



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

REGULAR MEETING AGENDA
Thursday, June 8, 2023
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/88455163790>

Meeting ID: [884 5516 3790](https://us02web.zoom.us/j/88455163790)

Dial in to: [1 646 558 8656](https://us02web.zoom.us/j/88455163790)

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. May 11, 2023 Regular Meeting.
- 3.B. May 11, 2023 Special Meeting Minutes
- 3.C. May 18, 2023 Special Meeting.

4. PUBLIC COMMUNICATIONS (ORAL):

5. OLD BUSINESS:

- 5.A. **PUBLIC HEARINGS (Possibility of closure, discussion and decision on the following):**
 - 5.A.1. 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. (Close public hearing by June 15 or extension)

5.B. DISCUSSION AND POSSIBLE DECISION

5.B.1. Application withdrawn - Application #s 22-23SP and 23-23C and request for modification to 43-15SP, 33 Camps Rd., LLC., 33 Camps Rd, Map 17, Block 28, Lot 30, to allow for farm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.2. 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. (Decision by 7/15/23 or extension)

6. NEW BUSINESS:

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

6.B. DISCUSSION AND POSSIBLE DECISION

6.B.1. Pre-Application Review, Landrigan Family 2012 Trust, 158 & 160 Ore Hill Rd., Map 18, Block 33, Lot 3, Two lot re-subdivision

7. STAFF REPORT

7.A. Discussion regarding preferred application process

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. EXECUTIVE 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