

RECEIVED FOR RECORD
KENT TOWN CLERK
2019 MAR 15 A 11:05
BY
TOWN CLERK

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

MARCH 14, 2019 REGULAR MEETING MINUTES

The Town of Kent Planning and Zoning Commission held a regular meeting on Thursday, **March 14, 2019** 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, Wes Wyrick, Anne McAndrew, Rich Chavka,
Darrell Cherniske, John Johnson, Matt Winter, Alice Hicks, Marc Weingarten

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 February 14, 2019.

Mr. Cherniske moved to approve the Regular Meeting Minutes of February 14, 2019. Mr. Wyrick seconded and the motion carried unanimously.

4. PUBLIC COMMUNICATIONS (ORAL): N/A

Mr. Cherniske moved to move to the top of the agenda items 5B1, 5B2, 6A and 6B1. The motion was seconded by Ms. Casey and carried unanimously.

5.B. DISCUSSION AND POSSIBLE DECISION

5.B.1. Scheduling of an informational meeting with Kent Volunteer Fire Department. -

Mr. Cherniske moved to table the Scheduling of an informational meeting with Kent Volunteer Fire Department. The motion was seconded by Ms. Casey and carried unanimously.

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- 5.B.2.** Kent Center, LLC, 10 North Main Street, change of use from gallery to office (second floor above the House of Books), Map 19 Block 42 Lot 29.

A withdrawal for this application was read for the record.

6.B. DISCUSSION AND POSSIBLE DECISION

6. NEW BUSINESS:

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

- 6.A.1.** Application #'s 10-19C and 11-19SP, Wyrick Associates for South Kent School, 40 Bulls Bridge Road, garage/study addition to Headmaster's House and portico addition to Admissions Building, Map 6 Block 39 Lot 9.

Wes Wyrick and Rich Chavka recused themselves.

The public hearing was opened at 7:05 pm and the legal notice for this public hearing was read for the record.

Laura O'Rourke came forward and reviewed the plan for the portico additions and ramp to the Admissions Building. The Headmaster's House additions and garage were reviewed and confirmed to be all one story. It was confirmed that the Department of Health has reviewed and approved the plan.

Mr. Weingarten moved to close the public hearing at 7:10 pm for application 10-19C and 11-19SP, Wyrick Associates for South Kent School, 40 Bulls Bridge Road, garage/study addition to Headmaster's House and portico addition to Admissions Building, Map 6 Block 39 Lot 9. Mr. Cherniske seconded and the motion carried unanimously.

Mr. Weingarten moved to approve waivers 3, 6, 9, 10, 11, 12, 13 for application 10-19C and 11-19SP, Wyrick Associates for South Kent School, 40 Bulls Bridge Road, garage/study addition to Headmaster's House and portico addition to Admissions Building, Map 6 Block 39 Lot 9. Mr. Cherniske seconded and the motion carried unanimously.

Mr. Weingarten moved to approve application 10-19C and 11-19SP, Wyrick Associates for South Kent School, 40 Bulls Bridge Road, garage/study addition to Headmaster's House and portico addition to Admissions Building, Map 6 Block 39 Lot 9. Mr. Cherniske seconded and the motion carried unanimously.

Mr. Wyrick and Mr. Chavka were reseated.

6.B. DISCUSSION AND POSSIBLE DECISION

- 6.B.1.** Application #05-19C, James Lilly & Lily Thom, 0 Brown Road, construction of single-family dwelling, driveway, septic, well and associated site work in the Horizonline Conservation District, Map 11 Block 40 Lot 24.

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The Commission reviewed the location of the site and it was noted that any impact in the Horizon Zone would be to Greer Mountain Road. It was confirmed that lighting would be downward facing in nature. The Commission determined that the construction would be relatively low impact.

Mr. Weingarten moved to approve application #05-19C, James Lilly & Lily Thom, 0 Brown Road, construction of single-family dwelling, driveway, septic, well and associated site work in the Horizonline Conservation District, Map 11 Block 40 Lot 24. Mr. Cherniske seconded and the motion carried unanimously.

Mr. Cherniske moved to move up items 6.B.2, 6.B.3, 6B4 and 6.B.5 on the agenda. Mr. Wyrick seconded and the motion carried unanimously.

