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**TOWN OF KENT**  
**PLANNING AND ZONING COMMISSION**

41 Kent Green Boulevard  
P.O. Box 678  
Kent, CT 06757  
Phone (860) 927-4625 Fax (860) 927-4541

**DECEMBER 13, 2018 REGULAR MEETING MINUTES**

The Town of Kent Planning and Zoning Commission held a regular meeting on Thursday, **December 13, 2018 at 7:00 p.m.** in the Kent Town Hall.

**1. CALL TO ORDER**

Chairman Johnson called the meeting to order at 7:03 p.m.

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

Commissioners Present: Karen Casey, Matthew Winter, Wes Wyrick, Anne McAndrew, Alice Hicks, Darrell Cherniske, Adam Manes, John Johnson

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

Alternate Anne McAndrew was elevated to voting status.

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

3.A. Regular Meeting Minutes of November 8, 2018.

*Mr. Winter moved to approve the Regular Meeting Minutes of November 8, 2018. Mr. Cherniske seconded and the motion carried unanimously.*

*Mr. Winter moved to add to the agenda items 6.B.3 and 6.B.4. Mr. Cherniske seconded and the motion carried unanimously.*

**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**

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**5.B.1.** Scheduling of an informational meeting with Kent Volunteer Fire Department. -  
No action taken.

*Mr. Winter moved to bring forward agenda items under 6.B. Mr. Cherniske seconded and the motion carried unanimously.*

## **6.B. DISCUSSION AND POSSIBLE DECISION**

Wes Wyrick and Karen Casey recused themselves. Adam Manes was seated at 7:05 pm and was elevated to a voting member.

**6.B.1.** Lot Line Revision: From Kent Station Square, LLC c/o Karen Butler, 9 Railroad Street, Map 19 Block 42 Lot 15 TO Konstantine Kapetanopoulos ½ & Kostantine Kapetanopoulos Trustee, ½, 17 Railroad Street, Map 19 Block 42 Lot 17.

A Zoning Location Survey dated Revised November 27, 2018 was reviewed. It was explained that Ms. Butler would like to sell 6000 square feet to the adjoining restaurant. The area noted as Parcel B will adjoin to the lot currently known as Kent Pizza Garden. It was noted on the site map that the parcel to be added to Kent Pizza Garden was not a building lot and that after the transaction is actually completed a new mylar should be created for filing on the land records.

*Mr. Winter moved to approve the Lot Line Revision: From Kent Station Square, LLC c/o Karen Butler, 9 Railroad Street, Map 19 Block 42 Lot 15 TO Konstantine Kapetanopoulos ½ & Kostantine Kapetanopoulos Trustee, ½, 17 Railroad Street, Map 19 Block 42 Lot 17. Mr. Manes seconded and the motion carried unanimously.*

Wes Wyrick and Karen Casey were reseated as voting members. Adam Manes stepped down as a voting member.

**6.B.2.** Lot Line Revision: John Blore for David S. Blitzer, Trustee, 43 Kenico Road, Map 15 Block 22 Lot 75 and 0 Kenico Road, Map 15 Block 22 Lot 85.

Donna Hayes reported that the Health Department has signed off on this application. The purpose of this lot line revision is to allow for an accessory building to be added to the lot. The Regulations require that a principal dwelling be located on a lot in order to have an accessory building.

*Mr. Winter moved to approve the Lot Line Revision: John Blore for David S. Blitzer, Trustee, 43 Kenico Road, Map 15 Block 22 Lot 75 and 0 Kenico Road, Map 15 Block 22 Lot 85. Mr. Wyrick seconded and the motion carried unanimously.*

**6.B.3.** Modification to Permit #005-16, Irvlen Equity, LLC, 60 North Main Street, construction of new art gallery and storage facility; modification to include elimination of second story; elimination of the awning at the rear of the building; and, adding square footage to the rear of the building toward the connection to the storage building, Map 19 Lot 42 Lot 9.

Mr. Morrison and Ellie Place came forward and reviewed the proposed modification from the original plan to remove the second floor and extend the main part of the building. This will allow for more wall space

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for art. The ARB has reviewed and approved this proposal. There will be very little change to the outside of the building from the front. The proposed footprint change and new rendering of the building was reviewed. It was noted that the ARB preferred this plan to the original proposal. This will be a net zero change with regard to square footage. It was determined that there is no need for Anchor Engineering to review this change.

*Mr. Wyrick moved to accept the Modification to Permit #005-16, Irvlen Equity, LLC, 60 North Main Street, construction of new art gallery and storage facility; modification to include elimination of second story; elimination of the awning at the rear of the building; and, adding square footage to the rear of the building toward the connection to the storage building, Map 19 Lot 42 Lot 9. Mr. Cherniske seconded and the motion carried unanimously.*

**6.B.4.** Signage at 5 South Main Street; are LED lights and digital gas pricing signs considered industry standard.

There was no one present. The Commission agreed to table until the end of the meeting.

