



**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, October 12, 2023  
7:00 p.m.

Meeting to be held via Zoom: <https://us02web.zoom.us/j/85815531266>

Meeting ID: 858 1553 1266

Dial in to: 1 646 558 8656

**MEETING INFORMATION CAN BE FOUND HERE:**

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

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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. September 14, 2023 Regular Meeting.

3.B. September 26, 2023 Special Meeting

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 Application #s 90-23SP & 91-23C, Landrigan Family 2012 Trust, 160 Ore Hill Rd., Map 18, Block 33, Lot 3-2, Conversion of Existing Barn Guest House into an Accessory Detached Dwelling Unit. (resubdivision map filed 10/6 - decision by 11/18/23)

5.B.2 8-24 Transfer of Town Property to KAH – Survey not ready (decision deadline 10/17/23)

**6. NEW BUSINESS:**

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

**6.A.1** Application #s 97-23SP & 98-23C, Virginia Bush Suttman, 8A Bluff Road, Map 19, Block 15, Lot 38, Conversion of existing structure to a deed restricted detached dwelling unit accessory to a two-family dwelling in the VR1.

**6.B DISCUSSION AND POSSIBLE DECISION**

**6.B.1** Application # 101-23DAP, Brianna & Hansen Donius, 0 Geer Mountain Rd., Map 12, Block 40, Lot 18, Request for deeded access through front lot to access rear lot with no fee simple alternative per Section 3250.

**6.B.2** Application 105-23C, MKN Property Holding, LLC, 5 South Main Street, Map 19, Block 12, Lot 5, Mixed residential and commercial use for apartment above retail.

**7. STAFF REPORT**

Hops Harvest Complaint & Response

**8. REPORT OF OFFICERS AND COMMITTEES: N/A**

**9. OTHER COMMUNICATIONS AND CORRESPONDENCE:**

**9.A.** Administrative Permits and Certificates of Compliance

**9.B.** Kent Falls Brewing Company – Legal Opinion

**9.C.** Return to in-person meetings - there has been some expression in favor as a possible means to avoid bad behavior.

**9.D.** Special meetings for applications that may garner heightened public interest - there has been some suggestion that the meetings would be more efficient if the contentious applications were extracted.

**10. EXECUTIVE SESSION:** Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC45972, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.

**11.** Open session involving discussion and possible action on Pending Litigation: CT Judicial Branch Supreme/Appellate Case, Docket #: AC45972, High Watch Recovery Center, Inc. v. Town of Kent Planning and Zoning Commission.

**12. ADJOURNMENT**