- 6.B.2.** Town of Kent request for approval per Section 8-24, relocation of property line along Spooner Hill Road. Changes to be: .036 acres to John Milnes Baker & Elizabeth M. Baker, 84 Spooner Hill Road, Map 5 Block 12 Lot 110; and, .124 acres to John Milnes Baker & Elizabeth M. Baker, 76 Spooner Hill Road, Map 5 Block 12 Lot 109.

Donna Hayes reported that it has been found that Spooner Hill Rd runs through the house on this property. The Board of Selectmen agreed to adjust the lot line on Spooner Hill Road to remedy this issue.

Ms. McAndrew moved to approve Town of Kent request for approval per Section 8-24, relocation of property line along Spooner Hill Road. Changes to be: .036 acres to John Milnes Baker & Elizabeth M. Baker, 84 Spooner Hill Road, Map 5 Block 12 Lot 110; and, .124 acres to John Milnes Baker & Elizabeth M. Baker, 76 Spooner Hill Road, Map 5 Block 12 Lot 109. Mr. Weingarten seconded and the motion carried unanimously.

Matt Winter was seated at 7:25 pm.

- 6.B.3.** Lot Line Revision, 1.030 Acres from 76 Spooner Hill Road, John Milnes Baker & Elizabeth M. Baker, Map 5 Block 12 Lot 109 to 84 Spooner Hill Road, John Milnes Baker & Elizabeth M. Baker, Map 5 Block 12 Lot 110.

Donna Hayes explained that this is an odd pie shaped lot and the lot line revision will create a more traditional shaped lot. The Health Department reviewed and approved the lot line revision.

Mr. Weingarten moved to approve the Lot Line Revision, 1.030 Acres from 76 Spooner Hill Road, John Milnes Baker & Elizabeth M. Baker, Map 5 Block 12 Lot 109 to 84 Spooner Hill Road, John Milnes Baker & Elizabeth M. Baker, Map 5 Block 12 Lot 110. Ms. Hicks seconded and the motion carried unanimously.

- 6.B.5.** Appointment of Peter Hanby, AIA, to the Architectural Review Board.

Chairman Johnson reported that he was at the ARB meeting and met Mr. Handy who is an architect new to town. Donna Hayes reported that this appointment will replace Mr. Baker's vacated position on the Board.

Ms. Hicks moved to approve the appointment of Peter Hanby, AIA, to the Architectural Review Board. Mr. Cherniske seconded and the motion carried unanimously.

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- 6.B.6.** Temporary operation of Farmer's Market from May 24 to mid-October, 2019, Friday's only, 0 South Main Street, Map 19 Block 12 Lot 6.

Donna Hayes reported that this year the Farmer's Market will only open Friday 3-6 pm. They will not open on Saturdays. The Market will run May through October.

Mr. Wyrick moved to approve temporary operation of Farmer's Market from May 24 to mid-October, 2019, Friday's only, 0 South Main Street, Map 19 Block 12 Lot 6. Ms. McAndrew seconded and the motion carried unanimously.

5. OLD BUSINESS:

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

- 5.A.1.** Applications #106-18SP and 107-18C, 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)

Daryl Cherniske recused himself.

The Public Hearing was reopened at 7:28 p.m.

A letter from Daniel and Linda Palmer dated January 2019 was read for the record (see attached).

Ted Hart from Milone & McBroom came forward and distributed a revision to the site plan with regard to the footing drains dated 3/14/19. It was noted that the balance of the plans are dated 3/7/19. He confirmed that the septic under the grass pavers is designed to withstand a fire truck. The location of the geo thermal wells were noted to have shifted northwest.

Mike Doherty came forward and distributed revisions to the landscaping plan dated 3/14/19 in the area of the geo thermal wells. 12 to 15 pole size trees will be removed in that area. The area to be seeded has been expanded as well.

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Paul Jorgenson of Silver Petrucelli Architects came forward and reviewed the residential looking light fixtures that will be customized to lower the lumen to meet the regulation standards. Vin Roberti came forward and explained that High Watch's lighting is on a timer.

The floor was opened to the Commission for questions:

Wes Wyrick questioned the criteria for the required parking calculations. Mr. Hart explained it was calculated for one space per 3 beds and 1 space per 3 seats. It was reported that all but three rooms have been assigned at this point. There are a total of 7 handicap parking spaces.

Mr. Johnson discussed the amount of evergreens in the berm areas. A total of 32 evergreens will be planted some of which will be 18 feet tall.