*Mr. Wyrick moved to table Signage at 5 South Main Street; are LED lights and digital gas pricing signs considered industry standard. Mr. Cherniske seconded and the motion carried unanimously.*

## **6. NEW BUSINESS:**

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

Mr. Cherniske recused himself. Mr. Manes was elevated to voting status.

**6.A.1.** Applications #23-18C and #24-18SP, by High Watch Recovery Center, Inc., for 54 Carter Road (Map 14 Block 22 Lot 6); 62 Carter Road (Map 14 Block 22 Lot 7); and the 15.48-acre unimproved parcel of land (Map 14/Block 21/Lot 23, Parcel I.D. #1486) abutting the northerly line of Carter Road and the southeasterly line of 47 Carter Road, for a special permit and site plan approval for the following: Construction of two-story addition (including offices, 218-seat lecture hall and 12-bed detoxification wing) to existing administrative and clinical office building at 62 Carter Road; single story addition and kitchen expansion to dining hall at 62 Carter Road; addition of detoxification service at 62 Carter Road; increase in total residential in-patient bed count from 78 to 90 at 62 Carter Road; conducting therapeutic activities (including temporary housing of staff) associated with the treatment of drug and alcohol addiction at 54 Carter Road; constructing expanded landscaping/vegetative screening, driveway entrance, parking area, retaining wall and stormwater detention basin at 54 Carter Road and 62 Carter Road; constructing new septic system on Parcel I.D. #1486; and associated site work on all three parcels. (January 17, 2019)

Chairman Johnson opened the public hearing at 7:26 p.m. and read the legal notice for the record.

Chairman Johnson explained that this is to be considered and presented as a new application. The floor was opened to the applicant for their presentation.

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Jerry Schwab came forward and explained that they reviewed the application as a team, met with the closest neighbors, and addressed the Commission's concerns in this new application. Their proposal is to lower the auditorium building, increase the grade and add elaborate planting to hide the building as much as they can. He explained High Watch's struggles with space and the need for the addition of detox.

Tom Shiel of Milone and MacBroom came forward to review the landscape plan. He described it as a robust planting plan and reviewed an image board of the proposed plantings. They would like to have a nice entry and have considered the view from Carter Road when developing this plan. There are over 140 trees proposed along with 500 shrubs, 280 grasses, and 150 perennial flowers. There will be a slight modification to the walkway and parking.

Mr. Shiel reviewed the letter from Anchor Engineering dated 12/12/18 and agreed to address each point as requested and will incorporate any changes into the plan for the next meeting.

Ted Hart, Professional Engineer with Milone and MacBroom came forward and reviewed the site plan. He explained that the design mimics the original proposal; however, noted the addition of two catch basins and their design. The parking spaces remain the same; however, the parking area was shortened for efficiency.

Mr. Hart reviewed Anchor Engineering's comments and agreed that the lots in question will be combined as a condition of approval. He noted that this does not qualify as a major traffic generator. Handicapped parking space criteria has been followed and adjustments to the plans to show the technical detail requested will be included for the next meeting.

Paul Jorgensen of Silver Petrucelli Architects came forward. He explained that the buildings from outside remain unchanged. They reviewed alternative plans and determined that the best plan would be to screen the buildings. There will be a series of small-scale New England vernacular buildings of one and two stories. The buildings will have an agricultural vernacular that would fit in with Carter Road. Mr. Jorgensen reviewed each building and their use including detox, pharmacy, dining area, court yard, and lecture hall on the lower level. The conference room and clinical offices will be on the second floor. Only three or four office spaces are not assigned with current personnel. They are not building for a lot of future growth. The lecture hall has been dropped down two feet in grade to be significantly lower and screened from the road. There was no change to the kitchen addition.

Mr. Schwab explained that the existing meeting room in the main building will be used for group therapy. He confirmed that the reserved parking spaces for the emergency services will remain as agreed during the last proposal. Mr. Schwab agreed that the traffic engineer will confirm emergency service access through the interior areas for turning radius.

Mr. Johnson discussed the overall scale of this proposal of 94,000 square feet in the rural district. He explained that the increased traffic impact, visitation, and 218 seat conference center impact are concerns that will need to be discussed.

Mr. Schwab explained the need to abide by insurance standards and the evolution of treatment. Mr. Wyrick noted that this is not being questioned, but clarified that the concern is the need for additional 50,000 square feet within the rural zone. Mr. Schwab advised that they explored doing the detox offsite; however, it duplicates their operational costs. It was noted that the detox amounts to approximately 7000 square feet. Mr. Schwab explained that the detox does not receive visitors; therefore, the impact is very little. He agreed

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to resubmit the traffic study and the staff numbers for this application. It was agreed that a map showing all the property numbers would be provided for the Commissioners by the applicant. Also, the building names on the Zoning Plan will be correlated with the site plan building identifications.

Use of the cabin for staff was explained to be for emergency purposes. The septic below the Jackman Building will be abandoned and relocated across the street. The underground propane tank below the Jackman Building will be removed and relocated. Geothermal wells would be located in the newly proposed parking lot. A water storage tank for fire suppression will be located in the basement and an additional tank for the fire department will be located in front of 54 Carter Rd.

