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

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**REGULAR MEETING AGENDA**

Thursday, January 14, 2021

7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/86019459184>

Meeting I.D.: 860 1945 9184

Dial in to: 1 646 558 8656

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**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 December 10, 2020.

**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 81-20C and 82-20SP, Campland, Inc., 70 Kenmont Road, Map 15 Block 22 Lot 106, after the fact construction of two waterside sheds for weather protection.

**5.B. DISCUSSION AND POSSIBLE DECISION**

5.B.1. Planning schedule for the rewrite of the Subdivision Regulations dated June 1, 1995.

**6. NEW BUSINESS:**

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

**6.A.1.** Application #'s 90-20SP and 91-20C, Matthew and Heather Hannan, 25 Good Hill Estates Road, Map 9 Block 22 Lot 38, conversion of existing detached guest house to detached dwelling unit.

**6.B. DISCUSSION AND POSSIBLE DECISION**

**6.B.1.** Paul Szymanski, Arthur H. Howland, LLC, proposed changes to Section 5, Conservation Development of the Subdivision Regulations and Section 3160, Village Residential Conservation Development Overlay District of the existing Zoning Regulations.

**6.B.2.** 2012 Town of Kent POCD – Review and possible changes of page 1 – 18

**6.B.3.** Proposal by Gina Olson, owner of Chestnut Woodworking & Antique Flooring Co. and Tarot in Thyme, for outdoor shopping and monthly music events, 31 North Main Street, Map 19 Block 14 Lot 1.

**6.B.4.** Request for determination from the Commission for conversion of 9, 11 and 13 Railroad Street to multi-family residential use.

**6.B.5.** Food Trucks

**7. STAFF REPORT:**

**8. REPORT OF OFFICERS AND COMMITTEES:**

**8.A.** Subdivision Regulation Sub-Committee

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

**9.A.** Administrative Permits and Certificates of Compliance – December 7, 2020 to January 8, 2021

**9.B.** Member listing with 2021 meeting dates.

**9.C.** Letter from Ellen Altfest, Rob Colvin, Jr., Karen Altfest and Lewis Altfest with attachments undated but received by the Land Use Office on January 12, 2021, regarding 47 Carter Road Map 14 Block 21 Lot 17.

**10. EXECUTIVE SESSION: Pending Litigation: High Watch Recovery Center, Inc. v Town of Kent Planning and Zoning Commission in Superior Court, Judicial District of Litchfield at Torrington dated November 27, 2020. Discussion of strategy and negotiations with legal counsel.**

**11.** Open session involving discussion and possible action on Pending Litigation: High Watch Recovery Center, Inc. v Town of Kent Planning and Zoning Commission in Superior Court, Judicial District of Litchfield at Torrington dated November 27, 2020.

**ADJOURNMENT**