Mr. Wyrick discussed the proposed conference center. Jerry Schwab reviewed the uses of the conference center which will include the Big Book Study and Family programs. The AA meetings will continue to be held at the barn.

The use of 54 Carter Rd was questioned. Jerry Schwab reported that it would be used for therapeutic use during the day and for emergency staff sleeping quarters. It was confirmed that 62 and 54 Carter Rd parcels will be combined and agreed that the use would be from 9 am to sundown.

Jerry Schwab explained that they have no problem following a requirement not to accept patients mandated to be in treatment by the Department of Corrections. Additionally, they agree that patients are not admitted for detox without staying for the program, a minimum of 2 milieu will be on staff at all times and detox will be a locked unit. Admission will occur between 8:00 am and 6:30 pm and no patients will be admitted on an emergency basis.

An e-mail from Alan Gawel was read for the record. (See attached)

Alan Gawel reported that they found the discrepancy in the emergency/non-emergency calls that was discussed as the January meeting. He will submit the call numbers for the record. He agreed to provide a letter of agreement with regard to the access to the site for emergency service. Mr. Gawel commented with regard to concerns noted that a ladder truck would not be able to access the site. He explained that it is difficult for the ladder truck to get up Carter Road; however, there are no specific concerns with this site.

Mr. Hart addressed the concerns with depleting the water reserves. He reviewed the DEEP numbers and confirmed that there will not be any depletion of the ground water.

Mr. Schwab distributed a chart of comparable facilities (see attached) in response to a member's question at the last meeting to provide an average square footage per bed. It was noted that the High Watch acreage reported on this chart includes all of its holdings in Kent. He noted that all of the organizations listed are in residential rural zones.

John Johnson noted his concerns with the end look of this addition and that it will be very different from what Carter Road looks like now. Jerry Schwab explained that they have put in a lot of effort to make it fit in with the rural character of the neighborhood; however, they need this space to provide these services. Mr. Johnson noted that he was disappointed that they did not consider creating a detox elsewhere to reduce

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the size of the addition. Mr. Schwab explained that from an operating budget standpoint a detox elsewhere would not make sense.

The floor was opened to the public:

Tim Good, a business owner in town, came forward and read a rebut to Palmer's statement (attached).

Alice Beaman, an employee at High Watch and former Kent resident, came forward and discussed how High Watch has been saving lives.

John Casey came forward and stated he does not want to see that neighborhood change; however, they have been the dominant resident in that neighborhood for 80 years. He feels that Kent should find a way to work with them to resolve the reservations the Commission may have.

The Commission reviewed the use and site plan application requirements to confirm there were no further questions.

Chairman Johnson asked for a response to the Palmers' statement regarding the impact on property values. Mr. Schwab reminded the group that they have been there for a very long time and he does not think they will have an impact on property values. Vin Roberti reported that as a land owner on Carter Road they have never had an appraisal showing any kind of impact by High Watch being on Carter Road.

Anne McAndrew asked for a comparison in size to the Morrison Gallery. It was noted this proposal would be the same square footage as 4 1/4 of the Morrison Gallery buildings.

Marc Weingarten noted that they have bent over backwards to make this fit in with the rural area. He noted that this is just like another campus in town.

Jerry Schwab noted concerns with conditions regarding outpatients programs or requirements for their staff to be on a part of the emergency services. It was agreed that the language "continuum of care for High Watch residential patients" would be added to the draft conditions of approval.

Linda Palmer came forward and discussed how bucolic Carter Road was until more recent years as they have begun to grow. She noted that this is not the end of their growth.

Mr. Winter moved to close public hearing at 9:52 pm for applications #106-18SP and 107-18C, by High Watch Recovery Center, Inc. Mr. Weingarten seconded and the motion carried unanimously.

Donna Hayes agreed to distribute the draft resolutions to the members for review prior to the next meeting.

Daryl Cherniske was reseated.

6.B.4. Complaint regarding the "running of a commercial breeding business" at 9 Chase Hill Road, Map 9 Block 15 Lot 47.

Donna Hayes discussed a complaint received regarding a commercial breeding business on Chase Hill Rd. She contacted the owners who were unavailable to be at this meeting. They do have to register with the State of CT. The Health Department has concerns that need to be addressed. She suggested that this be

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considered as a home occupation and a special permit application should be submitted. The Commission agreed that an application for a special permit must be submitted.

