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By Darlene Brady at 1:58 pm, May 08, 2023

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

REGULAR MEETING AGENDA

Thursday, May 11, 2023

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/81038981976>

Meeting ID: [810 3898 1976](https://us02web.zoom.us/j/81038981976)

Dial in to: [1 646 558 8656](https://us02web.zoom.us/j/81038981976)

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 April 13, 2023.
- 3.B. Special/Informational Meeting Minutes of April 20, 2023.
- 3.C. Special Meeting Minutes of April 21, 2023
- 3.D. Special Meeting Minutes of April 26, 2023
- 3.E. Special Meeting Minutes of May 3, 2023

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

5. OLD BUSINESS:

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

5.B. DISCUSSION AND POSSIBLE DECISION

5.B.1. Pre subdivision review- 25 Carter Road – 3 Lot Subdivision

5.B.2. 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 (decision by 6/17/23 or extension granted by applicant)

5.B.3. Landrigan Family Trust – 160 Ore Hill Rd. – Request for Discussion

6. NEW BUSINESS:

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

6.A.1. Applications 35-23SP and 36-23C, Kent School (Artis Energy Solutions), Schaghticoke Road Parking Lot, Map 4, Block 3, Lot 5, installation of two dual-port EV stations.

6.A.2. Applications 43-23SP and 44-23C, Cheryl Gould (Jason Dismukes), 147 Treasure Hill Rd, Map 17, Block 32, Lot 23, construction of a detached accessory dwelling unit.

6.A.3. Modification Request / Applications 114-03CP and 135-02SP, Kent 88 LLC (John McPhee), 88 North Main Street, Map 19, Block 42, Lot 5, modification to tourist home approval to allow use of former innkeeper’s quarters as guest rooms increasing rooms from 7 to 9.

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1 Application 48-23C, Jacob & Alexandra Kling (Pete Hanby), 32 Spectacle Ridge Rd, Map 16, Block 25, Lot 36, screen porch, new pool, renovation of 2 story house in the Horizon Line.

7. STAFF REPORT

8. REPORT OF OFFICERS AND COMMITTEES

9. OTHER COMMUNICATIONS AND CORRESPONDENCE:

9.A. Administrative Permits and Certificates of Compliance

9.B. CT Federation of P&Z – Spring Newsletter

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**