectman Adams' October 1st newsletter and send out the separate invitation.

At the start of the review, Mr. Cherniske expressed concern about the "1 acre of land for each grazing animal" under section 3231.3.c. on page 39. He felt that if the Town wanted to promote farming, this requirement seemed out of place. It was suggested that the language be changed to reflect a tie in to the USDA best management practices. Mr. Chalder said that he would adjust the language accordingly.

With regard to the definition of Recreational Vehicle (RV) on page 23, Mr. Chalder asked if the crossed out language was needed. After discussion, it was decided that the crossed out language would be removed with the exception of "but excluding mobile homes".

One page 19, "mobile home", the section will end with: "... or other foundations of any kind."

The language "(provided that any residential use is located on an upper floor)" in section 4123.12 on page 50 will be deleted.

With regard to the Housatonic River Overlay District, Mr. Chalder said that he would take a closer look at Cornwall's new regulation.

Mr. Chalder asked if the Town Garage is located within the Aquifer Protection Overlay District. According to section 5640.1 on page 79, road salt storage and loading facilities are prohibited uses. Ms. Hayes explained that according to a Town Ordinance, the Town is exempt from zoning regulations.

Mr. Chalder commented that the map on page 81 is a new map which he feels better represents the current map located in the Land Use Office.

It was pointed out that the definitions and examples of signs were relocated to section 8100 beginning on page 105.

When asked if Ms. Hayes had received any complaints regarding the size of the sign mentioned in section 8132.2 on page 107, she said that she had not so it will remain as is.

With regard to section 10120.2.d., it was decided to leave the distance to require a site plan at 10'.

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Ms. Hayes asked that the sign size written in section 10962.3. be changed from text to number. It was also decided that the sizes suggested were sufficient.

Mr. Winter asked if there were any additional appendices that needed to be included. Mr. Chalder said that he included those he thought were useful and told the Commission that they can change the appendix without a public hearing.

Discussion was held regarding the legal review by Attorney Zizka. It was decided that Ms. Hayes contact him to find out what the most economical and beneficial way to do the review would be.

Mr. Chalder also asked Ms. Hayes to forward to the Commission two emails he forwarded to her in September regarding

6. NEW BUSINESS:

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

No action taken.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Presentation by Sean Hayden, Executive Director, Northwest Conservation District, on the revision to the Inner Corridor of the Housatonic River Overlay Zone as depicted and shown in the 2006 Housatonic River Management Plan.

Mr. Hayden was present to speak to the Commission regarding the importance of low impact development and how the Town's regulations could be instrumental in helping to ensure that any new development along the river corridors is being done environmentally. He suggested that the Town review the regulations that were recently approved in Cornwall which addresses low impact storm water control measures. Part of their regulations addresses treating the storm water runoff where it is generated and the creation of rain gardens and riparian buffers.

Mr. Hayden explained that the inner corridor line was originally created based on a line drawn in the 1972 USDA "A Guide for Streambelts. A System of Natural Environmental Corridors in Connecticut." Since then, the line has changed slightly based on the 2006 Housatonic River Management Plan. It was his suggestion that these lines be used as a guideline, but in instances where development is planned close to the line, a soil scientist be hired to locate the corridor boundaries on site.

Mr. Hayden said that he did review the revised regulations for the Town and suggested that Mr. Chalder and the Commission review the new regulation put in place in Cornwall. Mr. Chalder said that he felt Kent's new regulations address both low impact development and storm water management but would take a look at Cornwall's new regulation and present his findings to the Commission.

The Commission thanked Mr. Hayden for his presentation and the Commission moved on to agenda item 5.B.1.

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7. STAFF REPORT:

No action taken.

8. REPORT OF OFFICERS AND COMMITTEES:

No action taken.

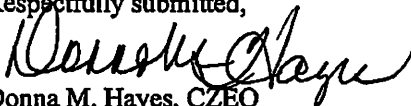
9. OTHER COMMUNICATIONS AND CORRESPONDENCE:


No action taken.

10. ADJOURNMENT

Mr. Winter moved to adjourn at 9:08 p.m. Mr. Cherniske seconded and the motion carried unanimously.

Respectfully submitted,


Donna M. Hayes, CZEO
Land Use Administrator

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KENT TOWN CLERK
2015 SEP 23 A 9:35
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TOWN CLERK HTZ

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