6.B.7. Possible discrepancy in Kent Village District Zoning Map

Donna Hayes reported that the break in the 440 line was removed in the new mapping that changed a certain area from rural to commercial. The group agreed that this seems to be an error and the maps will be adjusted accordingly.

7. STAFF REPORT: No action taken.

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

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance

Confirmed received and reviewed.

9.B. Monthly Financials – July through January 2019.

Confirmed received and reviewed.

10. ADJOURNMENT

Mr. Wyrick moved to adjourn at 10:25 p.m. Mr. Winter seconded and the motion carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern,
Land Use Clerk

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 ORIGINAL

RECEIVED
1/14/19
JMK

Daniel and Linda Palmer

25 Carter Road

Kent, CT 06757

January 14, 2019

To: The Kent Planning and Zoning Commission

Please deny the application of High Watch Recovery, Inc. to construct a 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 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 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.

1. Rural Residential Zone

Carter Road is located four miles North of the center of town in a Rural Residential Zone.

2. Scenic Beauty and Wildlife

It is located on Flanders Mountain and the topography is steep and heavily wooded. Kent Falls Brook crosses Carter Road. Dugan Road is designated a scenic road. It is within walking distance of Kent Falls State Park. There is an abundance of wildlife, which includes white-tailed deer, black bear, fox, bobcat, wild turkeys, red-tailed hawks, and many bird species.

3. Section 1210 of the Kent Planning and Zoning Regulations under Statutory Purposes are to:

Protect the public health, safety, convenience and property values;

Lessen congestion in the streets;

Secure safety from fire, panic, flood and other dangers;

Promote health and the general welfare;

Provide adequate light and air;

Prevent the overcrowding of land;

Avoid undue concentration of population; and

Facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements.

4. **Traffic**

The town of Kent has installed a speeding sign on Carter Road.

There is a constant flow of traffic, which includes tractor trailer trucks, box trucks, delivery vans and cars. There is a school bus stop at the bottom of Carter Road. The speed limit is 35 mph at the bottom of Carter Road, but 25mph by High Watch.

High Watch has AA Meetings three times a week, but on Saturdays there is traffic from over 200 people.

When High Watch had their Annual Picnic in September there were 1600 people. Instead of parking at Warren Woods, they parked the cars across the street at 47 Carter Road with the help of the Kent Volunteer Fire Department and Resident State Trooper.

5. **“Creep”**

62 Carter Road consists of 196 acres, most of which is wetland and unbuildable. They purchased 47 Carter Road for \$975,000, which consists of 77 acres with a two-bedroom house, a large barn and a garage with an apartment/office.

Next they purchased 48 Carter Road for \$325,000, which consists of a three-bedroom ranch with a detached garage.

6. **Negative impact on Kent’s EMS/Kent Volunteer Ambulance**

Kent has three private schools, Kent Center School, three State Parks, and Senior Housing. The Kent Volunteer Ambulance has two ambulances, both

of which have been dispatched to High Watch with a Paramedic and a Resident State Trooper.

7. Depreciation of property value

According to "Realtor Magazine", published by the National Association of Realtors in the January 9, 2019 issue, "They found that home values within one-eighth mile of a residential treatment center is associated with an 8 percent reduction in home prices..."The discount is magnified even more when the treatment centers are for those that specifically treat opiate addiction, which includes addictions to heroin or morphine. In those cases, home values are reduced by up to 17 percent, researchers found". Our old assessment at 25 Carter Road in 2013 was \$400, 800, but dropped to \$356,000. Our reassessment in 2018 dropped again to \$343,200.

8. Massive Expansion Doubling in Size

High Watch is adding 94, 569 sq.ft., more than doubling their square footage. Their current CFO, Derek Tranzillo, stated that they currently employ 91 people full time and 14 people per diem. They will need to hire at least a dozen more employees.

High Watch has invested a lot of money to get JCAHO accreditation and convert to electronic medical records (EMR) with the sole purpose of increasing their beds and admissions.

9. Environmental Devastation

The CT DEEP has stated that High Watch currently has permits for 7 Septic Systems, which need to be pumped out by AI's Septic the first week of every month. They also have a permit until September 2022 to discharge 10,700 gallons per day into the environment.

