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By Darlene Brady at 3:47 pm, Apr 10, 2023

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

REGULAR MEETING AGENDA

Thursday, April 13, 2023

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/86769655765>

Meeting ID: 867 6965 5765

Dial in to: 1 646 558 8656

MEETING INFORMATION CAN BE FOUND HERE:

<https://drive.google.com/drive/folders/1OUrXk1H2hjuQfckQgobuIB1EMz1ZBnvG?usp=sharing>

1. **CALL TO ORDER**

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

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

3.A. Regular Meeting Minutes of March 9, 2023.

3.B. Special Meeting Minutes of March 16, 2023.

4. **PUBLIC COMMUNICATIONS (ORAL):**

5. **OLD BUSINESS:**

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

5.A.1. Application #s 22-23SP and 23-23C and request for modification to 43-15SP, 33 Camps Rd., LLC., 33 Camps Rd, Map 17, Block 28, Lot 30, to allow for farm store, outdoor tasting room, standard pours, sale of beer in sealed containers, events and entertainment. (Close PH by 4/13/23 or up to 65-day extension may be granted by applicant)

5.B. DISCUSSION AND POSSIBLE DECISION

5.B.1. Regular Member Vacant Position – Resume review

5.B.2. Application # 26-23C, Sean Davis, 77B Segar Mountain Rd, Map 10, Block 42, Lot 49, improvements to SFH including pool and solar array within horizon line.

6. NEW BUSINESS:

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

6.A.1. Amendment to Section 9300 of the Zoning Regulations with regard to Temporary Uses and related Definition in Section 2200.

6.A.2. Application 32-23SP and 31-23C, Doug Wynn and Victor Lewis, 316 Kent Cornwall Rd., Map 8, Block 22, Lot 15, to construct carport located in the area between the principal building and public street located 40' from the front lot line.

6.A.3. Modification to Applications 159-02SP and 13-02CP, Bulls Bridge Golf Club (Steven Hicks), 71 Bulls Bridge Rd, Map 6, Block 11, Lot 13 to construct waste water collection, treatment & recycling system, sand & dry aggregate storage area, back-up generator and complete approved septic.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Capital Improvements Budget referral

6.B.2. Pre subdivision review- 25 Carter Road – 3 Lot Subdivision

6.B.3. EV Charging Resolution Correction – 9 Maple Street

6.B.4. Landrigan Family Trust – 160 Ore Hill Rd. – Request for Discussion

7. STAFF REPORT

8. REPORT OF OFFICERS AND COMMITTEES

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance

10. **EXECUTIVE SESSION: Pending Litigation: The Roberti Family, LLC v Town of Kent, Connecticut and Planning & Zoning Commission of the Town of Kent, Connecticut in the United States District Court for the District of Connecticut filed April 24, 2020. Discussion of strategy and negotiations with legal counsel.**
11. **EXEUCTIVE SESSION: Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC220015, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.**
12. Open session involving discussion and possible action on Pending Litigation: The Roberti Family, LLC v Town of Kent, Connecticut and Planning & Zoning Commission of the Town of Kent, Connecticut in the United States District Court for the District of Connecticut filed April 24, 2020.
13. Open session involving discussion and possible action on Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC220015, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.
14. **ADJOURNMENT**