The group discussed any further future plans for High Watch. Mr. Schwab noted plans for a greenhouse and the lot known as 47 Carter Road. A separate plan is being submitted to finish the maintenance building to include a yoga studio and housekeeping.

The outside service for nonemergency transportation was confirmed to be contracted and has been in effect a few months. Mr. Schwab agreed to get a record of calls by month. High Watch has no problem continuing this service, but they will defer to what KVFD would prefer.

Chairman Johnson requested that the visitation policies be resubmitted. Mr. Schwab discussed the use of the lecture hall for a family education workshop to be held once or twice per month. It will also be used for the study of the Big Book, and possibly three times a week for open AA meetings. They usually get about 200 people on Saturday night for AA meetings.

Special events were discussed. It was noted that the annual picnic drew 1600 people who parked on Carter Road. The largest picnic to date drew 2000 people.

Johnson opened the floor to the public:

Tim Good, business owner in Kent, noted that High Watch has been a neighbor for many years and has done good things in town, helped businesses and has been a good neighbor. He would rather see this business thrive than opening new businesses in town.

Alissa Potts, owner of Fife and Drum, feels that High Watch has been supportive of the town, their hearts are in the right spot, and support the community.

Linda Palmer of 25 Carter Rd noted that they haven't changed any square footage at all. This is the same proposal as they presented previously. She reviewed Section 1210 of the new Regulations regarding the Commission's charge to protect property values, lesson traffic congestion and overcrowding of land. She referenced the most recent picnic traffic. The discharge into the environment is 10,700 gallons/day per the DEEP for water and sewage. She discussed creep and the additional expansion to come. She reviewed the number of beds and questioned whether the IWC has been consulted. She explained the concern with the wells going dry in the area. Ms. Palmer noted that Carter Road used to be beautiful, but now there are tractor trailers, box trucks and cars constantly going up the road. This is about money and she does not believe they should be allowed to expand.

Dan Palmer of 25 Carter Road reviewed the amount of water taken from the aquifers per year and questioned what will happen when the wells run dry. He noted that the landscaping plan is mostly deciduous and it will take 20 to 40 years for it to mature to the picture depiction. High Watch is going to

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continue to expand if this is allowed. They have to listen to the traffic daily going to High Watch and it is not fair to the people living on Carter Road. He noted safety concerns regarding the detox.

Alan Priaulx of 82 Carter Rd came forward to note that he thinks High Watch has done a tremendous job with their plan and he has never had any problems with them.

Alan Gaval, Fire Chief for KVFD, reported that they still do not have an answer whether there will be an impact regarding this proposal. He thanked the Commission for being aware of the precautions required. Chairman Johnson noted the need for the emergency service review to confirm everything is in place with this new plan. MaryAnn VanValkenburg of the Ambulance Association agreed to provide a call breakdown for the next meeting.

Jerry Schwab reported that detox will be in a locked unit. High Watch would call the ambulance and police department if someone was to leave.

Eric Epstein noted that virtually the same application was previously presented and denied. He questioned whether the resubmission of the same application could continue to happen. Chairman Johnson confirmed that could happen as the Commission must continue to look at each new application separately.

Donna Hayes agreed to resubmit the list of questions from the previous application to the Commissioners for review and then will forward a revised version to High Watch to answer. She advised that the work being proposed currently would not have to come before the Inland Wetlands Commission as there has been no change to what had been previously approved.

*Mr. Wyrick moved to continue applications #23-18C and #24-18SP, by High Watch Recovery Center, Inc. Mr. Manes seconded and the motion carried unanimously.*

**6.B.4. Signage at 5 South Main Street; are LED lights and digital gas pricing signs considered industry standard.**

Donna Hayes explained that they have requested a digital sign where the current Mobil sign exists. Industry standards were discussed. She noted that all of the new gas stations are going to digital signs. The regulations do not allow for internally lit signs. It was felt that the price signs on the pumps can be seen and replacing the other signs with like signs would be fine; however, there are concerns with the brightness of the signs. The applicant should come to the Commission with a signage plan.

**7. STAFF REPORT:**

Donna Hayes reported that Birch Hill filed an appeal to the recommended denial by the Department of Public Health and had a 15 minute verbal last week for which she does not have the results.

**8. REPORT OF OFFICERS AND COMMITTEES: No action taken.**

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

**9.A. Administrative Permits and Certificates of Compliance – confirmed received**

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**9.B. NWCOG's Request to Discuss Impact of Dollar Stores on Communities**

The group had a discussion regarding this matter and questioned the COG suggestions regarding preventing such stores.

**9.C. Monthly Financials FY '18 – '19: July through October, 2018**

Donna Hayes reported that the Department will be over budget on supplies.

**11. ADJOURNMENT**

*Mr. Winter moved to adjourn at 10:03 p.m. Mr. Cherniske seconded and the motion carried unanimously.*

Respectfully submitted,

Tai Kern

Tai Kern,  
Land Use Clerk

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