When Hock Surveyors were marking the boundaries at 47 Carter Road, I was told that High Watch was purchasing this 77 acre property, because they were concerned that the CT DEEP would require them to install a Sewage Treatment Plant. The CT DEEP has an Aquifer Protection Area Program. Currently, High Watch is using so much water from the Aquifer that many of us are concerned our wells are going to go dry. I have spoken to Mike Benjamin with the Kent Land Trust, because they own 101 acres on

Carter Road from Rt 7 all the way up to High Watch. He suggested I contact Mike Jastremski with the Housatonic Valley Association in Cornwall, CT. I have also attended a Conservation Commission Meeting and made them aware of the several acres of clear cutting that High Watch did at 47 Carter Road. Wendy Murphy was going to investigate. I have also attended an Inland Wetlands Commission Meeting where Adam Osborne and Vin Roberti testified that they did not know they needed a permit for commercial logging, that they did not cut large caliper hardwood trees, and that they chipped most of the brush. I wrote a letter to the Inland Wetlands Commission stating that this was not true. High Watch burned the brush for more than a week until finally the Kent Volunteer Fire Department had to send up a water tanker and fire truck to put out the smoldering fire.

10. High Watch is a Hospital not a Convalescent Home

The American Medical Association defines convalescence as:

“The recovery period following an illness or a surgical operation during which the patient regains strength before returning to normal activities. The convalescent period can vary from one or two days (following an infection such as influenza or tonsillitis) to several weeks (following a heart attack or a major operation). At one time special convalescent homes were popular, but today such places are generally reserved for the elderly.”

The Morning Star in Kent is an example of a convalescent home.

High Watch operates as a hospital with a pharmacy. The Detox Building that is proposed is extremely dangerous. At Danbury Hospital on 11 East where I was working as a Registered Nurse, I was attacked by a patient detoxing from alcohol. He was sent up by the Emergency Room and had a patient sitter, but still required four strong security guards to subdue and remove him from the floor. Another male nurse on 8 East was actually shot by a dementia patient, who smuggled a gun into the hospital.

High Watch admitted a patient who was suicidal with a gun.

If High Watch was a prison and a patient walked off the property, not only would the police be notified but the neighbors would also be notified.

If a patient walks out of High Watch, just the police are notified.

11. Inadequate Parking

High Watch operates as a hospital, which requires two parking spaces per three beds.

12. Set a Precedent

If this expansion is approved, it will set a precedent for other nonconforming businesses to build in other Rural Residential Zones.

This facility would never be approved today!

13. "Cavalier" Attitude

High Watch has repeatedly violated Kent Planning & Zoning Regulations. They constructed a rope course and clear cut and commercially logged several acres at 47 Carter Road without permits.

The Kent Planning & Zoning Commission asked High Watch to label the buildings and provide a plot plan for this massive proposed expansion, but they did not do so. Some buildings are marked for future expansion, but they refuse to say what that expansion will be.

How will they use the offices and meeting rooms that they currently have?

High Watch sued the Planning & Zoning Commission for approving Birch Hill, which has cost the town more than \$14,000.

They submitted a new application, which is identical to the application that was denied in September 2018. The only change was that they lowered a building two feet, installed a berm, and added some shrubs and landscaping. It is still only 60 ft from Carter Road. The trees will not screen those buildings from the road in our lifetimes.

High Watch announced this "20/20" massive expansion at their September picnic. You could have a building named after you if you donated a lot of money.

High Watch is only licensed by the Department of Health Strategy for 78 beds, yet they have admitted to having at least 88 beds, plus the "staff" that lives at 47 Carter Road and 48 Carter Road.

Carter Road was closed for a year and a half, while the bridge that crosses Kent Falls Brook was replaced for a cost of over \$500,000.

Now another smaller bridge on Carter Road needs to be replaced by John and Pat Noneman's home, where the road is collapsing. Rick Osborne has estimated this will cost \$400,000.

Rick Osborne was going to repave Carter Road, because he explained that the road is literally sliding down the mountain.

Please deny this Special Permit. This same special permit was denied by the Kent Planning and Zoning Commission in September of 2018.

