

**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

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BY *S. Brady*
TOWN CLERK

SEPTEMBER 6, 2018 SPECIAL MEETING MINUTES

The Town of Kent Planning and Zoning Commission held a special meeting on Thursday, **September 6, 2018 at 7:00 p.m.** in the Kent Town Hall.

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 7:05 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED

Commissioners Present: John Johnson, Karen Casey, Anne McAndrew, Alice Hicks,
Matt Winter, Adam Manes, Anne McAndrew

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

3.A. DISCUSSION AND POSSIBLE DECISION

- 3.A.** Applications #23-18C and #24-18SP, High Watch Recovery Center, Inc. 54 Carter Road, Map 14 Block 22 Lot 6 and 62 Carter Road, Map 14 Block 22 Lot 7, 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 total residential in-patient bed count from 78 to 90 at 62 Carter Road; conduct therapeutic activities associated with the treatment of drug and alcohol addiction at 54 Carter Road; construct driveway entrance, parking area, retaining wall and storm water detention basin at 54 Carter Road; construct new septic system on Carter Road parcel; and associated site work on all three parcels.

Alternates Anne McAndrew and Adam Manes were elevated to voting status.

Chairman Johnson noted that High Watch has had standing in Kent for a very long time. He also acknowledged that High Watch has brought suit against this Commission due to the Birch Hill decision. He asked that if members feel they cannot be objective that they recuse themselves from the discussion.

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Chairman Johnson reviewed the purview of this Commission and reminded the members that they need to base their decision on the application that is currently before them. He reported that the Commission's attorney had advised that the members can consider the credibility of the applicant based on testimony and actions of the applicant.

Chairman Johnson noted that both a Resolution of Approval and a Resolution of Denial had been drafted for this Commission's review. It was clarified that both were drafted with the intention of maintaining clarity with regard to the reasons for approval or denial. He reiterated that they are drafts that can be further amended for the next meeting.

The group reviewed the Resolution of Approval. It was noted that the applicant will have an opportunity to return to this Commission for a modification if they feel something was or was not included in the conditions of approval.

Anne McAndrew commented that under #15 specific practices High Watch use should be specifically noted to eliminate the vagueness of the phrase "programs associated with the principal use". Alice Hicks disagreed to limiting therapeutic activities to be performed in the future. Karen Casey noted that the goal of addressing the concerns is that no one would reside in that building. It was agreed that the word "current" should be struck with regard to residential clients.

Donna Hayes discussed #6 and the notice due to the First Selectman acting as the Chief of Police should a client become absent without leave. She reported that the Selectman's duty as the administrative Chief of Police was confirmed with Town Attorney per the applicant's request for this verification.

The Commission confirmed that the outpatient services listed are those that were remembered as noted during public hearing. Anything additional would require a modification.

#12 was revised to; "The detox unit will remain separate from the rehabilitation facilities and secured against unauthorized entry or exit".

Under #13, the word "release" was replaced with "departure" and items defined in number #6 were noted.

The words "or succeeding authorities having jurisdiction" were added to #18.

With regard to #19, Donna Hayes noted her concerns with the words "for such uses". The words were struck to clarify that the permit is for the construction. The Certificate of Compliance and Occupancy will allow for the "use" of the structure. #20 through #22 were changed accordingly as well.

##26 was amended to state "before a Zoning Certificate of Compliance shall be issued".

Matt Winter reminded the group of High Watch's agreement to employ private emergency services as needed and determined by the KVFD. He questioned whether this should be included as a condition of approval. It was noted that this would give the KVFD the power to void this permit at any time. Mr. Winter explained that this is a determining factor with regard to his decision on this matter and would like to be satisfied that emergency services will not be overtaxed. The group agreed to continue to further consider this matter.

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The Commission agreed to review the Resolution of Denial individually and will consider this at their next meeting.

Mr. Manes moved to continue Applications #23-18C and #24-18SP to next meeting of the P&Z Commission. The motion was seconded by Mr. Winter and carried unanimously.

4. ADJOURNMENT

Mr. Manes moved to adjourn at 9:00 p.m. Ms. Hicks seconded and the motion carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern,
Land Use Clerk

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