- Confine certain classes of buildings and uses to designated localities or districts.
- Regulate and restrict the use of land, location, height and bulk of buildings and structures.
- Prevent activity detrimental to the environment.
- Prevent the destruction of the town's natural resources.
- Protect the existing and potential public surface and groundwater and drinking supplies.
- Stabilize property uses.
- Maintain property values.
- Eliminate non-conforming uses.
- Control population density in residential neighborhoods.
- Prevent overcrowding of land to allow space for adequate water and sewage systems.
- Stop this intensive nonresidential use in a rural residential zone.
- Control the population density in a rural residential neighborhood.
- High Watch is not in harmony with the character of Carter Road or the Plan of Conservation and Development.
- High Watch is too intensive a nonresidential use.
- Will require a substantial need for Emergency Services with less than ideal access (the ladder truck is barely able to climb Carter Road).
- Increase in external and internal traffic, negatively impacting a rural residential neighborhood.
- High Watch is pre-existing and nonconforming.

- Increase in the number of Emergency Calls.
- Impact the integrity of the surrounding wetlands and removal of major trees, causing an environmental impact on a rural residential neighborhood.
- Destroy and degrade the scenic character of Carter Road.
- The two-story buildings are too close to the road.



Donna Hayes <landuseadmin@townofkentct.org>

High Watch Expansion

Chief Gawel <kent1@kentfire.org>

Thu, Jan 10, 4:38 PM

To: Donna Hayes <landuseadmin@townofkentct.org>

Cc: Kent Ambulance Chief <kent4@kentfire.org>, Kent Two <kent2@kentfire.org>

Donna,

Below is our request and concern so far as it is my understanding that the Gravel access road for fire apparatus and turning radius concerns have been addressed in their site plans.

A Underground water tank of a minimum 20,000 gallons be installed. This tank is to be independent of the sprinkler system with connections for our Firetrucks.

Management of the High Watch facility and our Ambulance Chief have established a good working relationship to monitor the types of calls and number of calls for ambulance services. However The Kent Fire department is also concerned that the plan to expand their facility may overtax EMS having a serious negative impact on the EMS system in the town of Kent.

As Chief of the Department for the last 2 years I am happy to report the working relationship with High Watch and Jerry its CEO has been a very good one.

Myself, Assistant Fire Chief Hock and Ambulance Chief MaryAnn VanValkenburg are scheduled to be at your hearing on this matter on Thursday evening 1/10/19.

Thank you

Alan

[Quoted text hidden]

*Filed into the record by
the author 3/14/19*
GOOD *2016*
Portfolio and Gallery
PO BOX 366 KENT UT 84757 801 927 5005

Planning and Zoning Commission

Meeting 3.14.2019

I have been involved in this town in one capacity or another for 12 years.
Serving the community as well as being a business owner.

When talking to both locals and visitors alike, I am often asked about the
fragility of the Town and its businesses.

ECONOMICS OF THE
I answer that while we rely on tourism as well as visitors. We also seek to
bolster the town by bringing new businesses or hopefully see existing
businesses flourish and expand. We have a fragile economy here and even one
visitor or employee brings dollars to the community.

None of us wish to see businesses leaving Kent or close yet currently we are
seeing it every week. As residence and business owners we want to see it survive
because at the end of the day that is why most of us moved here to a quaint
bustling down town. None of us want to see its demise.

So, when we see an existing Kent business namely High Watch that has been
here for 80 years, longer than most residence looking to expand not only
because of their successes but because of broader legislation requirement then
we need to take a long hard look at our desires and needs. These additional
facilities will clearly look to increase jobs as well as beds therefore increasing
visitors staying, eating, and buying. and in consequence more business to the
town that we so much need.

Economic Development in Kent is crucial, and so when considering this
application please think of the wider repercussion of your decisions and try to
help make this work for our community.

Sincerely,

Tim Good

Business Owner

Comparable Facilities

	Established	Acres	Zone	Total Beds	Livable Square Footage	Square Footage Per Bed	Major Additions
High Watch - Current	1939	297	Residential	78	39,899	512	
Cumberland Heights	1966	177	R10 - Residential	137	105,000	766	
Ashley Treatment Center	1983	147	Residential	117	150,000	1,282	2015 - 44,000 sq ft
Hazelden	1949	500	Residential / Agricultural	107	Unable to Obtain	Unable to Obtain	
Mountainside	1998	125	Residential / Agricultural	78	100,997	1,295	2013 - 49,553 sq ft
Silver Hill	1931	42	2AC - Residential	129	97,670	757	
Average - Excluding High Watch		198		114	113,417	1025	
High Watch - Proposed TOTAL		297		90	87,992	978	

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